

Moscow City Council



Regular Meeting ~Agenda~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

**Tuesday,
September 7, 2021**

7:00 PM

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

The Moscow Mayor, City Council and Staff welcome you to tonight's meeting. The meeting is open to the public but due to the continued presence of COVID-19 cases in our area, we encourage those that have not received the COVID-19 vaccination, to continue to keep 6-foot physical distance from non-household members and wear face coverings when distance is unable to be maintained. We appreciate and encourage public participation. The formality of procedures varies with the purpose and subject of the agenda item; therefore, the Mayor may exercise discretion in deciding when to allow public comment during the course of the proceedings and limitations may be placed on the time allowed for comments. Citizens wishing to comment on business that is not on the agenda will be provided the opportunity to do so during the public comment item on the agenda. For regular agenda items the public will usually have the opportunity for comment on that agenda item after the staff presentation. These agenda items do not include the consent agenda and reports. Please limit any remarks to three (3) minutes or less. If you plan to address the Council, you will find a list of "Tips for Addressing the Council" in the door pocket outside the City Council Chambers. Citizens wishing to comment on business on the agenda may also communicate with the City Council through email (council@ci.moscow.id.us). Please note that Moscow City Council meetings are televised, videotaped and/or recorded. The meeting is streamed on YouTube and Spectrum Cable 1301. A link to stream the meeting can be found on the City website (www.ci.moscow.id.us). Thank you for your interest in City government.

PLEDGE OF ALLEGIANCE

MAYOR'S GOLF TOURNAMENT PRESENTATION

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council August 16, 2021 Minutes - Laurie M. Hopkins

B. Local Professional Services Agreement for Design Services of the Public Avenue Corridor Safety Improvements - Nate Suhr / Alisa Anderson

The City of Moscow's Public Ave Corridor Safety Improvement project is located in northeast Moscow and includes a 1,100 foot corridor on Public Avenue from Polk Street to Lincoln Street. The project is designed to address a high rate of crashes causing injuries and a fatality in the project area. The project includes the installation of a concrete splitter island at the intersection of Polk Avenue and Public Avenue. The road section will be upgraded to include 12-foot vehicle lanes and 5-foot bicycle lanes. The project will also include the installation of approximately 2,200 linear feet of curb, gutter, and a 5-foot sidewalk. The improvements will widen the roadway and eliminate roadside ditches, creating a more navigable corridor for both vehicles and pedestrians. The total cost of the project is estimated at \$880,000 with a maximum federal participation of \$815,408. The local match requirement is 7.34% (\$64,592) of which \$3,000 was previously paid with the State/Local Agreement for Design and Construction that was executed in July, 2020. The Idaho Transportation Department (ITD) has requested the City execute a Local Professional Services Agreement to complete the Design Services phase prior to construction.

To engage a design professional, a request for information (RFI) was issued by LHTAC for design

services on March 31, 2021, and three qualified engineering firms responded. HMM, LLC of Nampa, Idaho, has been selected to perform the design services work on this project. The LHTAC and City staff have negotiated an agreement with HMM, LLC to perform these services for \$96,078.00. The amount equates to 15% of the estimated construction amount which both the LHTAC and City Staff deem reasonable for these services on a federal-aid project. The design is expected to be completed by January 31, 2022, and it is anticipated the project will be advertised for construction immediately following LHTAC's and ITD's approval. Construction is expected to occur during the spring of 2022.

ACTION: Approve the Local Professional Services Agreement for Design Services of the Public Avenue Corridor Safety Improvements Project No. A022 (402).

C. Harvest Hills Lot 1 Block 1 PUD Development Agreement - Bill Belknap

Phil Reingans, on behalf of Harvest Hills Development Corporation, has submitted to the City a revised final plat for the development of the property at the northeast corner of the intersection of 3rd St. and Mountain View Road. On May 17, 2021 the City Council approved the preliminary plat for this property. The final plat is titled Harvest Hills Lot 1, Block 1 PUD and will be presented for City Council approval on September 7th. If the final plat is approved by the City Council, a development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The agreement included in the packet covers these items. This item was reviewed by the Public Works Finance Committee on August 23, 2021 and was recommended for approval.

ACTION: Approve the Development Agreement with Harvest Hills Development Corporation for Harvest Hills Lot 1, Block 1 PUD.

