



Coeur d'Alene

CITY COUNCIL MEETING

March 1, 2016

MEMBERS OF THE CITY COUNCIL:

Steve Widmyer, Mayor

Council Members Edinger, English, Evans, Gookin, McEvers, Miller

WELCOME
To a Regular Meeting of the
Coeur d'Alene City Council
Held in the Library Community Room

AGENDA

VISION STATEMENT

Our vision of Coeur d'Alene is of a beautiful, safe city that promotes a high quality of life and sound economy through excellence in government.

The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of Public Hearings. Any individual who wishes to address the Council on any other subject should plan to speak when **Item G - Public Comments** is identified by the Mayor. The Mayor and Council will not normally allow audience participation at any other time.

6:00 P.M.

MARCH 1, 2016

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Sean McCartin with Life Center CDA

C. PLEDGE OF ALLEGIANCE

D. AMENDMENTS TO THE AGENDA: Any items added less than forty eight (48) hours prior to the meeting are added by Council motion at this time.

F. CONSENT CALENDAR: Being considered routine by the City Council, these items will be enacted by one motion unless requested by a Councilperson that one or more items be removed for later discussion.

1. Approval of Council Minutes for February 16, 2016 Council Meeting.
2. Approval of Bills as Submitted.
3. Setting of General Services and Public Works Committees meetings for March 7, 2016 at 12:00 noon and 4:00 p.m. respectively.

G. PUBLIC COMMENTS: (Each speaker will be allowed a maximum of 3 minutes to address the City Council on matters that relate to City government business. Please be advised that the City Council can only take official action this evening for those items listed on the agenda.)

H. ANNOUNCEMENTS

- 1. City Council**
- 2. Mayor – Appointments**
 - a. Chris/Andy Bjurstrom to the Childcare Commission**
 - b. Warren Bakes, Jewett House Advisory Board**

I. PUBLIC HEARING:

1. (Legislative) V-16-1 – Vacation of a portion of excess W. Kathleen Avenue right-of-way adjoining the northerly boundary of The Lodge at Fairway Forest.

Staff Report by: Dennis Grant, Engineering Project Manager

2. (Legislative) Declaration of intent to sell real property located at 3285 Fruitland Lane and set a minimum purchase price.

Staff Report by: Troy Tymesen, Finance Director

J. ADJOURN

This meeting is aired live on CDA TV Cable Channel 19

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

February 16, 2016

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 February 16, 2016 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

Loren Ron Edinger) Members of Council Present
Dan Gookin)
Kiki Miller)
Woody McEvers)
Amy Evans)
Dan English)

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

INVOCATION: Pastor Paul Peabody with the Grace Bible Church provided the invocation.

PLEDGE OF ALLEGIANCE: Councilmember McEvers led the pledge of allegiance.

IGNITE CDA ANNUAL REPORT: Tony Berns, Executive Director, presented Ignite CDA's Annual Report to the City Council. He reviewed the history of the organization, including the creation and boundaries of the Lake and River Districts. Recent changes to the board include the retirement of Al Hassell and the appointment of Steve Widmyer. Mr. Berns reviewed and provided updates on the initiatives adopted by the Board including the BNSF Right-of-Way Acquisition, Four Corner Master Plan, Higher Education Campus, Housing, Re-Development, CDA Downtown Sidewalks: ADA Compliance, Urban Land Institute (ULI) sponsorship, and CDA Downtown Association partnership. Current priorities include support of the Higher Education Campus, housing initiatives, public spaces, job retention/creation, public parking, Midtown enhancements, and downtown vitality. He specifically noted the sewer project along Seltice Way being able to serve all the abutting properties and the property ownership along Coeur d'Alene Avenue for a simple parking structure.

