



Coeur d'Alene

CITY COUNCIL MEETING

February 7, 2012

MEMBERS OF THE CITY COUNCIL:

Sandi Bloem, Mayor

Councilmen Edinger, Goodlander, McEvers, Kennedy, Gookin, Adams

CONSENT CALENDAR

**.MINUTES OF A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D’ALENE, IDAHO,
HELD AT THE LIBRARY COMMUNITY ROOM
JANUARY 17, 2012**

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 January 17, 2012 at 6:00 p.m., there being present upon roll call the following members:

Sandi Bloem, Mayor

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

CALL TO ORDER: The meeting was called to order by Mayor Bloem.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Councilman McEvers.

PUBLIC HEARING – ZC-4-11 – ZONE CHANGE FOR NORTH IDAHO COLLEGE EDUCATION CORRIDOR: At the beginning of this meeting Mayor Bloem announced that that the applicant has requested this public hearing be continued to February 7, 2012. Motion by Goodlander, seconded by Kennedy to continue this public hearing to February 7, 2012. Motion carried.

PUBLIC COMMENT:

MC EUEN PARK: Frank Orzell, 310 E. Garden Avenue, urged everyone to work together to resolve the divide over the McEuen Field project. He believes that every citizen has a right to direct how their tax dollars are spent and believes that a public vote is required on this project. Les Wigen, 1130 W. Reone, requested a public vote and commented that incumbents are voted out of office if they don’t listen to the people. Tina Johnson, 601 E. Front, spoke in support of the conceptual plan and opposed a public vote. Gary Johnson, 601 E. Front, commended the Council for their hours that have been spent on this project including holding several public meetings. He urged the Council to hold firm on their previous vote to proceed with the project without a public vote. Sara Meyer, 1034 E. Pine Avenue, likes the overall concept of the proposed park and opposes a public vote. She noted that the public has had numerous opportunities to voice their opinions on this project. Justin Druffel, 1001 E. Lakeshore Drive, voiced his concern of putting this issue to a public vote and believes that it is the Council’s responsibility to determine the highest and best use of the public assets including McEuen Park. Gerald Peterson, 2039 W. Normandie Lane, commented that the revenue that has been reserved for McEuen should be going to the property taxpayers instead of McEuen Park. Karen Lawson, 333 Park Drive, believes that the last Council election dictates that the McEuen Park project should go to a public advisory vote. Jim Purtee 2905 E. Fernan Hill Road, believes there is a third alternative besides having the public vote on McEuen. Dennis Hinrichsen, 946 E. Spruce, believes that McEuen Park should go to a public vote and believes the City Council is not listening to the public. Peter Cooper, 1628 E. Miles, Hayden, Idaho, believes that the McEuen Park Design is not a viable design. He supports

a public vote. Jennifer Drake, 1419 E Skyline Drive, opposes a public vote and believes that those that will be affected most by the park improvements are those that cannot vote, our children. Lorna Kaiser, 8635 Sunnyside Road, Kootenai County, wants to have a public vote and believes that this project will have a continuous financial drain on this community. Rick Williams, 1724 Lakeside, opposes all McEuen Park improvements and believes that this project is a “bunch of crap”. Lorna Carpenter, 901 E. Hastings, opposes the McEuen Park Project and requests a public vote. Kellie Palm, 671 Round Up Circle, Hayden Lake, believes that it is an Idaho constitutional requirement that this be put to a public vote. Julie Clark, 602 Crestline Drive, believes that the Council should create a new plan and that the present plan should go to a public vote. Bill Green, 2803 N. 4th Street, believes that it might be a good time to relieve the pressure in the community and have a public vote. Benjamin Drake, 1419 E. Skyline Drive, believes that a public vote will not accurately reflect the views of the citizens as it would be those that oppose McEuen that would vote. Terry Cooper, 125 E. Eagle Crest Drive, representing the Downtown Association Board of Directors, voiced their opposition to a public vote and would like to see this project move forward. Russell McLain, 839 N.17th Street, questioned where the money is coming from and that the City currently has a ridiculous payroll and staff is overpaid. He commented about the failed projects of LCDC and believes that it is the citizens that will end up paying for it. Steve Wilson, 2233 Silver Beach, representing the Chamber of Commerce, believes that every citizen has had the opportunity to voice their opinion in this project. John Barlow, 3403 Fernan Hill Road, reviewed the process that has taken place that has led up to the Council’s adoption of the design concept of McEuen Park. He urged the Council to move forward without a public vote. LaDonna Beaumont, 2040 Mountain Vista Drive, opposes a public vote as she believes that a public vote would not be a fair vote and realistic vote. Patrick Krapfl, 3149 N. 9th Street, believes that the citizens have already spoken and they want a public vote and believes it is the duty of the Council to hold a public vote. Sandy Emerson, 2929 Lookout Drive, Coeur d’Alene, believes that a good design cannot be done by public vote. He believes that the various specific design components need to be addressed as they come up for consideration but believes the Council needs to move forward. Sharon Hebert, 4255 Wirth Drive, suggested that rather than a public advisory vote, do a public survey. Linda Wright (Belovich), 1018 B Street, believes that by removing Tubbs Hills from the plan, keeping the boat launch, and removing the underground parking this project would not be an issue. Bill Reagan 2491 E. Hanley, Dalton Gardens, asked that the Council keep their interests in mind. Susan Snedaker, 812 E. Hastings, commented that the Council either move forward with the Walker Macy Plan as adopted or create a real plan and let the citizens vote. Tom Caine, 745 N. 3rd Street, believes that there is a 3rd alternative than the two alternatives that have been presented tonight. Jeff Connaway, 717 E. Mill Avenue, believes that the Council should welcome a public vote and the vote should be to simply move forward or to stop the plan. Rita Sims-Snyder, 808 E. Front Avenue, believes that the only thing that is part of McEuen Park is the play area and splash pad and all the other amenities are not inside the park. She would like a public vote and would like to seek a more reasonable plan, not the proposed park plan. Adam Graves, 748 N 2nd Street, believes that the Council has the accurate information and not the misinformation that the public has received from a third party and does not believe that a public vote is warranted. Darin Hayes, 5779 Harcourt Drive, urged the Council to move forward without an advisory vote. Ron Ayers, 1808 Northwest Blvd., believes that this is an administrative process and does not need a public vote. Matt Turner, 1813 E. Front Avenue, believes that we all want a nicer place and asked that the Council listen to the concerns of the citizens and leave the boat ramp and softball field in the park and then move forward with improvements to the park. He believes that if the Council would resolve the areas of conflict in the proposed plan, then we would not need a vote.

The following citizen letters to the Council were read into the record: Rick Buus, 601 E. Front Avenue, opposing a public vote; Kay Nelson, 2140 Crestline Drive, opposing a public vote; Jim Elder, 111 Hazelwood, Fernan Village, opposing a public vote; JoAnn Nelson, 2140 Crestline Drive, opposes a public vote; Harry Amend, opposes a public vote; Jack Riggs, 105 N. 4th Street, opposes a public vote.

RECESS: Mayor Bloem called for a recess at 8:05 p.m. The meeting reconvened at 8:20 p.m.

MC EUEN PARK PUBLIC VOTE: Motion by Edinger, seconded by Kennedy to move this item forward. Motion carried.

Councilman Edinger noted that he has not made a decision on the McEuen Park Plan but has stated that he opposes the removal of the boat launch, the American Legion ball field and underground parking.

MOTION: Motion by Edinger, seconded by Gookin to proceed with a public advisory vote on the McEuen Park Design.

DISCUSSION: Councilman Kennedy asked Councilman Edinger what will be the wording of the ballot. Councilman Edinger believes that the ballot should have three yes/no questions: 1) Should the City of Coeur d'Alene relocate the 3rd street boat launch from its present location; 2) Should the City of Coeur d'Alene relocate the American Legion baseball field from its present location on McEuen; and, 3) Should the City of Coeur d'Alene proceed with the construction a parking garage on Front Street. Councilman Gookin thought that the motion was simply to call for a public vote. Councilman Edinger confirmed that that is the motion as seconded by Councilman Gookin. Councilman Kennedy asked, if the three items he requested on the ballot were resolved, does he (Councilman Edinger) believe we need to have a public vote. Councilman Edinger said that no, we wouldn't need to have a public vote if the boat launch remained, the American Legion field remained and the underground parking was relocated. Councilman McEvers is willing to "chuck the whole thing" and start all over and work on a compromised solution to the plan. He also noted that he likes the below-grade parking area. Councilman Kennedy agrees with Councilman McEvers that we can work together for a resolution to the concerns voiced. Councilman Goodlander expressed her concern of having a public vote but likes the idea of working together and believes that simply voting on a \$40 million dollar park would not get her vote, but this cost is not just McEuen Field as it also includes a parking facility which is vital to a healthy downtown. Councilman Edinger takes exception to the comments that have been made that his stand on McEuen was to get re-elected. He also commented that a parking garage could be built just north of the Federal Building. Councilman Gookin believes that a McEuen Field public vote is an issue that is dividing the community and believes that it should be put to a public vote. Councilman Adams believes that there was a conceptual plan that was adopted by the Council and believes that vote should be on whether to accept the approved conceptual plan. He believes that we should eliminate urban renewal and go to a public vote. Councilman Kennedy commented that he had been told that the City had the advisory vote at the last election. He does not see that there is a true mechanism by which to lay out a ballot for a public vote and does not believe that a public vote will give actionable, clear guidance on all the aspects of McEuen Park development.

City Attorney Mike Gridley responded to comments made that the constitution requires a public vote. He noted that is not accurate in that the funds are budgeted so the City would not be incurring any future indebtedness on this project. Councilman Adams believes that LCDC subverts the laws provided in the Idaho constitution. Councilman Edinger noted the initiative elections on hydroplane races, the collective bargaining, height regulations, are no different than an advisory vote on McEuen. Mayor Bloem believes that everyone wants some improvements to McEuen and we don't want to go into debt on the park unless we go to a vote of the people; however, she believes that a compromise is evident and there have been a lot of compromise solutions suggested this evening. She also noted that studies show that young people look for public spaces for relocating to any particular area. She believes that public spaces are vital to the community and looking at the Centennial Trail, Northwest Boulevard, and the Library they were all contentious issues but have created a better place for our citizens. She believes that a public vote cannot create a synergy of this community but asked why the City would want to restrict our options to a vote of today as future options may be far better than what currently exists. She asked that the citizens trust their heritage of this community if they do not trust the Council. She believes that the plan is a compromise and is not perfect for any one person. Councilman Edinger asked that if the advisory vote is not done, then what will be the conceptual plan. Mayor Bloem responded that the plan is a conceptual plan and it does not move forward without the approval of the Council on the components of the plan. Councilman Kennedy asked, if the advisory vote came down to a three-vote margin, what has it really resolved.

ROLL CALL: Edinger, Aye; Adams, Aye; McEvers, No; Goodlander, No; Gookin, Aye; Kennedy, No. Motion failed with the Mayor voting no.

SITTING RECESS: Mayor Bloem called for a sitting recess at 9:15 p.m. The meeting reconvened at 9:20 p.m.

CONSENT CALENDAR: Motion by Kennedy, seconded by McEvers to approve the Consent Calendar as presented.

1. Approval of minutes for January 3, 5, 2012.
2. Setting of General Services Committee and the Public Works Committee meetings for January 23, 2012 at 12:00 noon and 4:00 p.m. respectively.
3. RESOLUTION 12-001: A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING ADOPTING A POLICY FOR YOUTH SPORTS SCHOLARSHIPS AND APPROVING A BID AWARD AND CONTRACT WITH BUDDY'S BACKHOE SERVICE FOR SLOPE REPAIR AND EROSION CONTROL.
4. Approval of Bills as submitted and on file in the Office of the City Clerk.
5. Declaration of surplus property of two used Leer Tonneau covers.
6. Setting of public hearing for O-1-12 (amending plat extensions) for February 21, 2012.
7. Authorizing the purchase of four (4) replacement Patrol vehicles.

ROLL CALL: Edinger, Aye; Adams, Aye; McEvers, Aye; Goodlander, Aye; Gookin, Aye; Kennedy, Aye. Motion carried.

ANNOUNCEMENTS:

COUNCILMAN MCEVERS: Councilman McEvers feels empty and hopes that we can pursue something more productive in the future on McEuen than the current Yea and Nay actions.

COUNCILMAN GOOKIN: Councilman Gookin believes that this a conceptual plan and that compromise will happen as the concept moves forward. He reported that during his first two weeks as Councilman his activities have included visiting with ITD regarding the Silver Beach Launch, meeting with the City Engineer, learning that a yellow flashing turn lane signal means that traffic can turn when oncoming traffic allows, visiting with the Water Department and touring the Wastewater Treatment Plant, meeting with the Parks Director regarding the American Legion ball field, and meeting with the Mayor. He also read the KMPO book and the Water comp plan from 1999 and rate study from 2006 .

COUNCILMAN GOODLANDER: Councilman Goodlander announced that the Arts Commission projects are moving along and announced that Olympia, the Greek Restaurant, is raising funds for the purchase of the Blue Heron located in front of their restaurant which will become a part of the public art inventory. The Arts Commission is in the process of finalizing the pieces of art that will be placed in front of the Wastewater Treatment Plant. They are also in the process of displaying the proposed artwork for the Education Corridor for public comments. Councilman Kennedy summarized the history of the 1% for public art and noted that former Councilman Nancy Sue Wallace led that legislation and is a great resource on the history of the 1% for artwork.

APPOINTMENTS – PARKS AND RECREATION COMMISSION, PARKING

COMMISSION AND URBAN FORESTRY: Motion by Edinger, seconded by Kennedy to re-appoint Virginia Tate to the Parks and Recreation Commission, to appoint Randy Teall to the Parking Commission and to re-appoint John Schwandt, Steve Bloedel, and Glenn Turcott to the Urban Forestry Committee. Motion carried.

PURCHASE OF WATER DEPARTMENT DUMP TRUCK: Chairman Goodlander asked that the Water Superintendent reiterate his staff report from the Public Works Committee.

STAFF REPORT: Water Superintendent Jim Markley reported that the Water Department routinely hauls asphalt, concrete, boulders and other various types of materials often encountered in water main construction and maintenance. Our existing dump truck is too light duty to efficiently carry this material. In planning for the current fiscal year we requested budgetary authority to purchase a replacement dump truck. The trucks bid in partnership with the Wastewater Department are best suited to carry the variety of materials for our respective purposes and meet our current and future construction and maintenance needs. Mr. Markley noted that the Water Department currently has an approved line item in the budget for fiscal year 2011-2012 for the purchase of a replacement for our 1986 Chevrolet C60 dump truck. The current budget line item is \$100,000.00. Staff felt that bidding two relatively identical dump trucks in partnership with the Wastewater Department would serve to garner a better price for both trucks. However, despite aggressively seeking bids, we only received two, one from Freightliner of Idaho/Freedom Truck Centers, Inc. of \$126,219.00 and the other from Western States Equipment of \$161,522. The bid submitted by Freightliner of Idaho/Freedom Truck Centers, Inc. of \$126,219.00 exceeds our current budget amount but is the lowest responsive bid. The funds will

be from rate revenue in the current budget as we anticipate reduced expenditures in other project line items. The truck being replaced will be made available to other city departments for addition to their fleet.

DISCUSSION: Councilman Gookin commented that the reason he voted no is because it is going over what was budgeted and believes that it is a want rather than a need. Councilman Adams asked if Mr. Markley has identified where he could save the difference. Mr. Markley responded that they have \$1.8 million in funds for capital outlay and that there will be savings on future projects and if there is no savings they will defer a project. Councilman Adams stated that he would be more comfortable with a definitive identification of possible savings. Councilman Edinger asked if, by putting off this purchase, it would affect the Water Department projects. Mr. Markley responded that there are several projects that could be affected by the level of productivity. Councilman Goodlander noted that the Water Department is an enterprise fund and thus is operates like a business and commented that budget changes will occur throughout the budget year and we need to be flexible in making budgetary decisions.

MOTION: Motion by Goodlander, seconded by McEvers to approve the budget line adjustment to purchase a 2012 Freightliner tandem axle dump truck in the amount of \$126,219. Motion carried with Gookin and Adams voting no.

PUBLIC HEARING – V-11-6 – VACATION OF ALLEY BETWEEN LOTS 16 & 17, BLOCK 2, TAYLORS PARK ADDITION: Mayor Bloem read the rules of order for this legislative public hearing. Councilman Gookin asked if he has conflict of interest on this item since his son works for the applicant. City Attorney Gridley stated that since his son does work for the applicant he does have a conflict of interest. Councilman Gookin therefore declared a conflict of interest and recused himself from the hearing. Gordon Dobler, City Engineer gave the staff report.

Mr. Dobler gave the applicant's name as Fort Grounds, LLC and the request as the vacation of a portion of the fifteen foot (15') platted alley that lies between Lots 16 & 17, Block 2, of Taylor's Park Addition adjoining River Avenue.

He reported that the Taylor's Park Addition subdivision which was platted in 1906, originally consisted of sixty four (64) residential lots, but now contains fewer than twenty (20) actual residences, one (1) commercial enterprise, and, portions of the North Idaho College. Over the past year, an infrastructure development project funded by the Lake City Development Corporation (LCDC), has constructed a new network of roads to provide access and service to this area, and that construction changed some points of access while eliminating others. The subject of this request is one of the points of access that was eliminated. The subject alley was previously accessible from River Avenue, however, that point of intersection is now gone.

The area requested for vacation is a fifteen foot (15') wide public alley that now terminates at the back of the newly installed River Avenue sidewalk. The reconstruction of River Avenue, as part of the Education Corridor Phase 1A Project, eliminated the through access for the alley due to the construction of the round-about at the Hubbard/River intersection. The upper portion of the alley now is accessible via an approach that was installed on Hubbard Street. The applicant wishes to enlarge the parking area for his commercial enterprise (Fort Grounds Grill) to the east of the alley, and should the vacation be approved, would construct a parking lot with the additional ground.

The subject alley contains City sewer and water utility mains, which if the alley were vacated, would be contained in an easement as part of the vacation ordinance. This easement would allow unrestricted access to the City utilities in that area.

Mr. Dobler noted that North Idaho College, the adjoiner to the west of the alley, fully supports this request by the Fort Grounds, LLC, and if approved, has no interest in receiving any portion of the vacated alley.

Mr. Dobler reported that a total of 21 notices were mailed regarding tonight's public hearing with 4 responses being received: 4 in favor, 0 opposed.

PUBLIC COMMENTS: Mayor Bloem called for public comments with none being received.

MOTION: Motion by Edinger, seconded by Kennedy to approve the vacation request by the Fort Grounds, LLC, and to vacate the area of request to the applicant.

ROLL CALL: Adams, Aye; Edinger, Aye; Goodlander, Aye; Gookin, Abstain; Kennedy, Aye; McEvers, Aye. Motion carried.

ADJOURNMENT: Motion by Kennedy, seconded by McEvers that, there being no further business before the Council, this meeting is adjourned. Motion carried.

The meeting adjourned 9:50 p.m.

Sandi Bloem, Mayor

ATTEST:

Susan Weathers, CMC
City Clerk

RESOLUTION NO. 12-002

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF DALTON GARDENS FOR COST SHARING OF GOVERNMENT WAY SEWER FACILITIES; AUTHORIZING THE DESTRUCTION OF CERTAIN TEMPORARY RECORDS FROM THE MUNICIPAL SERVICES DEPARTMENT; AND AWARD OF BID AND APPROVAL OF A CONTRACT WITH MDM CONSTRUCTION, INC. FOR THE GOVERNMENT WAY WATER SYSTEM IMPROVEMENTS.

WHEREAS, it has been recommended that the City of Coeur d'Alene enter into the contract(s), agreement(s) or other actions listed below pursuant to the terms and conditions set forth in the contract(s), agreement(s) and other action(s) documents attached hereto as Exhibits "1 through 3" and by reference made a part hereof as summarized as follows:

- 1) Approving a Memorandum of Understanding with the City of Dalton Gardens for Cost Sharing of Government Way Sewer Facilities;
- 2) Authorizing the Destruction of Certain Temporary Records from the Municipal Services Department;
- 3) Award of Bid and approval of a Contract with MDM Construction, Inc. for the Government Way Water System Improvements;

AND;

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to enter into such agreements or other actions; NOW, THEREFORE,

BE IT RESOLVED, by the Mayor and City Council of the City of Coeur d'Alene that the City enter into agreements or other actions for the subject matter, as set forth in substantially the form attached hereto as Exhibits "1 through 3" and incorporated herein by reference with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreements or other actions so long as the substantive provisions of the agreements or other actions remain intact.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk be and they are hereby authorized to execute such agreements or other actions on behalf of the City.

DATED this 7th day of February, 2012.

Sandi Bloem, Mayor

ATTEST

Susan K. Weathers, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER GOODLANDER Voted _____

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER ADAMS Voted _____

COUNCIL MEMBER KENNEDY Voted _____

COUNCIL MEMBER EDINGER Voted _____

_____ was absent. Motion _____.

PUBLIC WORKS COMMITTEE

STAFF REPORT

DATE: January 23, 2012
FROM: Gordon Dobler, Engineering Services Director
SUBJECT: Approval of MOU with the City of Dalton Gardens for cost sharing of Gov't Way sewer facilities.

DECISION POINT

Staff is requesting Council approval of a Memorandum of Understanding with the City of Dalton for responsibilities for each jurisdiction with regards to construction of the public sewer in Gov't Way.

HISTORY

In 2010 the Council approved the extension of our sewer collection system to serve the City of Dalton Garden's commercial corridor adjacent to Government Way, from Dalton Ave to Prairie Ave. In addition, the properties in the Coeur d'Alene abutting Government Way will use the sewer to a limited extent. Because of the topography, not all of the abutting properties can be served by a sewer in Government Way. The facilities will be constructed by Dalton and maintained by Coeur d'Alene.

Dalton is now bidding the project and expects to start construction in early March. They wish to have the MOU executed prior to awarding the contract.

FINANCIAL ANALYSIS

Coeur d'Alene's portion of the costs will be funded from an LID and from the Wastewater Utility. The estimate for our portion of the cost is \$210,400. The actual cost will depend on the successful bid. This project was approved in the FY 10-11 budget; however delays due to private utility relocation pushed the actual construction into this fiscal year. The funds are still encumbered and the current year's budget will be amended to reflect their expenditure in this fiscal year.

PERFORMANCE ANALYSIS

It is imperative that this project be completed this spring so that there are no delays to the subsequent road widening project which is scheduled to start in May. We are currently out to bid on the water main extension for this section of the road and plan to have both projects completed by May. Dalton is responsible for project management of the sewer main and will maintain ownership until their LID is paid off, in approximately 10 years.

RECOMMENDATION

Staff recommends that Council approve the Memorandum of Understanding with the City of Dalton.

City of Dalton Gardens and City of Coeur d'Alene
Memorandum of Understanding for Construction of the
Government Way Sewer Collection Facility, Dalton to Hanley Avenues

I. PURPOSE

This Memorandum of Understanding (MOU) is between the City of Dalton Gardens ("DG") and the City of Coeur d'Alene ("CDA") and is intended to document the parties' understanding of, and agreement to cooperate on the construction of the Government Way Sewer System Construction Project (the Project).

The Sewer System will serve both DG and CDA residents and is subject to provisions established in the DG-CDA MOU dated February 7th, 2012.

DG and CDA intend to jointly fund and construct the sewer system pursuant to the cost sharing provisions outlined in this agreement.

DG and CDA agree to allow DG to act as the prime municipality that will bid and construct the sewer system improvements under the terms and agreements outlined in this MOU.

II. RECITALS

WHEREAS, DG and CDA are municipal corporations organized under the laws of the State of Idaho; and

WHEREAS, DG and CDA agree that constructing the sewer system is to the benefit of their citizens; and

WHEREAS, it is the mutual desire of DG and CDA to memorialize their understanding and agreement with respect to their cooperation on the Project; and

WHEREAS, CDA and DG agree that the estimated cost sharing presented in Exhibit A to this agreement is the fair and equitable manner of sharing the project costs for the project; and

WHEREAS, this MOU creates a mutually beneficial solution for all parties involved;

NOW, THEREFORE, it is hereby agreed as follows:

III. AGREEMENT

1. DG will act as the OWNER for purposes of advertising, bidding and constructing the water and sewer system improvements.
2. CDA will provide qualified licensed professional engineer (QLPE) review of the plans in accordance with IDEQ rules, the cost of the review being shared by the parties.
3. DG will advertise the project for bids in accordance with Idaho Code title 67, Chapter 28.
4. If the bid is not more than 10% higher than the engineers' estimated total project amount shown in Exhibit A for the Project, DG will award the project to the lowest bidder in accordance with Idaho Code title 67, Chapter 28.
5. If the lowest responsive bid is over 10% more than the engineers' estimated total project amount show in Exhibit A, then, if DG decides to go forward with the project as bid, it will present the bid to CDA for review and acceptance or

disapproval. CDA will provide such review and decision within 15 calendar days of receipt from DG.

6. Prior to DG awarding the bid, CDA will deposit with DG 95% of its share as determined by applying the successful bidders unit costs to the items shown in Exhibit "A", and 95% of the non-bid items as shown in the exhibit. CDA will deposit the remaining 5% with DG upon DG's acceptance of the improvements.
7. DG's project engineer, under the direction of a Dalton Gardens City Council Member, shall have full authority to approve or disapprove all change orders effecting DG to the extent that the change orders do not exceed the original engineers' estimated total project amount shown in Exhibit A.
8. CDA City Engineer shall have full authority to approve or disapprove all change orders effecting CDA to the extent that the change orders do not exceed the original engineers' estimated total project amount shown in Exhibit A. CDA will deposit 95% of its share of all change orders within 7 calendar days of their approval. The remaining 5% will be deposited with DG upon DG's acceptance of the improvements.
9. DG will require the contractor and all subcontractors working on the project to maintain sufficient insurance coverage, including workman's compensation coverage, to protect, defend and indemnify CDA and DG against any loss arising from the contractor and subcontractors' work on the project. CDA will require the contractor to name CDA and DG as named insureds on all liability and workman's compensation policies.
10. Disputes shall be resolved by a board made up of one person appointed by CDA, one person appointed by DG and one person nominated by the CDA

and DG appointees. Disputes shall be resolved within three (3) days of written notice to opposing party by a majority vote of said board.

