

A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD ON DECEMBER 27, 2012 AT 7:30 A.M.
AT THE PARKSIDE TOWERS CONFERENCE ROOM

The Mayor and Council met in a continued session at the Parkside Towers Conference Room on December 27, 2012 at 7:30 a.m. there being present upon roll call a quorum of the Council.

Sandi Bloem, Mayor

Deanna Goodlander)	Members of Council Present
Woody McEvers)	
Mike Kennedy)	
Dan Gookin)	
Steve Adams)	
Ron Edinger)	Member of Council Absent

Dick Stauffer)	Members of Team McEuen Present
Dell Hatch)	
Phil Boyd)	
Monte Miller)	
Mike Walker)	

Tina Johnson)	Members of the McEuen Steering Committee
Dave Patzer)	
John Barlow)	
John Bruning)	
Sandy Emerson)	
Brad Jordon)	

Wendy Gabriel)	Members of City Staff Present
Doug Eastwood)	
Renata McLeod)	
Jon Ingalls)	
Troy Tymesen)	
Jim Markley)	
Shane Roberts)	
Terry Pickel)	
Jim Remitz)	
Kenny Gabriel)	
Wayne Longo)	
Steve Childers)	
Steve Anthony)	
Mike Gridley)	
Bette Ammon)	
Dave Yadon)	

WORKSHOP - MCEUEN 90% DESIGN COMPLETION: Mayor Bloem welcomed the community to the workshop and stated that the purpose of the meeting was to provide an update regarding the 90% completion of the McEuen project plan. Doug Eastwood, Parks Director, stated that the original project was a vision-driven project, which then became a budget driven project, and they are now trying to make both methods mesh. He provided an overview of the plan from two years ago as amended at the 30% and 60% design completion updates. Mr. Eastwood presented items that he believes need to be included in the design in order for the park to be an experience for the end user; for example, the grand plaza and sport courts. He stated that it was the intent of all the studies previously conducted (Hyatt Palma, Committee of Nine, etc.) to create a place-making park. Items that will create place will be the splash pads, tennis courts; and specific children areas that are age appropriate. Mr. Eastwood stated that the presentation will include items that will create a place-making park and are needed to draw people of all ages to revisit the park time and again.

Councilman Kennedy asked for clarification regarding what other city infrastructure was included in the project that caused an impact to the budget. Mr. Eastwood stated that the inclusion of the side street improvements, utility relocation, boat trailer parking, Front Street pavilion, water recycling systems, and LED lighting were included in the project costs.

Mr. Stauffer presented a visual tour of the park and provided facts and figures of the project at the 90% completion status. The design team continued to base the design on community values and the steering committee's mission statement. Mr. Boyd stated that approximately 50,000 yards of material will be removed from Front Avenue for the parking structure next year, as well as installation of the water system for fire suppression and the water recycled water system. Mr. Hatch presented the Front Avenue promenade design and the newly improved parking kiosk system. Councilman Goodlander asked for clarification regarding the number of kiosks. Mr. Stauffer stated that based on the size and in comparison to Spokane, they are recommending five kiosks. Councilman Goodlander expressed concern about the view corridor that would be impeded by the Harbor House. Mr. Eastwood recommended that the design team look at options for moving the building to the east and provide that at the next meeting. Mr. Emerson expressed the need to look to boater use for the restrooms at this location.

The following components of the plan were presented in detail: Parking Facility, Front Avenue Promenade, Centennial Trail, Grand Plaza/Waterfront, Main Pavilion and Restrooms, Benches and Park Furniture, Playground/Splash Pad, Sports Courts, Dog Park, and LED Lighting.

- Parking Facility: Underground structure will hold approximately 200 covered stalls. Ticket kiosks will be located within the parking lot rather than the cross arms. A total of 697 stalls are proposed, approximately 100 more than currently exists.
- Front Avenue Promenade: Two stair towers are included. The 4th Street intersection includes colored concrete and bulb outs and landscape will be used to direct pedestrians to cross points. The Promenade allows for large amounts of people at festivals and events, such as farmers markets. There are opportunities for art and tree plantings. Front Avenue parking will be diagonal with two-way traffic.
- Centennial Trail: 10' concrete on south side (park side), with a shrub separation to another 12' area for wheeled vehicles. The retaining wall will allow for art integration.

- Grand Plaza and Waterfront: The Grand Plaza has been expanded, with a grand staircase access point. The Veterans Memorial will be included within this area. The Freedom tree will be removed and reestablished across from the new Veterans Memorial. The Harbor House will be slightly elevated, due to its location within a flood plain. The Harbor House includes restrooms, water control area, and potential lease space. There will be access for emergency vehicles.
- Picnic Pavilion and Restrooms: This will be an area that can be used to host events and a potential revenue source, and will hold approximately 600 people. This area includes large restrooms and family restrooms (family restrooms will use radiant heat to allow year round use). Additionally, there is a park service center for small equipment, electrical control room, storage, etc. The design includes infrastructure for a three sided fireplace, which is an alternate bid item.
- Benches and Park Furniture: Moving benches have been integrated into the design, and a prototype is being constructed. The Muddy and Millie trail system will be included in the final design.
- Playground Splash Pad Area: The splash pad is a major focus area and is located near the pavilion. The play areas are divided into age appropriate areas separating the 2-5 year old group from the 5-12 year old group. Playground equipment will be accessible, musical toys are integrated, and it will be colorful.
- Sports Courts: A common net will be used for the tennis and pickle ball court. Basketball courts have been included. The Osprey nest poles will continue to be included in the park near the courts.
- Dog Park: Funding has been received through private donations, so this element has been included in the project.
- LED Lighting: The initial inclusion of LED is expensive; however, over the course of its lifetime, there is a savings due to lowered energy usage and the avoidance of light fixture replacements. LED lights include the capability to dim the lighting, and can be timed for security lighting. The lighting can be controlled by zones, i.e., brighter at Front Avenue, and the Grand Plaza, trails, etc.