Councilmember Gookin suggested that the six sub-committees notice their meetings and make them open to the public. Mr. Berns clarified that the purpose of the sub-committees is for discussion and that the Board makes any decisions. Councilmember Gookin asked for clarification regarding the different Riverstone agreements. Mr. Berns explained that there are several phases to Riverstone. The first phase included an Owner Participation Agreement for \$1.5 Million that has been paid off. The second phase included Improvement Reimbursement Agreements (IPA) for \$6.7 million and \$823,000 to help build the road and infrastructure. Under an IPA, the Developer pays up front, and then Ignite pays back as property taxes are collected for

that specific development. Councilmember Gookin asked what would occur if the \$6.7 Million is not paid off by the time the urban renewal district closes. Mr. Berns explained that if it is not paid off there is no liability to the District or the City. Councilmember Gookin noted that the neighbors are concerned about the future development of the property owned on River Avenue. Mr. Bern explained that the Board would like to work with the City regarding potential City/County parking lot and its impact to the four-corners master plan before they complete discussions. Additionally, he explained that they bought the homes in 2006 with the intent to enhance the Centennial Trail and trade land with the BLM. The BLM backed down from that agreement. Councilmember Miller thanked Mr. Berns for the annual report and asked for additional information regarding why the District sold the property on 8th Street. Mr. Berns explained that the property was acquired when the City was developing the Library as the City thought they might punch 8th Street through for access to the Library. The District held the property for years until the City determined they would not put the street through.

PEDESTRIAN BICYCLE COMMITTEE 2016 UPDATE: Chris Bosley, the Pedestrian Bicycle Committee Chairman, reviewed past accomplishments of the committee. Notable accomplishments included the addition of bike lanes, 15th Street enhancements, Sherman Avenue bike racks, bike plan master plan, and creation of connectivity to the Centennial Trail. Recently, they applied for and received a bronze level Bike Friendly Community status for Coeur d'Alene, and implemented the Complete Streets Policy. They continue to promote "Bike to Work Week" and provide community education. They are currently rewriting the Master Plan and are reviewing ways to become a silver level Bike Friendly Community. In the future, they will be looking to add several miles of bike lanes and water trails for non-motorized use and reapply for the Walk Friendly Community status. He thanked the Mayor and Council for their support. Councilmember Gookin reminded Council that this is a sub-committee of the Parks and Recreation Commission and he would like to make them a main committee.

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

1. Approval of Council Minutes for February 2, 2016 Workshop and Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of General Services Meeting and Public Works Committee Minutes for February 8, 2016.
4. Setting of General Services and Public Works Committees meetings for February 22, 2016 at 12:00 noon and 4:00 p.m. respectively.
5. Approval of a Cemetery lot Repurchase from Richard Simundson, Lots 212 and 213, Block F, Section RIV of Forest Cemetery Annex.
6. Approval of a Beer/Wine License to Doc Watson's, 1726 W. Kathleen Avenue (New); Roland Watson
7. Setting of a Public Hearing for March 1, 2016 for declaration of intent to sell real property located at 3285 Fruitland Lane and set a minimum purchase price.
8. Setting of a Public Hearing for March 15, 2016 for A-1-1: 2109 W. Prairie Avenue for proposed annexation from County Agriculture to City R-8 (Residential at 8 units/acre) zoning district by Vista Meadows LLC.
9. **Resolution No. 16-008** - 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 ACCEPTANCE OF DEDICATION OF A TEN FOOT STRIP OF LAND FOR WIDENING OF 2ND STREET AT NEIDER AVENUE FROM JAMES AND YUKIKO DUFFIELD; APPROVAL OF S-1-15, EAST DAVIDSON ADDITION, FINAL PLAT, SUBDIVISION AGREEMENT AND SECURITY WITH COEUR D'ALENE COTTAGE COMPANY, LLC; APPROVAL OF S-2-15, WEST DAVIDSON ADDITION, FINAL PLAT, SUBDIVISION AGREEMENT AND SECURITY WITH COEUR D'ALENE COTTAGE COMPANY, LLC; APPROVAL OF S-5-15, LOBO LODGE COMMERCIAL TRACTS, 1ST ADDITION, FINAL PLAT, SUBDIVISION AGREEMENT AND SECURITY WITH LOBO LODGE INC. AND TIMBERLINE DISTRIBUTORS/THE BLACK SHEEP, LLC; AUTHORIZE THE PURCHASE OF A TOW VEHICLE FOR THE MOBILE COMMAND TRAILER; AUTHORIZE A SOLE SOURCE PURCHASE OF FARO FOCUS 3D CRIME SCENE MAPPING HARDWARE AND SOFTWARE; AUTHORIZE THE REPLACEMENT OF ONE (1) POLICE VEHICLE; APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH WELCH COMER AND ASSOCIATES, INC. FOR SELTICE WAY IMPROVEMENTS; APPROVAL OF A COOPERATIVE FUNDING AGREEMENT WITH THE CITY OF HAYDEN, CITY OF DALTON GARDENS, AND CITY OF HAYDEN LAKE FOR THE 2016 CHIP SEAL PROJECT; DECLARE SURPLUS USED VEHICLES FROM THE STREETS DEPARTMENT; AND APPROVAL OF A CONTRACT WITH PLANNED AND ENGINEERED CONSTRUCTION, INC. FOR THE 2016 CURED IN PLACE PIPE PROJECT.

