



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

GENERAL SERVICES/PUBLIC WORKS COMMITTEE
with
Council Members Evans, English & Wood
December 9, 2024, 12:00 p.m.
Library Community Room
702 Front Avenue

AGENDA

*****ITEMS LISTED BELOW ARE CONSIDERED TO BE ACTION ITEMS**

Item 1 Repeal of Municipal Code § 15.06.050, Firefighter Equipment Rooms, and Adopt Appendix L to the 2018 International Fire Code, Fire Fighter Air Replenishment System (FARS)

PRESENTED BY: Craig Etherton, Deputy Fire Marshal
Bill Deruyter, Fire Deputy Chief

Item 2 Proposed Changes to and Renewal of the MOU with Idaho Disaster Dogs, Inc.

STAFF REPORT BY: Jeff Sells, Deputy Fire Chief, Operations

Item 3 Adoption of Wastewater Fairway Trunk Main and Riverside Interceptor Surcharges for Coeur Terre Development and US Forest Service Property

STAFF REPORT BY: Mike Anderson, Wastewater Director

ADJOURNMENT:

**This meeting is aired live on CDA TV Spectrum Cable Channel 1301, TDS Channel 5,
and on Facebook live through the City's Facebook page.**

The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Juanita Knight, Senior Legal Assistant, at (208) 769-2348 at least 72 hours in advance of the meeting date and time.

City of Coeur d'Alene

FIRE DEPARTMENT

"City of Excellence"

Staff Report

Date: December 9, 2024

From: Craig Etherton – Deputy Fire Marshal, IAAI-CFI – Coeur d'Alene Fire Department.
Bill Deruyter – Deputy Fire Chief – Coeur d'Alene Fire Department

Re: Repeal the current Firefighter Room ordinance and adopt FARS (Firefighter Air Replenishment System) ordinance.

DECISION POINT: Should Council adopt Firefighter Air Replenishment System (FARS) regulations for new high-rise buildings being constructed in the City, as set out in Appendix L of the International Fire Code with certain amendments, and repeal the current Municipal Code section dealing with Firefighter Equipment Rooms in high rises?

HISTORY: Since at least 2006, the City has required Firefighter Equipment Rooms in high rise structures. A new Firefighter Air Replenishment System (FARS), which provides for firefighter safety when combatting fires in high rise buildings, is recommended to replace the Firefighter Equipment Rooms which are difficult and expensive to maintain.

FINANCIAL ANALYSIS: No initial cost to the City. All fees for the FARS system are paid by the developer. Eventual replacement of currently owned air trailer. Decreases in ongoing maintenance cost for City of equipment in firefighter equipment rooms.

PERFORMANCE ANALYSIS: The population of Coeur d'Alene continues to grow and construction, especially single family and multi-family dwellings, has developed to the boundaries of the city. New mid-rise and hi-rise buildings are being constructed throughout the city where more people can live in a smaller footprint. Protecting these new hi-rise buildings requires different firefighting tactics. Fighting a fire in a single-family residential structure is far different from fighting a fire in a hi-rise building. In hi-rise firefighting, we take all our equipment up to the fire by way of the building's stair system. On average, a firefighter in full PPE gear will carry an extra 90 to 100 pounds of equipment including hoses, nozzles, and extra SCBA air bottles. The higher the fire is in the building, the longer it will take firefighters to get to the fire. The most important equipment we need in every fire is breathable air and water. Water is provided through the building's standpipe system, but we take our breathable air in bottles to the fire floor. A 'bottle brigade' is the normal operation in hi-rise firefighting to shuttle equipment (SCBA bottles, tools, hoses, nozzles, etc.) from the ground floor to the staging floor. This process is very labor intensive and our area may not have the man power to carry it out.

The FARS fill port stations are located within the safety of the stairwells and allow firefighters to fill their bottles within two minutes without having to remove their SCBA pack and get back to work fighting fire.

