



**Lewiston Urban Renewal Agency
REGULAR MEETING AGENDA
October 14, 2025 - 12:00 PM
Lewiston City Hall – Back Conference Room – 1134 F Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis.

I. CALL TO ORDER

II. CITIZEN COMMENTS

An opportunity for citizens to address the Agency. Citizens are asked to limit their time to three (3) minutes each. Comments and questions can be made by: 1) attending in-person; 2) emailing comments and questions prior to the start of the meeting to sgrow@cityoflewiston.org or dortiz@cityoflewiston.org; 3) mailing written comments prior to the start of the meeting to Katie Hollingshead, PO Box 617, Lewiston ID 83501; or 4) calling 208-746-1318 x 7265 and leaving a message. Your comments will then be forwarded to the Urban Renewal Agency.

III. ACTIVE AGENDA

A. APPROVAL OF MINUTES, SEPTEMBER 9, 2025: - Action Item ()

B. APPROVAL OF INVOICES

1. O'SULLIVAN LEGAL PLLC, LEGAL SERVICES, SEPTEMBER \$708.00

2. REDEVELOPMENT ASSOCIATION OF IDAHO, INC, ANNUAL MEMBERSHIP DUES & LEGISLATIVE CONTRIBUTION, \$2600.00

3. CITY OF LEWISTON, REIMBURSEMENT REQUEST, EAST ORCHARDS SEWER PHASE 3 CONSTRUCTION, \$523,411.66: - Action Item ()

C. REVIEW OF FINANCIAL SUMMARY

1. AUGUST 2025

2. SEPTEMBER 2025

D. BRYDEN AVENUE REVENUE ALLOCATION AREA

E. REVIEW OF EAST ORCHARDS SEWER REVENUE ALLOCATION AREA

1. PLAN REVIEW AND BOND PAYMENT SUMMARY

2. PROJECT REVIEW AND DEQ NITRATE PRIORITIES: - Action Item ()

IV. UNFINISHED & NEW BUSINESS

A. 1. BOARD MEMBER COMMENTS

2. STAFF MEMBER COMMENTS

A. REMINDER THAT REGULAR MEETING ON NOVEMBER 11, 2025 IS CANCELED BECAUSE OF THE VETERAN'S DAY HOLIDAY. SPECIAL MEETING IS SCHEDULED FOR THURSDAY, NOVEMBER 13, 2025.

V. **ADJOURNMENT** - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

September 09, 2025

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, September 09, 2025, at Lewiston City Hall. Chairperson Sheila Bond called the meeting to order at 12:00 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: Sheila Bond, Chairperson; Tim Switzer, Vice Chair; Jim Kleeburg (at 12:04 pm); Doug Havens; Joe Anderson;

BOARD MEMBERS EXCUSED: A.L. "Butch" Alford;

STAFF MEMBERS PRESENT: Katie Hollingshead, URA Director;

OTHERS PRESENT: Thad O'Sullivan, URA Legal Counsel (via Zoom); Luke Antonich, City Engineer; Joe Kaufman, Engineering Supervisor; Bill Maughan, Lewiston Orchards Irrigation District;

II. CITIZEN COMMENTS

None.

III. ACTIVE AGENDA (ACTION ITEM)

A. Approval of Minutes, August 05, 2025 – Action Item

Chair Bond asked if the board had any questions or changes. Chair Bond asked that two spelling errors be corrected. Board member Havens and Vice Chair Switzer moved and seconded, respectively, to approve the minutes of August 05, 2025 with the proposed corrections. Motion carried 4-0 (Board member Kleeburg arrived after the vote).

B. Approval of Invoices – Action Item

- 1. O' Sullivan Legal PLLC, Legal Services, August 2025, \$988.25**
- 2. City of Lewiston, Administrative Services, 2nd half of 2025 payment \$15,177.75**
- 3. ICRMP 10/1/25 to 9/30/26 Policy Year, ½ of annual premium \$1,319.00**

Chair Bond asked there were any questions about the invoices. There were none. Chair Bond stated she would combine the three invoices for one motion and vote. Board member Anderson and Vice Chair Switzer moved and seconded, respectively, to approve. Commissioner Havens asked about the various changes noted on the declarations page of the ICRMP statement. Director Hollingshead review the noted changes and stated that they did not seem to be specific to the Urban Renewal Agency's coverage but were more company wide changes. Motion carried 5-0.

C. Approval of East Orchards Sewer Regular Bond Payment, \$148,949.56

Director Hollingshead noted that the bond payment does not normally come in front of the board for approval but that in the interest of transparency, Director Hollingshead included it on this agenda. Director Hollingshead stated that of the \$148,949.56, \$117,892.94 will be applied to principal and \$31,056.62 will be applied to interest. Board member Havens stated that the County's position is going to be that everyone should work together for the benefit of the group and the County thinks the benefit of the group is to pay the bond off and return the increment to the tax rolls. The County wants to make the maximum payment allowed. Board member Havens asked about the balance available in the East Orchards Sewer account and what remained to be paid to M.L. Albright for Phase III construction. Director Hollingshead stated that the board had not received any requests for reimbursement yet on the Phase III project. The City of Lewiston holds the contract for the Phase III construction and will pay M.L. Albright directly and will then request reimbursement from the URA for those payments. Board member Havens stated that for the record he would be voting against the payment. Director Hollingshead stated that if Board member Havens wanted to make a motion to pay an additional principal payment on the bond, she would suggest that he do that when the budget is reviewed in June and July so that a budget amendment can be made to add that expenditure. Board member Havens stated that he wanted to see proof that nitrate levels had improved over the past 30 years. Board member Havens also stated that he did not agree that the budget had to be amended to approve an additional payment on the bond.

There being no additional discussion, Chair Bond called for the vote. Motion carried 4-1, with Board member Havens voting against.

D. Review of Financial Summary – Information Item

1. July 2025

2. Breakdown of Tax Increment received

Director Hollingshead reviewed the regular Financial summary for July 2025 and then reviewed the breakdown of the tax increment received by each of the taxing entities for the 2024 fiscal year and the to date increment received in the 2025 fiscal year. Director Hollingshead stated that she would try to provide this information every six months or so when the larger deposits of increment funds are received from the County tax collector.

E. Review of Bryden Avenue Revenue Allocation Area Plan and prioritization of projects

Director Hollingshead gave a high level overview of the projects outlined in the plan for Bryden Avenue Revenue Allocation Area and an updated projection of how much increment would accrue over the 20 year life of the plan. Director Hollingshead introduced Luke Antonich, City Engineer, to provide some additional information to the board on the current status of the projects outlined in the plan. Mr. Antonich reviewed the design work that David Evans & Associates had completed on the project and that the URA had provided the matching funds for that work. Currently the City is slated to receive additional Surface Transportation Funds (STP) from the Federal Highway Administration in 2030 for right-of-way acquisition. The City is also exploring amending the scope of work with David Evans & Associates to look at if a different road design would be adequate that would not require as much right-of-way acquisition.

Director Hollingshead then reviewed the water line sections from the project list and reminded the board that the URA had entered into a reimbursement agreement with the Lewiston Orchards Irrigation district to cost share waterline replacement.

Director Hollingshead stated that the board had asked for this agenda item to be able to prioritize the projects within the plan, so she would like the board to discuss how they might like to see that happen.

Chair Bond brought up that she thought the safety items were the most important. Board member Anderson asked if it made any sense to just do the water line improvements since the board has a reimbursement agreement in place. Mr. Antonich stated that the water availability was the major limiting factor to development in the Bryden corridor but if you improve the water lines and development increases you then compound the existing traffic problem, so each part of the project snowballs into the next. Board member Havens asked how do you determine where the water lines go if you don't know how wide the road is going to be? Mr. Antonich stated that is one of the things that David Evans & Associates will be evaluating, if intersections can be adjusted to safely move traffic through a 3 lane section instead of a 5 lane section.

Director Hollingshead asked Mr. Antonich would bring cost estimates back to the board to help them with their decision making process on how they would like to prioritize the available funds to pay for projects. Director Hollingshead stated that she will keep Bryden on the agenda for future meetings so that updates can be provided regularly.

F. East Orchards Sewer Phase 3 Construction Update

Director Hollingshead introduced Joe Kaufman, Engineering Supervisor to provide a construction update on the East Orchards Sewer Phase 3 construction to date. Mr. Kaufman reviewed some maps and photos of segment 7 along Grelle Avenue and segment 17 along 20th Street (attached to these minutes).

IV. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

Board member Havens stated that for the East Orchards Sewer Revenue Allocation Area discussion at the next meeting he would like to be provided with the last 30 years worth of nitrate readings. Mr. Havens stated that the plan for East Orchards was based on that nitrate information and without the nitrate levels supporting the funding, it is just a city project. Mr. Havens stated that the city is self imposing a limit on lot size based on lack of sewer access. Mr. Havens stated that the health department or somebody should have that information because they were studying it.

Board member Anderson pointed out that you can't have a septic drain field without a certain amount of land and Mr. Havens stated that the County only requires a half acre lot for septic and even that is probably too much. Mr. Anderson asked if staff could ask the health department how big of a septic drain field a property needs.

Legal Counsel Sullivan asked how this related to the URA and if Mr. Havens was asking the URA to defend a city ordinance. Mr. Havens said he wasn't asking anyone to defend anything just to provide the data. Legal Counsel Sullivan asked what the intent was. Mr. Havens said he wanted to know if there was an improvement to the nitrate levels.

Board member Anderson stated that he would not be in town for the October 14th meeting. All other board members plan on attending.

B. Staff Comments

Director Hollingshead reviewed the URA meeting calendar for the upcoming months. October meeting is October 14 and the agenda will include a review of the East Orchards Sewer Revenue Allocation Area and the bond payment information and staff will add the request for the nitrate information. Director Hollingshead stated that she will contact DEQ and Public Health to request the nitrate information but she is not going to promise that she will provide 30 years worth of data.

November meeting is currently scheduled as a special meeting Thursday, November 13 because of the Veteran’s Day holiday on November 11. The November meeting will be after the general election and City Council directed City staff to move forward with the Downtown Water line rebuild General Obligation Bond on the general election ballot. The November agenda will include a review of the Downtown Revenue Allocation Area plan and prioritization of projects.

V. ADJOURN (ACTION ITEM)

There being no further business, Board members Anderson and Havens moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Urban Renewal Agency Board adjourned at approximately 1:18 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

KATIE HOLLINGSHEAD,
RECORDING SECRETARY

URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of _____, 2025

O'Sullivan Legal PLLC

PO Box 8027
3120 S Grand Blvd
Spokane, 99203
PHONE: 5094344547

INVOICE

INVOICE NUMBER: 439
INVOICE DATE: OCTOBER 01, 2025

City of Lewiston URA
215 D Street
Lewiston, ID 83501

DATE	PROJECT	DESCRIPTION	HOURS	RATE	AMOUNT
SEP-09-25	General Legal	Prepare for and attend meeting	1.50	\$295.00	\$442.50
SEP-10-25	General Legal	Analyze legal issue; correspondence	0.90	\$295.00	\$265.50
		Total amount of this invoice			\$708.00

ACCOUNT INFORMATION

Prior account balance as of SEP-02-2025	\$988.25
Payment SEP-15-2025 - Check 1573	(\$988.25)
Invoice 439 OCT-01-2025	\$708.00
Current account balance	\$708.00

AMOUNT DUE: \$708.00

Invoice

Redevelopment Association of Idaho. Inc.
379 East Shore Drive, Suite 100
Eagle, Idaho 83616

Date	Invoice #
10/1/2025	M16005

Bill To
Lewiston Urban Renewal Agency Attn: Katie Hollingshead PO Box 617 Lewiston, ID 83501

Item	Qty	Description	Rate	Amount
	1	Membership Dues - fiscal year 2026		\$ 1,000.00
	1	Legislative Contribution - FY 2026		\$ 1,600.00
Total Due				\$ 2,600.00



October 6, 2025

Katie Hollingshead
 Urban Renewal Agency
 Via Hand Delivery
 Lewiston, ID 83501

RE: East Orchards Sewer Improvements Phase 3 – Reimbursement 5

Dear Katie:

The City of Lewiston is requesting reimbursement for consultant design services on the above-referenced project. This is the fifth reimbursement request in the amount of \$523,411.66 for additional expenses through September 3, 2025.

PO #	Contract Line Item	Invoice Number	Payee / Vendor	Date	Amount Paid
22400548	Amend #1	7996	Merrick/MWW	8/31/24	210.00
22500665	Original	8229	Merrick	6/2/25	4637.50
22500665	Original	8227	Merrick	5/30/25	1050.00
22500665	Amend #1	8227	Merrick	5/30/25	717.75
22502765	NA	Pay Est #1	ML Albright	7/30/25	199,820.62
22502765	NA	Pay Est #2	ML Albright	9/3/25	316,975.79
Total					\$523,411.66

In support of this request, I have attached copies of the invoices.

Please call me at (208)790-8803 or email jtolman@cityoflewiston.org if you have any questions or need additional information.

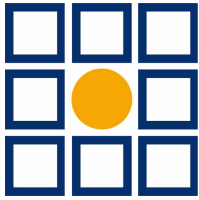
Sincerely,

Jill

Jill Tolman
 Public Works

G:\Shared drives\Public Works CAPITAL\Wastewater\Wastewater Collections\WW061 East Orchards Sewer Expansion Phase 2\Financial\Submitted for Reimbursement to URA\Reimb 4 for Ph 3.docx

copy: Aimee Gordon, City Finance & Joe Kaufman, PE, Engineering Project Supervisor



Merrick & Co.

PO Box 9906
Boise, ID 83707-
Tel: 208-780-3990
Email: idaho@merrick.com
Website: www.merrick.com

PO 22400548
Proj WW061 EOS PHASE 3
09-220-222-91180-Design
Amendment #1 - \$15,950.00
Amendment #2 - \$85,500.00
Approved by LA via email 10/7/24

City of Lewiston
P.O. Box 617
Lewiston, ID 835011930

RECEIVED

By Jill Tolman at 1:45 pm, Oct 07, 2024

Invoice

Invoice Date: Aug 31, 2024
Invoice Num: 7996
Billing Through: Aug 25, 2024

East Orchards Sewer Project: Phase 3 (FY2023) - PO# 22301489 - 181.0270: - Managed by **rehder**

Project ID	Project Name	Contract Amount	% Comp.	Previously Billed	Amount Due
181.0270:TASK 01	EOS Project: Phase 3 (FY2023) - Design & Project Management Services	\$95,055.00	99.24	\$94,127.25	\$210.00

Total Amount Due: **\$210.00**
This invoice is due on 9/30/2024



Project Progress Report
August-September 2024

City of Lewiston
East Orchards Sanitary Sewer Phase 3
Project No. 181.0270

PROGRESS OVERVIEW

1. The work included in this progress payment included:
 - a. Finalize and deliver rock boring details to the City.
 - b. Begin planning for bid/contract document preparation for Phase 3 bidding this fall.

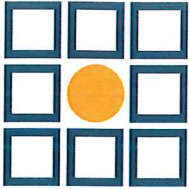
SCHEDULE

Complete the East Orchard Phase 3 Project Manual in preparation for bid by Winter 2024, as directed by the URA in their upcoming Board meeting.

PROJECT BUDGET

A summary of the project budget is provided below.

Engineering Budget Status Summary					
Task No.	Description	Contract Amount	Spent to Date	Remaining Budget	% Spent
1	Design & Project Management Services	\$95,055	\$94,337	\$718	99.24%
2	Bidding & Negotiation	\$5,720	\$0	\$5,720	0.00%
3	Construction Management Services	\$32,030	\$0	\$32,030	0.00%
4	Post-Construction	\$2,660	\$0	\$2,660	0.00%
5	Construction Observation Services	\$37,200	\$0	\$37,200	0.00%
6	Management Reserve	\$15,000	\$2,730	\$12,270	18.20%
7a	Project Management	\$2,500	\$2,500	\$0	100.00%
7b	Preliminary Siting & Routing	\$11,500	\$11,500	\$0	100.00%
7c	Rock Boring	\$71,500	\$71,500	\$0	100.00%
		\$273,165	\$182,567	\$90,598	66.83%



Merrick & Co.
 PO Box 9906
 Boise, ID 83707-
 Tel: 208-780-3990
 Email: idaho@merrick.com
 Website: www.merrick.com

PO 22400548
 Proj WW061 EOS PHASE 3
 09-220-222-91180-Design

City of Lewiston
 P.O. Box 617
 Lewiston, ID 835011930

APPROVED BY: *[Signature]*
 DATE: 6/2/2025

Invoice

Invoice Date: Feb 28, 2025
 Invoice Num: 8229
 Billing Through: Feb 25, 2025

EOS Project: Phase 3 (FY2023) - Management Reserve (181.0270:TASK 06) - Managed by (rrehder)

Professional Services

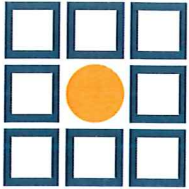
<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
1/14/2025	jgodding	Final Design updating Specs with new City templates	0.50	\$110.00	\$55.00
1/16/2025	jgodding	Final Design Updating Specs with new City Templates	5.50	\$110.00	\$605.00
1/16/2025	rrehder	Final Design Review new SPs and assist Jeri with updating project manual with new city docs.	2.00	\$210.00	\$420.00
1/27/2025	rrehder	Management Reserve Incorporate new City front end documents	6.00	\$210.00	\$1,260.00
1/28/2025	jgodding	Management Reserve Addressing redlines and repackaging of Specs	5.75	\$110.00	\$632.50
1/29/2025	jgodding	Management Reserve Final edits to Project manual	0.50	\$110.00	\$55.00
2/5/2025	jgodding	Management Reserve Addressing City redlines in project manual	3.00	\$110.00	\$330.00
2/7/2025	jgodding	Management Reserve Packaging Project Manual	1.00	\$110.00	\$110.00
2/7/2025	rrehder	Management Reserve Final markups on updated spec pack. Final review drawings.	4.00	\$210.00	\$840.00
2/10/2025	jgodding	Management Reserve repackaging and submitting Project Manual to DEQ	3.00	\$110.00	\$330.00

Total Service Amount: \$4,637.50

Amount Due This Invoice: \$4,637.50

This invoice is due on 3/30/2025

Line 1



Merrick & Co.

PO Box 9906
Boise, ID 83707-
Tel: 208-780-3990
Email: idaho@merrick.com
Website: www.merrick.com

PO 22400548
Proj WW061 EOS PHASE 3
09-220-222-91180-Design

RECEIVED
By Jill Tolman at 7:29 am, May 05, 2025

City of Lewiston
P.O. Box 617
Lewiston, ID 835011930

APPROVED BY: *[Signature]*
DATE: 5/30/2025

Invoice

Invoice Date: Feb 28, 2025
Invoice Num: 8227
Billing Through: Feb 25, 2025

East Orchards Sewer Project: Phase 3 (FY2023) - PO# 22301489 - 181.0270: - Managed by rrehder

Project ID	Project Name	Contract Amount	% Comp.	Previously Billed	Amount Due
181.0270:TASK 01	EOS Project: Phase 3 (FY2023) - Design & Project Management Services	\$95,055.00	100.00	\$94,337.25	\$717.75
181.0270:TASK 02	EOS Project: Phase 3 (FY2023) - Bidding & Negotiation Assistance	\$5,720.00	18.36	\$0.00	\$1,050.00

Total Amount Due: \$1,767.75

This invoice is due on 3/30/2025

Line 1 \$1050.00
Line 2 \$717.75

Contractor's Application for Payment

Owner: <u>City of Lewiston</u>	Owner's Project No.: <u>IFB-25-007 (WW061)</u>
Engineer: <u>Merrick & Company</u>	Engineer's Project No.: <u>181.0270</u>
Contractor: <u>ML Albright & Sons, Inc.</u>	Contractor's Project No.: <u>25023</u>
Project: <u>East Orchards Sewer - Phase III</u>	
Contract: <u>East Orchards Sewer- Phase III</u>	
Application No.: <u>1</u>	Application Date: <u>7/22/2025</u>
Application Period: From <u>4/28/2025</u> to <u>7/22/2025</u>	

1. Original Contract Price		\$	1,498,383.20
2. Net change by Change Orders		\$	-
3. Current Contract Price (Line 1 + Line 2)		\$	1,498,383.20
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		\$	210,337.50
5. Retainage			
a. <u>5%</u> X \$ <u>210,337.50</u> Work Completed		\$	10,516.88
b. <u>5%</u> X \$ <u>-</u> Stored Materials		\$	-
c. Total Retainage (Line 5.a + Line 5.b)		\$	10,516.88
6. Amount eligible to date (Line 4 - Line 5.c)		\$	199,820.62
7. Less previous payments (Line 6 from prior application)		\$	-
8. Amount due this application		\$	199,820.62
9. Balance to finish, including retainage (Line 3 - Line 4)		\$	1,288,045.70


Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>Marvin Albright</u>	<u>M.L. Albright & Sons, Inc.</u>
Signature: 	<small>Digitally signed by Marvin Albright DN: cn=Marvin Albright, o=M.L. Albright & Sons, Inc. ou, email=marva@mlalbright.com, c=US Date: 2025.07.28.16:19:14.0700</small>
	Date: <u>7/28/2025</u>

Recommended by Engineer	Approved by Owner
By: 	By: 
Title: <u>Project Engineer</u>	Title: <u>Public Works Director</u>
Date: <u>7/28/2025</u>	Date: <u>7/30/25</u>
Approved by Funding Agency	
By: _____	By: 
Title: _____	Title: <u>Engr. Proj. Sup</u>
Date: _____	Date: <u>7/30/2025</u>

Progress Estimate - Unit Price Work

Owner: City of Lewiston
 Engineer: Merrick & Company
 Contractor: ML Albright & Sons, Inc.
 Project: East Orchards Sewer - Phase III
 Contract: East Orchards Sewer- Phase III

Contractor's Application for Payment

Owner's Project No.: IFB-25-007 (MW061)
 Engineer's Project No.: 181.0270
 Contractor's Project No.: 25023

Application No.: 1 Application Period: From 04/28/25 to 07/22/25 Application Date: 07/22/25