D. Harvest Hills Lot 1, Block 1 PUD Monumentation Agreement – Bill Belknap

Phil Reingans, on behalf of Harvest Hills Development Corporation, has submitted to the City a revised final plat for the development of the property at the northeast corner of the intersection of 3rd Street and Mountain View Road. On May 17th, 2021 the City Council approved the preliminary plat for this property. The final plat is titled Harvest Hills Lot 1, Block 1 PUD and will be presented for City Council approval on September 7th. If Council approves the final plat, the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. This item was reviewed by the Public Works Finance Committee on August 23, 2021 and was recommended for approval.

ACTION: Approve the monumentation agreement with Harvest Hills Development Corporation for Harvest Hills Lot 1, Block 1 PUD.

E. Harvest Hills Replat of Lot 1 Block 1 Final Plat and Final Planned Unit Development - Mike Ray

On May 17, 2021, Moscow City Council approved the Harvest Hills Replat of Lot 1 Block 1 preliminary Planned Unit Development (PUD) with no conditions, and approved the preliminary plat with three conditions. On August 4, 2021 the applicant submitted the final subdivision plat and final PUD to be reviewed by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission reviewed the final subdivision plat and final PUD at their meeting on August 11, 2021 and recommended approval to City Council.

ACTION: Approve the Harvest Hills Replat of Lot 1 Block 1 PUD and Final Plat.

F. Harvest Hills Second Addition Development Agreement – Bill Belknap

Phil Reingans, on behalf of Harvest Hills Development Corporation, has submitted to the City a final plat for the development of the property at the current eastern end of Third Street and, the Harvest Hills First Addition Subdivision. On May 17th, 2021, the City Council approved the preliminary plat for this property. The final plat is titled Harvest Hills Second Addition and will be

presented for City Council approval on September 7th. If the final plat is approved by the City Council, a development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The agreement included in the packet covers these items. This item was reviewed by the Public Works Finance Committee on August 23, 2021 and was recommended for approval.

ACTION: Approve the Development Agreement with Harvest Hills Development Corporation for Harvest Hills Second Addition.

G. Harvest Hills Second Addition Monumentation Agreement – Bill Belknap

Phil Reingans, on behalf of Harvest Hills Development Corporation, has submitted to the City a final plat for the development of the property located east of Mountain View Road and the current eastern extent of Third Street. On May 17th, 2021, the City Council approved the preliminary plat for this property. The final plat is titled Harvest Hills Second Addition and will be presented for City Council approval on September 7th. If the Council approves the final plat, the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. This item was reviewed by the Public Works Finance Committee on August 23, 2021 and was recommended for approval.

ACTION: Approve the monumentation agreement with Harvest Hills Development Corporation for Harvest Hills Second Addition.

H. Harvest Hills 2nd Addition Final Plat - Mike Ray

On May 17, 2021, Moscow City Council approved the Harvest Hills 2nd Addition preliminary plat with no conditions. On August 4, 2021, the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission reviewed the final subdivision plat at their meeting on August 11, 2021 and recommended approval to City Council.

ACTION: Approve the Harvest Hills 2nd Addition Final Plat.

REGULAR AGENDA

2. Staff Recognition Report - Gary J. Riedner

3. Mayors Appointments (ACTION ITEM)

4. Public Comment and Mayor's Response Period (limit 15 minutes)

5. Citizen Commission Report - Farmers Market Commission - Amanda Argona / Jamie Hill

6. PUBLIC HEARING: Thompson Annexation, Comprehensive Plan Land Use Designation, and Zoning Designation (ACTION ITEM) - Mike Ray

The applicant, Garrett Thompson, is proposing to rezone and retain the existing Comprehensive Plan land use designation for a 2.68-acre property proposed to be annexed into the City of Moscow and located directly south of Robinson Park Road and east of the current City Limits boundary. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential and the applicant is proposing to retain that designation. The zoning on the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to the Medium Density Residential (R-3) Zone. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designations and Rezone on July 28, 2021 and recommended approval with no conditions.

PROPOSED ACTIONS: Conduct the public hearing upon the annexation, Comprehensive Plan land use designation, and zoning designation and upon consideration of any testimony presented:

1. Approve the Annexation Ordinance under suspension of the rule requiring three complete and separate readings and that it be read by title and published by summary; or consider the Annexation

Ordinance on first reading; or reject the Annexation Ordinance; or take such other action deemed appropriate.

2. If the Annexation Ordinance is approved, approve the proposed Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or reject the proposed Comprehensive Plan Land Use Designation Resolution and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take such other action deemed appropriate.