Our current system is to provide Firefighter Equipment Rooms every 5 stories of a high-rise building that includes staged equipment purchased by the building owner and maintained by your fire department. We have found that maintenance, service, and confidence in the readiness of this equipment is lacking and all of our fire officers have expressed that they would not feel comfortable risking their life on the readiness of this equipment. It is our desire to repeal the Firefighter Equipment Room ordinance and replace it with the adoption of Appendix L of the International Fire Code.

DECISION POINT/RECOMMENDATION: Council should repeal the Firefighter Equipment Room Ordinance and adopt Appendix L to the International Fire Code, with certain amendments.

ORDINANCE NO. _____
COUNCIL BILL NO. 24-

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF COEUR D’ALENE MUNICIPAL CODE § 15.05.010; PROVIDING FOR THE REPEAL OF COEUR D’ALENE MUNICIPAL CODE § 15.06.050; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d’Alene that said amendment be adopted.

NOW, THEREFORE,

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

SECTION 1. *That section 15.05.010 of the Coeur d’Alene Municipal Code be amended as follows:*

15.05.010: ADOPTION; AMENDMENTS:

A. The ~~i~~International ~~f~~Fire ~~e~~Code (IFC) as currently adopted by the Idaho state fire marshal, including any amendments or revisions thereto (IDAPA 18.01.50) is the applicable fire code for the city.

B. In addition, the City adopts Appendix L to the 2018 IFC, and any amendments or revisions thereto which may be included in a later version of the IFC adopted by the Idaho state fire marshal, applicable to the following:

1. When a building or structure meets the definition of a high-rise per the adopted Fire and/or Building Code; or
2. Where a building or structure has 3 stories below lowest level of exit discharge; or
3. Where building or structure is greater than 150,000 square feet.

C. Appendix L, Section L104.13.1(1), to the 2018 IRC is modified as follows: Fill stations shall be provided at the third floor above and below the ground level floor, and every third floor level thereafter.

D. Appendix L, Section L104.13.1(2), to the 2018 IFC is modified as follows: In all buildings in which FARS is installed, each stairwell shall have a supply riser. A FARS air filling station shall be located in the primary stairwell on odd-numbered floors, and in secondary stairwells on even-numbered floors, including stairwells below grade. For purposes of this section, “primary stairwell” shall be defined as the stairwell located closest to the main entrance. “Secondary

stairwell” shall be defined as all other stairwells. For buildings 500,000 square feet or more in size, an interior air fill panel shall be located within two hundred feet (200’) of the main entrance and at intervals not exceeding four hundred feet (400’) thereafter.

E. Appendix L to the 2018 IFC shall include: **External air fill station.** In all buildings in which FARS is installed, a minimum of one (1) external air fill station will be required for supplementing the air supply or refilling the system. Depending on the size and complexity of the facility, more than one external air fill station may be required, as specified by the firefighter air replenishment professional preparing the plans.

F. Appendix L to the 2018 IFC shall include: **FARS Plan Review.** Prior to construction, plans and specifications showing the location of all FARS shall be submitted to the Fire Department plans examiner for plan review and approval prior to installation. Plans and specifications shall be prepared by a firefighter air replenishment professional and certified by an Idaho licensed professional engineer.

G. Appendix L to the 2018 IFC shall include: **Air Supply Specifications.** All FARS shall have an on-site cascade system capable of refilling fifty (50) air bottles and shall provide an external ground level connection for an air supply trailer, as determined by the Fire Department plans examiner.

SECTION 2. *That section 15.06.050 of the Coeur d'Alene Municipal Code be repealed.*

SECTION 3. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein.

SECTION 5. After its passage and adoption, a summary of this Ordinance, pursuant to 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 this Ordinance shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on _____, 2024.

APPROVED, ADOPTED and SIGNED this _____ day of _____, 2024.

