

MINUTES OF A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,
HELD AT THE LIBRARY COMMUNITY ROOM

November 1, 2022

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room on November 1, 2022, at 6:00 p.m., there being present the following members:

James Hammond, Mayor

Woody McEvers) Members of Council Present
Christie Wood)
Dan Gookin)
Kiki Miller)
Dan English)
Amy Evans)

CALL TO ORDER: Mayor Hammond called the meeting to order.

PLEDGE OF ALLEGIANCE: Mayor Hammond led the pledge of allegiance.

Women of Distinction Proclamation – Mayor Hammond proclaimed November 4, 2022, as the Women of Distinction Recognition Day. Theresa Young, President of Soroptimist International of Coeur d'Alene accepted the proclamation and noted that they have their awards program and event this Friday, which is their biggest fundraiser of the year, noting that tickets are still available.

Apprenticeship Month Proclamation – Mayor Hammond proclaimed the month of November 2022 as Apprenticeship Month with Christina Feliciano, North Idaho Business Development and Program Manager, Idaho Business for Education accepting the proclamation and thanked the Mayor and Council for their acknowledgement of this important program.

Annual Leaf Fest Presentation: Streets and Engineering Director Todd Feusier noted that the leaf pick-up program starts on November 14, noting that they will start in the Fort Grounds neighborhood and work their way north. He reminded citizens to monitor the kids playing in the piles of leaves, as they may be hard for the heavy equipment drivers to see them. He also reminded the community that this does not include yard debris such as branches and they will only make one (1) pass per neighborhood. Mr. Feusier implored citizens not to add leaves in the street after the trucks have passed. He also noted that cars left on the street cause an issue for leaf pickup, and that trucks would be coming into neighborhoods around 7:00 a.m. He will update the message boards in order to give neighborhoods some forewarning that they will be in their neighborhood. They will use the Streets and Engineering campus to process leaves and then haul them off to the airport through a contract with Cannon Hill. He thanked the other City departments for providing equipment and staff. He mentioned that they have partnered with the

Children's Library to conduct a contest for naming of the winter storms, and children should provide a list of ten (10) names for the storms. On November 23, 2022, names will be selected, and prizes will be awarded at the first Council meeting in December.

MAYOR AND COUNCIL COMMENTS:

Councilmember Miller noted that the Historic Presentation Marketing Group is working on an award program to include plaques to post around the City. They are also working on a resource guide, a walking tour program, and expansion of the historic overlay area. The Library is updating the Children's Library to include chairs and shelving for DVD's, funded by the Foundation. The Library inherited a 4-door pickup truck to be used by the outreach team. They had 193,179 visitors, and 17,860 participants in 592 events held during fiscal year 2021-22.

Councilmember Wood congratulated Fire Chief Thomas Grief for a great inspirational story in the Coeur d'Alene Press today.

Councilmember McEvers noted that the federal government has cut back on the Meals on Wheels program, which caused the Lake City Center to reduce the delivery of meals by two-days a week. These meals are important for the homebound seniors and people with disabilities. The Center is looking for support from the community as they want to keep the program fully operational, and are looking for ideas. Councilmember Gookin asked how much funding was cut from the program and if they still need volunteers, with Councilmember McEvers noting it was approximately \$15,000 for the year, and they are always in need of drivers for the program.

CONSENT CALENDAR: Motion by McEvers, second by Evans, to approve the consent calendar.

1. Approval of Council Minutes for the October 18, 2022, Council Meeting, and October 24, 2022, Council and Planning Commission Joint Workshop Meeting.
2. Approval of Bills as Submitted.
3. Setting of General Services/Public Works Committee meeting for Monday, November 7, 2022, at 12:00 noon.
4. **Resolution No. 22-051** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING THE AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK, AND ACCEPTING IMPROVEMENTS AND SECURITY FOR S-1-20, COEUR D'ALENE PLACE 35TH ADDITION.

ROLL CALL: Evans Aye; Miller Aye; McEvers Aye; Gookin Aye; English Aye; Wood Aye.
Motion Carried.

PUBLIC COMMENTS:

Justin O'Connell, Coeur d'Alene, spoke about the Arts Commission funding of the Otocast Audio Guide art walk contract and the Ironman contract.