A Bid Item No.	B Description	C Contract Information			D Contract Information			E Unit Price (\$)		F Value of Bid Item (C X E) (\$)	G Work Completed		H Value of Work Completed to Date (E X G) (\$)	I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)
		Item Quantity	Units	Original Contract	Units	Original Contract	Estimated Quantity Incorporated in the Work	Work Completed	Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)				
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 2,500.00	\$ 2,500.00											0%	\$ 2,500.00
205.4.1.B.1	Dewatering	1.00	LS	\$ 6,750.00	\$ 6,750.00											0%	\$ 6,750.00
302.4.1.A.1	Rock Excavation	519.00	CY	\$ 98.00	\$ 50,862.00											0%	\$ 50,862.00
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00											0%	\$ 8,100.00
306.4.1.C.1	Native Trench Backfill (See SP 306)	1,320.00	CY	\$ 9.00	\$ 11,880.00											0%	\$ 11,880.00
308.4.1.D.1	Import Trench Backfill (see SP 306)	2,809.00	TON	\$ 48.50	\$ 136,236.50											0%	\$ 136,236.50
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	1,522.00	SY	\$ 49.60	\$ 75,491.20											0%	\$ 75,491.20
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	1,350.00	LF	\$ 126.00	\$ 170,100.00											0%	\$ 170,100.00
501.4.1.C.1	CCTV Inspection - Size 12"	1,350.00	LF	\$ 4.00	\$ 5,400.00											0%	\$ 5,400.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 7,700.00	\$ 30,800.00											0%	\$ 30,800.00
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	490.00	LF	\$ 105.00	\$ 51,450.00											0%	\$ 51,450.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	16.00	EA	\$ 615.00	\$ 9,840.00											0%	\$ 9,840.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 4,500.00	\$ 4,500.00											0%	\$ 4,500.00
706.4.1.B.1	Concrete Valley Gutter	6.00	LF	\$ 385.00	\$ 2,310.00											0%	\$ 2,310.00
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 7,200.00	\$ 7,200.00											0%	\$ 7,200.00
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,200.00	\$ 9,200.00											0%	\$ 9,200.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 76,000.00	\$ 76,000.00											0%	\$ 76,000.00
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 250.00	\$ 250.00											0%	\$ 250.00
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 6,500.00	\$ 6,500.00											0%	\$ 6,500.00
SP 2001A	Construction Surveying	1.00	EA	\$ 2,500.00	\$ 2,500.00											0%	\$ 2,500.00
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,650.00	\$ 1,650.00											0%	\$ 1,650.00
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00											0%	\$ 4,500.00
302.4.1.A.1	Rock Excavation	209.00	CY	\$ 91.00	\$ 19,019.00											0%	\$ 19,019.00
303.4.1.C.1	Exploratory Excavation	3.00	EA	\$ 1,800.00	\$ 5,400.00											0%	\$ 5,400.00
306.4.1.C.1	Native Trench Backfill (See SP 306)	792.00	CY	\$ 9.00	\$ 7,128.00											0%	\$ 7,128.00
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,603.00	TON	\$ 48.50	\$ 77,745.50											0%	\$ 77,745.50
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	750.00	SY	\$ 56.00	\$ 42,000.00											0%	\$ 42,000.00
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	655.00	LF	\$ 167.00	\$ 109,385.00											0%	\$ 109,385.00
501.4.1.C.1	CCTV Inspection - Size 12"	655.00	LF	\$ 4.00	\$ 2,620.00											0%	\$ 2,620.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	2.00	EA	\$ 10,700.00	\$ 21,400.00											0%	\$ 21,400.00
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	155.00	LF	\$ 108.00	\$ 16,740.00											0%	\$ 16,740.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	5.00	EA	\$ 615.00	\$ 3,075.00											0%	\$ 3,075.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50											0%	\$ 0.50
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00											0%	\$ 4,800.00
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 7,100.00	\$ 7,100.00											0%	\$ 7,100.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 61,000.00	\$ 61,000.00											0%	\$ 61,000.00
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00											0%	\$ 200.00
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 2,100.00	\$ 2,100.00											0%	\$ 2,100.00
SP 2001A	Construction Surveying	1.00	LS	\$ 1,000.00	\$ 1,000.00											0%	\$ 1,000.00
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,500.00	\$ 1,500.00	0.50										50%	\$ 750.00

Unit Price

EICDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Owner: City of Lewiston
 Engineer: Merrick & Company
 Contractor: ML Albright & Sons, Inc.
 Project: East Orchards Sewer - Phase III
 Contract: East Orchards Sewer- Phase III

Contractor's Application for Payment

Owner's Project No.: IFB-25-007 (WW064)
 Engineer's Project No.: 181.0270
 Contractor's Project No.: 25023

Application No.: 1 Application Period: From 04/28/25 to 07/22/25 Application Date: 07/22/25

A	B	C	D	E		F	G		H	I	J	K	L
				Contract Information	Contract Information		Work Completed	Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)		
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	0%	\$ 4,500.00		
302.4.1.A.1	Rock Excavation	152.00	CY	\$ 100.00	\$ 15,200.00	229.61	\$ 22,961.00	\$ -	\$ 22,961.00	151%	\$ (7,761.00)		
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00	2.00	\$ 2,700.00	\$ -	\$ 2,700.00	33%	\$ 5,400.00		
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,886.00	TON	\$ 50.00	\$ 94,300.00	1,309.00	\$ 65,450.00	\$ -	\$ 65,450.00	69%	\$ 28,850.00		
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	1,529.00	SY	\$ 47.00	\$ 71,863.00	-	\$ -	\$ -	\$ -	0%	\$ 71,863.00		
501.4.1.B.1	Gravity Sewer Pipe 8" - SDR-35 PVC D-3034	1,268.00	LF	\$ 69.00	\$ 87,492.00	880.00	\$ 60,720.00	\$ -	\$ 60,720.00	69%	\$ 26,772.00		
501.4.1.C.1	CCTV Inspection - Size 8"	1,268.00	LF	\$ 4.00	\$ 5,072.00	-	\$ -	\$ -	\$ -	0%	\$ 5,072.00		
502.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 6,200.00	\$ 24,800.00	2.00	\$ 12,400.00	\$ -	\$ 12,400.00	50%	\$ 12,400.00		
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	390.00	LF	\$ 75.00	\$ 29,250.00	-	\$ -	\$ -	\$ -	0%	\$ 29,250.00		
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	11.00	EA	\$ 293.00	\$ 3,223.00	8.00	\$ 2,344.00	\$ -	\$ 2,344.00	73%	\$ 879.00		
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50	-	\$ -	\$ -	\$ -	0%	\$ 0.50		
100L.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00	0.50	\$ 2,400.00	\$ -	\$ 2,400.00	50%	\$ 2,400.00		
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,000.00	\$ 9,000.00	0.50	\$ 4,500.00	\$ -	\$ 4,500.00	50%	\$ 4,500.00		
2010.4.1.A.1	Mobilization	1.00	LS	\$ 48,500.00	\$ 48,500.00	0.60	\$ 29,100.00	\$ -	\$ 29,100.00	60%	\$ 19,400.00		
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00	0.50	\$ 100.00	\$ -	\$ 100.00	50%	\$ 100.00		
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 4,200.00	\$ 4,200.00	0.50	\$ 2,100.00	\$ -	\$ 2,100.00	50%	\$ 2,100.00		
SP 2001A	Construction Surveying	1.00	LS	\$ 1,400.00	\$ 1,400.00	0.75	\$ 1,050.00	\$ -	\$ 1,050.00	75%	\$ 350.00		
SW1.1	Grille Avenue Stormwater Crossing	1.00	LS	\$ 15,050.00	\$ 15,050.00	0.25	\$ 3,762.50	\$ -	\$ 3,762.50	25%	\$ 11,287.50		
SW1.2	Grille Avenue Stormwater Crossing Import Backfill	300.00	TON	\$ 46.00	\$ 13,800.00	-	\$ -	\$ -	\$ -	0%	\$ 13,800.00		
Original Contract Totals \$										\$ 1,498,383.20	\$ 210,337.50	\$ 14%	\$ 1,288,045.70

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Lewiston	Owner's Project No.:	IFB-25-007 (WVW061)
Engineer:	Merrick & Company	Engineer's Project No.:	181.0270
Contractor:	ML Albright & Sons, Inc.	Contractor's Project No.:	25023
Project:	East Orchards Sewer - Phase III		
Contract:	East Orchards Sewer- Phase III		

A	B	Application Period: From 04/28/25 to 07/22/25				Application Date: 07/22/25						
		C	D	E	F	G	H	I	J	K	L	
		Contract Information				Work Completed						
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
					Change Orders							
				Change Order Totals	\$		\$	\$	\$		\$	
Original Contract and Change Orders							\$	\$	\$	14%	\$	
Project Totals					\$	1,498,383.20	\$	210,337.50	\$	210,337.50	14%	\$
												1,288,045.70

22502705

Contractor's Application for Payment

Owner:	City of Lewiston	Owner's Project No.:	IFB-25-007 (WW061)
Engineer:	Merrick & Company	Engineer's Project No.:	181.0270
Contractor:	ML Albright & Sons, Inc.	Contractor's Project No.:	25023
Project:	East Orchards Sewer - Phase III		
Contract:	East Orchards Sewer- Phase III		
Application No.:	2	Application Date:	8/25/2025
Application Period:	From 7/22/2025	to	8/25/2025

1. Original Contract Price	\$	1,498,383.20
2. Net change by Change Orders	\$	13,509.33
3. Current Contract Price (Line 1 + Line 2)	\$	1,511,892.53
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	543,996.22
5. Retainage		
a. 5% X \$ 543,996.22 Work Completed	\$	27,199.81
b. 5% X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	27,199.81
6. Amount eligible to date (Line 4 - Line 5.c)	\$	516,796.41
7. Less previous payments (Line 6 from prior application)	\$	199,820.62
8. Amount due this application	\$	316,975.79
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	967,896.31

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;


(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Marvin Albright M.L. Albright & Sons, Inc.

Signature:  Digitally signed by Marvin Albright
DN: cn=Marvin Albright, o=M.L. Albright & Sons, Inc., ou, email=marva@mlalbright.com, c=US
Date: 2025.08.29 09:46:34 -0700 **Date:** 8/29/2025


Recommended by Engineer

By: 

Title: Project Engineer

Date: 8/29/2025

Approved by Owner

By: 

Title: Joe Kautman, PE Engr. Proj. Sup.

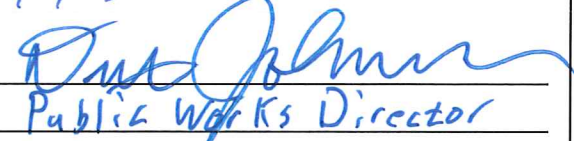
Date: 9/3/25

Approved by Funding Agency

By: _____

Title: _____

Date: _____

By: 

Title: Public Works Director

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Lewiston	Owner's Project No.: IFB-25-007
Engineer: Merrick & Company	Engineer's Project No.: (WW061)
Contractor: ML Albright & Sons, Inc.	Contractor's Project No.: 181.0270
Project: East Orchards Sewer - Phase III	
Contract: East Orchards Sewer- Phase III	

Application No.:	2	Application Period:		From	C	to		E	F	G	H	Application Date:
		07/22/25	08/25/25			08/25/25						
Item No.	B	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)			
				D (D + E) From Previous Application (\$)	This Period (\$)							
			Original Contract Totals	\$	-	\$	-	\$	-	\$	-	\$

Progress Estimate - Unit Price Work

Owner: City of Lewiston
 Engineer: Merrick & Company
 Contractor: ML Albright & Sons, Inc.
 Project: East Orchards Sewer - Phase III
 Contract: East Orchards Sewer - Phase III

Contractor's Application for Payment

Owner's Project No.: IFB-25-007 (WW061)
 Engineer's Project No.: 181.0270
 Contractor's Project No.: 25023

Application No.: 2		Application Period: From 07/22/25 to 08/25/25		Application Date: 08/25/25					
Bid Item No.	Description	Contract Information		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)				
Original Contract									
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	0%	\$ 2,500.00
205.4.1.B.1	Dewatering	1.00	LS	\$ 6,750.00	\$ 6,750.00	\$ -	\$ -	0%	\$ 6,750.00
302.4.1.A.1	Rock Excavation	519.00	CY	\$ 98.00	\$ 50,862.00	\$ -	\$ -	0%	\$ 50,862.00
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00	3.00	\$ 4,050.00	50%	\$ 4,050.00
306.4.1.C.1	Native Trench Backfill (See SP 306)	1,320.00	CY	\$ 9.00	\$ 11,880.00	\$ -	\$ -	0%	\$ 11,880.00
306.4.1.D.1	Import Trench Backfill (see SP 306)	2,809.00	TON	\$ 48.50	\$ 136,236.50	\$ -	\$ -	0%	\$ 136,236.50
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	1,522.00	SY	\$ 49.60	\$ 75,491.20	\$ -	\$ -	0%	\$ 75,491.20
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	1,350.00	LF	\$ 126.00	\$ 170,100.00	\$ -	\$ -	0%	\$ 170,100.00
501.4.1.C.1	CCTV Inspection - Size 12"	1,350.00	LF	\$ 4.00	\$ 5,400.00	\$ -	\$ -	0%	\$ 5,400.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 7,700.00	\$ 30,800.00	\$ -	\$ -	0%	\$ 30,800.00
504.4.1.A.1	Sewer Service Line - 4" SDR-35 PVC D-3034	490.00	LF	\$ 105.00	\$ 51,450.00	\$ -	\$ -	0%	\$ 51,450.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	16.00	EA	\$ 615.00	\$ 9,840.00	\$ -	\$ -	0%	\$ 9,840.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	0%	\$ 4,500.00
706.4.1.B.1	Concrete Valley Gutter	6.00	LF	\$ 385.00	\$ 2,310.00	\$ -	\$ -	0%	\$ 2,310.00
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 7,200.00	\$ 7,200.00	0.50	\$ 3,600.00	50%	\$ 3,600.00
1109.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,200.00	\$ 9,200.00	0.25	\$ 2,300.00	25%	\$ 6,900.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 76,000.00	\$ 76,000.00	0.60	\$ 45,600.00	60%	\$ 30,400.00
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 250.00	\$ 250.00	\$ -	\$ -	0%	\$ 250.00
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 6,500.00	\$ 6,500.00	0.50	\$ 3,250.00	50%	\$ 3,250.00
SP 2001A	Construction Surveying	1.00	LS	\$ 1,400.00	\$ 1,400.00	0.10	\$ 140.00	10%	\$ 1,260.00
201.4.1.C.1	Connect to Existing Manhole With Reimer Bowl	1.00	EA	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	100%	\$ -
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,650.00	\$ 1,650.00	\$ -	\$ -	0%	\$ 1,650.00
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	0%	\$ 4,500.00
302.4.1.A.1	Rock Excavation	209.00	CY	\$ 91.00	\$ 19,019.00	\$ -	\$ -	0%	\$ 19,019.00
303.4.1.C.1	Exploratory Excavation	3.00	EA	\$ 1,800.00	\$ 5,400.00	\$ -	\$ -	0%	\$ 5,400.00
306.4.1.C.1	Native Trench Backfill (See SP 306)	792.00	CY	\$ 9.00	\$ 7,128.00	\$ -	\$ -	0%	\$ 7,128.00
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,603.00	TON	\$ 48.50	\$ 77,745.50	\$ -	\$ -	0%	\$ 77,745.50
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	750.00	SY	\$ 56.00	\$ 42,000.00	\$ -	\$ -	0%	\$ 42,000.00
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	655.00	LF	\$ 167.00	\$ 109,385.00	\$ -	\$ -	0%	\$ 109,385.00
501.4.1.C.1	CCTV Inspection - Size 12"	655.00	LF	\$ 4.00	\$ 2,620.00	\$ -	\$ -	0%	\$ 2,620.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	2.00	EA	\$ 10,700.00	\$ 21,400.00	\$ -	\$ -	0%	\$ 21,400.00
504.4.1.A.1	Sewer Service Line - 4" SDR-35 PVC D-3034	155.00	LF	\$ 108.00	\$ 16,740.00	\$ -	\$ -	0%	\$ 16,740.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	5.00	EA	\$ 615.00	\$ 3,075.00	\$ -	\$ -	0%	\$ 3,075.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50	\$ -	\$ -	0%	\$ 0.50
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	0%	\$ 4,800.00
1109.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 7,100.00	\$ 7,100.00	\$ -	\$ -	0%	\$ 7,100.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 61,000.00	\$ 61,000.00	\$ -	\$ -	0%	\$ 61,000.00
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00	\$ -	\$ -	0%	\$ 200.00
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 2,100.00	\$ 2,100.00	\$ -	\$ -	0%	\$ 2,100.00
SP 2001A	Construction Surveying	1.00	LS	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	0%	\$ 1,000.00
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	100%	\$ -
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	0%	\$ 4,500.00

Progress Estimate - Unit Price Work

Owner: City of Lewiston
Engineer: Merrick & Company
Contractor: ML Albright & Sons, Inc.
Project: East Orchards Sewer - Phase III
Contract: East Orchards Sewer - Phase III

Contractor's Application for Payment

Owner's Project No.: IFB-25-007 (WWW061)
Engineer's Project No.: 181.0270
Contractor's Project No.: 25023

A	B	C	D	E		F	G	H	I	J	K	L		
				Item Quantity	Units								Unit Price (\$)	Value of Bid Item (C X E)
Application No.:		2		Application Period:		07/22/25		to		08/25/25		Application Date:		
302.4.1.A.1	Rock Excavation	152.00	CY	\$ 100.00	\$ 15,200.00		244.39	\$ 24,439.00		\$ 24,439.00	161%	\$ (9,239.00)		
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00		4.00	\$ 5,400.00		\$ 5,400.00	67%	\$ 2,700.00		
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,886.00	TON	\$ 50.00	\$ 94,300.00		2,463.16	\$ 123,158.00		\$ 123,158.00	131%	\$ (28,858.00)		
307.4.1.G.1	Type "H" Surface Restoration (Asphalt Roadway)	1,529.00	SY	\$ 47.00	\$ 71,830.10		1,528.30	\$ 71,830.10		\$ 71,830.10	100%	\$ 32.90		
501.4.1.B.1	Gravity Sewer Pipe 8" - SDR-35 PVC D-3034	1,268.00	LF	\$ 69.00	\$ 87,492.00		1,268.00	\$ 87,492.00		\$ 87,492.00	100%	\$ -		
501.4.1.C.1	CCTV Inspection - Size 8"	1,268.00	LF	\$ 4.00	\$ 5,072.00		939.40	\$ 3,757.60		\$ 3,757.60	74%	\$ 1,314.40		
504.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 6,200.00	\$ 24,800.00		4.00	\$ 24,800.00		\$ 24,800.00	100%	\$ -		
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	390.00	LF	\$ 75.00	\$ 29,250.00		368.00	\$ 27,600.00		\$ 27,600.00	94%	\$ 1,650.00		
512.4.1.D.1	Sewer Service Connection to Main - Size 4"	1.00	EA	\$ 293.00	\$ 293.00		12.00	\$ 3,516.00		\$ 3,516.00	109%	\$ (293.00)		
1001.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50		-	\$ -		\$ -	0%	\$ 0.50		
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00		1.00	\$ 4,800.00		\$ 4,800.00	100%	\$ -		
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,000.00	\$ 9,000.00		1.00	\$ 9,000.00		\$ 9,000.00	100%	\$ -		
2010.4.1.A.1	Mobilization	1.00	LS	\$ 48,500.00	\$ 48,500.00		1.00	\$ 48,500.00		\$ 48,500.00	100%	\$ -		
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00		1.00	\$ 200.00		\$ 200.00	100%	\$ -		
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 4,200.00	\$ 4,200.00		1.00	\$ 4,200.00		\$ 4,200.00	100%	\$ -		
SP 2001A	Construction Surveying	1.00	LS	\$ 1,400.00	\$ 1,400.00		1.00	\$ 1,400.00		\$ 1,400.00	100%	\$ -		
SW1.1	Grille Avenue Stormwater Crossing	1.00	LS	\$ 15,050.00	\$ 15,050.00		1.00	\$ 15,050.00		\$ 15,050.00	100%	\$ -		
SW1.2	Grille Avenue Stormwater Crossing Import Backfill	300.00	TON	\$ 46.00	\$ 13,800.00		300.00	\$ 13,800.00		\$ 13,800.00	100%	\$ -		
Original Contract Totals										\$ 531,882.70	\$	\$ 531,882.70	35%	\$ 966,500.50

Progress Estimate - Unit Price Work

Owner: City of Lewiston
Engineer: Merrick & Company
Contractor: ML Albright & Sons, Inc.
Project: East Orchards Sewer - Phase III
Contract: East Orchards Sewer- Phase III

Contractor's Application for Payment

Owner's Project No.: IFB-25-007 (WW061)
Engineer's Project No.: 181.0270
Contractor's Project No.: 25023

Application No.:		From		Application Period:		To		Application Date:								
2		07/22/25		08/25/25		08/25/25		08/25/25								
A	B	C	D	E		F	G	H	I	J	K	L				
				Contract Information												
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Value of Work Completed to Date (E X G) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)				
													Change Orders			
CO1	Additional Days Utility Conflict	1.00	LS	-	-	-	-	-	-	-	-	-				
CO2	Sewer Service Sleeves	5.00	EA	465.27	2,326.35	930.54	2.00	930.54	-	930.54	40%	1,395.81				
CO3	Storm Drain Revisions	1.00	LS	11,182.98	11,182.98	11,182.98	1.00	11,182.98	-	11,182.98	100%	-				
				Change Order Totals	\$	13,509.33		\$	12,113.52	\$	12,113.52	90%	\$	1,395.81		
Original Contract and Change Orders										\$	543,996.22	\$	543,996.22	36%	\$	967,896.31
Project Totals										\$	1,511,892.53		\$	543,996.22	\$	967,896.31

URBAN RENEWAL AGENCY
FISCAL YEAR 2025
SUMMARY OF ACTIVITY (as of 8/31/25)

