

Public Works / Finance Committee



Regular Meeting ~Agenda~

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Laurie M. Hopkins
City Clerk

208.883.7015

**Monday, September 14,
2026**

4:00 PM

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

The Moscow Mayor, City Council and Staff welcome you to today'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 and limitations may be placed on the time allowed for comments. If you plan to address the Committee, you will find a list of "Tips for Addressing the Council" in the door pocket outside the City Council Chambers. Please note that council committee meetings are televised, videotaped and/or recorded. Links to view the City Council meeting live can be found on the City website and the City's YouTube channel. Thank you for your interest in City government.

REGULAR AGENDA

**1. Approval of Public Works/Finance Committee August 10, 2026 Minutes (ACTION ITEM)
- Laurie M. Hopkins**

2. Disbursement Report August 2026 (ACTION ITEM) - Sarah Decker

Presentation of the Accounts Payable Report for the month ending August 2026.

ACTION: Accept the Disbursements Report for the month of August 2026.

3. East City Park Stage Replacement Project — Bid Results & Contract Award (ACTION ITEM) — David Schott

The East City Park Stage Replacement Project scope is to construct a ground-up stage structure including a 560 square foot unconditioned CMU building, concrete stage, and glued-laminated and cross-laminated timber roof structure. Site pathway revisions and site concrete and asphalt paving. The City issued an advertisement for bids published on August 1, 2026, and August 8, 2026. Formal bids were opened on August 25, 2026. A total of three bids were received. The base bids ranged from low (Mangum Construction LLC) of \$668,000 to the high (Kenaston Corp) of \$748,000. The range across all bids reflects a spread of approximately 11% between low and high bids received. The bids were near Design West Architect's estimate and very favorable in the current construction market. The FY2027 budget for the project is \$796,000, funded through Capital Funds, Improvements — Parks. Staff recommends acceptance of the base bid from Mangum Construction LLC of \$668,000 and Bid Alternate 2 of \$6,350; award the contract in the amount of \$674,350; and authorize staff approval of construction change orders in an amount not to exceed 5% of the contract amount.

PROPOSED ACTIONS: Recommend acceptance of the base bid from Mangum Construction LLC of \$668,000 and Bid Alternate 2 of \$6,350; award the contract in the amount of \$674,350; and authorize staff approval of construction change orders in an amount not to exceed 5% of the contract amount, or provide staff with further direction.

**4. Ordinance Amending Moscow City Code Title 4, Chapters 1, 3, and 6, Regarding
Manufactured Homes and Accessory Dwelling Units (ACTION ITEM) - Mike Ray**

Ordinance amending Moscow City Code Title 4: Land Use Regulations, Chapter 1, 3, and 6 regrading the regulations of Manufactured Homes and Accessory Dwelling Units (ADU). The proposed ordinance is intended to bring Moscow City Code into compliance with Senate Bill 1354a – Accessory Dwelling Units and House Bill 800 – Manufactured Homes that were signed into law during the 2026 Idaho Legislative Session. The Planning and Zoning Commission conducted a public hearing on the proposed ordinance on August 12, 2026, and recommended approval to City Council. The public hearing before City Council has been scheduled for September 21, 2026.

PROPOSED ACTIONS: Recommend forwarding the proposed ordinance for public hearing at the Council's upcoming September 21, 2026, meeting; or provide staff further direction.

5. Pine View Addition Final Plat (ACTION ITEM) - Mike Ray

Joe and Pam Juscen are requesting approval of the Final Plat for the Pine View Addition. On May 6, 2024, Moscow City Council approved the annexation, comprehensive plan land use designation, and zoning designation of a 22.93-acre area of land generally located east of the current terminus of Moser Street. Also included in the proposal was a preliminary subdivision plat to create 40 lots ranging from 12,077 square feet to 27,491 square feet in size, referred to as Pine View Subdivision. The application was approved by the Council with eight conditions. On October 15, 2025, the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission reviewed the final plat at their regular meeting on August 26, 2026, and recommended approval to City Council.

PROPOSED ACTIONS: Recommend approval of the Pine View Addition Final Plat; or provide staff further direction.

6. Pine View Addition Development and Monumentation Agreements (ACTION ITEM) - Bob Buvel

Pamela J. Persoon-Juscen and Joseph F. Juscen III have submitted to the City a final plat for the Pine View Addition Subdivision located east of the terminus of Moser Street. On October 15, 2025, the City Council approved the preliminary plat for this property. The final plat will be presented for City Council approval on September 21, 2026. If Council approves the final plat, development and monumentation agreements will be required. The development agreement is necessary to address construction of public improvements, parkland dedication, and the provision of as-constructed drawings. The monumentation agreement is required as the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. Staff has prepared both agreements for the Council's approval.

PROPOSED ACTIONS: Recommend approval of the Development and Monumentation Agreements for the Pine View Addition; deny the agreements; or provide staff with further direction.

7. Existing City Shop Renovation Project - Bid Results and Contract Award (ACTION ITEM) - Bill Belknap

The City is in the process of making a number of improvements to the City's shop facility located on North Polk Street. Those improvements have included the construction of a new shop facility to house the Fleet and Parks Departments, the construction of a new dry materials storage facility, and the renovation of the existing shop building to house the Streets and Stormwater Departments. The new City shop is nearing completion, and the dry materials storage building is complete. The City opened bids for the renovation of the existing shop building on July 30th and

received bids ranging from a low bid of \$1,074,000 to a high bid of \$1,262,000. The project cost estimate was \$997,246. Staff is recommending the award of the project to Ginno Construction of Idaho in the amount of \$1,074,000.

PROPOSED ACTIONS: Recommend acceptance of the base bid from Ginno Construction of Idaho, Inc., and award the contract in the amount of \$1,074,000 and authorize staff approval of construction change orders in an amount not to exceed 5% of the contract amount, or provide staff with further direction.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.