RESOLUTION NO. 22-052

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT WITH SPECIALTY PUMP SERVICES, INC., FOR THE PRAIRIE WELL PUMP REHABILITATION PROJECT.

STAFF REPORT: Water Department Director Terry Pickel explained that the Prairie Well was originally installed in 1999 and is 400' deep. It has a tested production capacity of nearly 3,400 gallons per minute (gpm.). The well is 24" in diameter and cased or screened to the bottom. Since the time the well was put into production it has consistently produced at a rate of approximately 3,700 gpm, and is one of their larger wells. The pump assembly consists of a 500 Hp motor, 12" diameter drop pipes (columns), 2.25" diameter shafts, and a 6-stage pump. The pump was last replaced in 2010. Staff proposes to have the pump assembly removed, cleaned, inspected, and to replace any necessary parts. Options were included in the bid should any of the assembly components exhibit undue wear. The stainless-steel shafts shall be inspected and straightened as necessary to ensure factory tolerances. Once removal is approved to begin, staff anticipates that the project should be complete within 120 business days barring any unanticipated problems such as damaged or defective equipment or materials. The well will be inspected by means of video to determine if additional cleaning will be required as part of the optional bid. The Water Department has budgeted \$182,600 for the rehabilitation through the operations and maintenance budget and no additional engineering services are required for this project. One (1) bid was received for the project, in the amount of \$105,184, from Specialty Pump Services, Inc. Options included in the bid packet were for potential replacement of the pump columns, stainless steel shafts, and brass spider bearings in the event undue wear is detected. Therefore, staff is requesting approval of the base bid of \$105,184, and a contract not to exceed the budgeted amount of \$182,600 should additional replacements be required.

DISCUSSION: Councilmember McEvers asked how many gallons the water tank holds, with Mr. Pickel noting it holds two-million gallons, with one-million on hold to provide the needed pressure in the tank. Councilmember Gookin asked if this tank was the tallest standpipe in the area. Mr. Pickel stated that they were told it was the tallest of that style in the world.

MOTION: Motion by McEvers, seconded by Miller, to approve **Resolution No. 22-052**, approving a Contract with Specialty Pump Services, Inc., for the rehabilitation of Prairie Well.

ROLL CALL: Miller Aye; McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye.
Motion carried.

RESOLUTION NO. 22-053

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE WATER DEPARTMENT TO APPLY FOR AN IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY STATE REVOLVING FUND PLANNING GRANT, AND TO ACCEPT GRANT FUNDS UPON AWARD.

STAFF REPORT: Water Department Director Terry Pickel explained that Idaho Department of Environmental Quality (DEQ) Drinking Water Rules require that the City's public drinking water system update their Water Comprehensive Plan to reflect any significant changes to the public water system and/or to identify any new "major" projects or system improvements not previously identified in an existing plan. Staff strives to update the plan approximately every ten (10) years on average. The existing plan was completed in 2012, took about 18 months to complete, submit to DEQ for review, and provide to City Council for adoption. The updated plan would include complete modeling of the entire system to identify any deficiencies, evaluation of existing system improvements, identification of any new facilities to provide adequate service for future development, and eventually a rate analysis. Staff has confirmed with the regional DEQ drinking water manager that the plan must be prepared by, signed and stamped, and submitted by a qualified licensed professional engineer. J-U-B Engineers completed the previous Water Comprehensive Plan and Idaho Code does allow for use of the same consultant to update an existing plan or project. In 2012, the initial plan cost approximately \$166,000. Staff approached J-U-B Engineers for a quote for the update with a draft scope of what was anticipated to be included, which came back initially at \$200,000 and was subsequently adjusted to \$207,700 during the grant review process. Staff was notified by the consultant during budget preparation that the State Revolving Fund (SRF) Planning Grant Committee had raised the funding cap to approximately \$100,000, at a 50% match. Funding for this project was included in the FY 2021-22 budget at \$100,000 in anticipation of approval of the SRF Grant. As it is anticipated that the project would cover two (2) fiscal year budgets, additional costs and any necessary carryover was included in the FY 2022-23 budget. Therefore, staff recommends applying for a Idaho Department of Environmental Quality State Revolving Fund Planning Grant not to exceed \$103,850.