11. The project Notice to Proceed (NTP) will be issued as soon as weather permits, anticipated to be March 1, 2012. The contract time is 60 days. Therefore, the project is anticipated to be complete on April 30, 2012. Project completion date is subject to change based on approved change orders.

CITY OF COEUR D'ALENE
KOOTENAI COUNTY, IDAHO

CITY OF DALTON GARDENS
KOOTENAI COUNTY, IDAHO

By: _____
Sandi Bloem, Mayor

By: _____
Its: _____

ATTEST:

ATTEST:

Susan K. Weathers, City Clerk

Attachments: Exhibit "A" Engineers' estimated total project amount

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 7th day of February, 2012, before me, a Notary Public, personally appeared **Sandi Bloem and Susan K. Weathers**, known to me to be the Mayor and City Clerk, respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at _____
My Commission expires: _____

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ____ day of February, 2012, before me, a Notary Public, personally appeared _____ and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Dalton Gardens that executed the foregoing instrument and acknowledged to me that said City of Dalton Gardens executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at _____
My Commission Expires: _____

EXHIBIT A
Government Way Sewer System Improvements
Engineer's Opinion of Preliminary Project Costs

Item	Description	Unit	Dalton Quantity	CDA Quantity	Combined Total	Unit Price	Dalton Total	CDA Total	Combined Total
201.4.1.B.1	Clearing and Grubbing	LS	61%	39%	1	\$5,000.00	\$ 3,100	\$ 1,900	\$ 5,000
201.4.1.C.1	Removal of Obstructions	LS	61%	39%	1	\$5,000.00	\$ 3,100	\$ 1,900	\$ 5,000
201.4.1.D.1	Removal of Asphalt	SY	4650	2700	7350	\$3.00	\$ 13,950	\$ 8,100	\$ 22,050
201.4.1.D.2	Removal of Sidewalk & Curb	SY	0	25	25	\$8.00	\$ -	\$ 200	\$ 200
303.4.1.A.1	Exploratory Excavation (non-groundwater)	HR	20	10	30	\$ 135.00	\$ 2,700	\$ 1,350	\$ 4,050
307.4.1.A.9	Misc. Surface Restoration (Hydroseed)	SY	370	140	510	\$ 1.00	\$ 370	\$ 140	\$ 510
307.4.1.E.1	Type "C" Surface Restoration (Gravel Roadway)	SY	1510	2460	3970	\$ 8.50	\$ 12,835	\$ 20,910	\$ 33,745
307.4.1.E.1.a	Type "C" Surface Restoration (2" Gravel Surface)	SY	2900	2480	5380	\$ 3.50	\$ 10,150	\$ 8,680	\$ 18,830
307.4.1.G.1.b	Type "P" Surface Restoration (3" AC/6" Base)	SY	2820	0	2820	\$ 23.50	\$ 66,270	\$ -	\$ 66,270
307.4.1.G.1.c	Type "P" Surface Restoration (2" AC/4" Base)	SY	480	150	630	\$ 15.50	\$ 7,440	\$ 2,325	\$ 9,765
307.4.1.L.1	Temporary Traffic Lane	SY	1100	1100	2200	\$ 7.50	\$ 8,250	\$ 8,250	\$ 16,500
501.4.1.B.1.a	Gravity Sewer Pipe - 8" PVC - Depth 0-10 Feet	LF	1115	125	1240	\$ 34.00	\$ 37,910	\$ 4,250	\$ 42,160
sub item	Gravity Sewer, 0-10 Feet, for Sewer Main Stubs	lf	130	0	130	\$ 34.00	\$ 4,420	\$ -	\$ 4,420
501.4.1.B.1.b	Gravity Sewer Pipe - 8" PVC - Depth 0-13 Feet	LF	866	623	1489	\$ 39.00	\$ 33,774	\$ 24,297	\$ 58,071
sub item	Gravity Sewer, 0-13 Feet, for Sewer Main Stubs	lf	255	0	255	\$ 39.00	\$ 9,945	\$ -	\$ 9,945
501.4.1.B.1.c	Gravity Sewer Pipe - 8" PVC - Depth 0-16 Feet	LF	425	425	850	\$ 46.00	\$ 19,550	\$ 19,550	\$ 39,100
sub item	Gravity Sewer, 0-16 Feet, for Sewer Main Stubs	lf	80	0	80	\$ 46.00	\$ 3,680	\$ -	\$ 3,680
502.4.1.B.1	Sanitary Sewer Manhole - 48"	EA	9	5	14	\$ 3,000.00	\$ 27,000	\$ 15,000	\$ 42,000
502.4.1.B.2	Sanitary Sewer Manhole - 60"	EA	0.5	0.5	1	\$ 4,000.00	\$ 2,000	\$ 2,000	\$ 4,000
502.4.1.B.3	Manhole Additional Depth over 10 ft - 48"	VF	14	11	25	\$ 200.00	\$ 2,800	\$ 2,200	\$ 5,000
502.4.1.B.4	Manhole Additional Depth over 10 ft - 60"	VF	1	1	2	\$ 300.00	\$ 300	\$ 300	\$ 600
502.4.1.D.1	Drop Manhole	EA	1	0	1	\$ 3,500.00	\$ 3,500	\$ -	\$ 3,500
502.4.1.F.1	Connection to Existing Manhole	EA	3.5	1.5	5	\$ 1,500.00	\$ 5,250	\$ 2,250	\$ 7,500
504.1.1.A.1	Sewer Service Line - 4 inch	LF	280	740	1020	\$ 34.00	\$ 9,520	\$ 25,160	\$ 34,680
504.1.1.A.2	Sewer Service Line - 6 inch	LF	380	310	690	\$ 36.00	\$ 13,680	\$ 11,160	\$ 24,840
1103.4.1.A.1	Construction Traffic Control	LS	61%	39%	1	\$ 20,000.00	\$ 12,300	\$ 7,700	\$ 20,000
1104.4.1.A.1	Pavement Line Paint or Painted Pavement Markin	SF	730	0	730	\$ 3.00	\$ 2,190	\$ -	\$ 2,190
2010.4.1.A.1	Mobilization	LS	61%	39%	1	\$ 40,000.00	\$ 24,500	\$ 15,500	\$ 40,000
SP 201.4.1.A.1	Remove and Reset Sign	EA	3	0	3	\$ 300.00	\$ 900	\$ -	\$ 900
SP 201.4.1.B.1	Remove and Reset Mailbox	EA	9	0	9	\$ 200.00	\$ 1,800	\$ -	\$ 1,800
SP 201.4.1.C.1	Remove and Reset Culvert	EA	4	3	7	\$ 350.00	\$ 1,400	\$ 1,050	\$ 2,450
SP 201.4.1.D.1	Remove and Reset Water Service	EA	4	0	4	\$ 300.00	\$ 1,200	\$ -	\$ 1,200
SP 201.4.1.E.1	Remove and Replace Curb and Gutter	LF	20	0	20	\$ 15.00	\$ 300	\$ -	\$ 300
SP 201.4.1.F.1	Abandon in Place A.C. Waterline	LF	170	170	340	\$ 5.00	\$ 850	\$ 850	\$ 1,700
Total Estimated Construction =							\$ 346,900	\$ 185,000	\$ 532,000
ENGINEERING									
	Bidding Phase Services					\$ 3,700	\$ 2,300	\$ 6,000	
	Construction Phase Services					\$ 49,000	\$ 21,000	\$ 70,000	
	Post Construction Phase					\$ 4,900	\$ 2,100	\$ 7,000	
ESTIMATED TOTAL PROJECT COST							\$ 404,500	\$ 210,400	\$ 615,000
Assumptions:									
1. Sewer main line, manholes, and surface restoration costs on Government Way and Sunup are split 50/50 between each City.									
2. Sewer main line, manholes, and surface restoration costs on Dalton and Hanley Avenue are full allocated to the City of Dalton Gardens,									
3. Individual service line and surface restoration quantities are allocated to each City they serve.									
4. Future 8 inch main line extensions on Government Way to Dalton Garden properties are fully allocated to Dalton Gardens.									
5. Lump sum pay items common to the entire project, such as mobilization, clearing and grubbing, removal of obstructions, and traffic control are allocated to each City (61/39, Dalton/CDA) based on the City's proportionate share of the total pipe installed (sewer services, and main lines).									

EXHIBIT A
Government Way Sewer System Improvements
Quantity Estimate

Description	Unit	Government Way			Sunup Ave			Government Way North	Hanley Ave	Dalton Ave	Quantity Take Off Totals			Contingency	Final Totals		
		Dalton	CDA	Total	Dalton	CDA	Total	Dalton	Dalton	Dalton	Dalton Quantity	CDA Quantity	Combined Total		Dalton Quantity	CDA Quantity	Combined Total
Clearing and Grubbing	LS														61%	39%	1
Removal of Obstructions	LS														61%	39%	1
Removal of Asphalt	SY	1672	2475	4147	40	40	80	30	1240	1360	4342	2515	6857	7%	4650	2700	7350
Removal of Sidewalk & Curb	SY		23		0	0	0	0	0	0	0	23	23	7%	0	25	25
Exploratory Excavation (non-groundwater)	HR	5	5	10	1	1	2	0	6	6	18	6	24	0%	20	10	30
Misc. Surface Restoration (Hydroseed)	SY	200	45	245	0	45	45		45		245	90	335	50%	370	140	510
Type "C" Surface Restoration (Gravel Roadway)	SY	1069	1952	3021	340	340		0	0	0	1409	2292	3701	7%	1510	2460	3970
Type "C" Surface Restoration (2" Gravel Surface)	SY	2010	2010	4020	300	300	600	0	200	200	2710	2310	5020	7%	2900	2480	5380
Type "P" Surface Restoration (3" AC/6" Base)	SY	0	0	0	0	0	0	30	1240	1360	2630	0	2630	7%	2820	0	2820
Type "P" Surface Restoration (2" AC/4" Base)	SY	440	140	580	0	0	0	0	0	0	440	140	580	7%	480	150	630
Temporary Traffic Lane	SY	1100	1100	2200	0	0	0	0	0	0	1100	1100	2200	0%	1100	1100	2200
Gravity Sewer Pipe - 8" PVC - Depth 0-10 Feet	LF	0	0	0	125	125	250	0	580	410	1115	125	1240	0%	1115	125	1240
Gravity Sewer, 0-10 Feet, for Sewer Main Stubs	If	0	0	0					80	50	130	0	130	0%	130	0	130
Gravity Sewer Pipe - 8" PVC - Depth 0-13 Feet	LF	560	560	1120	62.5	62.5	125	16	17	210	865.5	622.5	1488	0%	866	623	1489
Gravity Sewer, 0-13 Feet, for Sewer Main Stubs	If	255	0	255					0	0	255	0	255	0%	255	0	255
Gravity Sewer Pipe - 8" PVC - Depth 0-16 Feet	LF	390	390	780	35	35	70	0	0	0	425	425	850	0%	425	425	850
Gravity Sewer, 0-16 Feet, for Sewer Main Stubs	If	80	0	80					0	0	80	0	80	0%	80	0	80
Sanitary Sewer Manhole - 48"	EA	4	4	8	0.5	0.5	1	0	2	2	8.5	4.5	13	0%	9	5	14
Sanitary Sewer Manhole - 60"	EA	0.5	0.5	1							0.5	0.5	1	0%	0.5	0.5	1
Manhole Additional Depth over 10 ft - 48"	VF	10.5	10.5	21	0	0		0	3		13.5	10.5	24	0%	14	11	25
Manhole Additional Depth over 10 ft - 60"	VF	1	1	2							1	1	2	0%	1	1	2
Drop Manhole	EA	0	0	0	0	0	0	0	1	0	1	0	1	0%	1	0	1
Connection to Existing Manhole	EA	1	1	2	0.5	0.5	1		1	1	3.5	1.5	5	0%	3.5	1.5	5
Sewer Service Line - 4 inch	LF	120	560	680	0	164			130	24	274	724	998	1%	280	740	1020
Sewer Service Line - 6 inch	LF	320	300	620	0	0		33	0	23	376	300	676	1%	380	310	690
Construction Traffic Control	LS														61%	39%	1
Pavement Line Paint or Painted Pavement Markir	SF	0	0	0	0	0	0	0	190	470	660	0	660	10%	730	0	730
Mobilization	LS														61%	39%	1
Remove and Reset Sign	EA	3	0	3	0	0					3	0	3	0%	3	0	3
Remove and Reset Mailbox	EA	9	0	9	0	0					9	0	9	0%	9	0	9
Remove and Reset Culvert	EA	2.5	2.5	5						1	3.5	2.5	6	0%	4	3	7
Remove and Reset Water Service	EA	3	0	3							4	0	4	0%	4	0	4
Remove and Replace Curb and Gutter	LF								20		20	0	20	0%	20	0	20
Abandon in Place A.C. Waterline	LF	150	150	300	0	0					150	150	300	7%	170	170	340
Assumptions:																	
Final Dalton and CDA quantities include contingencies that are reflective of the accuracy of the estimated quantities.																	
Bidding Phase Services																	
Construction Phase Services																	
Post Construction Phase																	

MEMORANDUM

DATE: January 30, 2012
TO: City Council
FROM: Amy Ferguson, Executive Assistant to Administration
RE: Request for Destruction of Records

DECISION POINT:

Would the City Council approve the destruction of certain public records?

HISTORY:

Pursuant to the Records Retention regulations, the attached list of records is being presented to the Council for authorization for the destruction of such records.

PERFORMANCE ANALYSIS: Because of the lack of storage space, records are routinely reviewed to determine if the necessity of maintaining the record is warranted. Because the attached list of records has exceeded the time required to maintain them and their useful life has been exhausted, it is necessary to purge these files in order to maintain storage space for future records.

DECISION POINT: To authorize staff to proceed with the destruction of records as listed pursuant to I.C. 50-908.

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: MUNICIPAL SERVICES

Type of Record: Temporary

Dates of Records: FROM: 2008-2009

Description of Records: Executive Assistant's Work Product, including Meeting Scheduling Worksheets, Travel Worksheets, Print Shop Orders, reference folders, etc.

CITY COUNCIL STAFF REPORT

DATE: February 7, 2012
FROM: Christopher H. Bates, Engineering Project Manager 
SUBJECT: Acceptance of Bid and Contract Award for the Government Way Water System Improvements Project

DECISION POINT

Staff is requesting that the City Council accept the responsive bid and award the contract for the Government Way Water System Improvements Project from Dalton Avenue to Hanley Avenue, that was submitted by MDM Construction, Inc. of Hayden, Idaho.

HISTORY

The City of Coeur d'Alene received six responsive bids:

1.	MDM Construction, Inc.	\$ 314,835.80
2.	Buddy's Backhoe Service, Inc.	\$ 326,886.00
3.	Knife River Corporation - Northwest	\$ 324,865.50
4.	Granite Excavation	\$ 354,083.00
5.	ACI Northwest, Inc.	\$ 359,425.00
6.	S&L Underground, Inc.	\$ 423,122.00
	Engineer's Estimate	\$375,099.00

FINANCIAL ANALYSIS

This project is a component of the larger Government Way reconstruction from Dalton Avenue to Hanley Avenue, which also includes the reconstruction of Government Way and the installation of a sanitary sewer system that will serve both the City of Coeur d'Alene and the City of Dalton Gardens commercial district. The water component of the project is being funded by a Local Improvement District (LID) and the City Water Utility. The responsive low bidder is within the engineer's estimate, and therefore, we are within budget.

PERFORMANCE ANALYSIS

The area that the new water line will serve does not have access to City water and is currently served by the Dalton Water District (DWD). As part of the Government Way road reconstruction, the DWD main line is being upsized and relocated further east, and the DWD is removing the properties in the City of Coeur d'Alene from their system. The new City main that will be installed, will be on the west side of the road and will also connect both Park and Sunup Avenues to the new system. The benefits to the City with this installation are, available water to non-serviced lots, increased flows to the existing parcels, ability to install fire hydrants (was not possible w/ DWD), revenue to the City of Coeur d'Alene instead of the Dalton Water District. The installation of this new City water main is critical to the future commercial development of the westerly side of the Government Way corridor between Dalton and Hanley Avenue. The successful bidder was also the successful bidder on the road construction project, and may therefore, complete the waterline

installation with the road portion and thus somewhat reduce the disruption along the corridor. There is a sixty (60) calendar day construction time frame on the water installation project.

RECOMMENDATION

Staff recommends a motion to approve MDM Construction, Inc. as the low bidder, and requests the authorization to forward the contract for execution for the Government Way Water System Improvements project.

CONTRACT
For
Government Way Water System Improvements Project

THIS CONTRACT, made and entered into this ___ day of _____, 2012, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation duly organized and existing under and by virtue of the laws of the state of Idaho, hereinafter referred to as the "**CITY**", and MDM Construction, Inc., a corporation duly organized and existing under and by virtue of the laws of the state of Idaho, with its principal place of business at PO Box 2006, Hayden, ID 83835, hereinafter referred to as "**CONTRACTOR**,"

WITNESSETH:

THAT, WHEREAS, the said **CONTRACTOR** has been awarded the contract for the Government Way Water System Improvements project according to plans and specifications on file in the office of the City Clerk of said **CITY**, which plans and specifications are incorporated herein by reference.

IT IS AGREED that for and in consideration of the covenants and agreements to be made and performed by the CITY OF COEUR D'ALENE, as hereinafter set forth, the **CONTRACTOR** shall complete improvements as set forth in the said plans and specifications described above, in said **CITY**, furnishing all labor and materials therefor according to said plans and specifications and under the penalties expressed in the performance bond bearing even date herewith, and which bond with said plans and specifications are hereby declared and accepted as parts of this contract. All material shall be of the high standard required by the said plans and specifications and approved by the City Engineer, and all labor performed shall be of first-class workmanship.

The **CONTRACTOR** shall furnish and install barriers and warning lights to prevent accidents. The **CONTRACTOR** shall indemnify, defend and hold the **CITY** harmless from all claims arising from the **CONTRACTOR**'s actions or omissions in performance of this contract, and to that end shall maintain liability insurance naming the **CITY** as one of the insured's in the amount of One Million Dollars (\$1,000,000) for property damage or bodily or personal injury, death or loss as a result of any one occurrence or accident regardless of the number of persons injured or the number of claimants, it being the intention that the minimum limits shall be those provided for under Idaho Code 6-924. A certificate of insurance providing at least thirty (30) days written notice to the **CITY** prior to cancellation of the policy shall be filed in the office of the City Clerk.

The **CONTRACTOR** agrees to maintain Workman's Compensation coverage on all employees, including employees of subcontractors, during the term of this contract as required by Idaho Code Sections 72-101 through 72-806. Should the **CONTRACTOR** fail to maintain such insurance during the entire term hereof, the **CONTRACTOR** shall indemnify the **CITY** against any loss resulting to the **CITY** from such failure, either by way of compensation or additional premium liability. The **CONTRACTOR** shall furnish to the **CITY**, prior to commencement of the work, such evidence as the **CITY** may require guaranteeing contributions which will come due under the Employment Security Law including, at the option of the **CITY**, a surety bond in an amount sufficient to make such payments.

The **CONTRACTOR** shall furnish the **CITY** certificates of the insurance coverage's required herein, which certificates must be approved by the City Attorney.

The **CONTRACTOR** agrees to receive and accept as full compensation for furnishing all materials, and doing all the work contemplated and embraced in the contract, an amount equal to the sum of the total

for the items of work. The total for each item of work shall be calculated by determining the actual quantity of each item of work and multiplying that actual quantity by the unit price bid by the **CONTRACTOR** for that item of work. The total amount of the contract shall not exceed Three Hundred Fourteen Thousand Eight Hundred Thirty Five and 80/100 Dollars (314,835.80).

Monthly progress payments must be submitted by the 10th of the month for work done in the previous calendar month. Partial payment shall be made by the end of each calendar month on a duly certified estimate of the work completed in the previous calendar month less five percent (5%). Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council, provided that the **CONTRACTOR** has obtained from the Idaho State Tax Commission and submitted to the **CITY** a release of liability for taxes (Form 10-248-79). Payment shall be made by the City Finance Director.

The number of calendar days allowed for completion of the Contract work shall be **60 calendar days**. The contract time shall commence no later than 10 days after the date of the Notice to Proceed issued by the **CITY**.

The **CITY** and the **CONTRACTOR** recognize that time is of the essence and failure of the **CONTRACTOR** to complete the work within the time allowed shall result in damages being sustained by the **CITY**. Such damages are and will continue to be impractical and extremely difficult to determine. Therefore, in the event the **CONTRACTOR** shall fail to complete the work within the following time limits, the **CONTRACTOR** shall pay to the **CITY** or have withheld from monies due, liquidated damages at the rate of One Thousand Five Hundred Dollars (\$1500) per calendar day, which sums shall not be construed as a penalty.

IT IS AGREED that the **CONTRACTOR** must employ ninety five percent (95%) bona fide Idaho residents as employees on any job under this contract except where under this contract fifty (50) or less persons are employed by the **CONTRACTOR**, in which case the **CONTRACTOR** may employ ten percent (10%) nonresidents; provided, however, in all cases the **CONTRACTOR**, must give preference to the employment of bona fide residents in the performance of said work.

The **CONTRACTOR** further agrees: In consideration of securing the business of construction the works to be constructed under this contract, recognizing the business in which he is engaged is of a transitory character and that in the pursuit thereof, his property used therein may be without the state of Idaho when taxes, excises or license fees to which he is liable become payable, agrees:

1. To pay promptly when due all taxes (other than on real property), excises and license fees due to the State of Idaho, its subdivisions, and municipal and quasi-municipal corporations therein, accrued or accruing during the term of this contract, whether or not the same shall be payable at the end of such term.
2. That if the said taxes, excises and license fees are not payable at the end of said term but liability for said payment thereof exists, even though the same constitutes liens upon his property, to secure the same to the satisfaction of the respective officers charged with the collection thereof.
3. That in the event of his default in the payment or securing of such taxes, excises and license fees, to consent that the department, officer, board or taxing unit entering into this contract may withhold from any payment due him hereunder the estimated amount of such accrued and accruing taxes, excises and license fees for the benefit of all taxing units to which said **CONTRACTOR** is liable.

IT IS FURTHER AGREED that for additions or deductions to the plans and specifications, the unit prices as set forth in the written proposal of the **CONTRACTOR** are hereby made part of this contract.

For the faithful performance of this contract in accordance with the plans and specifications and payment for all labor and materials, the **CONTRACTOR** shall execute good and sufficient performance bond and payment bond in a form acceptable to the City Attorney each in the amount of one hundred percent (100%) of the total amount of the bid as hereinbefore stated, said bonds to be executed by a surety company authorized to do business in the state of Idaho.

The term "CONTRACT DOCUMENTS" means and includes the following:

- A) Advertisement For Bids
- B) Information For Bidders
- C) Bid Proposal
- D) Bid Bond
- E) Bidding Forms as Required
- F) Contract
- G) Labor and Materials Payment Bond
- H) Performance Bond
- I) Notice of Award
- J) Notice to Proceed
- K) Change Order
- L) General Conditions
- M) Technical Specifications
- N) Special Provisions
- O) Plans
- P) Addenda
No. 1, dated January 26, 2012

THIS CONTRACT, with all of its forms, specifications and stipulations, shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the Mayor and City Clerk of the CITY OF COEUR D'ALENE have executed this contract on behalf of said **CITY**, the City Clerk has affixed the seal of said City hereto, and the **CONTRACTOR** has caused the same to be signed by its President, and its seal to be affixed hereto, the day and year first above written.

CITY OF COEUR D'ALENE

CONTRACTOR:

KOOTENAI COUNTY, IDAHO

Sandi Bloem, Mayor

By: _____

Its: _____

ATTEST:

ATTEST:

Susan K. Weathers, City Clerk

Government Way / Dalton Ave. - Hanley Ave. Water System Improvements

1/26/2012 Amended

ITEM	ISPWC Category	DESCRIPTION	UNITS	QUANT.	UNIT PRICE	AMOUNT
1	201.3.2	Removal of Asphalt	SY	1,100	2.00	\$ 2,200.00
2	201.3.2	Removal of Curb & Sidewalk	SY	190	3.17	\$ 602.30
3	201.3.2	Remove Existing Water Meter & Cap Service	EA	3	240.00	\$ 720.00
4	307.3.7	Surface Restoration 3/4" Crushed Rock - 4" Compacted	SF	26,800	0.41	\$ 10,988.00
5	307.3.8	Driveway Surface Restoration (2" AC / 4" Base inclusive)	SF	4,080	3.40	\$ 13,872.00
6	401	Install 12" C-900 DR18 PVC Water Main Complete w/ fittings, thrust blocks and bedding	LF	3,690	31.50	\$ 116,235.00
6a	401	Install 8" C-900 DR18 PVC Water Main Complete w/ fittings, thrust blocks and bedding	LF	995	22.30	\$ 22,188.50
7	403	Install Fire Hydrant & Appurtenances	EA	9	4,000.00	\$ 36,000.00
8	404	Install 1" Lateral Service w/ Meter & Connect to Existing Service Line	EA	14	1,600.00	\$ 22,400.00
9	404	Install 2" Lateral Service w/ Meter & Connect to Existing Service Line	EA	2	4,000.00	\$ 8,000.00
10	404	Install 1" Water Service Lateral w/ Box & Meter	EA	2	1,500.00	\$ 3,000.00
11	404	Install 2" Water Service Lateral w/ Box & Meter	EA	8	4,100.00	\$ 32,800.00
12	404	Install 6" Water Service Lateral for Fire Service	EA	7	2,040.00	\$ 14,280.00
13	1103	Construction Traffic Control	LS	1	9,500.00	\$ 9,500.00
14	1105	Remove & Reset Sign	EA	1	100.00	\$ 100.00
15	SP 201	Remove & Reset Mailbox	EA	5	390.00	\$ 1,950.00
16	2010	Mobilization	LS	1	20,000.00	\$ 20,000.00

TOTAL AMOUNT OF BID IN FIGURES:

\$314,935.80

TOTAL AMOUNT OF BID IN WORDS: Three Hundred Fourteen Thousand

Eight Hundred Thirty Five Dollars and Eighty Cents

**PUBLIC WORKS COMMITTEE
STAFF REPORT**

DATE: January 23, 2012
FROM: Christopher H. Bates, Engineering Project Manager 
SUBJECT: **V-12-1, Vacation of Portions of Right-of-Way in the Kootenai Addition**

DECISION POINT

The applicant, Parkwood Business Properties, is requesting the vacation of Nora Street adjoining Lots 1-6, Block 2, the mid-block alley adjoining Lots 1-5 & 8-12 in Block 2, and, a portion of Melrose Street between Lot 12, and the N. ½ of Lot 11, Block 2 and Lot 1 and the N. ½ of Lot 2, Block 3 of the Kootenai Addition in Coeur d'Alene (map attached). All of the noted rights-of-way lie north of Emma Avenue and south of the Interlake medical building.