3. If the Annexation Ordinance is approved and the Comprehensive Plan Land Use Designation Resolution is approved, approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or consider the Zoning Ordinance on first reading; or reject the Zoning Ordinance and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take such other action deemed appropriate.

7. PUBLIC HEARING: Open Budget for Fiscal Year 2020-2021 (FY2021) (ACTION ITEM) - Sarah Banks

The State of Idaho provides a process for cities to amend the original fiscal year budget appropriation ordinance in accordance with Idaho Code section 50-1003. Throughout the year, the City has received additional federal, and/or state, and/or local grant awards, as well as the reimbursement of an economic development incentive. The City Council has authorized expenditures, including fleet purchases replacing two Police Utility Interceptors, and police body cameras which were delayed due to COVID. Staff is proposing to amend Ordinance 2020-11 in the amount of \$4,806,043 to accommodate the authorized appropriations.

PROPOSED ACTIONS: Approve the Open Budget Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take such other action deemed appropriate.

8. Drug Detection Dog Program (ACTION ITEM) - James Fry

Drug crimes in Idaho have been prevalent for decades. Synthetic drugs and the resurgence of traditional, illicit drugs like methamphetamine and heroin are becoming the drug of choice on the street. Prescription fraud, black market production and illegal imports of opiates have been identified by the Office of Drug Policy and the Center for Disease Control as a national health crisis. If there is a specific drug interdiction event planned in our community, we are forced to rely on outside agencies who have a Drug Detection K9 and only then if the K9 is available at the time of the request. In order to enhance the ability to detect and investigate drug crimes, the Moscow Police Department proposed a Drug Detection K9 program in the FY2022 budget. At the FY2022 budget public hearing on August 2, 2021, the City Council approved the appropriation of funds supporting the program. However, the City Council directed that the program be brought before City Council for approval prior to implementation and any expenditure of the budgeted funds. The City of Lewiston has a drug detection K9 program, and a demonstration has been arranged for City Council to provide additional understanding of how a drug dog can assist drug investigations. In addition, policies and procedures have been researched and drafted, and are included in the backup for this item. Staff will be available to answer questions and concerns.

PROPOSED ACTIONS: Receive presentation of the Drug Detection Dog Program and approve deployment of the program or take such other action deemed appropriate.

9. Sale of Current Police Station to University of Idaho (ACTION ITEM) - Mia Bautista

On May 21, 2019, citizens of Moscow approved the City of Moscow's proposal to issue municipal bonds to construct a new police services facility, remodel the current police facility for use as an office building, and make minor improvements to the Paul Mann Building located to the west of City Hall.

On June 15, 2020, the City of Moscow purchased the Haddock Building, located at the southeast corner of Washington and Fifth Street, from Gritman Medical Park, LLC, for the price of \$875,000. The purchase of the Haddock Building includes off-street parking and represents significant savings over the estimated remodel costs of the current police facility. With the purchase of the Haddock Building, City Council expressed interest in selling the existing police facility since it would no longer serve the needs of the City, and was approached by representatives of the University of Idaho.

Idaho Code Title 50, Municipal Corporations, Chapter 14, Conveyance of Property, allows a city to convey real property to another governmental entity without the requirement of holding an auction if the City Council determines it is in the city's best interest to convey the property. The University of Idaho, which qualifies as a tax supported governmental unit per the requirements of I.C. 50-1403(4), has transmitted a letter of intent to the City of Moscow, noting an interest to purchase the property.

On July 6, 2021, the City Council declared its intent to sell the property for the appraised value of \$975,000. The City Clerk published a summary of the action and notice of a public hearing to take place August 2, 2021 in the official newspaper of the City (Moscow-Pullman Daily News).

On August 2, 2021, pursuant to Idaho Code 50-1403, the City Council held a public hearing at which the Council considered public testimony and declared it is in the City's best interest to convey the current Moscow Police Station facility located at 118 E Fourth Street to the University of Idaho for the appraised value of \$975,000, and authorized such conveyance. The Council also directed staff to negotiate a purchase and sale agreement and to prepare an ordinance of conveyance and to bring the agreement and ordinance back to the City Council for review and approval in order to complete the transaction.

PROPOSED ACTIONS:

1. Approve the purchase and sale agreement for the Haddock building located at 118 E. Fourth St with the University of Idaho, or take such other action deemed appropriate;
2. Approve the Ordinance authorizing conveyance of real property under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take such other action deemed appropriate.

REPORTS

City Council

Mayor

Staff

ADJOURN

NOTICE: Moscow City Council and committee meetings are televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.