

Moscow City Council



Regular Meeting ~Agenda~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

Monday, April 1, 2019

7:00 PM

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

The Moscow Mayor, City Council and Staff welcome you to tonight's meeting. We appreciate and encourage public participation. For regular agenda items, an opportunity for public comment is sometimes provided after the staff report. However, 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. 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. Please note that Moscow City Council meetings are televised, videotaped and/or recorded. Thank you for your interest in City government.

PLEDGE OF ALLEGIANCE

PROCLAMATION - FAIR HOUSING

PRESENTATION TO STEVE BONNAR

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council March 4, 2019 Minutes - Laurie M. Hopkins

Minutes presented for approval.

ACTION: Approve minutes as presented.

B. Approval of Moscow City Council March 18, 2019 Minutes - Laurie M. Hopkins

Minutes presented for approval.

ACTION: Approve minutes as presented.

C. Environmental Stewardship Award - Kelli Cooper

The Environmental Stewardship Award is designed to recognize and reward local businesses who have taken steps to reduce their environmental impacts. It is an extension of existing City of Moscow programs such as the Fats, Oils, and Grease reduction program, and Water Conservation program as well as several City of Moscow ordinances regarding

environmental regulations. At the same time, the program is meant to encourage and support future actions by providing information on additional steps that can be taken and the resources to help businesses make those changes. The packet includes the award logo, a support letter from the Sustainable Environment Commission (SEC), and the application for eligibility. In addition, this award program was unanimously supported by the SEC. This was reviewed by the Public Works/Finance Committee on March 25, 2019 and recommended for approval.

ACTION: Approve the Environmental Stewardship Award program.

D. Clarification of the FY2018 CAFR - Gary J. Riedner / Sarah Banks

Upon finalizing the Comprehensive Annual Financial Report (CAFR) pursuant to the City Council's approval of the document at the March 18 Council meeting, a scrivener's error was identified. On page 42 of the CAFR document the Statement of Net Position, specifically the column outlining the Component Unit for the Moscow Urban Renewal Agency (URA), adjustments have been made to reflect the correction of that error. This correction does not affect any of the City's information, financials or the like, as it is simply a representation of the URA's financial standing at the time of the report. This was reviewed by Public Works/Finance Committee and Administrative Committee on March 25 and recommended for approval.

ACTION: Approve the correction to the Comprehensive Annual Financial Report (CAFR) as noted.

E. Self-Funded Employee Health Insurance Proposal - Gary J. Riedner

On May 21, 2018, City Council unanimously directed staff to proceed with the development of a self-funded city employee health insurance proposal for City Council consideration. Staff has worked with long-time benefits consultant The Murray Group (formerly Helbling Benefits) as directed by Council to develop a self-funded health insurance proposal to be submitted to the State of Idaho Department of Insurance (DOI) for consideration. Information was gathered for that application as well as the required Actuarial Study that was completed by Milliman Consulting. That study confirmed that the City's experience lends favorably to self-funding. On January 2, 2019, City Council approved the implementation of a self-funded employee health benefits program and application to the Idaho Department of Insurance, creation of a City of Moscow Employees Benefits Trust, appointment of Trustees, and authorization to enter into appropriate agreements to implement the program. The proposed implementation date was April 1, 2019. Staff is proposing delaying the implementation of the program until FY2020, in accordance with the attached memo from the City Supervisor. This was reviewed by Public Works/Finance Committee and Administrative Committee on March 25, 2019 and recommended for approval.

PROPOSED ACTIONS: Approve delaying the implementation of the Self-Funded Employee Health Benefits Program until FY2020 in accordance with the attached memo from the City Supervisor.

F. Water Filter Plant Public Art Project Commission Agreement - Nichole Baker

The City of Moscow Public Works Department and Arts Department have selected mural artist Camille Cote to create a mural installation on the Water Filter Plant building located at the highly-visible and busy intersection of Jackson and A Street. The painted mural will depict our aquifer system, based on the image of the Generalized Geologic Cross Section through Pullman and Moscow. The intent of this Project is to educate citizens of the City's water resource. The attached agreement with Ms. Cotes is in the amount of \$6,000 and the project was anticipated in the FY2019 Water Department budget, line item 220-220-70-670-30. This was reviewed by the Public Works/Finance Committee on March 25, 2019 and recommended for approval.

ACTION: Approve the agreement.

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 - Fair and Affordable Housing Commission - Bill Belknap / Randy Baukol

6. Request for Funding from Moscow Affordable Housing Trust (ACTION ITEM) - Gary J. Riedner

Moscow Affordable Housing Trust (MAHT) is currently developing an affordable housing project consisting of a 3-unit townhouse located at 334, 336 and 338 Southview Avenue. MAHT purchased the property in fall, 2018 and is currently in the process of constructing improvements with a loan obtained through Idaho Housing Finance Authority. Because of the fact that the purchase of the land has depleted MAHT's working capital, Nils Peterson, Executive Director of the Moscow Affordable Housing Trust, is requesting financial assistance from the City of Moscow to participate in the cost of the property in the amount of \$15,000. This was reviewed by the Public Works/Finance Committee on March 11, 2019 and recommended for approval.

PROPOSED ACTIONS: Recommend approval of MAHT request for \$15,000 for assistance in the cost of property for affordable housing project and authorize expenditure of funds from Legislative Non-Prioritized Projects; reject request, or take such other action deemed appropriate.

7. Downtown Survey Report (ACTION ITEM) – Jen Pfiffner / Kyle Snyder

During the Zoning Code update that was approved by the City Council on May 21, 2018, questions were raised by the Council regarding the allowance of Educational Institutions (colleges and universities) within the Central Business Zoning District (CBZD). The City Council approved the Zoning Code amendment at the time, but requested that the

Administrative Committee of the City Council continue the discussion regarding the allowance of educational uses within the CBZD. On August 20, 2018, City Council provided direction to staff to develop a survey for the community and property owners and businesses operating within the CBZD. A survey instrument was then prepared which contained questions designed to gauge the perceptions of the community and property owners and businesses operating within the CBZD in regards to a) current public/private universities and colleges in the CBZD and b) additional or expanded public/private universities and colleges in the CBZD. The survey instrument was approved by City Council. The survey was then sent out in the fall of 2018 to CBZD property and business owners as well as a random sample of the community. Staff has compiled the responses into a summary document for the Council's review and consideration. The survey was reviewed by Administrative Committee and Public Works/Finance Committee on March 25, 2019 and recommended to proceed to City Council.

ACTION: Receive report and provide staff with further direction.

8. Moscow Urban Renewal Agency Annual Report - Bill Belknap

9. A Street, Stage 2 Project Construction Schedule Revision (ACTION ITEM) - Gary J. Riedner

Plans and Specifications for the long planned federal aid project to reconstruct the segment of A Street from Peterson to Cherry Street were submitted to the Local Highway Technical Assistance Council (LHTAC) in November of 2018. The project was expected to be advertised for construction by January or February in order that construction could commence by mid-May of 2019. However, due to several factors beyond control of City Staff, the bid advertisement has now been delayed well beyond the optimum time to obtain the most favorable prices. The delay will also make it difficult to meet the intended construction window of May through October.

At this point it has been determined the best way forward is to advertise the project for construction in FY2020. Staff has discussed this option with LHTAC officials, who have no objections to the change, pending receipt of a letter from Mayor Lambert documenting the request. In order to prevent further delay staff sought both Public Works/Finance and Administrative Committee approval for the Mayor to provide the attached letter to LHTAC. Staff seeks ratification of that action from City Council.

PROPOSED ACTIONS: Approve moving the bid advertisement for A Street, Stage 2 construction from FY2019 to FY2020, including ratification of Committee direction for Mayor Lambert to transmit the attached letter to LHTAC, or take such other action deemed appropriate.

10. Set FY2020 Budget Hearing Date for August 5, 2019 (ACTION ITEM) - Gary J. Riedner

Per Idaho Code 63-802(A) the City is required to notify Latah County of the public hearing date for the City's annual budget no later than April 30th each year. Staff is requesting that the Council officially set the date so the Notification of Budget Hearing form can be completed and returned to the Latah County Auditor's Office by April 30th.

PROPOSED ACTIONS: Set August 5, 2019 as the public hearing date for the City of Moscow FY2020 budget, 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.

Moscow City Council



Regular Meeting ~Minutes~

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Laurie M. Hopkins
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208.883.7015

Monday, March 4, 2019

7:00 PM

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

The meeting was called to order at 7:00 p.m.

PRESENT: Mayor Bill Lambert, Art Bettge, Jim Boland, Kathryn Bonzo, Brandy Sullivan, Gina Taruscio, Anne Zabala

STAFF: Jen Pfiffner, Mia Vowels, Bill Belknap, Mike Ray, Leah Carlson, David Schott, Megan Cherry, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council Member Bonzo led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council February 19, 2019 Minutes - Laurie M. Hopkins

Minutes presented for approval.

ACTION: Approve minutes.

B. 443 East Lewis Street Lot Division - Leah Carlson

The applicants, Nathaniel and Emily Ealy, are requesting a lot division located at 443 East Lewis Street. The existing lot is 10,780 sf in size. The applicant is proposing to divide the existing lot into two lots of approximately 5,005 sf and 5,775 sf in size. There is currently a triplex dwelling located on the northern portion of the existing lot. The subject property is located within the Multiple-Family Residential Zoning District (R-4). Within the R-4 Zoning District, lots with single-family dwellings require a minimum area of 5,000 sf and a minimum lot width of 50 feet. The proposed lot size and lot width of both lots meet these requirements. This was reviewed by the Public Works/Finance Committee on February 25, 2019 and recommended for approval.

ACTION: Approve proposed Lot Division located at 443 East Lewis Street with no conditions.

C. 2402 Itani Drive and 2415 East Sixth Street Lot Line Adjustments - Leah Carlson

The applicant, Scott Oplinger, is requesting two lot line adjustments for the properties located at 2402 Itani Drive and 2415 East Sixth Street. The applicant is requesting a lot line adjustment to reduce the size of the lot addressed as 2415 East 6th Street from 8,201 sf to 7,772 sf and to

expand the lot addressed as 2402 Itani Drive from 9,592 sf to 10,031 sf. The applicant is requesting the lot line adjustment in order to better maintain landscaping that was originally installed on or slightly over the property line. Additionally, the applicant is requesting a lot line adjustment for the back triangular lot of the property addressed 2415 East 6th Street, bringing the total square footage of the lot to 9,805 sf. The owners of 2415 East Sixth Street would like to adjust this lot line in order to better utilize the triangular property while also making up for the property given to the neighbors. There is currently one single-family dwelling on both lots. The subject properties are located within the Moderate Density Residential Zoning District (R-2), which requires a minimum lot area of 7,000 square and a minimum lot width of 60 feet. The proposed lot line adjustments meet both requirements. This was reviewed by the Public Works/Finance Committee on February 25, 2019 and recommended for approval.

ACTION: Approve lot line adjustments located at 2402 Itani Drive and 2415 East Sixth Street with no conditions.

D. 2830 and 2833 Hampton Court Lot Line Adjustment - Leah Carlson

Applicants, Dwayne Abbott and Blaine Eckles, are requesting a lot line adjustment between their respective properties located at 2830 and 2833 Hampton Court. The proposed lot line adjustment would reduce the lot addressed 2833 Hampton Court from 14,153 sf to 14,083 sf and expand the lot addressed 2830 Hampton Court from 19,482 sf to 19,541 sf. The applicants are requesting the lot line adjustment in order to better maintain landscaping and views of both properties. Each lot currently has one single-family dwelling. The subject properties are located within the Low Density, Single-Family Residential Zoning District (R-1). Within the R-1 Zoning District, lots with single-family dwellings require a minimum area of 9,600 sf and a minimum lot width of 80 feet. The proposed lot line adjustment meets both of these standards. This was reviewed by the Public Works/Finance Committee on February 25, 2019 and recommended for approval.

ACTION: Approve the lot line adjustment request located at 2830 and 2833 Hampton Court with no conditions.

E. Request Authorization for Beer Garden for Renaissance Fair 2019 - Dwight Curtis

In accordance with Moscow City Code 5-13-4(B), Renaissance Fair 2019 is requesting that the City Council pass a Resolution allowing them to have a beer garden catered by a licensed vendor in East City Park for Renaissance Fair on May 4, 2019 between 11:30 a.m and 7:30 p.m., and May 5, 2019, from 12:00 p.m. and 5:00 p.m. The event is open to the public and there have been no issues related to this request since the first beer garden request was approved in 2016. This was reviewed by the Administrative Committee on February 25, 2019 and recommended for approval.

ACTION: Approve the beer garden request for 2019 Moscow Renaissance Fair per the attached Resolution.

Bonzo moved, Taruscio seconded to approve the consent agenda. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. Staff Recognition Report - Gary J. Riedner

None offered.

3. Mayors Appointments (ACTION ITEM)

Mayor Lambert put forward Bruce Haglund to the 1912 Center Development Committee. Bettge moved, Boland seconded approval of the appointment. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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

None offered.

5. Heart of the Arts - 1912 Center Annual Report 2018 (ACTION ITEM) - Dwight Curtis

2018 Annual Report from the Heart of the Arts, Inc. (HAI), which took over operations/management responsibilities of the 1912 Center on May 1, 2007.

PROPOSED ACTIONS: Accept HAI 2018 Annual 1912 Center Report, or take other such action deemed appropriate.

Schott introduced Kostroff. Kostroff went through staff, use of the building and events. The senior center received new carpet and paint. The great room floor was refinished and the roof was replaced with a 30 year metal roof and new skylights were installed. Kostroff went through events the HAI hosted. The 1912 Center sign with mosaic tiles was quoted at \$40,000. To scale back the cost, the base will be installed this summer with with mosaic tile being installed in the future. The interpretative sign installation is planned for this spring with wisescape landscaping. Bettge moved and Sullivan seconded acceptance of the report. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

6. Appeal of Conditional Use Permit at 421 S. Jackson Street (ACTION ITEM) - Leah Carlson

On December 18, 2018, New Saint Andrews College (NSA) submitted an application for a Conditional Use Permit (CUP) for NSA to utilize an existing parking lot located at 421 S. Jackson Street for employee and student parking. The Board of Adjustment conducted a public hearing for the proposed use on January 15, 2019, and subsequently voted to approve the application. On February 4, 2019, the Community Development Department received an appeal letter from Joann Muneta stating that she wished to appeal the Board of Adjustment's decision to City Council.

PROPOSED ACTIONS:

1. After considering the record and appeal request; sustain the decision of the Board in whole or in part; reverse the decision of the Board in whole or in part; or remand the matter in whole or in part to the Board with comments and/or instructions for further consideration by the Board; or take other such action deemed appropriate.
2. Direct staff to prepare a written decision based on the Council's action.

Carlson introduced the item as written above and described the land use in the neighborhood. The Board of Adjustment (BOA) approved a Conditional Use Permit (CUP) for New St. Andrew's (NSA) College located at 405 S. Main Street on May 27, 2008 which included a condition requiring 42 off-site parking stalls. In 2013, the BOA approved a CUP located at 505 S Jackson Street to satisfy the condition of parking. In 2017, a CUP was approved which permitted an Educational Institution to be

located at 112 N Main Street with a condition of phasing in 47 off-street parking spaces within ¼ mile of the subject property. The CUP did not address hours of operation, staff has interpreted the parking requirement as being available during hours of operation of the college. The CUP did not address after hours or weekends. NSA allows public parking in the lot at 505 S Jackson outside of school hours.

Joann Muneta, 203 S Howard St Moscow, spoke on the importance of the BOA CUP process and decisions being in compliance with City Code and that they be reasonable, consistent and transparent. It is important to allow for public input and in the best interest to require off street parking for educational institutions within the Central Business Zoning District. She felt it was difficult to understand what exactly the hearing was about. According to City Code, the hearing is supposed to be explicit in what it was providing. With multiple CUP's, the application was not specific as to which CUP the off-street parking was for. By approving this CUP, it would allow a certificate of occupancy to be issued and that was not stated in the documents. The application did not say the lot was reserved for the North Main location students, but "all" students and faculty. If not reserved for those students at the North Main location, it does not satisfy the mitigation condition. In the multiple meetings where the CUP's were discussed, sharing the two lots as one big parking lot was not discussed. Four out of five members of the BOA said they did not feel comfortable with telling the property owner what to do with their property and she feels that is exactly what the BOA is for.

Sam Creason, Creason, Moore, Dokken & Geidl, PLLC, spoke on the role of the City Council for this appeal. The first two appeal issues deal with sufficiency of notice. Creason stated the notice was beyond sufficient accordingly to Idaho law and would not provide a reason for overturning the BOA decision. The third issue in the appeal was the approval of the CUP at 112 N Main St should have had more conditions, specifically restriction that students from that campus are the only ones allowed to use that lot. Creason pointed out the BOA did consider that issue but staff said it is difficult to enforce and a public comment that said it would be counterproductive. The applicant is trying to make it more open to the public to make it more usable to reduce the alleged adverse effect. To find the decision arbitrary and capricious, the Council would have to find the BOA acted in a way that no reasonable mind could reach the conclusion. The fourth issue says it is improper because the BOA should have looked at all CUP's. The CUP's are a vested property right. An invitation to invalidate granted CUP's would be a deprivation of a property right. Issue five in the appeal is that the BOA failed to consider the application in light of 112 N Main CUP conditions and Creason said this was inaccurate. The BOA struggled with it during the entire meeting. A follow up email from Muneta states the application attempted to transfer parking from meeting the south main site to the north main site. This is also incorrect. This is a private entity using private dollars to providing parking downtown with a unanimous decision by the BOA and ask the City Council uphold the decision.

Muneta said the BOA asked a couple questions and Dr. Merkle responded it would be difficult to enforce and the U of I doesn't limit their lots. However, the U of I does limit their lots. To clarify, she was not suggesting the BOA go back to the previous CUP and overrule. She was saying that the Council needs to overturn this decision because it does not satisfy the requirement as stated by the BOA to have spaces to mitigate the condition of additional parking. Muneta read two statements from BOA members regarding landowners being able to do what they want with their property. Muneta said that is what the BOA is supposed to do if they see a problem. That is the purpose of a CUP. If the City Council sustains the BOA approval, there will be one parking lot for South Main and North Main NSA. That was not the intent of the BOA requirement for parking mitigation. The discussion of evening and weekend use has nothing to do with the appeal.

Vowels said she reviewed the BOA decision and felt the Board understood the mitigation, made their decision on that information and the reasoned statement appeared to be approved based on that.

The 30 parking spaces at 505 S Jackson lot are limited to the South Main location per the BOA approved CUP. Knowing which student is attending classes in what facility and parking in what location and enforcement would be very difficult. Staff feels in providing the total number of spaces in the proper location will fulfill the conditions of the mitigation that is required in both CUP's. Sullivan was concerned sharing the required parking spacing would mean the CUP's are not meeting the requirement as the lots are distinct entities with separate requirements and the parking is attached to the specific locations. Is there any issue with merging the two parking requirements into one lot so that the total spaces equals both CUP's? Bonzo asked if enforcement can be required. Boland said the CUP's say NSA has to provide the spots and feels who uses them is not part of the permit. Since it is private property, enforcement would be NSA responsibility but it is not part of the condition for the CUP and Boland feels is not relevant to consider. Belknap said staff advised the applicant the parking stalls could not be transferred to a different location without amending the CUP. Taruscio doesn't share the concern of mixed parking and agrees with Boland that the total number of stalls is the concern. She fully supports the BOA decision. Zabala finds the statement from the appellant that the history of the CUP's is not related is contradictory to the application to have these serve both locations. Bonzo restated the enforcement she spoke on was for NSA to enforce and be part of the conditional use to prove that it is not a shell game since the parking lots are next to each other. Discussion ensued regarding dedication of stalls per parking lot for each location. Sullivan said her issue is ensuring there is something in place to guarantee that portion is dedicated to 112 N Main St location. Taruscio said this organization has complied with all the conditions of previous CUP's. Bettge feels the structure of the mitigation, with the interpretation of staff, takes care of itself and overregulation becomes an issue of micromanagement. The requirements of the CUP's are being met. Bonzo feels that the BOA lost focus of what the CUP request was about because they discussed the responsibility of mitigating private property. Boland pointed out when the conditions were put on the permit, it was a quantity of parking stalls and to bring in these other issues are not part of the condition, thus not what the Council should consider. The question at hand is are there parking spaces that are off-street and within a quarter mile and there is. Sullivan agrees it has been met but what is not clear is how to ensure the spots are used for the location intended.

Bettge moved to sustain the decision of the board. Taruscio seconded.

Sullivan said she feels that the conditions have been met but have concerns the BOA did not have information on how to ensure it would be dedicated for the use and merging being a potential problem because it is different than two separate CUP parking requirements. She asked staff if legally, it was ok to think of it as a total. Vowels responded that based on the transcript, the BOA discussed and made the decision they made.

Roll Call Vote: Ayes: Five (5). Nays: One (Zabala). Abstentions: None. Motion carried.

Zabala said she voted no because if this was meant to mitigate only one CUP, then the application should have specified that.

Mayor Lambert called a recess at 8:23 p.m. The meeting reconvened at 8:30 p.m.

Taruscio moved and Bettge seconded directing staff to prepare the written decision for the CUP. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Public Hearing: City of Moscow Comprehensive Plan Update (ACTION ITEM) - Mike Ray

In 2017 the Moscow Planning and Zoning Commission initiated the process of updating the 2009 Comprehensive Plan. The Commission reviewed the entire Plan, updating community data, maps, as well as the objectives and implementation actions. The Planning and Zoning Commission also consulted with other City Commissions to update the sections of the Plan that pertain to those Commissions. On October 24, 2018, the Commission conducted an Open House meeting which coincided with the start of a thirty day public comment period that ran until November 23, 2018. Numerous comments were received during the open comment period and many were subsequently incorporated in the final draft document. On January 23, 2019 the Commission conducted a public hearing on the proposed update and recommended approval to City Council with no modifications. This item was reviewed by the Administrative Committee on February 25, 2019 and forwarded on to City Council with minor modifications.

PROPOSED ACTIONS: Conduct the public hearing and after considering public input, approve the Resolution to adopt the updated Comprehensive Plan without modifications; or approve the Resolution to adopt the updated Comprehensive Plan with modifications; or reject the Resolution; or take other such action deemed appropriate.

Ray introduced the item going over the background beginning with the 2009 update and what topics are required to be included. The current update began in 2017 and included updating data, maps, objectives and implementation actions. Other City commissions were consulted and an open house took place October 24, 2018 which coincided with the start of a 30-day public comment period that ran until November 23, 2018. Numerous comments were received during the open comment period and many were subsequently incorporated in the final draft document. On January 23, 2019, the Planning and Zoning Commission (PZC) conducted a public hearing and forwarded a recommendation of approval to the City Council. Ray went over the updates in each chapter. See attached PowerPoint presentation.

Boland thanked Wendy McClure, staff and all of PZC for their work and time on this update.

Mayor Lambert opened the public hearing at 8:50 p.m. Hearing no testimony, the hearing was closed at 8:50 p.m.

Bettge went through a few questions and edits he had. The south couplet has not been changed in the floodplain map as the map of revision has not been received from FEMA. Well #10 is not included as it is not in production. The need for ballfields is still 14 fields even with the addition of Joseph Street. The National Parks and Recreation Association has standards for needs. Staff is beginning work on updating the P&R Comprehensive Plan and could see updated numbers when it is finalized.

Taruscio moved and Bettge seconded to approve the resolution to adopt the updated Comprehensive Plan. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

City Council

Historic Preservation Commission – Boland reported they discussed the interpretive sign for City Hall.

Moscow Arts Commission – Bettge said the Commission set the schedule for Third Street Gallery and Artwalk.

Palouse Knowledge Corridor – Bettge said a two day ideation event will take the place of the bootcamp. There will also inclusion of high school based inventors day.

Palouse Basin Aquifer Committee – Zabala said there was presentation regarding options for staffing and how best to utilize staffing

Parks & Recreation Commission – Taruscio said the P&R master plan workshop took place and the Commission is moving along with public comments.

Clearwater Economic Development Association – Taruscio reported they discussed increase in dues over a five year period. The increase will be taken to the membership in April.

Sustainable Environment Commission – Bonzo said the Commission is looking for volunteers to process a water alternative options survey; the high school and middle school both have Trex collection boxes; hydrothermal weed control; and stewardship awards

Council Members reported on other meetings and events.

Mayor

Lambert said he held a MYAC meeting and the students will be involved with the April 26 clean up day; the Airport Board discussed terminal financing; the AIC Board discussed annexations, liquor reform, revenue sharing and URA legislation. March 1st is Dr. Suess day and he is scheduled to read books at McDonald Elementary.

Staff

No report

ADJOURN

The meeting adjourned at 9:19 p.m.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

Moscow City Council



Regular Meeting ~Minutes~

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City Clerk

208.883.7015

Monday, March 18, 2019

7:00 PM

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

The meeting was called to order at 7:00 p.m.

PRESENT: Mayor Bill Lambert, Art Bettge, Jim Boland, Kathryn Bonzo, Brandy Sullivan, Gina Taruscio, Anne Zabala

STAFF: Gary J. Riedner, Mia Vowels, Bill Belknap, Jen Pfiffner, Sarah Banks, Renee Tack, David Schott, Amanda Argona, Frederick Olmos Ceja, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council Member Zabala led the Pledge of Allegiance.

Mayor Lambert, with an explanation from Riedner, said *Item 7 Downtown Survey Report* was being removed from the agenda. The calculations were incorrect. The report will be reworked and brought to both committees prior to going to the full Council.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Edible Forest Park Official Naming - David Schott

The Parks and Recreation Department is requesting to officially name the edible forest park, Harvest Park. On September 12, 2018, the City requested suggestions for an official name for the edible forest park, which is the working name for the park. Nominations were accepted through October 20, 2018. The City received thirty five (35) nominations for the official park name. The Tree Commission considered the thirty five (35) nominations at their November 6, 2018 meeting and recommended Harvest Park as the official name. Given the recommendation, a sixty (60) day public comment period began with press releases issued on November 20, 2018 and again on December 20, 2018. The public comment period closed on February 1, 2019 with one comment received. The Tree Commission considered public comments and recommended Harvest Park as the official name for the park. The Parks and Recreation Commission also considered public comments and recommended the name Harvest Park as the official name for the park at their February 28, 2019 meeting. The Administrative Committee considered and recommend approval during their March 11, 2019 meeting.

ACTIONS: Approve the name Harvest Park as the official name of the edible forest park.

B. Lola Clyde Park Playground Equipment Selection - David Schott

The Parks and Recreation Department is requesting authorization to purchase playground equipment and safety tiles from Buell Recreation at a cost of \$123,541 and \$3,000 for parks crews to install the playground equipment and safety surface tiles with funding source from the Hamilton Fund. The playground equipment is intended for children ages 2-to-12 years of age and will be installed in Lola Clyde Park. The focus of the Lola Clyde Park playground equipment is a fully accessible playground for those with disabilities, as well as, provide high play value for all kids. The City of Moscow Parks & Recreation Department issued a Request for Proposals (RFP) for playground equipment and safety tile surfacing on January 7, 2019 to eighteen (18) playground suppliers. Twelve (12) proposals were received.

Public voting on the proposals began on January 30, 2019 and closed on February 25, 2019. The City received a total of 714 votes, 307 online votes and 407 paper votes at the Hamilton Indoor Recreation Center and Eggan Youth Center. Buell Recreation with Burke playground equipment ranked number 1 receiving 159 of the 714 total votes. The Parks and Recreation Commission considered public input and recommended Buell Recreation to provide playground equipment and tile safety surfacing for Lola Clyde Park at their February 28, 2019 meeting. The Public Works / Finance Committee considered and recommended approval during their March 11, 2019 meeting.

ACTIONS: Approve the purchase of playground equipment and safety tiles from Buell Recreation at a cost of \$123,541 and \$3,000 for parks crews to install the playground equipment and safety surface tiles with funding source from the Hamilton Fund.

C. Disbursement Report for February 2019 – Sarah Banks

Disbursement Report for February 2019. Staff will present the Accounts Payable Report for the month ending February 2019. This was reviewed, signed and recommended for approval by the Public Works/Finance Committee on March 11, 2019.

ACTIONS: Approve the Disbursements Report for the month of February, 2019.

D. Fourth Quarter Financial Report – Sarah Banks

Fourth Quarter Financial Report (July 1 to September 30, 2018) for FY2018. Staff will present the financial report for the fourth quarter of fiscal year 2018 (July 1 to September 30, 2018). This was reviewed and recommended for approval by the Public Works/Finance Committee on March 11, 2019.

ACTIONS: Approve the financial report for the 4th quarter of fiscal year 2018 (10/1/2017 - 9/30/2018).

Bettge moved and Taruscio seconded approval of the consent agenda. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. Staff Recognition Report - Gary J. Riedner

None offered.

3. Mayors Appointments (ACTION ITEM)

None offered.

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

None offered.

5. 2019 Moscow Farmers Market Handbook (ACTION ITEM) - Amanda Argona.

In 2018, the Moscow Farmers Market implemented the first version of the Moscow Farmers Market Vendor Handbook, an expanded policy document for vendors of the Market. Staff and a Farmers Market Commission Policy Sub-Committee reviewed and proposed revisions for the 2019 Moscow Farmers Market Handbook. These revisions were reviewed by the Farmers Market Commission at their December, January, and February meetings. The Commission accepted the revisions as a whole at the February 5, 2019 Moscow Farmers Market Commission meeting. Annual adoption of the Handbook by the City Council is required for adoption of the policies for the Market season. This was reviewed by the Administrative Committee on March 11, 2019 and recommended for approval.

ACTIONS: Recommend approval of the 2019 Moscow Farmers Market Handbook, or take such other action deemed appropriate.

Argona introduced the item as written above. The subcommittee was tasked with keeping policies aligned with the mission and vision; eliminating redundancy, clarifying policies; and to discuss revisions/additions. Market operating policies will include 5th street and the 1st parking bay. Violations were updated to include a \$50 penalty. Bettge moved and Zabala seconded to approve the 2019 Farmers Market Handbook. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

6. Comprehensive Annual Financial Report Presentation (ACTION ITEM) - Sarah Banks/ Nick Nicholson

Presnell Gage Accountants, the City's auditors, will be presenting the City's FY2018 Comprehensive Annual Financial Report (CAFR) and reporting significant changes to City Council regarding the annual audit and outlining comparative changes compared to the FY2017 CAFR. The City has received the Certificate of Achievement for Excellence in Financial Reporting for the CAFR for 15 consecutive years. After approval, staff will submit the FY2018 CAFR for consideration for the award. The accompanying final draft of the FY2018 CAFR is submitted for City Council's review.

ACTIONS: Accept the City of Moscow audited Comprehensive Annual Financial Report for FY2018 as presented; or take other such action as deemed appropriate.

Banks said staff has been working with Presnell Gage since September on the audit and introduced Nick Nicholson. Nicholson explained what the audit is and the responsibility of the auditor as well as the City. The City's net position increased by \$8,475,687 (7.58%) to \$120,209,020 for all funds. The City's governmental restricted fund balance includes \$2,581,253 of Hamilton Funds directly for Parks and Recreation. Nicholson described the different funds. Enterprise funds act as business funds and include depreciation of infrastructure and equipment. The water fund net position has been rising because capital expenditures is not expensed but capitalized, thus going on as an asset. Nicholson explained they are available all year to answer questions and make suggestions. He thanked staff.