HISTORY

The Kootenai Addition subdivision consisting of eighty eight (88) lots was platted and annexed into the City of Coeur d'Alene in April 1908. The subdivision which had always been residential in the past, is now beginning to change into commercial office space. The applicant, in partnership with Kootenai Health, have acquired +/- 85% (25/30) of the properties from Nora St. to Medina St., and, applied for and were granted a zone change (ZC-3-11 / 9/11) from R-12 to C-17L over that entire area. This is the first step in the creation of the planned medical campus that would extend from I-90 to Emma Avenue.

FINANCIAL ANALYSIS

There is no negative financial impact to the City. Should the request be approved, additional tax revenue would be generated at the time that the County assesses the adjoiner for the increased property value as it goes from untaxed right-of-way to commercial space.

PERFORMANCE ANALYSIS

The applicant, in partnership with Kootenai Health, is initiating a plan to create a medical residency program in the area of the Interlake Medical facility and Kootenai Health campus. The long term plan is to transform the area from Lincoln Way on the east, to Medina St. on the west, from single family dwellings to medical office space. This request is the initial step in the removal of public rights-of-way that would allow for the combining of the existing lots, or, the total replatting of the area, in order to facilitate the expansion of the medical campus area.

There are a number of issues concerning the existing City sewer and water facilities in the requested right's-of-way, and, there may be issues with the lot frontages on the existing platted lots that will be satisfied either through boundary line adjustments or replatting of lots in the area.

RECOMMENDATION

Recommendation to the Public Works Committee would be for staff to proceed with the vacation process as outlined in Idaho Code Section 50-1306, and, to recommend to the City Council the setting of a public hearing for the item on March 6, 2012.

L = 90.67

S 82° 04' 20" W

IRONWOOD

533.40

199.1

60.16

-5000

197.08

75.47

206.31

Pin

Interlake Condos

Interlake Condos

Pin

area of request

583.19

area of request

700 700
700 700

area of request

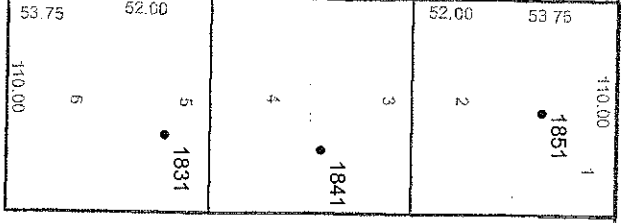
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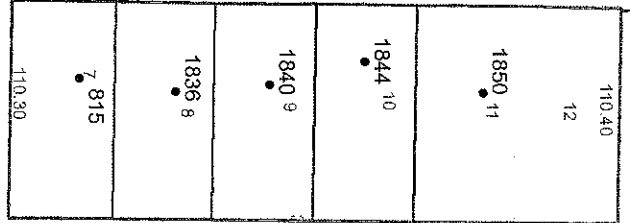
LINCOLN WAY

LINCOLN

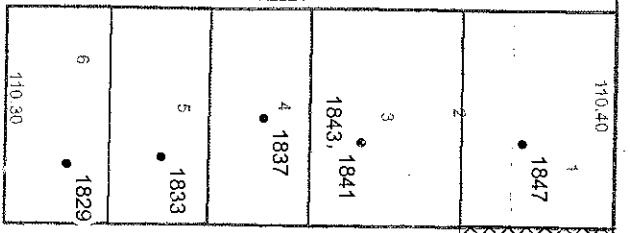


MEDINA

MEDINA ST

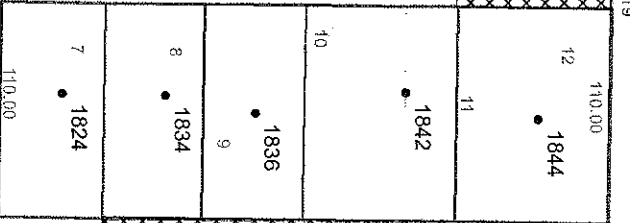


ALLEY

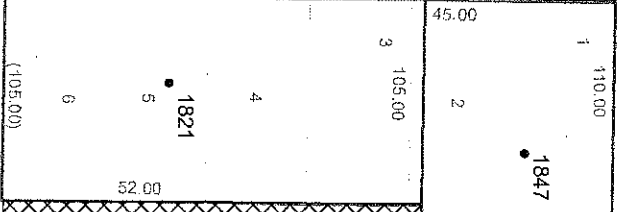


MELROSE

MELROSE

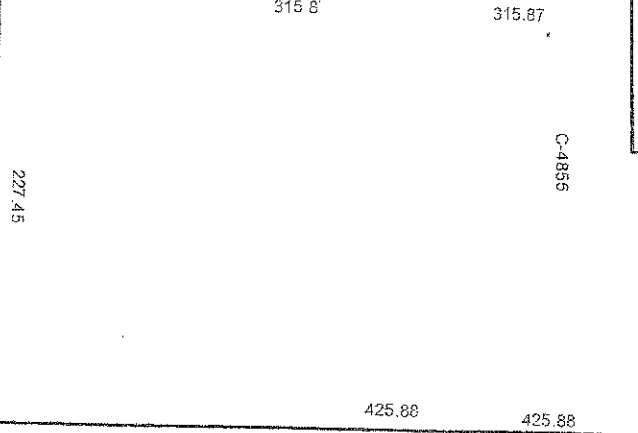
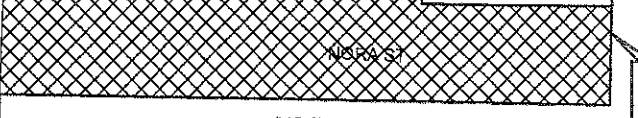


ALLEY



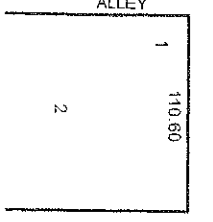
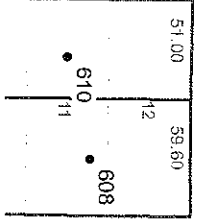
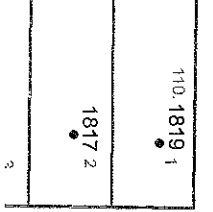
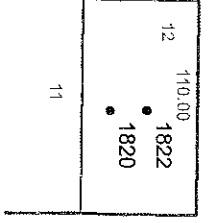
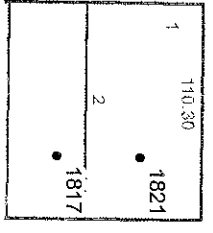
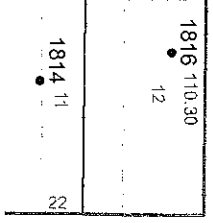
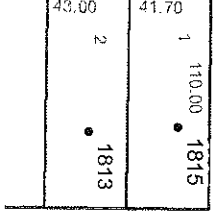
NORA

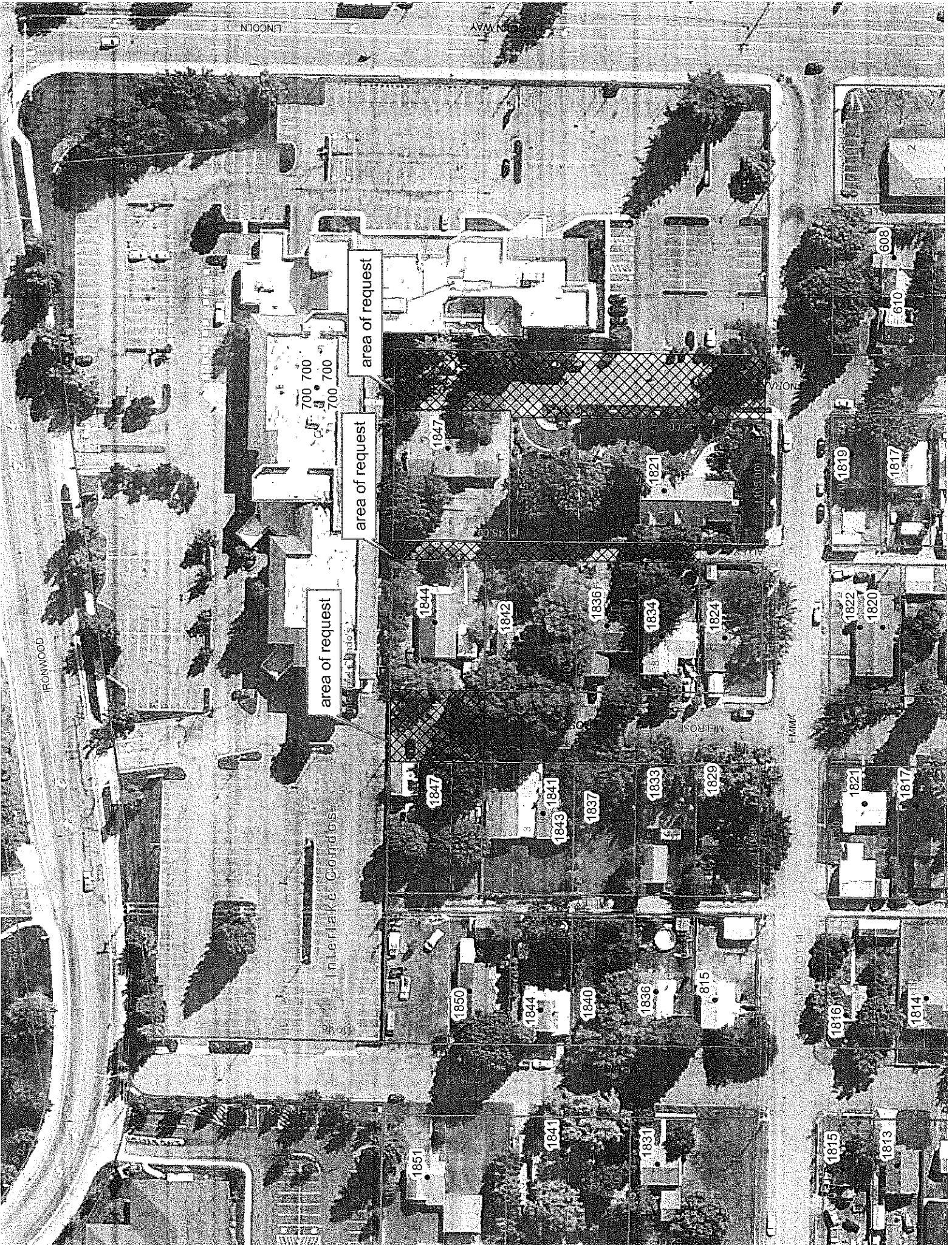
NORA ST



FS.A.M.R. LOT 14

EMMA





LINCOLN

HENRY WAY

IRONWOOD

Interlake Condos

area of request

area of request

area of request

1851

1841

1831

1815

1813

1850

1844

1840

1836

1815

1847

1843

1841

1837

1833

1829

1844

1842

1836

1834

1824

1847

1821

1819

1817

1822

1820

608

610

HENRY

EMMA

MELROSE

BEER, WINE AND/OR LIQUOR APPLICATION Expires March 1 annually

City of Coeur d' Alene
Municipal Services
710 Mullan Avenue
Coeur d' Alene, Idaho 83814
208.769.2229 Fax 769.2237

[Office Use Only] Amt Pd 100.00
 Rec No 515652
 Date 01-03-2012
 Date to City Council: 01-17-2012
 Reg No. _____
 License No. _____
 Rv _____

Date that you would like to begin alcohol service 5/1/12

Check the ONE box that applies:

<input type="checkbox"/>	Beer only (canned and bottled) not consumed on premise	\$ 50.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled) not consumed on premise	\$250.00 per year
<input checked="" type="checkbox"/>	Beer only (canned and bottled only) consumed on premise	\$100.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled only) consumed on premise	\$300.00 per year
<input type="checkbox"/>	Beer only (draft, canned, and bottled) consumed on premise	\$200.00 per year
<input type="checkbox"/>	Beer and Wine (Draft, canned, and bottled) consumed on premise	\$400.00 per year
<input type="checkbox"/>	Beer, Wine, and Liquor (number issued limited by State of Id)	\$762.50 per year
<input type="checkbox"/>	Transfer of ownership of a City license with current year paid Beer-to go only \$6.25 Beer- Can, Bottled only \$12.50 Beer- Draft, can, bottled \$25 Consumed on premise yes no Transfer from _____ to _____	\$

Business Name	Trickster's Brewing Company, LLC
Business Mailing Address	3850 N. Schreiber Way
City, State, Zip	Coeur d'Alene, ID 83815
Business Physical Address	Same
City, State, Zip	Same
Business Contact	Matt Morrow Business Telephone: (970)764-7128 Fax:
License Applicant	Trickster's Brewing Company, LLC
If Corporation, partnership, LLC etc. List all members/officers	Matt Morrow Kyle Travis Emily Morrow Mark Morrow Susan Morrow

**CITY COUNCIL
STAFF REPORT**

DATE: February 7, 2012
FROM: Terry W. Pickel, Assistant Superintendent, Water Department
SUBJECT: Approval of budgeted vehicle purchases.

DECISION POINT:

Staff is requesting Council approval to purchase a 2012 Dodge 1500 pickup From Dave Smith Motors and a Dodge 3500 cab/chassis from Mountain Home Auto Ranch, current State Bid vendors.

HISTORY:

The Water Dept. routinely budgets annually for rolling stock replacement. For fiscal year 2012 we are planning to replace a 1999 Ford F150 pickup and a 1995 GMC flatbed. Typically staff schedules to replace these vehicles when they near or exceed 100,000 miles and/or 10 years of service, dependent on severity of use. These two vehicles now meet exceed one or both of those criteria. Staff utilized the Idaho State Vehicle Bid to establish a base vehicle specification and then also solicited quotes from local Dodge, Chevrolet and Ford vendors. Usually a local vendor can meet the lowest State Bid price so we prefer to purchase locally if possible. However, this year the Dodge franchise switched vendors and the new local vendor chose not to submit a quote. None of the other local vendors was able to meet the lowest State Bid price which was for Dodge vehicles.

FINANCIAL ANALYSIS:

The Water Dept. currently has an approved line item in the budget for fiscal year 2011-2012 for purchase of replacement rolling stock. The current budget line item is \$60,000.00. The State bid for the Dodge 1500 series truck with all applicable fees included was for \$19,550.36 from Dave Smith Motors of Kellogg. Lakecity Ford quoted an equivalent F150 for \$20,446.00 and Knudtsen Chevrolet quoted an equivalent 1500 series for \$22,500.00. The State bid for the Dodge 3500 series cab/chassis with all applicable fees included was for \$22,409.66 from Mountain Home Auto Ranch. Lakecity Ford quoted an equivalent F350 for \$22,711.00 and Knudtsen Chevrolet quoted an equivalent 3500 series for \$23,900.00. The trucks being replaced will be made available to other city departments for addition to their fleet.

PERFORMANCE ANALYSIS:

Utilizing the state bid offers several advantages for the City. Specifically, the state bid has already performed all of the administrative work required to bid, evaluate and award contracts. The contracts ensure that all vehicles bid are of similar types and duty range and any desired option is equally accounted for. This saves countless hours in administrative time and offers the most cost effective and quality vehicles to the City. The City can also use these specs to solicit quotes from local vendors as well. This gives them the chance to compete and keep City business as local as possible.

QUALITY OF LIFE ANALYSIS:

As a continuing practice to provide high quality services to our customers for an affordable utility rate, the Water Department must continually seek the most effective cost reduction measures available while maintaining the highest level of performance. The Water Department rolling stock plays an integral role in timely response for customer service and system maintenance. Continual use of an aging fleet requires more frequent and costly maintenance and repairs thereby driving up operating costs. By replacing the rolling stock prior to the need for major repairs, operating costs are reduced thus requiring less long term revenue adjustments. The lower initial purchase price also plays a key role in keeping the overall operating costs even lower.

DECISION POINT/RECOMMENDATION:

Staff requests authorization from City Council to purchase a 2012 Dodge 1500 pickup From Dave Smith Motors for \$19,550.39 and a Dodge 3500 cab/chassis from Mountain Home Auto Ranch for \$22,409.66, the current State Bid vendors.

CEMETERY LOT TRANSFER/SALE/REPURCHASE PROCEDURE AND ROUTING SLIP

Request received by: Municipal Services Kathy Lewis
Department Name / Employee Name / Date
Request made by: Patti Singer 713-3219
Name / Phone
3583 West Echo Post Falls ID 83854
Address

The request is for: Repurchase of Lot(s)
 / Transfer of Lot(s) from _____ to _____

Niche(s): _____
Lot(s): 632, 633, _____, _____, _____, _____. Block: C Section: RIV

Lot(s) are located in Forest Cemetery / Forest Cemetery Annex (Riverview).

Copy of Deed or Certificate of Sale must be attached.

Person making request is Owner / Executor* / Other* _____

*If "executor" or "other", affidaviats of authorization must be attached.

Title transfer fee (\$ N/A) attached**.

**Request will not be processed without receipt of fee. Cashier Receipt No.: _____

ACCOUNTING DEPARTMENT Shall complete the following:

Attach copy of original contract.

Vonnie Jensen
Accountant Signature

CEMETERY SUPERVISOR shall complete the following:

1. The above-referenced Lot(s) is/are certified to be vacant: / Yes / No
2. The owner of record of the Lot(s) in the Cemtery Book of Deeds is listed as:
Patti A and Paul J. Singer - husband & wife
3. The purchase price of the Lot(s) when sold to the owner of record was \$ 400.00 per lot.

RDE 1/31/12
Supervisor's Init. Date

LEGAL/RECORDS shall complete the following:

1. Quit Claim Deed(s) received: Yes / No
- Person making request is authorized to execute the claim: [Signature] 1-30-12
Attorney Init. Date

I certify that all requirements for the transfer/sale/repurchase of cemetery lot(s) have been met and recommend that that transaction be completed.

Susan K. Weather 1-31-12
City Clerk's Signature Date

COUNCIL ACTION

Council approved transfer/sale/repurchase of above-referenced Lot(s) in regular session on: _____
Mo./ Day /Yr.

CEMETERY SUPERVISOR shall complete the following:

Change of ownership noted/recorded in the Book of Deeds: / Yes / No
Cemetery copy filed / ; original and support documents returned to City Clerk / /

Cemetery Supervisor's Signature Date

Distribution: Original to City Clerk
Yellow copy Finance Dept.
Pink copy to Cemetery Dept.

DATE: FEBRUARY 7, 2012
TO: MAYOR AND CITY COUNCIL
FROM: PLANNING DEPARTMENT
RE: SETTING OF PUBLIC HEARING DATE: MARCH 6, 2012

Mayor Bloem,

The Planning Department has forwarded the following item to the City Council for scheduling of a public hearing. In keeping with state law and Council policy, the Council will set the date of the public hearing upon receipt of recommendation.

<u>ITEM NO.</u>	<u>REQUEST</u>	<u>COMMISSION ACTION</u>	<u>COMMENT</u>
SP-2-12	Requested appeal Applicant: Crown Castle/Sunny Ausink Location: 219 Coeur d' Alene Lake Drive	Recommended denial	Quasi-Judicial

In order to satisfy the mandatory 15-day notice requirement, the earliest regular Council meeting at which this item may be heard is **March 6, 2012.**

JS:ss

ANNOUNCEMENTS

Memo to Council

DATE: January 17, 2012

RE: Appointments to Boards/Commissions/Committees

The following appointment is presented for your consideration for the February 7th Council Meeting:

JOHN BRUNING

NATURAL OPEN SPACE COMMITTEE

A copy of the data sheet is in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Susan Weathers, Municipal Services Director
Doug Eastwood, Natural Open Space Committee Liaison

Memo to Council

DATE: January 23, 2012

RE: Appointments to Boards/Commissions/Committees

The following appointment is presented for your consideration for the February 7th Council Meeting:

JOHN BRUNING

ARTS COMMISSION

A copy of the data sheet is in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Susan Weathers, Municipal Services Director
Steve Anthony, Arts Commission Liaison

Memo to Council

DATE: January 31, 2012

RE: Appointments to Boards/Commissions/Committees

The following re-appointments are presented for your consideration for the February 7th Meeting:

KELLY OSTROM
JIM VAN SKY

Personnel Appeals Board
CDA TV Committee

Copies of the data sheets are in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Susan Weathers, Municipal Services Director/CDA TV Liaison
Pam MacDonald, Personnel Appeals Board Liaison

OTHER BUSINESS

COUNCIL BILL NO. 12-1003
ORDINANCE NO. 3428

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, VACATING A PORTION OF PUBLIC ALLEY IN THE TAYLOR'S PARK SUBDIVISION, SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, RECORDED IN BOOK "B" OF PLATS, PAGE 90, RECORDS OF KOOTENAI COUNTY, GENERALLY DESCRIBED AS A PORTION OF THE PUBLIC ALLEY ADJOINING LOTS 16 & 17, BLOCK 2 OF SAID SUBDIVISION, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE, AND, PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing, the City Council finds it to be in the best interests of the City of Coeur d'Alene and the citizens thereof that said portion of alley be vacated; NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene:

SECTION 1. That the following described property, to wit:

Beginning at the northeast corner of Lot 17, Block 2 of said Taylor's Park subdivision, thence, easterly 15.0 feet to the northwest corner of Lot 16, Block 2, thence, southerly along the westerly line of Lot 16, 115.0 feet to a point, thence, northwesterly 21.21 feet to a point on the easterly line of said Lot 17, thence, northerly along the easterly line of said Lot 17, 100.0 feet to the point of beginning. Said vacated area is 1612 square feet, more or less.

be and the same is hereby vacated.

SECTION 2. That said vacated portion of the alley shall revert to the adjoining property owner to the east.

SECTION 3. That the existing rights-of-way, easements, and franchise rights of any lot owners, public utility, or the City of Coeur d'Alene shall not be impaired by this vacation, as provided by law, and that the adjoining property owners shall in no manner pave or place any obstruction over any public utilities.

SECTION 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

APPROVED by the Mayor this 7th day of February, 2012.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. 3428
ALLEY RIGHT-OF-WAY VACATION

The City of Coeur d'Alene, Idaho hereby gives notice of the adoption of Coeur d'Alene Ordinance No. 3428, vacating a portion of public alley in the Taylor's Park subdivision.

Such public alley right-of-way is more particularly described as follows:

Beginning at the northeast corner of Lot 17, Block 2 of said Taylor's Park subdivision, thence, easterly 15.0 feet to the northwest corner of Lot 16, Block 2, thence, southerly along the westerly line of Lot 16, 115.0 feet to a point, thence, northwesterly 21.21 feet to a point on the easterly line of said Lot 17, thence, northerly along the easterly line of said Lot 17, 100.0 feet to the point of beginning. Said vacated area is 1612 square feet, more or less.

The ordinance further provides that the City of Coeur d'Alene shall retain drainage easements, utility easements and easements for sidewalk/pedestrian access within the rights-of-way hereby vacated and provides that the ordinance shall be effective upon publication of this summary. The full text of the summarized Ordinance No. 3428 is available at Coeur d'Alene City Hall, 710 Mullan Avenue, Coeur d'Alene, Idaho 83814 in the office of the City Clerk.

Susan K. Weathers, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Warren J. Wilson, am a Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. 3428, V-11-6 Taylors Park Addition, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 7th day of February, 2012.

Warren J. Wilson, Chief Civil Deputy City Attorney

PUBLIC HEARINGS

**CITY COUNCIL
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: FEBRUARY 7, 2012
SUBJECT: ZC-4-11 – ZONE CHANGE
LOCATION: +/-6.79 ACRES IN PARCELS CURRENTLY ZONED LM & C-17L WITHIN THE EDUCATION CORRIDOR

DECISION POINT:

North Idaho College is requesting approval of a Zone Change from the existing C-17L (Limited Commercial at 17 units/acre) and LM (light Manufacturing) areas within the Educational Corridor to the C-17 (Commercial at 17 units/acre) zoning district.