Woody McEvers, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
Amending Section 15.05.010 of the Coeur d'Alene Municipal Code, and
Repealing Section 15.06.050 of the Coeur d'Alene Municipal Code

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF COEUR D'ALENE MUNICIPAL CODE § 15.05.010; PROVIDING FOR THE REPEAL OF COEUR D'ALENE MUNICIPAL CODE § 15.06.050; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am City Attorney for the City of Coeur d’Alene, Idaho. I have examined the attached summary of Coeur d’Alene Ordinance No. _____, Amending section 15.05.010 of the Coeur d’Alene Municipal Code, and providing for the repeal of section 15.06.050 of the Coeur d’Alene Municipal Code; 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 _____ day of _____, 2024.

Randall R. Adams, City Attorney

General Services/Public Works Staff Report

DATE: December 9, 2024
FROM: Jeff Sells, Deputy Fire Chief, Operations
SUBJECT: Approval of changes to and the renewal of the MOU between the City of Coeur d'Alene and Idaho Disaster Dogs, Inc.

DECISION POINT: Should the City Council approve:

1. Proposed changes to the MOU between the City of Coeur d'Alene and Idaho Disaster Dogs. Those changes are:
 - a. Change of address for Idaho Disaster Dogs to 300 E. Foster Ave. (FD Administration)
 - b. Increase in funding from \$5,000 annually to \$8,000
2. The renewal of the MOU between the City of Coeur d'Alene and Idaho Disaster Dogs for 5 years

HISTORY: Idaho Disaster Dogs is a 501(c)(3) non-profit organization that owns and maintains the search canine resource that is utilized by the City of Coeur d'Alene Fire Department's technical rescue program. In 2020, the City and Idaho Disaster Dogs entered into the MOU to define the parameters of that arrangement. Those parameters include the number of canines that are on the team and who is responsible for the maintenance and certification of the dogs. The current MOU expires in February 2025. Pursuant to the MOU, the City agreed to provide \$5000 annually to Idaho Disaster Dogs to purchase a Liability Insurance Policy and assist with veterinary expenses incurred by Idaho Disaster Dogs. The cost of the insurance policy has remained fairly consistent at approximately \$1,000/year. Veterinary expenses, however, have increased. In 2020, veterinary expenses were \$3,408. This year they are at \$7,911. Expenses that have exceeded the stipend have been covered through donations received by the non-profit.

FINANCIAL ANALYSIS: The increase by \$3,000 to the Idaho Disaster Dogs stipend will be included in the proposed budget for the upcoming 2025-2026 fiscal year.

PERFORMANCE ANALYSIS: The canine program has had an active role in enhancing the technical rescue resources of the Coeur d'Alene Fire Department. During the term of this MOU, the canine teams have deployed to 5 federal disasters as part of the FEMA Urban Search and Rescue system, as well as for multiple regional and local search requests. The impact of their participation in these searches can't be overstated. The experiences they have brought back from their deployments have been invaluable in planning how technical rescue operations will be conducted by the Coeur d'Alene Fire Department, as well as serving to ensure we have an experienced and technically proficient canine search capability.

DECISION POINT/RECOMMENDATION: Council should approve the proposed changes to, and the renewal of, the MOU between the City of Coeur d'Alene and Idaho Disaster Dogs.

**Public Works / General Services
STAFF REPORT**

DATE: *December 9, 2024*

FROM: *Mike Anderson, Wastewater Director*

SUBJECT: *Adoption of Wastewater Fairway Trunk Main and Riverside Interceptor Surcharges for Coeur Terre Development and US Forest Service Property*

DECISION POINT: Should the General Services/Public Works Committee recommend that Council approve the adoption of wastewater surcharges for the Coeur Terre development and associated US Forest Service (USFS) property in order to fund infrastructure improvements required for wastewater service, specifically:

- \$2,590.00 per ERU for new customers contributing flow to the Riverside Interceptor.
- \$1,005.00 per ERU for new customers contributing flow to the Fairway Trunk Main.