Riedner thanked the Finance Department, especially Sarah Banks and Renee Tack as well as the audit committee. Boland moved to accept the City of Moscow audited Comprehensive Annual Financial Report for FY2018 as presented. Bettge seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Downtown Survey Report (ACTION ITEM) – Jen Pfiffner / Kyle Snyder

During the Zoning Code update that was approved by the City Council on May 21, 2018, questions were raised by the Council regarding the allowance of Educational Institutions (colleges and universities) within the Central Business Zoning District (CBZD). The City Council approved the Zoning Code amendment at the time, but requested that the Administrative Committee of the City Council continue the discussion regarding the allowance of educational uses within the CBZD. On August 20, 2018, City Council provided direction to staff to develop a survey for the community and property owners and businesses operating within the CBZD. A survey instrument was then prepared which contained questions designed to gauge the perceptions of the community and property owners and businesses operating within the CBZD in regards to a) current public/private universities and colleges in the CBZD and b) additional or expanded public/private universities and colleges in the CBZD. The survey was then sent out in the fall of 2018 to CBZD property and business owners as well as a random sample of the community. Staff has compiled the responses into a summary document for the Council's review and consideration.

ACTION: Receive report and provide staff with further direction.

Removed from agenda.

8. Citizen Survey Report (ACTION ITEM) – Jen Pfiffner / Frederick Olmos Ceja

In fall 2018, the Administration Department administered the ninth biennial comprehensive Citizen Survey. The purpose of the survey is to assess public opinion of various aspects of City services and operations. The surveys were mailed to 1200 randomly selected residents. The completed surveys were then collected and the results entered and compiled. The results will be distributed and presented at the March 18, 2019 City Council meeting.

ACTION: Receive the 2018 Moscow Citizen Survey report.

Pfiffner introduced Ceja who introduced the item as written above. Respondents rated their perceptions as a place to raise children higher in 2018 than in all previous survey years. Ratings for Moscow as a place to retire fell by three points while Moscow as a place to live remained the same compared to 2016 perceptions. Characteristics relating to Moscow include overall appearance of the city, quality of schools, and cultural activities which have remained relatively stable varying within a few points on the 100-point scale over all nine surveys. Shopping opportunities had a slight increase from 2016 to 2018 and job opportunities received the highest score of 53, with a 24% increase in 2018. Entryways to Moscow was added for the first time and survey respondents gave a favorable score of 63. There was a decrease in the feeling of safety citizens have in regard to fires. This could be the result of several local fires during the survey period and the national news coverage of California fires. As the score is not in keeping with previous years' scores, it is recommended that the question be monitored in future surveys to determine if this is an anomaly or is the start of a trend. Other items to note was a jump to 82%, an all-time high, for quality and value of service for City parks; a dip in obtaining information through newspapers; and support for nicotine free parks in Moscow with a 57% rating. When compared to previous years, demographics included a 7% increase in motorized vehicle use while a 3% loss in bicycle use and a 2% loss in walking.

The top three comments for the open-ended single most important issue resulted in access to affordable housing, too much growth and jobs/employment. The highest topic for additional comments was regarding street lighting but included both good comments and suggestions. With a 29% return rate, the survey is statistically valid.

Bonzo pointed out the age of those answering the survey and relation to affordable housing. Pfiffner explained by doing our own survey, it is possible to pull out each demographic for additional statistics. Riedner added specific neighborhoods can also be measured should a question rating drop. Fire response is as good as it always has been statistically but with two home fires within a week, it is prominent in the news. Snow removal and street lighting ratings have increased and overall quality of life is at 97% for good and excellent combined. Sullivan thought the change in vehicle and bike use could correlate to the age of respondents, rather than a shift in data. Bonzo felt part time workers could also have something to do with the age of respondents. Pfiffner spoke on process in determining decline in services versus perception. Sullivan pointed out there is a percentage decline in parking and Riedner responded there will be some effort to look at parking and Council may see alternatives perhaps this summer.

REPORTS

City Council

Farmers Market Commission – Sullivan reported the Commission planed farm visits; a new vendor request from Asotin County in which the Commission agreed that would fit with the vision of the market; rapid market assessment; and events.

Moscow Urban Renewal Agency – Sullivan/Bettge said the Agency was working on the Dumas Seed property and Almon Street upgrades; scheduled the budget hearing for August 15, 2019.

Moscow Tree Commission – Taruscio said they are working on goals; Arbor Day will take place April 26; and selection of tree seedling and bagging date.

Moscow Volunteer Fire Department – Taruscio said the stair climb took place and raised \$6,000; the Department is working through strategic plan and budget development; Boland added they had twice the amount of participants as Pullman for the stair climb.

Palouse Knowledge Corridor – Bettge reported they are working on revitalizing the organization.

Moscow Pathways Commission – Zabala reported the Commission is planning the national bike to work day and is tentatively set for Friday, May 17.

Transportation Commission – Zabala said the Commission received an update from ITD regarding the intersection at 3rd and Washington; direction to have staff work on the west bound bike lane terminus at 3rd and Washington; Farmers Market booth discussion items; and priorities for this year.

Mayor

Mayor Lambert said he attended the University of Idaho presidential candidates meet and greet and they should have a decision by the end of April; coffee with Legislatures; AIC board conference in which the Board discussed online sales tax, urban renewal which most likely won't go forward;

annexation ordinance failed; green planning failed; and liquor license update looks like it will fail as well.

Staff

Riedner said the quarterly regional meeting is next month and staff has tentatively scheduled the strategic planning workshop for April 9, 2019.

ADJOURN

The meeting was closed at 8:29 p.m.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

CITY COUNCIL STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

Kelli Cooper, Kyle Steele, Environmental Services Supervisor

REVIEWED BY

Reviewed by the Public Works/Finance Committee on 3/25/19.

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Environmental Stewardship Award - Kelli Cooper

DESCRIPTION

The Environmental Stewardship Award is designed to recognize and reward local businesses who have taken steps to reduce their environmental impacts. It is an extension of existing City of Moscow programs such as the Fats, Oils, and Grease reduction program, and Water Conservation program as well as several City of Moscow ordinances regarding environmental regulations. At the same time, the program is meant to encourage and support future actions by providing information on additional steps that can be taken and the resources to help businesses make those changes. The packet includes the award logo, a support letter from the Sustainable Environment Commission (SEC), and the application for eligibility. In addition, this award program was unanimously supported by the SEC.

STAFF RECOMMENDATION

Approve the Environmental Stewardship Award program.

PROPOSED ACTIONS

ACTION: Approve the Environmental Stewardship Award program.

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. City of Moscow Environmental Stewardship Application-newdraft
2. SEC Environmental Stewardship Award letter of support 19Mar2019-signed
3. SILVERMoscowEnvironmentalStewardshipAward Logo



ENVIRONMENTAL STEWARDSHIP APPLICATION

PROGRAM OUTLINE

Businesses located within Moscow City limits can become Certified Environmental Stewards by committing to sustainable practices in the workplace. Complete at least 65% of relevant actions in this application to achieve **Bronze Award Status**, and 85% or more to achieve **Silver Award Status**. The business who maintains the highest percentage of actions completed will receive the traveling award. Any actions listed in this application that do not apply to your business sector will not be included in calculating percentages.

Eligibility requirements:

- ☐ Our workplace is located in the City of Moscow or the City of Moscow Area of Impact
- ☐ Our workplace is not a home-based business
- ☐ Our workplace is in compliance with all applicable City of Moscow Environmental regulations
 - Irrigation Ordinance
 - Water Waste Resolution
 - Fats, Oils and Grease
 - Sewer Code
 - Backflow Testing
 - Stormwater
 - OSHA

ORGANIZATION INFORMATION

Organization Name: _____ Date of Application: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Contact Person: _____ Title: _____

Phone number: _____ Email: _____

_____ # of Employees Optional: Pounds food waste _____ Pounds Glass _____

Business type (circle): Office Retail Service Restaurant Grocery Industrial Institution Other

BUSINESS PRACTICES

OFFICIAL USE ONLY : ____/____

- ☐ Sustainable purchasing policy in place
- ☐ Employee education and training includes focus on the business's own sustainable practices
- ☐ System in place for gathering feedback, suggestions and comments related to sustainability efforts
- ☐ Local and/or sustainably-source products
- ☐ Cooperative purchasing
- ☐ Other: _____

COMMUNITY

OFFICIAL USE ONLY : ____/____

- ☐ Recurring support for local non-profits, when possible
- ☐ Participation or support in at least one community improvement program or event
- ☐ Employees are encouraged to volunteer in the community
- ☐ Outdated equipment and supplies are donated to non-profit groups, schools, etc.
- ☐ Baby Changing Stations in both Men's and Women's restrooms
- ☐ Other: _____

WATER CONSERVATION

OFFICIAL USE ONLY : ____/____

- ☐ Low-flow toilets (<1.28 gallons per flush) are installed
- ☐ Low-flow urinals (<0.5 gallons per flush) are installed
- ☐ Dual flush high efficiency toilets are installed
- ☐ Bathroom faucets use <0.5 gallons per minute
- ☐ Faucets shut off automatically
- ☐ Kitchen faucets use <1.5 gallons per minute
- ☐ Pre-rinse sprayers use <1.6 gallons per minute
- ☐ High efficiency dishwasher installed (if applicable)
- ☐ High efficiency washer installed (if applicable)
- ☐ Wisescape landscaping in place
- ☐ Irrigation system checked regularly for leaks
- ☐ Any exterior hoses have automatic shut-off nozzles and are checked regularly for leaks
- ☐ Smart irrigation system in place

- ☐ Traditional turf is not used for landscaping, where feasible
- ☐ Conservation and leak audits are performed bi-annually
- ☐ Other: _____

SEWER USE

OFFICIAL USE ONLY : ____/____

- ☐ Environmentally friendly cleaners are used when appropriate
- ☐ Phosphate free detergents are used
- ☐ Toxic substances-such as solvents, degreasers, acids, oils, paints, and pesticides- are disposed of properly, NOT down the drain
- ☐ A bin is provided for feminine products, personal wipes, etc. with signage
- ☐ Appropriate bins are available for diapers, wipes, tissues, paper towels, and disposable cleaning cloths
- ☐ Coffee grounds are composted or thrown in the trash instead of the garbage disposal
- ☐ Food scraps are scraped into a compost bin or trash instead of the garbage disposal
- ☐ Other: _____

STORMWATER MANAGEMENT

OFFICIAL USE ONLY : ____/____

- ☐ Standard operating procedure (SOP) in place for spill prevention
- ☐ Standard operating procedure (SOP) in place for spill response
- ☐ Stormwater best management practices are followed.
- ☐ The property has appropriate stormwater detention facilities.
- ☐ Stormwater runoff is treated onsite (Bioswale, StormScape, etc.)
- ☐ All stormwater facilities are properly maintained in working order
- ☐ Company vehicles are washed using a car wash
- ☐ Rain barrels are used to capture and use water for irrigation
- ☐ Rain gardens to absorb and filter impervious surface run off
- ☐ Other: _____

WASTE MANAGEMENT

OFFICIAL USE ONLY : ____/____

- ☐ Paperless receipts
- ☐ Paperless invoicing

- ☐ Paperless payroll system
- ☐ Single use dishware are compostable or recyclable
- ☐ Waste streams are separated: Recycling, Compost, Landfill
- ☐ Product packaging and shipping materials are reused, donated or recycled
- ☐ When possible, products with reduced packaging are used/offered
- ☐ Employee goods exchange program
- ☐ Incentives in place for customers who use reusable bags and/or durables
- ☐ Offering reusable items for purchase
- ☐ Reduced or eliminated use of single-use plastics
- ☐ Reusable, recyclable or compostable to-go containers offered
- ☐ Composting system in place
- ☐ Electronic items properly recycled
- ☐ Ink and toner cartridges are recycled
- ☐ Printers are defaulted to 2 sided printing
- ☐ Printer paper includes at least 30% post-consumer recycled content
- ☐ Other (Please Describe): _____

ENERGY USE

OFFICIAL USE ONLY : ____/____

- ☐ Participation in Avista's Buck-A-Block program
- ☐ LED lighting is used, including emergency exit signs
- ☐ Programmable thermostats are installed
- ☐ Occupancy sensors are installed on light switches in low traffic common areas
- ☐ HVAC systems are serviced regularly with records on site
- ☐ Energy efficient windows installed
- ☐ Refrigerator Energy Star rated
- ☐ Dishwasher Energy Star rated
- ☐ Stove/grill Energy Star rated
- ☐ Other appliance Energy Star rated: _____
- ☐ "Vending Misers" on vending machines
- ☐ Water heaters, boilers, and major hot water pipes are insulated
- ☐ Computers, computer monitors, printers and copiers are set to sleep after 15 minutes (or less) of inactivity

- ☐ Any weather stripping around doors and windows are checked biannually and repaired or replaced if needed
- ☐ Water heaters set to 120°F
- ☐ An energy audit has been completed in the last 5 years. (Avista?)
- ☐ Other: _____

TRANSPORTATION

OFFICIAL USE ONLY : ____/____

- ☐ Employees, especially those using company vehicles, are EcoDriver Certified
- ☐ Employees using company vehicles consolidate multiple trips into one
- ☐ Anti-idling policy in place
- ☐ Company vehicles are fueled in the early morning or late evening hours
- ☐ Customer incentives for walking/biking
- ☐ Plug-in vehicle charging available to customers
- ☐ Alternative transportation is used for work-related trips whenever possible
- ☐ Bicycle Benefits participant
- ☐ Employees are encouraged or incentivized to bike/walk/carpool/bus to work
 - ☐ Please describe: _____
- ☐ Other: _____



Heart of the Arts



Sustainable Environment Commission

A Volunteer Commission
of the City of Moscow



Kyle Steele
Environmental Services
Supervisor

Gary J. Riedner
City Supervisor



Regular Meeting Time:
Third Tuesday
of the month
7:15 p.m.

Mayor's Conference Room
of City Hall

Please check with City Hall
to confirm meeting times or
to volunteer for this or other
City Commissions



Sustainable Environment
Commission
c/o Kyle Steele
P.O. Box 9203
Moscow, ID 83843-1703
Website: www.ci.moscow.id.us

City Hall
206 East 3rd Street
Phone (208) 883-7000
Fax (208) 883-7018
Hearing Impaired (208) 883-7019



March 19, 2019

To the Moscow City Council and Mayor Lambert,

I am writing to express the SEC's support for the Environmental Stewardship Award being proposed by the Environmental Services Department. This award will recognize and reward local businesses who have taken steps to reduce their environmental impacts. It is an extension of existing City of Moscow programs such as the Fats, Oils, and Grease reduction program, the Water Conservation program, as well as several City of Moscow ordinances promoting sustainability efforts. The Environmental Stewardship Award will encourage and support future sustainable actions by providing information to businesses on additional steps that can be taken and providing resources to help make those changes. The SEC heartily endorses this award and hopes the City Council does so as well.

Sincerely,

Steven McGeehan

Steve McGeehan, Chair
Moscow Sustainable Environment Commission

*City Commissions are advisory to the Mayor and City Council
and this communication does not represent the official position of the City of Moscow.*



CITY COUNCIL STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

Gary Riedner, City Supervisor, Sarah Banks, Finance Director

REVIEWED BY

Public Works/Finance Committee and Administrative Committee on March 25, 2019.

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Clarification of the FY2018 CAFR - Gary J. Riedner / Sarah Banks

DESCRIPTION

Upon finalizing the Comprehensive Annual Financial Report (CAFR) pursuant to the City Council's approval of the document at the March 18 Council meeting, a scrivener's error was identified. On page 42 of the CAFR document the Statement of Net Position, specifically the column outlining the Component Unit for the Moscow Urban Renewal Agency (URA), adjustments have been made to Net Position section to reflect the correction of that error. This correction does not affect any of the City's information, financials or the like, as it is simply a representation of the URA's financial standing at the time of the report. This was reviewed by Public Works/Finance Committee and Administrative Committee on March 25 and recommended for approval.

STAFF RECOMMENDATION

Approve the correction to the Comprehensive Annual Financial Report (CAFR) as noted.

PROPOSED ACTIONS

ACTION: Approve the correction to the Comprehensive Annual Financial Report (CAFR) as noted.

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. CAFR Page 42 Correct
2. CAFR Page 42 Incorrect

CITY OF MOSCOW, IDAHO

STATEMENT OF NET POSITION

September 30, 2018

	Primary Government			Component
	Governmental Activities	Business-Type Activities	Total	Unit Urban Renewal Agency
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable and other current liabilities	\$ 1,348,536	\$ 666,460	\$ 2,014,996	\$ 38,226
Deposits payable	176,045	74,455	250,500	5,000
Accrued interest payable		86,469	86,469	
Unearned revenue	42,260		42,260	
Current portion of long-term liabilities		915,000	915,000	32,500
Current portion of compensated absences	86,964	13,639	100,603	
Total current liabilities	1,653,805	1,756,023	3,409,828	75,726
LONG-TERM OBLIGATIONS				
Compensated absences	608,745	95,470	704,215	
Landfill post closure care payable		205,848	205,848	
Net pension liability	3,444,333	803,667	4,248,000	
Long-term liabilities, net of current portion		9,966,837	9,966,837	388,037
Total long-term obligations	4,053,078	11,071,822	15,124,900	388,037
Total liabilities	5,706,883	12,827,845	18,534,728	463,763
DEFERRED INFLOW OF RESOURCES				
Defined benefit pension	866,857	141,145	1,008,002	
NET POSITION				
Net investment in capital assets	4,441,088	2,553,201	6,994,289	404,732
Restricted for:				
Culture and recreation	2,581,253		2,581,253	
Debt service	12,964	1,117,094	1,130,058	44,312
Capital outlay		15,268,888	15,268,888	
Transportation	302,178		302,178	
Unrestricted	14,772,529	13,429,605	28,202,134	729,939
Total net position	\$ 61,840,012	\$ 58,369,008	\$ 120,209,020	\$ 1,178,983

See accompanying notes

CITY OF MOSCOW, IDAHO

STATEMENT OF NET POSITION
September 30, 2018

	Primary Government			Component
	Governmental Activities	Business-Type Activities	Total	Unit Urban Renewal Agency
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable and other current liabilities	\$ 1,348,536	\$ 666,460	\$ 2,014,996	\$ 38,226
Deposits payable	176,045	74,455	250,500	5,000
Accrued interest payable		86,469	86,469	
Unearned revenue	42,260		42,260	
Current portion of long-term liabilities		915,000	915,000	32,500
Current portion of compensated absences	86,964	13,639	100,603	
Total current liabilities	<u>1,653,805</u>	<u>1,756,023</u>	<u>3,409,828</u>	<u>75,726</u>
LONG-TERM OBLIGATIONS				
Compensated absences	608,745	95,470	704,215	
Landfill post closure care payable		205,848	205,848	
Net pension liability	3,444,333	803,667	4,248,000	
Long-term liabilities, net of current portion		9,966,837	9,966,837	388,037
Total long-term obligations	<u>4,053,078</u>	<u>11,071,822</u>	<u>15,124,900</u>	<u>388,037</u>
Total liabilities	<u>5,706,883</u>	<u>12,827,845</u>	<u>18,534,728</u>	<u>463,763</u>
DEFERRED INFLOWS OF RESOURCES				
Defined benefit pension	66,857	111,155	808,002	
NET POSITION				
Net investment in capital assets	44,171,088	28,555,421	72,724,509	376,732
Restricted for:				
Culture and recreation	2,521,253		2,581,253	
Debt service	12,964	1,117,094	1,130,058	44,312
Capital outlay		15,268,888	15,268,888	
Transportation	302,178		302,178	
Unrestricted	<u>14,772,529</u>	<u>13,429,605</u>	<u>28,202,134</u>	<u>757,939</u>
Total net position	<u>\$ 61,840,012</u>	<u>\$ 58,369,008</u>	<u>\$ 120,209,020</u>	<u>\$ 1,178,983</u>

See accompanying notes

CITY COUNCIL STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

REVIEWED BY

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Self-Funded Employee Health Insurance Proposal - Gary J. Riedner

DESCRIPTION

On May 21, 2018, City Council unanimously directed staff to proceed with the development of a self-funded city employee health insurance proposal for City Council consideration. Staff has worked with long-time benefits consultant The Murray Group (formerly Helbling Benefits) as directed by Council to develop a self-funded health insurance proposal to be submitted to the State of Idaho Department of Insurance (DOI) for consideration. Information was gathered for that application as well as the required Actuarial Study that was completed by Milliman Consulting. That study confirmed that the City's experience lends favorably to self-funding. On January 2, 2019, City Council approved the implementation of a self-funded employee health benefits program and application to the Idaho Department of Insurance, creation of a City of Moscow Employees Benefits Trust, appointment of Trustees, and authorization to enter into appropriate agreements to implement the program. The proposed implementation date was April 1, 2019.

Staff is proposing delaying the implementation of the program until FY2020, in accordance with the attached memo from the City Supervisor. This was reviewed by Public Works/Finance Committee and Administrative Committee on March 25, 2019 and recommended for approval.

STAFF RECOMMENDATION

Delay the implementation of the Self-Funded Employee Health Benefits Program until FY2020 in accordance with the attached memo from the City Supervisor.

PROPOSED ACTIONS

PROPOSED ACTIONS: Approve delaying the implementation of the Self-Funded Employee Health Benefits Program until FY2020 in accordance with the attached memo from the City Supervisor.

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. memo-Mayor&Council;Delay of Program 3.22.19

MEMORANDUM



To: Mayor and City Council

From: Gary J. Riedner, City Supervisor

Date: March 22, 2019

Re: Recommendation to Delay Implementation of Self-Funded Employee Health Benefits Program until FY2020

City staff, in consultation with long-time benefits consultant The Murray Group (formerly Helbling Benefits) has worked to develop a proposal for implementation of a Self-Funded City Employee Health Benefits program. This program would change the current City-provided health insurance administration through Regence Group. The goals of the self-funded program is to ensure that the City's employees retain top-quality health benefits and to provide long-term sustainability of the program and best value to the City and its employees.

Numerous meetings were held with the Employee Benefits Committee, Employee Advisory Committee, City Council Committee, City Council and all City employees to provide information and receive feedback on the proposed program.

On May 21, 2018, City Council unanimously directed staff to proceed with the development of a proposal for City Council consideration. Staff developed a self-funded health insurance proposal to be submitted to the State of Idaho Department of Insurance (DOI) for consideration. Information was gathered for that application as well as the required Actuarial Study that was completed by Milliman Consulting. That study confirmed that the City's experience lends favorably to self-funding.

Staff continued to work with Murray Group to prepare for the application process with the Idaho Department of Insurance. The program requires the City to establish an Employee Benefits Trust, which will receive the contributions from the City and employees, and which will manage the plan behalf of the City's employees, and to appoint Trustees for the trust. The program proposed the Regence Group would be retained to provide benefit administration services, and estimates of the cost of that service were obtained.

On January 22, 2019, the City Council unanimously approved the implementation of the Self-Funded employee Health Benefits Program, including the submission of an application to the Idaho Department of Insurance, as well as the formation of the City of Moscow Employee Benefits Trust. City Council appointed Assistant City Supervisor/Acting Human Resources Director Jennifer Pfiffner, Finance Director Sarah Banks and Assistant City Engineer Scott Bontrager to serve as Trustees. Finally, City Council approved (1) a Service Agreement for Trust, Health Plan, and Benefit Administration Services provided by the City of Moscow to the City of Moscow Employee Benefits Trust and (2) a Business Associate Agreement between the City of Moscow and the Murray Group. The anticipated implementation date of the program was April 1, 2019.

As previously indicated, one of the major factors in the cost of health insurance is the 'experience', or utilization of benefits by the plan's members. In short, the lower the expenditures by plan members in comparison to premiums paid, the lower the experience. This equates to lower health insurance costs. Conversely, the greater the experience in comparison to premiums paid, the higher the health insurance cost. As noted above, a review of plan members' experience for the past ten years was favorable. It is important to note also that when developing the plan, it was anticipated that generally a group can expect to expend less than premiums paid in eight out of ten years on average, and conversely can expect to expend equal to, or more than premiums paid two out of ten years.

In order to insure against the risk that expenses of the Trust would exceed contributions in any given year, the self-funded plan would purchase 'stop-loss' insurance which would cover individual claims which exceed \$75,000 in any plan year. In addition, 'aggregate stop-loss' insurance would be purchased, insuring that if expenses of the Trust exceed 125% of contributions in any plan year, any claims received in excess of that amount would be covered by the aggregate stop-loss plan.

The group's experience for the past four years has revealed that claims that have exceeded \$75,000 have been between one and three claims during any given plan year. Although individual privacy has been protected and maintained, the Murray Group has recently been informed by Regence Group that there appear to be five to six current claims within the group that may exceed \$75,000. As a result, the cost of stop-loss insurance to the Trust would increase significantly, thereby increasing the cost to the Trust.

It is anticipated that as further claims are received, and the plan year continues, the group's experience will return to the average. Rather than purchase inflated cost of stop-loss insurance at this time, it is Murray Group's recommendation that the City delay implementation of the self-funded plan until January 2020, in order to allow the group's experience to stabilize. Staff concurs with that recommendation. Funding that has been identified for implementation of the self-funded program would be included in the FY2020 budget.

In order to facilitate this recommendation, the City would seek renewal of the current health insurance program with Regence Group, which would then be replaced by the self-funded plan when implemented.

Thank you for your consideration of this proposal.

CITY COUNCIL STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

Nichole Baker, Environmental Services
Coordinator-Water Cons., Kyle Steele,
Environmental Services Supervisor

REVIEWED BY

This was reviewed by the Public Works/Finance
Committee on March 25, 2019 and recommended for
approval.

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Water Filter Plant Public Art Project Commission Agreement - Nichole Baker

DESCRIPTION

The City of Moscow Public Works Department and Arts Department have selected mural artist Camille Cote to create a mural installation on the Water Filter Plant building located at the highly-visible and busy intersection of Jackson and "A" Street. The painted mural will depict our aquifer system, based on the image of the Generalized Geologic Cross Section through Pullman and Moscow. The intent of this Project is to educate citizens of the City's water resource. The attached contract with Ms. Cotes is in the amount of \$6,000 and the project was anticipated in the FY2019 Water Department budget, line item 220-220-70-670-30.

STAFF RECOMMENDATION

Approve the agreement.

PROPOSED ACTIONS

ACTION: Approve the agreement.

FISCAL IMPACT

\$6,000 in FY2019 fiscal year budget, line item 220-220-70-670-30

PERSONNEL IMPACT

ATTACHMENTS

1. ArtworkCommission-WaterFilterPlantAquiferMural(2019);Cote,Camille(pm3)
2. AquiferMuralBuildingSitePics

ARTWORK COMMISSION AGREEMENT PUBLIC ART PROJECT 2019
MOSCOW, IDAHO WATER FILTER PLANT AQUIFER MURAL
BETWEEN CAMILLE COTE AND CITY OF MOSCOW, IDAHO

THIS ARTWORK COMMISSION AGREEMENT PUBLIC ART PROJECT 2019 MOSCOW, IDAHO WATER FILTER PLANT AQUIFER MURAL (hereinafter "Agreement"), is made and entered into this _____ day of March, 2019, by and between Camille Cote (hereinafter "ARTIST") and City of Moscow, Idaho, a municipal corporation of the State of Idaho (hereinafter "CITY").

WHEREAS, CITY issued a call for artists for creation of a semi-permanent mural installation on the Water Filter Plant building at the highly-visible and busy intersection of Jackson and "A" Streets (hereinafter "PROJECT"); and

WHEREAS, CITY, after completing its selection process, has determined that ARTIST's proposal meets the selection criteria and would best serve the needs of CITY for PROJECT; and

WHEREAS, ARTIST and CITY wish to enter into an Agreement regarding PROJECT;

NOW THEREFORE, the Parties agree as follows:

SECTION I.

Scope of Work

- A. ARTIST shall complete the design and installation of the Artwork, as described herein, by the 12th day of June, 2019, and shall perform all tasks as indicated below.
- B. Description of Artwork. A painted mural of our aquifer system, based on the image of the *Generalized Geologic Cross Section Through Pullman, Washington and Moscow, Idaho*, as shown on Exhibit "A".
- C. Time of Performance. ARTIST, between March 18 and April 13, 2019, shall coordinate design details with Nichole Baker, Environmental Services Coordinator-Water Conservation and Sustainability with CITY, and shall have the Artwork completed no later than the 12th day of June, 2019. ARTIST shall immediately notify CITY of any delay which occurs or which is anticipated to occur so that arrangements can be made to complete the Artwork for PROJECT as close to the completion date of June 12, 2019 as reasonably possible. Date of completion may be extended, for a reasonable amount of time, due to circumstances and events beyond control of CITY and/or ARTIST, due to other unforeseen circumstances, or upon written Agreement by the Parties.
- D. ARTIST shall make arrangements with the Public Works staff to coordinate a daily schedule of when ARTIST will be installing the PROJECT.

- E. Consultation with CITY. If requested by CITY, ARTIST shall meet with CITY to review the proposed Artwork and ensure that it can be maintained over the period of its lifetime without extraordinary expense and that it comports with the design as submitted to CITY prior to the award of PROJECT to ARTIST.
- F. Supplies and labor for the building surface preparation are CITY's responsibility. ARTIST will work with CITY Staff to determine appropriate surface preparation.
- G. ARTIST is responsible for acquiring all materials, beyond surface preparation, needed to complete the PROJECT.
- H. A variety of promotions, such as press releases, social media posts, and educational events, will follow the completion of the PROJECT. ARTIST may be called upon for media events such as interviews or photo opportunities.

SECTION II.

Compensation. The total fee for the PROJECT shall be an amount not to exceed Six Thousand Dollars (\$6,000). This amount shall constitute full compensation for all services, materials and fees to be performed or furnished by ARTIST as described in Scope of Work described at I.B. herein. Payment shall be made by June 12, 2019, upon completion of the Artwork and its final acceptance by CITY.

SECTION III.

- A. Termination of Agreement. This Agreement may be terminated by ARTIST upon thirty (30) days' written notice, should CITY fail to substantially perform in accordance with its terms through no fault of ARTIST. CITY may terminate this Agreement upon thirty (30) days' written notice without cause and without further liability to ARTIST except as designated by this section.

In the event of termination, ARTIST shall be paid for services performed to termination date based upon work completed. All working drawings, plans, samples and the like shall become the property of, and shall be surrendered to CITY upon termination of Agreement under this paragraph.

- B. Termination of PROJECT. If any portion of PROJECT covered by this Agreement shall be suspended, abated, abandoned, or terminated, CITY shall pay ARTIST for the services rendered to the date of such suspended, abated, abandoned, or terminated work; the payment to be based, insofar as possible, on the amounts established in this Agreement or, where the Agreement cannot be applied, the payment shall be based upon a reasonable estimate as mutually agreed upon between the two (2) Parties as to the percentage of the work completed.

SECTION IV.

- A. Independent Contractor. The contracting Parties warrant by their signature that no employer/employee relationship is established between ARTIST and CITY by the terms of

this Agreement. It is understood by the Parties hereto that ARTIST is an independent contractor and as such neither she nor her employees, if any, are employees of CITY for purposes of tax, retirement system, social security (FICA) withholding.