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
9/30/2024		4,456.40	1,819,569.90	1,430,802.55	336,479.69	3,591,308.54
RECEIPTS:						
Monthly Urban Renewal Collections (Property Tax)	OCT'24-SEPT'25	470.03	712,417.51	554,023.75	310,849.69	1,577,760.98
Reimbursements	OCT'24-SEPT'25					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'24-SEPT'25		1,544.62	1,312.41	728.32	3,585.35
State Investment Interest Earned	OCT'24-SEPT'25		35,404.70	66,662.67	16,895.66	118,963.03
EXPENDITURES:						
1550 - Pmt to O'Sullivan Legal PLLC	OCT'24	(33.12)	(33.12)	(33.13)	(33.13)	(132.50)
1041BB - Pmt to City of Lewiston	OCT'24		(101,974.75)			(101,974.75)
1551 - Pmt to City of Lewiston	NOV'24	(2,805.82)				(2,805.82)
1552 - Pmt to Nez Perce County	NOV'24	(1,661.28)				(1,661.28)
1553 - Pmt to Lewiston School District	NOV'24	(392.44)				(392.44)
1554 - Pmt to Port of Lewiston	NOV'24	(33.77)				(33.77)
1555 - Pmt to O'Sullivan Legal PLLC	NOV'24		(79.50)	(79.50)	(79.50)	(238.50)
1556 - Pmt to O'Sullivan Legal PLLC	JAN'25		(97.17)	(97.17)	(97.16)	(291.50)
1557 - Pmt to Redevelopment Association	FEB'25		(1,533.34)	(1,533.33)	(1,533.33)	(4,600.00)
1558 - Pmt to O'sullivan Legal PLLC	FEB'25		(236.00)	(236.00)	(236.00)	(708.00)
1559 - Pmt to O'Sullivan Legal PLLC	MAR'25		(216.34)	(216.33)	(216.33)	(649.00)
1560 - Pmt to ICRMP	MAR'25		(435.34)	(435.33)	(435.33)	(1,306.00)
1561 - Pmt to City of Lewiston	MAR'25		(5,059.25)	(5,059.25)	(5,059.25)	(15,177.75)
1562 - Pmt to O'Sullivan Legal PLLC	APR'25		(167.17)	(167.17)	(167.16)	(501.50)
1563 - Pmt to O'Sullivan Legal PLLC	MAY'25		(295.00)	(295.00)	(295.00)	(885.00)
1564 - Pmt to Presnell Gage PLLC	MAY'25		(1,783.34)	(1,783.33)	(1,783.33)	(5,350.00)
1565 - Pmt to Elam & Burke	MAY'25		(8.34)	(8.33)	(8.33)	(25.00)
1566 - Pmt to Lewiston Tribune	MAY'25		(8.91)	(8.91)	(8.90)	(26.72)
Banner Bank Paper Statement Fee	MAY'25		(3.00)			(3.00)
Banner Bank Paper Statement Fee Credit	JUN'25		3.00			3.00
1567 - Pmt to O'Sullivan Legal PLLC	JUL'25		(108.17)	(108.16)	(108.17)	(324.50)
1568 - Pmt to Elam & Burke	JUL'25		(332.50)	(332.50)	(332.50)	(997.50)
1569 - Pmt to O'Sullivan Legal PLLC	JUL'25		(49.17)	(49.17)	(49.16)	(147.50)
1570 - Pmt to Lewiston Tribune	AUG'25		(80.84)	(80.83)	(80.83)	(242.50)
1571 - Pmt to O'Sullivan Legal PLLC	AUG'25		(78.67)	(78.67)	(78.66)	(236.00)
						-
						-
						-
						-
BALANCE		(0.00)	2,456,359.81	2,042,199.27	654,351.29	5,152,910.37
Restricted & Reserved Funds						
#5 Debt Service Reserve Primary - Banner ¹			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner ¹			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
AVAILABLE FUNDS		(0.00)	1,827,841.18	2,042,199.27	654,351.29	4,524,391.74

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total	
Twin River National Bank	(0.00)	307,503.69	258,407.93	159,576.58	725,488.20	
Banner Bank - Public Funds Checking Unrestricted		399,939.66		-	399,939.66	
Banner Bank - Public Fund Checking Restricted		628,518.63		-	628,518.63	
State Investment Pool Fund		-	1,120,397.95	1,783,791.44	494,774.84	3,398,964.23
	(0.00)	2,456,359.93	2,042,199.37	654,351.42	5,152,910.72	

¹URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

URBAN RENEWAL REVENUE ALLOCATION AREA #5
EAST ORCHARDS SEWER
 Summary of Funds
 31-Aug-25

Date	Description	Banner Bank Checking Account					Twin River	STP Fund	Totals
		Debt Balance	Primary Reserve	Secondary Reserve	Capitalized Interest	Available Funds			
10/1/2024	Beginning Balance	1,072,685.11	228,518.63	400,000.00	-	501,914.41	304,143.73	384,993.25	1,819,570.02
10/8/2024	City of Lewiston					(101,974.75)			(101,974.75)
10/8/2024	Check#1550						(33.12)		(33.12)
10/22/2024	Property Taxes						139.42		139.42
10/31/2024	TRNB Interest						395.53		395.53
10/31/2024	STP Interest							1,636.33	1,636.33
11/12/2024	Check#1555						(79.50)		(79.50)
11/12/2024	Transfer from TRNB to STP					(300,000.00)		300,000.00	-
11/30/2024	TRNB Interest						10.74		10.74
11/30/2024	STP Interest							1,676.45	1,676.45
12/13/2024	Property Taxes						8,398.46		8,398.46
12/2/2024	Property Taxes						417.60		417.60
12/31/2024	TRNB Interest						6.35		6.35
12/31/2024	STP Interest							2,752.47	2,752.47
1/14/2025	Check#1556						(97.17)		(97.17)
1/27/2025	Property Taxes					407,277.67			407,277.67
1/31/2025	TRNB Interest						85.02		85.02
1/31/2025	STP Interest							2,655.99	2,655.99
2/13/2025	Property Taxes						4,339.69		4,339.69
2/11/2025	Check#1557						(1,533.34)		(1,533.34)
2/11/2025	Check #1558						(236.00)		(236.00)
2/28/2025	TRNB Interest						478.53		478.53
2/28/2025	STP Interest							2,384.38	2,384.38
2/28/2025	Transfer from TRNB to STP					(400,000.00)		400,000.00	-
3/11/2025	Check #1559						(216.34)		(216.34)
3/11/2025	Check #1560						(435.34)		(435.34)
3/11/2025	Check #1561						(5,059.25)		(5,059.25)
3/17/2025	Property Taxes						5,844.61		5,844.61
3/31/2025	TRNB Interest						38.16		38.16
3/31/2025	STP Interest							3,987.25	3,987.25
4/15/2025	Property Taxes						3,397.36		3,397.36
4/21/2025	Check #1562						(167.17)		(167.17)
4/30/2025	TRNB Interest						21.66		21.66
4/30/2025	STP Interest							3,970.46	3,970.46
5/13/2025	Check #1563						(295.00)		(295.00)
5/13/2025	Check #1564						(1,783.34)		(1,783.34)
5/13/2025	Check #1565						(8.34)		(8.34)
5/13/2025	Check #1566						(8.91)		(8.91)
5/15/2025	Property Taxes						339.26		339.26
5/31/2025	TRNB Interest						22.01		22.01
5/31/2025	Banner Stmt Fees					(3.00)			(3.00)
5/31/2025	STP Interest							4,084.47	4,084.47
6/13/2025	Property Taxes						5,362.86		5,362.86
6/30/2025	Banner Stmt Fees Credit					3.00			3.00
6/30/2025	TRNB Interest						23.96		23.96
6/30/2025	STP Interest							3,973.01	3,973.01
7/8/2025	Check #1567						(108.17)		(108.17)
7/8/2025	Check #1568						(332.50)		(332.50)
7/8/2025	Check #1569						(49.17)		(49.17)
7/28/2025	Property Taxes						271,190.05		271,190.05
7/28/2025	Property Taxes						11.62		11.62
7/31/2025	TRNB Interest						77.23		77.23
7/31/2025	STP Interest							4,168.43	4,168.43
8/12/2025	Check #1570						(80.84)		(80.84)
8/12/2025	Check #1571						(78.67)		(78.67)
8/12/2025	Property Taxes						5,698.91		5,698.91
8/31/2025	TRNB Interest						385.43		385.43
8/31/2025	STP Interest							4,115.46	4,115.46
		<u>1,072,685.11</u>	<u>228,518.63</u>	<u>400,000.00</u>	<u>-</u>	<u>399,939.66</u>	<u>307,503.69</u>	<u>1,120,397.95</u>	<u>2,456,359.93</u>

Banner Bank Balance 1,028,458.29

Balance of Bonds Outstanding	
9/30/2024	1,072,685.11

URBAN RENEWAL AGENCY

FISCAL YEAR 2025

SUMMARY OF ACTIVITY (as of 9/30/25)

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
9/30/2024		4,456.40	1,819,569.90	1,430,802.55	336,479.69	3,591,308.54
RECEIPTS:						
Monthly Urban Renewal Collections (Property Tax)	OCT'24-SEPT'25	470.03	716,327.60	556,690.07	313,200.80	1,586,688.50
Reimbursements	OCT'24-SEPT'25					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'24-SEPT'25		1,923.17	1,629.34	921.25	4,473.76
State Investment Interest Earned	OCT'24-SEPT'25		39,376.32	72,985.91	18,649.55	131,011.78
EXPENDITURES:						
1550 - Pmt to O'Sullivan Legal PLLC	OCT'24	(33.12)	(33.12)	(33.13)	(33.13)	(132.50)
1041BB - Pmt to City of Lewiston	OCT'24		(101,974.75)			(101,974.75)
1551 - Pmt to City of Lewiston	NOV'24	(2,805.82)				(2,805.82)
1552 - Pmt to Nez Perce County	NOV'24	(1,661.28)				(1,661.28)
1553 - Pmt to Lewiston School District	NOV'24	(392.44)				(392.44)
1554 - Pmt to Port of Lewiston	NOV'24	(33.77)				(33.77)
1555 - Pmt to O'Sullivan Legal PLLC	NOV'24		(79.50)	(79.50)	(79.50)	(238.50)
1556 - Pmt to O'Sullivan Legal PLLC	JAN'25		(97.17)	(97.17)	(97.16)	(291.50)
1557 - Pmt to Redevelopment Association	FEB'25		(1,533.34)	(1,533.33)	(1,533.33)	(4,600.00)
1558 - Pmt to O'Sullivan Legal PLLC	FEB'25		(236.00)	(236.00)	(236.00)	(708.00)
1559 - Pmt to O'Sullivan Legal PLLC	MAR'25		(216.34)	(216.33)	(216.33)	(649.00)
1560 - Pmt to ICRMP	MAR'25		(435.34)	(435.33)	(435.33)	(1,306.00)
1561 - Pmt to City of Lewiston	MAR'25		(5,059.25)	(5,059.25)	(5,059.25)	(15,177.75)
1562 - Pmt to O'Sullivan Legal PLLC	APR'25		(167.17)	(167.17)	(167.16)	(501.50)
1563 - Pmt to O'Sullivan Legal PLLC	MAY'25		(295.00)	(295.00)	(295.00)	(885.00)
1564 - Pmt to Presnell Gage PLLC	MAY'25		(1,783.34)	(1,783.33)	(1,783.33)	(5,350.00)
1565 - Pmt to Elam & Burke	MAY'25		(8.34)	(8.33)	(8.33)	(25.00)
1566 - Pmt to Lewiston Tribune	MAY'25		(8.91)	(8.91)	(8.90)	(26.72)
Banner Bank Paper Statement Fee	MAY'25		(3.00)			(3.00)
Banner Bank Paper Statement Fee Credit	JUN'25		3.00			3.00
1567 - Pmt to O'Sullivan Legal PLLC	JUL'25		(108.17)	(108.16)	(108.17)	(324.50)
1568 - Pmt to Elam & Burke	JUL'25		(332.50)	(332.50)	(332.50)	(997.50)
1569 - Pmt to O'Sullivan Legal PLLC	JUL'25		(49.17)	(49.17)	(49.16)	(147.50)
1570 - Pmt to Lewiston Tribune	AUG'25		(80.84)	(80.83)	(80.83)	(242.50)
1571 - Pmt to O'Sullivan Legal PLLC	AUG'25		(78.67)	(78.67)	(78.66)	(236.00)
1572 - Pmt City of Lewiston	SEP'25		(5,059.25)	(5,059.25)	(5,059.25)	(15,177.75)
1573 - Pmt O'Sullivan Legal PLLC	SEP'25		(329.42)	(329.42)	(329.41)	(988.25)
1574 - Pmt ICRMP	SEP'25		(439.67)	(439.67)	(439.66)	(1,319.00)
1042BB - Pmt to Banner Bank for Bond Payment	SEP'25		(148,949.56)			(148,949.56)
Pmt to Banner Bank from City of Lewiston	SEP'25		500.00			500.00
						-
						-
						-
						-
						-
						-
BALANCE		(0.00)	2,310,342.17	2,045,677.42	652,820.90	5,008,840.49
Restricted & Reserved Funds						
#5 Debt Service Reserve Primary - Banner ¹			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner ¹			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
AVAILABLE FUNDS		(0.00)	1,681,823.54	2,045,677.42	652,820.90	4,380,321.86

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
Twin River National Bank	(0.00)	305,963.99	255,562.84	156,292.30	717,819.13
Banner Bank - Public Funds Checking Unrestricted		251,490.10		-	251,490.10
Banner Bank - Public Fund Checking Restricted		628,518.63		-	628,518.63
State Investment Pool Fund		-	1,790,114.68	496,528.73	3,411,012.98
	(0.00)	2,310,342.29	2,045,677.52	652,821.03	5,008,840.84

¹URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

URBAN RENEWAL REVENUE ALLOCATION AREA #5
EAST ORCHARDS SEWER
 Summary of Funds
 30-Sep-25

Date	Description	Banner Bank Checking Account				Twin River	STP Fund	Totals	
		Debt Balance	Primary Reserve	Secondary Reserve	Capitalized Interest				Available Funds
10/1/2024	Beginning Balance	1,072,885.11	228,518.63	400,000.00	-	501,914.41	304,143.73	384,993.25	1,819,570.02
10/8/2024	City of Lewiston					(101,974.75)			(101,974.75)
10/8/2024	Check#1550					(33.12)			(33.12)
10/22/2024	Property Taxes					139.42			139.42
10/31/2024	TRNB Interest					395.53			395.53
10/31/2024	STP Interest						1,636.33		1,636.33
11/12/2024	Check#1555					(79.50)			(79.50)
11/12/2024	Transfer from TRNB to STP					(300,000.00)	300,000.00		-
11/30/2024	TRNB Interest					10.74			10.74
11/30/2024	STP Interest						1,676.45		1,676.45
12/13/2024	Property Taxes					8,398.46			8,398.46
12/2/2024	Property Taxes					417.60			417.60
12/31/2024	TRNB Interest					6.35			6.35
12/31/2024	STP Interest						2,752.47		2,752.47
1/14/2025	Check#1556					(97.17)			(97.17)
1/27/2025	Property Taxes					407,277.67			407,277.67
1/31/2025	TRNB Interest					85.02			85.02
1/31/2025	STP Interest						2,655.99		2,655.99
2/13/2025	Property Taxes					4,339.69			4,339.69
2/11/2025	Check#1557					(1,533.34)			(1,533.34)
2/11/2025	Check #1558					(236.00)			(236.00)
2/28/2025	TRNB Interest					478.53			478.53
2/28/2025	STP Interest						2,384.38		2,384.38
2/28/2025	Transfer from TRNB to STP					(400,000.00)	400,000.00		-
3/11/2025	Check #1559					(216.34)			(216.34)
3/11/2025	Check #1560					(435.34)			(435.34)
3/11/2025	Check #1561					(5,059.25)			(5,059.25)
3/17/2025	Property Taxes					5,844.61			5,844.61
3/31/2025	TRNB Interest					38.16			38.16
3/31/2025	STP Interest						3,987.25		3,987.25
4/15/2025	Property Taxes					3,397.36			3,397.36
4/21/2025	Check #1562					(167.17)			(167.17)
4/30/2025	TRNB Interest					21.66			21.66
4/30/2025	STP Interest						3,970.46		3,970.46
5/13/2025	Check #1563					(295.00)			(295.00)
5/13/2025	Check #1564					(1,783.34)			(1,783.34)
5/13/2025	Check #1565					(8.34)			(8.34)
5/13/2025	Check #1566					(8.91)			(8.91)
5/15/2025	Property Taxes					339.26			339.26
5/31/2025	TRNB Interest					22.01			22.01
5/31/2025	Banner Stmt Fees					(3.00)			(3.00)
5/31/2025	STP Interest						4,084.47		4,084.47
6/13/2025	Property Taxes					5,362.86			5,362.86
6/30/2025	Banner Stmt Fees Credit					3.00			3.00
6/30/2025	TRNB Interest					23.96			23.96
6/30/2025	STP Interest						3,973.01		3,973.01
7/8/2025	Check #1567					(108.17)			(108.17)
7/8/2025	Check #1568					(332.50)			(332.50)
7/8/2025	Check #1569					(49.17)			(49.17)
7/28/2025	Property Taxes					271,190.05			271,190.05
7/28/2025	Property Taxes					11.62			11.62
7/31/2025	TRNB Interest					77.23			77.23
7/31/2025	STP Interest						4,168.43		4,168.43
8/12/2025	Check #1570					(80.84)			(80.84)
8/12/2025	Check #1571					(78.67)			(78.67)
8/12/2025	Property Taxes					5,698.91			5,698.91
8/31/2025	TRNB Interest					385.43			385.43
8/31/2025	STP Interest						4,115.46		4,115.46
9/9/2025	Check #1572					(5,059.25)			(5,059.25)
9/9/2025	Check #1573					(329.42)			(329.42)
9/9/2025	Check #1574					(439.67)			(439.67)
9/10/2025	Property Taxes					3,910.09			3,910.09
9/30/2025	TRNB Interest					378.55			378.55
9/1/2025	Bond Payment	(117,892.94)				(148,949.56)			(148,949.56)
9/1/2025	City of Lewiston					500.00			500.00
9/30/2025	STP Interest						3,971.62		3,971.62
									-
		954,792.17	228,518.63	400,000.00	-	251,490.10	305,963.99	1,124,369.57	2,310,342.29

Banner Bank Balance 880,008.73

Balance of Bonds Outstanding	
9/30/2024	954,792.17

Memo



To: URBAN RENEWAL AGENCY
From: Katie Hollingshead, URA DIRECTOR
Date: October 7, 2025
Re: East Orchards Sewer Revenue Allocation Area

In 2017 Lewiston City Council adopted Ordinance 4697 approving the Urban Renewal Plan for Revenue Allocation Area #5 East Orchards Sewer.

The East Orchards Sewer Plan establishes a base assessment roll as of January 1, 2017 and its term ends January 2037.

Revenues generated through the term of RAA #5 will be pledged to fund a 9,500 foot sewer trunk line extension, 29,000 feet of secondary lines, and one or more small lift stations in the East Orchards.

The purposes of the law which will be attained through and the major goals of this plan are:

- Elimination of us to 450 individual domestic septic systems;
- Reduction of a major source of nitrates in the Lindsay and Tammany Creek Watersheds
- Strengthening the tax base by encouraging and facilitating private investment in additional homes in the project area that would not be possible on septic systems;
- Avoiding an erosion of property values in the event of septic system failure;
- Leverage funds of other local, state or federal agencies

The proposed sewer main project has four primary goals:

1. Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future and provide existing homeowners with septic systems the option of a public wastewater system. The ultimate goal is abandonment of most of the septic systems.
2. Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future to currently undeveloped property, both inside and adjacent to City limits.
3. Provide public sewer into the east orchards so that the development density can be increased beyond the current one (1) house per acre on septic systems. Increasing density reduces the price each customer pays for many public services and utilities.

Memo



-
4. Help to reduce the nitrate/nutrient and fecal coliform/E Coli levels in both Lindsay Creek and Tammany Creek by reducing the existing and future use of private septic systems.

Included in the packet, following this memo, is the to date bond payments and balance due, and the East Orchards Sewer RAA #5 Ordinance and plan.