HISTORY: In 2023, the City of Coeur d'Alene entered into an Annexation and Development Agreement with Kootenai County Land Company and 13 limited liability companies to annex approximately 440 acres (the Coeur Terre development) into the City. This Agreement restricts the total number of Equivalent Residential Units (ERUs) for the Coeur Terre development to 2,800. To calculate the ERUs for the adjacent US Forest Service (USFS) property, the same density per acre as Coeur Terre was applied, yielding an additional 1,275 ERUs, for a total of 4,075 potential new ERUs.

The surcharges will apply to:

1. Properties defined within the Annexation and Development Agreement which will contribute flow to the Riverside Interceptor and/or Fairway Trunk Main; and
2. Properties on the USFS land, which has yet to be annexed, and which also will potentially contribute flow to the Riverside Interceptor and/or Fairway Trunk Main.

This ensures a fair distribution of costs, reflecting the unique needs of the annexed areas and those potentially annexed in the future, as well as the interests of the City and the Wastewater Utility in serving current customers.

FINANCIAL ANALYSIS: The surcharges are calculated based on the Opinion of Probable Construction Cost (OPCC) for each project and the estimated number of ERUs contributing flow.

Summary of Surcharge Fees

1. Fairway Trunk Main:

- Project Cost: \$2,426,000
- Total ERUs Served: 4,075
- Surcharge: \$1,005 per ERU

2. Riverside Interceptor Parallel Piping:

- Project Cost: \$10,553,000
- Total ERUs Served: 4,075
- Surcharge: \$2,590 per ERU

Application

- Customers within the Coeur Terre development or the USFS property and contributing flow to the Riverside Interceptor will pay \$2,590 per ERU.
- Customers within the Coeur Terre development or the USFS property and contributing flow to the Fairway Trunk Main will pay \$1,005 per ERU.

These surcharges align costs with specific beneficiaries while preventing existing City customers from bearing the financial burden of infrastructure expansions that primarily serve these areas.

PERFORMANCE ANALYSIS: These surcharges provide a fair and equitable method of funding essential infrastructure improvements for wastewater service to the Coeur Terre development and the adjacent USFS property.

By applying the surcharges exclusively to properties defined in the Annexation and Development Agreement and the USFS property, the City ensures that these costs are borne by those directly benefiting from the new infrastructure. The surcharges will be adjusted annually using the Engineering News-Record (ENR) Construction Cost Index to ensure that the collected funds keep pace with rising construction costs, preventing shortfalls when the projects are actually constructed.

DECISION POINT/RECOMMENDATION: Council should approve the adoption of:

1. A \$2,590 per ERU surcharge for properties defined within the Annexation and Development Agreement and the US Forest Service Land and contributing flow to the Riverside Interceptor, and
2. A \$1,005 per ERU surcharge for properties defined within the Annexation and Development Agreement and the US Forest Service Land and contributing flow to the Fairway Trunk Main.

The General Services/Public Works Committee should also recommend that Council approve an annual adjustment to the surcharges based on the ENR Construction Cost Index as provided in the Annexation and Development Agreement.

Technical Memorandum



To: Mike Anderson, Director City of Coeur D'Alene Wastewater Utility Department

From: Shawn Koorn and Kevin Lorentzen, HDR

Date: November 27, 2024

Subject: Coeur Terre Wastewater Surcharge

1.0 Purpose

The City of Coeur D'Alene (City) signed a development agreement with Kootenai County Land Company (Company). The agreement provides the requirements of the Company for approximately 440 acres to be annexed into the City of Coeur D'Alene. As part of the agreement the City will provide wastewater service to the annexed area, subject to a wastewater surcharge to be collected at the time of issuance of a building permit meant to generate funds sufficient to pay for infrastructure necessary to extend wastewater service to the area to be annexed. The purpose of the surcharge is to prevent existing customers of the wastewater utility from having undue impact on their utility bill from the extension of infrastructure to the annexed area. This technical memorandum details the calculation of the wastewater surcharge as described in the agreement.