SITE PHOTOS:

A. Aerial photo:



B. Current photos:

View from River Avenue looking north:



Hubbard Ave looking north:



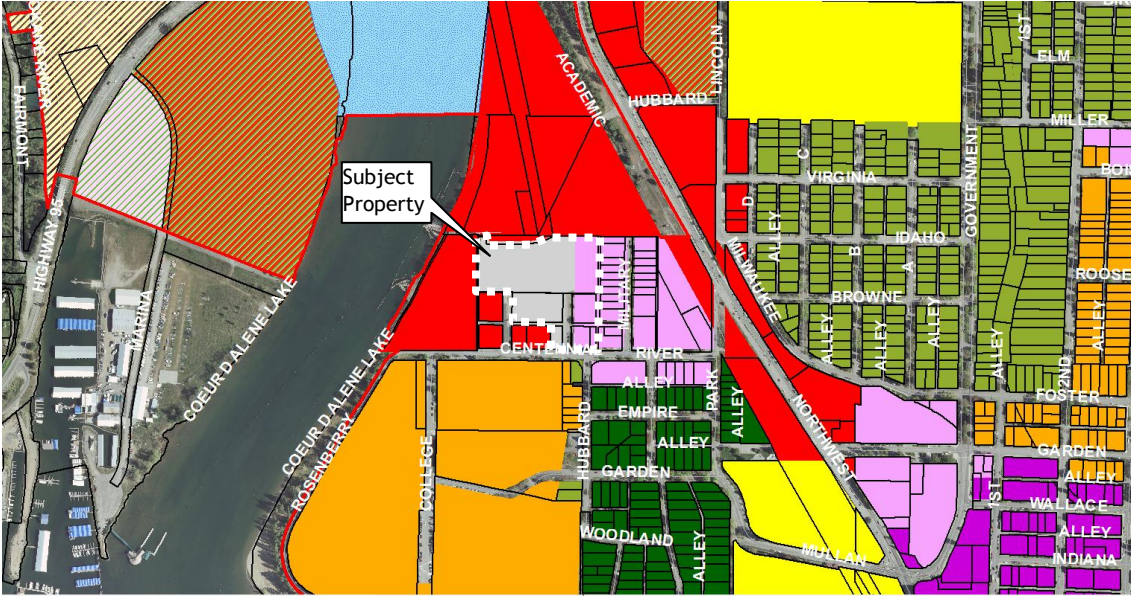
Northern boundary of request adjacent to WWTP:



GENERAL INFORMATION:

A. Zoning:

- zoning
- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-8SF



NORTH IDAHO COLLEGE
 NORTH CAMPUS
**PLANNED
 UNIT
 DEVELOPMENT**

EXISTING ZONING
 Exhibit 3

LEGEND

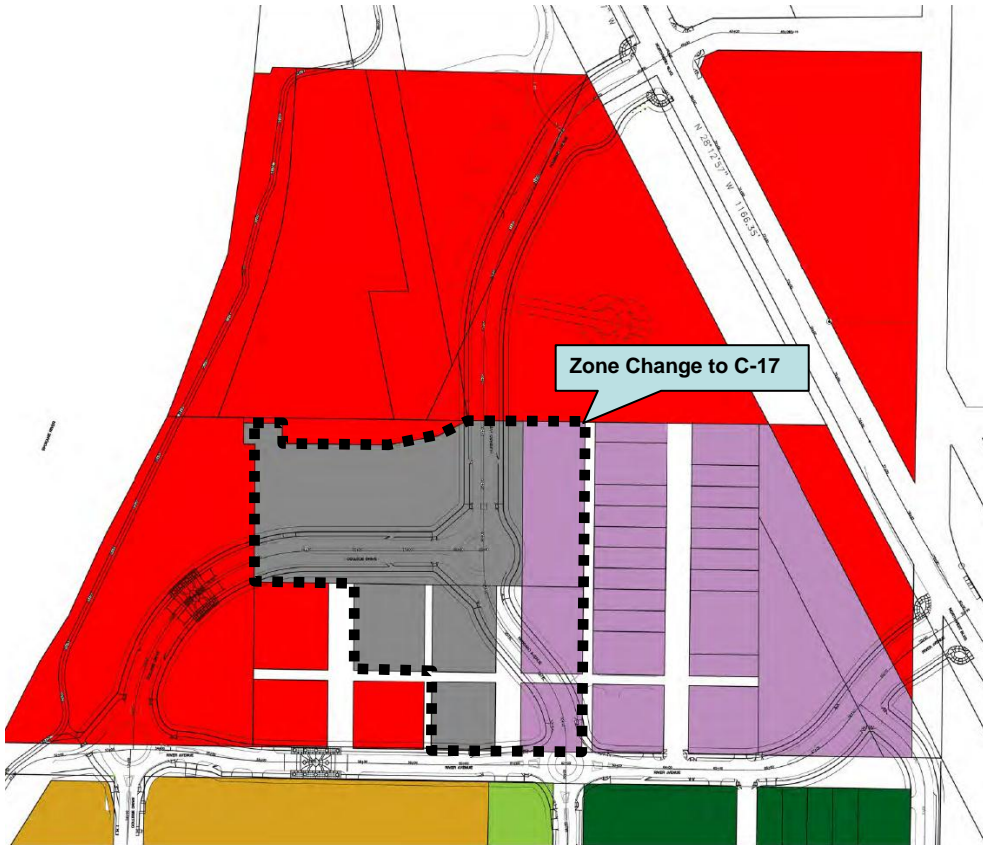
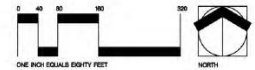
- C - 17
- C - 17L
- R - 17
- R - 12
- R - 8 - SF
- LM

PREPARED FOR:

 North Idaho College
 Coeur d'Alene, Idaho

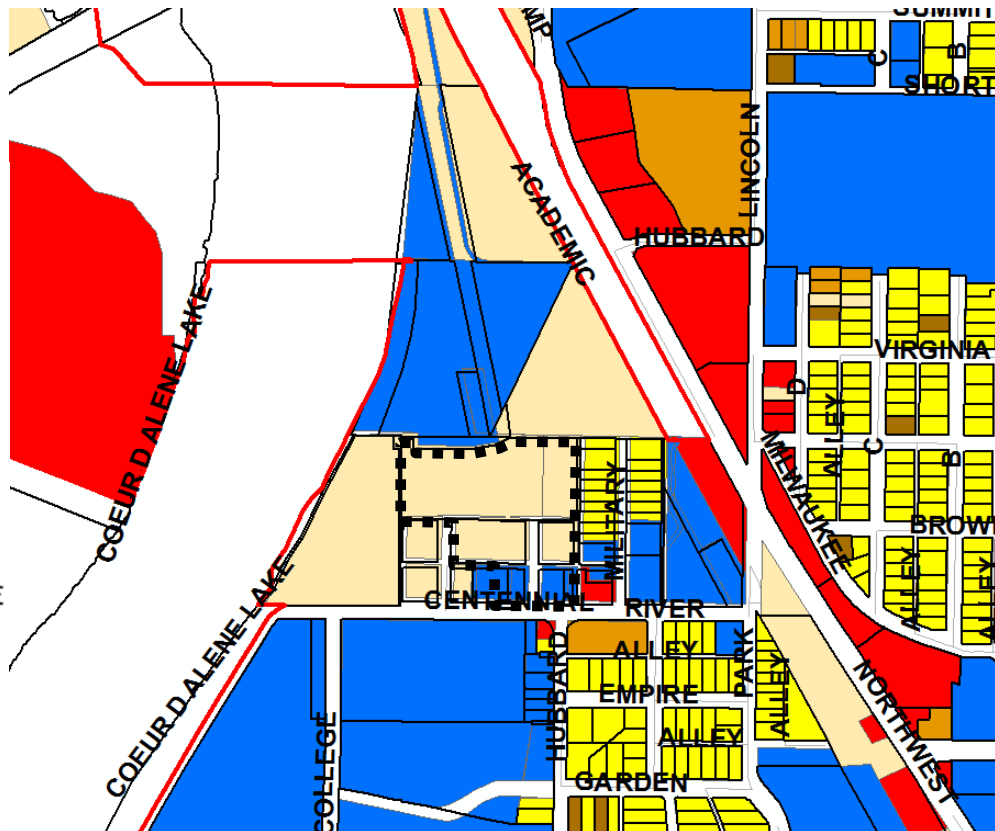
PREPARED BY:

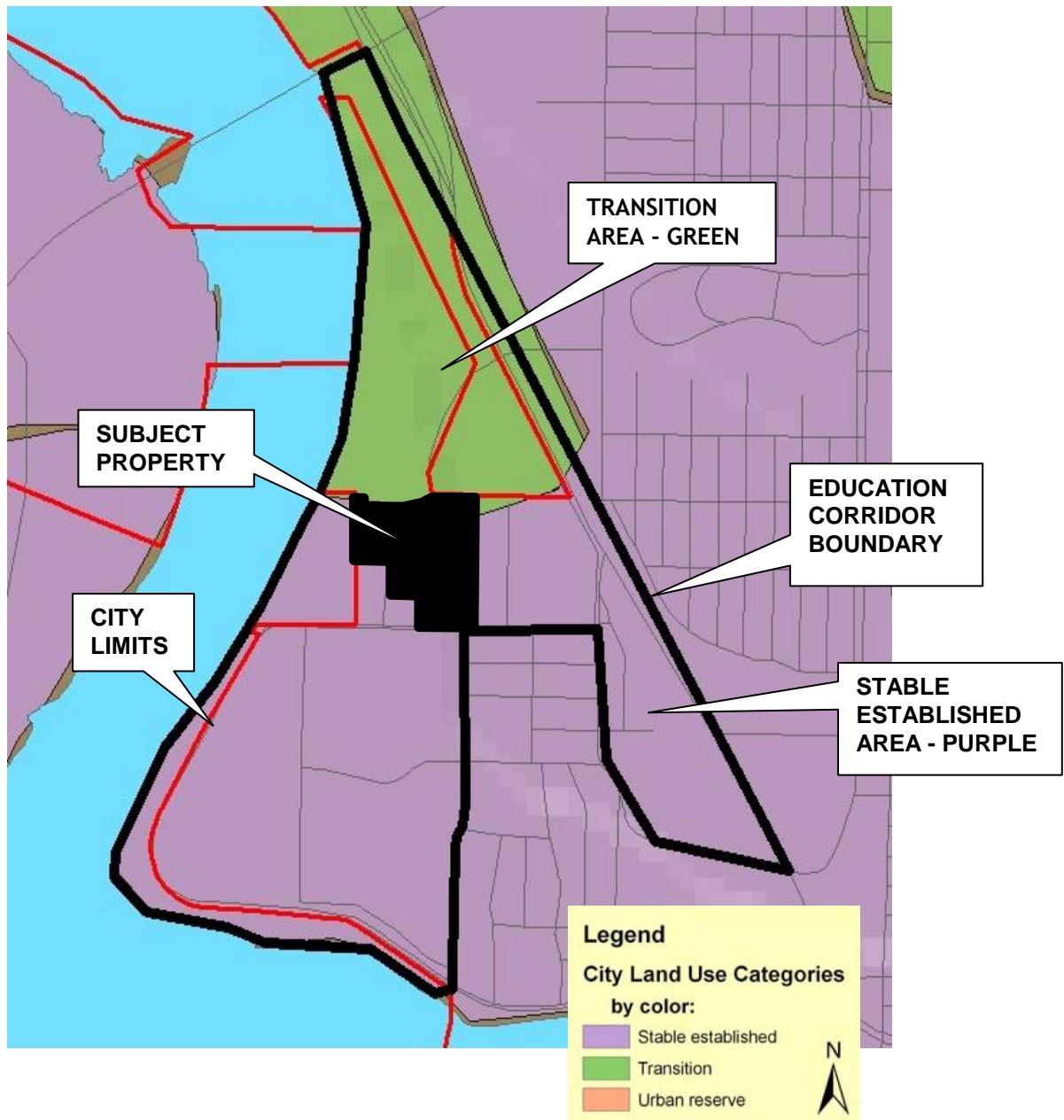


B. Generalized land use:

- Land Use
- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULTURE
- VACANT



C. 2007 Comprehensive Plan designation - Stable Established – Education Corridor:



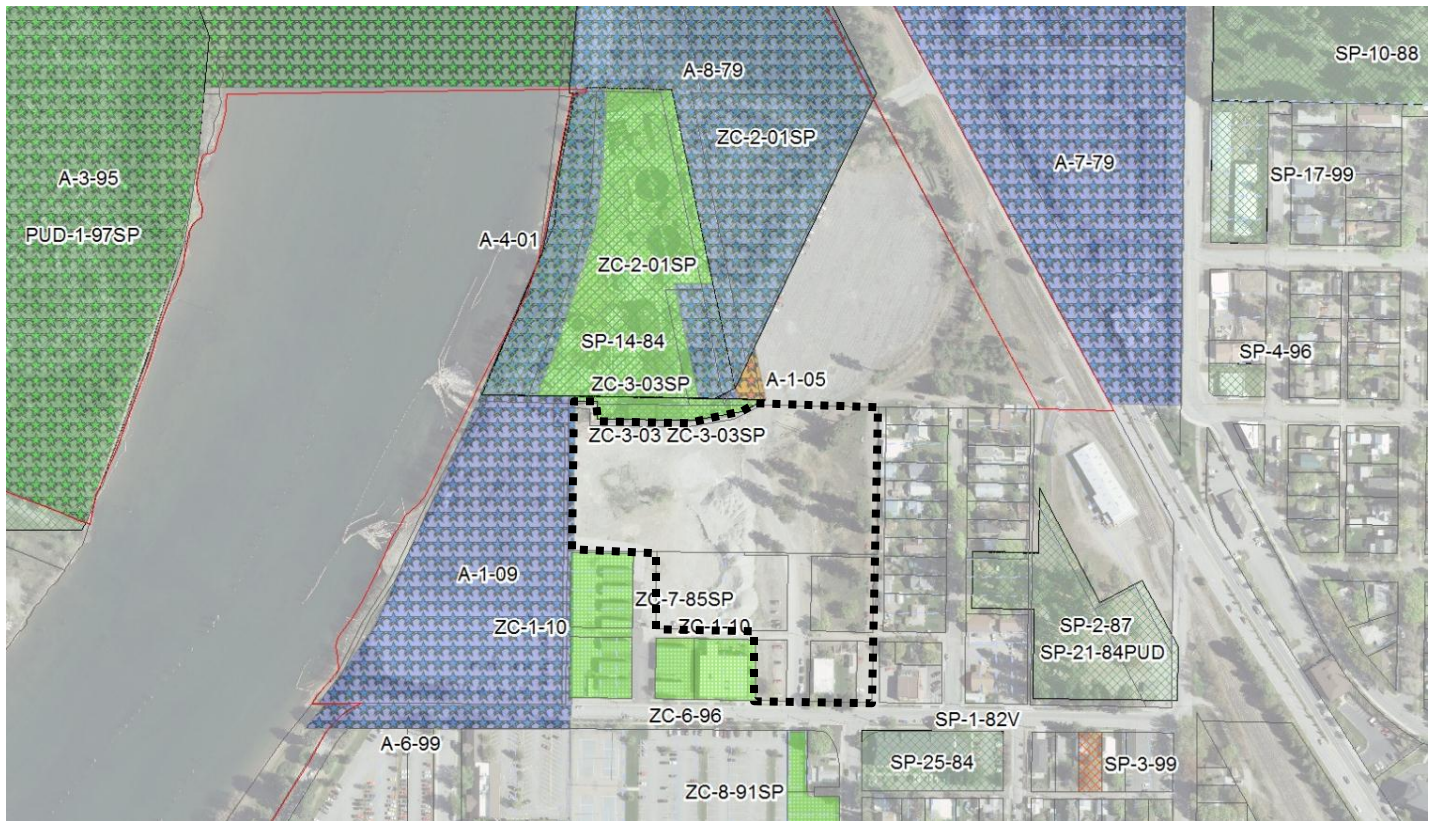
Stable Established:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots, and general land use are not expected to change greatly within the planning period.

Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots, and general land use are expected to change greatly within the planning period.

D. Previous actions on and near subject property:



HEARING ITEM	REQUEST	APPROVED/ DENIED/ WITHDRAWN
A-7-79	county indust. To city c-2L-pud	APPROVED
A-8-79	From county industrial to city c-2l-pud	APPROVED
A-3-95	From County Restrictive residential PUD to C-17	APPROVED
A-6-99	County Indus. To R-17	APPROVED
A-4-01	from R-12 to C-17	APPROVED
A-1-05	from County M to C-17	APPROVED
A-1-09	From County Indus. To C-17	APPROVED
PUD-1-97SP	Blackwell Island, Auto camp SUP	APPROVED
ZC-7-85SP	LM to R-17 with an R-34 SUP	APPROVED
ZC-8-91SP	R-12 to R-17 with a parking lot and an increase in the max. impervious surface to 85%	APPROVED
ZC-1-10	R-17 (parcel A) & LM (parcel B) to C-17	APPROVED
ZC-2-01SP	R-12 to C-17 and an Extensive Impact SUP	APPROVED
ZC-3-03	LM to C-17	APPROVED
ZC-3-03SP	LM TO C-17 and an extensive impact SUP	APPROVED
ZC-6-96	R-17 to C-17	APPROVED
SP-1-82V	A proposed R-34 SUP & a 10% density Variance	APPROVED
SP-14-84	An essential service SUP in R-12	APPROVED

SP-21-84PUD	An R-34 SUP and a supplemental SUP allowing for up to 4 dwelling unit/acre increase in the C-17L	APPROVED
SP-25-84	An R-34 SUP in the R-17 zoning district	APPROVED
SP-2-87	Riverlake Inn, A request for a hotel/motel SUP in the C-17L zoning district	APPROVED
SP-10-88	A community assembly/essential service SUP in the R-3 and R-12 zoning district	APPROVED
SP-4-96	manufacturing SUP on 1 lot in the C-17 zoning district	APPROVED
SP-3-99	An R-34 SUP in the C-17L zoning district	DENIED WITHOUT PREJUDICE
SP-17-99	A warehouse/storage SUP in the C-17 zoning district	APPROVED

E. Applicant/ Owner North Idaho College
1000 West Garden Avenue
Coeur d'Alene, ID 83814

F. Land uses in the area include civic (North Idaho College, Lewis & Clark State College, University of Idaho), waste water treatment plant, commercial, and residential (single-family and multi-family).

G. On November 8, 2011, the Planning Commission approved the requested zone change by a vote of 4 to 0.

ANALYSIS:

A. Zoning:

The portion of the property currently zoned C-17L (Limited Commercial at 17units/acre) will allow a community education use by right, while the remainder is zoned LM (Light Manufacturing) and does not allow community education, either by right or special use permit.

Per the corresponding PUD application's narrative North Idaho College is making the zone change request, "...a zone change has also been requested to change the parcels with the LM and C17-L zones to C-17 which would apply consistent zoning to the entire PUD area and would better allow for those types of limited education uses that relate to delivery of higher education services."

The applicant is requesting C-17 (Commercial at 17 units/acre) for all parcels, which allows the following uses by right and special use permit:

Purpose and Intent:

The requested C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. It should be located adjacent to arterials, however, joint access developments are encouraged:

Uses permitted by right:

1. Single-family detached housing (as specified by the R-8 District).
2. Duplex housing (as specified by the R-12 District).
3. Cluster housing (as specified by the R-17 District).
4. Multiple-family (as specified by the R-17 District).
5. Home occupations.
6. Community education.
7. Essential service.
8. Community assembly.
9. Religious assembly.
10. Public recreation.
11. Neighborhood recreation.
12. Commercial recreation.
13. Automobile parking when serving an adjacent business or apartment.
14. Hospitals/health care.
15. Professional offices.
16. Administrative offices.
17. Banks and financial institutions.
18. Personal service establishments.
19. Agricultural supplies and commodity sales.
20. Automobile and accessory sales.
21. Business supply retail sales.
22. Construction retail sales.
23. Convenience sales.
24. Department stores.
25. Farm equipment sales.
26. Food and beverage stores, on/off site consumption.
27. Retail gasoline sales.
28. Home furnishing retail sales.
29. Specialty retail sales.
30. Veterinary office.
31. Hotel/motel.
32. Automotive fleet storage.
33. Automotive parking.
34. Automobile renting.
35. Automobile repair and cleaning.
36. Building maintenance service.
37. Business support service.
38. Communication service.
39. Consumer repair service.
40. Convenience service.
41. Funeral service.
42. General construction service.
43. Group assembly.
44. Laundry service.
45. Finished goods wholesale.
46. Group dwelling-detached housing.
47. Mini-storage facilities.
48. Noncommercial kennel.
49. Handicapped or minimal care facility.
50. Rehabilitative facility.
51. Child care facility.
52. Juvenile offenders facility.
53. Boarding house.
54. Commercial kennel.

- 55. Community organization.
- 56. Nursing/convalescent/rest homes for the aged.
- 57. Commercial film production.

Uses allowed by special use permit:

- 1. Veterinary hospital.
- 2. Warehouse/storage.
- 3. Custom manufacturing.
- 4. Extensive impact.
- 5. Adult entertainment sales and service.
- 6. Auto camp.
- 7. Residential density of the R-34 district as specified.
- 8. Underground bulk liquid fuel storage-wholesale.
- 9. Criminal transitional facility.
- 10. Wireless communication facility.

The zoning pattern (see zoning map on page 3) in the surrounding area shows R-8, R-17, C-17L, and C-17. The North Idaho College property to the south is zoned R-17 and the City owned property to the north containing the wastewater treatment plant and University of Idaho is zoned C-17. The subject property is currently zoned LM and C-17L.

B. Finding #B8: THAT THIS PROPOSAL (IS) (IS NOT) IN CONFORMANCE WITH THE COMPREHENSIVE PLAN POLICIES.

- 1. The subject property is within the Area of City Impact Boundary.
- 2. The subject property has a land use designation of Stable Established and is within the Education Corridor land use area and the Education Corridor Conceptual Plan and Neighborhoods (Fort Grounds) Special Areas, as follows:

Stable Established Areas:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots and general land use are not expected to change greatly within the planning period.

Education Corridor:

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

The characteristics of the Education Corridor will include:

- An increasing number of uses related to the provision of higher education that is suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

3. **Special Areas – Education Corridor Conceptual Plan**

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in 1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene sold a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber Company.

The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

Policy:

Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

Methods:

We will support educational institutions in their planning efforts for the Education Corridor.

We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

4. **Special Areas: Neighborhoods – Fort Grounds:**

During the next 20-year planning period, this neighborhood will be impacted by extensive development along its borders to the north and east. Careful planning in cooperation with the Fort Grounds Home Owners Association will be necessary to preserve this neighborhood's character and charm.

Policy:

- We will preserve the Fort Grounds as an historic area, park, and campus.

Methods:

- Establish an additional traffic ingress/egress for increased circulation.
- Support the higher education institutes in their existing and planned campuses.

5. **Significant Policies:**

- Objective 1.01 - Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous

materials.

- Objective 1.02 - Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer
- Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.13 - Open Space:

Encourage all participants to make open space a priority with every development and annexation.
- Objective 1.14 - Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 2.01 - Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.02 - Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 3.05 - Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.12 - Education:

Support quality educational facilities throughout the city, from the pre-school through the university level
- Objective 3.16 - Capital Improvements:

Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.01 - City Services:

Make decisions based on the needs and desires of the citizenry.

➤ Objective 4.02 - City Services:

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, streetlights, recreation, recycling, and trash collection).

Evaluation: The City Council must determine, based on the evidence before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

C. **Finding #B9: THAT PUBLIC FACILITIES AND UTILITIES (ARE) (ARE NOT) AVAILABLE AND ADEQUATE FOR THE PROPOSED USE.**

SEWER:

No comments.

-Submitted by Don Keil, Assistant Wastewater Superintendent

WATER:

Water has no concerns for the proposed zone change.

-Submitted by Terry Pickel, Assistant Wastewater Superintendent

STREETS, TRAFFIC AND STORMWATER:

No comments.

-Submitted by Chris Bates, Engineering Project Manager

FIRE:

No issues.

-Submitted by Brian Keating, Fire Inspector

Evaluation: The City Council must determine, based on the evidence before them, whether the public facilities and utilities are adequate for the proposed use.

D. **Finding #B10: THAT THE PHYSICAL CHARACTERISTICS OF THE SITE (MAKE) (DO NOT MAKE) IT SUITABLE FOR THE REQUEST AT THIS TIME.**

There are no physical constraints such as topography that would make the subject property unsuitable for development.

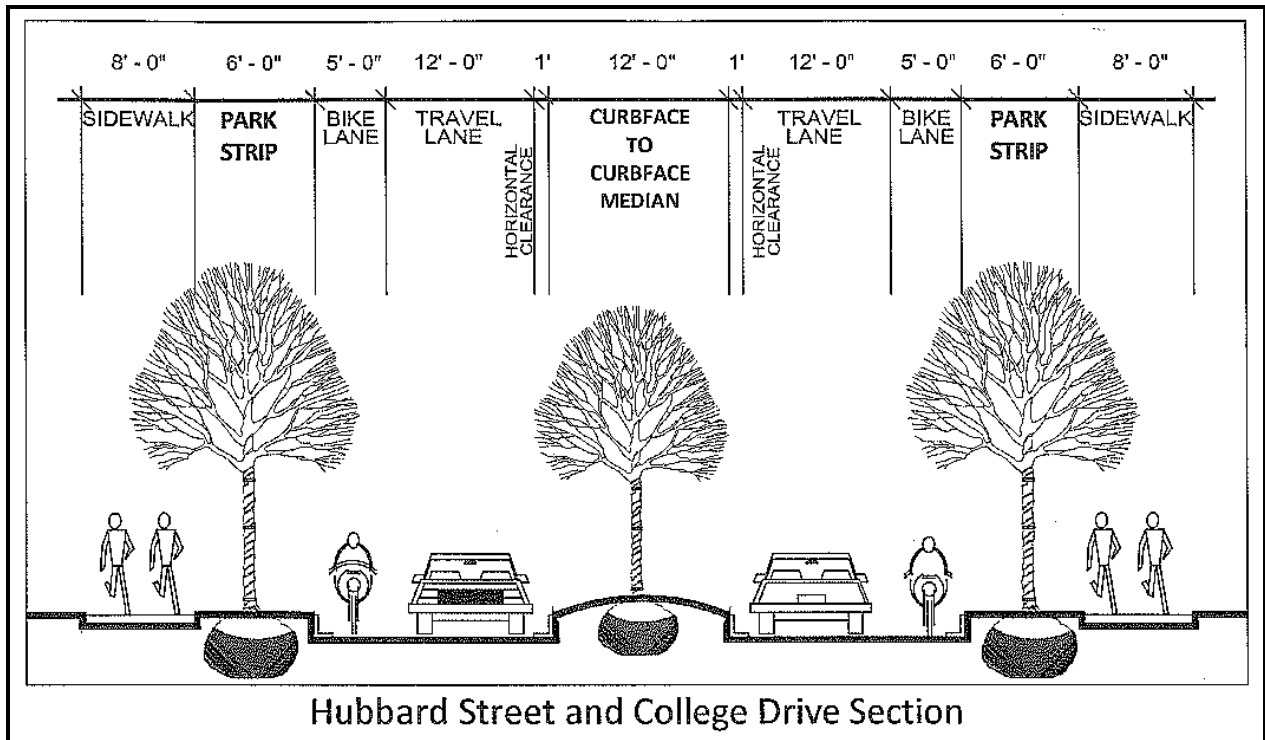
Evaluation: The City Council must determine, based on the evidence before them, whether the physical characteristics of the site make it suitable for the request at this time.