East Orchards Sewer Bond Payments			
Date	Interest	Principal	Balance
September-19	\$ 42,289.97	\$ -	\$ 1,980,000.00
September-20	\$ 57,169.20	\$ -	\$ 1,980,000.00
September-21	\$ 57,012.56	\$ 91,937.00	\$ 1,888,063.00
September-22	\$ 54,365.74	\$ 394,583.82	\$ 1,493,479.62
September-23	\$ 43,003.91	\$ 305,945.65	\$ 1,187,533.97
September-24	\$ 34,100.70	\$ 114,848.86	\$ 1,072,685.11
September-25	\$ 31,056.62	\$ 117,892.94	\$ 954,792.17
			Additional \$300k principal payment
			Additional \$200k principal payment

ORDINANCE NO. 4697

AN ORDINANCE OF THE CITY OF LEWISTON MAKING THE FINDINGS REQUIRED BY IDAHO CODE § 50-2008 TO APPROVE AN URBAN RENEWAL PLAN AND URBAN RENEWAL PROJECTS; APPROVING THE “URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #5 EAST ORCHARDS SEWER (EOS)”; CREATING A REVENUE ALLOCATION AREA AS PART OF SUCH URBAN RENEWAL PLAN; DESCRIBING THE REQUIREMENT FOR HOW THE NEZ PERCE COUNTY COMMISSIONERS ARE TO LEVY TAXES BY OR FOR EACH TAXING DISTRICT IN WHICH REVENUE ALLOCATION AREA #5 IS LOCATED; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE NEZ PERCE COUNTY AUDITOR AND TAX ASSESSOR, THE AFFECTED TAXING DISTRICTS, AND THE STATE TAX COMMISSION; PROVIDING A LIMITATION ON ACTIONS AGAINST SUCH URBAN RENEWAL PLAN; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the City of Lewiston, Idaho (“Agency”) was established on October 18, 1999 through Resolution No. 99-75 of the City of Lewiston, Idaho (“City”);

WHEREAS, the City, through Resolution 2017-20, determined certain property to be deteriorated or deteriorating areas and designated such property as appropriate for urban renewal projects, thereby creating an urban renewal area (“Urban Renewal Area”) in accordance with Idaho Code §§ 50-2008(a) and 50-2018(11);

WHEREAS, the City and the Agency want to carry out urban renewal projects within the Urban Renewal Area, such as constructing sanitary sewer utilities in and around the East Orchards;

WHEREAS, in order to move forward with urban renewal projects within the Urban Renewal Area, the Agency prepared an urban renewal plan, titled “Urban Renewal Plan for Revenue Allocation Area #5 East Orchards Sewer” (“EOS Plan”), which plan sets forth an urban renewal project to be completed within the Urban Renewal Area;

WHEREAS, on May 9, 2017, the Agency met to consider the EOS Plan and, on June 13, 2017, through Resolution 2017-4, approved the EOS Plan;

WHEREAS, on June 7, 2017, the EOS Plan was submitted to the City of Lewiston Planning

and Zoning Commission, in accordance with Idaho Code § 50-2008(b);

WHEREAS, on June 14, 2017, the Planning and Zoning Commission reviewed the EOS Plan and unanimously determined that the EOS Plan is in conformity with the City of Lewiston Comprehensive Plan and submitted its written recommendation to the City Manager, in accordance with Idaho Code § 50-2008(b);

WHEREAS, on August 10, 2017, a notice of a public hearing regarding the EOS Plan was published in the Lewiston Tribune, in accordance with Idaho Code §§ 50-2008(c) and 50-2906(3);

WHEREAS, on August 10, 2017, the City transmitted a notice of public hearing regarding the EOS Plan, a copy of the EOS Plan, and the recommendation of the Agency to the governing body of each taxing district that levies taxes upon any taxable property within proposed revenue allocation area #5, in accordance with Idaho Code § 50-2906(3);

WHEREAS, on September 11, 2017, the Planning and Zoning Commission's written recommendation with respect to the EOS Plan was submitted to the Lewiston City Council;

WHEREAS, on September 11, 2017, the City held a public hearing on the proposed EOS Plan;

WHEREAS, because the EOS Plan contains a revenue allocation financing provision, the EOS Plan includes the following items, as required by Idaho Code §§ 50-2008(h) and 50-2905:

- (1) A statement describing the total assessed valuation of the base assessment roll of revenue allocation area #5 and the total assessed valuation of all taxable property within the City;
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within revenue allocation area #5;
- (3) An economic feasibility study;
- (4) A detailed list of estimated project costs;
- (5) A fiscal impact statement showing the impact of revenue allocation area #5, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in revenue allocation area #5;

- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the EOS Plan and revenue allocation area #5; and
- (8) A description of the disposition or retention of any assets of the Agency upon the termination date;

WHEREAS, it is in the best interest of the City to adopt the EOS Plan and form revenue allocation area #5 because tax increment financing will: (a) help fund the urban renewal projects to be completed in accordance with the EOS Plan, which projects will encourage private development and investment in the project area, and such development would not be possible on one (1) acre lots with private septic systems; (b) prevent and arrest decay of the project area due to the inability of existing financing methods to provide needed public improvements; and (c) encourage taxing districts to cooperate in the allocation of future tax revenues arising in the project area in order to facilitate the long-term growth of their common tax base; and

WHEREAS, it is in the best interest of the City to adopt the EOS Plan because the identified urban renewal projects will help eliminate existing and future individual septic systems, which are contributing to the contamination of the Lindsey Creek and Tammany Creek watersheds.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: In accordance with Idaho Code § 50-2008(d), it is hereby found that:

- (a) No families or persons are expected to be displaced from the Urban Renewal Area as a result of the urban renewal projects set forth in the EOS Plan.
- (b) The EOS Plan conforms to the City of Lewiston Comprehensive Plan.
- (c) The EOS Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the EOS Plan.
- (d) The EOS Plan will afford maximum opportunity, consistent with the sound needs of the City of Lewiston, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise.

- (e) The Urban Renewal Area does not consist of an area of open land to be acquired by the Agency.

SECTION 2: The EOS Plan is hereby approved, a copy of which is attached hereto and incorporated herein as Exhibit A.

SECTION 3: As part of the EOS Plan, revenue allocation area #5 is hereby created, the legal description for which is attached hereto and incorporated herein as Exhibit B.

SECTION 4: The EOS Plan establishes a base assessment roll as of January 1, 2017, as it may be adjusted, in revenue allocation area #5.

SECTION 5: In accordance with Idaho Code § 50-2908(1), for purposes of calculating the rate at which taxes shall be levied by or for each taxing district in which revenue allocation area #5 is located, the Nez Perce County Commissioners shall, with respect to the taxable property located in revenue allocation area #5, use the equalized assessed value of such taxable property as shown on the base assessment roll rather than on the current equalized assessed valuation of such taxable property.

SECTION 6: In accordance with Idaho Code §§ 50-2907 and 63-215, the City Clerk shall transmit a copy of this Ordinance No. 4697, including a copy of the legal description and a map of the boundaries of revenue allocation area #5 (included herein as Exhibits B and C), to the Nez Perce County Auditor and Tax Assessor; the affected taxing districts, consisting of Lewiston Independent School District No. 1 and the Port of Lewiston; and the Idaho State Tax Commission within thirty (30) days following the effective date of this Ordinance No. 4697.

SECTION 7: In accordance with Idaho Code §§ 50-2027 and 50-2911, no direct or collateral action attacking the EOS Plan shall be brought prior to the effective date of this ordinance or after the elapse of thirty (30) days from the effective date of this ordinance.


SECTION 8: The provisions and parts of this ordinance are intended to be severable. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or

unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

SECTION 9: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this 30th day of October 2017.

CITY OF LEWISTON

By: 
James Kleeburg, Mayor

ATTEST:

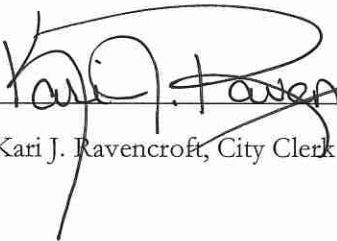

Kari J. Ravencroft, City Clerk



EXHIBIT A

URBAN RENEWAL PLAN

FOR
**REVENUE ALLOCATION AREA #5
EAST ORCHARDS SEWER**

**THE CITY OF LEWISTON
URBAN RENEWAL AGENCY**

Prepared by

Urban Renewal Agency of the City of Lewiston

Joe Hulett, Chairman
Bob Blakey, Vice-Chairman
Dan Marsh, Secretary
A.L. "Butch" Alford
Jo Ann Cole-Hansen
Mary Hasenoehrl
Bob Tippett

May 9, 2017

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EXECUTIVE SUMMARY

The Lewiston City Council has formed an Urban Renewal Agency (URA) to promote economic development, create jobs and improve the tax base. This is done in part by strategically targeting public investments to create these benefits, promote development of under-utilized properties, eliminate blighted conditions, and beautify the built environment.

Revenues available to finance this URA project come from a Revenue Allocation Area (RAA) which the URA recommends be established by the City of Lewiston. The base year for this area is 2017. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts, generates the revenues for URA investment.

Revenues generated through the term of the RAA, January 2037, will be pledged to fund a 9,500 foot sewer trunk line extension, 29,000 feet of secondary lines, and one or two small lift stations in the East Orchards. Exhibit 3 shows the Revenue Allocation Area boundary. The Urban Renewal Agency intends to implement the project described in this plan and then terminate Revenue Allocation Area #5 without delay.

INTRODUCTION

The Urban Renewal Agency provides financing options to pay for improvements that will eliminate blight and enhance development, job creation or private investment. In so doing, the assessed value of the area is increased. The City of Lewiston has established an Urban Renewal Agency (URA) to help develop blighted areas, build roads and infrastructure, enhance the climate for private investment and put vacant properties to work for the community. By returning formerly vacant or underused properties to the tax rolls, at an increased value, the URA creates new sources of revenue. These revenues can be used for improvements in the RAA without raising taxes in the community. The Agency's investments in these areas are repaid through improved, productive properties that become permanent revenue generators because of increased assessed value.

Private investors are not likely to locate within a city that cannot provide adequate infrastructure or within areas that are considered blighted or under used. There are a few areas in Lewiston that meet these descriptions. If an area is designated a Revenue Allocation Area (RAA) the Agency can utilize Tax Increment Financing (TIF) to improve and extend infrastructure, improve the ability of properties to develop, eliminate blight, assemble parcels and a full range of other powers and activities as provided by law.

URA's were originally developed in the 1950's to help cities with their economic development efforts. Many cities use URA's and TIF as a tool to attract businesses into the community using the incremental tax increase to fund infrastructure and other improvements. When improvements are made that directly facilitate a specific business interest, the program should require commensurate improvements or job commitments from the business/property owner. The amount of negotiated assistance can be based upon specific criteria, for example:

- The projected increase in the assessed valuation of the property.
- The number and quality of new jobs created or retained.
- The amount of other revenue generated for the Community by the project.
- The financial strength of the applicant.
- The ability of the applicant to further the Community's development and economic goals.

The City of Lewiston Urban Renewal Agency was originally formed in 1999 but lay dormant until 2005 when an Urban Renewal Plan was adopted along with three revenue allocation areas. In 2014, Urban Renewal Plan 2 was adopted adding a project to RAA #1 (18th Street North), clarifying the cost of Nez Perce Drive Extension (RAA #2), and adding a potential list of projects to RAA #3. This plan is separate and distinct from

Urban Renewal Plan #2. The purpose of this plan is to scope and implement projects in a new RAA #5 East Orchards Sewer. This area has been deemed suitable for an Urban Renewal Project by the City Council through Resolution No. 2017-20 adopted April 10, 2017.

The Agency does not anticipate long-term ownership of any assets at this time. Public improvements will be dedicated to the City of Lewiston upon completion. Should the Agency own any assets derived from tax revenues on the termination date, their disposition shall be negotiated by the Agency and local taxing districts.

PURPOSE

Idaho law gives cities and counties the authority to establish Urban Renewal Agencies, which are mechanisms for the rehabilitation, clearance and redevelopment of deteriorated and deteriorating areas in municipalities (Statute 50-2005). Open land can, under certain circumstances, constitute a deteriorated or deteriorating area. In addition the law allows urban renewal activities for competitively disadvantaged border communities-- those within 25 miles of a state or international border (Statute 50-2903). When a community determines it is at a disadvantage in its ability to attract business, private investment or commercial development, it is allowed to form Revenue Allocation Areas and fund projects to remedy the situation.

The purposes of the law which will be attained through and the major goals of this plan are:

- Elimination of up to 450 individual domestic septic systems;
- Reduction of a major source of nitrates in the Lindsey and Tammany Creek Watersheds;
- Strengthening the tax base by encouraging and facilitating private investment in additional homes in the project area that would not be possible on septic systems;
- Avoiding an erosion of property values in the event of septic system failure;
- Leverage funds of other local, state or federal agencies.

OBJECTIVES

Agency objectives are:

- Improve infrastructure to leverage, encourage, and support additional land development and/or job growth.
- Improve the local tax base and community aesthetics.
- Fund projects that solve community problems caused by a lack of infrastructure.

- Pay off debts early, when possible.
- Use the increment to leverage other funds such as an Idaho Department of Environmental Quality Grant, developer contributions and City of Lewiston waste water funds.

ORGANIZATION

The Agency is governed by a seven-member board appointed by the Lewiston City Council. Three of the four taxing districts operating within the plan area have a seat (Lewiston, Nez Perce County and Port of Lewiston). The City's Administrative Services Director, a representative of Valley Vision and two community members at-large complete the Board.

On the board in 2017:

- Chairman, Joe Hulett, Member-at-Large
- Vice-Chairman Bob Blakey, Lewiston City Council
- Secretary Dan Marsh, Administrative Services Director, City of Lewiston
- A.L. "Butch" Alford, Jr., Valley Vision
- Jo Ann Cole-Hansen, Member-at-Large
- Mary Hasenoehrl, Port Commissioner
- Bob Tippett, Nez Perce County Commissioner

Administration of the Agency has been provided by Laura Von Tersch, Community Development Director, City of Lewiston. This plan was prepared with the assistance of Shawn Stubbers, Lewiston City Engineer.

POWERS

The Agency has broad powers with respect to any urban renewal plan, including the power to acquire property by purchase from a willing seller. Urban renewal agencies have the power to issue bonds to finance the undertaking of approved projects; however the Agency does not have the power to levy taxes. Bonds and other obligations of a URA are paid by the tax increment collected from the revenue allocation areas. The bonds do not become a debt of any other political agency.

This plan provides the agency with powers, duties and obligations to implement and further the program generally formulated in this plan for urban renewal, rehabilitation, revitalization of the areas within the boundaries of the Revenue Allocation Area.

Implementation of this plan will require public co-investment to help stimulate desired private investment. Typically the agency will fund enhanced public facilities like streets, sidewalks, parking facilities, parks, public buildings, plazas, infrastructure (utilities, storm drainage, and fiber) and streetscape which in turn create an attractive setting for

DUTIES

The URA is responsible for writing and administering the urban renewal plan adopted by the City Council and associated record keeping and retention. The URA shall have the same fiscal year as the City of Lewiston and shall be subject to the same audit requirements as a municipality. As required by the Law and the Act, the Agency will adopt more specific budgets annually. The Agency will report on its activities at least once per year to the City Council. This annual report will address all requirements in Statute including an accounting of the Agency's activities and financial position.

The Agency will comply with all statutory requirements including the Local Government Entity Registry and the State Tax Commission Reporting Repository for Urban Renewal Plans.

The URA Board shall meet regularly to discuss URA business. The URA will seek ways to increase the overall tax base with the goal of ultimately turning the tax revenues over to the local governmental taxing entities. The URA will dispose of all assets upon expiration of the Revenue Allocation Area in January 2037. A disposal plan will be developed in consultation with the other taxing entities closer to the termination date.

SOURCE OF AGENCY REVENUES

The agency will contribute to financing the projects described in this plan using a revenue allocation area (RAA). The base year for this area is 2017. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts, generates the revenues for URA investment. This revenue value is called the "increment". The City of Lewiston contributes most of the increment available to the Agency, and has the largest share of assessed valuation within the RAA boundaries.

See Exhibits 1 and 2.

Exhibit 2 reflects conditions as of 07/10/17; RAA #2 has been closed, RAA #3 and RAA #4 are open.

EXHIBITS 1 AND 2

1.

SOURCE OF URA REVENUES FY2016



Nez Perce County: 33.6%

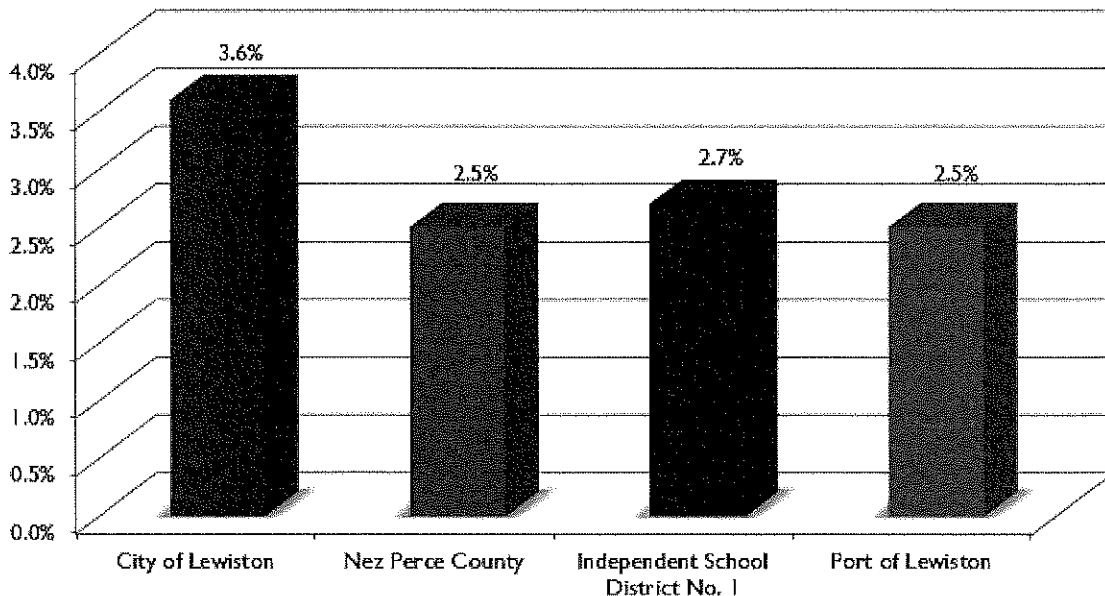
Independent School District No 1: 5.1%

City of Lewiston: 60.4%

Port of Lewiston: .9%

2.

PERCENTAGE OF TAXING DISTRICTS' ASSESSED VALUES SUBJECT TO URA



FINANCING IMPROVEMENTS

The Agency may issue bonds that are special obligations payable from any funds available to the authority in connection with an urban renewal project. The bonds are obligations of the Agency and are not an indebtedness of the City. Prior to a bond being sold, the increment needs to be proven and sufficient funds on hand to cover initial payments.

The Agency may fund projects with any revenues on-hand, or commit, in partnership with other private or public entities to fund projects over time as revenues materialize. The “pay as you go” method is ideal for small or phased projects and avoids costs associated with issuing bonds. Another financing option for sewer systems in particular is the Idaho Department of Environmental Quality Revolving Loan fund. Just like a bond, these loans come with payment schedules.

Initial cost estimates to construct the trunk extension are \$1,850,000. Lines extending into the new service area are projected to cost \$5,925,000. The financing plan at this time includes tax increment, waste water funds, a bond and/or a loan. If service can be provided to Powers Ave and 22nd, developer funds might be available. Increment is projected at 8 million or 13 million dollars over 20 years depending on the assumed appreciation rate. Between 2012 and 2017, the average appreciation was 1.4%. Provision of sewer service is expected to increase appreciation and new development making 6% appreciation a reasonable expectation. The URA will need to work with other parties to cover initial costs or scale back the project. The City of Lewiston already has the project in design at an expected cost of \$239,700.

It will be a number of years before sufficient increment is built up to cover financing payments. During the first five years (at the lesser appreciation rate), the URA will need to draw on the City’s contribution (\$800,000) to make bond payments. Year six to twenty the URA will be able to cash flow payments. Project costs shall be incurred in 2018, and require annual payments through January 2038. If appreciation increases to 6%, the bond will be paid off earlier, and or secondary lines will be added.

ELIGIBLE PROJECT ACTIVITIES

Idaho State Statutes establish the activities in which an urban renewal agency is allowed to engage. Project elements and activities include:

- Acquisition of deteriorated areas and real property;
- Management of any property acquired by the agency;
- Demolition and removal of buildings and improvements;

- Construction or reconstruction of streets, utilities (including sewer, water, storm drainage, fiber, electrical or natural gas distribution), parks, playgrounds, off-street parking facilities, public facilities or buildings, walkways, public open space, visitor information center;
- Disposition of any property at fair market value, except for disposition of property to another public body that can be at less than fair market value;
- Telecommunication infrastructure;
- Issuance of bonds, notes or other financial obligations from time to time; and
- All other actions as necessary or authorized under State law to accomplish this Plan.

COOPERATION BETWEEN THE CITY AND AGENCY

The Agency recommends that the City aid and cooperate with the Agency in carrying out this Plan and take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and prevent the recurrence or spread in the area of conditions causing deterioration.

In addition to the above, by adoption of this plan, the City commits to take the following actions:

- (a) Provide engineering services to design the project.
- (b) Accept ownership and on-going maintenance of improvements made by the URA in the public domain (excepting improvements retained by a public utility for the Community's benefit, or those dedicated to another taxing entity).
- (c) Contribute \$800,000 in city funds to the URA by the end of 2018, and pass through developer contributions from Skyview Estates if or when they are paid to the city.
- (d) Apply zoning, land development standards and business licensing strategies to further the objectives of this plan.
- (e) Negotiate agreements with the Agency for administration, support services, funding sources, personnel, office space, and the like.
- (f) Undertake and complete any other proceedings necessary to carry out projects.

DESCRIPTION OF PROJECTS

This proposed sewer main project has four primary goals:

- 1) Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future and provide existing homeowners with septic systems the option of a public wastewater system. The ultimate goal is abandonment of most of the septic systems.
- 2) Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future to currently undeveloped property, both inside and adjacent to City limits.
- 3) Provide public sewer into the east orchards so that the development density can be increased beyond the current one (1) house per acre on septic systems. Increasing density reduces the price each customer pays for many public services and utilities.
- 4) Help to reduce the nitrate/nutrient and fecal coliform/E Coli levels in both Lindsay Creek and Tammany Creek by reducing the existing and future use of private septic systems.

As illustrated on the following exhibits, the sewer trunk main starts at the Canyon Crest subdivision (Clearview Pointe Drive near 18th St ⁽¹⁾) and stair steps in a south easterly direction to the City limit line at Powers Avenue and 22nd Street. This route was selected for several reasons:

- This route extends to the low point in the drainage basin using available right of way while trying to serve as many existing homes on septic as possible.
- Extending from the trunk main are secondary lines to expand the service area.
- The main starts at a high point, using gravity to flow the effluent to the low point.
- Wastewater collection systems that rely on gravity flow are the least expensive to operate.
- As shown on Exhibit 5, approximately 250 existing homes (+/-) can be served with a gravity system. With the addition of two small lift stations, another 100 existing homes (+/-) can be served.
- More importantly, their septic systems, and a source of nitrates, will be removed from the Lindsey and Tammany creeks watersheds.

Availability of sewer will encourage development of vacant lots and division of acreage into smaller lots. Directly east of the area under consideration for sewer are properties served by the Central Orchards Sewer District (COSD). Its current housing density is about 2.2 homes per acre and the market value is about \$320,000 per acre. The area around the current project has a housing density of about 1.1 homes per acre and a market value of about \$160,000 per acre. It will be challenging to ever have the East

⁽¹⁾ A municipal sewer line located in Canyon Crest Estates will be the point of connection for the East Orchards Sewer line. This portion of the line is outside of the RAA and will be paid for using city funds.

Orchards reach its full tax potential until public sewer is made available. Reducing the size of lots allowed to be served by individual septic tanks is not an option because of the associated downstream water quality impacts.

A subdivision (Skyview Estates) has been approved in unincorporated Nez Perce County immediately adjacent to city limits. Without the East Orchards Sewer Project, the nearest sewer line is ½ mile away. Extension would not be cost-effective for the developer; septic systems are proposed for the 220 homes in the most recent proposal. If this line does get constructed in time to benefit Skyview Estates the developer has indicated that he may be willing to contribute financially to avoid septic systems. Having additional partners on this project would ultimately reduce the final cost of construction to the URA and City and would meet the City’s goal of having public utilities near new development. The URA project would not pay for any lines internal to the subdivision.