2.0 Overview of the Agreement

Section 3.2. of the Annexation and Development Agreement, Resolution No. 23-012 outlines the approach.

“Wastewater: The Owners agree to use the City Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges, including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with the rules and regulations of the City in effect at the time of request. The City does not warrant that sanitary sewer capacity will be available at the time the Owners request connection to the sanitary sewer system. Any connections and associated projects must not negatively impact the progression and continuity of the City’s wastewater collection system.”

Several projects were identified in the development agreement as necessary to provide adequate capacity to serve the development. Two of those projects are to be paid with a surcharge adopted by the City. These two projects are the Fairway Trunk Main, described in section 3.2.1.4 and the Riverside Interceptor described in section 3.2.1.5. The surcharge is to be paid with each building permit that contributes to the section of the sewer main line. The development agreement also specifies that after the surcharge is adopted it will be updated annually based on the regional construction cost index.

3.0 Assumptions

To calculate the surcharge, several assumptions and data inputs need to be developed. The basis for the fee, at a basic level, is the cost of the projects divided by the number of Equivalent Residential Units (ERUs) served. Provided below is a summary of the assumptions used to develop the fee.

3.1 Construction Costs

The City provided detailed criteria and information to HDR to develop a Opinion of Probable Construction Cost (OPCC). The detail of the OPCC is provided in Basis of Estimate Technical Memorandum for the Coeur Terre Development. As noted, there are two projects that are necessary to provide wastewater service and paid for through the surcharge, the Fairway trunk Main and the Riverside Interceptor. The following tables are from the Basis of Estimate Technical Memorandum containing the OPCC used in this surcharge analysis.

Summary of Opinion of Probable Construction Cost Phase 1: Fairway Trunk Main		
High Range		Low Range
+50%	Construction Cost	-30%
\$3,640,000	\$2,426,000	\$1,699,000

Summary of Opinion of Probable Construction Cost Phase 2: Riverside Interceptor Parallel Piping		
High Range		Low Range
+50%	Construction Cost	-30%
\$15,829,000	\$10,553,000	\$7,387,000

The Basis of Estimate Technical Memorandum provided a range of a values, which is common practice when developing a cost estimate such as these, the probable construction cost, the middle column in the above tables, were the value used for the calculation of the surcharge. For additional information regarding the estimate of the construction costs please see the Basis of Estimate Technical Memorandum attached to this Memorandum.

3.2 Development of Equivalent Residential Units

ERUs are a standard means of measuring the amount of capacity for designing as well as calculating fees and charges for wastewater systems. Per the development agreement the Coeur Terre development is designed for a maximum of 2,800 ERUs per section 1.4 of the Development agreement. A complicating factor in this calculation is that there is an additional 200 acres, currently, or formerly owned by the US Forest Service (USFS) that could be developed in the future, but that property does not have detailed development plans. As a result, there is not an estimated number of ERUs known for the USFS property. To determine a reasonable estimate for the number of ERUs for the USFS property it was determined that the same level of density per acre as the Coeur Terre property would be utilized to determine the total number of ERUs. Provided in the table below is a summary of the calculation of the ERUs.

Calculation of Acres per ERU at Coeur Terre Density			
	Acres	ERUs	Acres/ERU
Coeur Terre	438.72	2,800	6.38

Multiplying the number of ERUs per acre of the Coeur Terre property by the number of USFS acres provides an estimate of the number of ERUs for the USFS property.

USFS ERUs Based on Coeur Terre Acres per ERU			
	Acres	Acres/ERU	ERUs
USFS	199.82	6.38	1,275

Based on the Coeur Terre acres per ERU it was estimated that the USFS property could add an additional 1,275 ERUs to the project area. The ERUs served by the Riverside interceptor is limited to 2,800 ERUs as stipulated in the Development Agreement plus the USFS ERUs of 1,275 for a total of 4,075 ERUs. However, the Fairway Trunk Main is not able to serve the entire development area’s allowable ERUs. The Fairway Trunk Main ERUs were determined by reviewing the development area maps from the Coeur Terre Development Wastewater Collection summary map which included Area 03N, Area 03S, Area 04 School and Area 04 which totaled 1,139 ERUs. With the estimated number of ERUs for Fairway Trunk Main plus the USFS property, the total of ERUs is 2,414.