10. **Resolution No. 16-009** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO IN SUPPORT OF THE APPLICATION FOR STP-URBAN FUNDING FOR THE 4TH STREET, DALTON TO PRAIRIE IMPROVEMENT PROJECT, IN COOPERATION WITH THE CITY OF DALTON GARDENS AND THE CITY OF HAYDEN; AUTHORIZING THE MAYOR AND CITY CLERK TO MAKE SUCH DECLARATION FOR, AND ON BEHALF OF, THE CITY OF COEUR D' ALENE AND ITS OFFICERS.

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

PUBLIC COMMENTS:

Ben Mello, Coeur d'Alene, noted that he is a Board member of Kootenai Environmental Alliance (KEA) and said that recycling is in alignment with the Vision 2030 goals to widen recycling opportunities. He announced that KEA has circulated a petition over the last month and has received over 1,000 signatures from people stating that they would like glass recycling in Coeur d'Alene and they would be willing to pay a small fee for the service. He started the volunteer based CDA Glass Recycling Company in 2012. While he gave up his board position in 2015, he continues to be passionate about recycling. He noted that Waste Management already accepts glass in Spokane and could accept it here.

MAYOR AND COUNCIL COMMENTS:

Councilmember Edinger asked for an update regarding the approved parking on the West side of 4th Street from Front and Sherman Avenue. City Administrator Jim Hammond stated that the Engineering Services Director is working with the Street Superintendent regarding the design, and striping will take place depending on the weather.

Councilmember Gookin welcomed the NIC students attending the meeting. He announced that the City's Planning Department is collaborating with the Inland Northwest Food Network to host a community garden public planning meeting on February 26, 2016 from 2:00 to 4:00 p.m. The meeting will gather input regarding opportunities for more community gardens.

Councilmember English noted that he appreciated the Council meeting video being posted to the City website as he was out of town during the last meeting. As budget discussions begin, he would like to look into live streaming of City meetings. Municipal Services Director Renata McLeod explained that the CDA TV Committee has discussed live streaming over the years and they felt that during the term of the franchise agreement they should give preference to Time Warner. She noted that the cost would be approximately \$15,000 per year.

APPOINTMENTS:

MOTION: Motion by Evans, seconded by McEvers to approve the appointment of Deanna Goodlander to the Arts Commission. **Motion carried.**

RESOLUTION NO. 16-010

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING AN AGREEMENT FOR FINANCING OF IMPROVEMENTS WITH COEUR D'ALENE URBAN RENEWAL AGENCY d/b/a IGNITE CDA FOR SELTICE WAY DESIGN.

STAFF REPORT: Engineering Services Director Gordon Dobler explained that the purpose of the proposed agreement is to provide partial funding by Ignite CDA for the Seltice Way project for \$250,000. The total cost of the project is \$342,900, with the remaining \$92,900 coming from impact fees.