In 2014, The Idaho Department of Environmental Quality (DEQ), Water Quality Division, issued a report entitled “2014 Nitrate Priority Area Delineation and Ranking Process”. The nutrient/nitrate levels in Lindsey Creek are the third highest in the state and nearly 2 to 5 times the Department of Environmental Quality’s standard. Septic systems, livestock and application of fertilizers to crops and lawns have been identified as the source of this pollutant. More information on the Lindsey Creek Watershed can be found in Appendix F.

The goal of providing public sewer to the area complies with Idaho Statute 50-2002 and DEQ policies. See Appendix D.

See Exhibit 3 for RAA #5 boundary and Exhibits 4, 5 and 6 for additional project details.

PROJECT SUMMARY: ESTIMATED COSTS			
PROJECT	URA COST	CITY COST	OTHER SOURCES
ENGINEERING DESIGN	\$119,850	\$119,850	\$0
TRUNK LINE	\$925,000 ⁽¹⁾	\$925,000	\$0
SECONDARY LINES	\$2,962,500 ⁽¹⁾	\$2,962,500	\$0
LIFT STATION	\$245,000	\$245,000	\$0
	\$4,252,350	\$4,252,350	\$ 0

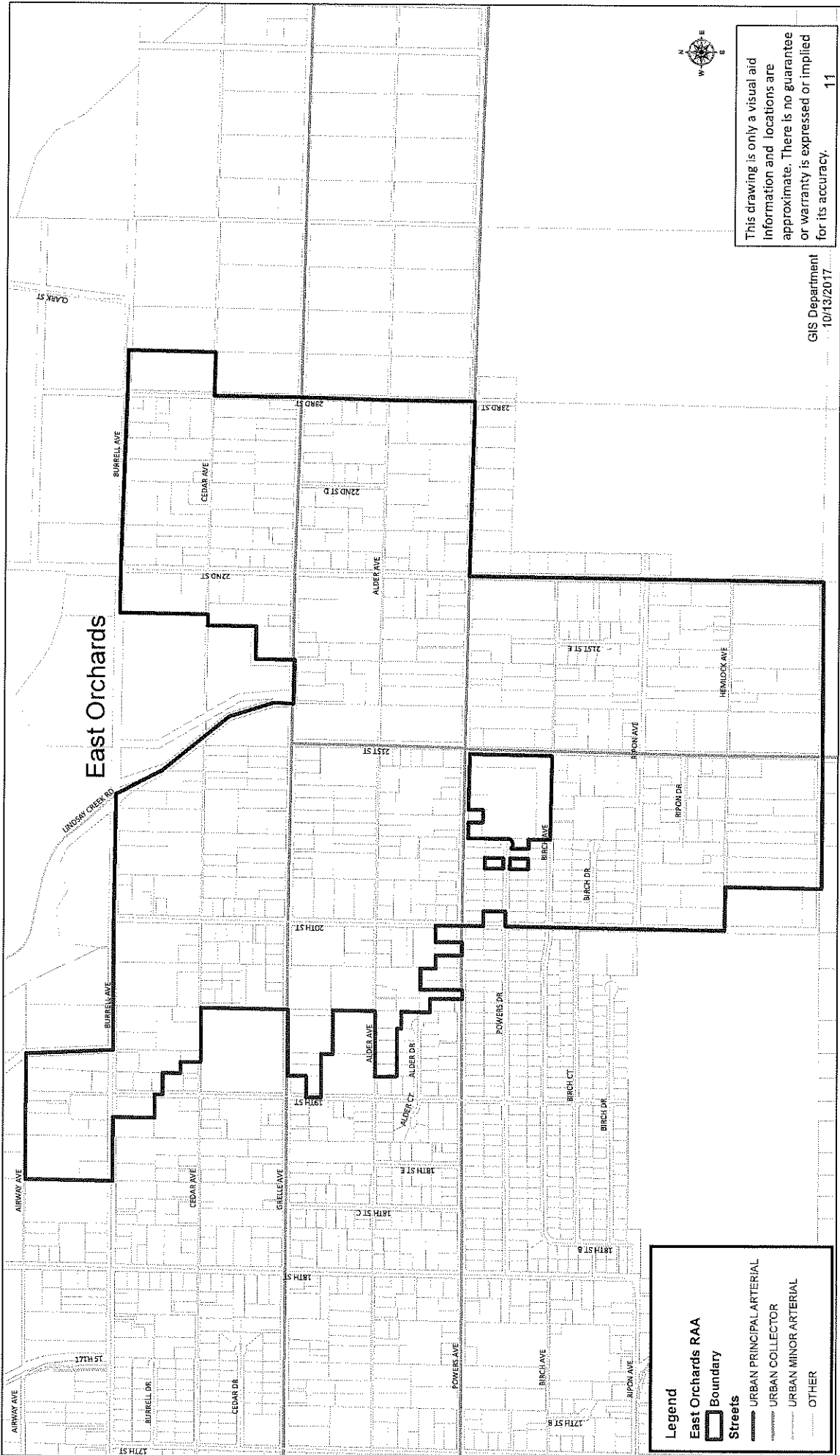
⁽¹⁾ A formal cost sharing agreement has not yet been approved but the URA has set their financial contribution at 50% of the project cost.

This project summary reflects a project that would serve all homes now on septic systems. Exhibit 5 is a smaller project that would eliminate the need for a lift station. The Department of Public Works is evaluating whether the larger project is cost effective.



City of Lewiston COMMUNITY DEVELOPMENT

EXHIBIT 3: RAA #5 BOUNDARY



This drawing is only a visual aid
Information and locations are
approximate. There is no guarantee
or warranty is expressed or implied
for its accuracy.

GIS Department
10/13/2017



Legend

East Orchards RAA

Boundary

Streets

- URBAN PRINCIPAL ARTERIAL
- URBAN COLLECTOR
- URBAN MINOR ARTERIAL
- OTHER

EXHIBIT 4: COLLECTION SYSTEM MASTER PLAN

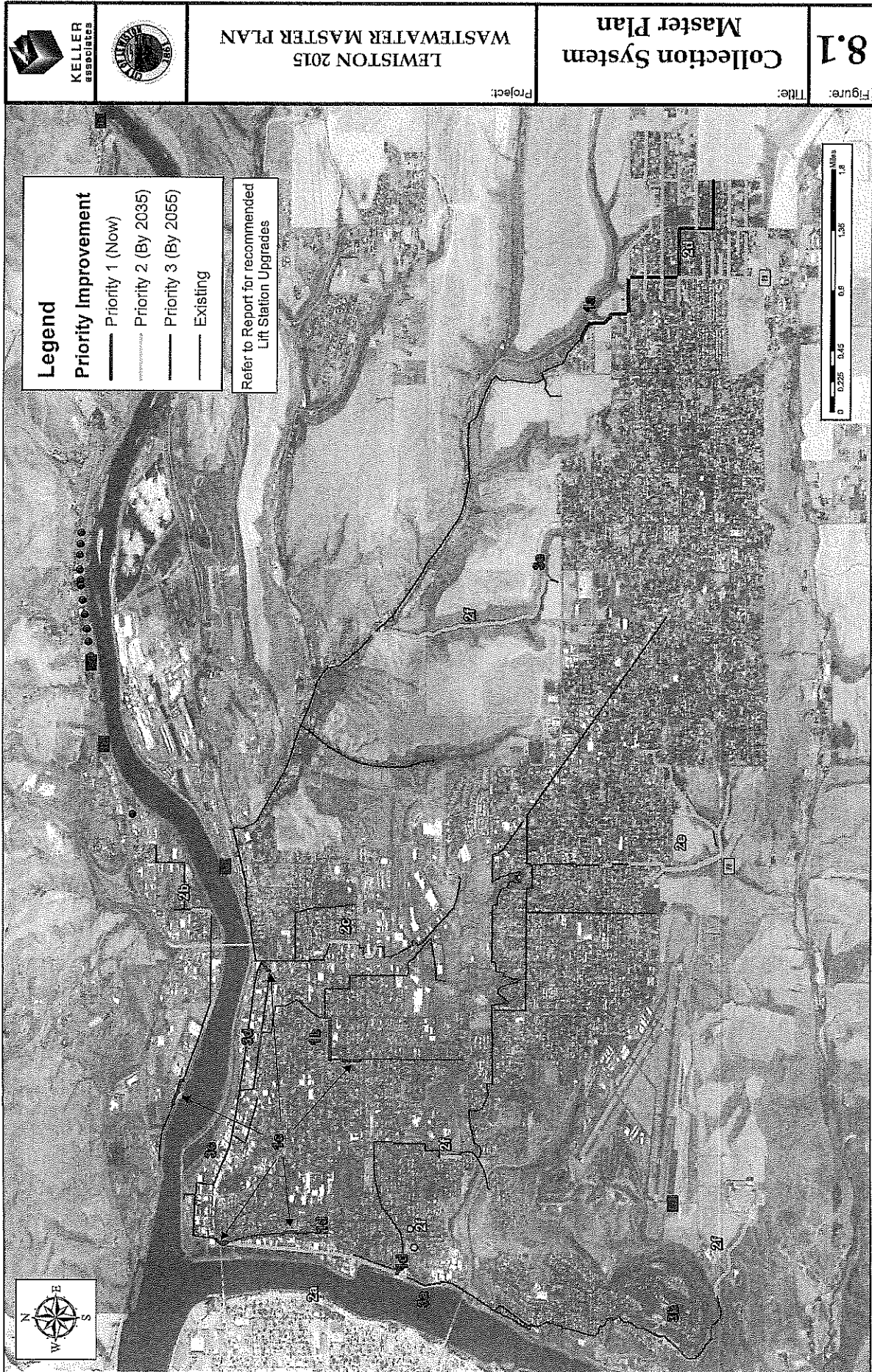


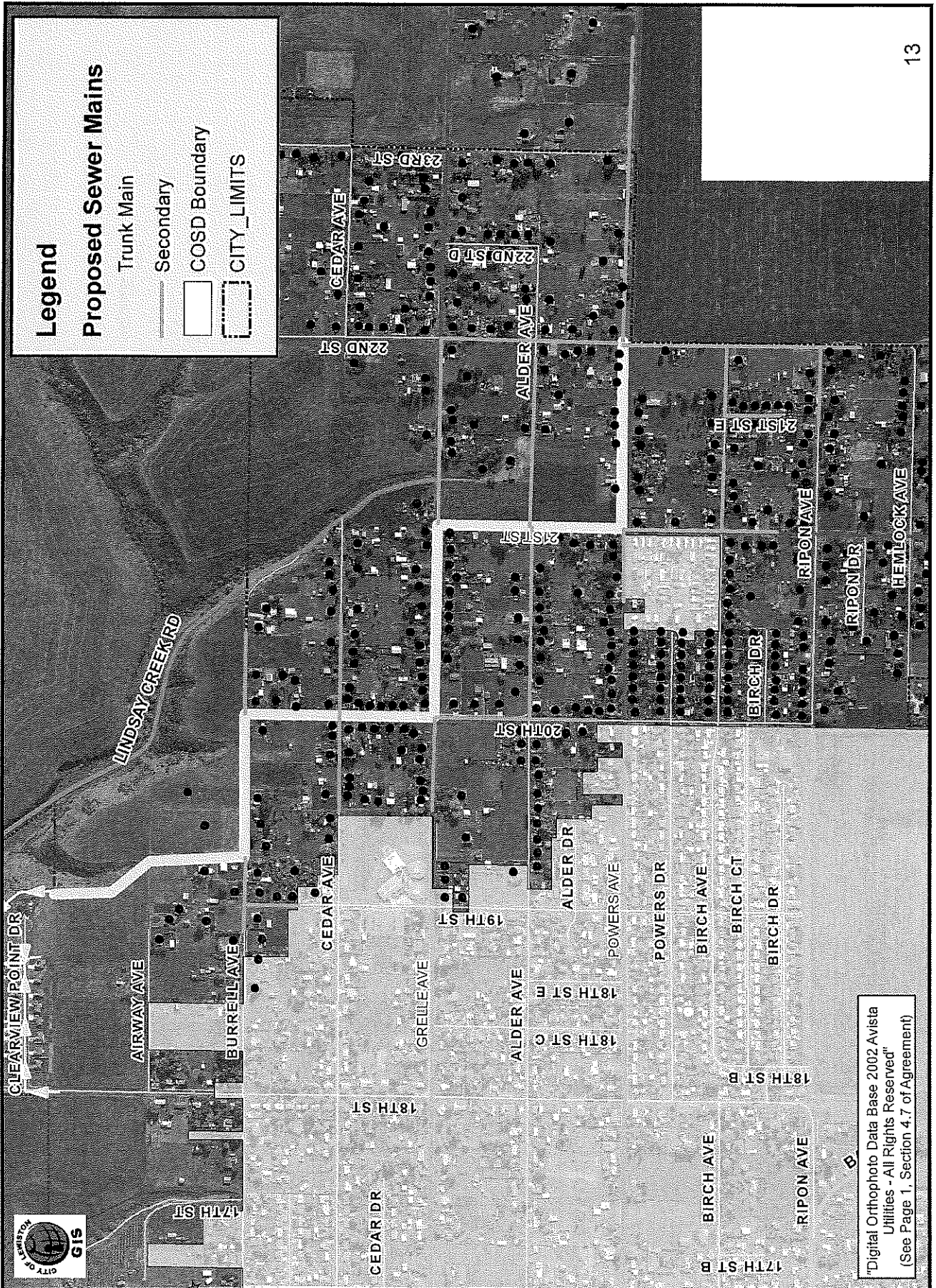
EXHIBIT 5: PROPOSED SEWER MAINS



CITY OF LEWISTON
PUBLIC WORKS DEPARTMENT



1 inch = 900 feet



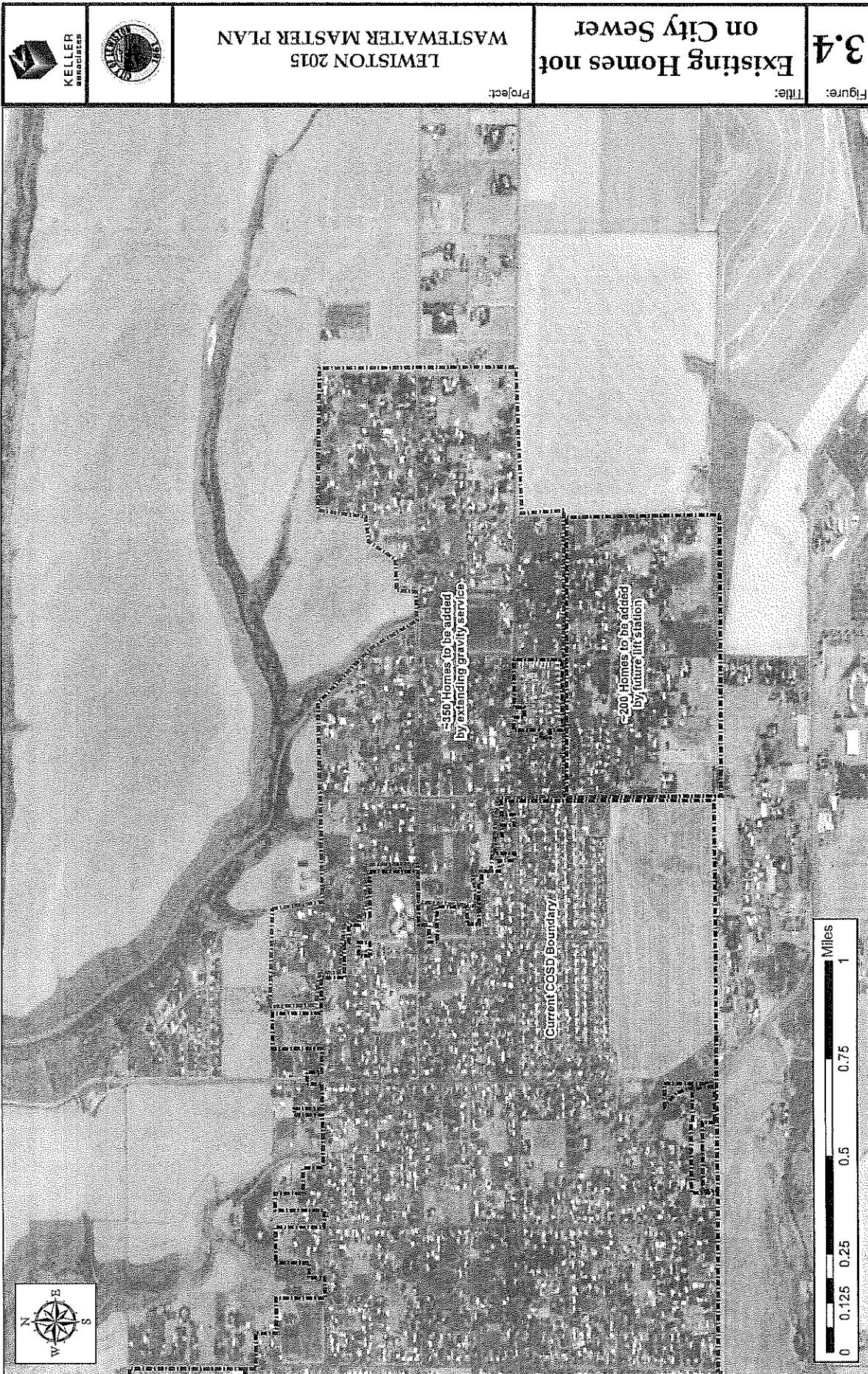
Legend

Proposed Sewer Mains

- Trunk Main
- Secondary
- COSD Boundary
- CITY LIMITS

"Digital Orthophoto Data Base 2002, Avista Utilities - All Rights Reserved" (See Page 1, Section 4.7 of Agreement)

EXHIBIT 6: EXISTING HOMES NOT ON CITY SEWER



LEWISTON 2015
WASTEWATER MASTER PLAN

Project:

Existing Homes not
on City Sewer

Title:

3.4

Figure:

OTHER PROJECTS AND REVENUE ALLOCATION AREAS

In developing Revenue Allocation Area #5, East Orchards Sewer, the Agency discussed other areas that could be considered blighted, or lacking sufficient infrastructure to support land development. These other areas include Bryden Avenue Corridor and Circulation around the Airport. This Plan only addresses East Orchards Sewer.

ECONOMIC FEASIBILITY STUDY

Cost of projects described for Area #5 will need to be phased whether appreciation is 4% or 6%. Assuming a bond of 2 million at 5.5%, total loan costs will be \$3,301,859 over 20 years. The URA will need to draw on the City's contributions (\$800,000) to make payments for the first five years, after that the URA can cash flow payments. See Appendix C for an economic feasibility analysis using increment projections.

FISCAL IMPACT TO OTHER TAXING ENTITIES

It is expected that the agency will complete the projects described in this plan and scoped as part of their annual budget throughout the RAA's duration (January 2037).

Section 63-301A, Idaho Code, prohibits taxing entities from including, as part of the new construction roll, the increased value of new construction within the revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Urban Renewal District will no longer be available for inclusion by the taxing entities to increase their budgets. Therefore, less tax revenue projected in the future will be available to those taxing entities. Generally, the impact on those entities could be determined by taking the Agency's projected revenue and distributing the funds in the same ratio as the respective levy rates of each taxing district.

Appendix C incorporates estimates of increment revenue flowing to the Agency. If the appreciation or overall levy rate is less than assumed, the Agency will receive less funds from revenue allocation. Market value changes and levy rates are influenced by many factors beyond the Agency's control, so the actual numbers may vary.

Revenue projections in Appendix C will give the other taxing entities a sense of the fiscal impact they might experience prior to the termination of the Agency if all increment revenue materializes and is directed to the described capital projects. Revenue estimates are based on the Agency's present knowledge and expectations.

Using the 2016 Tax Year levies and at 4% appreciation, the four taxing entities will forgo as much as \$8,068,616 in tax revenues for the main and secondary lines proportioned as follows;

City of Lewiston: \$4,871,830
County of Nez Perce: \$2,713,476
Lewiston Independent School District No. #1: \$413,113
Port of Lewiston: \$70,197

That estimate could very easily be high, as levies are expected to drop with the sale of Saint Joseph's Regional Medical Center to a for-profit, tax paying entity. It should also be noted that the levy necessary to pay for the high school bond will not be factored into URA revenues by the State tax Commission.

The total assessed value contained in RAA #5 in 2016 tax year is \$83,402,999, 3.3% of the total assessed value in the municipality. The total assessed value of the City of Lewiston in 2016 tax year is \$2,566,000,625 according to the 2016 December Value Worksheet Nez Perce County. For purposes of this plan, the 2016 numbers for all jurisdictions have been adjusted to reflect closure of RAA #2 and opening of RAA #4.

CONCLUSION AND RECOMMENDATION

Private septic systems are creating serious environmental and public health concerns. The lack of public sewer limits housing densities that suppress the tax base and impairs sound, sustainable growth. This reduced density makes it more expensive to provide essential public services, public utilities and streets.

It is in the Community's best interest to try to prevent up to 220 new homes from being added on private septic when nutrient/nitrate levels in Lindsay Creek are already the third highest in the State and nearly 2-5 times higher than the DEQ's standard.

The Urban Renewal Agency of the City of Lewiston, in cooperation with the City of Lewiston, believes exercising the powers provided by Statute will benefit all residents of the Community.

**APPENDIX A:
SUMMARY STATEMENTS, LEGAL INSTRUMENTS**

This is the Urban Renewal Plan (the "Plan") for Revenue Allocation Area #5, East Orchards Sewer for the City of Lewiston. The Plan consists of the text and all attachments thereto, including a map of the proposed revenue allocation area, a project description, revenue projections, tax impacts, and financing methods.

This Plan provides the agency with powers, duties and obligations to implement and further the program formulated in this Plan for the redevelopment and revitalization of the area within the boundaries of Tax Revenue Allocation Area #5 (RAA) as set forth in Exhibit 3 attached hereto. This Plan contains specific recommendations on ways the Agency can immediately remedy these deficiencies and encourage new private investment within the project areas.