- B. Conflict of Interest. ARTIST covenants that she presently has no interest and shall not acquire any interest, direct or indirect, in PROJECT which would conflict in any manner or degree with the performance of ARTIST's services hereunder. ARTIST further covenants that, in performing this Agreement, it shall employ no person who has any such interest.
- C. Changes in Regulations. ARTIST is to perform its work under the current Federal, State, and local laws and regulations in full force and effect at the date of this Agreement. In the event that ARTIST is requested or directed to perform work, or amend work previously accomplished, due to unforeseen or unanticipated changes or additions to current laws or regulations, such work shall be deemed a change in scope of the work and shall be cause to amend Section II. of this Agreement in respect to maximum cost by mutually agreeable amounts commensurate with the change in conditions.

SECTION V.

Data of Record. CITY shall make available to ARTIST all technical data of record in CITY's possession, including maps, surveys, architectural plans and drawings, and other information required by ARTIST relating to this Artwork.

SECTION VI.

Insurance.

- A. General Liability. ARTIST shall provide, at ARTIST's expense, general liability insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence, combined single limit bodily injury and property damage, covering ARTIST's work in fabricating, transporting, and installing the Artwork, which shall be in force for no less than fifteen (15) days prior to ARTIST's commencing work, until completion and final acceptance of the Artwork by CITY.
- B. Worker's Compensation and Employer Liability Insurance. Worker's compensation insurance shall be provided to cover any employees involved, if any, in producing the Artwork in such amounts required by Idaho law for all work performed in Idaho or in such amounts as may be required by Idaho law.
- C. CITY as Additional Insured and Term of Insurance. On all insurance policies required under this Agreement other than auto, CITY shall be named as an additional insured and the policy shall provide it may not be cancelled or reduced in coverage, except upon thirty (30) days prior written notice to CITY. Any cancellation of insurance, other than auto, without appropriate replacement in the amounts and terms set forth herein, shall constitute grounds for termination of this Agreement. Each type of insurance required by this Agreement VI. shall be in force for no less than fifteen (15) days prior to ARTIST's commencing the PROJECT until completion and final acceptance of the Artwork by CITY.

- D. ARTIST to provide Certificates of Insurance to CITY. ARTIST shall insure that CITY is provided a Certificate of Insurance for each insurance policy required by this Agreement.
- E. Contractors and Subcontractors. ARTIST shall insure that all contractors, subcontractors and agents of ARTIST provide the insurance required herein and that each such contractor, subcontractor and agent shall provide CITY a certificate of insurance and shall name CITY as an additional insured on PROJECT, and shall provide documentation of any agreement between ARTIST and contractor(s)/subcontractor(s) relative to PROJECT.

SECTION VII.

- A. Indemnification. ARTIST waives any and all claims and recourse against CITY, including the right of contribution for loss and damage to persons or property arising from, growing out of, or in any way connected with or incident to ARTIST's performance of this Agreement, except for liability arising out of the sole negligence of CITY or its officers, agents, or employees. Further, ARTIST shall indemnify, hold harmless, and defend CITY against any and all claims, demands, damages, costs, expenses, or liability arising out of ARTIST's performance of this Agreement, except for liability arising out of the sole negligence of CITY or its officers, agents, or employees.
- B. If CITY is determined to be solely negligent by a final decision in a court of law and such sole negligence by CITY directly results in judgment(s), costs, and/or expenses to ARTIST, then CITY shall reimburse ARTIST for the portion of such judgment(s), costs and/or expenses attributed to CITY as a result of such determination of CITY's sole negligence.
- C. Risk of Loss. ARTIST shall take such measures as are reasonably necessary to protect the Artwork from loss or damage until ARTIST has completed delivery to CITY of all materials specified herein and ownership is transferred to CITY, which shall occur when delivery and/or installation is complete. ARTIST shall obtain property insurance for loss of the materials paid for by CITY while in ARTIST's possession and control. The risk of loss or damage shall be borne by CITY prior to final acceptance during such periods of time as the partially or wholly completed Artwork is in the custody, control or supervision of CITY or its agents.

SECTION VIII.

- A. Copyright and Publication of Materials. ARTIST shall retain the copyright and all other rights in and to the Artwork, provided that CITY is hereby granted an irrevocable license to graphically reproduce (through photography or otherwise) the image of the Artwork without CITY cost, expense or payment to ARTIST, including but not limited to, the Artwork proposal and all preliminary studies and models that have been delivered to and accepted by CITY, and to authorize third parties to graphically reproduce (through photography or otherwise) any and all of the same, as are desired by CITY, for municipal (e.g., education, public information, etc.) purposes. On each such reproduction, ARTIST shall be acknowledged, using designations provided by ARTIST, to be the creator of the original

Artwork thereof, provided that reproductions of any preliminary studies and models shall not be identified as or represented to be the finished Artwork. The rights granted by this provision shall survive the expiration or earlier termination of this Agreement.

- B. Ownership. Except as provided in this Agreement, upon final acceptance and acceptance of Artwork, delivery and installation, and payment to ARTIST, CITY shall own the Artwork. ARTIST hereby expressly waives any right, title or interest in the Artwork created for the Project. ARTIST understands that this waiver includes waiver of the exclusive rights of reproduction, adaptation, publication, performance and display.
- C. CITY agrees to hold harmless ARTIST for any use of materials developed under this Agreement beyond the uses normally intended by the Parties for PROJECT.

SECTION IX.

Repairs, Maintenance, or Alterations.

- A. ARTIST shall not be responsible or liable for any damage to the Artwork, its surfaces, or environment caused by personnel of CITY or its employees or agents, visitors, members of the general public or others beyond the control of ARTIST.
- B. ARTIST shall not be responsible or liable for any damages to the Artwork caused by extremely adverse weather conditions, acts of God, vandalism, or other acts abnormal to the site beyond the control of ARTIST.
- C. CITY may provide basic maintenance, restoration and repairs as it deems necessary. CITY will assume cost for repairs upon expiration of the one (1) year warranty period set forth in this Agreement. Whenever practical and fiscally possible, ARTIST shall be given an opportunity to perform and/or act as consultant for the repair or restoration of the Artwork, for which ARTIST shall be entitled to reasonable compensation, provided CITY directs the repair or restoration. In the event that the Artwork is damaged or destroyed, CITY, in its sole discretion, may restore the Artwork, subject to receipt of any insurance proceeds and other funds sufficient for the repair or restoration.

SECTION X.

- A. Warranty. Upon final acceptance of the Artwork, ARTIST warrants that the Artwork shall be free from defects in materials and workmanship, including inherent vice. ARTIST shall, for a period of one (1) year from final acceptance of the Artwork by CITY, correct any such defects at ARTIST's own expense. "Inherent vice" refers to a quality within the material or materials that comprise the Artwork, which, either alone or in combination with other materials used in the Artwork or reacting to the environment, results in the tendency of the Artwork to destroy itself. Upon written notification of a defect in materials or workmanship, ARTIST shall have sixty (60) days to commence repairs. ARTIST shall conclude the repairs within a reasonable time.

- B. ARTIST agrees to be available for twelve (12) months after completion of the PROJECT to make any repairs that are not under the warranty, at the cost of CITY.

SECTION XI.

Changes to the Work.

- A. **Material Changes Prior to Final Design Approval.** ARTIST may make material changes prior to final Acceptance (including minor changes in the Artwork's material, color, size, and relative scale of the Artwork from the approved proposal) but only after ARTIST has given written notice of such proposed changes to CITY and CITY approves such changes in writing.
- B. **Material Changes After Final Acceptance of the Artwork.**
1. If any material change occurs to the Artwork subsequent to final Acceptance (whether such change is an intentional act of a third party, an accident, or an act of nature), including but not limited to a change to the exterior surface of the Artwork or the interrelationship or relative locations of the parts of the Artwork, CITY reserves the right to determine, after consultation with an independent, professional art conservator, if, when and how any repair and restoration to the Artwork can be made, and the nature, scope and anticipated cost of any such repair or restoration. CITY reserves the right to contract with a conservator, rather than ARTIST, to implement any such repair(s) or restoration.
 2. In the event CITY elects to pursue such repair or restoration, CITY will provide written notice to ARTIST, which notice shall:
 - a. Explain, in detail, the nature of the change to the Artwork;
 - b. Include one (1) or more drawings, photographs, maps, plans, and other documentation to accurately illustrate such change for the information of ARTIST;
 - c. Outline in detail the recommendations of the conservator, and the proposed repair or restoration means and methods; and,
 - d. Request that ARTIST respond to such recommendations and proposed repair, within thirty (30) days of such notice.
 3. ARTIST, within thirty (30) days of the written notice in Subsection 2 above, shall respond in writing specifying, in detail, ARTIST's objections (if any) to the proposed repair or restoration and the reasons for such objection(s). The failure of ARTIST to provide such notice to CITY within thirty (30) days of such notice shall constitute ARTIST's waiver of all objections to the repair or restoration of the Artwork (including means and methods) the CITY described in its notice to ARTIST.
 4. ARTIST shall not unreasonably withhold approval for any reasonable repair or restoration of the Artwork outlined by CITY in the notice provided herein. If ARTIST

has reasonable objections to the planned repair or restoration of the Artwork, CITY will confer with ARTIST to arrive at an agreed-upon solution for the repair or restoration.

SECTION XII.

Removal or Deaccession of the Artwork.

- A. CITY reserves the right to manage its buildings, facilities and public sites for public purposes, and in doing so, may determine that it is necessary to remove the Artwork and/or modify the site on which it is located. CITY will not remove the Artwork and/or substantially modify the site on which it is located without first notifying ARTIST of the proposed removal and attempting to reach agreement with ARTIST regarding the future appearance of the Artwork.
- B. ARTIST shall not unreasonably withhold approval of the removal of the Artwork from the site on which it is located, as proposed by CITY in its notice to ARTIST pursuant to this subsection.
- C. In the event CITY removes or otherwise modifies the Artwork, either with or without ARTIST's written permission and ARTIST gives written notice to CITY requesting that ARTIST's name be removed from the Artwork, CITY will no longer designate the Artwork as the work of ARTIST.
- D. Except as provided herein, CITY will not remove or deaccession the Artwork without written authorization from ARTIST, who shall not unreasonably withhold such authorization.
- E. For purposes of this Agreement, no modification of the Artwork that results from the passage of time or the inherent nature of the materials used in the Artwork shall constitute a modification for which ARTIST may claim relief or any remedy from CITY. In addition, no modification of the Artwork that is the result of conservation or of its public presentation (including but not limited to lighting and placement) shall constitute a modification that is prejudicial to ARTIST's honor or reputation or for which ARTIST may claim relief or any remedy from CITY unless such modification is the direct result of CITY's gross negligence.
- F. The action of any governmental entity in the exercise of its governmental powers (including, but not limited to, the issuance of any permit for the redevelopment of land or any structure thereon other than action by CITY on the specific site of the Artwork) shall not constitute a modification of the Artwork for which ARTIST may claim damages or any other form of relief from CITY.
- G. By executing this Agreement, ARTIST consents to the installation of the Artwork at the location set forth in this Agreement. ARTIST acknowledges that such installation may subject the Artwork to destruction, distortion, mutilation or other modification because of its removal from that location.

SECTION XIII.

Modification and Assignability of Agreement. This Agreement contains the entire Agreement between the Parties, and no statements, promises, or inducements made by either Party, or agents of either Party, are valid or binding unless contained herein. This Agreement may not be enlarged, modified, or altered except upon written Agreement signed by the Parties hereto. ARTIST may not subcontract or assign her rights (including the right to compensation) or duties arising hereunder without the prior written consent and express authorization of CITY. Any such consultant, subcontractor or assignee shall be bound by all of the terms and conditions of this Agreement as if named specifically herein.

SECTION XIV.

Costs and Attorney Fees. In the event either Party incurs legal expenses to enforce the terms and conditions of this Agreement, the prevailing Party is entitled to recover reasonable attorney's fees and other costs and expenses, whether the same are incurred with or without lawsuit.

SECTION XV.

Jurisdiction, Venue, and Severability. It is agreed that this Agreement shall be construed under and governed by the laws of the State of Idaho. In the event of litigation concerning it, it is agreed that proper venue shall be the District Court of the Second Judicial District of the State of Idaho, in and for the County of Latah. If any part of this Agreement is held unenforceable, the remaining portions of this Agreement will, nevertheless, remain in full force and effect.

SECTION XVI.

Binding on Agents, Subcontractors, and Successors. CITY and ARTIST each bind themselves, their partners, agents, subcontractors, successors, assigns, and legal representatives to the other parties to this Agreement and to the partners, agents, subcontractors, successors, assigns, and legal representatives of such other parties with respect to all covenants of this Agreement.

SECTION XVII.

- A. CITY's Representative. Communication with CITY shall be to Nichole Baker, Moscow Environmental Services Coordinator-Water Conservation and Sustainability, 201 North Main Street, Moscow, Idaho, 83843, nbaker@ci.moscow.id.us. Ms. Baker shall examine the documents of the work as necessary, and shall render decisions related thereto in a timely manner so as to avoid unreasonable delays.
- B. Communication to ARTIST shall be to Camille Cote, (561) 644-0184, email laratapodrida@gmail.com.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date indicated above.

ARTIST

Camille Cote

CITY

City of Moscow, Idaho

Camille Cote

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

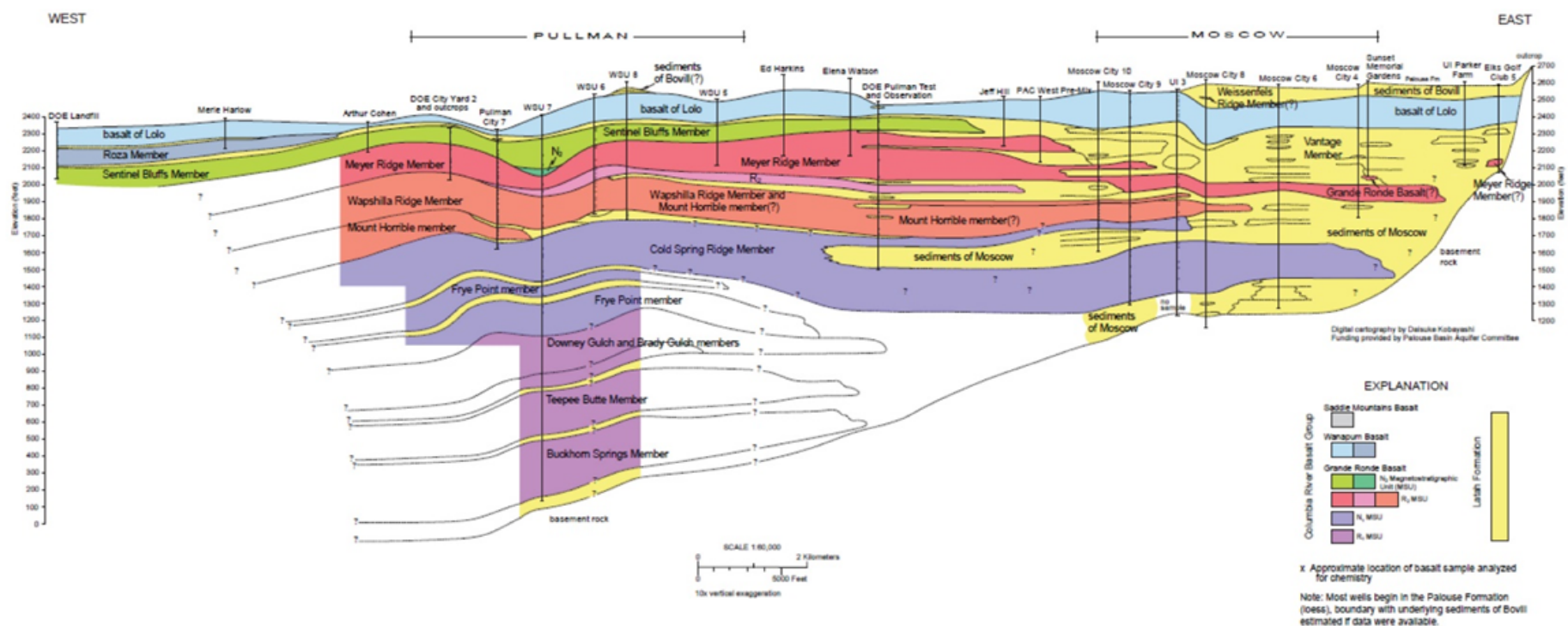
STATE OF _____)
County of _____) ss.

On this ____ day of _____, 2019, before me, the undersigned, a Notary in and for said State, personally appeared Camille Cote, known to me to be the person whose name is subscribed to the foregoing Agreement and acknowledged to me that she executed the same in her capacity as ARTIST.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

Notary Public for the State of _____
Residing at _____
My commission expires: _____

EXHIBIT "A"



Generalized Geologic Cross Section Through Pullman and Moscow

(modified from Bush and others, in press)







COMMITTEE STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

Gary Riedner, City Supervisor

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Request for Funding from Moscow Affordable Housing Trust (ACTION ITEM) - Gary J. Riedner

DESCRIPTION

Moscow Affordable Housing Trust (MAHT) is currently developing an affordable housing project consisting of a 3-unit townhouse located at 334, 336 and 338 Southview Avenue. MAHT purchased the property in fall, 2018 and is currently in the process of constructing improvements with a loan obtained through Idaho Housing Finance Authority. Because of the fact that the purchase of the land has depleted MAHT's working capital, Nils Peterson, Executive Director of the Moscow Affordable Housing Trust, is requesting financial assistance from the City of Moscow to participate in the cost of the property in the amount of \$15,000.

STAFF RECOMMENDATION

No recommendation.

PROPOSED ACTIONS

PROPOSED ACTIONS: Recommend approval of MAHT request for \$15,000 for assistance in the cost of property for affordable housing project and authorize expenditure of funds from Legislative Non-Prioritized Projects; reject request, or take such other action deemed appropriate.

FISCAL IMPACT

The City Council has budgeted \$20,000 in Legislative Non-Prioritized Projects 101-010-10-670-16 for FY2019. If approved, the City Supervisor recommends expending the requested funds from Legislative Non-Prioritized Projects.

PERSONNEL IMPACT

ATTACHMENTS

1. Affordable Housing Trust request for donation for Paradise View

Moscow Affordable Housing Trust



510 W Palouse River Dr.
Moscow, ID 83843
(509) 336-1664 (cell)
Tax ID #27-0306873
DUNS 043371291

Board of Directors

Karl Johnson, President (2019)
Bob Ries, Vice President
and Interim Treas. (2021)
Teresa Heitmann, Sec'y (2020)
Jonathan Carson (2021)
Casey Holcomb-Hawkes (2019)
Katrina Johnson (2020)
Jill Maxwell (2020)
Vacant (2019)
Vacant (2021)
Terms expire 9/30 of year stated

March 7, 2019

Gary Riedner
City Supervisor
City of Moscow
Moscow, ID

Gary,

I'm following up on our telephone conversation to ask for some support from the City of Moscow for affordable housing.

Beginning in 2015 we have created three affordable homeownership opportunities, two by acquisition-rehab and one by new construction. In the latter case, on a lot purchased with funds provided by the City.

In Fall 2018 we purchased Block 3 Lot 2 Indian Hills 9th for \$78,000 cash and with the help of Hodge & Assoc, divided the lot for a 3-unit townhouse, known as 334-338 Southview Ave (near The Grove). Laurence Rose did the architectural design, and in Jan 2019, our Board selected Quality Contractors out of Deary to build the project.

IHFA has just awarded funds (a loan) to construct the improvements. Our goal is to sell the 3 homes as our first land trust holdings. This means that MAHT funds in the land will be tied up indefinitely. We are working through a process to get SHOP (Self-help Ownership Program) funds of \$15,000/lot to offset about half of the land cost. SHOP will be provided to MAHT at sale to a qualifying homeowner, leaving us "cash poor" until then.

My request of the city is for a \$15,000 contribution (\$5,000 per lot) to help offset our investment and provide working capital.

Thanks for much for your attention to this matter,

Nils Peterson
Executive Director

CITY COUNCIL STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

Jen Pfiffner, Assistant City Supervisor

REVIEWED BY

Administrative Committee and Public Works/Finance Committee reviewed report and recommended forwarding to City Council.

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Downtown Survey Report (ACTION ITEM) – Jen Pfiffner / Kyle Snyder

DESCRIPTION

During the Zoning Code update that was approved by the City Council on May 21, 2018, questions were raised by the Council regarding the allowance of Educational Institutions (colleges and universities) within the Central Business Zoning District (CBZD). The City Council approved the Zoning Code amendment at the time, but requested that the Administrative Committee of the City Council continue the discussion regarding the allowance of educational uses within the CBZD. On August 20, 2018, staff provided a presentation upon the history of the CBZD and the 2005 City Code amendment that addressed educational uses including schools, commercial schools and educational institutions within the CBZD to City Council. At that meeting, Council provided direction to staff to develop a survey for the community and property owners and businesses operating within the CBZD. A survey instrument was then prepared which contained questions designed to gauge the perceptions of the community and property owners and businesses operating within the CBZD in regards to a) current public/private universities and colleges in the CBZD and b) additional or expanded public/private universities and colleges in the CBZD. The survey instrument was approved by City Council. The survey was then sent out in the Fall of 2018 to CBZD property and business owners as well as a random sample of the community. Staff has compiled the responses that were received into a summary document for the Council's review and consideration.

Additional information has been included in the survey report as directed by the Administrative and Public Works Finance Committees on March 25, 2019. Additional graphs to show the breakdown of all possible responses and a catalog of comments received via the survey were included. Other small adjustments were made to standardized the use of one decimal point in reporting and standardization of scale in all graphs.

The survey was reviewed by Administrative Committee and Public Works/Finance Committee on March 25, 2019 and recommended to proceed to City Council.

STAFF RECOMMENDATION

Receive report and provide staff with further direction.

PROPOSED ACTIONS

ACTION: Receive report and provide staff with further direction.

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. CBD EDU CUP Survey Report FINAL 03292019

EDUCATIONAL USES IN THE CENTRAL BUSINESS DISTRICT SURVEY 2018



City of Moscow

Report prepared by: Kyle Snyder, MPA Intern

Report of Results – Updated March 29, 2019

In 2018 the Moscow City Council directed staff to conduct a one-time survey to determine public perceptions of all Moscow residents and downtown business owners regarding public and private universities and colleges in Moscow's Central Business District. This report provides a statistically valid report of those perceptions as surveyed in the fall of 2018.

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Introduction

On August, 20, 2018, the Moscow City Council directed City staff to gather community input regarding the Conditional Use Permit process for educational institutions in the Central Business District (downtown Moscow). Council directed that two survey be conducted, one to gather perceptions of Moscow residents the other to measure the perception of downtown business owners. As such, one survey tool was developed by staff and approved by Council and sent separately to each group.

Methodology

This specific survey asked residents and business owners about their opinions and perceptions on public and private colleges and universities in the Central Business District (CBD). The survey tool used was the same for both groups and were color coded to organize responses. The survey included three statements about the downtowns interaction with public/private colleges and universities in the Central Business District and gave survey takers the opportunity to rate their level of agreement with the statements. Additionally, respondents were provided an opportunity to share qualitative opinions along with their ratings.

For the resident survey, to ensure an appropriate return rate that would provide statistically valid results, a random sample of 1,200 Moscow residential addresses is used. The addresses of residents used in this survey were purchased from Redi-Data an independent data service firm based out of Fairfield, New Jersey. The survey was sent to a random sample of 1,200 Moscow residents, given 293 resident responses were received, the response for the resident survey came to 24%.

The addresses for the business survey were also purchased from Redi-Data, an independent data service firm based out of Fairfield, New Jersey. The population for this survey was 276 and the entire population was included in the survey mailing. As such, 276 surveys were mailed, 110 responses were received, resulting in a response rate of 39%.

Precision of Estimates

Both surveys provide for statistically valid results with a 5% margin of error with the following parameters. The confidence interval is the probability that the response reflects that actual response value of the full population within the specified margin of error, e.g. an 80% confidence interval means that there is an 80% probability that the answer reflects the opinion of the general population within +/- 5%.

The confidence interval for the resident survey is 91.5% meaning there is a 91.5% probability that a response reflects the opinion of the general population within $\pm 5\%$. The confidence interval for the business survey is slightly lower due to the smaller sample size, which was restricted by the total population size. At 82%, this provides an 82% probability that a response reflects the general population within $\pm 5\%$. For instance, if survey results showed 50% of respondents “strongly agree” with a particular statement, had we been able to ask the same question to every adult of Moscow, we would find that there is an 82% probability that between 45% and 55% would “strongly agree” with that same statement given those confidence levels

Measurement Scale

Questions were based on a five-point Likert scale a widely used psychometric scale commonly used in questionnaires (i.e. strongly agree, agree, neutral, disagree, and strongly disagree). The Likert scale allows a respondent to evaluate a specific item based upon their level agreement or disagreement with that item. Additionally, qualitative information was gathered to highlight the reasoning behind the level of agreement or disagreement for questions four and five of the survey.

Background

The following information was included with the survey to provide background for the issue at hand:

“The Central Business District (downtown Moscow) is the most intensive commercial district in the City and has no off-street parking requirements (where a business or other use is required to provide private parking). In 2005, the Moscow City Council changed the City’s Zoning Code to allow public and private colleges and universities within the Central Business District (downtown Moscow) with a conditional use permit. The conditional use permit process includes a public hearing and allows the Zoning Board of Adjustment, to look at any problems the conditional use might create in that location. After this review process the permit may be approved without any additional “conditions”, approved with additional “conditions” required of the applicant in order to use the location, or it may be denied.

Since 2005, the City has issued four conditional use permits for the following public and private colleges and universities in the Central Business District:

- New Saint Andrews College at 405 S. Main Street – Friendship Square and Main Street (2006, renewed in 2008)
 - For up to 200 Full-Time Equivalent students (2017-2018 academic year enrollment was reported as 181 students)
 - Conditions included:
 - 42 additional off-street parking spaces
 - 60 linear feet of street level commercial space open to the public
 - This includes the college library and bookstore
- New Saint Andrews Parking Lot at 505 S. Jackson Street – west of Jackson Street (2013)
 - For a private/public parking lot to meet the off-street parking condition for 405 S. Main Street.
 - Conditions included:
 - Parking lot to be open to the public after business hours
 - Landscaping and parking lot improvements were required
- New Saint Andrews at 112 North Main Street – former Cadillac Jack’s (CJ’s) building to be remodeled for office space, classrooms, and a 680-seat performance hall (2017)
 - For up to 300 Full-Time Equivalent students
 - Conditions included:
 - Provide 47 off-street parking spaces within one quarter mile of the location.
- University of Idaho WWAMI Medical Education Program at 805 S. Main Street – Gritman Medical Office Building (2017)
 - For an anatomy lab and classroom facilities for up to 40 Full-Time Equivalent students to be located on the third floor of the Gritman Medical Office Building
 - No conditions were required.

All of the current permits allow for up to a total of 540 Full-Time Equivalent students to attend classes in downtown Moscow. At this time, 181 Full-Time Equivalent students currently attend public or private university classes in downtown Moscow.”

Survey Results

Each question on the survey was designed to capture the survey takers opinion regarding public and private educational institutions in the Central Business District in Moscow. As noted, two surveys were conducted to gather perceptions of all Moscow residents and perceptions of downtown business owners. In this report results of the resident survey are listed first, followed by the results of the business survey. For this report, “don’t know” responses are not included in the analysis as the percentage of those responses was minimal. However, in the appendix, both the resident and the business survey tools are included with raw percentages for all questions and items.

Reports are reported as requested by Council members in two forms. The first pie chart for each result shows a comparison of “strongly agree” and “agree” combined responses as compared to “strongly disagree” and “disagree” combined responses, as well “don’t know” or non-responses (when an answer wasn’t noted) combined counts, and “neutral” responses. The second pie chart on each page breaks the categories down further to show all possible responses, “strongly agree,” “agree,” “strongly disagree,” “disagree,” “don’t know,” and non-responses individually.

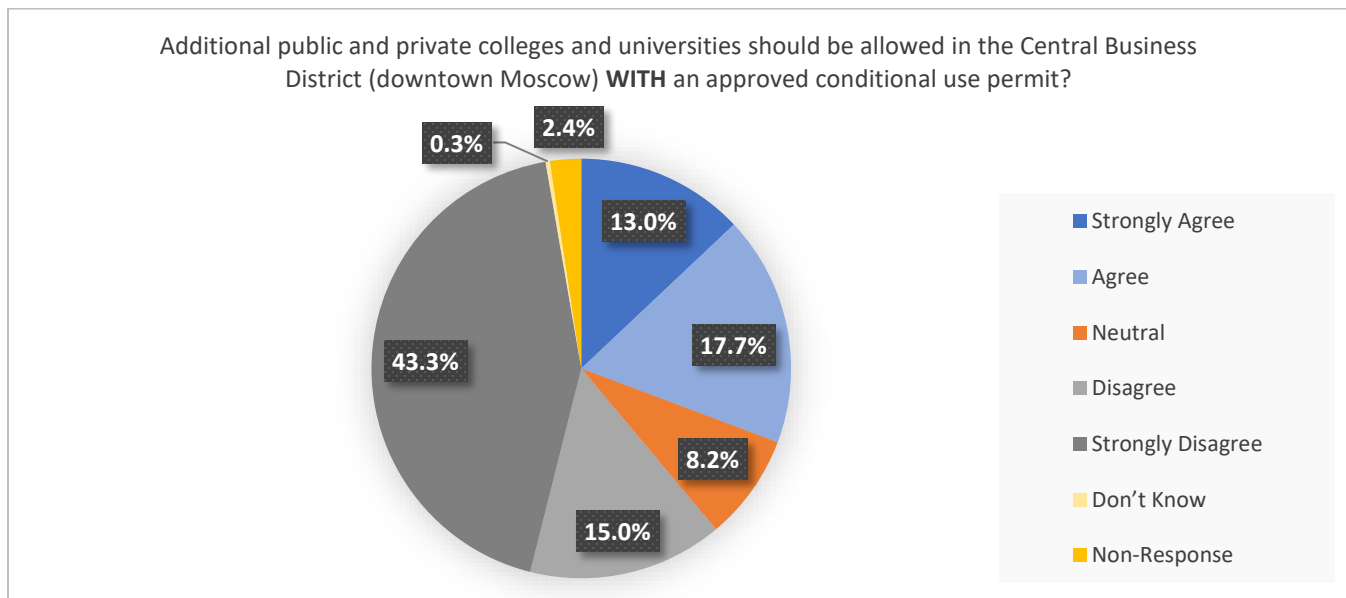
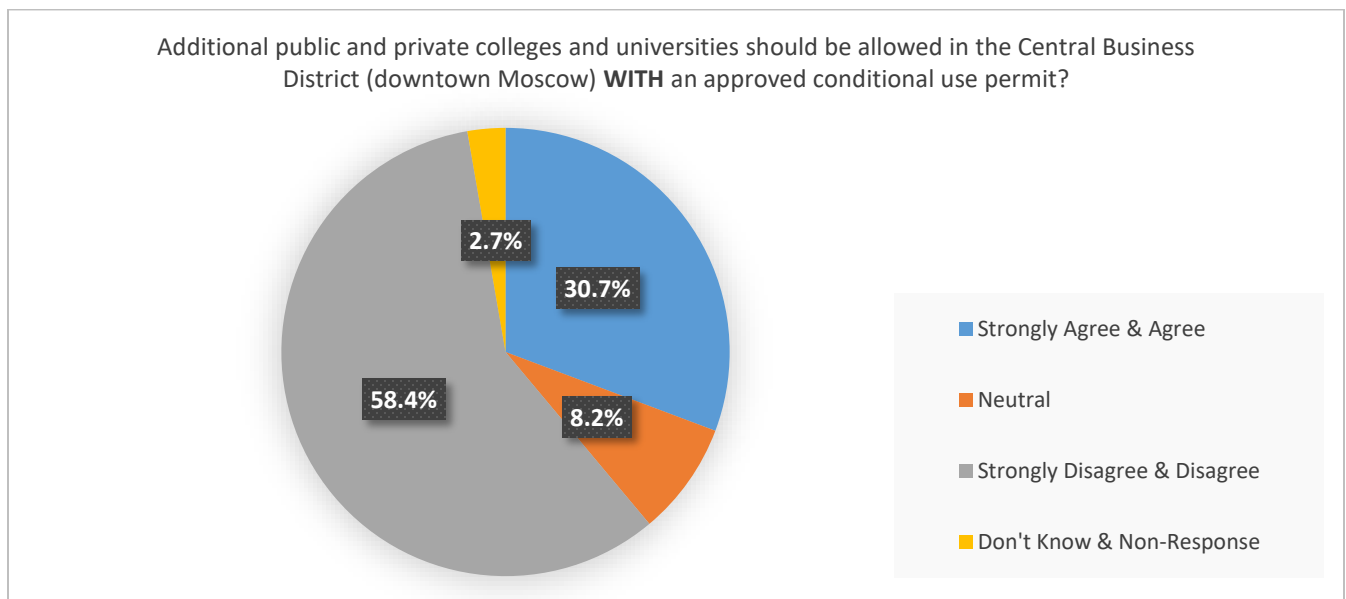
Additionally, a catalog of the comments received per questions are also included in the appendices of this document.