DISCUSSION: Councilmember Gookin voted against this item at the Public Works Committee because this was not in the urban renewal plan and the fact that this could be a federally funded project. Additionally, he noted that this project was on the schedule through KMPO and waiting for years but was not funded, as the design was not complete. Mr. Dobler explained that it was on the Federal program list and that the design fees were substantially more than expected. This project needed to be at 60% design complete to be funded and would have been five years out. He reiterated that getting funding through Ignite CDA allows the project to be done in 2017 rather than 2020. Additionally, there would be no guarantee as to how much federal funding would be provided in the future. Councilmember Gookin explained that he felt that the project could have been on the federal funding schedule seven years ago. Mr. Dobler said that he was

not aware of any way to get the project done sooner through Federal funding. Councilmember Gookin objected to the avoidance of Davis Bacon wage rates. Councilmember Miller explained that Davis Bacon wages do not necessarily mean higher pay to employees on the job, rather it is a specific rate required by the Federal Government with specific reporting requirements. Councilmember McEvers noted that there has been a lot of development along Seltice Way over the years and appreciated that it is within the Ignite CDA District to provide funding for a needed project. Mayor Widmyer noted that the road needs to be redone and it should spur development along that whole corridor. This project has been the subject of conversation for years. Mr. Hammond noted that funding this project with Ignite does not mean the City loses the opportunity to access federal funds. Other City projects will take its place in the KMPO queue. Councilmember Gookin explained that he is concerned that the urban renewal funding is being used as a tool of convenience.

MOTION: Motion by McEvers, seconded by Evans to approve **Resolution No. 16-010**; approving a Financing Agreement with Ignite CDA for the Seltice Way Design.

ROLL CALL: Edinger Aye; Miller Aye; McEvers Aye; Gookin No; Evans Aye; English Aye.
Motion Carried.

**Council Bill No. 16-1000
Ordinance 3530**

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 34, TOWNSHIP 51, NORTH, RANGE 4W, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by McEvers, seconded by Evans, to pass the first reading of Council Bill No. 16-1000.

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

MOTION: Motion by McEvers, seconded by Evans, to suspend the rules and to adopt **Council Bill 16-1000** by its having had one reading by title only.

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

REQUEST FOR RELEASE OF RFP'S (REQUEST FOR PROPOSALS) FOR SOLID WASTE HAULING AND RECYCLING SERVICES

STAFF REPORT: Finance Director Troy Tymesen noted that the City entered into a multi-year Solid Waste System Participation Agreement with Kootenai County on July 1, 2000. This agreement; along with the solid waste and recycling hauling services contract, matures June 30, 2016. The agreement was designed to assist the City in managing the solid waste collection and recycling programs efficiently. Simultaneously, it allowed for the implementation of best practices with the County as it manages the landfill. In October of 2010, single stream recycling was negotiated and added to the contract. Mr. Tymesen explained that he will bring cost and benefit impacts to the Council for consideration after the responses to the RFP are collected. Recycling is an important aspect as it is removing tons of waste from going to the landfill. He recommended that the RFP include add alternates such as including glass recycling and weekly pick up of recyclables and potentially garbage pickup every two weeks, etc. He noted that the City would need to include plenty of time for haulers to prepare for large changes.

MOTION: Motion by McEvers, seconded by Gookin to direct staff to move forward with an RFP for Solid Waste Hauling and Recycling Services, including add alternates as recommended by staff.

DISCUSSION: Councilmember McEvers asked if there would be options in the RFP to gather several different prices. Mr. Tymesen recommended service options be included as add alternates to the RFP. Councilmember Miller asked if Mr. Tymesen knew what kind of fee might be included for the addition of glass recycling. He explained that information would come forward in the response to the RFP. Councilmember Evans noted that the current contract ends in June and asked what the proposed timeline is. Mr. Tymesen said that it is not progressing as fast as he hoped, but he will push quickly. Councilmember Gookin noted that single stream recycling is inefficient, and wondered if the RFP would include an option for a multi-screen process such as separating paper and plastic. Mr. Tymesen confirmed that he hopes the responses to the RFP will include various creative options. Councilmember Gookin asked for clarification regarding where the rebate from the County would go. Mr. Tymesen explained that it would come back to the City to keep the costs down. He would anticipate a business owner submitting a proposal that would negotiate for some of that fee. Councilmember Edinger asked if going out for an RFP was based on the City being dissatisfied with the present hauler. Mr. Tymesen explained that the City has no dissatisfaction with the current hauler; rather the Contract matured and it was a Legal Department recommendation to move forward with an RFP. Councilmember Miller asked if the RFP would be distributed regionally or throughout the west coast. Mr. Tymesen stated that regionally is reasonable; however, the City's contract is probably not big enough for someone out of the area to respond to the RFP. Councilmember English felt that after 16 years with the same contractor it would be good business to go out to bid.