On November 15, 1999, the Lewiston City Council adopted Resolution No. 99-85, creating the Urban Renewal Area. At that time the RAA boundaries were the Business and Technology Park in the Nez Perce Terrace Area. The Business and Technology Park was found to be a deteriorated area.

The Urban Renewal Agency of the City of Lewiston, Idaho (the "Agency") is an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Title 50, Chapter 20 of the Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Title 50, Chapter 29, as amended (the "Act"), and a duly created and existing urban renewal agency of the City of Lewiston, Idaho.

On September 26, 2005, pursuant to Resolution 2005-76 adopted by the City Council, the City determined that all real property within the corporate limits of the City and North of Eighth Avenue, East of 29th Street and the real property North of Stewart Avenue, west of Juniper Drive and East of Thain Grade; has deteriorated or deteriorating areas as provided in Idaho Code Sections 50-2018 and 50-2903 (8). The conditions are resulting in the economic underdevelopment of the area and arresting the sound economic growth of the City of Lewiston.

On April 10, 2017, pursuant to Resolution 2017-20 adopted by the City Council, the City determined that all properties within the corporate limits of the City and (a) south of Airway Avenue and Burrell Avenue, (b) west of 23rd Street extended to Richardson Avenue extended (c) north of Richardson Avenue extended, (d) east of 20th Street south of Powers Avenue, and (e) east of 18th Street C north of Powers Avenue extended to Airway Avenue.

The Plan allows financing of urban renewal projects with revenue allocation funds pursuant to the Act.

APPENDIX B: DEFINITIONS

Act means collectively the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as the same shall be amended from time to time.

Agency means the Urban Renewal Agency of the City of Lewiston, Idaho, a body politic and corporate created pursuant to the Act.

Assessment Roll means the assessment roll used in connection with the taxation of the properties in the RAA by the taxing agencies, as such roll is equalized as provided by the law of the State of Idaho.

Authorized Officer of the Agency shall mean the Chairman of the Board, or a representative designated by the Board.

Base Year means 2017

Board shall mean the Board of Commissioners of the Agency.

Bonds shall mean bonds issued by the Agency.

Cost of Acquisition and Construction, with respect to Projects, shall include together with any other proper item or cost not specifically mentioned therein, the cost of demolition, the cost of acquisition and construction of the Project and the financing thereof, the cost, whether incurred by the Agency or another, of field surveys and advance planning undertaken in connection with the Project, and the cost of acquisition of any land or interest therein required as the sites thereof or for use in connection therewith, the cost of preparation of the sites thereof and of any land to be used in connection therewith, the cost of any indemnity and surety bonds and insurance premiums, allocable administrative and general expenses of the Agency, allocable portions of inspection expenses, financing changes, legal fees, and fees and expenses of financial advisors and consultants in connection therewith, cost of audits, the cost of utilities, architectural services, design, plans, specifications and surveys, estimates of cost, the payment of any notes of the Agency (including any interest and redemption premiums) issued to temporarily finance the payment of any item or items of cost of the Project and payable from the proceeds of any bonds, and all other expenses necessary or incident to determining the feasibility or practicability of Projects, and such other expenses not specified herein as may be necessary or incident to the construction and acquisition of Projects, the financing thereof and the placing of the same in use and operation.

Cost(s) of Issuance shall mean printing, rating agency fees, legal fees, underwriting fees, fees and expenses of the Trustee, bond insurance premiums, if any, and all other fees,

charges, and expenses with respect to or incurred in connection with the issuance, sale, and delivery of a series of Bonds.

Debt Service for any period shall mean, as of any date of calculation, an amount equal to the Principal Installment and interest accruing during such period on the Bonds. Such Debt Service on the Bonds shall be calculated on the assumption that no portion of the Bonds Outstanding at the date of calculation will cease to be Outstanding except by reason of the payment of the Principal Installment on the Bonds on the due date thereof.

District means East Orchards Sewer #5 designated by the City as a Revenue Allocation Area under the Act.

Fiscal Year shall mean the annual accounting period of the Agency, beginning October 1 in a year and ending September 30 of the following year.

Infrastructure shall mean without limitation above and below ground utilities such as water, sewer, storm drainage, telephone, cable, internet, fiber, electricity, gas, road, curb, gutter, sidewalk, bridges, tunnels, benches, bike racks, trash receptacles, pedestrian and bicycle paths; parking lots, signage, landscaping, place making and public art.

Investment Securities shall mean and include any securities that are legal investments under Section 67-1210, Idaho Code.

Operation and Maintenance Expenses with respect to the Project, shall mean all actual operation and maintenance expenses incurred by the Agency in any particular Fiscal Year or period to which said term is applicable or charges made therefore during such Fiscal Year or period.

Plan shall mean the Urban Renewal Plan for Revenue Allocation Area #5.

Project shall mean the infrastructure improvements further described in the text of the Plan.

Revenue Allocation Revenues means that incremental portion of Taxes exceeding the amount of Taxes collected in the Base Year, allocated to the Agency under the Plan and in accordance with the provisions of the Act.

Secretary means the Secretary of the Agency.

Taxes means all levies on ad valorem basis upon land, real property, personal property or any other property, tangible or intangible, included within the Districts.

Tax Increment Financing means a mechanism for financing local economic development projects in through taxes generated by increased property values.

APPENDIX C: INCREMENT PROJECTION AND LOAN PAYMENT

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
Annual Loan Payment on 2 Mill	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	\$ 165,096	
Total Loan Cost \$3,201,259																									

Development Estimates
 Conversion from Single
 Home to Development Using the Trunk Line
 Rate from Development to Skyview Estates

East Orchards (No Skyview Estates)

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
PAV Value	\$ 57,364,731	\$ 58,817,073	\$ 60,270,415	\$ 61,723,757	\$ 63,177,100	\$ 64,630,442	\$ 66,083,784	\$ 67,537,126	\$ 68,990,468	\$ 70,443,810	\$ 71,897,152	\$ 73,350,494	\$ 74,803,836	\$ 76,257,178	\$ 77,710,520	\$ 79,163,862	\$ 80,617,204	\$ 82,070,546	\$ 83,523,888	\$ 84,977,230	\$ 86,430,572	\$ 87,883,914	\$ 89,337,256	\$ 90,790,598	
Increment Value	\$ -	\$ 1,453,342	\$ 2,906,684	\$ 4,360,026	\$ 5,813,368	\$ 7,266,710	\$ 8,720,052	\$ 10,173,394	\$ 11,626,736	\$ 13,080,078	\$ 14,533,420	\$ 15,986,762	\$ 17,440,104	\$ 18,893,446	\$ 20,346,788	\$ 21,800,130	\$ 23,253,472	\$ 24,706,814	\$ 26,160,156	\$ 27,613,498	\$ 29,066,840	\$ 30,520,182	\$ 31,973,524	\$ 33,426,866	\$ 34,880,208
Increment Rate	\$ -	\$ 2.52%	\$ 4.94%	\$ 7.36%	\$ 9.78%	\$ 12.20%	\$ 14.62%	\$ 17.04%	\$ 19.46%	\$ 21.88%	\$ 24.30%	\$ 26.72%	\$ 29.14%	\$ 31.56%	\$ 33.98%	\$ 36.40%	\$ 38.82%	\$ 41.24%	\$ 43.66%	\$ 46.08%	\$ 48.50%	\$ 50.92%	\$ 53.34%	\$ 55.76%	\$ 58.18%
Increment Remaining Total	\$ -	\$ 1,453,342	\$ 4,360,026	\$ 8,720,052	\$ 13,080,078	\$ 17,440,104	\$ 21,800,130	\$ 26,160,156	\$ 30,520,182	\$ 34,880,208	\$ 39,240,234	\$ 43,600,260	\$ 47,960,286	\$ 52,320,312	\$ 56,680,338	\$ 61,040,364	\$ 65,400,390	\$ 69,760,416	\$ 74,120,442	\$ 78,480,468	\$ 82,840,494	\$ 87,200,520	\$ 91,560,546	\$ 95,920,572	\$ 100,280,598
Total	\$ (166,096)	\$ (115,288)	\$ (64,480)	\$ (13,672)	\$ 37,416	\$ 175,312	\$ 343,208	\$ 511,104	\$ 679,000	\$ 846,896	\$ 1,014,792	\$ 1,182,688	\$ 1,350,584	\$ 1,518,480	\$ 1,686,376	\$ 1,854,272	\$ 2,022,168	\$ 2,190,064	\$ 2,357,960	\$ 2,525,856	\$ 2,693,752	\$ 2,861,648	\$ 3,029,544	\$ 3,197,440	\$ 3,365,336

East Orchards (No Skyview Estates)

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
PAV Value	\$ 57,364,731	\$ 58,817,073	\$ 60,270,415	\$ 61,723,757	\$ 63,177,100	\$ 64,630,442	\$ 66,083,784	\$ 67,537,126	\$ 68,990,468	\$ 70,443,810	\$ 71,897,152	\$ 73,350,494	\$ 74,803,836	\$ 76,257,178	\$ 77,710,520	\$ 79,163,862	\$ 80,617,204	\$ 82,070,546	\$ 83,523,888	\$ 84,977,230	\$ 86,430,572	\$ 87,883,914	\$ 89,337,256	\$ 90,790,598	
Increment Value	\$ -	\$ 1,453,342	\$ 2,906,684	\$ 4,360,026	\$ 5,813,368	\$ 7,266,710	\$ 8,720,052	\$ 10,173,394	\$ 11,626,736	\$ 13,080,078	\$ 14,533,420	\$ 15,986,762	\$ 17,440,104	\$ 18,893,446	\$ 20,346,788	\$ 21,800,130	\$ 23,253,472	\$ 24,706,814	\$ 26,160,156	\$ 27,613,498	\$ 29,066,840	\$ 30,520,182	\$ 31,973,524	\$ 33,426,866	\$ 34,880,208
Increment Rate	\$ -	\$ 2.52%	\$ 4.94%	\$ 7.36%	\$ 9.78%	\$ 12.20%	\$ 14.62%	\$ 17.04%	\$ 19.46%	\$ 21.88%	\$ 24.30%	\$ 26.72%	\$ 29.14%	\$ 31.56%	\$ 33.98%	\$ 36.40%	\$ 38.82%	\$ 41.24%	\$ 43.66%	\$ 46.08%	\$ 48.50%	\$ 50.92%	\$ 53.34%	\$ 55.76%	\$ 58.18%
Increment Remaining Total	\$ -	\$ 1,453,342	\$ 4,360,026	\$ 8,720,052	\$ 13,080,078	\$ 17,440,104	\$ 21,800,130	\$ 26,160,156	\$ 30,520,182	\$ 34,880,208	\$ 39,240,234	\$ 43,600,260	\$ 47,960,286	\$ 52,320,312	\$ 56,680,338	\$ 61,040,364	\$ 65,400,390	\$ 69,760,416	\$ 74,120,442	\$ 78,480,468	\$ 82,840,494	\$ 87,200,520	\$ 91,560,546	\$ 95,920,572	\$ 100,280,598
Total	\$ (166,096)	\$ (115,288)	\$ (64,480)	\$ (13,672)	\$ 37,416	\$ 175,312	\$ 343,208	\$ 511,104	\$ 679,000	\$ 846,896	\$ 1,014,792	\$ 1,182,688	\$ 1,350,584	\$ 1,518,480	\$ 1,686,376	\$ 1,854,272	\$ 2,022,168	\$ 2,190,064	\$ 2,357,960	\$ 2,525,856	\$ 2,693,752	\$ 2,861,648	\$ 3,029,544	\$ 3,197,440	\$ 3,365,336

East Orchards (No Skyview Estates)

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
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Increment Value	\$ -	\$ 1,453,342	\$ 2,906,684	\$ 4,360,026	\$ 5,813,368	\$ 7,266,710	\$ 8,720,052	\$ 10,173,394	\$ 11,626,736	\$ 13,080,078	\$ 14,533,420	\$ 15,986,762	\$ 17,440,104	\$ 18,893,446	\$ 20,346,788	\$ 21,800,130	\$ 23,253,472	\$ 24,706,814	\$ 26,160,156	\$ 27,613,498	\$ 29,066,840	\$ 30,520,182	\$ 31,973,524	\$ 33,426,866	\$ 34,880,208
Increment Rate	\$ -	\$ 2.52%	\$ 4.94%	\$ 7.36%	\$ 9.78%	\$ 12.20%	\$ 14.62%	\$ 17.04%	\$ 19.46%	\$ 21.88%	\$ 24.30%	\$ 26.72%	\$ 29.14%	\$ 31.56%	\$ 33.98%	\$ 36.40%	\$ 38.82%	\$ 41.24%	\$ 43.66%	\$ 46.08%	\$ 48.50%	\$ 50.92%	\$ 53.34%	\$ 55.76%	\$ 58.18%
Increment Remaining Total	\$ -	\$ 1,453,342	\$ 4,360,026	\$ 8,720,052	\$ 13,080,078	\$ 17,440,104	\$ 21,800,130	\$ 26,160,156	\$ 30,520,182	\$ 34,880,208	\$ 39,240,234	\$ 43,600,260	\$ 47,960,286	\$ 52,320,312	\$ 56,680,338	\$ 61,040,364	\$ 65,400,390	\$ 69,760,416	\$ 74,120,442	\$ 78,480,468	\$ 82,840,494	\$ 87,200,520	\$ 91,560,546	\$ 95,920,572	\$ 100,280,598
Total	\$ (166,096)	\$ (115,288)	\$ (64,480)	\$ (13,672)	\$ 37,416	\$ 175,312	\$ 343,208	\$ 511,104	\$ 679,000	\$ 846,896	\$ 1,014,792	\$ 1,182,688	\$ 1,350,584	\$ 1,518,480	\$ 1,686,376	\$ 1,854,272	\$ 2,022,168	\$ 2,190,064	\$ 2,357,960	\$ 2,525,856	\$ 2,693,752	\$ 2,861,648	\$ 3,029,544	\$ 3,197,440	\$ 3,365,336

APPENDIX D: IDAHO STATUTES 50-2002 and 50-2905

TITLE 50 MUNICIPAL CORPORATIONS CHAPTER 20 URBAN RENEWAL LAW

50-2002. FINDINGS AND DECLARATIONS OF NECESSITY. It is hereby found and declared that there exist in municipalities of the state deteriorated and deteriorating areas (as herein defined) which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of these conditions is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenue because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.

TITLE 50 MUNICIPAL CORPORATIONS CHAPTER 29 LOCAL ECONOMIC DEVELOPMENT ACT

50-2905. Recommendation of urban renewal agency. In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include with specificity:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (3) An economic feasibility study;
- (4) A detailed list of estimated project costs;
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided

for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan;

(8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets; and

(9) Any changes to an urban renewal plan as provided in subsections (2) and (6) of this section shall be noticed and shall be completed in an open public meeting.

History: [50-2905, added 1988, ch. 210, sec. 5, p. 397; am. 2002, ch. 143, sec. 4, p. 401; am. 2011, ch. 317, sec. 8, p. 923; am. 2016, ch. 349, sec. 5, p. 1022.]

APPENDIX E: ADOPTION PROCESS

(Revised 04/06/2017)
Lewiston City Council
REGULAR MEETING AGENDA
Monday, April 10, 2017 – 6:00 p.m.
Bell Building – 215 D Street (Upstairs Conference Room)
Lewiston, Idaho 83501

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS

This is an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes.

IV. PUBLIC HEARINGS AND PRESENTATIONS

- A. PUBLIC HEARING: LICENSE FEE FOR LANDOWNERS ENCROACHING UPON CITY PROPERTY: *A proposal to establish a new fee for landowners who are currently encroaching upon city-owned property.*

V. CONSENT AGENDA

- A. CITY COUNCIL MEETING MINUTES: *02/27/17 Regular; 03/26/17 Budget Roundtable*
- B. VOUCHERS PAYABLE: *03/10/17 through 03/23/17 - \$1,197,589.41*

VI. ACTIVE AGENDA

- A. ORDINANCE 4689 (SECOND READING): *Considering the establishment of regulations for homeless shelters*
- B. ORDINANCE 4688 (SECOND READING): *Amending Section 37-172 of the Lewiston City Code to modify the use requirements for nonconforming lots*
- C. RESOLUTION 2017-15: *Authorizing revocable license agreements for landowners currently encroaching upon city-owned property, establishing an annual license fee for use of city-owned property*
- D. RESOLUTION 2017-16: *Considering a sole source purchase from Unifire, Inc., for Viking Structural Protective Firefighter Gear*
- E. RESOLUTION 2017-17: *Considering a sole source purchase from Anatek Labs, Inc., for testing services at the Wastewater Treatment Plant*
- F. BID AWARD - IFB-17-013 LINE STRIPER: *One traffic paint line striper – Vogel Traffic Services, Inc., d/b/a EZ-Liner Industries - \$137,219*

- ✓ G. RESOLUTION 2017-20: *Creating the East Orchards Urban Renewal Area*
- H. FIRE STATION LEASE AGREEMENT: *Considering a lease for a new fire station (Tabled from 03/27/17 agenda - (To be provided later in the week))*
- VII. NEW BUSINESS
 - A. *CITY COUNCILOR COMMENTS*
 - B. *CITY MANAGER COMMENTS*
 - C. *ADVISORY BOARD AND COMMISSION APPOINTMENTS*
 - D. *WORK SESSION AGENDA TOPICS*
- VIII. EXECUTIVE SESSION RE: RECORDS EXEMPT FROM DISCLOSURE: *Idaho Code Section 74-206(1)(d).*
- IX. ADJOURNMENT

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at 208-746-3671, ext. 6203.



CITY COUNCIL MEETING AGENDA ITEM HISTORY/COMMENTARY

ITEM TITLE Resolution 2017-20		AGENDA NO. _____ AGENDA DATE: 04/10/17 CONSENT: <input type="checkbox"/> ACTIVE: <input checked="" type="checkbox"/>	1ST READING _____ 2ND READING _____ 3RD/ADOPTION _____
ORIGINATING SOURCE Community Development Director Date: 04/10/17		FUNDING CERTIFICATION (IF APPLICABLE) Date: _____	
DIVISION MANAGER REVIEW (If applicable) Date: _____		DEPARTMENT MANAGER REVIEW (If applicable) Laura M. Von Tersch <i>LV</i> Date: 4/10/17	
RECOMMENDED FOR COUNCIL ACTION	CITY MANAGER <i>J. Bennett</i> Date: 4/13/17		Date: 4/13/17
ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)			
<p>January 9, 2017- City Council supported two new Urban Renewal Projects—Main East Main and East Orchards Sewer</p> <p>January 19, 2017- City Council met with the Nez Perce County Commission. The County Commission supported Main East Main, Bryden Corridor and Airport Circulation as suitable for Urban Renewal Projects. The County was not receptive to the East Orchards proposal.</p> <p>February 6, 2017—City Council reiterated their support for Main East Main and East Orchards Sewer Urban Renewal Projects.</p>			
ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources.			
<p>Resolution 2017-20 makes findings of deteriorated and deteriorating conditions in the East Orchards and determines the area is suitable for an Urban Renewal Project. This Resolution directs the Urban Renewal Agency to develop a project and Plan and return it to the City Council for consideration as required by Statute.</p>			
ACTION PROPOSED:			
Adopt Resolution 2017-20			

848698

RESOLUTION 2017-20

A RESOLUTION CREATING THE EAST ORCHARDS URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution 99-75, the City of Lewiston created the Urban Renewal Agency of the City of Lewiston;

WHEREAS, pursuant to Resolution 99-85, the City of Lewiston created the Nez Perce Terrace Urban Renewal Area #1;

WHEREAS, pursuant to Resolution 2005-76, the City of Lewiston expanded the boundaries of Nez Perce Terrace Urban Renewal Area #1; and

WHEREAS, the City of Lewiston now desires to create another urban renewal area within its area of operation, in accordance with the Idaho Urban Renewal Act, I.C. §§ 50-2001 *et seq.*, and the Local Economic Development Act, I.C. §§ 50-2901 *et seq.*

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: The real property described and illustrated in Exhibit A, attached hereto and incorporated herein, is hereby declared to be a deteriorated or deteriorating area, as defined by Idaho Code §§ 50-2018(8) and 50-2903(8), due to the following: (a) the predominance of septic systems that, by reason of deterioration and age, inadequately provide for sanitation, thereby endangering life or property, and, further, are conducive to ill health and transmission of disease and detrimental to the public health, safety, morals, or welfare; (b) the deterioration of such septic systems also results in economic underdevelopment of the area and/or substantially impairs or arrests the sound growth of the City of Lewiston; and (c) the lack of a public sewer system, which creates insanitary conditions resulting in economic underdevelopment of the area, substantially impairing or arresting the sound growth of the City of Lewiston, and retarding the provision of housing accommodations.

RESOLUTION 2017-20

Instrument # 848698

NEZ PERCE COUNTY

6-3-2017 02:40:56 PM No. of Pages: 3

Recorded for : CITY OF LEWISTON

PATTY WEEKS

Ex-Officio Recorder

Index to: RESOLUTIONS

Fee: 0.00

Deputy *Lindy P. DeCamp*

1/3

SECTION 2: The real property described and illustrated in Exhibit A is hereby designated as an urban renewal area, in accordance with the Idaho Urban Renewal Act, I.C. §§ 50-2001 *et seq.*, and the Local Economic Development Act, I.C. §§ 50-2901 *et seq.* Such urban renewal area is to be known as the "East Orchards Urban Renewal Area."

SECTION 3: The East Orchards Urban Renewal Area is hereby designated as appropriate for one or more urban renewal projects. Accordingly, the Urban Renewal Agency of the City of Lewiston is hereby directed to develop an urban renewal plan for the East Orchards Urban Renewal Area. Such urban renewal plan shall then be returned to the City Council, with recommendations from the Urban Renewal Agency of the City of Lewiston, for public hearing.

SECTION 4: This resolution shall become effective upon its passage.

PASSED this 10th day of April 2017.