4.0 Calculation of the Surcharge

As noted, the key assumptions and data inputs are the project cost, and the number of ERUs benefiting from the improvements. Given the OPCC and the ERUs the surcharge can be calculated by dividing the total probably cost by the number of ERUs. The following table shows the calculation for the Coeur Terre wastewater surcharge.

Coeur Terre Wastewater Surcharge Calculation			
	Cost	ERUs	Cost/ERU
Fairway Trunk Main	\$2,426,000	2,414	\$1,005
Riverside Interceptor	\$10,553,000	4,075	\$2,590

By assessing these surcharges to the appropriate connections in the Coeur Terre and the USFS properties the City will recover revenues, over time, that provide sufficient funding to build the Fairway Trunk Main and Riverside Interceptor. The surcharges in the above table are based on 2024 costs and should be adjusted annually to account for the increase in construction cost using a cost index such as the regionally appropriate, Engineering News Record (ENR) Construction Cost Index (CCI) as directed in the development agreement. Failing to adjust the

surcharge to match the increasing cost of construction will result in collecting insufficient funds to pay for the capital projects at the time of construction.

5.0 Summary

This memo has summarized the approach and methodology for establishing the Fairway Trunk Main and the Riverside Interceptor surcharges for the Coeur Terre development along with the probable development on the current, or prior, USFS property.



1

**Riverside Interceptor and Fairway
Trunk Main Surcharge Fees**

December 9, 2024

A smaller version of the City of Coeur d'Alene logo is located in the bottom right corner of the slide. It includes the stylized tree, mountains, and water graphic, along with the text "City of Coeur d'Alene" and "IDAHO".

2

Presentation Objectives

- **Present the Rationale:** Why surcharges are necessary for infrastructure improvements.
- **Explain Cost Distribution:** Financial analysis of surcharge calculations.
- **Ordinance Details:** Overview of the proposed ordinance.
- **Community Benefits:** How this supports the City and its residents.
- **Action Needed:** Seek council approval.



3

Background on Coeur Terre Development

- March of 2023, annexed 438.72 acres
- 2,800 ERUs allocated under the development agreement
- US Forest Service property of 199.82 acres, at an equivalent density would add 1,275 ERUs
- Total potential: 4,075 ERUs



4

Infrastructure Improvements Needed

Fairway Trunk Main



Slope modifications, est. cost \$2.4M

Riverside Interceptor



Parallel pipe, est. cost \$10.5M



5

Surcharge Calculations

Project	Cost	ERUs Served	Surcharge per ERU
Fairway Trunk Main	\$2,426,000	2,414	\$1,005
Riverside Interceptor	\$10,553,000	4,075	\$2,590

- Fees assessed during building permit issuance
- Annual adjustments based on the Engineering News Record, Construction Cost Index



6

Benefits of Proposed Surcharges

- **Equity:** Costs borne by those benefiting from infrastructure.
- **No Burden on Current Residents:** Protects existing utility customers from rate increases.
- **Sustainability:** Ensures sufficient funding for future infrastructure needs.