Motion carried.

DISCUSSION REGARDING STARTING THE BUDGET PROCESS EARLY

Councilmember Gookin explained that there are many financial commitments within the next fiscal year for public safety. The additional staffing costs are potentially \$1 Million and he would like to look at options. Mr. Tymesen explained that the budget process is a collaborative process between staff and Council. He noted that he would be able to have a draft budget for Police and Fire Departments by the 21st of March. Each department will start looking at their budgets in April and bring forward new ideas. Thereafter, he looks at strategic planning for ideas from the Council, and then combines the requests. Fire will be the number one request due to construction of Fire Station No. 4 and the need for nine firefighters. Mayor Widmyer suggested that staff proceed with the normal process except for Police and Fire, who should get their budgets roughed out earlier. Mr. Tymesen anticipates meeting with staff during the month of May and the Executive Team in June. He would bring the draft budget to the Council in early July as revenue numbers firm up. Mr. Tymesen noted that he is already working with Police and Fire, but does not know what other FTE requests may come forward. Councilmember Gookin felt that if work has begun regarding the forecasting of the public safety budgets, there would be no need for a motion.

(LEGISLATIVE HEARING) SUBSTANTIAL AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PLAN YEARS 2014 AND 2015

STAFF REPORT: Sherri Wastweet, PAC Grant Administrator explained that the CDBG regulations require a substantial amendment be conducted if there are line-item changes that total more than 20% of the total budget or new projects are funded that were not listed within the Annual Action Plans. Pursuant to HUD requirements, the City published the notice of public comment period and public hearing on January 8, 2016. The public comment period was open from January 8, 2016 through February 8, 2016 with no comments received. The proposed Plan Year 2014 amendments move funds from Administration and Sidewalks to the community grant line item to allow for a grant to the Boys and Girls Club for \$37,000. The proposed Plan Year 2015 amendments move funds from the Sidewalk line item to the community grant item to allow for a grant to St. Vincent de Paul for \$162,840.

Mayor Widmyer called for public comments, with none being received. Public comment was closed.

MOTION: Motion by Gookin, seconded by English to approve to approve the Plan Year 2014 and 2015 Community Development Block Grant Substantial Amendment.

DISCUSSION: Councilmember McEvers noted that this seemed like a large amendment and wondered if this was within the norm. Ms. Wastweet explained that this was abnormal in that a grantee that had been granted a substantial amount fell out of the program and so it allowed these funds to be redistributed. Councilmember McEvers asked why the sidewalk money is being reallocated. Ms. Wastweet noted that the City Street Department has been working in the downtown area and will not be able to get to the low to moderate-income areas within these two plan years. However, it is staff's intent to continue to propose funding for sidewalks as the Street Department resources become available. Councilmember English disclosed that the agency he works for has received block grant money before and asked how the new recipients were chosen.

Ms. McLeod noted that the agencies had made requests to staff and with discussions with the Mayor and City Administrator, and it was felt it was in the community interest to fund these requests. Additionally, these agencies have the resources to meet the HUD program requirements. Councilmember Edinger asked if the Lake City Center had been contacted regarding these funds. Ms. McLeod noted that she had contacted the center during the last grant cycle; however, had not contacted them within the last six months. Councilmember Gookin noted that the City was able to fund various other projects such as Safe Passage, Children's Village, and Trinity Group Home in addition to the Boys and Girls Club funding. Councilmember Miller asked for clarification regarding the 2017 funds to the Boys and Girls Club. Ms. Wastweet clarified that the intent is for a total funding of \$120,000 for the Boys and Girls Club; however, the second payment would be proposed in the 2017 Annual Action Plan.

Motion carried.

MOTION: Motion by Gookin, seconded by Evans to enter into Executive Session as provided by Idaho Code 74-206 Sections (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

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

The City Council entered into Executive Session at 7:48 p.m. Those present were the Mayor, City Council, City Administrator, Finance Director, and City Attorney. Council returned to regular session at 8:24 p.m.