CITY OF LEWISTON

By: [Signature]
James Kleeburg, Mayor



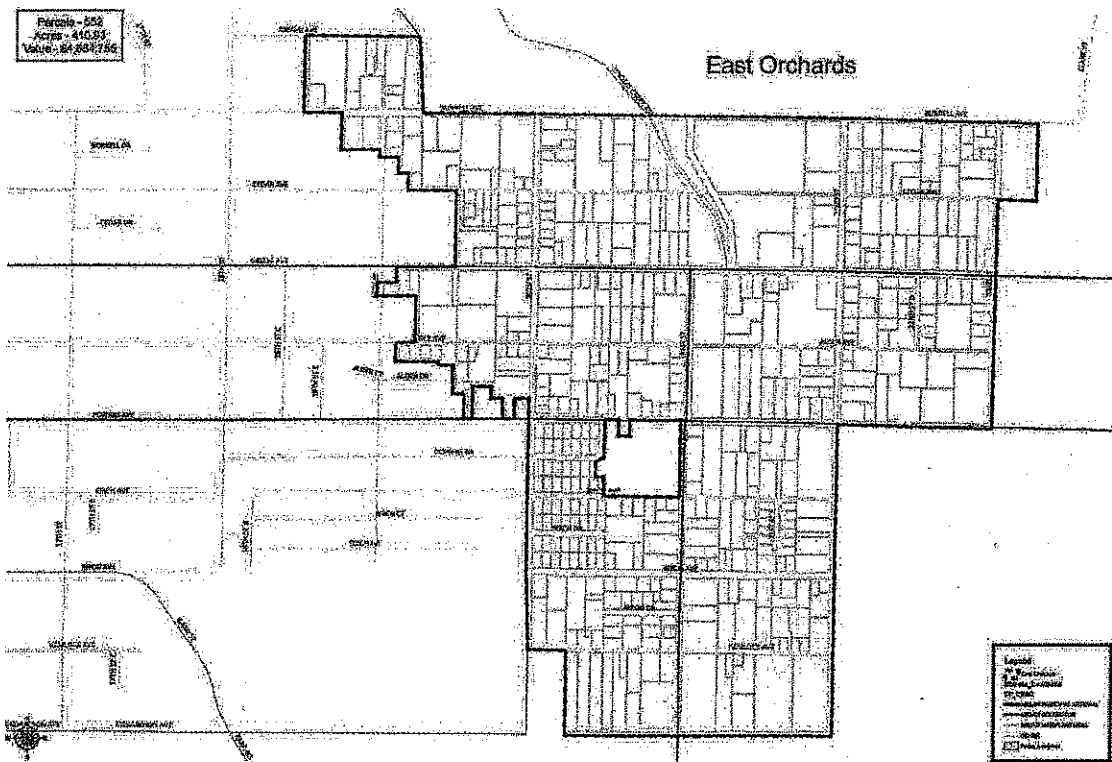
ATTEST:

[Signature]
Kari J. Ravencroft, City Clerk

EXHIBIT A

East Orchards Urban Renewal Area

The East Orchards Urban Renewal Area shall, generally, consist of properties: (a) south of Airway Avenue and Burrell Avenue, (b) west of 23rd Street extended to Richardson Avenue extended, (c) north of Richardson Avenue extended, (d) east of 20th Street south of Powers Avenue, and (e) east of 18th Street C north of Powers Avenue extended to Airway Avenue, as more particularly depicted in the following diagram:



Notice for publication 4/23/17

PUBLIC NOTICE

The Urban Renewal Agency of the City of Lewiston, Idaho will hold a public hearing 5/09/2017 at 12:00 noon, 1134 "F" Street, City Hall Conference Room, to discuss and potentially adopt an Urban Renewal Plan for RAA#5. This plan incorporates a revenue allocation area generally consisting of properties (a) south of Airway Avenue and Burrell Avenue, (b) west of 23rd Street extended to Richardson Avenue extended, (c) north of Richardson Avenue extended, (d) east of 20th Street south of Powers Avenue, (e) east of 18th Street C north of Powers Avenue extended to Airway Avenue.

A Revenue Allocation Area will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The project being considered is construction of a sewer trunk main, secondary sewer lines and one or more lift stations in the East Orchards not currently served by Central Orchards Sewer District. The trunk Main would start at the south east corner of the Canyon Crest subdivision and stair step its way down existing streets to 22nd and powers Avenue.

Copies of the draft plan can be obtained or viewed on-line at <http://www.cityoflewiston.org/content/848/6585/default.aspx>, at Community Development (215 "D" Street), the City Library (411 "D" Street) and from the City Clerk, (City Hall, 1134 "F" Street). Comments on the plan are welcome and may be submitted in writing to URA, P.O. Box 617, Lewiston, Idaho 83501; by email to lvontersch@cityoflewiston.org; or at the public hearing.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.

Cheri Scanlon
Deputy
133655

THE STATE OF IDAHO
SENDS GREETINGS TO:
Cloud Rickman

BY: /s/Cheri Scanlon
Deputy
133651

FOR FURTHER INFORMA-
TION, contact the Communi-
ty Development Department
at (208) 746-1318, ext 7202.

DATED this 23rd day of
April, 2017.

ONS
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\$67-2301)
016-0000722

ICT COURT
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S DIVISION

EST OF:

RPHY,

MURPHY,

KMAN,

18 Years of

YOU ARE HEREBY NO-
TIFIED that a Petition to
Terminate Parental Rights
between Nachyah Rickman
and her possible/potential
father, Cloud Rickman, has
been filed with the Magis-
trate Court of the County of
Nez Perce, by Jessica Uhrig,
Deputy Prosecutor, Under
I.C. §16-2005, etc. A hearing
on the Petition will be held at
the Nez Perce County Court-
house, 1230 Main Street,
Lewiston, Idaho on July 17,
2017 at 9:00 a.m. through
July 19, 2017 at 5:00 p.m.

YOU ARE FURTHER NO-
TIFIED that you are entitled
to be represented by an At-
torney. If you cannot afford
one, you may be appointed an
Attorney by making applica-
tion to the Court at the Nez
Perce County Courthouse.

If you fail to appear at the
time and place set forth
above, or fail to appear
through an attorney, a judg-
ment terminating your par-
ental rights may be entered
without further hearing or
notice.

DATED this 13th day of
April, 2017.

CLERK OF THE
DISTRICT COURT
NEZ PERCE COUNTY,
IDAHO

**NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIV-
EN that the Lewiston City
Council will conduct a pub-
lic hearing at which you may
provide testimony on Mon-
day May 8, 2017.

The Public Hearing will be
held at a meeting, which will
begin at 6:00 p.m. in the sec-
ond floor meeting room of
the Community Development
Department at 215 D Street to
recommend approval or deni-
al of the following proposal:

**ZONING CODE AMEND-
MENT, ZA-10-16:** A propos-
al to amend Lewiston City
Code, Chapter 37, Zoning, to
adopt definitions and stan-
dards for homeless shelters
and to specify in which zon-
ing districts homeless shel-
ters are permitted and by
what means.

The City Council made vari-
ous amendments to the rec-
ommendation set forth by the
Planning and Zoning Com-
mission related to ZA-10-16.
This public hearing is to pro-
vide comments in regards to
ZA-10-16, as amended by the
City Council. A copy of the
amended ordinance proposal
will be available on April 26,
2017.

SUMMONS
FEE EXEMPT
(Idaho Code §67-2301)
CASE NO. CV2016-0000722

IN THE DISTRICT COURT
OF THE SECOND
JUDICIAL DISTRICT OF
THE STATE OF IDAHO,
IN AND FOR THE
COUNTY OF NEZ PERCE,
MAGISTRATE'S DIVISION

IN THE INTEREST OF:

TAMIA N.G. MURPHY,
DOB: 08/31/2008,

KENNETH R. MURPHY,
DOB: 12/15/2010,

NACHYAH RICKMAN,
DOB: 06/24/2015

Children Under 18 Years of
Age.

THE STATE OF IDAHO
SENDS GREETINGS TO:
Kenneth Murphy

YOU ARE HEREBY NO-
TIFIED that a Petition to
Terminate Parental Rights
between Tamia Murphy,
Kenneth Murphy and their
father, Kenneth Murphy, has
been filed with the Magis-
trate Court of the County of
Nez Perce, by Jessica Uhrig,
Deputy Prosecutor, Under
I.C. §16-2005, etc. A hearing
on the Petition will be held at
the Nez Perce County Court-
house, 1230 Main Street,
Lewiston, Idaho on July 17,
2017 at 9:00 a.m. through
July 19, 2017 at 5:00 p.m.

YOU ARE FURTHER NO-
TIFIED that you are entitled
to be represented by an At-
torney. If you cannot afford
one, you may be appointed an
Attorney by making applica-
tion to the Court at the Nez
Perce County Courthouse.

If you fail to appear at the
time and place set forth
above, or fail to appear
through an attorney, a judg-
ment terminating your par-
ental rights may be entered
without further hearing or
notice.

DATED this 13th day of
April, 2017.

CLERK OF THE
DISTRICT COURT
NEZ PERCE COUNTY,
IDAHO

BY: /s/Cheri Scanlon
Deputy

133653

February 9,
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Clark Val
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8, 2017 to:

will be pro-
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riday, May
A 99403.

PUBLIC NOTICE

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A Revenue Allocation Area will cause property taxes result-
ing from any increase in equalized assessed valuation as
shown on the base assessment roll to be allocated to the Ur-
ban Renewal Agency for urban renewal projects. The project
being considered is construction of a sewer trunk main, sec-
ondary sewer lines and one or more lift stations in the East
Orchards not currently served by Central Orchards Sewer
District. The trunk Main would start at the south east corner
of the Canyon Crest subdivision and stair step its way down
existing streets to 22nd and powers Avenue.

Copies of the draft plan can be obtained or viewed on-line
at <http://www.cityoflewiston.org/content/848/6585/default.aspx>,
at Community Development (215 "D" Street), the City
Library (411 "D" Street) and from the City Clerk, (City Hall,
1134 "F" Street). Comments on the plan are welcome and
may be submitted in writing to URA, P.O. Box 617, Lewiston,
Idaho 83501; by email to lvontersch@cityoflewiston.org; or at
the public hearing.

Please note the content of this notice was accurate at the time
of preparation. The draft plan may be continually revised un-
til its adoption by the City Council. Please check the website
for the most current version.

**URBAN RENEWAL AGENCY BOARD
REGULAR MEETING AGENDA**

Revised May 5, 2017

Tuesday, May 9, 2017 - 12:00 p.m.

City of Lewiston - City Hall Conference Room
1134 "F" Street, Lewiston, Idaho

- I. CALL TO ORDER
- II. PUBLIC COMMENT
- III. CONSENT AGENDA
 - A. Approval of Minutes 04/11/17
 - B. Approval of Invoice Litteneker, General Business, \$1,818.75
 - C. Approval of Invoice #13 McCann LP \$9,975 (Total Invoice \$19,950. Total paid to date \$179,812.25).
 - D. Approval of Invoice City of Lewiston, Director Services Feb., March 2017 \$1,444.56
 - E. Approval of Invoice Zion's Bank Trustee, \$1,500
- IV. PUBLIC HEARING
 - A. Accepting Public Comment on Urban Renewal Plan, Revenue Allocation Area #5.
- V. ACTIVE AGENDA
 - A. Approval of Invoice, Tribune Publishing \$59.28
 - B. Adoption of Urban Renewal Plan, Revenue Allocation Area #5.
 - C. Approval of MOU between the Agency and the City of Lewiston for Revenue Allocation Area #4.
- VI. UNFINISHED AND NEW BUSINESS
 - A. Board Member Comments
 - B. Staff Comments
- VII. ADJOURN

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at 208-746-1318.

Memo



To: URBAN RENEWAL AGENCY

From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT
DIRECTOR

Date: MAY 1, 2017

Re: RAA #5, EAST ORCHARDS SEWER

A draft Urban Renewal Plan, East Orchards Sewer, is attached for your consideration. The major goals of this plan are:

- Elimination of up to 450 individual domestic septic systems;
- Reduction of a major source of nitrates in the Lindsey and Tammany Creek Watersheds;
- Strengthening the tax base by encouraging and facilitating private investment in additional homes in the project area that would not be possible on septic systems;
- Avoiding an erosion of property values in the event of septic system failure;
- Leverage funds of other local, state or federal agencies.

Revenues available to finance this URA project come from a Revenue Allocation Area (RAA) which upon adoption of this plan, the URA recommends be established by the City of Lewiston. The base year for this area is 2017. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts, generates the revenues for URA investment.

Revenues generated through the term of the RAA, January 2037, will be pledged to fund a 9,500 foot sewer main trunk line extension, up to 29,000 feet of secondary lines, and one or two small lift stations in the East Orchards. Initial cost estimates to construct the main trunk extension are \$1,850,000. Lines extending into the new service area are projected to cost \$5,925,000. The financing plan at this time includes tax increment, waste water funds, a bond and/or a loan. If service can be provided to Powers Avenue and 22nd Street, developer funds might be available.

Memo



Increment is projected at 2.5 million or 5.6 million dollars over 20 years depending on the assumed appreciation rate. Between 2010 and 2016 the average appreciation was 1.5%. Provision of sewer service is expected to increase appreciation and new development making 3% appreciation a reasonable expectation. The URA will need to work with other parties to cover projected costs or scale back the project. The City of Lewiston already has the project in design at an expected cost of \$239,700.

It will be a number of years before sufficient increment is built up to cover financing payments. All project costs shall be incurred and satisfied on or before January 2038.

Staff recommends adoption of RAA #5 East Orchards Sewer.

MAY 9, 2017

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, May 9, 2017 at Lewiston City Hall. Chair Joe Hulett called the meeting to order at 12:00 p.m.

I. **CALL TO ORDER**

BOARD MEMBERS PRESENT: Chair, Joe Hulett; Vice Chair, Bob Blakey; A.L. "Butch" Alford; Mary Hasenoehrl; Dan Marsh; Bob Tippett;

BOARD MEMBERS ABSENT: JoAnn Cole-Hansen;

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Tanya Brocke, Community Development Specialist; Ed Litteneker, URA Attorney; Shawn Stubbers, City Engineer;

II. **PUBLIC COMMENT**

Shawn Stubbers, City Engineer, informed the board that the Public Works project of the year was awarded to the City of Lewiston. Mr. Stubbers presented the award to the URA because of their support of the project. Mr. Stubbers also presented a thank you letter from Nikky Hites and John and Vikky Ross.

Ron Blewett, representative for the McCann's informed the board that there are three things that affected the potential viability of the project 1) litigation between the City and County; 2) adjoining land had to be put under contract to make the project viable and 3) actions from the board's 4/11/17 meeting that imposed conditions on the extension. Mr. Blewett offered several propositions to the Board: 1) the project has a three legged partnership that includes the City of Lewiston, URA, and McCann; 2) the project takes a lot of work, 3) the City has to approve the plans for the project to proceed, 4) Men of integrity are working on the design and project, 5) highly qualified men are working on the project. Mr. Blewett was also prepared to provide the history and other information of the project to the board.

Board member Blakey noted they were getting an awful lot of information that should be part of the active agenda discussion and asked if they could amend the agenda. Mr. Litteneker affirmed that the board could amend the agenda.

Board members Blakey and Alford moved and seconded, respectively, to add a discussion item D to allow Mr. Blewett to finish his presentation and allow the URA to discuss the Nez Perce Extension. The motion carried 6-0.

III. CONSENT AGENDA**A. ~~Approval of Minutes 04/11/17~~**

Board member Tippett asked that the Minutes be moved to Active Agenda Item A for discussion.

B. Approval of Invoice Litteneker, General Business, \$1,818.75**C. Approval of Invoice #13 McCann LP \$9,975 (Total Invoice \$19,950. Total paid to date \$179,812.25).****D. Approval of Invoice City of Lewiston, Director Services February-March 2017 \$1,444.56****E. Approval of Invoice Zion's Bank Trustee, \$1,500**

Board members Marsh and Hasenoerhl moved and seconded, respectively, approval of Consent Agenda items B-E. The motion carried 6-0.

IV. PUBLIC HEARING**A. Accepting Public Comment on Urban Renewal Plan, Revenue Allocation Area #5.**

Wayne Wood, 6467 Cougar Ridge Drive, opposed the URA's involvement in the project and expressed that it is not the county residents' responsibility to pay taxes to the URA for a sewer to be put in.

V. ACTIVE AGENDA**A. Approval of Minutes 04/11/17**

Board member Tippett moved that the criteria imposed on the Nez Perce Drive Extension be added to the minutes as they were not included. Board member Alford seconded and the motion carried 6-0.

B. Approval of Invoice, Tribune Publishing \$59.28

Board members Hasenoerhl and Marsh moved and seconded, respectively, approval of the Tribune invoice. The motion carried 5-0-1 with Board member Alford abstaining.

C. Adoption of Urban Renewal Plan, Revenue Allocation Area #5.

Board member Marsh and Alford moved and seconded, respectively, adoption of Urban Renewal Plan Revenue Allocation Area #5.

Discussion followed and board member Marsh moved to amend the motion to add language to the footnote on page 10 that limits the URA's financial contribution at 50% of the project cost. Board member Alford seconded and the motion carried 6-0.

Board members Marsh and Alford moved and seconded, respectively, to amend their motion to adoption of Urban Renewal Plan, RAA #5 as amended. The motion carried 5-1-0 with a nay from Board member Tippett.

D. Approval of MOU between the Agency and the City of Lewiston for Revenue Allocation Area #4.

URA Attorney Ed Litteneker informed the board that he was able to review the Memorandum of Understanding but asked the board to defer the discussion to next month, since the draft needed a little more work.

Board member Tippet asked that Mr. Litteneker take a close look at Section 3 of the MOU when they discuss it at next month's meeting.

E. Discussion of Nez Perce Extension

Mr. Blewett thanked the board for adding the discussion and picked up where he left off. Mr. Blewett provided the board with the project history and noted that the McCann's could not meet the project schedule with the criteria imposed at the last URA meeting. Mr. Blewett asked that the board have faith in the partners and grant the extension without limits.

Discussion followed and board members reached a compromise with the McCann's and Eric Hasenoehrl from Keltic Engineering to the following timeline:

July 31, 2017	Plan approval through City
August 7, 2017	Advertise for bids
August 21, 2017	Pre-bid meeting
September 7, 2017	Bid date
October 7, 2017	Contract award
October 21, 2017	Notice to proceed
May 30, 2018	Project completion
July 15, 2018	Close-out date

Board member Hasenoehrl and Alford moved and seconded, respectively, to approve the timeline and direct Mr. Litteneker to draft an addendum to the agreement between the URA and McCann LLP. The motion carried 5-0-1 with Board member Tippet abstaining.

VI. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

None.

B. Staff Comments

Ms. Von Tersch informed the board that City Council had approved the first and second reading of the ordinance to close RAA #2 at the May 8, 2017 meeting.

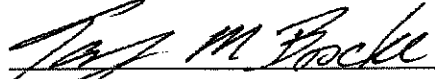
RAA #4 has been found to be in conformance with the City's Comprehensive Plan by the Planning and Zoning Commission and will be heard by City Council on June 12, 2017. Ms. Von Tersch also noted the next step for RAA #5 is to adopt a resolution, forward to Planning and Zoning, and then to City Council.

VII. ADJOURN

Chair Hulett adjourned the meeting at approximately 2:12 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:



TANYA BROCKE,
RECORDING SECRETARY



URBAN RENEWAL AGENCY CHAIR

Approved this 13th day of June, 2017.

URBAN RENEWAL AGENCY BOARD
REGULAR MEETING AGENDA
Tuesday, June 13, 2017 - 12:00 p.m.
City of Lewiston - City Hall Conference Room
1134 "F" Street, Lewiston, Idaho

REVISED: JUNE 8, 2017

*AS A MATTER OF PUBLIC SERVICE, THIS MEETING MAY BE RECORDED, STREAMED
LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE VIDEO
AND AUDIO OF ALL PERSONS PRESENT IN THE ROOM.*

I. CALL TO ORDER

II. PUBLIC COMMENT

III. CONSENT AGENDA

- A. Approval of Minutes 05/09/17
- B. Approval of Invoice Litteneker, General Business, \$2,050
- C. Approval of Invoice #14 McCann LP \$26,001.25 (Total Invoice \$52,002.50. Total paid to date \$205,813.50).
- D. Approval of Invoice Presnell Gage, PLLC \$3,500

IV. ACTIVE AGENDA

- A. Adoption of Resolution 2017-03 Urban Renewal Plan, Revenue Allocation Area #5.
- B. Approval of MOA between the Agency and the City of Lewiston for Revenue Allocation Area #4.
- C. Amendment to Reimbursement Agreement between the Agency and Joe and Francis McCann Family Limited Partnership
- D. Continued Discussion of Bryden Avenue Corridor and Infrastructure Needs

V. UNFINISHED AND NEW BUSINESS

- A. Board Member Comments
- B. Staff Comments
 - Report on City Council Meeting 6/12/17
 - July Meeting-- Draft Budget
 - Correspondence from District Health

VI. ADJOURN

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at 208-746-1318.



Public Health

Idaho North Central District



Nez Perce County
215 10th Street
Lewiston, ID 83501
(208) 799-3100
Fax (208) 799-0349

Latah County
333 E Palouse River Drive
Moscow, ID 83843
(208) 882-7506
Fax (208) 882-3494

Clearwater County
105 115th Street
Orofino, ID 83544
(208) 476-7850
Fax (208) 476-7494

Idaho County
903 West Main
Grangeville, ID 83530
(208) 983-2842
Fax (208) 983-2845

Lewis County
132 N Hill Street
P O Box 277
Kamiah, ID 83536
(208) 935-2124
Fax (208) 935-0223

April 24, 2017

Mr. Jim Bennett, City Manager
City of Lewiston
215 D Street B
P.O. Box 617
Lewiston, ID 83501-1930

Dear Mr. Bennett,

In regards to your letter dated March 30, 2017, I have prepared my responses to your questions below:

1. *What percent of observed nitrogen is due to existing septic systems? Other sources?*

- This is difficult to answer. If you are looking specifically at what percent of observed nitrogen is in surface water in somewhere like Lindsay Creek, DEQ would have some pretty good numbers that indicate that some may be from septic systems, with the rest divided between livestock and agricultural practices. In looking at groundwater in the East Orchards area, you will also find that a percentage is due to septic tanks, and some is due to agricultural practices. What percent can be assigned to each source at this time would be an estimate only.

