

Public Works / Finance Committee



Regular Meeting ~Minutes~

Laurie M. Hopkins
City Clerk

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Monday, July 26, 2021

3:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at 3:00 p.m.

PRESENT: Maureen Laflin, Anne Zabala, Art Bettge

OTHERS: Mayor Bill Lambert, Council Member Sandra Kelly, Council Member Gina Taruscio

STAFF: Gary Riedner, Bill Belknap, Bob Buvel, Aimee Henrich, Mia Bautista, Taylor Riedner, Tyler Palmer 3:37

REGULAR AGENDA

1. Approval of July 12, 2021 Public Works/Finance Committee Minutes (ACTION ITEM) - Taylor Riedner

The minutes were approved as presented.

2. Lot Division at 2209 Shelby Lane (ACTION ITEM) - Aimee Hennrich

The applicant, Wesley Michaels, is requesting a lot division located at 2209 Shelby Lane. The existing lot is 24,325 sf in size and the applicant is proposing to divide the lot into two lots of approximately 12,039 sf and 12,229 sf in size. The subject property is currently vacant and is located within the Low Density, Single Family Residential Zoning District (R-1). Within the R-1 Zoning District lots are required to be no less than 9,600 square feet in size and each lot must have a minimum lot width of 80 feet. Flag lots are required to be at least 20 feet wide and no more than 150 feet long for the flag pole portion of the lot. The proposed lots meet all of the minimum standards for lots located within the R-1 Zone.

PROPOSED ACTIONS: Recommend approval of the lot division request with no conditions; or recommend approval of the lot division request with conditions; or recommend denial of the lot division request; or provide staff further direction.

Hennrich introduced the item as written above. The northern lot will have access from Holiday St, whereas the southern lot will have access from Shelby Ln. There is a 20-foot utility easement that runs on the eastern side of the 125-foot flag pole lot. An access agreement to the utility will be defined in the future development agreement. The City is responsible for surface restoration if access is needed to any utilities. The City has the right to access the utilities at any time and cannot deny the owner the ability to use the property for surfacing or landscaping. However, the development agreement will not allow structures or trees to be over the utilities. While accessing the utilities, residents may have limited access to the property, which may require parking on the street or arranging another agreement with the constructor.

Doug Schumacher (Moscow) expressed concerns about vehicle traffic, construction conditions for future developments, residential zoning changes, and stormwater drainage.

Cate Loiacono (Moscow) shared worries about the effects of property values, the access road for the southern proposed lot, water drainage issues, and residential zoning changes.

Belknap shared that a construction design has not yet been brought to the City for review. However, the access point to the southern lot would be feasible to construct. Access points to a public street are required to be a minimum of 20 feet, and the remainder of the driveway is a minimum of 12 feet. The R-1 and R-2 zoning districts are for single-family residences only, and this location would not be approved for rezoning to multi-family usage. City Code requires street frontage to prevent stormwater runoff to an adjacent

property. All properties are responsible for collecting and conveying stormwater within reason to the nearest stormwater conveyance system.

Riedner said that an additional lot split on top of the proposed ones would not be feasible due to the minimum lot size requirement. The sizes of the homes are up to the homeowner as long as it remains a single-family dwelling.

Bettge says the lot division meets all legal requirements and does not pose any issues in that regard. It will be up to the owners to design a dwelling fit for the lot.

Zabala mentions the lot split makes the residences more comparable to the surrounding lots and would be a good fit.

With no recommendation, the Committee placed it on the Council regular agenda.

3. South US95 Sewer Water Extension Bid Award (ACTION ITEM) - Bob Buvel

This project consists of the extension of public water and sewer mains south of the S. Fork Palouse River prior to the construction of the Idaho Transportation Dept. U.S. 95 Thorn Creek Project. The goal of the project is to install approximately 1,900 linear feet of sanitary sewer main and 950 linear feet of water main along the U.S. 95 right-of-way prior to construction of the ITD project to ensure utility services are available for future development in south Moscow and preventing future disruption to highway traffic and expensive surface restoration in the future once the highway project is complete.

Bids were opened on Thursday, July 8, 2021. Four bids were received, ranging from \$679,671 to \$1,285,543. Upon review, the apparent low bid from Western Construction was withdrawn by the bidder due to a mathematical error in their bid. Of the remaining responsive bids received, ML Albrights & Sons, Inc was found to be the lowest responsive bid with a bid total of \$1,208,190.40. The full bid tabulation and the non-responsive bid letter sent to Western Construction are attached.

PROPOSED ACTIONS: Recommend acceptance of the low bid from ML Albrights & Sons, Inc., award the contract for the bid amount of \$1,208,190.40 , and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount, or provide staff further direction.

Buvel introduced the item as written above and described the locations of the proposed water and sewer lines. Extending the utilizes allows for feasible future developments. The ITD Thorncreek project was set back in 2018 and prompted the extensions before its completion. ITD is planned to start at the beginning of the following construction season and start at the north end. By completing this extension before the ITD project, it would ultimately save the City a lot of money in restoration costs of the new highway and reduce traffic delays. Budgeting for the project has varied throughout the years, starting at a preliminary \$370,694 in 2018. The CIP program was updated in 2020, changing the budgeted amount to \$605,00. In 2021 the design was finalized, leading to additional costs causing the budget to increase to \$874,790. Other expenses included the need to deepen a gravity sewer line or add a booster lift station due to slope changes. It would add a cost of \$100,000 to \$200,000 more to make these lines deeper. A lift station would require double the pipe to maintain. One that goes into the lift station and a pressure line that comes out. Staff concluded that the best option would be to build the line deeper rather than add a lift station. Groundwater and crossing the south fork of the Palouse River will be monitored, and excess water will be pumped into the surrounding vegetation. Still, water displacement will not be enough to cause concern. PVC piping that will be used does not corrode, rust, or have reactions to soil chemistry and will not affect the area's groundwater. The most common component that breaks down the material is UV lights which will not be an issue. Another aspect of the project that became more expensive was the increased pipe size from 12 inches to 16 inches. The 12-inch main was based on the comp plan that was completed in 2012. Since then, the water model has been updated, and new developments need to be considered. \$501,000 will be deducted from the Sewer Capital Main Program Fund to cover the project's cost, and \$102,000 will be removed from the Water Capital Fund. With the recommendation of approval, the Committee placed the item on the Council consent agenda.

REPORTS

Staff Report (if needed)

ADJOURN

The meeting adjourned at 3:47 p.m.