E. **Finding #B11: THAT THE PROPOSAL (WOULD) (WOULD NOT) ADVERSELY AFFECT THE SURROUNDING NEIGHBORHOOD WITH REGARD TO TRAFFIC, NEIGHBORHOOD CHARACTER, (AND) (OR) EXISTING LAND USES.**

The proposed Zone Change is bordered by River Avenue on the south, and, Hubbard Street and College Drive traverse the subject property. Hubbard Street is a direct connection to Northwest Boulevard and points beyond.

The existing streets have recently been reconstructed to meet City standards, and the future needs of the college campus area. Wider street sections w/ median dividers, roundabouts, and controlled points of access have been constructed to meet the anticipated traffic flows.

The October 2010 Education Corridor Preliminary Infrastructure Design Report, contained the typical seventy-six foot (76') road section that was approved and implemented in the design of the street network through the PUD site:



This is the road section that was constructed to serve the future needs of the college, and cannot be deviated from without approval of the city. Alterations to this design may have adverse effects on the volume of traffic, and, the flow of that traffic through the local street network. Therefore, any proposed change to the typical street section must be approved by the City Engineer.

At this time, the streets within the area of the proposed PUD have not been dedicated to the public; however, they have been signed and striped per the requirements of the Manual of Uniform Traffic Control Devices (MUTCD).

In order to maintain continuity with all streets within the City limits, and, for the general safety of the driving, walking and bicycling public, signing and striping of the streets will be required to adhere to and be maintained in the format dictated by the MUTCD.

The ITE Trip Generation Manual estimates the project may generate 8,100 trips per day based upon the published student count of 6,750 and 1.20 ADT's (average daily trips).

The adjacent and connecting streets will accommodate the noted traffic volumes. The recent completion of the new road network that traverses the area encompassed by the PUD included a

new signalized intersection at the Hubbard Street / Northwest Blvd juncture. This now provides two signalized intersections (NW/Mullan/Gov't Way being the other) by which to access the subject property. In addition, a third signalized intersection is slated to be built in the spring of 2012 at the intersection of River Avenue and Northwest Boulevard, which will provide yet another point of connection to the area. This will allow for a greater dispersion of traffic entering and leaving the site.

Since the traffic flows to a college campus tend to fluctuate throughout the day, and, also during the days of the week, the average number of trips per day is generally less than the total number of predicted trips. That number is an assumption that all of the students are there on a daily basis and that is typically not the case. In reality, it is actually a portion of that number.

-Submitted by Chris Bates, Engineering Project Manager

Evaluation: *The City Council must determine if the proposal adversely affects the surrounding neighborhood at this time with regard to traffic, neighborhood character existing land uses.*

F. Recommended conditions:

None

G. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - 2007.
Municipal Code.
Idaho Code.
Wastewater Treatment Facility Plan.
Water and Sewer Service Policies.
Urban Forestry Standards.
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices.

ACTION ALTERNATIVES:

The City Council must consider this request and make appropriate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

GENERAL NARRATIVE

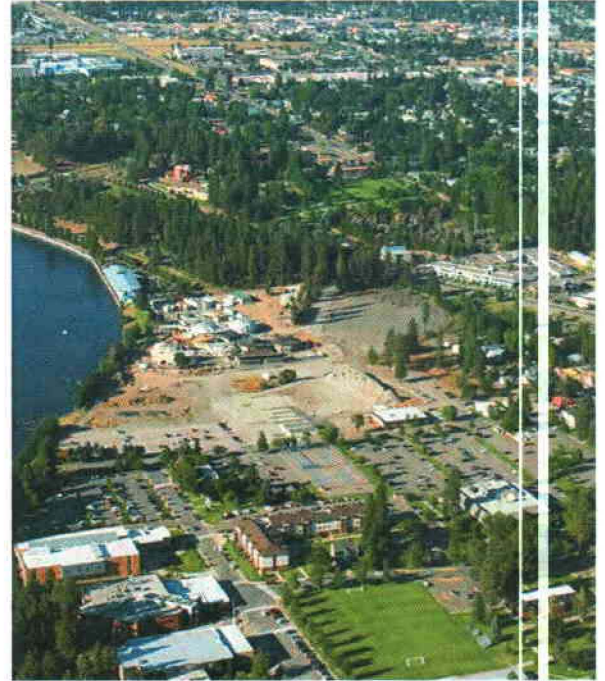
OVERVIEW OF PROJECT AND REQUESTED ACTIONS

The North Idaho College North Campus PUD is approximately an 18.78 acre, irregularly shaped site (including road ROWs) that sits north of River Avenue and the existing campus (see Exhibit 1), and extends northeast to Northwest Boulevard at the Hubbard Avenue. It is bounded on the west by the Spokane River. Surrounding land use (see Exhibit 2) influences include the existing campus to the south, the City's waste water treatment plant (WWTP) to the north, and, commercial uses on the east at and near Northwest Boulevard. To the east there is also an un-used railroad ROW as well as a small residential area with homes that front on Military Drive north of River Avenue.

Existing zoning (see Exhibit 3) for the site includes six (6) parcels that are zoned C-17, four (4) parcels zoned LM, or Light Manufacturing, and nine (9) parcels zoned C-17L. Adjacent land parcels are zoned C-17 to the north, C-17L to the east and R-17 to the south. The western portion of the site along the river is also subject to the city's 150' shoreline setback. The Comprehensive Plan designation for this area is "Transition".

The site exhibits low topographical relief (see Exhibit 4) with the highest elevational areas being near the levee/dike along the Spokane River on the west and near the Hubbard Avenue/Northwest Boulevard intersection on the north. The lowest portion of the site is at the intersection of Hubbard Avenue and River Avenue. This is important as the topographical relief contains the majority of the views and vistas to within the site.

A greater portion of the site formerly housed a small sawmill operation with dry kilns, log storage areas, and planing and packaging operations. As is well known, North Idaho College recently acquired the property and it is



The NIC campus today.

their intent through this land acquisition and this P.U.D. approval process to set the stage for the future expansion of the campus in an orderly and controlled fashion.

There are existing structures within the PUD boundaries (See Exhibit 5) that are in use today and providing valuable service to the College. These include temporary classrooms and support services buildings that sit on the north side of River Avenue. In time, these will be replaced in favor of a long term strategy of siting and constructing new and permanent academic facilities on defined building sites inside individual lots. While there are no specific or identified projects for construction as of this writing other than the proposed CEF Building, which will be discussed briefly later, a partial list of potential facilities may include:

1. Parking Structures
2. Academic Buildings
3. Joint Sponsorship Projects
4. Physical Education and Wellness Structures
5. Surface Parking –temporary and permanent
6. Athletic Fields
7. Landscape/ Open Space

A PUD approval is being requested pursuant to the terms of the annexation agreement executed by the City, North Idaho College, and the College's foundation. It is also requested as a means to allow for necessary flexibility in the further development of the property and its integration with the existing campus areas. In addition, a zone change has also been requested to change the parcels with the LM and C17-L zones to C-17 which would apply consistent zoning to the entire PUD area and would better allow for those types of limited education uses that relate to delivery of higher education services. It should be noted that although C-17 is being sought, no standard commercial uses are anticipated for the project that would be outside what would normally be delivered as part of a higher education institution.

DEVELOPMENT PLAN

The proposed development plan (see Exhibit 5) includes the roads, utilities, pedestrian and bicycle connectivity, lighting and landscape development being accomplished by the LCDC sponsored Education Corridor Infrastructure Project or LCDC-IP. The project includes four (4) defined development lots, one (1) of which will be dedicated open space. Inside the three remaining lots are nine (9) proposed building sites with defined development areas. Open space constitutes approximately 11% of the total PUD area.

Of the lots not formally dedicated as Open Space, the following summarizes the development intent for each:

Sites 1 & 2 -	Near Term:	Open Space/Parking
	Long Term:	Building Sites
Site 3 -	Near Term:	Open Space/Surface Parking
	Long Term:	Parking Structure of up to 7 floors above grade
Sites 4, 5, 6 & 7 -	Near Term	Surface parking and/or single story buildings; or open space
	Long Term:	Building Sites for multi-story structures
Sites 8 & 9 -	Near Term:	Surface parking
	Long Term:	Parking garage of up to 7 floors above grade; may or may not be attached to another structure; up to three(3) academic structures; or surface athletic fields; physical education/wellness facilities

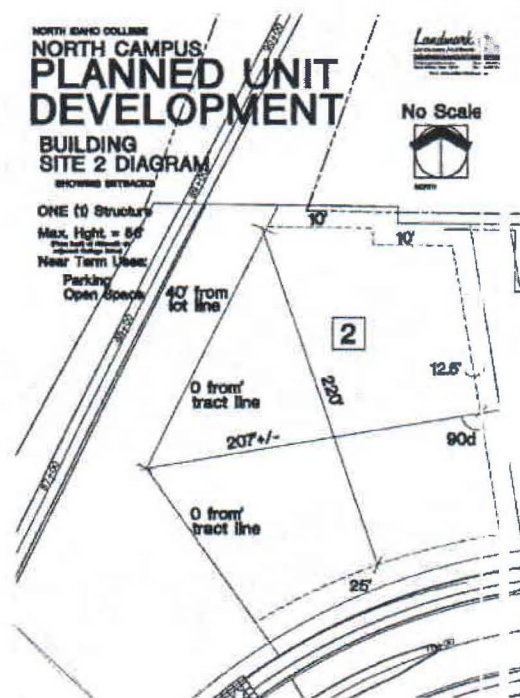
Alternatives A through C show the various options for how Site 9 could be developed either collectively or separately. (See Exhibits 6,7, & 8)

LOT DIAGRAMS/BUILDING ENVELOPES

Building envelopes (see Exhibit 9) have been developed for the non-open space parcels and show the anticipated extent of areas inside the proposed development lots where structures may be placed in the future. Most are generous in size and flexible in their configuration to allow future college leaders multiple options for new building configurations. Some building envelopes, such as are shown on Building Site 3 and Building Site 8, are or have portions of them that are specific to a structure's size. These are anticipated to be future parking garage sites, with Building Site 3 prioritized as the first site to have such a facility. The geometry of these building envelopes are specific to the horizontal dimensions of a structure's proposed size. Detailed building site diagrams appear in the appendices to this request.

The proposed building envelopes also direct placement of structures on Building Sites 2 & 3 such that they, along with street tree plantings and their own site landscape development, will serve in a buffering capacity for the WWTP. As part of Lot 2 and between Building Sites 2 and 3, fire access to the south and west sides of the WWTP and has been provided and coordinated with WWTP officials.

It is also anticipated that the development of multiple building sites in a collective effort may take place while allowing for flexibility for change in the future. For example, we have included the most current site plan for the Collaborative Education Facility, or CEF, which makes use (see Exhibit 10) of Building Sites 4, 5, and 6. While not approved yet for development by all the participating parties, the areas of Building Sites 4 and 6 best illustrate how anticipated transition has been built in to the planning as they will be surface parking in the near term, as well as



Typical Building Site Diagram

sites for temporary classrooms and locations of college support services, but have been sized to allow for future buildings of more intense activity than those presently there. Site 5 is shown as the formal location for the CEF. Open Space Tract "C" inside Lot 3 will be dedicated as open space and will facilitate a pedestrian-oriented green space that will serve the CEF and future buildings linking with both the open space lot along the river (Lot 1) and the existing campus to the south. It is anticipated that the buildings occupying Sites 4 and 6 will be multi-story in nature. This statement should not preclude near-term development of structures for a specific use that may be single story in configuration.

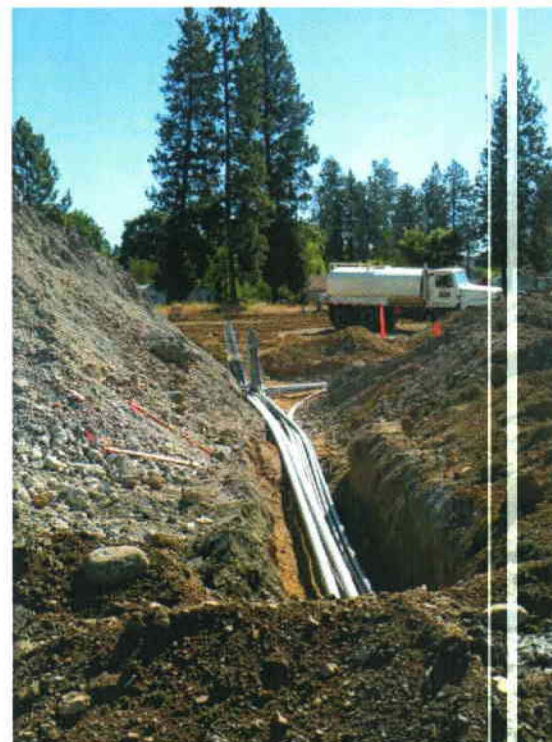
UTILITIES

The LCDC-IP has provided an extensive re-working of the utilities network (see Exhibit 11) and related linkages throughout the greater PUD area and includes improvements specific to this PUD and to the larger City as well. All proposed building sites will have access to sewer, water and standard dry utility services. Stormwater from the streets is handled via existing storm networks that have been enhanced. Stormwater for individual lot development will be managed on-site responsive to specific project needs and in accordance with applicable city ordinances.

GENERAL LANDSCAPE DEVELOPMENT

Extensive street plantings and planted medians have been provided as part of the LCDC-IP (see Exhibit 12). Street tree and edge tree plantings total 469 trees. The planting design is intended to accomplish a number of goals which include:

- Creation of a shaded boulevard entrance to the campus as well as mitigation of urban heat island effect
- Injection of spring and fall color for interest and placemaking



Dry utilities installation

- Buffering of the WWTP through use of “curtains” or waves of trees that both screen and focus views
- Use of a mix of Idaho native conifers to provide winter interest, structure to the landscape, and as a salute to the former lumber production activities that occurred on the site

In addition, the roundabout circles have also been extensively planted. All areas of landscape development are irrigated by a drip irrigation system with a central control system that will monitor water usage and can be expanded to manage the landscapes of the projects that will eventually occur on the development lots. The irrigation mainline has been sized to accommodate future growth in use inside the PUD boundaries, provide extensions south to the existing campus, and to facilitate use of river water, if so desired, or use of future reclaimed water from the WWTP. As part of this application, we are also asking for recognition/approval of a future pump/intake structure out of the Spokane River near the southwest corner of the PUD.

In the near term, those areas that will not have buildings or parking will be seeded with a sustainable turfgrass seed mix and managed to establish an acceptable stand of grass. As use changes in the future, access to the irrigation mainline for increased watering could change these areas to a more manicured form of turfgrass, if desired.

A street, sidewalk, and trail lighting system has been provided that meets or exceeds footcandle standards for these specific areas.

Long term emphasis on landscape development is intended to be consistent with previous community discussion and focus on a “river of pines”. It will be the intent to modify this slightly to emphasize a “river of conifers” to be situated throughout the future green (see Exhibit 13) core of the campus making use of a mix of native Idaho coniferous trees in a swath from the north campus

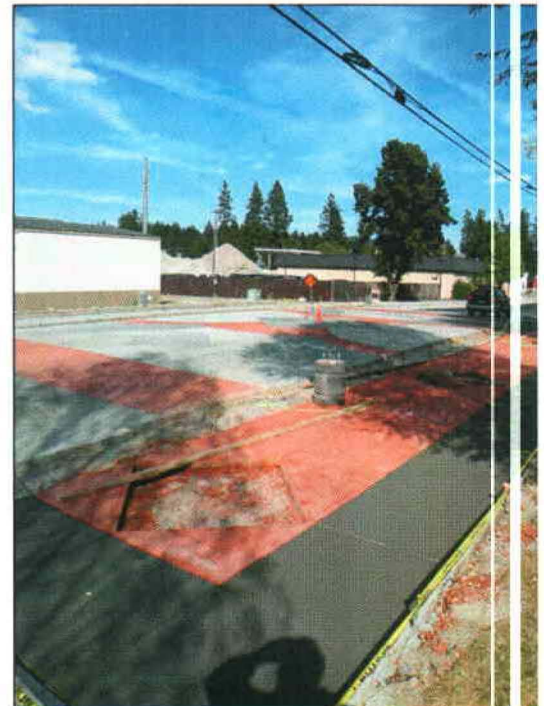
boundary south through the center of the campus to the lake.

OPEN SPACE

As has been noted before, approximately 11% of the PUD area has been set aside as open space both on a platted lot and in dedicated tracts, designated as Lot 1, Open Space Tracts “A” and “B” inside Lot 2, and Open Space Tract “C” inside Lot 3 (see Exhibit 15). Lot 1 is river frontage with the Centennial Trail and will have no major academic structures placed within it. Over time, there may be minor structures such as shelters, benches or picnic tables that may be placed at a later date. The intent with its configuration is to set aside the waterfront areas for public access, to enhance connectivity of the North Idaho Centennial Trail, to provide for a soft path below the Centennial Trail on the river bank to provide access to the water, and to extend a green pedestrian oriented corridor to the southeast with street crossings down to the existing campus. This will support the future placement of connecting walkways from the campus areas up to the Centennial Trail to provide the desired level of connectivity to the future central green space of the existing campus. As noted earlier, Open Space Tract “C” facilitates this as well. At-grade decorative pedestrian crossings have also been provided to reinforce the pedestrian zone and the connectivity it provides.

Open space Tract “B” is intended as a buffer lot to mitigate visual impacts of a future multi-story parking garage on Building Site 3 as well as the WWTP. It is anticipated that this project is well off into the future, but starting the buffer now with a mix of coniferous tree plantings as part of the LCDC-IP will ensure that it is ready at time of construction to manage views of the campus from the remaining residential uses along Military Drive to the east.

There are encroachments in the near term on Open Space Tract “C” near River Avenue, but as the new campus areas



Pedestrian crossing under construction.

begins to take shape and to establish permanent uses such as the new CEF Building these encroachments will be eliminated and the open space will realize its intended function. Additional open space set aside has covered the near term intrusion of these facilities.

GENERAL MANAGEMENT

All areas and aspects of the PUD are to be maintained by North Idaho College except all the maintenance functions anticipated and normally undertaken by the City such as is normally associated for storm sewer trunks, sewer trunks, and water mains. Streets are to be private allowing for public access with defined rights-of-way and the College will be responsible for their maintenance. Dry utilities maintenance will be coordinated between North Idaho College and the providers.

DEVIATIONS

We are requesting to waive the application of the Shoreline Ordinance for Lots 1 & 2 as it is the intent of the College to reserve the right to place multi-story academic and/or special use structures on Building Sites 1 & 2 inside of Lot 2, and to retain the flexibility for varying heights consistent with the C-17 zone. Lot 1 may possibly see small park-like structures such as shelters, overlooks, and seating areas installed at a later time. These will have to be permitted by the US ACOE at the time of development.

Also requested is our deviation from normal C-17 setbacks to those shown on the Building Site Diagrams that define each building site's building envelope. These are more restrictive than the C-17 setbacks as a means to direct placement of structures to form spaces, shape and direct views, and in some cases buffer certain views out from the project.

Although there are no height restrictions associated with the C17 zone, we are submitting for approval, maximum



Centennial Trail and Dike road linkages.

building heights for each lot to add clarity for future building permitting and construction efforts.

GENERAL RELATIONSHIPS

The project has been planned and these initial steps have been carefully coordinated with ongoing development programs underway by the City in general, LCDC and the WWTP, as a specific arm of the City. Transportation networks and master plans have been respected and used as a basis for going forward with final design for the LCDC-IP Phase 1A. Neighborhood values have been taken into account in the design of the proposed street network and connections. Dry utilities and communications networks have also been coordinated with providers and have resulted in upgrades and removal of poles and above ground lines. Wet utilities networks have been enhanced and relocated to allow for future development of the proposed lots while giving much needed enhancements to city-wide utility connectivity. The shoreline open space piece (Lot 1) allows for better Centennial Trail connectivity. As previously noted, the pedestrian network of walks and crossings and support lighting systems will provide much better flow of students and faculty to and from critical areas of the campus.

PHASING

It is anticipated that this current construction phase of the LCDC-IP, follow up right-of-way dedication, platting, and lot pinning will represent the initial phase of the PUD. Subsequent phases will be represented by individual building projects on each of the newly defined lots. As previously mentioned, the joint sponsored CEF Building is the only current project envisioned for the PUD area. This is considered as years away. It should be remembered that it has taken 75 plus years of growth to get the campus to its current configuration. Approval of this PUD application sets the stage for campus development the next 75 years.

Applicant: North Idaho College
Location: North of River Avenue and the existing campus and extends
Northeast to Northwest Boulevard at Hubbard Avenue
Request:

- A. A proposed zone change from LM (Light Manufacturing) to C-17 (Commercial at 17 units/acre) QUASI-JUDICIAL (ZC-4-11)

Planning Director Yadon presented the staff report, gave the mailing tally as 1 in favor, 0 opposed, and 3 neutral and answered questions from the Commission. Planner Yadon explained since this is two requests, he will discuss the zone change first.

ZC-4-11:

Commissioner Bowlby referenced a comment submitted by a citizen who inquired if there are any plans for the alleys on N. Military Drive.

Engineering Services Director Dobler stated that there are not any current plans and added in the future, they may be vacated.

Commissioner Bowlby inquired if staff is comfortable with adding more commercial zoning and questioned if C-17 is the appropriate zone for this property.

Planner Yadon explained that the city has a process when a zone change application is submitted; staff will discuss with the applicant if this zone is appropriate for the project. He explained that since this application was submitted with a PUD, the C-17 is appropriate to allow the applicant the ability to plan for future projects.

Commissioner Luttrupp questioned if the city had considered annexing a portion of Rosenberry Drive to save the trees along the dike road.

Deputy City Attorney Wilson commented that this is something the city has discussed.

Public testimony open:

John Mueller, applicant representative, 210 E. Lakeside, complimented staff on a great staff report that covered most of the issues associated with this request. He explained C-17 was chosen based on what the campus has planned in the future. He stated as an example, two garages are planned on campus that when completed will allow 1,000 additional parking spaces for each garage and by approving the C-17 will allow the necessary height needed for the project. He explained that the college has had a shortage of parking, and hopefully these garages will help that problem.

Commissioner Bowlby inquired if the applicant could explain where the parking garages will be placed on campus.

Mr. Mueller presented a picture of the campus showing the site where the two garages are planned. He explained that the college does not have any plans for the construction of these two garages anytime in the future and why the approval of the C-17 zoning is needed - to allow the college the flexibility of having the tools in place to start the project.

Bob Macdonald, 1407 Silver Beach Loop, commented if the city would consider a piece of property on Rosenberry Drive for a potential dog park.

Susan Snedaker, 821 Hastings, commented that the 84' height requirement needed for the future parking garages is unappealing.

Public testimony closed:

REBUTTAL:

John Mueller commented that the parking garages are planned based on future growth of the campus. He feels that the parking garages are a good choice for more parking when needed.

Commissioner Luttrupp commented that he is comfortable with approval of C-17 based on what was presented, because the PUD being approved will limit heights in the area.

Motion by Bowlby, Seconded by Luttrupp, to direct staff to prepare the findings for Item ZC-4-11. Motion approved.

Motion by Bowlby, seconded by Evans, to approve Item ZC-4-11. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

A. INTRODUCTION

This matter having come before the Coeur d'Alene Planning Commission on November 8, 2011, and there being present a person requesting approval of ITEM ZC-4-11, a request for a zone change from LM (Light Manufacturing) and C-17L (Limited Commercial) to C-17 (Commercial at 17 units/acre).

LOCATION: +/- 6.79 acre parcel located between the Wastewater Treatment Plant and River Ave.

APPLICANT: North Idaho College

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

- B1. That the existing land uses are residential, civic and commercial.**
- B2. That the Comprehensive Plan Map designation is Stable Established.**
- B3. That the zoning is Light Manufacturing (LM) and Limited Commercial (C-17L).**
- B4. That the notice of public hearing was published on September 24, 2011, which fulfills the legal requirement.**
- B5. That the notice of public hearing was posted on the property on October 24, 2011, which fulfills the legal requirement.**
- B6. That 7 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on September 23, 2011, and 4 responses were received: 1 in favor, 0 opposed, and 3 neutral**
- B7. That public testimony was heard on November 8, 2011, including but not limited to:**

Dave Yadon, Planning Director.

Mr. Yadon stated that NIC was seeking a zone change from C-17L and LM to C-17 as well as a PUD for the "Education Corridor". The parcel is approximately 6.79-acres located within the Education Corridor. Mr. Yadon reviewed the staff analysis for land use, neighborhood characteristics, utilities, traffic and streets.