7

Decision Point

- Approve surcharges for the Coeur Terre development and US Forest Service property:
 - **Fairway Trunk Main:** \$1,005/ERU.
 - **Riverside Interceptor:** \$2,590/ERU.
- To be adjusted annually based on ENR Construction Cost Index



8

Questions and Discussion



ORDINANCE NO.
COUNCIL BILL NO. 24-

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING SEWER SURCHARGES FOR CERTAIN PROPERTIES LOCATED IN AN AREA CONSISTING OF 438.718 ACRES COMMONLY KNOWN AS COEUR TERRE, DESCRIBED IN EXHIBIT "A" HERETO, AND PROPERTIES WHICH MAY BE ANNEXED IN THE FUTURE; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, on March 21, 2023, the City of Coeur d'Alene (the "City") annexed 438.718 acres of land adjacent to and east of N. Huetter Road, more particularly described in Exhibit "A" hereto (the "Property"), subject to the owners of the Property entering into an annexation and development agreement with the City; and

WHEREAS, the City also approved an Annexation and Development Agreement with Kootenai County Land Company, LLC, and thirteen other limited liability companies, (the "Agreement") at a regularly scheduled Council meeting on March 21, 2023; and

WHEREAS, the Agreement became effective on March 29, 2023, when the Kootenai County Land Company, LLC, and thirteen other limited liability companies, signed the Agreement; and

WHEREAS, in paragraph 3.2.1.4(b), the Agreement provides that the City will adopt a surcharge by ordinance to cover the cost of modifications to pipe slope needed to increase the capacity of the existing eighteen inch (18") Fairway Trunk Main, said surcharge to be paid with each building permit within the Property that contributes to this section of sewer main line; and

WHEREAS, in paragraph 3.2.1.5(b), the Agreement provides that the City will adopt a surcharge by ordinance to cover the cost of reducing the d/D of the existing twenty-four inch (24") Riverside Interceptor, rerouting flow from the Hawk's Nest Lift Station force main and the Fairway Trunk Main into a new parallel twenty-four inch (24") pipe along the same alignment, said surcharge to be paid with each building permit within the Property that contributes to this section of sewer main line; and

WHEREAS, other properties, currently outside the City, will impact the Fairway Trunk Line and Riverside Interceptor if annexed in the future, in particular the U.S. Forest Service property south of W. Kathleen Avenue and east of N. Atlas Road; and

WHEREAS, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said amendment be adopted.

NOW, THEREFORE,

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

SECTION 1. A surcharge to cover the cost of modifications to pipe slope needed to increase the capacity of the existing eighteen inch (18") Fairway Trunk Main, in the amount of One thousand Five and no/100 dollars (\$1,005.00) per ERU shall be assessed on all properties within the City or hereafter annexed into the City that contributes, or will contribute, to this section of sewer main line, to be due and paid at the time of application for any building permit for such property.

SECTION 2. A surcharge to cover the cost of reducing the d/D of the existing twenty-four inch (24") Riverside Interceptor, rerouting flow from the Hawk’s Nest Lift Station force main and the Fairway Trunk Main into a new parallel twenty-four inch (24") pipe along the same alignment, in the amount of Two thousand Five hundred Ninety and no/100 dollars (\$2,590.00) per ERU shall be assessed on all properties within the City or hereafter annexed into the City that contributes, or will contribute, to this section of sewer main line, to be due and paid at the time of application for any building permit for such property.

SECTION 3. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein.

SECTION 4. The surcharges established by this Ordinance shall be adjusted annually based on the change in the ENR Construction Cost Index (CCI) applicable to this region.

SECTION 5. After its passage and adoption, a summary of this Ordinance, pursuant to 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 this Ordinance shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d’Alene at a regular session of the City Council on _____, 2024.

APPROVED, ADOPTED and SIGNED this _____ day of _____, 2024.

Woody McEvers, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO.
SURCHARGE FOR SEWER IMPROVEMENTS

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING SEWER SURCHARGES FOR CERTAIN PROPERTIES LOCATED IN AN AREA CONSISTING OF 438.718 ACRES COMMONLY KNOWN AS COEUR TERRE, DESCRIBED IN EXHIBIT "A" HERETO, AND PROPERTIES WHICH MAY BE ANNEXED IN THE FUTURE; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am City Attorney for the City of Coeur d’Alene, Idaho. I have examined the attached summary of Coeur d’Alene Ordinance No. _____, 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 _____ day of _____, 2024.

Randall R. Adams, City Attorney