ADJOURN: Motion by Gookin, seconded by McEvers that there being no other business this meeting be adjourned. **Motion carried.**

The meeting adjourned at 8:24 p.m.

ATTEST:

Steve Widmyer, Mayor

Renata McLeod, CMC, City Clerk

ANNOUNCEMENTS

Memo to Council

DATE: February 17, 2016

RE: Appointments to Boards/Commissions/Committees

The following appointment is presented for your consideration for the March 1st Council Meeting:

CHRIS/ANDY BJURSTROM CHILD CARE COMMISSION
(serving jointly, but counted as one childcare provider representative)

Copies of the data sheets have been placed by your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director
 Kathy Lewis, Childcare Commission Liaison

Memo to Council

DATE: February 17, 2016

RE: Appointments to Boards/Commissions/Committees

The following appointment is presented for your consideration for the March 1st Council Meeting:

WARREN BAKES

JEWETT HOUSE ADVISORY BOARD

A copy of the data sheet has been placed by your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director
Chenoa Dahlberg, Jewett House Advisory Board Staff Support

PUBLIC HEARINGS

CITY COUNCIL STAFF REPORT

DATE: March 1, 2016
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: V-16-1, Kathleen Avenue Right of Way Vacation.

DECISION POINT

The applicant, Clifford E. Mort of Mort Construction and Drew Dittman of Lake City Engineering, Inc., acting as the representative for the Coeur d'Alene Development Company is requesting the vacation of a parcel of land lying South of the Kathleen Avenue centerline and northeasterly of the Centennial Trail Right of Way that adjoins the northerly boundary of The Lodge at Fairway Forest Assisted Living (3989 N. Player Drive).

HISTORY

It is unknown when the requested Right of Way was originally dedicated to the City of Coeur d'Alene.

FINANCIAL ANALYSIS

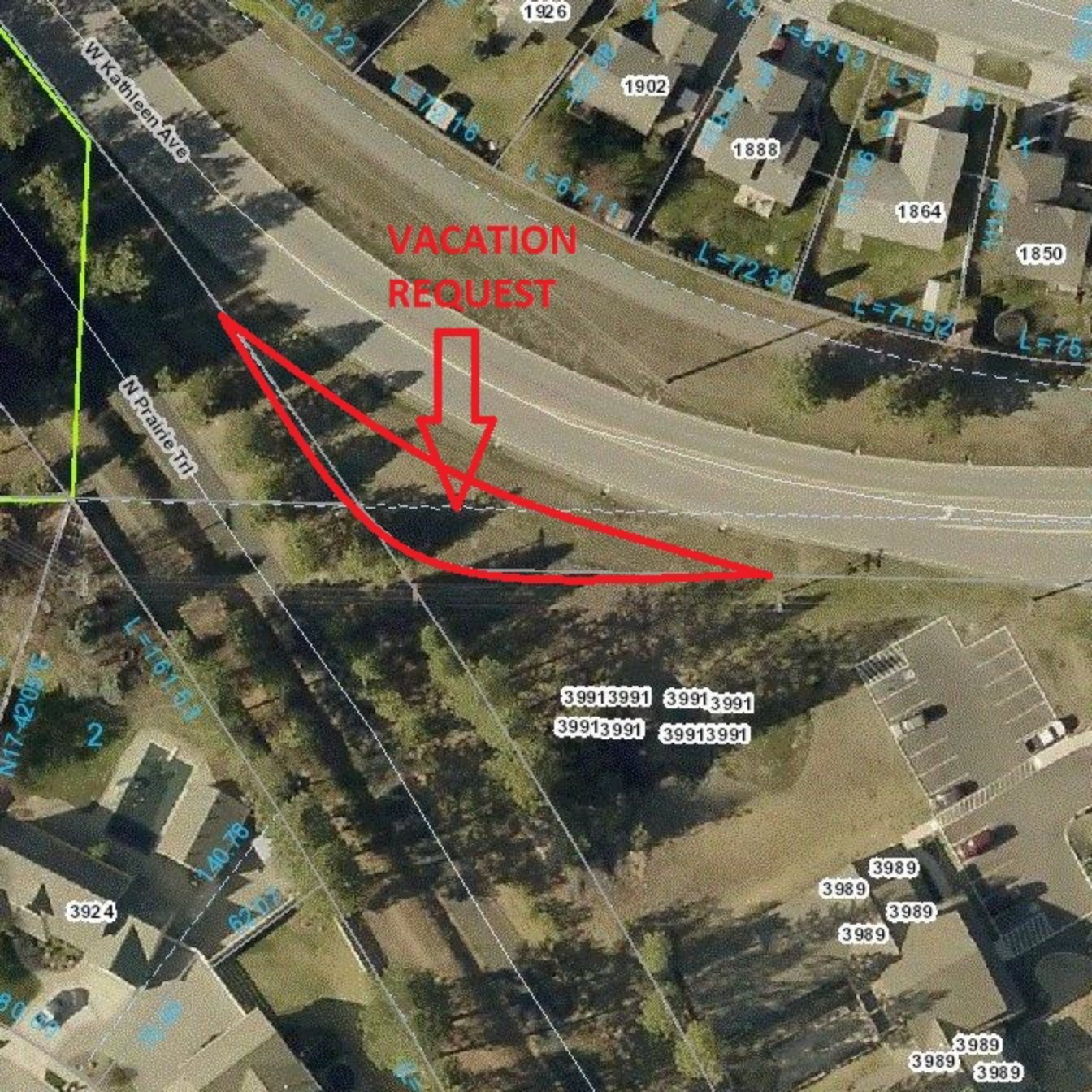
The vacation of the requested Right of Way would not have any financial impact on the City and would add approximately 4,615 square feet to the County tax roll. Although a minor amount, it would be a benefit to the municipality as tax revenue, and, to the land owner whose lot adjoins the usable triangle shape of property.