Gordon Dobler, City Engineer.

Mr. Dobler stated that there are no current plans to develop an alley for N. Military Drive and explained how access to those properties is accomplished with the new street infrastructure in place.

Jon Mueller, 210 E. Lakeside

Mr. Mueller testified on behalf of NIC and explained that the basis for the request for C-17 zoning was to give the college the necessary flexibility to accommodate future growth and development of the college campus. He noted that two parking garages may be constructed in the future and the C-17 zone provides the necessary height allowances.

Bob MacDonald, 1407 Silver Beach Loop

Mr. MacDonald testified that in the future he would like to see an off-lease dog park in the area of this request.

Susan Snedaker, 821 Hastings Ave.

Ms. Snedaker testified that she is concerned with the potential height allowed in the zone especially for potential future parking structures.

B8. That this proposal is in conformance with the Comprehensive Plan policies.

We find that the proposed zone change is in conformance with the Comprehensive Plan as follows:

The property in question is designated by the Comprehensive Plan as a stable established area within the Education Corridor special area, which recognizes that the growth of the higher education institutions on the property in question is crucial to future quality growth. The area is intended as a place for the current NIC campus to grow in a manner that will accommodate other higher education institutions. Further, the existing LM zoning on much of the property does not allow higher education uses and the bulk of the education corridor is already zoned C-17. The requested C-17 zone gives the applicant the flexibility to design and grow the Education Corridor campus into the future. In addition, we find that the following additional Comprehensive Plan policies are achieved by this subdivision:

Objective 1.12 - Community Design.

Objective 1.13 – Open Space.

Objective 1.14 – Efficiency.

Objective 2.02 – Economic and Workforce Development.

Objective 3.12 - Education.

Objective 3.10 – Affordable and Workforce Housing.

B9. That public facilities and utilities are available and adequate for the proposed use.

Installation of public infrastructure for the proposed uses was just completed. The staff report indicates no concerns about the adequacy of the sewer, water, police and fire services for the subject property. are available for the subject property. As such, we find that the public facilities are available and adequate for the proposed use.

B10. That the physical characteristics of the site make it suitable for the request at this time because:

The site is essentially flat as such we find that the physical characteristics of the site do make it suitable for the requested zoning.

B11. That the proposal would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character or existing land uses.

Traffic impact to the surrounding neighborhoods will not adversely affect the surrounding neighborhood because the street network around and through the site have recently been constructed to city standards. The new street infrastructure was designed to accommodate the future needs of the property as an educational campus as discussed in the staff report. With regard to compatibility with neighborhood character and existing land uses, there will be no adverse impact. We find this because the property is essentially surrounded by the existing campus and other portions of the education corridor that is already zoned C-17.

C. ORDER: CONCLUSION AND DECISION

The Planning and Zoning Commission, pursuant to the aforementioned, finds that the request of **North Idaho College** for approval of the zone change, as described in the application should be **approved**.

D. ORDINANCES AND STANDARDS USED IN EVALUATION

Comprehensive Plan - 2007.

Transportation Plan.

Municipal Code.

Idaho Code.

Wastewater Treatment Facility Plan.

Water and Sewer Service Policies.

Urban Forestry Standards.

Transportation and Traffic Engineering Handbook, I.T.E.

Manual on Uniform Traffic Control Devices.

Coeur d'Alene Bikeways Plan.

Motion by Luttropp, seconded by Messina, to adopt the foregoing Findings and Order.

ROLL CALL:

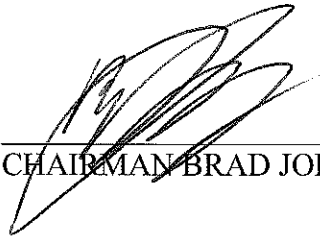
Commissioner Luttropp Voted Yes

Commissioner Messina Voted Yes

Commissioner Evans Voted Yes

Commissioner Bowlby was absent.

Motion to approve carried by a 3 to 0 vote.



CHAIRMAN BRAD JORDAN

**COEUR D'ALENE CITY COUNCIL
FINDINGS AND ORDER**

A. INTRODUCTION

This matter having come before the City Council on, January 17, 2012, and continued to February 7, 2012, there being present a person requesting approval of ZC-4-11:, from the existing C-17L (Limited Commercial at 17 units/acre) and LM (light Manufacturing) areas within the Educational Corridor to the C-17 (Commercial at 17 units/acre) zoning district.

APPLICANT: NORTH IDAHO COLLEGE

LOCATION: +/-6.79 ACRES IN PARCELS CURRENTLY ZONED LM & C-17L WITHIN THE EDUCATION CORRIDOR

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The City Council may adopt Items B1-through7.)

- B1. That the existing land uses are civic (North Idaho College, Lewis & Clark State College, University of Idaho), waste water treatment plant, commercial, and residential (single-family and multi-family).
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is LM and C-17L.
- B4. That the notice of public hearing was published on, December 31, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 6, 2012, which fulfills the proper legal requirement.
- B6. That 7 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on December 30, 2011, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on January 17, 2012 .

B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available and adequate to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography
2. Streams
3. Wetlands
4. Rock outcroppings, etc.
5. vegetative cover

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

Criteria to consider for B11:

1. Traffic congestion
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The City Council, pursuant to the aforementioned, finds that the request of NORTH IDAHO COLLEGE for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order.

ROLL CALL:

Council Member Gookin	Voted _____
Council Member Edinger	Voted _____
Council Member Goodlander	Voted _____
Council Member McEvers	Voted _____
Council Member Adams	Voted _____
Council Member Kennedy	Voted _____

Mayor Bloem Voted _____ (tie breaker)

Council Member(s) _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

MAYOR SANDI BLOEM

MEMORANDUM

DATE: JANUARY 31, 2012
FROM: RENATA MCLEOD, PROJECT COORDINATOR
RE: APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2012 ANNUAL ACTION PLAN.

DECISION POINT:

- Approval of the Community Development Block Grant (CDBG) Plan Year 2012 Action Plan in the amount of \$262,325

HISTORY: The City of Coeur d’Alene receives a direct allocation of HUD Community Development Block Grant (CDBG) funds. Each year the City is required to complete an annual action plan in accordance with the adopted citizen participation plan. The Action Plan document is intended to be an outline regarding how the City intends to spend the CDBG funds, as well as, fulfill the program reporting requirements. A public comment period was held from January 2, 2012 through February 2, 2012. A public workshop was held on January 18, 2012 at 5:30 p.m. at Fire Station No. 3. One person attended the public workshop and did not provide any comments. During the public comment period one public comment was provided, which was a clarification from North Idaho Housing Coalition that they work with families whose incomes are 50%-120% median income rather than 80%-120% median income, as originally referenced in the document. Some minor changes have been made to the Action Plan since the thirty-day public comment period; they are as follows:

1. North Idaho Housing Coalition clarification family served changed from 80%-120% to 50%-120% based on the public comment
2. Corrected budget figure, as notification of allocation was provided by HUD during the public comment period, which is amended to reflect \$123.00 less than anticipated
 - a. Administration cap of 20%, reduction of \$24.00
 - b. Land acquisition of 106 Homestead, reduction of \$99.00

FINANCIAL: The Plan Year 2012 allocation will be \$262,325, which is \$123.00 less than the amount anticipated at the beginning of the public comment period. The following updated budget is included in the final Action Plan document:

Funding amount	Line Item
\$118,167	Reimbursement to the City for purchase of 106 Homestead Avenue, affordable rental housing (7 units)
\$26,693	Sidewalk project – Harrison Avenue to be constructed Summer of 2013
\$40,000	Emergency Minor Home Repairs
\$25,000	3285 N. Fruitland Lane, North Idaho Housing Coalition septic tank removal, sewer line installation
\$52,465	Administration (PAC Contract, Advertising, brochures, training, Consolidated Plan Update)
\$262,325	

DECISION POINT: Approval of the Community Development Block Grant (CDBG) Plan Year 2012 Action Plan in the amount of \$262,325.



Fifth Program Year Action Plan

The CPMP Fifth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

*The City of Coeur d'Alene is located on the north shore of Lake Coeur d'Alene and extends north to Hayden, ID. The eastern portion of Coeur d'Alene is bordered by the jurisdictions of Fernan Lake and Dalton Gardens, which have autonomous governing bodies, but share a zip code with Coeur d'Alene. To the west are the cities of Huetter and Post Falls. The City of Coeur d'Alene does not have significant, dense areas of low-income residents nor are there areas of racial/minority concentration; the total minority population (2000 census) is less than 5%. The City of Coeur d'Alene does use Census Tract mapping (**Attachment "A"**) when conducting planning activities for projects under the CDBG Entitlement program (for example sidewalk repair/replacement.) The City's planning is focused more toward the number of persons who can be helped, and identifying projects that will produce the best benefit for the investment. One of the larger budget items (45%) for Plan Year 2012 is land acquisition to benefit future LMI housing (specifically the 7-unit apartment complex at 106 Homestead Avenue). Where the land is located is secondary to how many LMI persons will benefit through that purchase of land. The City's Emergency Minor Repair and Accessibility Program (EMRAP) (15% of funding) is available to anyone within the City limits who meets the income eligibility and*

program requirements, which occurs throughout the community, as it is not a geographically based program. The funding for the Community Grant program (10%) is part of a competitive and/or informal process; appropriate projects may be located anywhere providing the beneficiaries are LMI residents of Coeur d'Alene. Due to reduced funding Community Grant will be limited to one project in 2012, which will involve a septic tank abatement and sewer infrastructure for a new duplex affordable housing project being built by North Idaho Housing Coalition at 3285 N. Fruitland Lane. The proposed budget allocated 80% of funds to be utilized to benefit LMI. The average over the past three years has been 82% of funding used for LMI benefit.

The City does not receive program income and has not returned any grant funds to the line of credit during the entire period of accepting CDBG funding in 2008.

The City based the budget and allocations on the best information available at the time this document was created. It is unknown if the HUD will allocate slightly more or less than the estimated amount. If more or less funds are allocated, it is the City's plan that additional dollars or deletion of dollars will be added or removed from the land acquisition line item for 106 Homestead Avenue. Additionally, if North Idaho Housing Coalition does not receive the grant for the construction of the duplex, the septic tank abatement project at 3285 N. Fruitland Lane will be removed from the plan, with those dollars added to the land acquisition line item of 106 Homestead Avenue.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.

Because there are no significant areas of poverty or extremely dense concentrations of LMI, the City's planning activities are focused on assisting/benefitting the greatest number of LMI residents possible, with the resources available throughout the city limits. The City does use Census Tract data for project planning when appropriate. Data from the 2010 Census is anticipated to be available for the 2013 planning cycle.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

The City will continue to work with local organizations such as St. Vincent de Paul, North Idaho Housing Coalition, the Committee to End Homelessness, IHFA, the Continuum of Care Coalition, and other government and non-profit organizations to identify areas of need and appropriate activities to mitigate the problems as resources allow. The H.E.L.P. (Helping Empower Local People) Center is an excellent start to this process. An innovative partnership lead by St Vincent de Paul provides office space and basic operating functions in a "one stop shop" so that LMI persons can make inquiries and receive services from employment searches to housing assistance to basic health care. The obstacles to meeting underserved needs are as varied as the individuals who seek assistance (or not, as the case may be.) As organizations and agencies record program activities including successes and failures, adjustments are made to the process, to incorporate the most effective methodologies and modify or eliminate those that are not working. The process is ongoing and as flexible (within the confines of established regulations) as possible to address the conditions and circumstances adherent to Coeur d'Alene.

Additionally, the City will continue to advocate to the community, the need for warming shelters and Project Homeless Connect.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 5 Action Plan General Questions response:

The City of Coeur d'Alene receives no federal funding in addition to CDBG for housing and non-housing community development. Idaho Housing and Finance Association (IHFA) is the public housing authority for the region and administers the Section 8 program (tax credits, McKinney Vento, Continuum of Care, ESG, etc.) in the City of Coeur d'Alene. The estimated amount available to assist households through the Section 8 program during Plan Year 2012 is \$2,037,048, to assist 414 households in the City of Coeur d'Alene (based on current funding and numbers served).

The City of Coeur d'Alene Police Department received Federal Byrne funds and funds from the Department of Justice (bulletproof vest program and COPS) in fiscal year 2007-2008 in the amount of \$86,059, 2008-2009 in the amount of \$52,912 and for fiscal year 2009-2010 in the amount of \$119,695. The City has continued to seek Byrne funding at that level.

The FBI provides reimbursement to the Police Department for overtime for the drug task force. This amount varies, depending on types of cases and resources required. The City of Coeur d'Alene could provide costs (unless classified) for prior years, however projecting if those resources will be needed for a future

year is not practical. Fiscal year 2008-2009, the City received \$27,093 in reimbursements. Fiscal year 2009-2010 included additional COPS hiring recovery program dollars in the amount of \$125,094. Fiscal year 2010-2011 in the amount of \$125,094.

The City of Coeur d'Alene Fire Department receives grant funding from FEMA (via Homeland Security) for equipment. Grant funding for equipment, training, etc. varies from year to year, if it is received at all. In fiscal year 2007-2008, the City received \$18,000 and \$39,984 in fiscal year 2008-2009, \$37,238 for fiscal year 2009-2010, and \$11,176 for fiscal year 2010-2011.

Various other Federal grants were received by the City from the Department of Transportation, Department of Education, and Department of Justice in an approximate amount of \$4,300,000.

The City of Coeur d'Alene has worked with a local developer on a project that was funded in part with Low-Income Housing Tax Credits (Mill River Senior Apartments). The project is providing a return of 50 units of rental housing, 39 of which will be utilized for LMI seniors, for an investment by the City of \$240,000 (CDBG funds PY 2009 and 2010). The project was completed this fall.

The City partnered with Whitewater Development in building the Riverstone West Apartment Complex that is a 50 unit multi-family, rental apartment project for low-income households. Thirty-nine of the 50 units will be set aside for LMI residents. The City has contributed \$10,000 of CDBG dollars for engineering costs. The project is nearly complete with anticipated occupancy in January of 2012.

Although, the City of Coeur d'Alene is not a direct recipient of I.H.F.A. funding/grants, the projected amount of funding for the Coeur d'Alene area is approximately \$747,512 distributed through St. Vincent de Paul via the Supportive Housing Program (SHP), and Emergency Shelter Grant Program (ESG), including CHDO funding and HPRP grants.

St Vincent de Paul has received more than \$850,000 (HPRP) to be used through 2012 for the prevention of homelessness. The H.E.L.P. Center in Coeur d'Alene is the focal point for outreach and service to individuals and families seeking assistance. They are at year three of the grant and have a balance of approximately \$194,849. They have assisted approximately 830 families into housing with these funds within the community (including the entire County).

The H.E.L.P. Center in Coeur d'Alene provides a means for homeless, non-homeless, and special-needs populations to access services. Numerous organizations and agencies assist LMI persons to participate by maintaining "office space" and conducting appointments at the Center; the services include housing, health care, social services, employment assistance, and Veteran's programs. The H.E.L.P. Center is an innovative partnership in which the City is contributing use of the old library building at a modest rent, with plans for a

*permanent sale in the future. A list of the H.E.L.P Center partners is attached as **Attachment "B."***

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The City of Coeur d'Alene staff is the lead agency in the Consolidated Planning Process. As lead agency, the staff works with a citizen ad hoc committee and the City Council to implement the Action Plan and oversee the process by which it was developed. Currently the City of Coeur d'Alene contracts grant administration services through Panhandle Area Council.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

In 2007, the City of Coeur d'Alene became eligible to receive federal Community Development Block Grant, or CDBG. The City of Coeur d'Alene, Administration Department, oversaw the completion of the City's first Consolidated Plan, the City retained BBC Research & Consulting (BBC) of Denver to complete the report and provide needed technical assistance related to CDBG. In addition to members of the general public, participants in the planning process included: North Idaho College Head Start, St Vincent de Paul, League of Women Voters, Affordable Housing Committee, Coeur d'Alene Association of Realtors, affordable and workforce housing advocates and various lenders and title companies. In April 2008, HUD approved the City's 2008-2012 Five-Year Consolidated Plan. This plan covers a five year time period, is comprehensive in scope and provides a road map for housing and community development activities in the City. The City plans to utilize the new application with IDIS to update the Consolidated Plan along with community forums in an effort to gather information from residents.

The three main objectives set by HUD that consolidated planning must address are: 1) provide decent housing, 2) provide a suitable living environment, and 3) expand economic opportunities. A consolidated strategy and plan furthers HUD's statutory goals, particularly through a collaborative process whereby a community establishes a unified vision for community development actions. Consolidation offers communities a better chance to shape the various programs into effective, coordinated neighborhood and community development strategies.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process response:

The City of Coeur d'Alene receives no federal funding in addition to CDBG for housing and non-housing community development. Idaho Housing and Finance Association (IHFA) is the public housing authority for the region and administers the Section 8 program in the City of Coeur d'Alene. The estimated amount available to assist households during Plan Year 2012 (based on 2011 figures) is \$2,037,048, to assist 414 households in the City of Coeur d'Alene.

The Mill River Senior Apartments has been approved for tax credits and construction is complete. The City identified the project in the 2010 Action Plan and completed the final funding approval through the City's established Substantial Amendment process. The project provides 50 units of rental housing, of which 39 units are for LMI seniors for a nominal investment by the City of \$240,000. LMI residents filling reserved apartments are at or below 50% of the median income level. The project developers are currently seeking tax credits for additional LMI projects. Additionally, the City has allocated \$10,000 of CDBG funding toward a tax credit project, the Riverstone West Apartment development. This project will provide 50 units of rental housing, 39 of which are specific to LMI. The apartments are located within a mixed unit development that includes employment opportunities. Construction is nearly complete with anticipated occupancy in January 2012.

The City is utilizing CDBG dollars in the amount of \$100,000 to purchase a 7-unit rental property at 106 Homestead Avenue, over several plan years. The City is also partnering with St. Vincent de Paul by leasing the property at 102 Homestead Avenue. This property is scheduled to be an 811 project and a 14-unit rental property constructed at that site in the future. Currently, no CDBG dollars are allocated to be used at 102 Homestead Avenue.

The City will continue to attend IHFA quarterly housing roundtables and to support implementation of the 10-year Plan to end Homelessness, which provides opportunities to discuss issues with most service providers within our community. Additionally, the City will continue attendance, support, and participation at the Region 1 Homeless Coalition meetings (Continuum of Care group).

Additional projected funding for the Coeur d'Alene area of approximately \$747,512 will be distributed through St. Vincent de Paul via the Supportive Housing Program (SHP), Emergency Shelter Grant Program (ESG), HPRP, CHDO, and other transitional housing grants.

The established H.E.L.P. Center in Coeur d'Alene is the focal point for outreach and service to individuals and families seeking assistance. The City will continue to support and promote these efforts in coordination with the 10-year plan to end homelessness.

The established H.E.L.P. Center in Coeur d'Alene provides a means for homeless, non-homeless and special-needs populations to access services. Numerous organizations and agencies assist LMI persons to participate by maintaining "office space" and conducting appointments at the Center, the services include housing, health care, social services, employment assistance, and Veteran's programs. The H.E.L.P. Center is an innovative partnership in which the City is contributing use of the old library building at a modest rent, with plans for a permanent sale in the future.

Citizen Participation

1. Provide a summary of the citizen participation process.

In 2007, the City of Coeur d'Alene became eligible to receive federal Community Development Block Grant, or CDBG. The City of Coeur d'Alene, Office of Administration, oversaw the completion of the City's first Consolidated Plan, The City retained BBC Research & Consulting (BBC) of Denver to complete the report and provide needed technical assistance related to CDBG. In April 2008, HUD approved the City's 2008-2012 Five-Year Consolidated Plan. This plan covers a five year time period, is comprehensive in scope and provides a road map for housing and community development activities in the City.

The three main objectives set by HUD that consolidated planning must address are: 1) provide decent housing, 2) provide a suitable living environment, and 3) expand economic opportunities. A consolidated strategy and plan furthers HUD's statutory goals, particularly through a collaborative process whereby a community establishes a unified vision for community development actions. Consolidation offers communities a better chance to shape the various programs into effective, coordinated neighborhood and community development strategies.

***Development of the City's Annual Action Plan** follows the process established in the consolidated plan and approved citizen participation plan. Once City Staff have identified priorities and activities and have projected funding amounts, a document is prepared describing the plan to the City Council and the public. A legal notice will be printed in the Coeur d'Alene Press on January 2, 2012 to inform the public that the draft 2012 Action Plan has been posted on the City's website and is available in the City Hall Customer Service Center (located next door to the City Library). A Public Workshop will be conducted on January 18, 2012 at Fire Station No. 3 to provide details of the City's proposed CDBG expenditures for Plan Year 2012, answer questions and receive input and comments from interested parties. The City will email the public comment, workshop, and public hearing notice to the community stakeholder's list attached as **Attachment "C"** posted the notice, draft Action Plan to the City website on January 2, 2012 and will make hardcopies available in the City Customer Service Center or upon request.*

*The public comment period for the action plan was open from January 2, 2012 through February 2, 2012. An announcement of the comment period will be made during the City's regularly scheduled City Council meetings immediately prior to and during comment periods for any planning activities. A public hearing specific to the action plan has been scheduled for February 7, 2012 following the City Council Meeting. A summary of verbal and written comments from the public is attached, as **Attachment "D."***

2. Provide a summary of citizen comments or views on the plan.

*A summary of verbal and written comments from the public is attached as **Attachment "D."***

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

In Program Year Five the City will prepare the update of the Consolidated Plan. Activities in that process have been to focus on Fair Housing, beginning with an Analysis of Impediments (AI), which was completed by BBC Consulting. Additionally, the City of Coeur d'Alene collaborated with Idaho Department of Commerce, Idaho Housing & Finance and other entitlement cities on individual and a statewide AI. The City plans to have a survey available to residents on the City website as well as conducting public forums to involve citizens and gather input in order to complete the Consolidated Plan update.

*For all planning activities, the City utilizes a list of previously identified Community Stakeholders and interested groups (**Attachment "C"**). This list represents a broad spectrum of organizations and agencies whose clientele include LMI persons, DBE, MBE and WBE businesses, special populations, financial institutions, realtors, local governments, volunteer groups, etc. The City of Coeur d'Alene's minority population is less than 5% by the 2000 census. Non-English speaking persons and those with disabilities may request special accommodations regarding the planning document or public hearing attendance. Notice that accommodation may be requested is included in the City's published legal notice and on their website. Due to a lack of resources within the City of Coeur d'Alene, the City is seeking input and assistance from the Spokane area, which is the next largest community in the region. At the June 20, 2011 City Council meeting the City approved the Fair Housing Action Plan Matrix, which is included in this Action Plan as **Attachment "E."***

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 5 Action Plan Citizen Participation response:

To be added following the public hearing and end of comment period.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure response:

Many of the activities to assist low/moderate income persons, special needs individuals, the homeless, and other disadvantaged groups in Coeur d'Alene and Kootenai County area are delivered through an assortment of well established programs under the direction of established organizations and agencies such as Idaho Housing and Finance Association (IHFA) and the Disability Action Agency. Newer programs such as the H.E.L.P. Center, Supportive Housing Program (SHP), Emergency Shelter Grant Program (ESG) and transitional housing grants are overseen by St. Vincent de Paul North Idaho, or other local not for profit organizations. Additional non-profit efforts include Family Promise, transitional housing for family, Community Action Partnership food bank services, weatherization, and circles (mentorship) program.

The City of Coeur d'Alene attends meetings on a regular basis to foster a communication network with these agencies and to remain informed regarding local and regional programs. The City provides support as appropriate and practical, including web postings, information on the City's CDATV local broadcast station, distribution of printed materials, consultations and other aid as requested.

The City recognizes that agencies such as IHFA, who has been acting as the public housing authority for the region for many years, have a well-established, successful, and time-tested process in place to deliver needed services to the area. It is the City's position that programs which are meeting the requirements of the residents should be encouraged to request assistance when needed, and that the City's nominal resources can be best used to support the network of organizations and programs already in place.

The City of Coeur d'Alene is the lead agency for the CDBG funding. The City has established goals under their Entitlement program, and will work to integrate City planning and projects with the related activities of other agencies in the area. The City does not plan to duplicate services of other established and successful programs.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring response:

Several projects from previous Plan Years will undergo monitoring at various levels throughout this Plan Year.

The Habitat for Humanity of North Idaho housing development infrastructure project (Plan Year 2009 funding) is complete as relates to the construction funded by the CDBG Community Opportunity Grant. The infrastructure is in place to support the four housing units to be constructed through Habitat's standard program. Two units have been completed and are occupied at this time with the third unit expected to be completed in 2012. As a nationally established, non-profit housing provider, Habitat for Humanity has established protocols for owner selection, sweat equity requirements, and eligibility. PAC conducted an on-site monitoring with Habitat to ensure documentation of compliance. Habitat has a very thorough internal set of procedures for selecting and qualifying recipients.

The Mill River Senior Apartment project (Plan Year 2009 and 2010 funding) involved land acquisition in support of 50 units (39 of which are low-income) of rental housing for seniors. Monitoring includes full documentation of project activities and communication as part of a collaborative effort with the other partners such as IHFA. The project includes tax credit financing and carries substantial state and federal commitments (40 years total). The City's contribution to the project represents approximately 5% of the total project. Project completion (for the City) would be realized when two of the rental units are occupied by LMI persons. Currently, the grantee has reported that the units have been occupied by residents who are at or below 50% of the median income level. The City will use lessons learned during the development and implementation of the project for future planning.

Each project under the City's EMRAP program proceeds through an established set of protocol where monitoring begins with a checklist of required activities. To begin, financial eligibility verification, three bids reviewed, and emergency need narrative. All projects include at least two site visits, one prior to construction and one upon completion, and may require several depending on the complexity of the project. Project documentation is filed individually at city level, by address to protect the identity of the homeowner.