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Resident Survey: Question 1

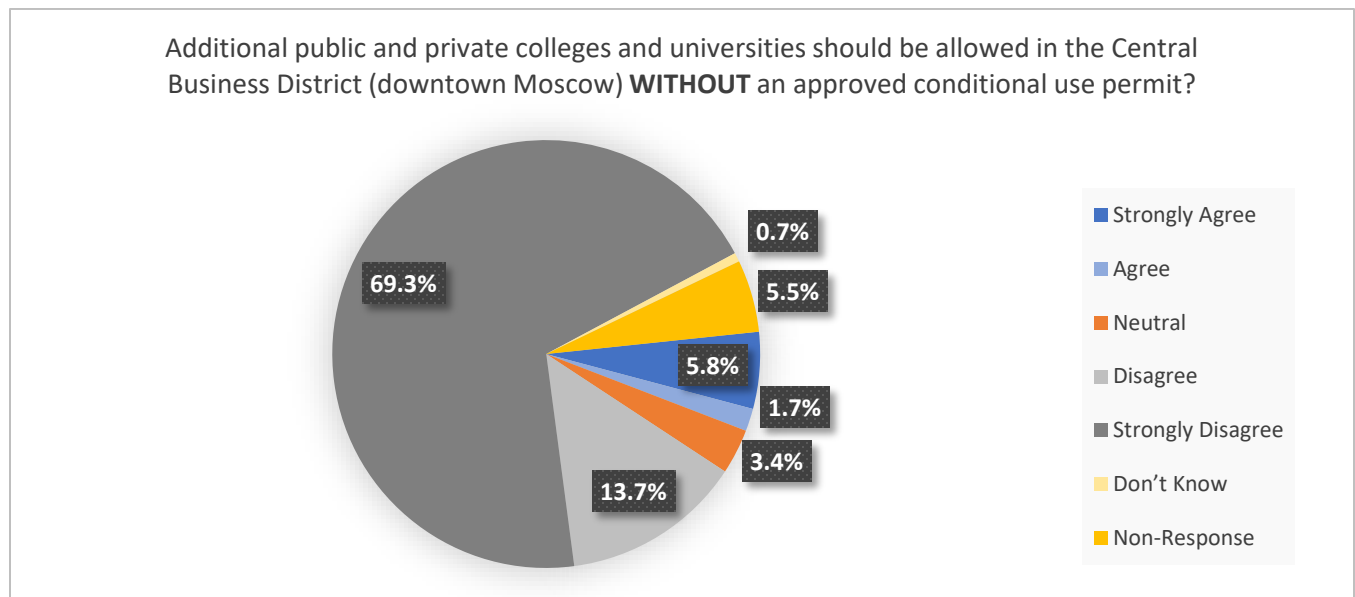
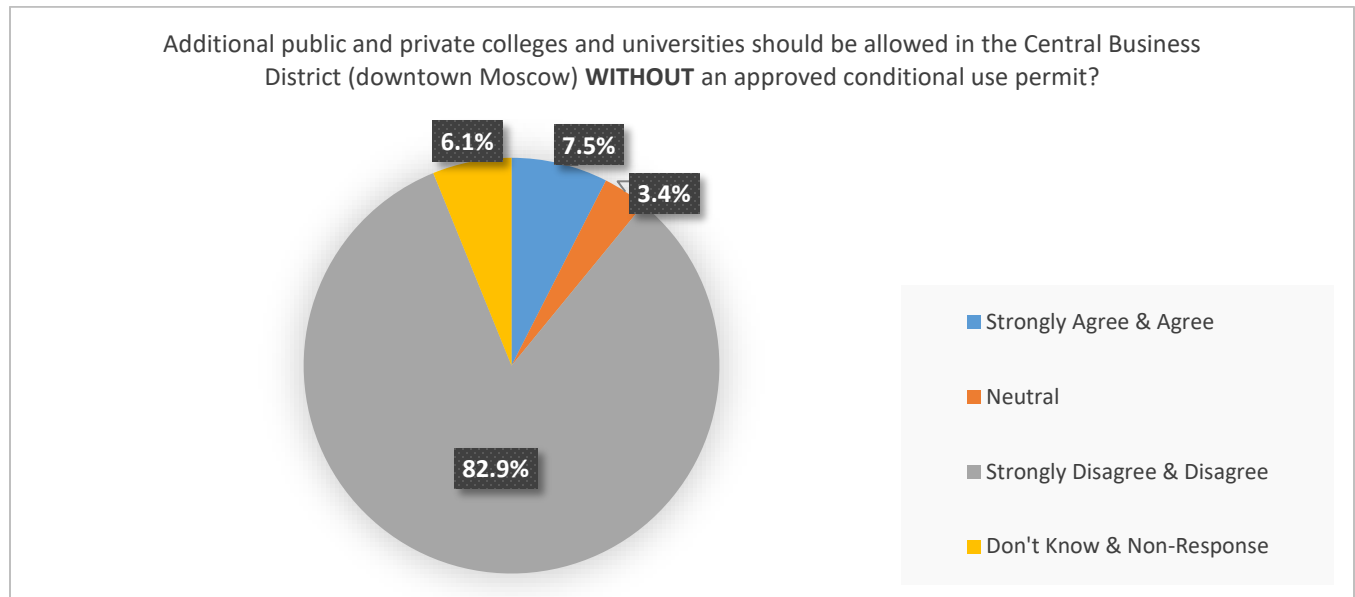
Question 1 asked respondents to, “Please rate your level of agreement for the following statements for ADDITIONAL public and private colleges and universities in the Central Business District (downtown Moscow)” given three scenarios. Listed below each are the responses received for each of those scenarios with responses highlighted in a series of pie charts.

- a) “Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITH** an approved conditional use permit?”
- 30.7% of Resident respondents noted they either “strongly agree” or “agree” with this statement.



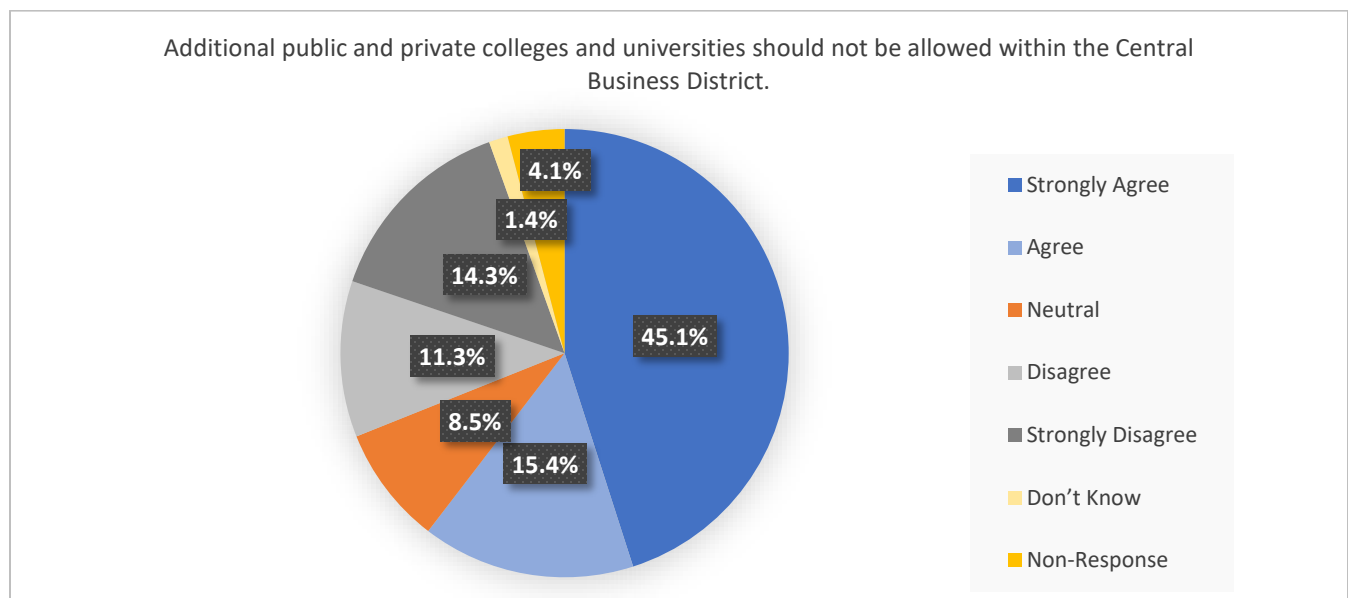
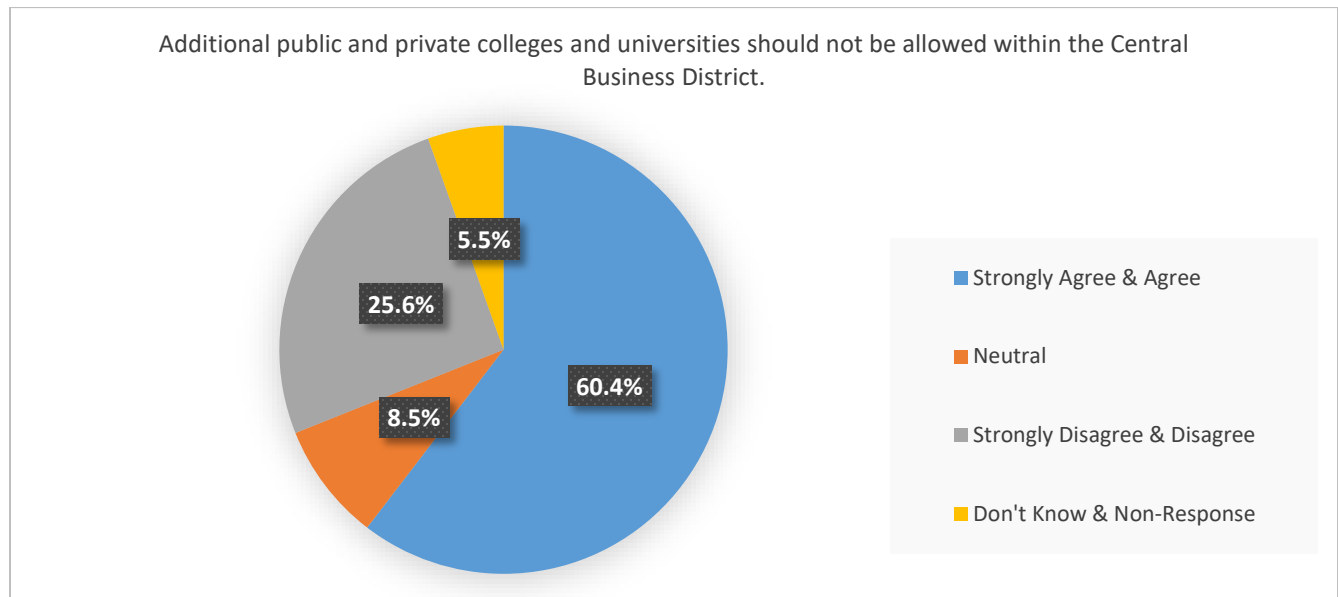
b) "Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITHOUT** an approved conditional use permit?"

- 7.5% of Resident respondents noted they either "strongly agree" or "agree" with this statement.



c) "Additional public and private colleges and universities should not be allowed within the Central Business District."

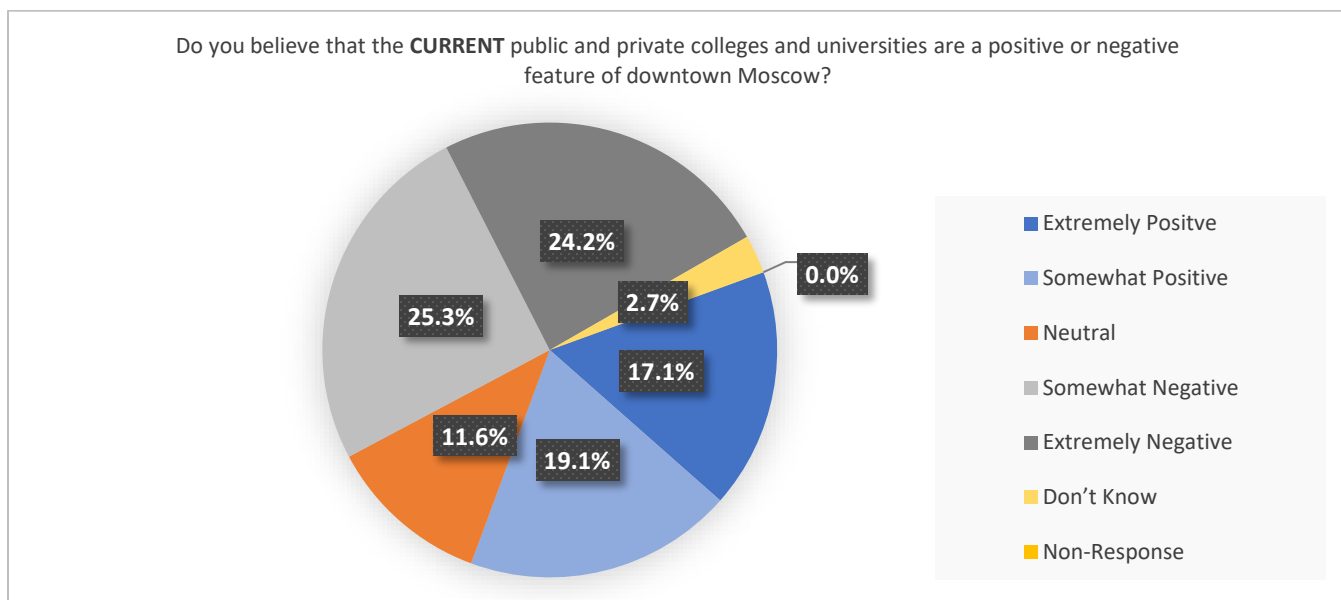
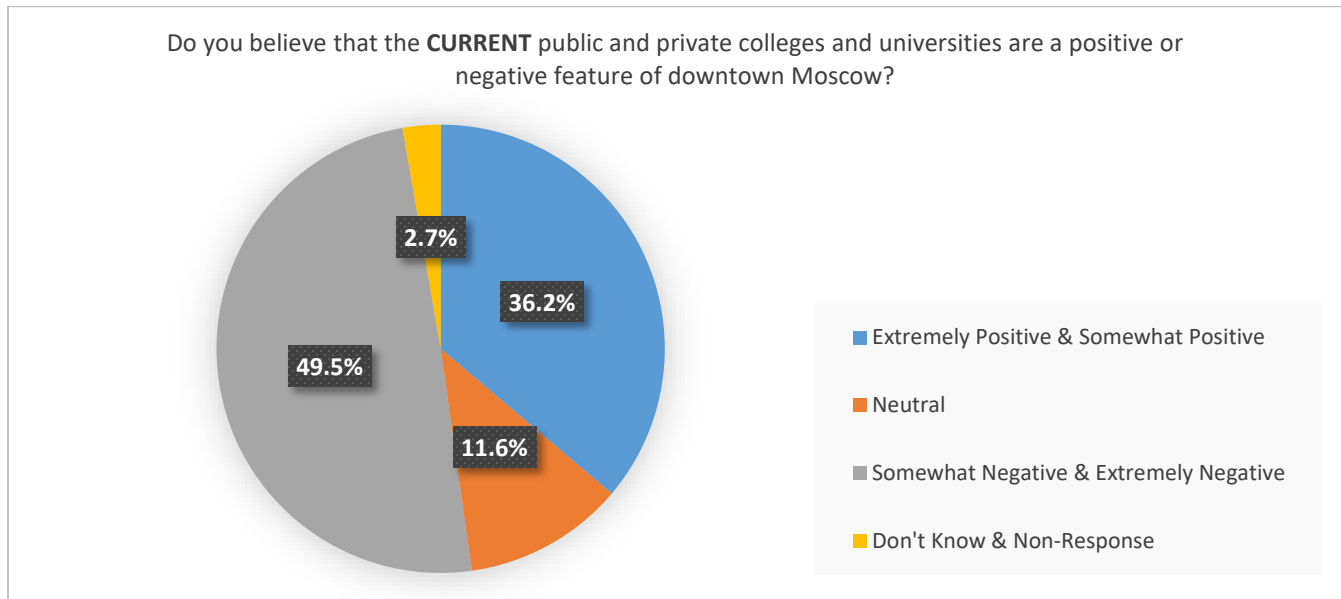
- 60.4% of Resident respondents marked they either "strongly agree" or "agree" with the statement.



Resident Survey: Question 2

The 2nd question on the survey asked respondents, “Do you believe that the **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?”

- 49.5% of resident respondents view the current colleges in downtown Moscow as a negative feature.



Resident Survey: Question 2 Comments

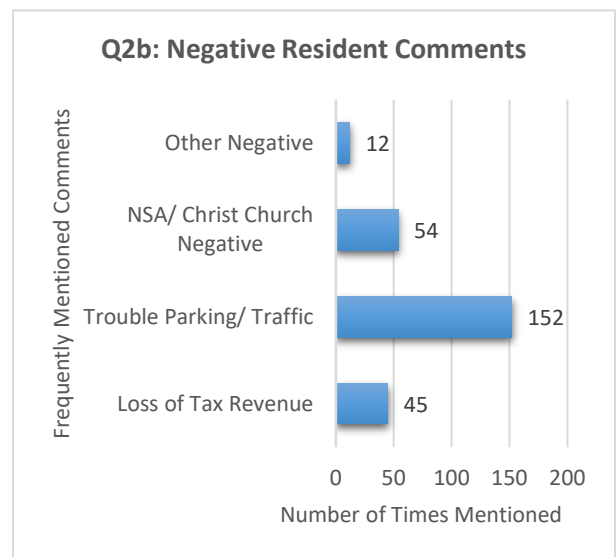
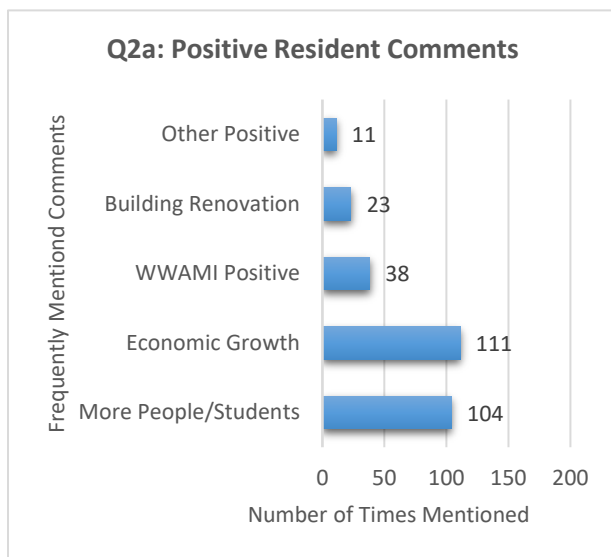
This question also allowed respondents to list comments of positive and negative features about the “**CURRENT**” public and private colleges in downtown Moscow. For question 2 there was a total of 550 resident comments, of these, 287 mentioned a positive feature and 263 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- WWAMI program

The top 3 mentioned negative categories were:

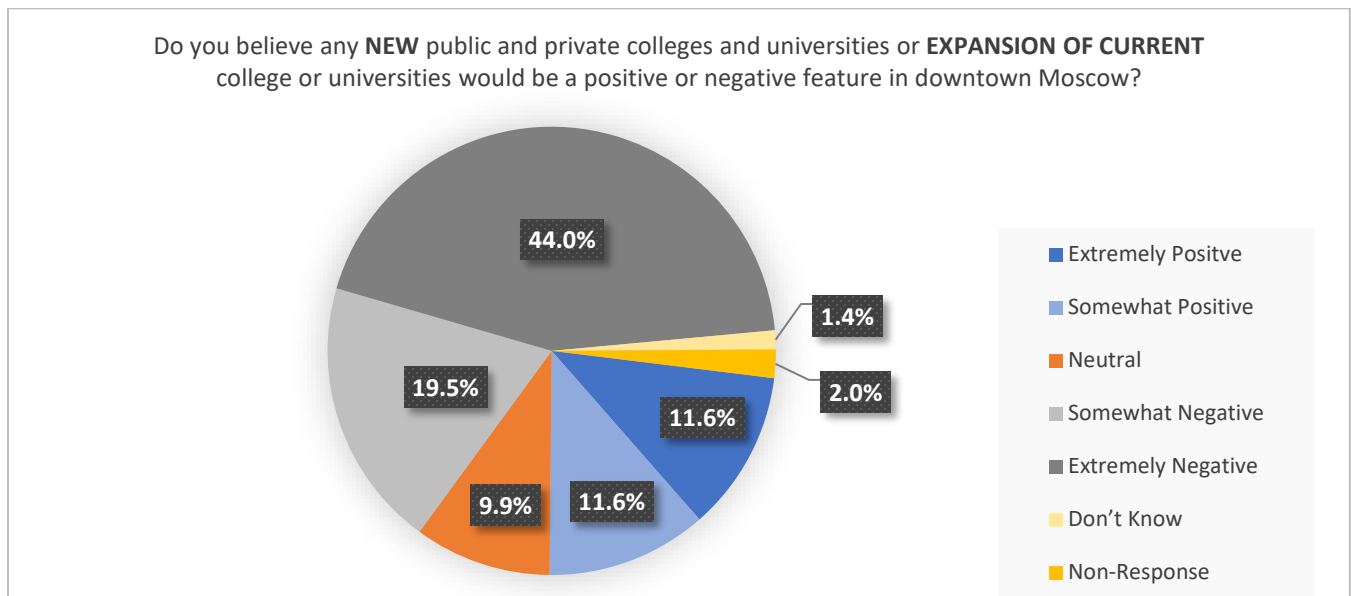
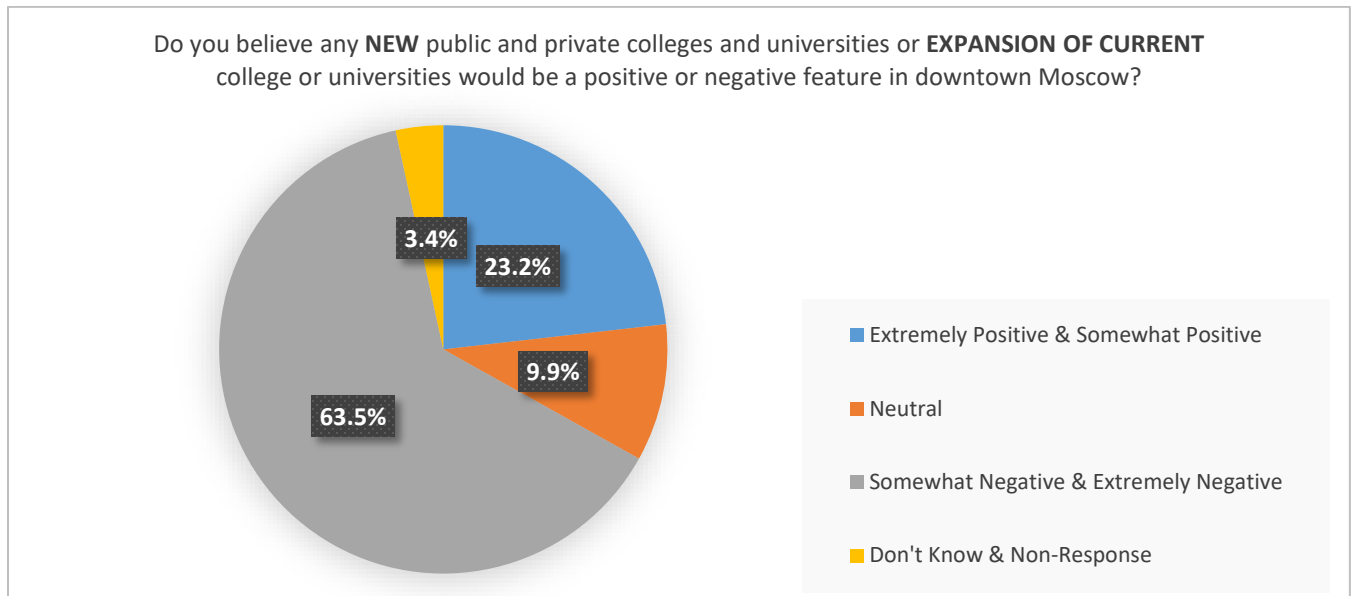
- Parking/traffic
- NSA/Christ Church
- Loss of tax revenue



Resident Survey: Question 3

“Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?”

- 63.5% of resident respondents believe that any new colleges or expansion would be a negative feature in downtown Moscow.



Resident Survey: Question 3 Comments

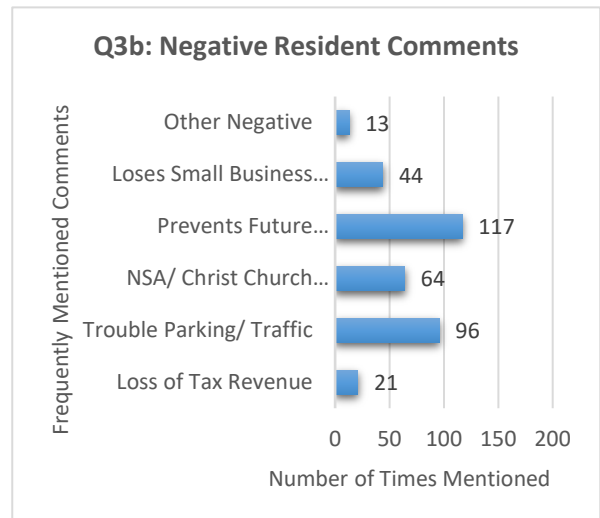
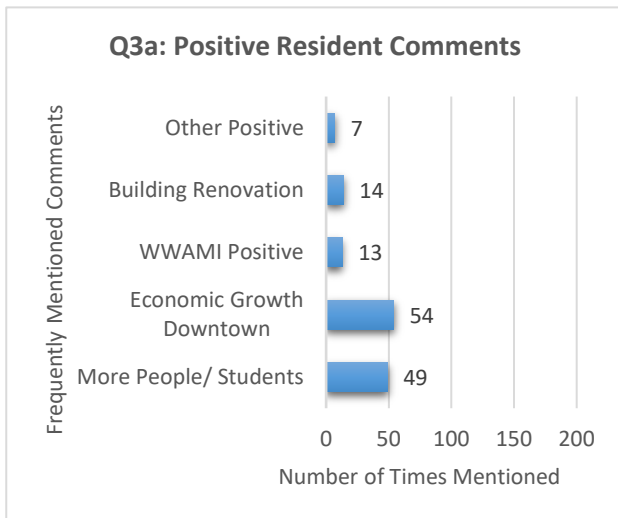
This question also allowed respondents to list comments of positive and negative features about any “**NEW**” public and private colleges and universities or “**EXPANSION OF CURRENT**” colleges and universities in downtown Moscow. A total of 424 resident comments were received for this item, 137 of which mentioned a positive feature and 355 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- Building renovation

The top 3 mentioned negative categories were:

- Prevents future downtown business
- Parking/traffic
- NSA/Christ Church

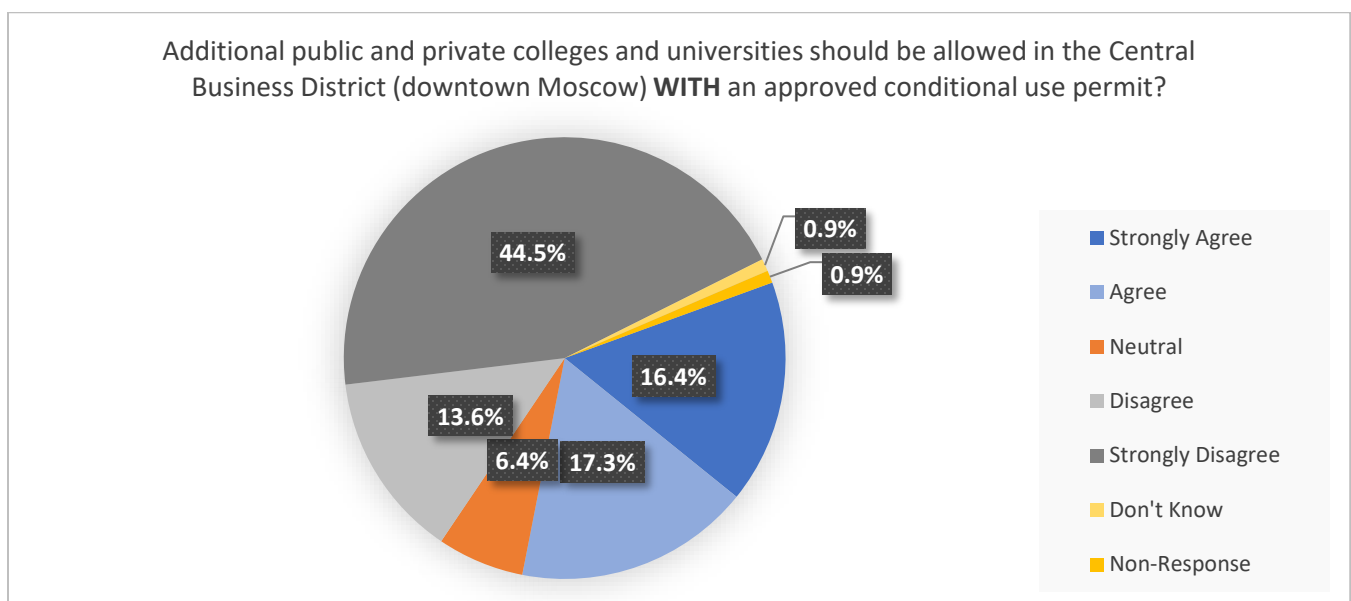
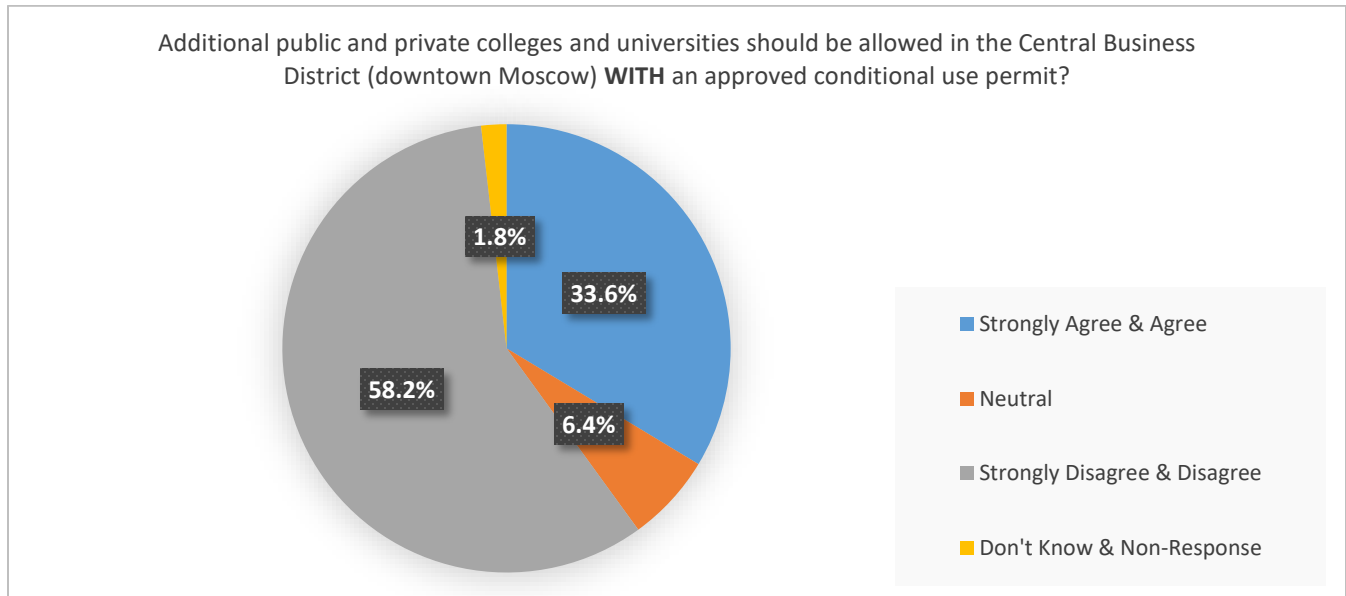


Business Owner Survey: Question 1

Again, question 1 asked respondents to, “Please rate your level of agreement for the following statements for ADDITIONAL public and private colleges and universities in the Central Business District (downtown Moscow)” given three scenarios. Listed below each are the responses received for each of those scenarios with responses highlighted in a series of pie charts.