PERFORMANCE ANALYSIS

The re-alignment of Kathleen Avenue, in 2008, left additional Right of Way that is no longer needed or utilized by the City of Coeur d'Alene. The attached exhibit shows that there is a 12' foot existing swale that will remain in the city Right of Way along with an additional 5' for a future sidewalk. There are 5 dead street trees that are in the requested vacation area that the applicant will replace within the remaining Right of Way. All of the required utilities exist in Kathleen Avenue, so this property would not be needed for future public utility extensions and an easement will be retained for the existing private utilities such as power, telephone, gas, etc.

RECOMMENDATION

Staff recommends to the City Council to approve the vacation action per Idaho Code Section 50-1306, and, to vacate the property to the applicant, Coeur d'Alene Development Company.



VACATION
REQUEST



W Kathleen Ave

W Prairie Trl

N 17-42'08"E

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39913991 39913991

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3989
3989

3924

3989
3989

1902

1888

1864

1850

L=16153

L=4078
L=6207

1926

L=6022

L=7216

L=6711

L=7238

L=7152

L=75

**CITY COUNCIL
STAFF REPORT**

DATE: FEBRUARY 23, 2016

FROM: RENATA MCLEOD, MUNICIPAL SERVICES DIRECTOR/CITY CLERK
TROY TYMESEN, FINANCE DIRECTOR

RE: REQUEST FOR DECLARATION OF SURPLUS PROPERTY AT 3285 FRUITLAND
LANE AND SET A MINIMUM VALUE OF \$84,520.00

DECISION POINT:

- To deem 3285 Fruitland Lane as surplus property and set a minimum value of \$84,520.00 and direct staff to proceed with sale via sealed bid.

HISTORY: The City of Coeur d'Alene owns property located at 3285 Fruitland Lane. This is a 0.1671 acre parcel, zoned R-17 that currently has one single family dwelling upon it that is managed through a local rental agency. This parcel is still utilizing a septic tank and if developed will need to be connected to City sewer. On January 8, 2016 all City Departments were asked if they had any current or future use for the parcel and none were identified. Staff recommends a minimum value of \$84,520.00 (assessed land value) be set.

FINANCIAL: Funds received from the sale will go into the General Fund, with the intent of covering some costs associated with the City Hall remodel project.

DECISION POINT/RECOMMENDATION:

- To deem 3285 Fruitland Lane as surplus property and set a minimum value of \$84,520.00 and direct staff to proceed with sale via sealed bid.