Monitoring plans for 2012 Community Grant Opportunity projects will follow established protocol. The Community Action Partnership project funded through Plan Year 2011 funds will require the same monitoring as their 2010 project. The rehabilitation at the 106 Homestead apartments will follow a process similar to that used for the previously completed Habitat for Humanity infrastructure project. Monitoring will include strict adherence with procurement and labor compliance regulations. Due to a reduction in funding, the City has only been able to allocate \$25,000 for Community Grant Opportunity projects for Plan Year 2012. The City is planning to partner with North Idaho Housing Coalition (NIHC) and utilize \$25,000 towards a septic tank abatement/sewer infrastructure project on 3285 N. Fruitland Avenue. NIHC is planning to build a duplex at this site that will provide affordable rental housing to LMI residents through an IHFA grant, which will be applied for in February 2012. If the IHFA grant is not awarded then the CDBG funds will be added to the purchase of 106 Homestead Avenue line item.

The City continues to make updating sidewalks to meet ADA requirements a priority and will structure all future sidewalk projects on a two-year plan. The first year will be reserved for planning and environmental review activities and the second year for construction. This plan is in part due to the short season available to do this type of construction.

In addition to the monitoring of specific projects and programs, the City will utilize the checklists from the CPD Monitoring Handbook to test compliance of all program activities.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint response:

The City distributes Lead Hazard information pamphlets to any residents seeking information and with each application for the Emergency Minor Repair Program. The pamphlets are also available on the City's web page and within the customer service center where building permits are issued. Additionally, the City provided pamphlets and information to the local building contractors association (NIBCA) Starting April 2010, all for-hire construction work in child-occupied facilities must comply with the RRP rule. RRP requires that any person doing this work get RRP certification and perform additional recordkeeping and site cleanup. In October 2010, the City sponsored an EPA Renovator, Repair, and Painting (RRP) training. Of the 23 individuals who received certification, some

were contractors that have and will work on emergency minor home repair projects.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

The City has established a partnership with Whitewater Development that will result in 50 units of rental housing with 75% of the units targeted for low-income residents (known as the Riverstone West Apartments). The City's contribution was \$10,000 (PY 2010) for engineering/architect fees. Assisting opportunities for affordable rental housing continues to be one of the City's highest priorities. One unit will be held out specifically as affordable units to coincide with CDBG funding allocation. Construction should be complete by the end of December 2011.

Additionally, CDBG funds from Plan Year 2011 are in the process of being used to rehabilitate the 7-unit tax credit housing facility recently acquired at 106 Homestead Avenue.

The City plans to utilize \$25,000 of CDBG dollars from the Community Opportunity Grant category to partner with North Idaho Housing Coalition for an affordable rental duplex project at 3285 N. Fruitland Avenue in 2012. The City will participate in the septic tank abatement/sewer infrastructure part of the project, in conjunction with an IHFA grant for new construction. If the project is not duly funded, then funds would be used for the purchase of 106 Homestead.

The one public service project relating to housing is funding to Community Action Partnership for housing counseling, funded in Plan Year 2011. This service helped homeowners remain in their homes, assist persons purchasing housing and provided budget counseling, including reverse mortgages. Due to staff changes, the funding cycle was delayed and shall run from January 1, 2012 through August 31, 2012.

Habitat for Humanity of North Idaho constructed infrastructure for a four-unit housing development in mid-town Coeur d'Alene. The first of the housing units

were occupied during the 2010 calendar year and the second in 2011. The construction schedule will be influenced by Habitat's regulations and volunteer availability. Two additional homes will be constructed for low-income individuals to eventually purchase with one of the units expected to be completed in 2012. Providing homes for purchase to low/moderate income persons is a goal of the City, but one that will take more time and resources than some of the other City goals.

The City is also partnering with St. Vincent de Paul by leasing the property at 102 Homestead Avenue. This property is scheduled to be used for a HUD 811 project (14 LMI rental units) to be constructed at that site in Spring 2012. Currently, no CDBG dollars are allocated to be used at 102 Homestead Avenue.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

Idaho Housing and Finance Association (IHFA) serves the housing needs of the Idaho Panhandle, including the City of Coeur d'Alene. IHFA has an established system for providing service, which is well received within the region.

IHFA administers the Section 8 program in the City of Coeur d'Alene. The estimated amount available to assist households during Plan Year 2012 is \$2,037,048, to assist 414 households in the City of Coeur d'Alene.

The City of Coeur d'Alene has agreed to have the North Idaho Housing Coalition (NIHC) administer Neighborhood Stabilization (NSP) funds. NIHC works in the Idaho Panhandle, with a strong focus on the City of Coeur d'Alene. North Idaho Housing Coalition (NIHC) has received funding to assist families with affordable housing. NIHC works with families that are LMI and those whose income is 50-120% of median. The City of Coeur d'Alene supports the Coalition's goal to help provide affordable and workforce housing. Through the use of the NSP funding, NIHC is working to acquire new units and rehabilitating some of the units when necessary. NIHC has spent \$5,770,738 in funding throughout Kootenai County area (specifically 13 houses in Coeur d'Alene). They are utilizing program income, which allows them to have a 40% of funding still available this year. NIHC also requires participants to contribute some funds towards the housing purchase, and participate in credit counseling if applicable. Participants also contribute to the community through donations of time through the Deeds of Distinction program. Several local non-profits have benefitted from these contributions. The City attends meetings with NIHC and during Plan Year 2012 will concentrate on identifying new avenues for partnerships.

Idaho housing and Finance Association (IHFA) serves the housing needs of the Idaho Panhandle, including the City of Coeur d'Alene. IHFA has an established system for providing service that is well received within the region. The City of Coeur d'Alene has no plans to interfere with IHFA's service delivery; additionally the City feels it would be redundant, expensive, and inefficient for the city of Coeur d'Alene to attempt to create a jurisdictional service separate from the current program. The likelihood of failure is unforeseeable; however, if the system were to fail, the City would work with the State and local service organizations to determine the best method of forming a new system.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing response:

The City has realized additional affordable rental housing through the construction of Riverstone West Apartments, the purchase of 106 Homestead Avenue which is a 7 unit property and the expected construction of a HUD 811, 14 unit, property at 102 Homestead Avenue and duplex property at Fruitland Avenue, netting an additional 59 units of LMI rental housing and one LMI unit for sale through the Habitat for Humanity project.

Other major barriers facing households and individuals trying to obtain homeownership are the high unemployment rate and limitations regarding home loans for low/moderate income persons. The City has an excellent record of working with local organizations such as Jobs Plus to promote the City as an optimal place to establish a business. The local community College (North Idaho College) and Workforce Development Center provide opportunities for individuals to upgrade and improve employment skills. The City is working with the University of Idaho, Lewis-Clark State College, and Idaho State University to create an education corridor and better opportunities for residents to reach a level of education or expertise that will assist them to achieve living wage employment while creating additional jobs at the colleges (e.g., Professors, service workers, and building maintenance staff. Additionally, during the summer of 2011 the infrastructure was complete to include installation of water, sewer, street curbs, street lights and sidewalks.)

The City will continue to write letters of support for projects seeking LMI tax credits that fit the goals of the Consolidate Plan. The City continues to seek methods of encouraging developers to construct LMI housing. The Planning Commission will be reviewing incentives, such as fee deferrals/expedited permits, etc., this year.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e) (2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 5 Action Plan HOME/ADDI response:

The City of Coeur d'Alene does not receive HOME dollars.

The City does participate in meetings such as the quarterly Fair Housing Roundtable with organizations who do use HOME funds, and maintains communications with IHFA regarding projects that may occur within the City.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state, local, and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

The City receives no funding beyond their CDBG Entitlement for the homelessness activities. St. Vincent de Paul North Idaho distributes McKinney-Vento funding through the Supportive Housing Program (SHP), Emergency Shelter Grant Program (ESG), and transitional housing grants. The projected amount of for the Coeur d'Alene area for 2012 is approximately \$747,512.

St Vincent de Paul currently operates a project called Angel Arms that provides funding for 10 single unit apartments for chronically homeless individuals. The program also provides intensive weekly case management, which begins with a self-sufficiency plan that includes job training services, substance abuse counseling, Life Skills classes, parenting classes, financial literacy classes, etc. To add to this program, St. Vincent de Paul received a Plan Year 2009 Community Grant Opportunity project, that was implemented within calendar year 2010-2011 adding housing for two/three homeless families, and additional funding for food services to the homeless. St. Vincent de Paul provided housing and intensive weekly case management, which began with a self-sufficiency plan. Each family was housed for a year unless they fulfilled their goals through the program, at which time a new family was brought into the program for the duration of the project period. St. Vincent de Paul also furnished the apartments with beds, living room furniture, and kitchen items since the clients were homeless, with few if any possessions. The grant also funded a part-time case manager to assist with the self-sufficiency and progress of the families.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

The 2010 Action Plan specifically allocated money toward the goal of future, for rent housing units, and a competitive grant opportunity to area non-profits to benefit LMI citizens.

The City's 10-Year Plan to end homelessness estimates that there are 600 (in 2009) homeless individuals on the street, in shelters, and transitional housing. \$6.5 million in services are already being provided in Coeur d'Alene and the surrounding community (from 40 agencies/businesses - data spreadsheet available on request). Approximately 1,300 volunteers assisted in providing services to the homeless, including warming shelters, which open when the temperature falls below 20 degrees. There is an annual point in time count done







in January with results available on the City website. Aggregate statistics are collected for Kootenai County not just Coeur d'Alene, but Coeur d'Alene is coordinating and leading this effort. Housing First, administered by St. Vincent de Paul, is a model that has been promoted by the Federal Government and when implemented will be customized for the local realities in Coeur d'Alene.

The City's 10-year plan will be a living document, implementation and periodic reviews are vital to the success of the plan. The City and partner agencies intend to work with and include citizens that are homeless and/or have been homeless to find and address gaps in the system.

The full plan is available on the City's website at http://www.cdavid.org/mod/userpage/images/city_10_year_homeless_plan.pdf

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

The City's 10 Year Plan to End Homelessness describes the following approaches to combat homelessness in the Coeur d'Alene area, which will continue to be the focus areas of the City's efforts:

-  *Develop better data collection and coordination of agency efforts*
-  *Identify and increase the inventory of available affordable housing stock*
-  *Improve economic development opportunities and coordinate the response among local governments*
-  *Deploy the Housing First model for Permanent Supportive Housing*
-  *Create a "One-Stop-Shop" to end the practice of having individuals who are struggling and have no transportation, from being "bounced" from one agency (and location) to the next when seeking services.*
-  *Increase community awareness to draw new and concerned voices to the table to help win the battle against homelessness.*

Currently, the data collection sub-committee to the Ten Year Plan to End Homelessness Committee, has conducted a data survey and is tallying the results. The one stop shop concept became reality the first year of the plan and continues to assist a majority of the people in need throughout the county. The public relations sub-committee has held several events, the most recent of which was a youth summit, wherein youth homeless services providers had booths and provided information to those in attendance.

Homelessness is a chronic problem and may never be totally eliminated. Some barriers to ending homelessness such as poor and non-existent housing stock and lack of jobs can be addressed by local governments, though correcting those problems are not quick or easy fixes.

Barriers created or exacerbated by the homeless individuals are varied, as are the methods to mitigate those barriers. Lack of education, job training, financial

management skills can be provided through government-funded programs; the success of those efforts is unpredictable and not always permanent, and depends on a certain level of commitment by the homeless individual.

Barriers involving health and mental health issues require different, and often more expensive resources, and a greater commitment to change by the homeless person.

Plans and programs can provide resources, encouragement, even a system of rewards or punishments, but no one solution will work for everyone. The City and other partners in the Plan to End Homelessness will concentrate their efforts on helping as many persons as possible, using all resources at their disposal.

Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The City will continue to support the efforts of local service providers and the School District through its 10-year plan to end homelessness.

Background: School District #271 has identified over 230 children that have been determined to be homeless. The School District has taken steps to assist families in working with existing community resources and state resource service providers. It is, and will continue to be, important to work together to surround the families with needed services and long-term housing opportunities. Housing is very important to the child's ability to function in the educational environment.

The Coeur d'Alene School District is continually working toward removing barriers to education caused by homelessness and poverty. Through the use of school counselors, the District has been able to connect families with services. Often older students are connected directly to services, such as food backpack programs.

Goals/Benchmarks:

1. To end homelessness for children within the School District

Strategies:

- The School District will continue to work with existing organizations to seek resources to house families and provide long term needed assistance.*

2. Break the generational cycle of homelessness and poverty

Strategies:

- The School District will work with the homeless coalition and existing organization to establish a job-training program for parents as well as youth.*

- Continue to provide and increase the number of after school programs (i.e., CDA for Kids).

3. Educate children and families to look at long-term goals
Strategies:

- A financial literacy program would help to educate families to look toward long-term goals.

4. Continue to train the staff at SD #271 regarding the needs of homeless students.

Strategies:

- Provide training materials and contact information

4. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

The City does not currently have a discharge policy. The City does not participate in or have direct responsibility for discharge planning and protocols for persons leaving publicly funded institutions or health care systems. However, the citizen committee working on implementation of the 10-year Plan to end Homelessness is currently coordinating communication between the Kootenai County Jail and the local area hospital regarding housing options upon release. The committee will investigate the appropriate discharge policy and those agencies who should be involved in the coordination of such a policy. The City of Coeur d'Alene is currently working with the Department of Probation & Parole to develop a memorandum of understanding as a policy.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 5 Action Plan ESG response: N/A

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services, and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

The City of Coeur d'Alene has identified two priority goals that relate to non-housing community development needs in its Consolidated Plan. The first 03L Sidewalks 570.201 (c) has the objectives of bringing the City's sidewalks into compliance with the American with Disabilities Act (ADA) within LMI census tract areas. Beginning in 2012, sidewalk projects will be designed to be two-year projects; the first year will be dedicated to the environmental review process and planning and the second year will be actual construction of the sidewalks utilizing city work crews. The second goal, Expand higher-paying employment opportunities for the residents of Coeur d'Alene through economic development is not tied to a specific category, as the City has not identified a project to accomplish this goal. Their objective "Support private and public sector economic development efforts that result in job training and employment for the City's low-to-moderate income residents" would be associated with 05H Employment Training 570.201(e). The City included Economic Development as a goal in their Community Grant Opportunity RFP, and has actively encouraged proposals for that activity.

The City will continue to encourage proposals for economic development projects in their Community Grant Opportunity RFP when funding allows. To be awarded, an eligible economic development project proposal would need to be one of the highest ranked projects, fall within the available funding limits and could not exceed the City's public service percentage cap (if applicable). Until a project is identified, the City has no reasonable or realistic method of determining a quantifiable numeric goal, or specific time period for accomplishment. Therefore, although the City will actively and vigorously pursue projects and partnerships that could result in job creation and other economic development opportunities for low-to-moderate income persons the proposed goal for Plan Year 2012 is zero.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

The City's anti-poverty strategy recognizes that individuals and their situations differ; there are those individuals who are capable of being gainfully employed and those who are not. Persons with debilitating diseases, persons with disabilities, and frail elderly are often limited in their ability to generate household income through employment. On the other hand, full-time employment does not always provide sufficient income to lift a household out of poverty, and income assistance can become a disincentive to work.

The City has committed to a number of strategies to help reduce poverty. Through partnerships with organizations such as Jobs Plus and Lake City Development Corporation (LCDC), and improvements to infrastructure including sidewalk repair/replacement, and previous road improvements at Neider and Howard, revitalization of the 4th Street Mid-Town area, the City actively supports economic development efforts.

The City promotes workforce development and has been a strong supporter of the proposed education corridor, which will provide access for local residents to four institutions of higher learning (University of Idaho, North Idaho College, Lewis-Clark State College, Idaho State University). Additionally the Workforce Development Center offers job training and adult education opportunities beyond standardized secondary education.

Providing services to at-risk youth is another priority for the City. Coeur d'Alene is diligent in seeking the best childcare regulations and encouraging growth of the industry so that working families can find affordable childcare. The City supports the local Head Start agency and agrees that education is an important step in eliminating the cycle of poverty. The City is pleased to have been a partner in the project to construct a Kroc Center in Coeur d'Alene. The Center has exceeded anticipated enrollment several times over since its opening. The

Center has a sliding scale for fees, allowing low-moderate income families and individuals to benefit from the Center's many programs at little or no cost.

The City of Coeur d'Alene is a partner with the Coeur d'Alene Tribe and other local jurisdictions in a regional bus system, City Link. The City contributes approximately \$46,000 annually to the program. Mid-size buses, approximately 32 passenger, run established routes from the southern most point of the reservation at US 95 to Coeur d'Alene, Hayden, Post Falls and Rathdrum. Three routes have been established, two in the urban areas, and a third (the rural route) which connects the populations centers with the regions to the south. There is no cost to ride City Link buses, which are accessible by ramp for persons who are physically unable to enter by the stairs, and equipped with bicycle racks for those are combining modes of transportation. The City is in the process of establishing a bus stop at or near the H.E.L.P. Center.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

The City has not set specific numeric goals to assist special needs populations during Plan Year 2012. The two City goals not directly related to housing, improvement of sidewalks and expand economic development are intended to benefit all LMI person, including those with special needs. If one of the proposals the City chooses to fund under the Community Grant Opportunity should specifically benefit a Special Needs population(s), quantifiable goals will be established during the contracting phase.

A spring construction start date is expected for the 102 Homestead Avenue project to build a 14-unit HUD 811 & IHFA HOME dollars property for people with disabilities. At this time, no CDBG funds are expected to be allocated to this project.

The City is not funding any other Non-homeless Special Needs projects at this time, but through a previous project, provided infrastructure, which supported a 37-unit HUD 202 complex next door to St. Vincent de Paul's 15-unit HUD 811 project. Each of the facilities includes an onsite manager's unit.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

Program Year 5 Action Plan HOPWA response:

The City of Coeur d'Alene does not receive an allocation of HOPWA formula funds.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs

of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 5 Specific HOPWA Objectives response:

The City of Coeur d'Alene does not receive an allocation of HOPWA formula funds.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

	Consolidated Plan Goals	Projects and funding amounts Proposed for Accomplishment in PY2012 Action Plan
Goal No.1. Increase the supply of for-sale housing at prices affordable to the City's low- and moderate-income workers.	Objective 1.1: Provide incentives for workforce housing production. Objective 1.2 Inventory and donate publicly owned land and building and private land for workforce housing development. Objective 1.3 Promote existing buyer resources	
Goal No.2. Increase the supply of rental housing affordable to the City's extremely low-income renters and residents with special needs, including persons who are homeless.	Objective 2.1: Develop deeply subsidized rentals Objective 2.2 Continue to work with homeless/housing providers to respond to requests for funding assistance as appropriate.	Purchase land to continue affordable housing for low- and-moderate income persons. \$118,167 from PY 2012 106 Homestead Avenue \$25,000 from PY 2012 for an infrastructure enhancement project (septic tank abatement) at 3285 Fruitland Lane in support of an LMI duplex project.

<p>Goal No.3. Improve the City's sidewalks to make them more accessible to persons with disabilities.</p>	<p>Objective 3.1: Continue the City's Sidewalk Compliance Program to bring the City's sidewalks into compliance with the American with Disabilities Act. (ADA) Objective 3.2: Provide funding to low-income owners who have sidewalks needing repair but who cannot afford to make the repairs without some type of assistance. Objective 3.3 Use CDBG funding to make repairs to sidewalks abutting publicly owned properties.</p>	<p>\$26,693.00 from Plan Year 2012 will be allocated for the Harrison Avenue project.</p>
<p>Goal 4: Continue with neighborhood revitalization efforts, including code enforcement activities, to improve the condition of housing and commercial properties in low-income areas.</p>	<p>Objective 4.1: Fund code enforcement programs in CDBG eligible areas. Objective 4.2: As opportunities become available, provide CDBG funding to revitalizations of commercial and residential properties in CDBG eligible areas and/or which benefit low and moderate-income households.</p>	<p>\$40,000.00 from Plan Year 2012 Provide grants of up to \$5,000 per household to assist LMI homeowners correct building conditions that threaten the health and safety, or the soundness of their home. Emergency Minor Repair and Accessibility Program.</p>
<p>Goal No.5. Expand higher-paying employment opportunities for the residents of Coeur d'Alene through economic development.</p>	<p>Objective 5.1: Support private and public sector economic development efforts that result in job training and employment for the City's low to moderate-income residents.</p>	<p>No specific goal</p>

Plan Year 2012 Action Plan Budget

ALLOCATION	<u>% of Funds</u>	<u>PY 2012 Est. Funding</u> <u>\$262,325</u>	Explanation
GOAL 1: INCREASE THE SUPPLY OF FOR-SALE HOUSING AT PRICES AFFORDABLE TO THE CITY'S LOW AND MODERATE INCOME WORKERS	0.00%	\$0.00	
GOAL 2: INCREASE THE SUPPLY OF RENTAL HOUSING AFFORDABLE TO THE CITY'S EXTREMELY LOW-INCOME RENTERS AND RESIDENTS WITH SPECIAL NEEDS, INCLUDING PERSON WHO ARE HOMELESS	<u>45.1%</u>	<u>\$118,167.00</u>	Land Acquisition to benefit future homeless/special needs (106 Homestead Avenue)
GOAL 3: IMPROVE THE CITY'S SIDEWALKS TO MAKE THEM MORE ACCESSIBLE TO PERSON WITH DISABILITIES	<u>10.2%</u>	<u>\$26,693.00</u>	Sidewalk repair/replacement within LMI Census block areas, specifically Harrison Avenue [North 7th to 15th (Census Tract 13, Block 2) South Government Way to 7th Street (Census Tract 14, blocks 1 and 2)].
GOAL 4: CONTINUE WITH NEIGHBORHOOD REVITALIZATION EFFORTS, INCLUDING CODE ENFORCEMENT ACTIVITIES, TO IMPROVE THE CONDITION OF HOUSING AND COMMERCIAL PROPERTIES IN LOW-INCOME AREAS	<u>15.2%</u>	<u>\$40,000.00</u>	Available for home revitalization including emergency minor home repairs for LMI homeowners (\$5,000 per household max.)
GOAL 5: EXPAND HIGHER-PAYING EMPLOYMENT OPPORTUNITIES FOR THE RESIDENTS OF COEUR D'ALENE THROUGH ECONOMIC DEVELOPMENT	<u>0.0%</u>	<u>\$0.00</u>	No current projects identified. Will continue to seek future partnerships.
COMMUNITY PROJECTS TO BENEFIT LOW TO MODERATE INCOME CITIZENS	<u>9.50%</u>	<u>\$25,000.00</u>	specific to goal 2, septic tank abatement with NIHC project 3285 Fruitland Lane
ADMINISTRATION	<u>20.00%</u>	<u>\$52,465.00</u>	Contract for Administration, Advertisements, Publications, Training
TOTAL	<u>100.0%</u>	<u>\$262,325.00</u>	

OUTCOME PERFORMANCE MEASUREMENTS
Table 1C
Summary of Specific Homeless/Special Needs Objectives
Plan Year 2012

#	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective *
	Homeless Objectives	0				
	Special Needs Objectives	0				
	Other Objectives					

***Outcome/Objective Codes**

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

OUTCOME PERFORMANCE MEASUREMENTS
Table 2C
Summary of Specific Housing/Community Development Objectives
Plan Year 2012

#	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome Objective *
	Rental Housing					
	Increase the supply of rental housing affordable to extremely low income renters/residents with special needs/homeless	CDBG	Land acquisition/ 106 Homestead	PY 2009-0 PY 2010-0 PY 2011-1 PY 2012-1	2009-0 2010-0 2011-0	DH-1
	Increase the supply of rental housing affordable to extremely low income renters/residents with special needs/homeless	CDBG	Rehabilitate 106 Homestead 7 unit apartments	PY 2009-0 PY 2010-0 PY 2011-7 PY 2012-7	2009-0 2010-0 2011-0	DH-1
	Owner Housing					
	Continue neighborhood revitalization efforts including code enforcement and improving the condition of housing for low to moderate-income residents.	CDBG	Emergency Minor Repair Program	PY 2008-7 PY 2009-6 PY 2010-6 PY 2011-6 PY 2012-8	2008-7 2009-6 2010-10 2011-6	SL-3
	Community Development					
	Infrastructure	CDBG	Benefit to LMI residents/ future rental housing	PY 2012 – 2		DH-1
	Public Facilities					
	Public Services					
	Housing Counseling Services	CDBG	Benefit LMI residents/ potential and actual homeowners	PY 2009 - 0 PY 2010-100 PY 2011- 50 PY 2012- 50	2009-0 2010-94 2011-6	DH-3
	Economic Development					
	Neighborhood Revitalization/Other					

*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3A
Summary of Specific Annual Objectives PY12**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
H-2	Increase the supply of rental housing affordable to extremely low income renters/residents with special needs/homeless	CDBG	Land acquisition	2012-1		DH-1
H-2	Increase the supply of rental housing affordable to extremely low income renters/residents with special needs/homeless	CDBG	Rehabilitation of housing 106 Homestead	2012-7		SL-1
	Owner Housing Objectives					
	Continue neighborhood revitalization efforts including code enforcement and improving the condition of housing for LMI residents.	CDBG	Emergency Minor Repair Accessibility Program	2012-8		SI-3
	Homeless Objectives					
	Special Needs Objectives					
	Community Development Objectives					
	Infrastructure Objectives					
	Increase the supply of rental housing affordable to extremely low income renters/residents with special needs/homeless	CDBG	Septic tank abatement, sewer install for new duplex	2012- 2		SL-1
	Public Facilities Objectives					
	Public Services Objectives					
	Economic Development Objectives					
	Other Objectives					
CD-3	Improve the City's sidewalks to make them more accessible to persons with disabilities.	CDBG	Repair/ replace sidewalk in LMI neighborhoods	2012- 100 linear feet		SL-3

*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Coeur d'Alene, Idaho

Priority Need

INCREASE HOUSING FOR PURCHASE AND/ OR RENT

Project

Acquire land at 106 Homestead for LMI Housing

Activity

Low/Mod Housing Benefit

Description

The project will provide funding to acquire the land at 106 Homestead Ave. The 7-unit tax credit housing facility will be rehabilitated for LMI persons.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): 106 Homestead Avenue

(City, State, Zip Code): Coeur d'Alene, Idaho 83814

Specific Objective Number H-2	Project ID
HUD Matrix Code 01	CDBG Citation 570.208(a)(3)
Type of Recipient subrecipient	CDBG National Objective Benefit LMI
Start Date (mm/dd/yyyy) 06/1/2010	Completion Date (mm/dd/yyyy) 05/31/2014
Performance Indicator Housing for special needs	Annual Units 7 units
Local ID	Units Upon Completion 7 units

Funding Sources:

CDBG	118,167.00
ESG	0.00
HOME	0.00
HOPWA	0.00
Total Formula	118,167.00
Prior Year Funds	125,000.00
Assisted Housing	
PHA	
Other Funding	106,833.00
Total	350,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Coeur d'Alene, Idaho

Priority Need

Neighborhood Revitalization/Code Enforcement

Project

Harrison Avenue Sidewalk Repair/Replacement within LMI Census block areas, specifically Harrison Avenue [North 7th to 15th (Census Tract 13, Block 2) South Government Way to 7th Street (Census Tract 14, blocks 1 and 2)].