DISCUSSION: Councilmember Miller asked if the plan is used when reviewing a project for development or annexation, with Mr. Pickel confirming it is the model for the area's density maximums and everything within the area of city impact (ACI). Councilmember McEvers asked about the need for more water rights, with Mr. Pickel noting that they will need additional rights when they develop a new well around Nez Perce Road, which is part of the long-term plan. Councilmember McEvers asked how use is impacting the aquifer. Mr. Pickel noted that while we are currently not impacting the aquifer levels, there may come a day where we will exceed what we can pump out.

MOTION: Motion by McEvers, seconded by Evans, to approve **Resolution No. 22-053**, giving authorization to apply for, and approval to accept if awarded, the State Revolving Fund Planning Grant in the amount not to exceed \$103,850.

ROLL CALL: McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye; Miller Aye.
Motion carried.

REJECT ALL BIDS FOR THE REMODEL OF THE WASTEWATER TREATMENT OPERATIONS BUILDING AND AUTHORIZE STAFF TO BEGIN NEGOTIATIONS TO AMEND THE EXISTING ARCHITECTURAL CONTRACT AND REDUCE THE GENERAL CONTRACTOR'S CONSTRUCTION SCOPE AND REBID THE PROJECT.


STAFF REPORT: Wastewater Capital Programs Manager Mike Becker noted that the existing Wastewater Treatment Plant (WWTP) Operations building was designed to facility a plan ¼ the size it is today. In 2019, an Architectural Programming Report was completed on the existing 2,400 SF building. It determined that this building should be a minimum of 6,430 SF and proposed to renovate the existing single-story building into a 2-story structure with a basement. Initial cost estimates reached \$2,300,000. In 2020, and after numerous revisions due to site constraints, renovations to the existing operations building were abandoned in lieu of relocating the Sewer Collections Division to Compost and remodeling their vacated building as the new Treatment Operations Building. Tenant improvement to the shop portion of the structure while retaining the locker rooms and 1st floor offices would offer the greatest savings and multiple long-term benefits to the City. In October of 2020, City Council approved of the redesign, which also satisfies the programming report's 6,430 SF criteria at an estimated construction cost of \$1,200,000. The Wastewater Department has since budgeted accordingly. The city conducted a bid opening on October 11, 2022, with four (4) bids received and all were over the architect's estimate of \$1,200,000, the lowest bid being \$1,704,000. The difference of the bids and the architects estimate is due to market volatility; therefore, staff believes rejecting all bids is in the best interest of the City. Since the Collections Building will be vacated by mid-November, staff would like to find ways to reduce the general contractor's construction scope of work which would result in the bids falling more in line with the budget. They are also requesting an amendment to the existing architectural contract for additional services to reducing the contractor's scope of work, revise the plans and specifications, and rebid the project for a spring 2023 start date.

DISCUSSION: Councilmember McEvers asked for clarification of the \$2.4 Million project of the treatment operations building versus collection building being vacant. Mr. Becker explained that the original cost estimate of the \$2.4 Million included the rehabilitation of the treatment operations building to include the cost of the basement, and rebuild of a two-story building. The \$1.2 Million estimate is for the collections building. Councilmember Wood asked when the RFP was sent out and why the estimate was not revised to meet the current market. Mr. Becker noted that the bids went out in September, were due in October, and they have budgeted \$1.2 Million over the past two years. Mr. Tymesen stated that it was good to look at options, noting the department does have the funds and the cost benefit of using the old building would be negated with the additional cost of \$500,000. Councilmember Gookin asked why there is a need to stick with a spring 2023 deadline. Mr. Becker noted that the longest lead-time is for the storefront windows that will fill in the garage door that has been removed and will be covered in plastic in the meantime, reiterating that the building is falling apart and they would like to keep the project moving forward.

MOTION: Motion by Evans, seconded by McEvers, to reject all bids for the remodel of the Wastewater Treatment Operations Building and authorize staff to begin negotiations to amend the existing architectural contract and reduce the general contractor's construction scope and rebid the project. **Motion carried.**

ADJOURNMENT: Motion by Evans, seconded by Miller, that there being no other business, this meeting be adjourned. **Motion carried.**

The meeting adjourned at 6:59 p.m.



James Hammond, Mayor

ATTEST:



Renata McLeod
City Clerk