- a) “Additional public and private colleges and universities should be allowed in the Central Business District **WITH** an approved permit?”

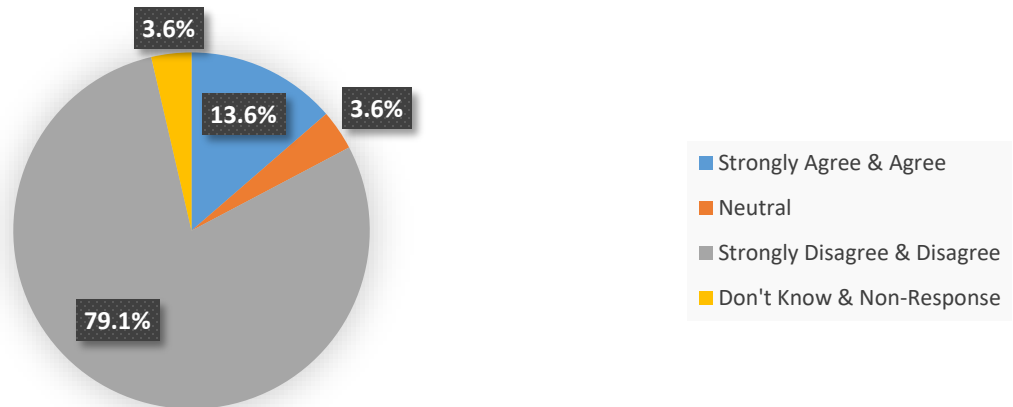
- 33.6% of business owner respondents “strongly agree” or “agree” with this statement.



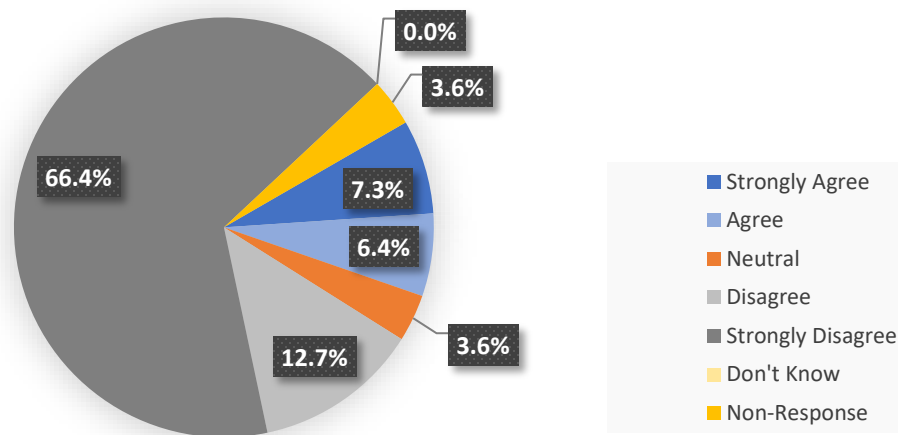
b) "Additional public and private colleges and universities should be allowed in the Central Business District **WITHOUT** an approved permit?"

- 13.6% of business owner respondents "strongly agree" or "agree" with this statement.

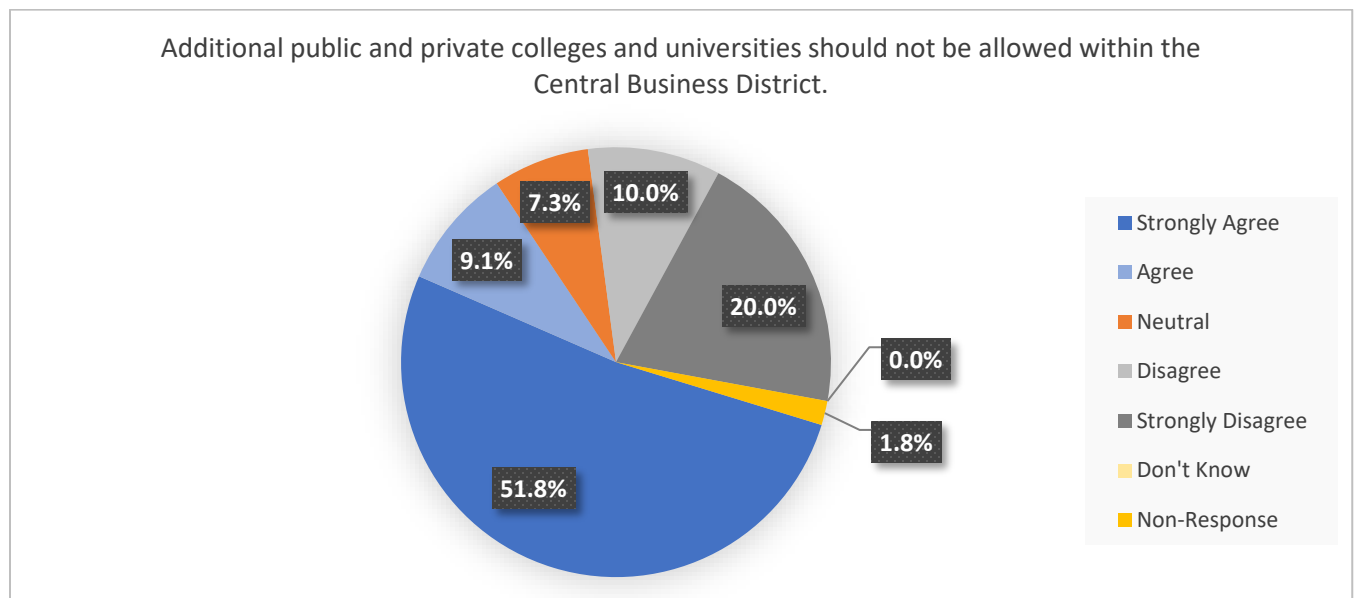
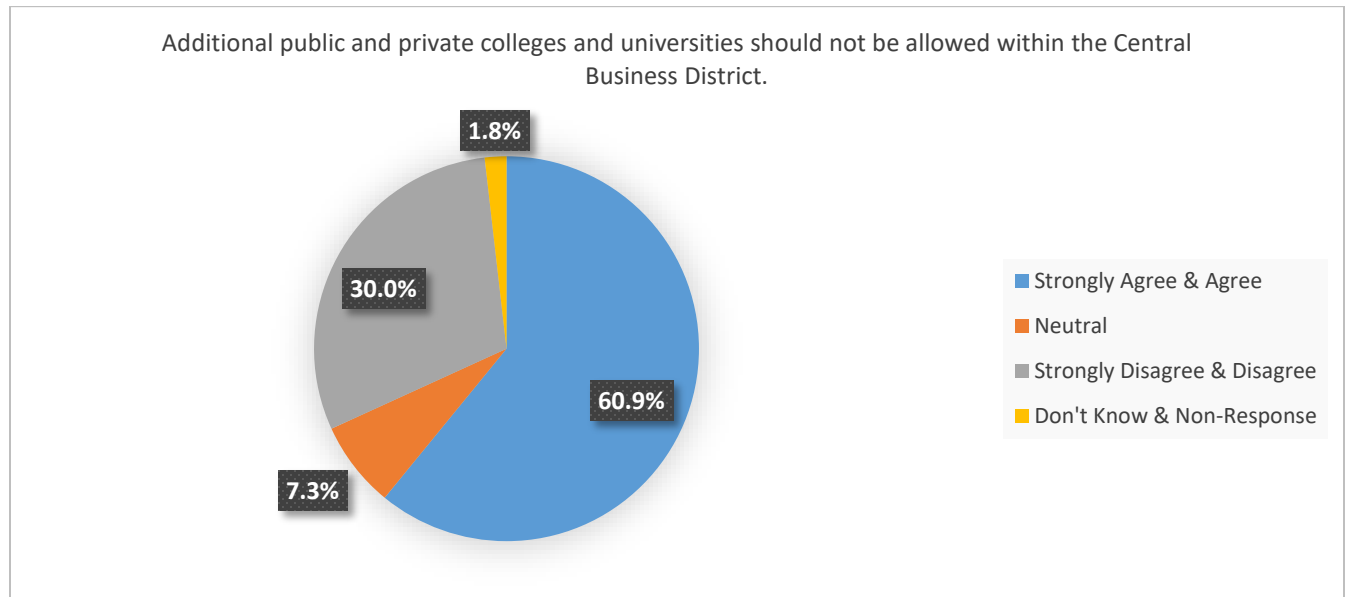
Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITHOUT** an approved conditional use permit?



Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITHOUT** an approved conditional use permit?



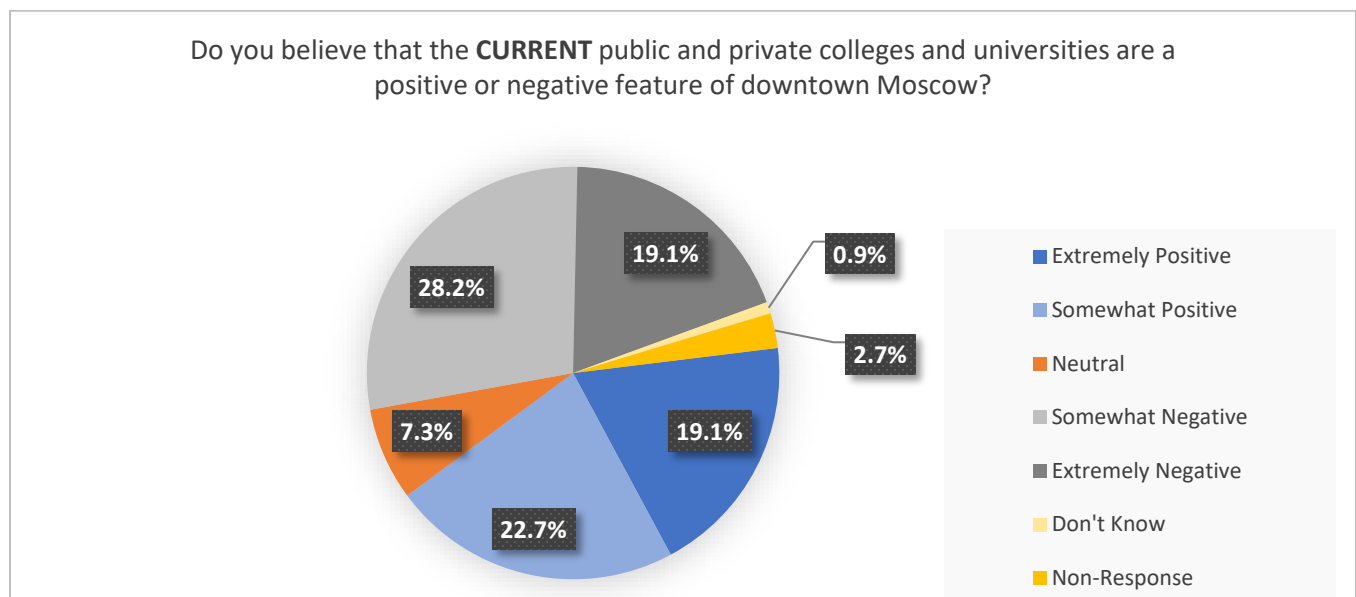
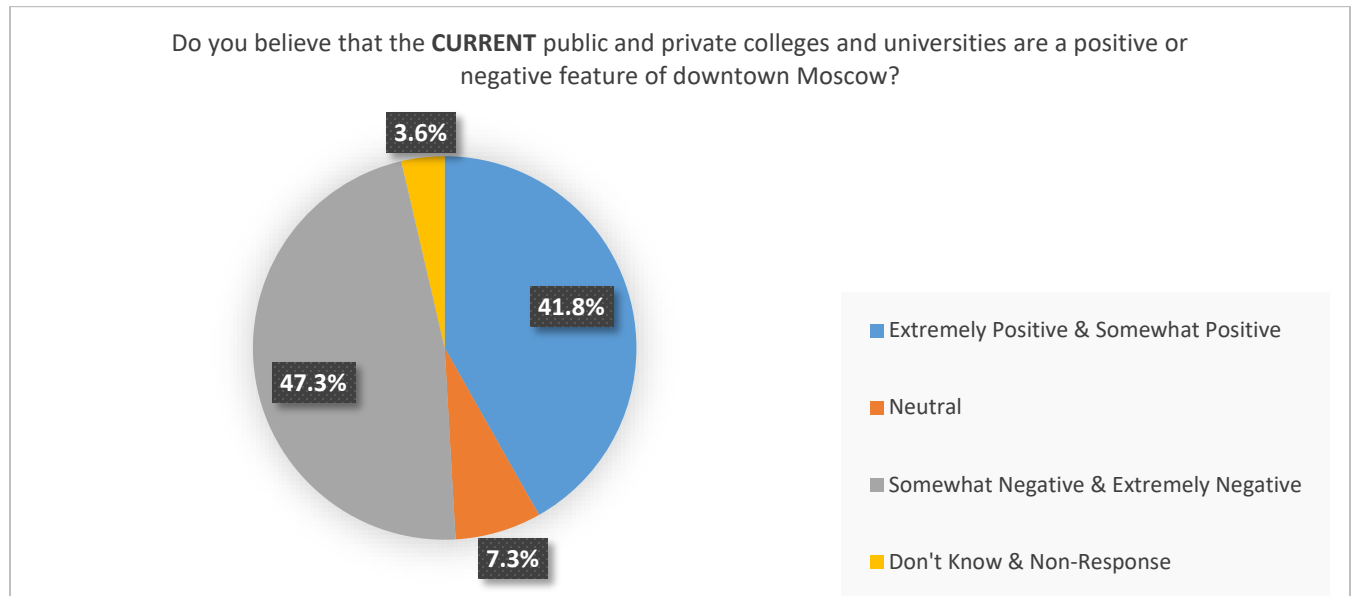
- c) "Additional public and private colleges and universities should not be allowed in the Central Business District."
- 60.9% of business owners "strongly agree" or "agree" with this statement.



Business Owner Survey: Question 2

The second question of the survey asks business owners, “Do you believe that **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?”

- 47.3% of business owners noted that current colleges are a negative feature of downtown Moscow.



Business Owner Survey: Question 2 Comments

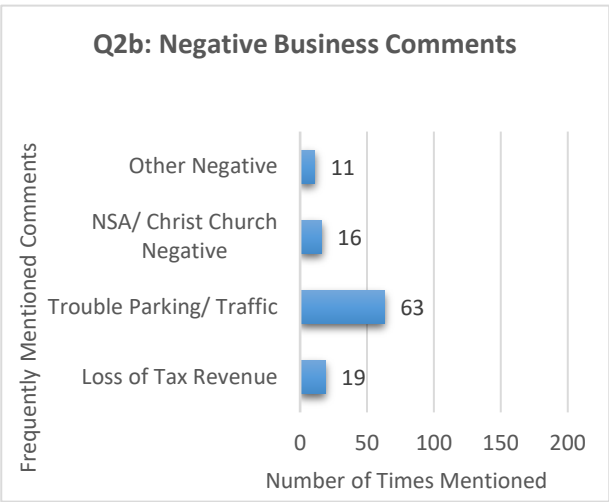
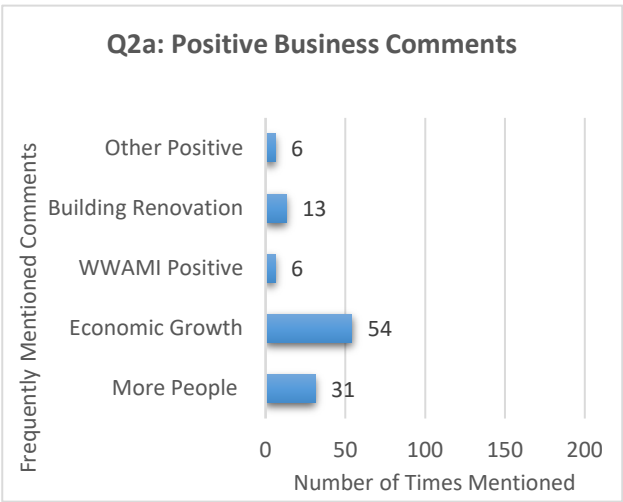
This question also allowed respondents to list comments of positive and negative features about the “CURRENT” public and private colleges in downtown Moscow. There were a total of 219 business owner comments, 110 of which mentioned a positive feature and 109 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- Building renovation

The top 3 mentioned negative categories were:

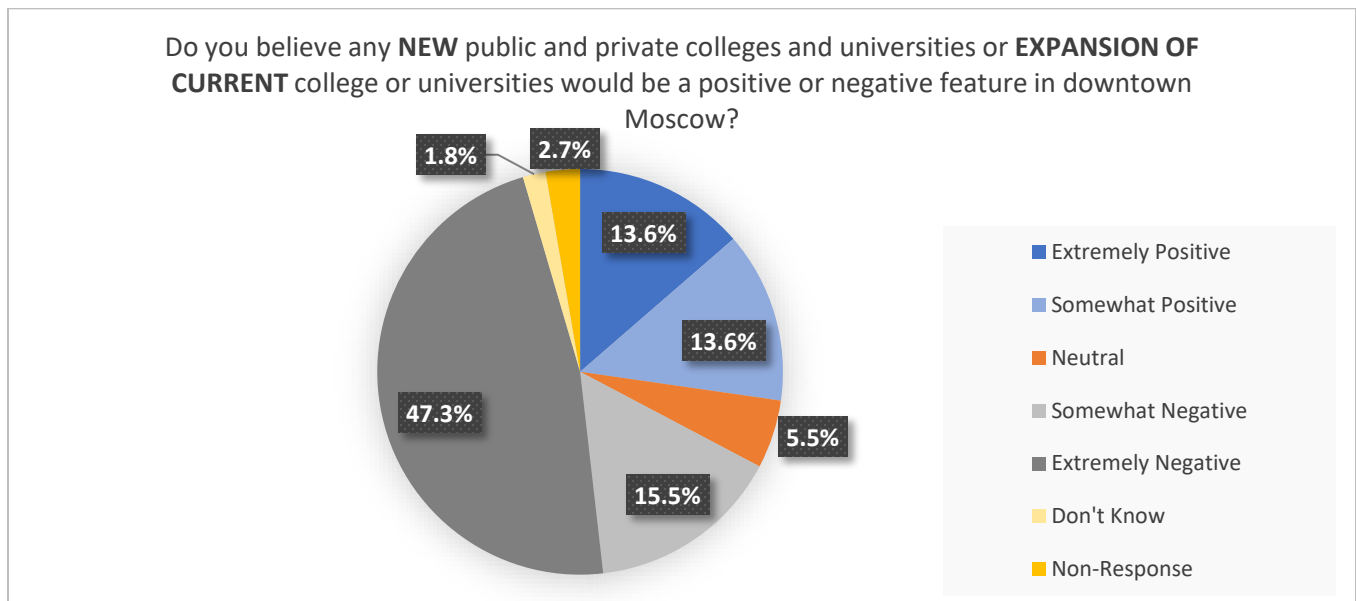
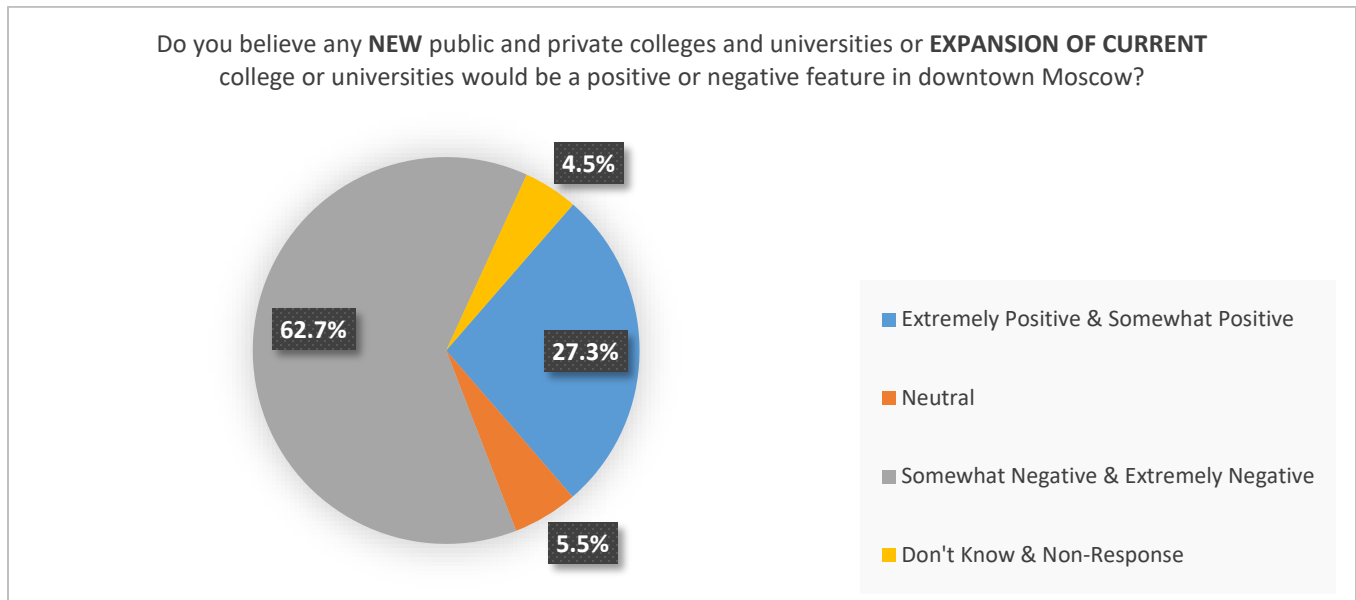
- Parking/traffic
- Loss of tax revenue
- NSA/Christ Church



Business Owner Survey: Question 3

The final question of the survey asks, “Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?”

- 62.7% of business owner’s responded marking either “negative” or “extremely negative” to this question.



Business Owner Survey: Question 3 Comments

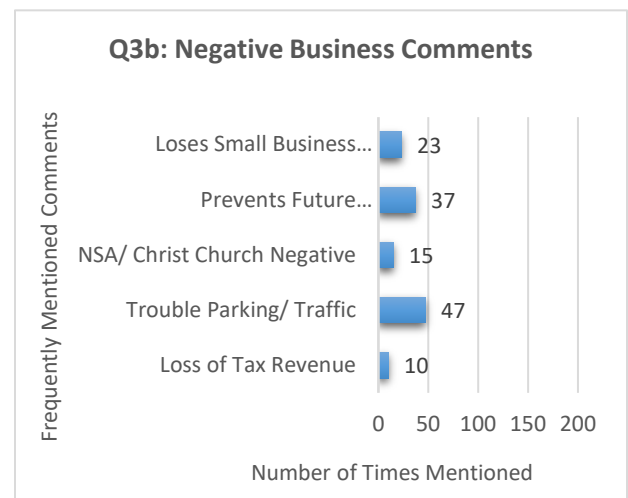
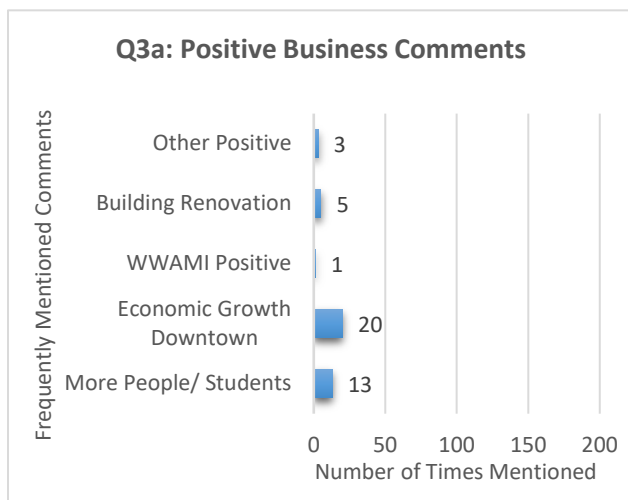
This question also allowed respondents to list comments of positive and negative features about any “NEW” public and private colleges and universities or “EXPANSION OF CURRENT” colleges and universities in downtown Moscow. There were a total of 186 business owner comments, 42 of which mentioned a positive feature and 144 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- Building renovation

The top 3 mentioned negative categories were:

- Parking/traffic
- Prevents future downtown business
- Losing small business community to college campus'



Appendices

For ease of comparison, the following table has been created to provide a side-by-side comparison of the data as follows. Additionally, the original survey tools have been included with responses following the table.

Survey Question/Item		Residents	Business Owners
Q1a: Additional public and private colleges and universities should be allowed in the CBD WITH an approved permit?	Agree	27.27%	33.64%
	Neutral	5.45%	6.36%
	Disagree	62.73%	58.18%
	Don't Know/ Non-Response	4.55%	1.82%
Q1b: Additional public and private colleges and universities should be allowed in the CBD WITHOUT an approved permit?	Agree	7.51%	13.64%
	Neutral	3.41%	3.64%
	Disagree	82.94%	79.09%
	Don't Know/ Non-Response	6.14%	3.64%
Q1c: Additional public and private colleges and universities should not be allowed within the CBD.	Agree	60.41%	60.91%
	Neutral	8.53%	7.27%
	Disagree	25.60%	30.00%
	Don't Know/ Non-Response	5.46%	1.82%
Q2: Do you believe the CURRENT public and private colleges and universities are a positive or negative feature of downtown Moscow?	Positive	36.18%	41.82%
	Neutral	11.60%	7.27%
	Negative	49.49%	47.27%
	Don't Know/ Non-Response	2.73%	3.64%
Q3: Do you believe any NEW public and private colleges and universities or EXPANSION OF CURRENT college or universities would be a positive or negative feature un downtown Moscow?	Positive	23.21%	27.27%
	Neutral	9.90%	5.45%
	Negative	63.48%	62.73%
	Don't Know/ Non-Response	3.41%	4.55%

Appendix – Resident Survey Tool with Raw Percentages

1. Please rate your level of agreement for the following statements for **ADDITIONAL** public and private colleges and universities in the Central Business District (downtown Moscow):

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know	Non-Response
a) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITH an approved conditional use permit?	12.97%	17.75%	8.19%	15.02%	43.34%	0.34%	2.39%
b) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITHOUT an approved conditional use permit?	5.80%	1.71%	3.41%	13.65%	69.28%	0.68%	5.46%
c) Additional public and private colleges and universities should not be allowed within the Central Business District.	45.05%	15.36%	8.53%	11.26%	14.33%	1.37%	4.10%

2. Do you believe that the **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
17.06%	19.11%	11.60%	25.26%	24.23%	2.73%	0.00%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Parking/traffic</i>
<i>More people/students</i>	<i>NSA/Christ Church</i>
<i>WWAMI program</i>	<i>Loss of tax revenue</i>

3. Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
11.60%	11.60%	9.90%	19.45%	44.03%	1.37%	2.05%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Prevents future downtown business</i>
<i>More people/students</i>	<i>Parking/traffic</i>
<i>Building renovation</i>	<i>NSA/Christ Church</i>

RESIDENT SURVEY RESULTS

Appendix – Business Survey Tool with Raw Percentages

1. Please rate your level of agreement for the following statements for **ADDITIONAL** public and private colleges and universities in the Central Business District (downtown Moscow):

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know	Non-Response
a) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITH an approved conditional use permit?	16.36%	17.27%	6.36%	13.64%	44.55%	0.91%	0.91%
b) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITHOUT an approved conditional use permit?	7.27%	6.36%	3.64%	12.73%	66.36%	0.00%	3.64%
c) Additional public and private colleges and universities should not be allowed within the Central Business District.	51.82%	9.09%	7.27%	10.00%	20.00%	0.00%	1.82%

2. Do you believe that the **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
19.09%	22.73%	7.27%	28.18%	19.09%	0.91%	2.73%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Parking/traffic</i>
<i>More people/students</i>	<i>Loss of tax revenue</i>
<i>Building renovation</i>	<i>NSA/Christ Church</i>

3. Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
13.64%	13.64%	5.45%	15.45%	47.27%	1.82%	2.73%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Parking/traffic</i>
<i>More people/students</i>	<i>Prevents future downtown business</i>
<i>Building renovation</i>	<i>Losing small business community to college campus'</i>

BUSINESS SURVEY RESULTS

Appendix – Survey Comments

Listed below are the comments received by survey, by question.