Mr. Boyd presented the updated budget summary. Increased costs included fine grading, Front Avenue parking/improvements (LID), parking, grand plaza, electrical and lighting, main pavilion, sports courts, furniture and fixtures, harbor house, and the LID creation. As the design has progressed the contingency has been lowered to 5%. The "Add Alternates" list has been reduced as some items moved into the base bid.

Mrs. Gabriel presented the funding summary and reiterated that the funding sources proposed include Overlay Funds, Parks Capital Improvement Funds, Parking Fund, the proposed LID, and LCDC. She stated that additional funding sources to be considered would include the Parks Capital Improvement Fund for FY 2012-2013, Overlay Fund for FY 2013-2014, Fund Balance FY 2012-2013 (based on general work that needed to be done with or without the project). Councilman Kennedy asked for clarification as to what are the co-mingled parts of the project. Mrs. Gabriel stated that she would present items related to the funding sources with a breakdown of items for City Council consideration at next week's City Council meeting. Mrs. Gabriel clarified that additional funding requests to LCDC could range from \$3,451,602 to \$4,271,912 depending on the alternatives Council requests to be included in the design. Councilman

Kennedy asked if private funding could still be included. Mr. Eastwood stated that it could; particularly with naming opportunities. Although, he clarified that the money is needed now, and that private funding often is received over a 5-10 year period. Mrs. Gabriel believes that bids might be competitive and could come in under the engineer estimates.

Councilman Goodlander asked why the Front Avenue costs have increased by \$700,000. Mr. Boyd stated that the addition to the scope of work on the LID was \$280,000, and if the LID was lowered that line item would lower as well. Councilman Goodlander asked for clarification as to why the 4th street improvements go all the way to Sherman Avenue. Mr. Boyd confirmed that sidewalk widths were increased to create more pedestrian areas and on street parking was removed.

Mr. Berry questioned the property owner's approval of the wider sidewalks and removal of parking. The Mayor stated that there will be additional discussion with the property owners abutting that area regarding this issue. Mr. Jordon asked about the budget shortfalls and that even with the additional funding the shortfall appeared the same. Mr. Boyd stated that the funding gap is still the same and that would be the amount the City could ask LCDC to fund. Mr. Jordon felt that the design team should continue to look for areas to cut that would not impact the park use, while still acknowledging that we don't know the bid amount. Mr. Boyd stated that one element, boat trailer parking, increased costs by \$400,000 to \$500,000. Councilman Kennedy stated that this was a compromise and that added money to the project; however, it was a needed compromise, now we are far enough along to determine the price attached to it. Mr. Jordon stated that in his experience on the Lakeside project it was difficult to get a consensus to remove parking on one side of the street. He expressed concern with removal of parking. Councilman Gookin suggested that the design team consider creating a meaningful pattern within the intersection. Mr. Hatch agreed that it could be an opportunity; however he cautioned about the nature of vehicles versus pedestrians crossing in a space not meant for lingering. Councilman Gookin questioned why the paddle boats and historical features of the splash pad were removed. Mr. Hatch stated that he had spoken to several vendors and found that the customization was very expensive. For example the construction of the boat alone, was in excess of \$60,000, and the budget couldn't afford such a feature. Councilman Gookin asked if there was a resolution regarding the curb cut in front of the Montandan property. Mrs. Gabriel stated that there are two curb cuts that will be presented to the City Council for resolution at its next meeting. Councilman Gookin asked for clarification regarding the parking stall widths. Mr. Stauffer stated that the parking structure includes 10' wide stalls, one foot wider than code, and the rest are code compliant with a few compact stalls. Mr. Stauffer clarified that the Fire Department can get within 60' of any location and that the roof clearance of the parking structure is 8'4". Mr. Stauffer clarified that the second elevator would be required, and is located at 4th and 6th Streets. The design includes accessible parking spaces throughout, some of which will be near the elevators, as well as at each intersection on Front Avenue, which will exceed the required code standards.

Councilman Goodlander stated that she believes there could be cost savings by simplifying the intersection design. Mr. Hatch stated that it could provide a savings; however, he is not sure how much. Councilman Goodlander requested the design team review that item and bring back some cost savings numbers. Mr. Eastwood felt that the playground components and elements do a

good job of considering the different ages of children and their development skills, and will keep them engaged year after year. These items are looked at to create social awareness and playtime.

Mr. Eastwood confirmed that service organizations and others could make private contributions to localize these items. Mr. Emerson clarified that the originally proposed fire tower/bridge was removed from the design. Mr. Eastwood stated that the original design did not take into consideration that the stairway would provide children with direct access to the parking lot, and in review the design the team believed that it was a security risk as there would be no way to see children leaving the area into the path of vehicular travel.

Councilman McEvers stated that the original budget was approximately \$17,000,000 or less than \$20,000,000, and that this park was a dream worth achieving to the best of our ability. The proposed cost is less than 25% from everything that was ever proposed and he felt the City Council should go for full funding to make it right. Mr. Emerson stated that there were other elements, such as the Marina, that could be funded in the future through grants.

Mayor Bloem stated that the City Council meeting being held Wednesday, January 2, 2013 and will include several decision points based on information provided today.

ADJOURNMENT: Motion by Gookin, seconded by Adams that, there being no further business, this meeting is adjourned. Motion carried.

The meeting at 9:19 a.m.

Sandi Bloem, Mayor

ATTEST:

Renata McLeod
City Clerk Apprentice