Activity

Neighborhood Revitalization

Description

Sidewalk Repair/replacement within LMI census block areas, specifically Harrison Avenue [North 7th to 15th (Census Tract 13, Block 2) South Government Way to 7th Street (Census Tract 14, blocks 1 and 2)].

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): Harrison Avenue

(City, State, Zip Code): Coeur d'Alene, Idaho 83814

Specific Objective	Project ID	Funding Sources:	
Number		CDBG	26,693.00
CD-3		ESG	0.00
HUD Matrix Code	CDBG Citation	HOME	0.00
03L	570.208(a)(1)	HOPWA	0.00
Type of Recipient	CDBG National Objective	Total Formula	0.00
Government	Benefit to LMI persons	Prior Year Funds	0.00
Start Date	Completion Date (mm/dd/yyyy)	Assisted Housing	0.00
(mm/dd/yyyy)	03/31/2012	PHA	0.00
04/01/2011		Other Funding	
Performance Indicator	Annual Units	Total	26,693.00
Repair/replace sidewalk in	n/a		
Local ID	Units Upon Completion		
	n/a		

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Coeur d'Alene, Idaho

Priority Need

INCREASE HOUSING FOR PURCHASE AND/ OR RENT

Project

Fruitland Lane Septic Tank Abatement/Replacement

Activity

Low/Mod Housing Benefit

Description

Remove existing septic tank; replace with connection to the City sewer/water service lines for new LMI duplex unit.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): 3285 N. Fruitland Lane
(City, State, Zip Code): Coeur d'Alene, Idaho 83815

Specific Objective Number H-1	Project ID
HUD Matrix Code 05U	CDBG Citation 570.208(a)(3)
Type of Recipient Subrecipient	CDBG National Objective Benefit to LMI persons
Start Date (mm/dd/yyyy) 04/01/2012	Completion Date (mm/dd/yyyy) 04/01/2013
Performance Indicator Benefit LMI	Annual Units 100 households
Local ID	Units Upon Completion 100

Funding Sources:

CDBG	25,000.00
ESG	0.00
HOME	0.00
HOPWA	0.00
Total Formula	0.00
Prior Year Funds	0.00
Assisted Housing	0.00
PHA	0.00
Other Funding	200,000.00
Total	225,000.00

The primary purpose of the project is to help: the Homeless
 Persons with HIV/AIDS Persons with Disabilities Public Housing
 Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Coeur d'Alene, Idaho

Priority Need

Neighborhood revitalization/special needs/homeless

Project

Emergency Minor Repair Accessibility Program (EMRAP)

Activity

Low/Mod Housing Benefit

Description

LMI homeowners may receive up to a \$5,000 grant to correct problems that compromise the safety, security, or sanitation of their home.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): Various locations, within the city, determined on a first come-first served basis.

(City, State, Zip Code): Coeur d'Alene, Idaho 83814

Specific Objective Number H-4	Project ID
HUD Matrix Code 14A	CDBG Citation 570.208(a)(3)
Type of Recipient Subrecipient	CDBG National Objective Benefit to LMI persons
Start Date (mm/dd/yyyy) 04/01/2012	Completion Date (mm/dd/yyyy) 03/31/2013
Performance Indicator Emergency minor repair	Annual Units 7
Local ID	Units Upon Completion 7

Funding Sources:

CDBG	40,000.00
ESG	0.00
HOME	0.00
HOPWA	0.00
Total Formula	0.00
Prior Year Funds	0.00
Assisted Housing	0.00
PHA	0.00
Other Funding	0.00
Total	40,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Attachment "A"
Map

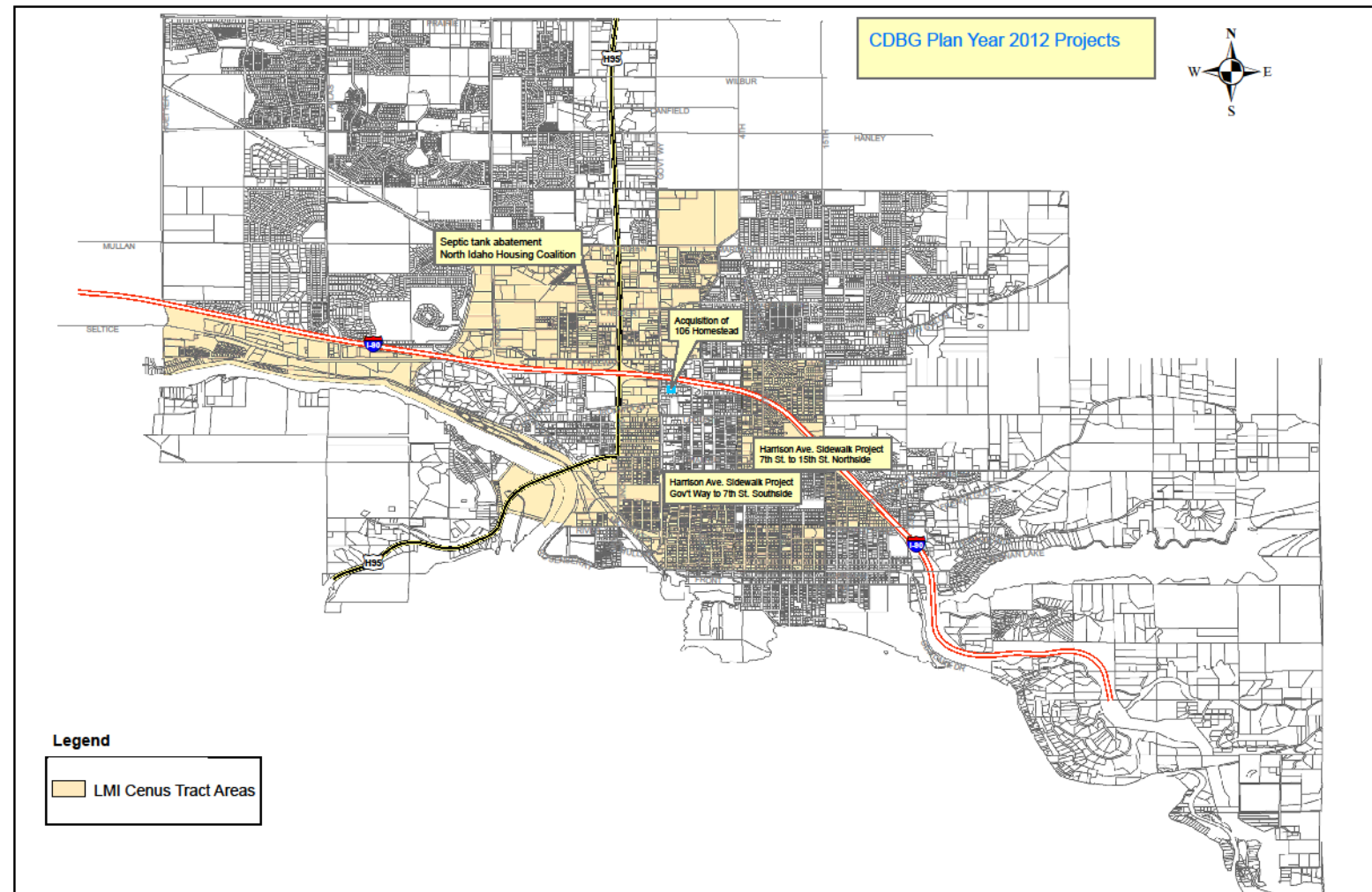


EXHIBIT "B"

ST. VINCENT DE PAUL H.E.L.P. CENTER PARTNERS

Community Action Partnership Food Bank
Dept of Health & Welfare Navigation
Dept of Labor Job Search
Dept of Labor Veteran's Services
Dirne Community Health Center
Family Promise
NAMI (National Alliance of Mental Illness)
Panhandle Health District
Project Safe Place
Veterans Administration
SVDP
 Affordable Housing
 HPRP
 ICARE
 CACFP-Child & Adult Care Food Program
 Case Management
 Payee Services
 Rent & Utility Assistance
 Fashions for your Future
 Legal Link

Attachment "C" Stakeholders list

Community Stakeholders/Interested Groups

Name	Organization	Contact Info.	
Community Development			
Tony Berns	LCDC (Urban Renewal Agency)	292-1630	tonyb@lcdc.org
Steve Griffiths	Jobs Plus	667-4753	steve@jobsplusonline.org
Todd and Maryann Prescott	Whitewater Creek Development	772-0108	toddp@whitewatercreek.com
Jason Wheaton	Greenstone		info@greenstonehomes.com
Rick Vernon	CDA Assoc. of Realtors	667-0664	rick@cdarealtors.com
Kathryn Tacke	Id. Commerce and Labor	769-1558, x 3984	alivia.body@labor.idaho.gov
Monte Miller	Miller Stauffer Architects		monte@millerstauffer.com
Terry Farr	Kootenai Health	666-2000	tfarr@kmc.org
Tom Legel	Kootenai Medical Center (CDBG Ad Hoc Committee)	666-2012	tlegel@kmc.org
Dan Klocko	Kootenai Medical Center	666-2057	dklocko@kmc.org
Rick Shipman	US Bank		rick.shipman@usbank.com
Lori Isenberg	North Idaho Housing Coalition (NIHC)		lori@northidahohousing.org
Cort Wilcox	DA Davidson		cwilcox@dadco.com
Dave Dean	Panhandle State Bank	755-2806	daved@panhandlebank.com
Scott Fischer	Architects West		scottf@architectswest.com
Linda Davis	Copper Basin Construction	765-5059	linda@copperbasin.com
Philip Boyd	Welch Comer & Assoc.		phil@welchcomer.com
Ron Nilson	Ground Force Manf.	664-9291	rnilson@gfmfg.com
Dale Baune, P.E	JUB Engineers		dbaune@jub.com
Bruce Cyr	Jobs Plus		cyrdad@aol.com
Mac Cavasar	USDA		mcavasar@roadrunner.com
Kenn Gimbel	CDA Assoc. of Realtors	664-9221	gimbel@msn.com
Rod Underhill	Underhill Construciton, Inc. Past President, NIBCA	755-1096	
Cassie Worth	NIBCA	765.5518	cassie@nibca.com
Jim Deffenbaugh	Panhandle Area Council	772-0584	jimd@pacni.org
Judy Morris	Mountainwest Bank/NIBCA	763-3432	jmmorris@mtnwb.com
Tim Herzog	Treaty Rock		timherzog@treatyrocks.com
John Corcoran	Remax		john@corcoranteam.com
Pat Krug	Windermere		patkrug@windermere.com
Steve Widmyer	Property Owner		swidm10608@aol.com
Art Elliot	Shelter Associates	664-0372	art@shelterassociates.com
Carrie Oja	Century 21		coja@21goldchoice.com
Cheryl Shippy	Pioneer Title Comp.	664-8254	cshippy@pioneercca.com

City of Coeur d'Alene

Government Contacts	Organization	Contact Info.	
Sandi Bloem	CDA Mayor		Hand deliver notices
Ron Edinger	CDA Councilmember		Hand deliver notices
Woody McEvers	CDA Councilmember		Hand deliver notices
Al Hassell, III	CDA Councilmember		Hand deliver notices
Mike Kennedy	CDA Councilmember		Hand deliver notices
Deanna Goodlander	CDA Councilmember		Hand deliver notices
John Bruning	CDA Councilmember		Hand deliver notices
John Chamness	Salvation Army		john.chamness@usw.salvationarmy.org
Pam Pratt	School District 271		pprat@cdaschools.org
Nancy (Taylor) Lowery	City of Hayden Councilmember's		nancert@yahoo.com
Lora Whalen	Panhandle Health District	(208) 415-5100	lwhalen@phd1.idaho.gov
Todd Tondee	County Commissioner	446-1000	kcinfo@kcgov.us
Hazel Bauman	Coeur d'Alene School Distirct	664-8241	hbauman@cdaschools.org
Brad Murray	Lakeland School District	687-0431	bmurray@lakeland272.org
Dick Harris	Post Falls School District		
Eric Keck	Post Falls City Admin.	292-2310	ekeck@postfallsidaho.org
Eric Kingston	IHFA	208-331-4706	Erikk@ihfa.org
Laurie Taylor	IHFA - CDA Branch Office	667-3380	lauriet@ihfa.org
Stefan Chatwin	City of Hayden Admin.		schatwin@cityofhaydenid.us
			-
Priscilla Bell	North Idaho College Pres.		Priscilla_Bell@nic.edu
Vicki Kunz	IDOL	769-1558, ext 3941	vicki.kunz@labor.idaho.gov
Robert Shoeman	IDOL	769-1558	robert.shoeman@labor.idaho.gov
Misd. Probation	K.C.Misdemeanor Probation	446-1992	kcmp@kcgov.us
Ron Dorn	North Idaho College	769-3340	Ron_Dorn@nic.edu
Groups and Organizations	Organization	Contact Info.	
Bette Woinowsky	IHFA Family Self Suff.	667-3380	bettew@ihfa.org
Eula Hickam	Habitat for Humanity	762-4532	ehickam@roadrunner.com
			-
Bob Driscoll	State Dep. Of H&W - Navigator	665-8864	DriscolR@dhw.idaho.gov
Ann Chatfield	Women's Center	664-9303	wcoutreach@adelphia.net
Mary Herrick	CAP	664-8757 x. 203	m.herrick@cap4action.org
Mark Haberman	CAP	770-3008	m.haberman@cap4action.org
Ben Wolfinger	Kootenai Sheriff (CDBG Ad Hoc Committee)		bwolfinger@co.kootenai.id.us
Chris Copstead	CDBG Ad Hoc Committee		chris@chriscopstead.com

City of Coeur d'Alene

Nancy Mabile	Panhandle Area Council	772-0584 x 3014	nancy@pacni.org
Meredith Bryant	Consultant		cdabryant@gmail.com
Caryl Johnston	United Way of Kootenai County	667-8112	caryl@kootenaiunitedway.org
Vicki Isakson	Idaho State (CDBG Ad Hoc Committee)		vicki.isakson@cl.idaho.gov
Sheryldene Rogers	Goodale & Barbieri	509-777-6352	srogers@g-b.com
Noelle Adams	Kootenai Perspectives		noelleterese@yahoo.com
Idaho Drug Free Youth	IDFY	664-4339	idfy@idahodrugfreeyouth.org
Bonnie Douglas	League of Women Voters	664-5659	
Jeff Conroy	St. Vincent De Paul		jeff@stvincentdepaulcda.org
Holly Knapp	St. Vincent De Paul		holly@stvincentdepaulcda.org
Colleen Allison	Kootenai County Grant Writer	446-1612	callison@kcgov.us
Shelly Hines	St. Vincent De Paul		shelly@stvincentdepaulcda.org
Cindy Wood	Family Promise	714-4870	cwood@familypromiseni.org
Tinka Schaffer	Children's Village	667-1189	tinka@thechildrensvillage.org
Carolyn Mattoon	Mothers Against Drunk Driving		carolyn.Mattoon@madd.org
Mary Tracy	Volunteers of America	509-624-2378 x. 104	mtracey@voaspokane.org
Mike Grabenstein	Coeur d'Alene Homes	664-8119	mike@heritageplace.org
Vickie Harrison	Lake City Senior Center	667-4628	cdaseniors@yahoo.com
Alan Wasserman	Idaho Legal Aid		alanwasserman@idaholegalaid.org
Individuals/disability advocates	Organization	Contact Info.	
Stacie Lehot	North Idaho AIDS Coalition		stacie@northidahoaidcoalition.org
Disability Action Center		664-9896	cda@dacnw.org
Bob Runkle	Trinity Group Homes	691-2499 cell	rrunkle@gmail.com
Don Waddell		667-8798	-
Jayne and Russ Merriman		665-2172	1866 W. Windsor Ave., CDA
Community Members/Business	Organization	Contact Info.	
Terry Cooper	Downtown Association	667-5986	terry@cdadowntown.com
Steve Wilson	Cd'A Chamber of Commerce	292-1626	steve@cdachamber.com
Tom Messina	Messina Construction	765-5714	tmessina@messinaconstruction.com
Jack Beebe	Local Developer/IHFA board	667-0485	
Steve Roberge 755-3493	Rotary	765-4968	sroberge@wm.com
Anita Parisot	HP/Work at home	667-0662	anita@anitaparisot.com
Austen VanLack	Gnosis Corp.	208-683-0967	mavanlack@gnosiscorp.com

City of Coeur d'Alene

Jon Ingals	Kawanis		joning@cdaid.org
Bill and Agnes Harger	NAMI	664-8485	aorharger@gmail.com
LaDonna Beaumont	Concerned businesses of NI		ladonnabeaumont@gmail.com
Howard Martinson	Fresh Start		howard.martinson@gmail.com
Jon Hippler	Mountain West Bank		jhippler@mtnwb.com
Sholeh Patrick	CDA Press		sholehjo@hotmail.com
Brandi Smitherman	Volunteers of America		bsmitherman@voaspokane.org
Joseph Cool	USDA	762-4939	Joseph.Cool@id.usda.gov

Attachment "D" Public Comments

Comment #1

January 2, 2012 – Lori Isenberg, North Idaho Housing Coalition commented that NIHC works with families whose incomes are 50-120% of the median income.

Action Taken:

Verbiage in plan amended to reflect correction 50-120% from the original verbiage of 80-120%.



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Name

Name

Title

Title

Address

Address

City/State/Zip

City/State/Zip

Telephone Number

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2____, 2____, 2____, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Sandi Bloem

Name

Mayor

Title

710 E Mullan Avenue

Address

Coeur d'Alene, ID 83814

City/State/Zip

208-666-5741

Telephone Number

Jurisdiction

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**
 This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/> This certification does not apply. <input checked="" type="checkbox"/> This certification is applicable.
--

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

Jurisdiction

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Sandi Bloem

Name

Mayor

Title

710 E Mullan Avenue

Address

Coeur d'Alene, ID 83814

City/State/Zip

208-666-5741

Telephone Number

INFORMATION SECTION

Including

Correspondence

Board, Commission, Committee Minutes

January 23, 2012
PUBLIC WORKS COMMITTEE
MINUTES

COMMITTEE MEMBERS PRESENT

Council Member Woody McEvers
Council Member Dan Gookin
Council Member Deanna Goodlander

STAFF PRESENT

Amy Ferguson, Executive Assistant
Chris Bates, Eng. Project Manager
Jon Ingalls, Deputy City Administrator
Gordon Dobler, Eng. Svcs. Director
Wendy Gabriel, City Administrator
Troy Tymesen, Finance Director

Item 1 V-12-1: Vacation of Portions of Public Right-of-Way in the Kootenai Addition Consent Calendar

Christopher Bates, Engineering Project Manager, presented a request from the applicant, Parkwood Business Properties, for the vacation of Nora Street adjoining Lots 1-6, Block 2, the mid-block alley adjoining Lots 1-5 & 8-12 in Block 2, and a portion of Melrose Street between Lot 12, and the N. ½ of Lot 11, Block 2 and Lot 1 and the N. ½ of Lot 2, Block 3 of the Kootenai Addition in Coeur d'Alene. All of the noted rights-of-way lie north of Emma Avenue and south of the Interlake Medical Building.

Mr. Bates noted in his staff report that the Kootenai Addition subdivision consisting of eighty-eight (88) lots was platted and annexed into the City of Coeur d'Alene in April 1908. The subdivision, which had always been residential in the past, is now beginning to change into commercial office space. The applicant, in partnership with Kootenai Health, has acquired +/- 85% (25/30) of the properties from Nora Street to Medina Street and, applied for and was granted a zone change from R-12 to C-17L over that entire area. This is the first step in the creation of the planned medical campus that would extend from I-90 to Emma Avenue. The long term plan is to transform the area from Lincoln Way on the east, to Medina Street on the west, from single family dwellings to medical office space. The removal of public rights-of-way would allow for the combining of the existing lots, or, the total replatting of the area, in order to facilitate the expansion of the medical campus area.

Mr. Bates said that the applicant will be coming in for a project review tomorrow for their first building. He also noted that the majority of the area west of Nora will be turned into parking lots. There is no financial impact to the city. Should the request, additional tax revenue would be generated at the time that the County assesses the adjoiner for the increased property value as it goes from untaxed right-of-way to commercial space.

Councilman Gookin commented that he viewed the presentation on this project when it was presented to council and likes it. He asked Mr. Bates to explain the issues concerning city sewer and utilities. Mr. Bates said that typically, when the city vacates a property, there is a right of way and a city utility in it. That is true in this case, but since the lots are going to be removed and there won't be residences in there, the utilities won't be necessary. Through the building process, the utilities will be removed.

Councilman Gookin also asked about lot frontages. Mr. Bates said that the city code says that residential lots have to have frontage on a city street. The C-17L zoning does not require street frontage. He also confirmed that the vacations don't affect anyone who hasn't sold their lot yet.

MOTION by Councilman Gookin, seconded by Councilman McEvers, to recommend that Council direct staff to proceed with the vacation process and set a public hearing before the Council for March 6, 2012. Motion carried.

Item 2 Approval of MOU with the City of Dalton Gardens for Cost Sharing of Government Way Sewer Facilities
Consent Calendar

Gordon Dobler, Engineering Services Director, presented a request for Council approval of a Memorandum of Understanding with the City of Dalton for responsibilities for each jurisdiction with regard to construction of the public sewer in Government Way.

Mr. Dobler stated in his staff report that in 2010 the Council approved the extension of our sewer collection system to serve the City of Dalton Garden's commercial corridor adjacent to Government Way, from Dalton Avenue to Prairie Avenue. In addition, the properties in Coeur d'Alene abutting Government Way will use the sewer to a limited extent. Because of the topography, not all of the abutting properties can be served by a sewer in Government Way. The facilities will be constructed by Dalton and maintained by Coeur d'Alene.

Mr. Dobler's staff report further noted that The City of Dalton is now bidding the project and expects to start construction in early March. They wish to have the MOU executed prior to awarding the contract. Coeur d'Alene's portion of the costs will be funded from an LID and from the Wastewater Utility based on the fact that the city will be using some of that sewer pipe. Have negotiated a pro rata share of what their costs will be. The estimate for Coeur d'Alene's portion of the cost is \$210,400, with the actual cost depending on the successful bid. The project was approved in the FY 10-11 budget; however delays due to private utility relocation pushed the actual construction into this fiscal year. The funds are still encumbered and the current year's budget will be amended to reflect their expenditure in this fiscal year.

Mr. Dobler noted that it is imperative that this project be completed this spring so that there are no delays to the subsequent road widening project which is scheduled to start in May.

Councilman Gookin asked how construction delays on this project would affect the project on Government Way coming up this summer. Mr. Dobler responded that this project and the city's water project need to be substantially complete before the road project is started. There can be some overlap, but they need to be substantially complete by the 1st of May. The worse case scenario is if something goes wrong and the sewer doesn't get done, then there might be a small liability since the contract for the road is technically with the Idaho Transportation Department. Mr. Dobler noted that there is "float time" in their schedule and in the road schedule that they think will account for any unforeseen problems. All of the private utilities have already been located. Mr. Dobler said that the milestone for the road project is getting the pavement in by the end of the construction window, which is usually by the 1st of November. If the road project wasn't complete they could still extend the project to do sidewalks and surface improvements into November and into the spring.

Mr. Dobler noted that the LID was established and is simply waiting for the project to be constructed. When all of the costs have been identified, they will come back and close out the LID.

Councilman Gookin asked if the development was pretty well established since his concern is that the city might have to go in and put in bigger pipes in the future because of more development. Mr. Dobler said that to the best of their expertise they predict what development could happen and size the pipe based on their predictions. He further noted that Mr. Fredrickson, WW Superintendent, is concerned about limiting the amount of phosphorous they get from Dalton, and his concerns are addressed in the Memorandum of Understanding.

Councilman McEvers asked if all of the right of ways have been purchased. Mr. Dobler responded that they have, but they have one piece that they are working through the court system. The city owns the right of way but they haven't agreed on what they will pay for it. He confirmed that the city has purchased the right of way on both sides of the street.

MOTION by Councilman McEvers, seconded by Councilman Gookin, to recommend that Council approve Resolution #12-001 approving a Memorandum of Understanding with the City of Dalton for construction of the public sewer in Government Way. Motion carried.

The meeting adjourned at 4:19 p.m.

Respectfully submitted,

Amy C. Ferguson
Public Works Committee Liaison