Q2a: Residents

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A younger vibe to the downtown
- Ability to train doctors for underserved rural communities
- Absolutely nothing
- Academic rigor
- Activity
- Add customers to restaurants
- Add diversity
- Add economic benefits
- Additional business and commerce
- Additional culture, additional customers
- Additional foot traffic downtown
- Additional revenue for coffee houses
- After hours parking
- Allows students easier access to medical training and collaboration; leading to additional medical providers
- Appearance
- Art and culture
- Attraction of commerce/business to meet student need
- Attractive buildings
- Attracts investment in Moscow
- Better paying jobs with benefits
- Bloom & Bucers
- Bring attention to downtown
- Bring daily activity to downtown
- Bring education to inter city
- Bring in people to presumably spend money at local business
- Bring income to business
- Bring income to current downtown businesses
- Bring more students downtown
- Bring new dollars/money into Moscow
- Bring people downtown daily
- Bring students to Moscow
- Bring vitality and diversity
- Brings economic growth/customers
- Brings foot traffic for businesses
- Brings in money
- Brings more student in
- Brings people downtown
- Brings people downtown
- Brings people downtown
- Brings people to downtown
- Business from students
- Business
- Business - they patronize and work at local businesses
- Business get some business
- Business opportunity for restaurants and cafes
- Business to business they approve of
- Business to the downtown
- Business to the downtown
- Businesses create tax base for city
- By nature of the location colleges bring more business to the local shop owners
- City/university connections
- Class, NSA-er's and med students downtown make Moscow look much less hick
- Clean public restrooms and nice library
- College events bring economic benefit
- College students spend money downtown
- Commerce
- Commerce
- Community life/diversity
- Connects students with community
- Consumer parking
- Contributed to the arts

- Contributes to vibrant downtown
- Convenience for students
- Creates foot traffic for the local stores
- Culture
- Culture
- Diverse community/culture
- Diverse day and night life in downtown
- Diversity
- Diversity
- Diversity
- Diversity
- Diversity
- Diversity in downtown
- Diversity of age
- Diversity, young people
- Downtown consumers
- Downtown tenants
- Economic business
- Economic growth
- Education
- Education is good for all but should not be one sided
- Educational possibilities
- Education opportunities
- Employment opportunity
- Energy
- Ensures people are downtown
- Expanded WWAMI
- Expanding medical education close to and in partnership with the local hospital is useful for our community
- Families visiting students seeing Moscow's current university students are contributing to downtown culture in a positive way
- Fill an otherwise possibly vacant building
- Filling and maintain once empty downtown spaces
- Filling vacant spaces
- Foot traffic
- Foot traffic allows more store frequenting
- Foot traffic and economic support for other local businesses downtown
- Friendly environment
- Friendship square has lost its public feel
- Fun and vibrant to have more people there
- Gathering place services = coffee houses, food, etc.
- Gritman is not central downtown and I don't see any conflicts
- Growth is inevitable
- Hasn't displaced any businesses
- Helps keep downtown vital
- I am all for more education but I think there are better locations available
- I feel like the NSA college has every right to be where it is allowed
- I like the mix of town and gown
- Improved business patronage
- Improves the morality of the community
- In general these student enhance the downtown image with decorum and professional appearance
- Increase foot traffic
- Increase of education is vital
- Increased business
- Increased business for bars
- Increased business for coffee shops
- Increased business revenue
- Increased educational diversity/learning
- Increased foot traffic
- Increased mid-day activity
- Increased service sector business
- Increased spending in businesses
- Increased traffic to downtown
- Increases traffic for weak business district
- Industry, students support local food/coffee
- Innovation
- Inspires Opposition
- It allows students to mix with the rest of Moscow residents
- It brings life to downtown
- It brings some diversity
- Keep people going downtown
- Keep the town "young" (new ideas, though, etc.)

- Keeps activity in downtown area
- Keeps downtown active and vibrant
- Keeps downtown business diverse
- Keeps downtown renewed/vital
- Larger tax base
- Less empty buildings and more use of the space
- Life, excitement, energy, positive vibe, diversity, business
- Like Pritchard and WWAMI
- Liveliness
- Liveliness - of learning and conversation
- Livelihood to downtown
- Liveliness
- Located downtown, they will tend to frequent the businesses in the core - especially restaurants, etc.
- Looks better
- Major large buildings occupied
- Makes downtown look better (no one updates)
- Many students fall in love with Moscow and stay after school
- May bring more consumers to town
- May get WAMI students to stay and practice here
- May improve appearance of CJ's
- Medical advancement
- Medical progress in the hospital for doctors
- Might attract people to the downtown and make it busier
- Mix of downtown traffic eat and possibly shop downtown
- Money
- Money
- Money to the local community
- More business to downtown
- More business
- More business and activity
- More business downtown
- More business for local businesses
- More business for restaurants and coffee shops, bookstore etc.
- More business patrons
- More business to community
- More businesses like Bloom
- More cultural opportunities
- More culture
- More customer traffic to businesses
- More customers for downtown businesses
- More customers for local businesses
- More customers for restaurants/coffee shops
- More customers for the co-op
- More customers in the students
- More education
- More educational people willing to make change
- More events overall
- More foot traffic
- More foot traffic
- More foot traffic to downtown/businesses
- More Medical Care
- More patronage to downtown restaurants
- More people
- More people good for businesses
- More people good for businesses
- More people to congregate together
- More potential customers
- More traffic for business who are supported by students
- More UI Programs downtown is fine
- More UI programs in downtown is fine
- More vibrant downtown
- More vibrant urban downtown
- Much better addition than more bars and clubs which tend to degrade an area over time
- Music from students
- New people
- Nice looking facilities
- None
- None
- None
- NSA students are good citizens
- Occupants for old buildings

- Occupied buildings that might be empty otherwise
- Opportunities for city development
- Opportunity for medical students to engage with medical professionals
- Patronizing downtown businesses
- People spending money but not staying in town
- People, growth, money
- People/customers
- Population diversity
- Possibly fewer vacant buildings
- Positive element of diversity and knowledge
- Positive impact on neighborhood schools
- Potential customers
- Pritchard brings art downtown
- Private businesses allows growth
- Probably good for the economy
- Prominently feature art gallery - Prichard
- Promote education
- Promote education
- Promote the college
- Promotes education
- Promotes integration of student and community life rather than separating those via a distinct campus
- Provide activities for area residents
- Provide educational opportunities
- Provide local jobs
- Provides a professional experience
- Provides educational opportunities downtown
- Public universities are great
- Raised intellectual level
- Reflects our values, students shop downtown
- Reliable building maintenance
- Renovating and maintaining existing architecture
- Restoration of buildings keeps downtown looking good
- Restored old buildings
- Revenue
- Revitalization of buildings
- Revitalizing downtown - pleased to see a ratty bar become a classical music venue
- Safety, I feel much safer when the NSA students are downtown
- Seem like good kids
- Service/charity for community
- Shows city vibrancy
- Shows that education and the arts are important to Moscow by placing it downtown
- Some degree of prestige
- Some more business
- Some parking is provided for the general public
- Source of possible art and culture to the community and volunteers
- Space is better taken care of
- Special note: The Gritman/UI Center makes sense and doesn't bring negatives to downtown, not competing with business
- Spending
- Store come and go, colleges and universities are more long-term (usually)
- Student access to downtown places of business
- Student population downtown increases liveliness of downtown
- Students
- Students and faculty = shoppers/consumers
- Students and faculty spend money at businesses
- Students are close to shopping
- Students are friendly and great
- Students are young
- Students downtown good for businesses
- Students frequent downtown businesses and add to downtown vibrancy
- Students may patronize local eateries
- Students purchase products downtown
- Students spending more time and money downtown besides just going to bars
- Students to sop and dine

- Students using restaurants and shopping
- Students/economy prospering
- Support local businesses
- Support of downtown businesses
- Support of local economy
- Talent
- Tax revenue
- The medical lab makes the UI more diverse
- The medical school is close to the hospital
- The students and staff bring shared experiences and new exposure to Moscow
- The students and staff spend their money close to schools
- The WAMI building is ok
- They are a clear "industry"
- They are brought to downtown and are a positive influence
- They are easy to find
- They bring diverse people
- They bring in vitality
- They bring more people to businesses which boosts economy
- They bring people downtown to patronize local businesses
- They can walk, cycle, or ride the bus to downtown
- They eat downtown
- They increase demand for real estate downtown
- Traffic for Moscow stores
- Traffic to downtown businesses
- Training future medical prof.
- U of I Pritchard Gallery - tourism
- UI bring business to Moscow downtown
- UI land-grant
- UI students actually support local business
- UI students are respectful and care about businesses and Moscow community
- UI WWAMI is a good helpful program
- UI WWAMI is a great resource
- UI WWAMI isn't taking up parking or promoting hateful ideology
- Unique Moscow vibe

- University town already
- Variety of jobs
- Vibrant community
- Vibrant Culture
- Vibrant downtown is positive
- Visit to the downtown area could bring more business
- Vitality
- Vitality to downtown
- WAMI at Gritman attracts students
- We are an educational community and need to show support
- Well-dressed students
- Well-dressed students
- What about expansion closer to UI
- Wirth need for more rural doctors the WWAMI program would have good access to hospital and doc offices for training and learning
- WWAMI
- WWAMI - Bring student closer to patients
- WWAMI - Increases medical professionals in our town = better healthcare
- WWAMI - Makes sense to have program near hospital
- WWAMI brings MD students to rural areas
- WWAMI does not take up space that would otherwise be occupied by stores, restaurants, etc.
- WWAMI does not take up space that would otherwise be occupied by stores, restaurants, etc.
- WWAMI med student enrich community
- WWAMI program
- WWAMI program is at least trying to train medical student who will stay and serve the community
- WWAMI support medical education
- WWAMI support the medical community, medical education is such expensive
- Young customers to stores
- Young energy
- Young people activity

- Young people in public spaces
- Younger age class cohort
- Youth
- Youth and vibrancy to downtown
- Youth, energy, vigor

- Youth, kids with strong values present well in public
- Youthful energy
- Youthful spirit
- Youthful, professional atmosphere

Q2b: Residents

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- I'm for colleges but not in the downtown area.
- 540 students associated with few institutions makes downtown Moscow somewhat unfriendly for other city residents
- 540 students but only 90ish parking spots
- A religious entity is buying up downtown real estate at an alarming rate
- Add crowding
- Add parking problems
- Adding new might create overcrowding
- Additional parking not required for WWAMI students
- Adds to congestion downtown
- Amount of cross over between students and staff with downtown retail businesses
- At the moment there is a balance but more would bring lessening of downtown culture
- At the moment there is a balance but more would bring more noise
- At the moment there is a balance but more would bring more traffic
- Atmosphere of exclusion
- Available parking spaces
- Biased to freedom of religion, blocking Christianity and Logos prayers and secular and Muslim groups
- Blocks out new businesses to create a vibrant downtown
- Broken Historical Zoning Precedent
- Business move out of central district because of learning institutes

- Businesses are just now making a comeback - real estate being increased
- Cause parking problems in downtown
- CBD does not have enough parking to accommodate 680 people for the NSA performance hall
- Change community priorities
- Christ Church affiliated institutions drive away business, encourage hate and discrimination
- Christ Church is hateful bigoted organization
- Christ Church was a strong enough presence and should not be encouraged to grow
- Clannish value set
- Clogged parking
- Cluttered
- Colleges should do more community give-backs as a trade for sharing community space for their activities
- Colleges/universities take up commercial space for business
- Compete for space, raising rents for businesses
- Competes with University
- Competition between businesses/colleges
- Competition for building spaces/higher costs
- Competition for shop space
- Competition with businesses for retail space
- Congestion
- Congestion
- Congestion

- Congestion problems
- Controls aesthetic of downtown
- Conversion of downtown business space into property with limited use
- Corporate dollars have too much influence on both public and private colleges and universities
- Cost of infrastructure
- Could reduce space available for new restaurants and downtown business
- Create congestion and doesn't add any tax revenue
- Create parking problems
- Create shortage of parking
- Crowd out businesses
- Crowd out parking
- Crowding
- Crowding sidewalks
- Current infrastructure does not support
- Cyclic business demand
- Decrease in available parking downtown
- Decreased diversity of businesses downtown
- Decreased parking options
- Decreased tax base
- Density of student take up public space
- Did not follow comprehensive plan
- Difficulty parking, which hurts local business
- Dilution of business district
- Disproportional non-profit/non-taxable footprint in commercial hub that needs to develop more, not less
- Disrespect for "others" - see NSA's statement of marriage, gender and sexuality
- Do not bring local business
- Do not know about them
- Do not know anyone who attends
- Do not pay taxes
- Do they pay taxes?
- Does not add to intellectual climate
- Does not contribute to public experience
- Doesn't add any tax revenue
- Doesn't add to the city core business community
- Dominance of a non-secular entity in downtown/city/affairs
- Dominates space that could be used for retail
- Don't think that colleges bring good economic benefit to a central downtown location
- Downtown businesses can't grow
- Downtown feels very cliquish
- Downtown is for everyone, not a college campus
- Downtown should be for all of Moscow
- Downtown should be for commerce only
- Downtown should be retail only
- Downtown too crowded with students rather than locals
- Drain on resources
- Effect on property tax collections
- Enough of one kind of Christian school
- Even the parking lots are prime real estate that could become a tax paying business
- Extra car traffic
- Extra congestion of bikes and pedestrians
- Extra crowding of cafes and shops
- Extra pedestrian traffic/safety concern
- Faculty/students take up parking
- Fewer stores
- Gay bashing, misogyny, narrow minded "Christianity"
- Hard to find parking
- I do not support the religious emphasis of New St A
- I don't agree with the ideals theology set forth by these entities, I don't believe it's appropriate to allow them to take over downtown
- I think there is a big difference between the priorities of the public and private institutions. The public, by requirement, must offer more access and reflects the population values more accurately

- If any sectarian or theological influence were to encroach on secular public policy, that would be a detriment
- If not managed correctly, parking too busy
- IHES is one religious organization but not the only
- Image/perception of Moscow is distorted by presence of organizations that are non-inclusive
- Impact on parking
- Increase foot traffic impact parking
- Increase traffic
- Increased pedestrian traffic
- Increased traffic
- Inhibit business growth
- Insufficient parking
- Issue of parking in central downtown area
- It is a "business" district, not an education district
- Lack of business diversity as schools purchase more buildings and space
- Lack of commercial business
- Lack of community - see NSA's statement of marriage, gender and sexuality
- Lack of cultural balance or neutrality, it feels like a particular work view is infiltrating our "business district"
- Lack of parking
- Lack of parking
- Lack of parking
- Lack of parking
- Lack of parking
- Lack of parking for businesses
- Lack of parking for public for business errands
- Lack of tolerance - see NSA's statement of marriage, gender and sexuality
- Less business space
- Less commerce
- Less focus on Moscow community
- Less parking
- Less parking
- Less parking available
- Less parking spaces
- Less parking spaces for other downtown businesses (ie hard to find parking spaces when there is very few anyhow)
- Less room for diversity in public space
- Less room for local businesses/non-profits
- Less space available for businesses
- Less space for community activity
- Less space for local start up businesses
- Less taxes
- Limit retail business
- Limited handicap parking
- Limited parking
- Limited parking
- Limited Parking
- Limited parking for downtown residents
- Limiting use of business space
- Limits downtown
- Limits space for commercial interests
- Limits space for other business uses
- Limits the space for what would be of interest to whole town
- Local business can barely survive now, downtown shouldn't have to lose out to schools using good business spaces
- Locations where saint Andrews college occurs
- Lose property tax revenue
- Lose small town/historical ambiance
- Loss of available business space
- Loss of available parking
- Loss of business space
- Loss of commercial space
- Loss of parker
- Loss of potential business space
- Loss of property tax revenue
- Loss of space for new business
- Loss of tax paying space
- Loss of tax revenue
- Loss of tax revenue
- Loss of tax revenue
- Loss of tax revenue
- Lowered tax revenues

- May occupy space that businesses may desire
- Might make parking horrible as it is
- Mixing too much religion/politics
- More "students" in or about downtown crosswalk or they jaywalk
- More difficulties in parking
- More limitation to parking for businesses
- More limited commercial opportunities.
- More parking concerns
- More parking problems
- More traffic
- More traffic
- More traffic
- More traffic - trade off is worth it
- More traffic than necessary
- Need more pedestrian crossing signage and signals
- Negative impact on area businesses
- New Saint Andrews already has numbers buildings in Moscow and seems to be taking over the community feeling of Moscow
- New Saint Andrews and Christ Church affiliates already own most businesses downtown, Moscow needs new blood so to speak
- New St Andrews in its size, expansion, and fulfillment of the mission of Christ Church works to make Moscow unanimously Christian, whereas there is a perversion of its ethics with no respect for civil society
- New St Andrews students are very non-secular
- New St. Andrews takes up too much of downtown and the church behind it is a very evil, close-minded cancer upon Moscow
- No churches downtown
- No new businesses in the area
- No parking downtown
- No parking for non-students
- No parking for shoppers
- No tax base
- No tax revenue
- No taxes paid
- Non-shoppers (student/staff) hogging parking spaces
- Not a place for community
- Not common knowledge, NSA library open to public
- Not enough parking
- Not enough parking downtown and now even less with the college/universities
- Not in keeping with the character of downtown
- NSA - I do not enjoy being told I am going to hell for enjoying downtown while being gay
- NSA - Loss of tax revenue
- NSA - Parking nightmare, 47 spaces does not account for 680 seats in an auditorium, this will hurt downtown businesses, if NSA increase by 300 students, why not increase parking by 300 spaces at least
- NSA has made parking terrible
- NSA has ruined the town
- NSA is bigoted
- NSA is bigoted
- NSA is hostile to LGBTQ community
- NSA is not beneficial to downtown
- NSA is not welcoming to public
- NSA is turning downtown into their campus
- NSA presence has potential to spread offensive beliefs
- NSA students show judgement to LGBTQ Moscow people
- NSA took parking spaces from local Moscow residents
- NSA's expansion throughout downtown degrades the local, small business atmosphere
- Occupies business space
- Occupies space businesses could use
- One of them doesn't provide adequate parking
- Over crowding downtown businesses discouraging local commerce

- Over crowding small area with limited parking as it is
- Overcrowding
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking - lack of
- Parking already strained
- Parking always hard to find
- Parking by non-business entities
- Parking conflicts
- Parking congestion
- Parking difficulties
- Parking difficulties
- Parking downtown has become an issue, particularly when trying to do business
- Parking for local residents
- Parking for others who shop or use services downtown
- Parking for shoppers and eaters is more important than for students
- Parking hassles
- Parking is a big issue
- Parking is a problem
- Parking is atrocious, more that once i've gone downtown to shop but lack of parking has made me go elsewhere
- Parking is extremely difficult
- Parking is hard to find for residents that want to shop downtown
- Parking is more difficult
- Parking is negative
- Parking is problem
- Parking is problematic
- Parking is tight
- Parking is tricky, but not yet difficult

- Parking Issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues - trad off is worth it
- Parking lot should be for all taxpayers, not just students
- Parking of autos long term
- Parking options may need to be reviewed but are not currently a problem
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parts of downtown become culturally homogenous
- Perception in Moscow that downtown is a campus for NSA College and restaurants backed by NSA money, it is not welcoming to new retail and economic positive professionals
- Perhaps less opportunity for businesses to be downtown
- Political disagreements
- Population bias to Christ Church religion
- Possible traffic hazards and unsightly parking lots
- Postmodern architecture is trash
- Potential parking issues
- Prevents development of business
- Prevents taxable revenue for our city
- Private colleges (along with their private beliefs) have too much influence on public sphere

- Private could buyout downtown spots
- Private religious institutions should not be in the business community
- Private schools don't interact with general public
- Property off tax rolls with burden shifted to other over-taxed businesses
- Provide competition for their businesses
- Provided prime real estate to a private uninclusive entity
- Pushes business out of the business district
- Raising costs for small business who do not have the same degree
- Reduce available retail space
- Reduced business tax
- Reduced diversity of business
- Reduced parking
- Reduced parking
- Reduction of convenient
- Reduction of store front, business options
- Religious and educational institutions belong outside the central business district, buildings downtown should be designated for small, local retail, art or restaurants
- Religious cult
- Religious group trying to take over town
- Religious stigma that some people may add to it
- Removal of properties from tax rolls
- Removes parking
- Rumor of Christ Church taking over Moscow
- Schools don't pay taxes, Moscow needs more revenue
- Second level parking deck along Jackson
- Send shoppers to the mall
- Should not have a specific religion downtown
- Some of the current ones are a mess and hold terrible beliefs
- Space for businesses would be surrendered
- Space not available for retail
- Space that could be used for more variety of retail
- Steals shoppers of parking
- Strain of Parking
- Street-level buildings should be used for non-secular, inclusive businesses
- Strong whiff of favoritism (civic endorsement?)
- Students are sometimes rude
- Students take up limited parking places
- Take away from U of I
- Take our parking spots
- Take over other buildings
- Take space that could be used by new businesses that generate jobs and tax revenue
- Take up business space
- Take up parking
- Take up parking
- Take up parking that is already limited
- Take up space of local business opportunities
- Take up space that could be used to benefit everyone, retail, food options, etc.
- Takes away from potential tax paying businesses
- Takes away from UI
- Takes away from vibrant downtown
- Takes away retail space
- Takes away space and parking from businesses
- Takes needed business space
- Takes up space for retail
- Takes up space in downtown
- Takes up too much of the parking
- Taking away space for local businesses
- Taking commercial space
- Taking over downtown business space
- Taking over downtown parking
- Taking property off tax rolls
- Taking up already limited parking
- Taking up building space that could be used by tax paying businesses
- Taking up business space

- Taking up parking space that could be used by consumers/shoppers
- Taking up too much parking, require more downtown is for business
- Tax base is being eroded
- Tax credits/no taxes for education
- Tax exempt
- Tax exempt establishments hurt local business
- Tax-free entities not paying into infrastructure
- The additional parking being used while providing no business to shops
- The Gritman Center is terribly ugly
- The private colleges are very private - they segregate themselves and only go to certain places
- The schools use of building space that could be used to bring more business to the downtown area
- There is not much room
- There is the parking issue
- These private institutions don't pay taxes
- They are taking over downtown and running local business out
- They don't pay taxes
- They don't pay taxes
- They don't pay taxes
- They pay no taxes, they take parking space from tax paying businesses
- They should be in a location rather than the middle of business district
- They take over the parking
- They take up parking spaces
- They take up too many parking spots downtown
- They take up valuable commercial retail space
- They use up on street parking
- This is a "business district" not a school district, schools could be near downtown but not in the downtown. Like UI is close but not on Main Street
- This is a pass for religious orgs to infiltrate downtown
- Tie up valuable retail space
- Traffic (no parking)
- Traffic congestion
- Traffic from students/faculty make walking more difficult in downtown
- Unfair influence over policy
- Unfair influence over what businesses succeed or fail parking
- Universities currently dominating
- Universities that don't pay taxes due to religious exemption don't pay back into entire community
- University is not only option
- Violent ideals/extremism, take up space, are not faithful to historic downtown Moscow
- We do not have parking for our businesses
- We need more tourist features to bring in people during summer
- We want Moscow to be better, not known as the seat of Christ Church's HATE
- What about UI?
- When NSA goes between classes it blocks traffic and is dangerous
- Where are the colleges profit centers? Remember .39 cents of every dollar stays in the community of locally owned, .039 cents of every dollar stays in the community of profit centers outside of the community
- Would occupy spaces for businesses
- Would rather have shops in downtown

Q3a: Residents

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- Absolutely nothing
- Add more foot traffic hopefully to support downtown businesses
- Attracts more working class people
- Bring attention to downtown
- Bring in people to presumably spend money at local business
- Bring more people to downtown for business
- Brings culture
- Brings economic growth/customers
- Brings people to downtown
- Brings vitality and diversity
- Businesses benefit
- Business to the downtown
- Campus locations occupy vacant buildings
- Can fill all the existing buildings
- College students spend money downtown
- Colleges take good care of facilities thereby revitalizing downtown for attracting other business
- Continued commerce for existing business
- Culture
- Diversity
- Diversity
- Diversity
- Economy
- Education is good as long as it is not socially or politically divisive
- Educational possibilities
- Expansion for NSA brings music
- Fill empty store fronts
- Fill vacant properties
- Fresh perspectives
- Fulfillment of [REDACTED]'s vision for Moscow
- Go to school instead of "hanging out" in street
- Great music venue for Jazz Fest
- Growth of medical education is important
- Growth of the downtown area
- Heard of a music conservatory being added downtown. This would be positive
- Helps replace some of U of I's declining enrollment
- I am all for more education but I think there are better locations available
- I think that expansion of college downtown will help grow the business there, e.g. The NSA expansion into cjs will strengthen the lower downtown area and create more business flow
- I think UI would bring continued positive things and a more eclectic flavor, NSA seems to have only one theme
- If they include child care services
- If they include elder care services
- If they include more transit services for all
- IHES become more integrated with community
- Improved business patronage
- In general these students enhance the downtown image with decorum and professional appearance
- Increase in public events/shows
- Increase the student population
- Increase to local business financially
- Increased consumer spending
- Increased retail foot traffic
- Increased service sector business
- Increased student population
- Increased tax revenue
- Increases traffic for weak business district
- Increasing housing rented businesses
- It creates diversity downtown with students and non-students mixing
- It makes downtown feel like a happening place
- Jobs

- Keep the town "young" (new ideas, though, etc.)
- Keeps Moscow on the map
- Located downtown, they will tend to frequent the businesses in the core - especially restaurants, etc.
- Makes beautiful downtown
- Makes Moscow seem more progressive to have private colleges
- Maybe more business/cash downtown
- Medical education and training
- Money
- Money to local shops
- More \$ for apartment owners
- More \$ for downtown vendors
- More business
- More business patrons
- More customer traffic to businesses
- More education
- More educational opportunities
- More learning space
- More Medical Care
- More money for the town
- More opportunities for local teens in education opportunities
- More people
- More potential customers
- More restaurants and shops for variety
- More vibrant downtown
- Much better addition than more bars and clubs which tend to degrade an area over time
- Nicer sidewalks, planters, walking paths make the town more attractive
- None
- NSA is not a business, should not be in the business district
- NSA parking - good
- People who patron businesses
- People/customers
- Possible enhancement of art and performance events
- Possible increase beer/coffee sales
- Positive diversity for our community
- Positive impact on neighborhood schools
- Potential restore historical buildings
- Pritchard art gallery
- Progression
- Promote education
- Promote the college
- Promotes education
- Provide activities for area residents
- Provide educational opportunity to more people
- Puts people downtown if they can find parking, excludes not Christ Church members from downtown
- Raised intellectual level
- Restoration of buildings keeps downtown looking good
- Revitalization of buildings
- Revitalization of renovation of the older buildings
- Same vibrant culture
- Seem like good kids
- Seems to be a double standard for conditions where NSA is concerned, ideological discrimination?
- Shows city vibrancy
- Small business downtown is good
- Some students may stay in Moscow
- Special note: The Gritman/UI Center makes sense and doesn't bring negatives to downtown, not competing with business
- Students buy food downtown
- Students help boost local business downtown
- Students may want to stay in Moscow
- Support of downtown businesses
- They do bring foot traffic, varied entertainment, and safety
- University of Idaho is close to hospital
- Upgrade to social standards
- Use of conditional use permits to control development of downtown
- Use of upper floor office space

- Volunteers for public events
- What we have is good
- WWAMI - positive
- WWAMI good influence
- WWAMI integration with Gritman
- WWAMI is needed to promote healthcare in Moscow's future
- WWAMI programs make sense to expand because of hospital location, more doctors in Moscow

- Young customers to stores
- Young energy
- Young people exposed to community activities
- Young vibe
- Younger age class cohort
- Youth, energy, vigor

Q3b: Residents

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A more religious/conservative feel to Latah County
- Again, I think downtown should be downtown and have more business space
- All crosswalks lack safety lights as more people/cars use downtown area
- At the moment there is a balance but more would bring lessening of downtown culture
- At the moment there is a balance but more would bring more noise
- At the moment there is a balance but more would bring more traffic
- Blocks out new businesses to create a vibrant downtown
- Can affect future efforts and costs toward downtown commercial revitalization
- Causes parking problems
- Christ Church's political influence
- City should consider building codes to protect the look and feel of downtown, Varsity Diner is an eyesore and should not have been allowed
- College growth replaces business impact area shopping and tax revenues
- College/university downtown expansion competes with commercial space and access
- Colleges/universities take up commercial space for business

- Competition for building space/parking
- Concerns regarding extreme ideologies
- Congestion
- Congestion problems
- Continues to occupy prime small business space
- Conversion of downtown business space into property with limited use
- Create parking problems
- Crowding by increased population
- Crowding with students - become "college town"
- Decrease in available parking downtown
- Decrease in variety of retail businesses; take up more parking, decrease in retail business opportunities
- Decreased parking options
- Decreased tax base
- Density of student take up public space
- Disproportional non-profit/non-taxable footprint in commercial hub that needs to develop more, not less
- Disrespect for "others" - see NSA's statement of marriage, gender and sexuality
- Don't need more downtown
- [REDACTED]

- Downtown entities should pay into taxes to further better downtown for all
- Downtown is a place for the community gather, NSA or UI downtown prevents this, taking space that could be used.
- Downtown is for business and not for colleges and universities
- Downtown Moscow could be too student heavy (considering that the current permits have not brought in all students)
- Downtown should be for local business and restaurants
- Downtown space should be available to a diversity of people and uses
- Eventual Christ Church takeover
- Eventual Christ Church takeover
- Expanded NSA would push businesses from downtown and bring distasteful members into Moscow's nice liberal community
- Having private buildings in central downtown is bad
- Higher building costs
- Hurts non Christ Church business - patrons will frequent C.C. affiliations
- I can't find a place to park to shop downtown.
- I don't agree with the ideals theology set forth by these entities, I don't believe it's appropriate to allow them to take over downtown
- I feel the charm of our town is because of its business shops!
- If unchecked, could reduce space for local businesses
- Increase in minor crimes
- Increase of tribalism in Moscow
- Increase traffic
- Increased pedestrian traffic
- Increased traffic congestion
- Inflates value of storefronts/increases rent
- Inhibit business growth
- It'll make other feel weird being downtown, like they're on someone's campus
- Lack of community - see NSA's statement of marriage, gender and sexuality
- Lack of parking
- Lack of parking
- Lack of response for the needs of the overall community
- Lack of tolerance - see NSA's statement of marriage, gender and sexuality
- Less parking
- Less parking will be available
- Less room for local businesses/non-profits
- Limiting downtown space for businesses
- Limited parking
- Loss of business diversity
- Loss of potential business space
- Loss of retail space
- Loss of tax revenue
- Make parking harder to find
- Makes town seem narrow and conservative
- More loss of limited parking space supply
- More nightlife options, especially dance
- More parking congestion downtown
- More people on Main Street that are not there to support local business
- More secular business that bring in money's tax dollars to the city
- More square footage that do not pay taxes
- More traffic - tradeoff is worth it
- More violation of Church/State
- More violations of Church/State
- Need more shopping/business options
- No parking
- Not a strong tax base - we need that space for more taxable business so we as a community can afford new public schools, it is embarrassing to live in a community where our newest school is 50 years old
- Not enough parking, this is a disservice to seniors and people with limited mobility
- Not in keeping with the character of downtown
- Not welcoming to alternative views

- NSA - acquisition of cjs given Christ Church prominent real estate at both ends of Main Street for the obvious purpose of asserting its preeminence among cultural institutions, thus it will be increasingly difficult to advertise other facets of the city to non-residents, who don't know any better than to assume strong community support for the Church and its affiliates, should such actually exist it amounts to a fifth column
- NSA at cjs - bad
- NSA at Nuart - bad
- NSA central - bad
- Old cjs has no benefits to public in conditional use permit
- Open a burrito business
- Out of character for city
- Overcrowding
- Overuse of limited resources
- Parking
- Parking
- Parking
- Parking availability
- Parking headaches, I live and work near downtown and daytime parking is awful
- Parking is already a problem
- Parking is already difficult
- Parking is resolved would welcome expansion of current colleges and universities
- Parking Issues
- Parking issues
- Parking issues - tradeoff is worth it
- Parking lot should be for all taxpayers, not just students
- Parking problems
- Parking problems
- Parking problems
- Parking will get worse
- Polarize the downtown
- Potential parking issues
- Private colleges place an emphasis to control the community for their religious ideology
- Private could buy out downtown
- Property acquired by "schools" is taken off tax rolls.
- Property off tax rolls with burden shifted to other over-taxed businesses
- Provide competition for their businesses
- Redundancy
- Religion and politics
- Religious group taking downtown buildings off tax base
- Religious influence promotion
- Saturday Farmers Market creates more parking problems, but people always seem to be able to walk an extra block or two to get there, so that's a bit of a red herring
- Schools are private entities downtown and CBD should be 6 block of diverse businesses, economic additions to help boost our local economy, educational institution do not belong in the small 6 block CBD? Retail shops for all public use
- Starting to crowd out other businesses/restaurants/parking
- Strain of Parking
- Take any space from business
- Take over other buildings
- Take up space that could be used to benefit everyone, retail, food options, etc.
- Take up too much parking
- Takes property off tax rolls
- The building space could be used for business
- The current University boards out its current students to residents (we have 4 next door), as far as I know this is against current regulations, what can be done to stop this and where will more students live
- There are always tradeoffs and logistics should always be considered

- There is not enough space, go other places to expand on the outskirts not central
- There is such limited space downtown colleges would be competing with the businesses
- They ????? Hate, encourage discrimination, and drive away positive community investment
- They are pushy with their religious agendas
- This is space that could be used for shops, bars, and other fun spots
- Too closed of a community
- Too crowded downtown, too many people for the space
- Too little synergy with downtown businesses
- Too much space taken already
- Took prime retail property off Main St.
- Traffic Issues
- Traffic/limited parking
- Turning cks into a college will already take up wat too much parking
- Tying up business spaces that could generate sales tax income

- Tying up parking which is scarce enough
- We do not have parking for our businesses
- We don't want downtown Moscow to become a downtown university, as a lifetime resident I am disappointed so much expansion of this university has already occurred, they need to find private land and build a proper campus and proper student housing
- We have a small downtown that is vibrant and attractive, I would not like to see it further invaded
- We need more downtown business, not private schools
- We needs businesses downtown that promote inclusion
- While parking is always brought up it is rarely an issue
- With the latest addition of the NSA conservatory, there will be an imbalance of educational vs. Business uses.
- Would these buildings/activities be non-profit and therefore tax exempt?

Q2a: Business

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A more religious/conservative feel to Latah County
- Again, I think downtown should be downtown and have more business space
- All crosswalks lack safety lights as more people/cars use downtown area
- At the moment there is a balance but more would bring lessening of downtown culture
- At the moment there is a balance but more would bring more noise
- At the moment there is a balance but more would bring more traffic
- Blocks out new businesses to create a vibrant downtown
- Can affect future efforts and costs toward downtown commercial revitalization
- Causes parking problems
- CBD should be reserved for general public use that is inclusive and non-secular
- Christ Church wants to take over!
- Christ Church's political influence
- City should consider building codes to protect the look and feel of downtown, Varsity Diner is an eyesore and should not have been allowed
- College growth replaces business impact area shopping and tax revenues

- College/university downtown expansion competes with commercial space and access
- Colleges/universities take up commercial space for business
- Competition for building space/parking
- Concerns regarding extreme ideologies
- Congestion
- Congestion problems
- Continues to occupy prime small business space
- Conversion of downtown business space into property with limited use
- Cost of infrastructure
- Create parking problems
- Crowding by increased population
- Crowding with students - become "college town"
- Crowding/parking even worse
- Decrease in available parking downtown
- Decrease in variety of retail businesses; take up more parking, decrease in retail business opportunities
- Decreased parking options
- Decreased tax base
- Density of students take up public space
- Disproportional non-profit/non-taxable footprint in commercial hub that needs to develop more, not less
- Disrespect for "others" - see NSA's statement of marriage, gender and sexuality
- Do they pay taxes?
- Don't need more downtown
- [REDACTED]
- Downtown businesses can't grow
- Downtown entities should pay into taxes to further better downtown for all
- Downtown is a place for the community gather, NSA or UI downtown prevents this, taking space that could be used.
- Downtown is for business and not for colleges and universities
- Downtown Moscow could be too student heavy (considering that the current permits have not brought in all students)
- Downtown should be for local business and restaurants
- Downtown space should be available to a diversity of people and uses
- Downtown would become a college-not a place where families/community would want to gather
- Enough of one kind of Christian school
- Eventual Christ Church takeover
- Eventual Christ Church takeover
- Excess "control" by one group leading to "reduced" overall community diversity which in and of itself is good and healthy, diversity that is
- Exclusively college town feel
- Expanded NSA would push businesses from downtown and bring distasteful members into Moscow's nice liberal community
- Further erosion of cultural diversity
- Further erosion of tax base
- Having private buildings in central downtown is bad
- Here again sites occupied by NSA
- Higher building costs
- Hurts non Christ Church business - patrons will frequent C.C. affiliations
- I can't find a place to park to shop downtown.
- I don't agree with the ideals theology set forth by these entities, I don't believe it's appropriate to allow them to take over downtown
- I feel the charm of our town is because of its business shops!
- If unchecked, could reduce space for local businesses
- Image/perception of Moscow is distorted by presence of organizations that are non-inclusive
- Increase in minor crimes

- Increase of tribalism in Moscow
- Increase traffic
- Increased pedestrian traffic
- Increased traffic congestion
- Inflates value of storefronts/increases rent
- Inhibit business growth
- Insufficient parking
- It'll make other feel weird being downtown, like they're on someone's campus
- Lack of community - see NSA's statement of marriage, gender and sexuality
- Lack of parking
- Lack of parking
- Lack of respect at local shops
- Lack of response for the needs of the overall community
- Lack of tolerance - see NSA's statement of marriage, gender and sexuality
- Less parking
- Less parking will be available
- Less room for local businesses/non-profits
- Less space for other community interests
- Limiting downtown space for businesses
- Limited parking
- Locals avoid downtown due to lack of ability to navigate - especially our seniors and disabled
- Loss of business diversity
- Loss of potential business space
- Loss of retail space
- Loss of tax revenue
- Make parking harder to find
- Makes town seem narrow and conservative
- More loss of limited parking space supply
- More nightlife options, especially dance
- More parking congestion downtown
- More people on Main Street that are not there to support local business
- More secular business that bring in money's tax dollars to the city
- More square footage that do not pay taxes
- More traffic - tradeoff is worth it
- More violation of Church/State
- More violations of Church/State
- Need more shopping/business options
- No parking
- Not a strong tax base - we need that space for more taxable business so we as a community can afford new public schools, it is embarrassing to live in a community where our newest school is 50 years old
- Not business-oriented
- Not enough parking, this is a disservice to seniors and people with limited mobility
- Not in keeping with the character of downtown
- Not welcoming to alternative views
- NSA - acquisition of cjs given Christ Church prominent real estate at both ends of Main Street for the obvious purpose of asserting its preeminence among cultural institutions, thus it will be increasingly difficult to advertise other facets of the city to non-residents, who don't know any better than to assume strong community support for the Church and its affiliates, should such actually exist it amounts to a fifth column
- NSA at cjs - bad
- NSA at Nuart - bas
- NSA central - bad
- Old cjs has no benefits to public in conditional use permit
- One of them doesn't provide adequate parking
- Open a burrito business
- Out of character for city
- Overcrowding
- Overuse of limited resources
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking availability
- Parking for shoppers and eaters is more important than for students

- Parking headaches, I live and work near downtown and daytime parking is awful
- Parking is a big issue
- Parking is already a problem
- Parking is already difficult
- Parking is an issue
- Parking is resolved would welcome expansion of current colleges and universities
- Parking Issues
- Parking issues
- Parking issues - tradeoff is worth it
- Parking lot should be for all taxpayers, not just students
- Parking problems
- Parking problems
- Parking problems
- Parking will get worse
- Polarize the downtown
- Potential parking issues
- Prevents local, small businesses
- Private colleges place an emphasis to control the community for their religious ideology
- Private colleges should not receive special consideration
- Private could buy out downtown
- Property acquired by "schools" is taken off tax rolls.
- Property off tax rolls with burden shifted to other over-taxed businesses
- Provide competition for their businesses
- Redundancy
- Religion and politics
- Religious group taking downtown buildings off tax base
- Religious influence promotion
- Saturday Farmers Market creates more parking problems, but people always seem to be able to walk an extra block or two to get there, so that's a bit of a red herring
- Schools are private entities downtown and CBD should be 6 block of diverse

- businesses, economic additions to help boost our local economy, educational institutions do not belong in the small 6 block CBD? Retail shops for all public use
- Starting to crowd out other businesses/restaurants/parking
- Strain of Parking
- Strongly believe in colleges/universities and education but not in downtown
- Take any space from business
- Take over other buildings
- Take space that could be used by new businesses that generate jobs and tax revenue
- Take up parking that is already limited
- Take up space that could be used to benefit everyone, retail, food options, etc.
- Take up too much parking
- Takes property off tax rolls
- The building space could be used for business
- The current University boards out its current students to residents (we have 4 next door), as far as I know this is against current regulations, what can be done to stop this and where will more students live
- There are plenty of other locations outside the CBD that could be used for educational use
- There are always tradeoffs and logistics should always be considered
- There are open spaces in Moscow that can be developed without congesting the small downtown
- There is not enough space, go other places to expand on the outskirts not central
- There is such limited space downtown colleges would be competing with the businesses
- They ????? Hate, encourage discrimination, and drive away positive community investment
- They are pushy with their religious agendas

- This is a "business district" not a school district, schools could be near downtown but not in the downtown. Like UI is close but not on Main Street
- This is space that could be used for shops, bars, and other fun spots
- Threat to surrounding business as traffic patterns change
- Too closed of a community
- Too crowded downtown, too many people for the space
- Too little synergy with downtown businesses
- Too much space taken already
- Too much traffic congestion
- Took prime retail property off Main St.
- Traffic Issues
- Traffic/limited parking
- Turning cks into a college will already take up wat too much parking
- Tying up business spaces that could generate sales tax income
- Tying up parking which is scarce enough
- We do not have parking for our businesses
- We don't want downtown Moscow to become a downtown university, as a lifetime resident I am disappointed so much expansion of this university has already accrued, they need to find private land and build a proper campus and proper student housing
- We have a small downtown that is vibrant and attractive, I would not like to see it further invaded
- We need more downtown business, not private schools
- We needs businesses downtown that promote inclusion
- What can they provide that UI cannot? Downtown should be for retailers and service providers
- While parking is always brought up it is rarely an issue
- With the latest addition of the NSA conservatory, there will be an imbalance of educational vs. Business uses.
- Would these buildings/activities be non-profit and therefore tax exempt?

Q2b: Business

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- Act as if they are in charge
- An exclusionary atmosphere
- An implied acceptance of beliefs and opinions I find disturbing
- As a business owner I do not see many of the faculty or students as customers
- Bikes parked on sidewalks
- Building that served community now serves exclusive, single group use
- CBD should be majority business
- CBD should be reserved (preserved) for commerce/business
- Christ Church monopoly of downtown businesses
- Colleges don't support the tax base
- Competition with businesses and their customers for parking
- Congestion
- Conversion of commercial to private education
- Cultist behavior of St. Andrews people supporting only "few" businesses in the downtown area...selective
- Customer #1 complaint is no parking so I don't come in; that has to stop
- Decreased business traffic due to more academic space
- Decreased traffic

- Displace retail space
- Downtown Moscow real estate should be reserved for local shops and restaurants
- Downtown too crowded already
- Drugs from out of state
- Eliminates potential downtown residential space
- Encourages the idea that downtown is an event space when it's a retail space
- Erosion of tax base
- Exclusivity - only certain people will be downtown
- Facilities take away from potential commercial space & economic benefit
- Huge parking issues
- If nonprofit, they cut the tax base
- Increase in monopoly by 1 interest
- Increase of population means less parking available for customers of established businesses
- Increased traffic, foot and vehicle
- Influence of these schools on future downtown development
- Lack of business locations - taking prime locations for shopping/business
- Lack of commercial parking
- Lack of community business engagement
- Lack of parking
- Lack of parking
- Lack of parking - I cannot even park in front of my own house
- Lack of parking - NSA has too many lots
- Large spaces exclusive to students & staff in a community/commerce hub
- Less appealing to tourists/future residence
- Less commercial space available
- Less parking
- Less parking available
- Less parking for consumers
- Less property taxes
- Less space for small businesses
- Less spaces for businesses
- Less taxes from available spaces
- Limited parking / crowding
- Limited parking available with students
- Limited parking for existing local downtown commerce
- Loss of property tax revenues
- Loss of tax base
- Loss of tax revenue
- Lost parking
- Lost retail space / commercial
- Lost taxes
- Make customer access to businesses more limited i.e. Parking accessibility to the business
- Monopoly of parking spaces
- More students means more cars and we don't have the space
- Needs more parking so those of us with businesses downtown can afford to stay
- Negative parking impacts
- No increase in business
- No local connection - transient community
- No parking
- No parking
- No parking
- No parking
- Noise - distracts from daily function
- None
- None
- None at this time
- Non-profit schools reduce tax base
- Not enough parking
- NSA brings students who park on streets downtown where business visiting people should have access to parking instead
- NSA buying buildings takes away from space for the community at large
- NSA does not contribute to a cohesive and inclusive downtown environment
- NSA has a religious affiliation that promotes ideals that have a negative impact on the community. Move the college outside the heart of the city

- NSA monopolizes other city services areas (friendship square, etc.)
- NSA students don't shop with us
- NSA takes away prime downtown real estate for potential multi-use facility including housing
- Once a property is owned by an institution, it is unlikely it will ever change hands on the real estate market again - blocks business owner opportunity
- Over representation of Christ Church / extremism
- Overall congestion
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking and traffic congestion
- Parking becomes difficult
- Parking downtown is losing parking every year, i.e. Jackson St. Parking spots were removed downtown
- Parking is difficult already and more would make it impossible to park
- Parking is very difficult
- Parking is very difficult
- Parking issues
- Parking pressure
- Parking pressure from non-shoppers
- Parking problems
- Pay no taxes
- People already avoid downtown due to parking
- Permanent loss of large taxable buildings for business/commerce in the business district
- Poor use of commercial space
- Potential competition for business space
- Proselytizing
- Reduced parking especially for elderly or disabled folks
- Reduced parking for shoppers
- Reduced retail diversity
- Reduced retail opportunities
- Reduced social diversity
- Reduced space for additional retail business
- Reduces retail space / residential space
- Religious cult vibe and view
- Removal of property from tax rolls when exempt status applies
- Removing square footage from downtown retail corridor using parking spaces
- School property - tax puts burden on tax payers
- Sexist beliefs and messaging
- Specific interest groups with too much control on downtown
- Strains parking
- Students are using downtown parking space normally used by downtown commercial customers because the walk is shorter
- Students don't bring as much commerce as a typical pedestrian
- Students running in and out of traffic not watching signals
- Take building off tax base which causes higher taxes elsewhere
- Take up usable parking
- Takes away already limited parking
- Takes away commercial possibilities
- Takes retail space away from businesses
- Takes up parking
- Taking over commercial buildings
- Tax breaks for these entities push the burden on other small business and residents

- Tax free faith based organization further undercuts city revenue by occupying retail/business space
- Taxes away business space
- The current makeup of the student body is not helping our community be diverse/open minded/progressive/nondiscriminatory
- The founders of Moscow's business/retail downtown district had a unique vision that still positively affects the "feel" of Moscow over other surrounding towns. Allowing campuses to expand threatens that
- The greater financial backing of church and hospital and university groups allow them to push out existing and potential small business (food and retail) which would more significantly positively impact and enrich not only downtown Moscow, but the community as a whole
- The students don't shop much at local establishments but prevent customers from easy access to the shops
- The use of space prohibits other commercial/retail operations
- There is a finite amount of space downtown that businesses can succeed in, if we continue to cede our commercial space to schools, there won't be any left for Moscow's future entrepreneurs
- They don't have to be in the CBD to bring new economic activity to the CBD, place them outside the CBD
- They seem to divide the community
- Too many students drive/park
- Traffic
- Traffic without commerce
- Unwelcoming to all
- Use up parking
- Very limited parking
- When places are hopping and alive it can get crowded

Q3a: Business

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A downtown population
- A revitalized downtown
- Additional foot traffic for businesses
- Adds culture and diversity to moscow
- After hours use downtown
- Art gallery
- Avoid empty space
- Awareness of businesses ie foot traffic
- Better employees for downtown business
- Breaks town/gown divide
- Bring some exposure to our town
- Brings people to downtown making it a more popular and desirable place to be
- Can't think of any that being 2 miles from town wouldn't improve upon
- Clean , well groomed, sober and polite residents
- Clean cut polite students
- Current students shop and work downtown
- Customers for downtown
- Customers to downtown businesses
- Diversity
- Diversity
- Encourages learning (but this can be done in other locations)
- Fire and building codes may be improved for their buildings
- Foot traffic
- Foot traffic downtown
- Free transit
- Gets people downtown
- I don't fully agree with NSA's teaching, but they are a positive impact on our downtown, plus their students over-all are well behaved and a great contribution to

downtown workforce. We have one NSA employee and she is one of our best

- If the schools were smaller, student-wise, that could work
- If we continue allowing private colleges and universities to expand the parking issue must be resolved
- Improved building aesthetics
- Increase foot traffic
- Increased businesses due to students shopping and working downtown
- Increased property values
- It will update the building
- Keeps foot traffic more active
- Less retail space = better presence
- Lots of foot traffic and bikes
- Majority of NSA students walk
- Many of them walk or bike and don't even require parking = a vibrant downtown
- Maybe the city would build or require the building of a parking garage
- More apartments downtown would be necessary giving a big city feel to our wonderful downtown
- More customers
- More downtown business
- More filled buildings
- More people moving to Moscow
- More people with positive outlook
- More public interaction downtown
- More students/more activity
- More students=more money=Moscow wins
- More visitors would allow for better stores
- New customers
- New ideas
- No increase of revenue for businesses except for coffee houses and restaurants

- None
- NSA brings life to downtown. I lean towards requiring curfew because not all schools might be as good neighbors as NSA
- Only a fraction of NSA students drive to school
- Revenue for business in downtown
- Staff, volunteers, inclusion for people with disabilities
- Students bring extra business = a vibrant downtown
- Students bring life to the downtown = a vibrant downtown
- Support overall economy
- Support to downtown businesses
- Take a look at Lewiston downtown, it is dying, ours is alive with young students/consumers
- The condition of being alive, vibrant
- The more people downtown the more growth of retail
- The UI brings wonderful music, culture, education and athletic opportunities to Moscow
- The WWAMI makes sense and is farther from the center of downtown, it is a proper joining of hospital and teaching
- They are bringing paying customers and clients to our downtown businesses
- They are improving downtown properties
- They spend a lot of money shopping downtown
- This is a college town
- UI culture - museum, plays
- Very limited support of other businesses
- Youth & vitality to downtown
- Youth downtown engaging with their community and local shopping and dining

Q3b: Business

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A diverse economic base is more stable

- A school can be successful anywhere in town-not true for a business
- Additional space to be taken for educational use may upset the current balance between commercial/educational use
- As a business next to cj's i have strong concern they will use my parking
- Businesses should not have to compete with institutions for CBD locations/frontage
- Cbd should be majority business
- Christ Church monopoly of downtown businesses
- Congestion - no parking for existing businesses
- Contentious image of funding church becomes image of community as its centerpiece
- Decreased traffic
- Don't add more
- Don't push out downtown business
- Douglas wilson is open about his intent to "take" moscow and pullman. His malevolent and selfish endeavor has no place in the central business district of our beloved community
- Downtown moscow used to be close knit. Now it is subject to whatever NSA wants
- Downtown with the wammi program
- Downtowns are not the equivalent of academic campuses
- Empires fall. The impact of one controlling a majority of the core would be devastating to local economy
- Encourages the idea that downtown has no parking and isn't a space for business but for events
- Erosion of vibrancy downtown
- Expansion of campus space or increase in students downtown means more retail space is closed to regular citizens. Currently spaces being used by educational facilities are spaces that are effectively dead or dark to the public. Businesses are open & inviting to everyone, they exist to serve the public.

Schools are places that are only for the students of that school. Those places do not generate interest of shoppers, diners, tourists, etc.

- Further increase competition on already stressed parking
- Higher taxes until other businesses can't afford leases
- Hurts integrity of historic old downtown district charm
- I would rather see more "small" businesses downtown to promote all small business efforts. Moscow's downtown is special in this way. Don't shift the downtown to a mostly private educational corridor
- If they pay less taxes, unfair
- Illegal drugs
- Increased traffic, foot and vehicle
- It is not business
- Lack of diversity
- Lack of parking
- Lack of parking
- Lack of parking - i cannot even park in front of my own house
- Less appealing to tourists/future residence
- Less businesses
- Less commercial space available
- Less diversity
- Less inventory of buildings in desirable location for new businesses to locate and succeed. Business district should be for local businesses
- Less parking available
- Less parking for consumers
- Less revenue for the city
- Less space for small businesses
- Less spaces for businesses
- Less taxes from available spaces
- Limited public interaction with space that is educational
- Locations for small business become unavailable

- Loss of tax revenue (specifically on new, not current)
- Make customer access to businesses more limited ie parking accessibility to the business
- Money
- More parking difficulties
- More property off tax base
- Moscow downtown is too small to accomodate anymore colleges in the core
- Moscow has long promoted local small business and the downtown area has developed into an attractive regional shopping destination - the existing colleges and universities limit this growth and will only stifle it further as they must also continue to grow (spread) if they want to be successful
- No business non-retail or food should take up anymore valuable real estate downtown
- No increase in business
- No parking
- No parking
- No parking
- No parking
- No parking
- No parking
- No significant cashflow to business
- None - except the town needs to find a parking alternative that is away from Main St.
- None now or in foreseeable future, though at some point education is part of a mix and should not become the whole of downtown. However, that possibility is remote and not in view here
- Not enough parking
- Not taxed
- NSA brings students who park on streets downtown where business visiting people should have access to parking instead
- NSA exclusion of outsiders, not friendly
- NSA is a special interest religious group with a history of abuse by those white men in places of power. This is not the Moscow I want to be a part of
- NSA is exclusive and does not contribute to downtown community events
- Over representation of Christ Church / extremism
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking becomes a problem
- Parking competition
- Parking congestion
- Parking difficulties
- Parking for students, customers and downtown workers will become even more limited
- Parking issues
- Parking issues get worse
- Parking problems
- Parking! Lack of
- Parking. It is already difficult (could be positive but not unless parking is addressed)
- Pay no taxes
- People
- Potential competition for business space
- Reduced parking for shoppers
- Reduced retail diversity
- Reduced retail opportunities
- Reduced social diversity
- Reduced space for additional retail business
- Reduces vibrancy
- Religious schools create a hostile atmosphere to minorities
- Removal of property from tax roles when exempt status applies
- Restricts businesses from expanding

- Schools don't pay taxes
- Space becomes a single use space
- Start-ups look elsewhere to settle due to lack of availability and escalating costs in downtown core
- Strains parking
- Students are using downtown parking space normally used by downtown commercial customers because the walk is shorter
- Students don't support businesses on a daily basis
- Take away space from commerce/business
- Taxes away business space
- The religious based ones with extreme views are horrible for moscow
- Theft
- There is a growing monopoly of select interests in the downtown area
- They're not at full capacity and already taking over downtown. Keep the school out of CBD
- Too much control of one interest group on town policies
- Transient community
- Transition iconic downtown that serves residents/attracts visitors to a specific population
- U of i drunken students - fights, little care prowling
- We have enough students
- We need retail stores not colleges downtown
- Will raise rents for retail as colleges have greater buying power and could price out potential vibrant businesses our downtown needs to thrive
- With such a large university based environment in our region, preserving our downtown presence for small businesses, offices, etc. Will help keep our CBD community stronger than being overwhelmed by the amount of university presence.
- Would farther limit any business growth in the central "business" district. The district is for business, not colleges and universities
- Zero taxes paid by schools



Annual Report

& Financial Statements for Fiscal Year 2018



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2018 Annual Report



2018 ANNUAL REPORT FOR THE MOSCOW URBAN RENEWAL AGENCY

The Mission of the Agency (Agency) is to promote and support projects that achieve sustainable economic growth, vitality, and which enhance the community.

Per Idaho Code §50-2006(c), urban renewal agencies are to provide an annual report by March 31st of each year to the jurisdiction's governing body. For the Agency that is the Moscow City Council. This report is submitted in fulfillment of that requirement and to provide information to the public. The report will be available from March 9th through March 21st, for inspection during business hours in the Urban Renewal Agency's office or on the Agency website at www.moscowura.com.

As required by Idaho Code §50-2006(c), the Agency will consider for approval the draft annual report of the Agency's 2018 activities at their meeting on March 21st, 2019. Written comments are welcomed and may be submitted to the Agency in advance of the meeting. Comments and responses from that period will be included in the final version of this report.

The comment period will remain open from March 9, 2019 to March 21, 2019.

FOR MORE INFORMATION...

As required by Idaho Code §50-2011(f), the annual report identifies the real property held by the Agency and sets forth the reasons such property remains unsold and indicates the Agency's plans for disposition of the real property, if necessary. If you have any questions or to submit comments, please contact:

Bill Belknap, Executive Director
221 E. Second Street Moscow, Idaho 83843
(208)883-7011
www.moscowura.com
bbelknap@ci.moscow.id.us

Understanding URAs

Urban renewal and revenue allocation financing are the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas. The State of Idaho provides limited options for cities and counties to use in financing site preparation, infrastructure and other needed incentives necessary to attract and retain businesses. Revenue allocation financing allows communities to make a site ready for development, including extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding.

Urban renewal and revenue allocation financing is particularly important because of the competitive nature of economic development, where Idaho communities face competition from communities in other states or countries where incentives such as tax abatements, local revenue sharing, and incentives for recruitment often exist. Many Idaho cities (some with more than one project area), have chosen these tools to revitalize their city. The positive impacts of urban renewal can be seen across the state of Idaho.



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MOSCOW URBAN RENEWAL AGENCY PROFILE

The Agency was organized by the Moscow City Council in 1995 pursuant to resolution 95-08 in accordance with Idaho Urban Renewal Law, Ch. 20, Title 50, Idaho Code (the "Law") and the Local Economic Development Act, Ch. 29, Title 50, Idaho Code (the "Act"). The Agency acts as an arm of the Idaho State government, entirely separate and distinct from the City of Moscow as provided in Idaho Code Section 50-2006.

The purpose of the Agency is to undertake urban renewal projects in areas designated by the City of Moscow to be deteriorating, and to undertake this rehabilitation, conservation, redevelopment or a combination thereof in the interest of the public health, safety, morals or welfare of the residents of the City of Moscow.

The Agency is comprised of seven Commissioners appointed by the Mayor and confirmed by the City Council, with terms as specified by the Mayor as authorized by Moscow City Council Resolution 2008-17. Membership is constituted as follows: Two (2) members of the Moscow City Council; one (1) member of the Latah County Commission; and, four (4) members from the citizenry at large. Terms are staggered in such a fashion that no more than three (3) expire in any given year. The Board of Commissioners elects the Chairman, Vice-Chairman and Secretary from the ranks of the Commission; the Treasurer office may be filled by Commissioners or by staff appointments made by the Commission.

The Chairperson is the Chief Presiding Officer of the Agency. The Chair executes all deeds, bonds, contracts and other legal documents authorized by the Commission. Some of the Chair's duties may be delegated by the Board of Commissioners to the Agency's Executive Director who oversees the day-to-day operations of the Agency and carries out the policies of the Board.



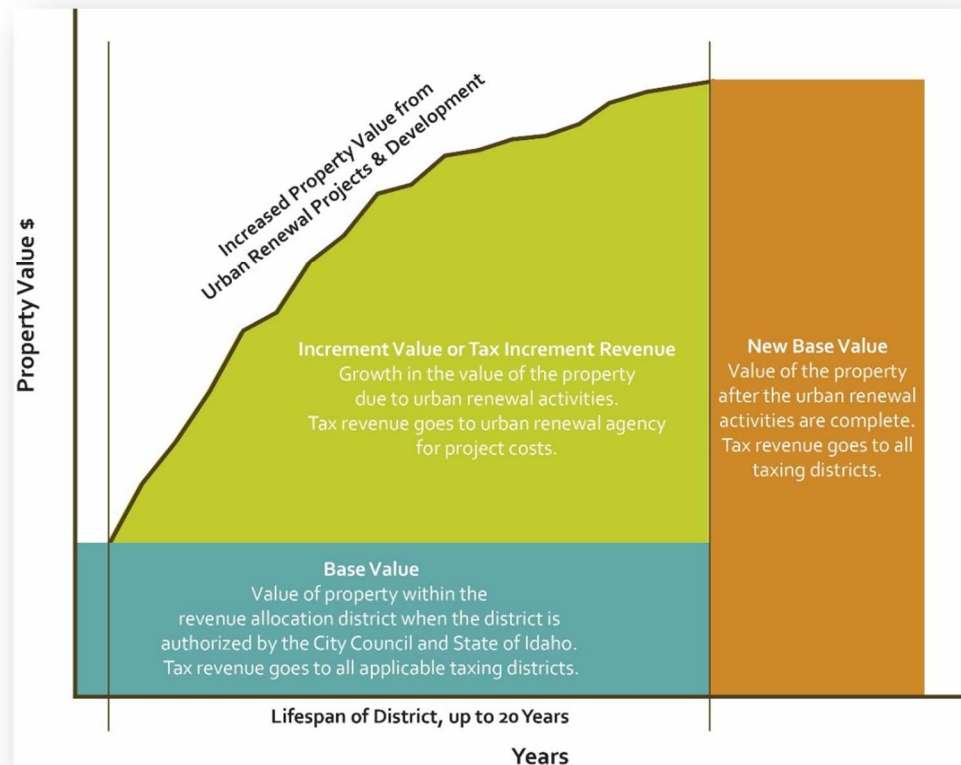
Comtech EF Data Corporation

The City of Moscow is responsible for defining the geographic boundaries and legal creation of all urban renewal districts within the city. The Alturas Technology Park District was created in 1995 and the Legacy Crossing District was created in 2008. The Agency works with the City of Moscow and the private sector to remedy blight and to facilitate economic development within these two districts. The Agency's activities within these districts are directed by specific urban renewal plans adopted by the Moscow City Council. The Agency provides funding for these efforts through the use of tax incremental financing.

As illustrated in the graphic on this page, when the city establishes a tax increment financing district, the value on the property in the district is set as of the date the district is created. The property tax revenue collected on this base value goes to the various taxing entities providing services to that property. Any increase in value over the base is called the increment value and the tax revenue generated from the increment value is transferred to the Agency.

These tax increment revenues are used by the Agency to pay for public improvements and other revitalization activities in that district. When the district closes (previously 24 years when the Legacy Crossing District was created and now currently 20 years), the increment value is added back to the base value on the tax rolls. This helps diversify and strengthen the economic bases of both the city and the county.

Though urban renewal is a separate item on property tax statements, local property owners pay the same amount of tax whether or not an urban renewal district is established in their area.



AGENCY BOARD OF COMMISSIONERS

The Agency is comprised of seven Commissioners appointed by the Mayor, and confirmed by the City Council, with terms specified by the Mayor, as authorized by Moscow City Council Resolution 2008-17. Officers of the agency consist of a Chairperson, Vice Chairperson, Secretary and Treasurer. Formal policy decisions are made by the Agency Board of Commissioners. In all significant financial matters the Board receives recommendations from a standing Finance Committee that is comprised of two Board members and three community members. For 2018 the Finance Committee membership included Chair McGeehan, Commissioner Smith, Brian Foisy and Jon Kimberling with the additional community member position vacant.



2018 MURA Board *(pictured from left to right)*

Steve McGeehan, Chair
Brandy Sullivan, Vice Chair
Art Bettge, Secretary
Ron Smith, Commissioner
Steve Drown, Commissioner
Dave McGraw, Commissioner
Trent Bice, Commissioner

SIGNIFICANT AGENCY ACHIEVEMENTS FOR 2018

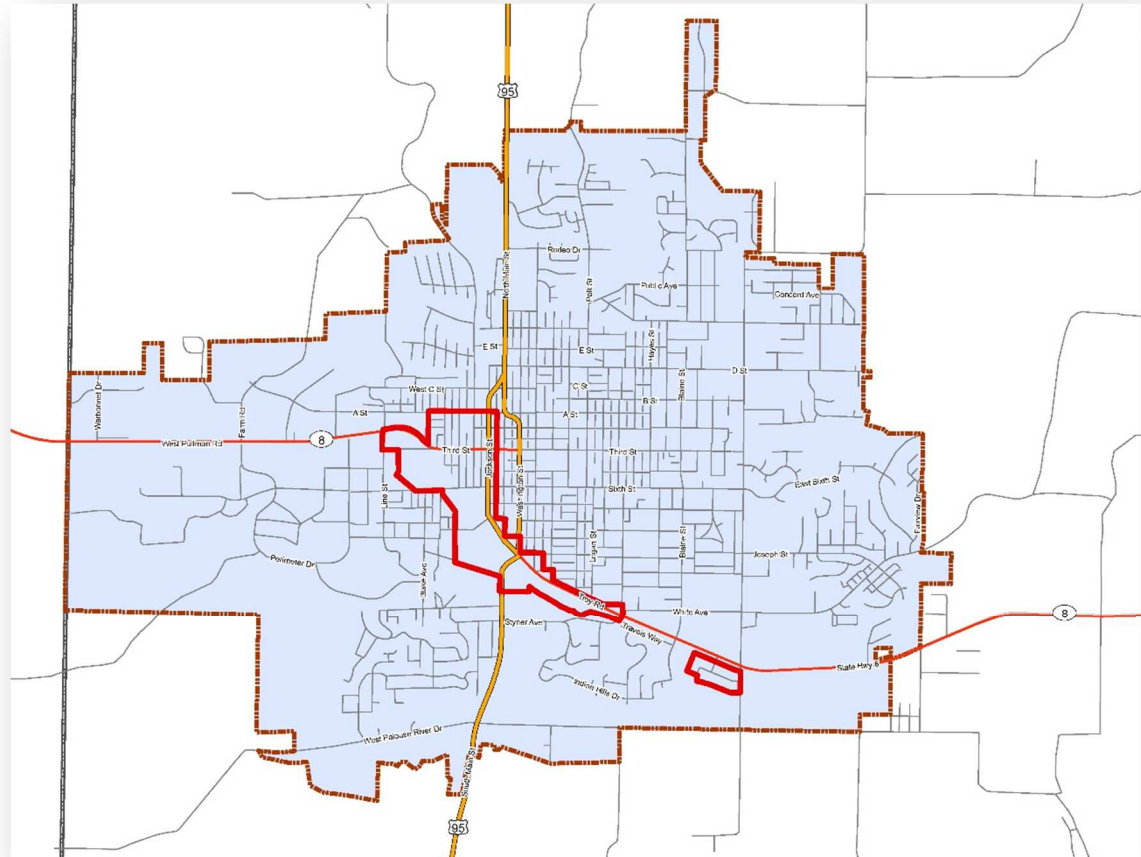
The Agency was active during 2018 with a number of accomplishments. Below are a few selected Agency achievements from 2018:

- **Expansion of the Legacy Crossing District:** On October 1, 2018 the Moscow City Council passed Ordinance 2018-13 approving the amendment to the Legacy Crossing District Boundary to include the adjacent portion of Main Street through the adoption of the Amended and Restated Legacy Crossing Urban Renewal District Redevelopment Plan. The district amendment resulted in the addition of six acres of land to the District, bringing the total District size to approximately 169 acres. The purpose of the amendment was to allow the opportunity for the Agency to participate financially in the reconstruction and repair of the deteriorating public infrastructure in downtown which has been identified as a major challenge area by the Moscow City Council.
- **Proposed Sale of Remaining Alturas Lots:** After many years of advertising and marketing the Alturas lots for sale, the Agency has entered into Exclusive Negotiation Agreements for the disposition and development for all six remaining lots within Alturas Technology Park.
- **Completion of Environmental Remediation of 6th and Jackson Property:** The MURA completed the active construction phase of the environmental remediation of the 6th and Jackson Property and received the Certificate of Completion and Covenant Not to Sue from the State of Idaho Department of Environmental Quality in April of 2017. In December of 2018, ground water samples showed concentrations had decreased dramatically and were in compliance with cleanup plan and drinking water standards. After four quarterly samples are shown to be in compliance, the groundwater treatment system will be decommissioned.

THE DISTRICTS OF THE AGENCY

The Agency historically operated two urban renewal districts: The Alturas Technology Park and Legacy Crossing. The smaller Alturas Technology Park District was closed in 2015 and was located in the southeastern area of the City along State Highway 8, while the larger Legacy Crossing District is located just west of downtown near the University of Idaho Campus.

Applying a variety of redevelopment strategies to improve economic conditions and enhance the quality of life across the city, the Agency's catalog of projects demonstrates that there is no one-size-fits-all solution for community redevelopment. When taken as a whole, this diversity of efforts translates into a cohesive framework, serving critical community, business, and economic development needs.



ALTURAS TECHNOLOGY PARK URBAN RENEWAL DISTRICT

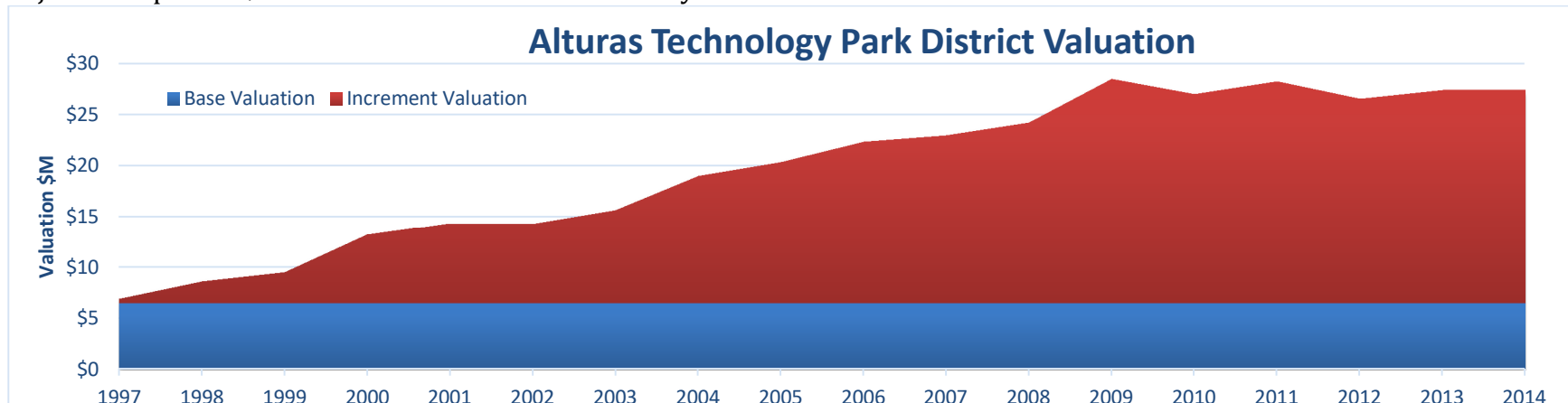
The Alturas Technology Park was the Agency's first District and is currently home to many of Moscow's premier high-tech companies, including Comtech EF Data Corporation, Alturas Analytics, Inc., Anatek Labs, Inc., and BioTracking, LLC. The majority of these firms are linked to outside/non-local markets and are considered primary industries. Wealth enters the local economy principally by way of these industry types.

Established in 1996, the assessed value of property within the revenue allocation area was approximately \$6.4 million. Improvements and developments made as a result of the Alturas Research and Technology Park Urban Renewal Plan have assisted in increasing property values dramatically and today the same area is valued at more than \$27 million.

Alturas Fast Facts

- Established: 1996
- 34 Acres - Revenue Allocation Area
- 13.5 Acres – Project Area
- Base Value: \$6.48 Million
- 2015 Value: \$27.4 Million
- Closure Date: 2015

The export industries within the Alturas Technology Park have a profound economic impact on the Moscow economy. As of the closure of the District, these companies had a total payroll of over \$6 million and paid an average wage of over \$50,000, which is significantly higher than the city's median household income of \$35,389. During that period, the park contributed an estimated adjusted impact of \$26.7 million to the local community.



On July 22, 2015, the Agency passed Resolution 2015-02 recommending to the Moscow City Council termination of the Alturas Technology Park revenue allocation area. Following this recommendation, the City Council passed Ordinance 2015-15 terminating the Alturas revenue allocation area. Therefore the Agency has not received any future tax increment revenues beyond the 2015 fiscal year. The Agency was pleased to be able to close the revenue allocation area a year ahead of the schedule and allow the tax revenues to return to the taxing districts as soon as possible.

The Agency has six (6) lots left for sale within the Alturas Technology Park. The lots range in size from 28,370/SF to 38,885/SF and were last appraised at \$2.34/SF (Fair Market Value). As noted later in this report, the Agency has continued to market the remaining six lots in Alturas and has engaged Palouse Commercial Real Estate to provide marketing and real estate brokerage services. On July 19th, 2018 the Board approved an Exclusive Negotiation Agreement (ENA) with Shane and Janet Needham for the disposition and development of two of the remaining six lots, and on February 7, 2019 the Board approved an ENA with EMSI for the sale and development of the remaining four lots.



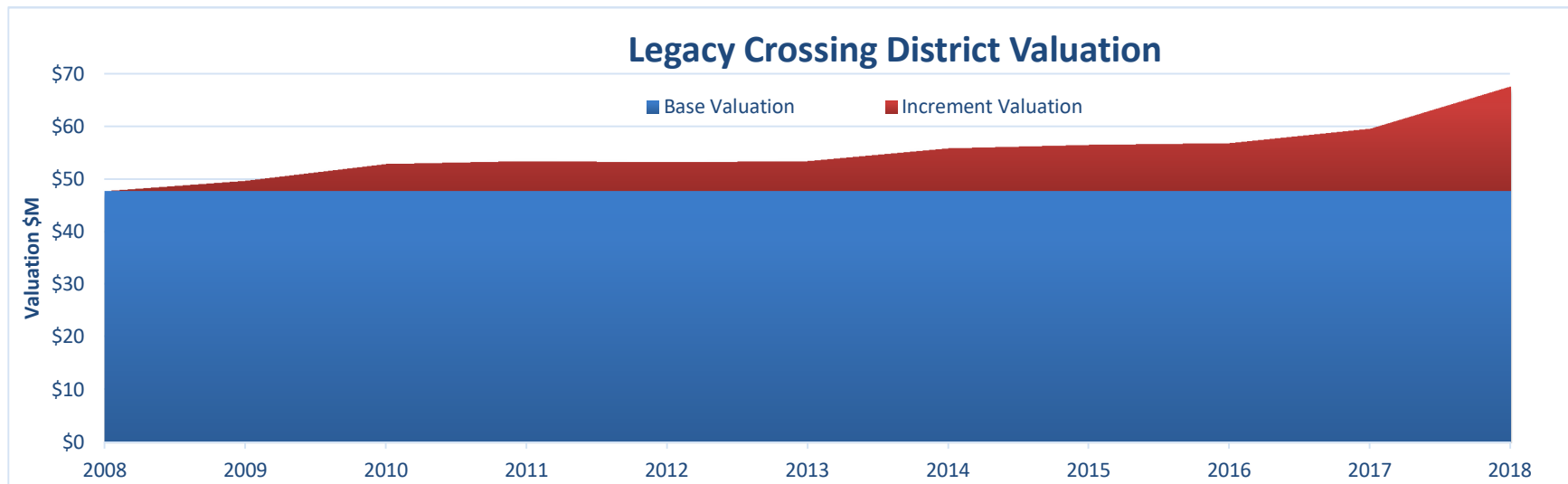
LEGACY CROSSING URBAN RENEWAL DISTRICT

The Legacy Crossing District was created in June of 2008 and is the Agency's second urban renewal district. When formed in 2008, the Legacy Crossing District originally covered 163 acres and included a majority of the blighted and underutilized properties located between Moscow's historic downtown and the University of Idaho. The District was amended in 2018 to include an additional 6 acres that encompass a portion of Main Street, bringing the total acreage to 169 acres.

Legacy Crossing Fast Facts

- Established: 2008
- 169 Acres
- Base Value: \$47.76 Million
- 2018 Value: \$67.7 Million
- Closure Date: 2032

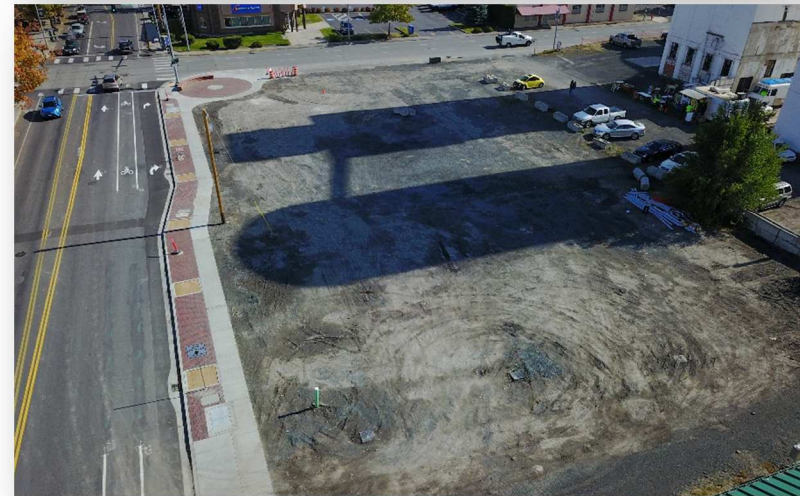
In 2018, development continued to expand with over \$40 Million in new development under construction or in the planning phases within the District. Gritman Medical Park completed the construction of a new \$10 Million, 54,000 square foot medical office building that houses the CHAS Latah Community Health offices which provides health care on an income cost basis to the regions residents; it also houses the University of Idaho medical program anatomy lab and medical education facility. Nearby within the District, the \$24 Million Identity on Main mixed-use project began construction and reached substantial completion in the fall of 2018.



In 2010, the Agency purchased a parcel within the District located at the southwestern corner of the intersection of 6th and Jackson streets. The property was purchased to enhance opportunities to connect downtown Moscow to the University of Idaho campus. The Agency and the City of Moscow understood that the property was the keystone to connectivity between the University and downtown and to the development of Hello Walk.

The Agency applied for and was successful in obtaining an EPA cleanup grant in the amount of \$115,317. The EPA cleanup grant was utilized to conduct the actual remediation and monitoring of the property, which will allow for its reuse. The active cleanup construction was completed in the fall 2016. The Agency received its Certificate of Completion and Covenant Not to Sue from the State of Idaho Department of Environmental Quality in April of 2017, clearing the way for future development on the site.

In response to an RFP, Sangria Downtown LLC was selected as the successful respondent for the development of the property and on October 26, 2017, a Disposition and Development Agreement (DDA) to formally document terms of transaction and responsibilities of the parties was approved by the Board. In May of 2018 Sangria terminated the DDA due to increased construction costs that rendered their project infeasible. The Agency published a new RFP in 2018 and on February 21, 2019 selected Moscow Flatiron project submitted by Roderick D. Olps for the property.





INVENTORY OF MURA OWNED PROPERTIES

District	Property Address	Parcel Number	SF /Acres	Planned Reuse	Sale and Development Status
Alturas	1362 Alturas Drive	RPM00270010020	29,412/SF	Fee Simple Sale	Under ENA with Shane and Janet Needham
Alturas	1412 Alturas Drive	RPM00270010030	28,370/SF	Fee Simple Sale	Under ENA with Shane and Janet Needham
Alturas	1425 Alturas Drive	RPM00270020040	38,885/SF	Fee Simple Sale	Under ENA with EMSI
Alturas	1383 Alturas Drive	RPM00270020030	36,997/SF	Fee Simple Sale	Under ENA with EMSI
Alturas	1345 Alturas Drive	RPM00270020020	34,531/SF	Fee Simple Sale	Under ENA with EMSI
Alturas	1293 Alturas Drive	RPM00270020010	35,029/SF	Fee Simple Sale	Under ENA with EMSI
Legacy	Lot located at the southwestern corner of the intersection of 6 th and Jackson streets	RPM00000180025	0.87 Acres	Public pathway, public plaza, and future fee simple sale	Under ENA with Roderick D. Olps

As noted above, the Agency owns six (6) lots within the Alturas Technology Park District and one (1) lot within the Legacy Crossing District. The Alturas lots are actively marketed for sale to technology- and research-based businesses in accordance with the applicable zoning regulations and private covenants upon the property. On July 19th, 2018, the Board approved an Exclusive Negotiation Agreement (ENA) with Shane and Janet Needham for the disposition and development of two of the remaining six lots, and on February 7, 2019 the Board approved an ENA with EMSI for the sale and development of the remaining four lots. The Agency has also entered into an ENA with Roderick D. Olps for the Sixth and Jackson Property.

Public Comments

MURA 2018 Annual Report – Public Comment on 3/21/19

Victoria Seever, 121 N. Lilley, Moscow ID 83843 208.882.0763 vaseever@uidaho.edu

I continue to be a strong supporter of the Moscow Urban Renewal Agency (MURA/URA) because of its excellent partnership for community growth, site reclamation and enhancements, and maintaining the integrity of our town's sense of place and values. I appreciate the work, careful planning, and fiscal decisions it routinely makes in those endeavors.

That said, there are two areas this past year where I don't completely agree with the MURA's actions; I mention these as fodder for future directions as you go forward.

- 1. I thoroughly approve of the Legacy Crossing Expansion to include the previously omitted portions of North Main. It corrects a prior oversight, which may have been cautiously appropriate back when, but nevertheless failed to capture the situation today for downtown infrastructure improvements that with the expansion, the MURA can now partner with the city to get done.*

I wonder though, if the same kind of cautionary thinking led to excluding St. John's in the expansion. Immediately adjacent areas are experiencing redevelopment and it could come to pass that the MURA might have been able to assist with improvements should St. John's vacate or might be spruced up.

- 2. I am concerned about the 6th and Jackson development just now being initiated. When Sangria was going there, it was a proven asset to the town character and commerce; the modest number of apartments as part of its mixed use component was, in my opinion, at the limit of density development a mere block off Main Street and our second busiest intersection.*

On this second try for that corner, I hope the newly selected Flatiron development will work out, but with its many more apartments and businesses and the serious lack of parking in the District, I have misgivings. So here's what I feel.

The MURA in September 2018, should have delayed the month or so to reassess criteria for 6th and Jackson. I believe not doing so was a mistake. Even if you had come to no changes, it needed reconsideration. Now we face the potential of surrounding sites following suit, and if more big apartment complexes are developed there, the pitifully inadequate parking is going to blow up in our faces within the next few years or so.

The MURA may mitigate 6th and Jackson by an available off-site parking lot but that is not available for additional apartment complexes that could go into that area. The adjacent established area north is being overwhelmed by infill apartment complexes where their overflow parking already swamping residential ground. New complexes around 6th and Jackson south would overtake more streets and downtown parking.

The MURA has a big challenge in seeing through the 6th and Jackson project to create a better model on this keystone site affecting both further infill north and for new development south, all in the District. To successfully accommodate parking and other student apartment elements that directly impact the town site, the MURA will need to accomplish the extraordinary.

I have no doubt a lovely Flatiron project can be achieved in itself. But as a cornerstone, it must be able to support, to fit in with the District's and town's needs. If it cannot do that, then it fails.

Legal Notice

150457
As required by Idaho Code §50-2006(c), the Moscow Urban Renewal Agency will consider for approval the draft annual report of the Agency's 2018 activities on March 21, 2019 at 7:00 AM in City Council Chambers of Moscow City Hall at 206 E. Third Street. The report is available for inspection during business hours in the office of the City Clerk or on the Urban Renewal Agency's website: <http://moscowura.com/>. Written comments may be submitted to the Agency in advance of the meeting or may be presented at the meeting on March 21. As required by Idaho Code §50-2011(f), the annual report identifies the real property held by the Agency and sets forth the reasons such property remains unsold and indicates the Agency's plans for disposition of the real property, if necessary. If you have any questions or to submit comments, please contact MURA Executive Director Bill J. Belknap at (208) 883-7011 or bbelknap@ci.moscow.id.us.
Publish: March 9, 2018

FINANCIAL STATEMENTS

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO	
STATEMENT OF NET POSITION	
September 30, 2018	
	Governmental Activities
ASSETS	
Cash and investments	\$ 422,403
Receivables	4,407
Land held for sale	531,256
Other assets	5,260
Land	679,420
Total assets	1,642,746
DEFERRED OUTFLOWS OF RESOURCES	0
LIABILITIES	
Accounts payable	38,226
Deposit payable	5,000
Series 2010 Bond - due within one year	29,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	290,000
Latah County payback agreement - due after one year	98,037
Total liabilities	463,763
DEFERRED INFLOWS OF RESOURCES	0
NET POSITION	
Net investment in capital assets	404,732
Restricted	
Debt service	44,312
Unrestricted	729,939
Total net position	\$ 1,178,983

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO			
STATEMENT OF ACTIVITIES			
Year Ended September 30, 2018			
		Program Revenues	Net Revenue (Expense) and Changes in Net Position
	Expenses	Operating Grants and Contributions	Governmental Activities
GOVERNMENTAL ACTIVITIES			
Project administration	\$ 278,757		\$ (278,757)
Interest expense	13,157		(13,157)
Total governmental activities	<u>\$ 291,914</u>	<u>\$ 0</u>	<u>(291,914)</u>
GENERAL REVENUES			
Property taxes levied for general purposes			228,176
Investment income			7,373
Total general revenues			<u>235,549</u>
Change in net position			(56,365)
NET POSITION, beginning of year			<u>1,235,348</u>
NET POSITION, end of year			<u>\$ 1,178,983</u>

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO			
BALANCE SHEET - GOVERNMENTAL FUNDS September 30, 2018			
	General	Legacy Crossing District	Total
ASSETS			
Cash and investments	\$ 71,152	\$ 351,251	\$ 422,403
Receivables	696	3,711	4,407
Other assets		5,260	5,260
Land held for sale	531,256		531,256
Total assets	603,104	360,222	963,326
DEFERRED OUTFLOWS OF RESOURCES	0	0	0
Total assets and deferred outflows of resources	\$ 603,104	\$ 360,222	\$ 963,326
LIABILITIES			
Accounts payable	\$ 2,347	\$ 35,879	\$ 38,226
Deposit payable	5,000		\$ 5,000
Total liabilities	7,347	35,879	43,226
DEFERRED INFLOWS OF RESOURCES	0	0	0
FUND BALANCE			
Nonspendable	531,256		531,256
Restricted for debt service		44,312	44,312
Assigned		280,031	280,031
Unassigned	64,501		64,501
Total fund balance	595,757	324,343	920,100
Total liabilities, deferred inflows of resources, and fund balance	\$ 603,104	\$ 360,222	\$ 963,326
RECONCILIATION OF THE STATEMENT OF NET POSITION TO THE BALANCE SHEET - GOVERNMENTAL FUNDS			
Total fund balance - Governmental Funds			\$ 920,100
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are financial resources and, therefore, are not reported in the funds			679,420
Long-term liabilities, consisting of bonds payable and tax repayment agreement, are due and payable in the current period and, therefore, are not reported in the funds			(420,537)
Total net position - Governmental Activities			\$ 1,178,983

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO			
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS			
Year Ended September 30, 2018			
	General	Legacy Crossing District	Total
REVENUES			
Property taxes		\$ 228,176	\$ 228,176
Investment income	\$ 7,113	260	7,373
Total revenues	7,113	228,436	235,549
EXPENDITURES			
Current			
Legal and professional fees	7,450	34,073	41,523
Insurance	1,507		1,507
Maintenance	3,529	1,665	5,194
Advertising	783		783
Management services	47,741		47,741
Land incentive agreement		66,253	66,253
Development participation		112,254	112,254
Other administration expenses	137	3,365	3,502
Debt Service			
Principal retirement		31,500	31,500
Interest		13,157	13,157
Total expenditures	61,147	262,267	323,414
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(54,034)	(33,831)	(87,865)
OTHER FINANCING SOURCES (USES)			
Operating transfers	61,147	(61,147)	0
Total other financing sources (uses)	61,147	(61,147)	0
Net change in fund balances	7,113	(94,978)	(87,865)
FUND BALANCES AT BEGINNING OF YEAR	588,644	419,321	1,007,965
FUND BALANCES AT END OF YEAR	\$ 595,757	\$ 324,343	\$ 920,100

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO
THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2018

Net change in fund balances - Governmental Funds	\$ (87,865)
---	-------------

Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities:

Principal payments made on long-term debt	31,500
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Change in net position - Governmental Activities	<u>\$ (56,365)</u>
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MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO			
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS GENERAL FUND Year Ended September 30, 2018			
	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Investment income	\$ 1,000	\$ 7,113	\$ 6,113
Total revenues	1,000	7,113	6,113
EXPENDITURES			
Current			
Legal and professional fees	12,000	7,450	4,550
Insurance	1,650	1,507	143
Maintenance	4,500	3,529	971
Advertising	1,000	783	217
Management services	47,741	47,741	0
Other administration expenses	3,000	137	2,863
Total expenditures	69,891	61,147	8,744
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(68,891)	(54,034)	14,857
OTHER FINANCING SOURCES (USES)			
Operating transfers	65,391	61,147	(8,744)
Total other financing sources (uses)	65,391	61,147	(8,744)
Net change in fund balances	(3,500)	7,113	6,113
FUND BALANCES BEGINNING OF YEAR	3,500	588,644	589,644
FUND BALANCES END OF YEAR	\$ 0	\$ 595,757	\$ 595,757

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO			
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS LEGACY CROSSING DISTRICT FUND Year Ended September 30, 2018			
	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 228,980	\$ 228,176	\$ (804)
Investment income		260	260
Total revenues	<u>228,980</u>	<u>228,436</u>	<u>(544)</u>
EXPENDITURES			
Current			
Legal and professional fees	11,750	34,073	(22,323)
Advertising	2,000	1,665	335
Land incentive agreement	21,385	66,253	(44,868)
Development participation		112,254	(112,254)
Other administration expenses	4,000	3,365	635
Debt service			
Principal retirement	3,500	31,500	(28,000)
Interest		13,157	(13,157)
Capital outlay			
Improvements	230,000		230,000
Contingency	15,000		15,000
Total expenditures	<u>287,635</u>	<u>262,267</u>	<u>25,368</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(58,655)</u>	<u>(33,831)</u>	<u>24,824</u>
OTHER FINANCING SOURCES (USES)			
Operating transfers	<u>(65,391)</u>	<u>(61,147)</u>	<u>8,744</u>
Total other financing sources (uses)	<u>(65,391)</u>	<u>(61,147)</u>	<u>8,744</u>
Net change in fund balances	(124,046)	(94,978)	33,568
FUND BALANCES BEGINNING OF YEAR	<u>124,046</u>	<u>419,321</u>	<u>290,775</u>
FUND BALANCES END OF YEAR	<u>\$ 0</u>	<u>\$ 324,343</u>	<u>\$ 324,343</u>

CITY COUNCIL STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

Tyler Palmer, Deputy Director - Operations,
Kevin Lilly, Deputy Director - Engineering

REVIEWED BY

Administrative Committee or Public Works / Finance
Committee

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

A Street, Stage 2 Project Construction Schedule Revision (ACTION ITEM) - Gary J. Riedner

DESCRIPTION

STAFF RECOMMENDATION

PROPOSED ACTIONS

PROPOSED ACTIONS: Approve moving the bid advertisement for A Street, Stage 2 construction from FY2019 to FY2020, including ratification of Committee direction for Mayor Lambert to transmit the attached letter to LHTAC, or take such other action deemed appropriate.

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. ltr-Miles,Jeff;A Street stage 2 bid delay to 2020 0319



Heart of the Arts



Bill Lambert
Mayor

Jim Boland
Council President

Brandy Sullivan
Council Vice-President

Art Bettge
Council Member

Kathryn Bonzo
Council Member

Gina Taruscio
Council Member

Anne Zabala
Council Member



Gary J. Riedner
City Supervisor



City of Moscow, City Hall
c/o Gary J. Riedner, City Supervisor
206 East 3rd Street
P.O. Box 9203
Moscow ID 83843
Phone (208) 883-7000
Fax (208) 883-7018

Website: www.ci.moscow.id.us
Hearing Impaired (208) 883-7019



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March 21, 2019

Via EMAIL JMiles@lhtac.org

Jeff Miles, P.E.
Administrator
Local Highway Technical Assistance Council
3330 W. Grace Street
Boise, ID 83703

Re: A Street Stage 2, Moscow
Project No. A022 (160)
Key No. 22160

Dear Mr. Miles:

I want to thank you and the Local Highway Technical Assistance Council for your work on Moscow's 'A' Street reconstruction project. It is a project that has been contemplated for over thirty years. It is gratifying to see it moving forward.

That being said, it is my understanding that LHTAC is prepared to move forward with advertisement and bid sometime in late March or early April. It is our fear that bidding the project at this late date in the spring will result in inflated bid responses, due to the fact that most contractors are very close to having their 2019 construction season work already lined up, as well as the fact that the project timelines are very tight with a delayed start of project construction.

Although we are anxious to move forward, we are also cognizant of the challenges to be faced with a spring bid. Rather than risk higher bids due to the late bid situation, the City of Moscow respectfully requests that LHTAC delay this project until the 2020 construction season, and that it be bid during the early winter months of 2019.

In making this request, it is our understanding that the federal aid funding for the project is obligated and will not be jeopardized by delaying the construction of the project until the 2020 construction season.

Please let us know if this request is satisfactory to LHTAC and our Engineering staff will coordinate with you as appropriate.

Thanks you for your time and consideration in this matter.

Sincerely,

Bill Lambert
Mayor

c: Gary J. Riedner
Les MacDonald, Public Works Director
Tyler Palmer, Acting Public Works Director

CITY COUNCIL STAFF REPORT

DATE: Monday, April 1, 2019



RESPONSIBLE STAFF

Gary Riedner, City Supervisor

REVIEWED BY

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Set FY2020 Budget Hearing Date for August 5, 2019 (ACTION ITEM) - Gary J. Riedner

DESCRIPTION

Per Idaho Code 63-802(A) the City is required to notify Latah County of the public hearing date for the City's annual budget no later than April 30th each year. Staff is requesting that the Council officially set the date so the Notification of Budget Hearing form can be completed and returned to the Latah County Auditor's Office by April 30th.

STAFF RECOMMENDATION

Set August 5, 2019 as the public hearing date for the City of Moscow FY2020 budget.

PROPOSED ACTIONS

PROPOSED ACTIONS: Set August 5, 2019 as the public hearing date for the City of Moscow FY2020 budget, or take such other action deemed appropriate.

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

None