2. *What would be the effect of adding an additional 100 septic systems in the area?*

- Adding another 100 septic systems in the area will have a definite impact on groundwater below the East Orchards area, and possibly to surface water in the Lindsay Creek area. According to the State of Idaho Technical Guidance Manual, an average home of four bedrooms produces an average of about 300 gallons of wastewater per day. Total nitrogen concentrations in that effluent will be between 26-75 mg/liter, (avg of 50 mg/l) and total phosphorus will be about 6-12 mg/liter (avg. of 9 mg/l), per home. With 100 additional homes, adding 50 mg/l total nitrogen and 9 mg/l of phosphorus per day you would be adding an approximate 5,000 mg/l total nitrogen and 900 mg/l of phosphorus per day. The soils in the East Orchards area will remove a percentage of those constituents near 10-40% (25% avg.) for nitrogen and 85-95% (90%) for phosphorus, and would possibly reduce those levels to 3750 mg/l for nitrogen and 90 mg/l for phosphorus.
- Introducing these levels of constituents over a smaller area (dense development of 1 home per acre) as opposed to spreading it out over a less dense development (1 home per 2.5 or 5 acres) would make a large difference where these constituents would be concentrated.
- Septic systems, while an effective method of disposing of and treating wastewater in rural areas, do fail. PH-INCD does everything we can under the State rules to ensure that septic systems that are permitted to be constructed are done so by the property owner, or licensed installer as allowed in the rules; that the system is sized adequately for the number of bedrooms and type of soil conditions that exist on the lot; and that there is

adequate area for a replacement system if that original system ever fails. We also inspect the final installation to ensure that it meets the rules. However, once we have conducted the final inspection and have approved the installation, because there is no operational permitting requirement, we have no control on whether the homeowner pumps the septic tank on a regular basis, or whether they abuse the system by increasing wastewater flows or in some other way. One of the major reasons why individual septic systems fail is because owners fail to maintain or operate the system correctly. If 100 more septic systems are allowed in the area, there could be that many more potential failures that will happen eventually.

3. *What would be the effect of converting 100 existing septic systems to public sewer?*

- By converting 100 homes that are currently served by septic systems to public sewer, a similar volume of constituents such as those listed above would be removed from going into the soil and eventually into ground and surface water. There would be 100 fewer chances of failure with sewage on the ground, or of contamination of ground or surface water resources. The wastewater produced by these 100 homes would be destined for a municipal treatment system that will treat it to be more protective of the environment and public health in the future.

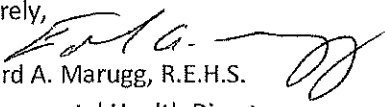
4. *What concentration or number of septic systems would be sustainable in the long term while ensuring the ground water wells in the area remain safe to drink and surface water safe as well?*

- This is perhaps the most difficult question to answer of those posed by the City. It is clear that there have been drinking water wells in the East Orchards area that have been contaminated. In most instances that I am aware of, these wells that have shown contamination from coliform bacteria have been wells that have been drilled into the more shallow perched aquifers in the Eastern Orchards area, and not into the deeper Grande Ronde aquifer. Also, some of these wells may have become contaminated because of factors other than septic systems, such as improper construction or maintenance. The US E.P.A. has acknowledged that many conventional septic system failures have been linked to operation and maintenance failures. However, that being said, it is clear that the more septic systems installed into denser developments may eventually lead to ground and surface water contamination. The City of Lewiston is growing and it is spreading primarily in the directions it can – east and south. When the Growth Task Force II delivered a report to the City of Lewiston back on October 1, 2007, their findings and recommendations were very clear: ***“The task force agrees that it is necessary to provide sanitary sewer service to our community in anticipation of further growth.”*** DEQ has made it clear that there is an impact to the Lindsay Creek area and some of that impact is from septic systems. Surface and groundwater resources will be more protected by providing municipal sewer treatment for the development occurring currently and will continue to occur in the future in the East Orchards area. There will be far fewer chances of potential sewage on the ground if those new developments were hooked up and connected to municipal sewer collection and treatment.

In summary, Public Health-Idaho North Central District believes that the Growth Task Force II from 2007 stated the issue and the solution succinctly and correctly: future largescale development in the East Orchards area should be provided sanitary sewer service.

If you have any questions, please feel free to contact me.

Sincerely,


Edward A. Marugg, R.E.H.S.

Environmental Health Director

Cc: John Cardwell, DEQ-LRO

RESOLUTION NO. 2017-4

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF LEWISTON APPROVING THE URBAN RENEWAL AGENCY'S PLAN FOR REVENUE ALLOCATION AREA #5, EAST ORCHARDS SEWER PROJECT AND PROVIDING EFFECTIVE DATE.

WHEREAS, as the Urban Renewal Agency has considered in a public hearing held May 9, 2017 an Urban Renewal Plan for Revenue Allocation Area #5, East Orchards Sewer Project, which is attached hereto;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Urban Renewal Agency of the City of Lewiston, that:

- 1) The Urban Renewal Plan for Revenue Allocation Area #5, East Orchards Sewer Project shall be and is hereby approved as attached hereto as Exhibit 1.
- 2) The Urban Renewal Agency of the City of Lewiston upon approval of this resolution hereby submits the Urban Renewal Agency Plan for Revenue Allocation Area #5, East Orchards Sewer Project to the City pursuant to I.C. § 50-2008 for the City's consideration and approval of the Plan.
- 3) This Resolution shall be in full force and effect upon its passage and approval.

DATED this 13th day of June, 2017.

URBAN RENEWAL AGENCY OF THE
CITY OF LEWISTON:

By: Joe Hulett
Joe Hulett, Chair
BOARD OF COMMISSIONERS

ATTEST:

By: Dan Marsh
Dan Marsh, Secretary

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LEGAL NOTICES

Legal Notices deadline is four working days prior to date of publication

NOTICE TO CREDITORS
(I.C. § 15-3-801)
CASE NO. CV-2017-952

IN THE DISTRICT COURT
OF THE SECOND
JUDICIAL DISTRICT OF
THE STATE OF IDAHO,
IN AND FOR THE
COUNTY OF NEZ PERCE

IN THE MATTER OF THE
ESTATE OF: BARBARA
ILENE SCHWARTZKOPF
Deceased.

NOTICE IS HEREBY
GIVEN that CHARLES
SCHWARTZKOPF has been
appointed Personal Repre-
sentative of the above-named
decendent. All persons having
claims against the decendent
or the estate are required to
present their claims within
four (4) months after the date
of the first publication of this
Notice or said claims will be
forever barred.

Claims must be presented
to the undersigned at the
address indicated, and filed
with the Clerk of the Court.

DATED this 17th day of
May, 2017.

JAMES VERNON &
WEEKS, P.A.

BY: /s/ Daniel M. Keyes
Daniel M. Keyes
Attorneys for Personal
Representative
1626 Lincoln Way
Coeur d'Alene, Idaho 83814

The Idaho State Treasurer's
Unclaimed Property Pro-
gram acts as a consumer
protection agency to ensure
forgotten funds are returned
to their rightful owners.
Idaho Unclaimed Property
regularly posts an updated
list of owners on the inter-
net. This online list can be
viewed at yourmoney.idaho.
gov <http://yourmoney.ida-
ho.gov/>. Unclaimed Prop-
erty consists of abandoned
bank accounts, forgotten re-
fund checks, utility deposits,
gift certificates, and more.

NOTICE TO CREDITORS
NO. CV 2017-00520

IN THE DISTRICT COURT
OF THE SECOND
JUDICIAL DISTRICT
OF THE STATE OF IDAHO,
IN AND FOR THE
COUNTY OF LATAH

In the Matter of the Estate
Of
ELIZABETH DONALDSON,
Deceased.

NOTICE IS HEREBY GIV-
EN, that the undersigned
has been appointed Admin-
istrator of the above-named
Estate. All persons having
claims against the said Es-
tate are required to present
their claims within four (4)
months after the date of the
first publication of this notice
or said claims will be forever
barred.

Claims must be presented
to ANTHONY CAPPA at the
law office of Matthew L. Jes-
sup, 401 West North Street,
P.O. Box 441, Grangeville,
ID 83530, and filed with the
court.

DATED this 18th day of
May, 2017

/s/Anthony Cappa
Anthony Cappa,
Administrator
c/o Matthew L. Jessup
Attorney at Law
P.O. Box 441,
Grangeville, ID 83530
Telephone: (208) 983-3089

The State of Idaho will accept
public comment on its Low-
Income Home Energy Assis-
tance Program Weatheriza-
tion Waiver Request for FFY
2017. The public comment
period for written testimony
is from June 12, 2017 through
June 21, 2017.

The draft waiver request
will be available beginning
June 9, 2016 for review at the
Idaho Department of Health
and Welfare, Division of Wel-
fare, 450 West State Street,
2nd floor, Boise, ID. You
may also review the request
on our website: <http://www.healthandwelfare.idaho.gov>
using the links in the follow-
ing order: Food/Cash/Assis-
tance, Home Heating, and
LIHEAP/Weatherization
Waiver Request.

A public hearing on the plan
will be held June 13, 2017
from 9:00 a.m. to 11:00 a.m.
at The Division of Welfare,
Pete Cenarius Building, 2nd
floor Conference Room A,
450 West State Street, Boise,
ID 83720-0036.

The Idaho Low Income En-
ergy Assistance Program and
the Idaho Weatherization
Program provide energy
assistance and energy sav-
ing measures to low income
households in Idaho.

Anyone wishing to submit
written comments must have
them post-marked on or be-
fore June 21, 2017.

Comments may be delivered
or mailed to:
Idaho Department of
Health & Welfare
Community Action Pro-
grams
(CAP), 2nd floor
450 W. State Street
Boise, ID 83720-0036

OR
Comments may be emailed to
Dawn.Boyce@dhw.idaho.gov

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Lewiston, Idaho, will hold a public meeting 6/14/2017 at 5:30 p.m., 215 "D" Street, Bell Building second floor, to evaluate East Orchards Sewer Urban Renewal Plan, RAA#5 for its compliance with the City of Lewiston Comprehensive Plan. This plan proposes the formation of one revenue allocation area to the City Council generally consisting of properties: (a) south of Airway Avenue and Burrell Avenue, (b) west of 23rd Street extended to Richardson Avenue extended, (c) north of Richardson Avenue, (d) east of Powers Avenue and (e) east of 18th Street C north of Powers Avenue extended to Airway Avenue.

The revenue allocation financing provisions will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The project being considered is construction of a sewer trunk main, secondary sewer lines and one or more lift stations in the East Orchards not currently served by Central Orchards Sewer District. The trunk main would start at the south east corner of the Canyon Crest Subdivision and stair step its way down existing streets to 22nd and Powers Avenue.

Copies of the draft plan can be obtained or viewed on-line at <http://www.cityoflewiston.org/content/848/6585/default.aspx>, at Community Development (215 "D" Street), the City Library (411 "D" Street) and from the City Clerk, (City Hall, 1134 "F" Street). Comments on the plan are welcome and may be submitted in writing to Planning and Zoning Commission, P.O. Box 617, Lewiston, Idaho 83501; by email to lvontersch@cityoflewiston.org or at the public meeting.

AGENDA
JUNE 14, 2017
5:30 P.M.

LEWISTON PLANNING AND ZONING COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT BUILDING,
SECOND FLOOR MEETING ROOM,
215 "D" STREET

AS A MATTER OF PUBLIC SERVICE, THIS MEETING MAY BE RECORDED, STREAMED LIVE
AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE VIDEO AND AUDIO OF
ALL PERSONS PRESENT IN THE ROOM

COMMISSION MEMBERS: Chair, Gerald Bateman; Vice Chair, Kathy Schroeder; Robert Arleth;
Forrest Dinnell; Richard Kremer; Wes McCoy; Paula Pintar;

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- I. **CALL TO ORDER**
- II. **APPROVAL OF MAY 24, 2017 MEETING MINUTES**
- III. **CITIZENS COMMENTS** – An opportunity for citizens to address the Commission with comments and/or questions. Citizens are asked to limit their time in front of the Commission to three minutes each.
- IV. **DETERMINATION AS TO WHETHER THE URBAN RENEWAL PLAN EAST ORCHARDS SEWER RAA #5 IS IN CONFORMITY WITH THE CITY OF LEWISTON COMPREHENSIVE PLAN.**
- V. **PUBLIC HEARING: ZONING CODE AMENDMENT, ZA-03-17:** A proposal to amend Lewiston City Code, Sec. 37-93.2(a) to remove a 10,000 size limit for certain land uses and to add and clarify certain land uses allowed and not allowed by right and by conditional use permit and to amend land use terms for consistency with terms and definitions as used elsewhere in the zoning code.
- VI. **DISCUSSION ON CA16-000002 CHAPTER 30 SIGNS, CA16-000003 SIGN STANDARDS CHAPTER 37 ZONING, AND CA16-000004 SIGN STANDARDS CHAPTER 19.5, HISTORIC DISTRICTS.**
- VII. **STAFF-COMMISSION COMMUNICATIONS:**
  - A. A query of Commissioners planning to attend the next meeting scheduled for June 28.
  - B. Report from Chair Bateman about possibility of having a City Council liaison to the Planning and Zoning Commission.
  - C. Other

**VIII. FUTURE AGENDA ITEMS:**

- A. Waterfront Plan Downtown Sub-Area Form and Impact Based Zone Draft.
- B. Zoning Code Amendment Regarding Restrictions and Allowances of Certain Land Use Types in the BASPAA Zone.
- C. R.V. Park Zoning.
- D. Appropriate/Acceptable Sizes and Related Matters for Parks and Public Open Spaces in New Subdivisions.
- E. Sign Code Re-write
- F. New Airport Chapter for the Comprehensive Plan.

**IX. ADJOURN**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access to the facility within which this meeting is being held, please contact City Planner, Joel D. Plaskon at least forty eight hours in advance of the meeting at (208) 746-1318 extension 7202 or [jplaskon@cityoflewiston.org](mailto:jplaskon@cityoflewiston.org).

# Memo



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**To: PLANNING AND ZONING COMMISSION**  
**From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT** *LU*  
**DIRECTOR**  
**Date: JUNE 14, 2017**  
**Re: URBAN RENEWAL PLAN, EAST ORCHARDS SEWER**

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Enclosed for your consideration is an Urban Renewal Plan for the East Orchards Sewer. The project consists of a 9,500' sewer trunk line and up to 29,000' of secondary lines to provide sewer service in the East Orchards. A primary objective of this project is to allow a more efficient use of land in the City than the current one acre lots. And overtime, eliminate up to 450 individual septic systems and avoid the installation of 140-180 new septic systems (Skyview Estates). This Plan was initiated by Resolution of the City Council April 10, 2017 finding the area was deteriorated because of nitrate pollution in Lindsey Creek caused in part by septic systems. Council also found the area was suitable for an urban renewal project. The Urban Renewal Agency adopted this plan following a public hearing on May 9, 2017. Please see Appendix D of the Plan for copies of these documents.

Idaho Statute 50-2008 (b) requires that this plan be submitted to the Planning and Zoning Commission for "review and recommendation as to its conformity with the general plan for the development of the municipality as a whole".

Comprehensive Plan Policies in support of this project include:

*A Vision for Lewiston Fourth, we respect the environment in which we live, protecting our air and water quality. . .*

*A Vision for Lewiston Sixth, we are a compact urban community, preventing sprawl and efficiently using our land resources and infrastructure, understanding that the random spread of community wastes valuable resources while adding little to the tax base. Development will be occurring next to already developed areas, rather than in a random, leapfrog pattern and will be developed to city standards.*

*Goal (LU-18.0) Provide and maintain public services, utilities, and associated infrastructure in a cost-effective manner, by encouraging compact and contiguous growth.*

# Memo



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*Objective LU-18.4 Implement the Sewer System Master Plan.* The Lewiston Wastewater System Master Plan Update adopted in 2016 ranked construction of a sewer trunk line in the East Orchards as the top distribution system priority.

*6.7 East Orchards 2. Public utilities are not present in all parts of the neighborhood. Code limitations (1 acre per individual septic system) preclude significant development of lands not served. The serving utilities should extend public utilities to the city limits to allow proper development of the vacant lands remaining.*

*6.7 East Orchards 3. The City of Lewiston does not wish to promote sprawl and the community wishes to best utilize scarce tax dollars wisely.*

*Goal (LUIN-13.0) Protect any (groundwater) recharge areas within the City of Lewiston and the Area of City Impact.*

Staff recommends that the Planning and Zoning Commission find that the Urban Renewal Plan for East Orchards Sewer is in conformity with the Comprehensive Plan of the City of Lewiston.

# Memo

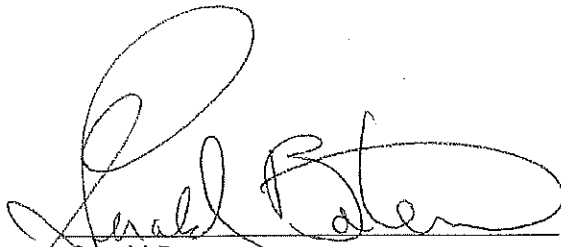


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**To: CITY MANAGER BENNETT**  
**From: GERALD BATEMAN, CHAIRMAN LEWISTON**  
**PLANNING AND ZONING COMMISSION**  
**Date: JUNE 14, 2017**  
**Re: URBAN RENEWAL PLAN, EAST ORCHARDS SEWER**

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By this memo I am notifying the City of Lewiston that the Lewiston Planning and Zoning Commission has found Urban Renewal Plan and Revenue Allocation Area #5, East Orchards Sewer, in conformance with the Comprehensive Plan on this date, in accordance with Idaho Statute 50-2008 (b).



Gerald Bateman

Notice for publication September 9, 2017

## PUBLIC NOTICE

The City Council of the City of Lewiston, Idaho, will hold a public hearing 9/25/2017 at 6:00 p.m., 215 "D" Street, Bell Building second floor, on Urban Renewal Plan, Revenue Allocation Area #5, East Orchards Sewer pursuant to section 50-2008 (c), Idaho Code.

This plan proposes the formation of one revenue allocation area generally consisting of properties: (a) north of Airway Avenue and Burrell Avenue, (b) west of 23<sup>rd</sup> Street extended to Richardson Avenue extended, (c) north of Richardson Avenue, (d) east of Powers Avenue and (e) east of 18<sup>th</sup> Street C north of Powers Avenue extended to north of Airway Avenue.

The revenue allocation financing provisions will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The project being considered is construction of a sewer trunk main, secondary sewer lines and one or more lift stations in the East Orchards not currently served by Central Orchards Sewer District. The trunk main would start at the south east corner of the Canyon Crest Subdivision and stair step its way down existing streets to 22<sup>nd</sup> and Powers Avenue.

Copies of the draft plan can be obtained or viewed on-line at <http://www.cityoflewiston.org/content/848/6585/default.aspx>, at Community Development (215 "D" Street), the City Library (411 "D" Street) and from the City Clerk, (City Hall, 1134 "F" Street). Comments on the plan are welcome and may be submitted in writing to the City Clerk, P.O. Box 617, Lewiston, Idaho 83501; by email to [lvontersch@cityoflewiston.org](mailto:lvontersch@cityoflewiston.org) or at the public meeting.

VB



# Memo

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**To: URBAN RENEWAL AGENCY**  
**From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT**  
**DIRECTOR** *LV*  
**Date: SEPTEMBER 12, 2017**  
**Re: URBAN RENEWAL PLAN, RAA #5**

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While developing the final legal description for the East Orchards Sewer, Revenue Allocation Area #5, the City Surveyor discovered that some of the parcels were classified by the Assessor as "Agricultural Exempt". This designation allows a reduced tax assessment for lands in agricultural production. Parcels that are Agricultural Exempt can be located within a Revenue Allocation Area (RAA) without changing their tax status. Property owner approval is required by Statute.

In mid-August each owner of agricultural exempt properties were notified by certified mail of their opportunity to consent, or not to consent to being locating in the RAA. As a result of that outreach, some parcels have been removed from the RAA causing a new map to be produced. Since these parcels, by and large, have a low property assessment, there is little impact to the revenue projections.



August 11, 2017

Dear Property Owner:

A map of the East Orchards area currently unserved by municipal sewer is enclosed. The City and Urban Renewal Agency are looking to construct a sewer trunk line through the neighborhood. When existing septic systems fail, or new development is proposed, the sewer will provide a needed option to avoid further ground and surface water contamination caused by individual septic systems. Forced connections are not proposed.

The project is proposed to be financed with a combination of city general funds, wastewater funds and "increment" through the Urban Renewal Agency. "Increment" is the positive change in a property's value, in this instance, from 2017 to 2037. The increment is pledged to pay off this project instead of being dispersed to the city, county, port and school district for other purposes. The total tax bill doesn't change, but who spends it can change (in this case the Urban Renewal Agency).

You are being notified at this time because your property is "ag exempt" through the Nez Perce County Assessor's Office. Being part of an urban renewal project (a revenue allocation area) is independent from and will not change the status of your agricultural exemption (IDAPA 35.01.03.804). Your agricultural operations will not need to change, but state law gives you the opportunity to agree in writing to be part of this project area (revenue allocation area) or not. Being part of the Revenue Allocation Area will help the city pay for this project faster, but it is your choice.

Please indicate on the attached form if you agree to be part of the Revenue Allocation Area or not, and return in the envelope provided by August 28, 2017.

If you have questions you may direct them to me at [lvontersch@cityoflewiston.org](mailto:lvontersch@cityoflewiston.org) or 208-746-1318 x 7268. I apologize in advance that I will be out of the office from August 18 – 25, 2017, but will be monitoring my email. Project questions can also be directed to Shawn Stubbers, City Engineer at [sstubbers@cityoflewiston.org](mailto:sstubbers@cityoflewiston.org), or 208-790-8812.

Sincerely,



Laura M. Von Tersch,  
Community Development Director

Enclosures



## EAST ORCHARDS SEWER PROJECT CONSENT FORM

I, \_\_\_\_\_, the owner of property located  
at \_\_\_\_\_ do / do not (please circle one) consent  
to being part of a revenue allocation area.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Mr. Paul Scott  
2220 Cedar Ave  
Lewiston, ID 83501

Mr. Rusty McGuire  
PO Box 1187  
Davenport WA, 99122

Ms. Marye Barker  
2124 Grelle Ave  
Lewiston, ID 83501

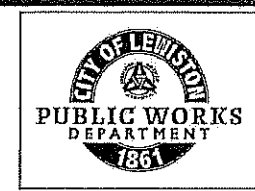
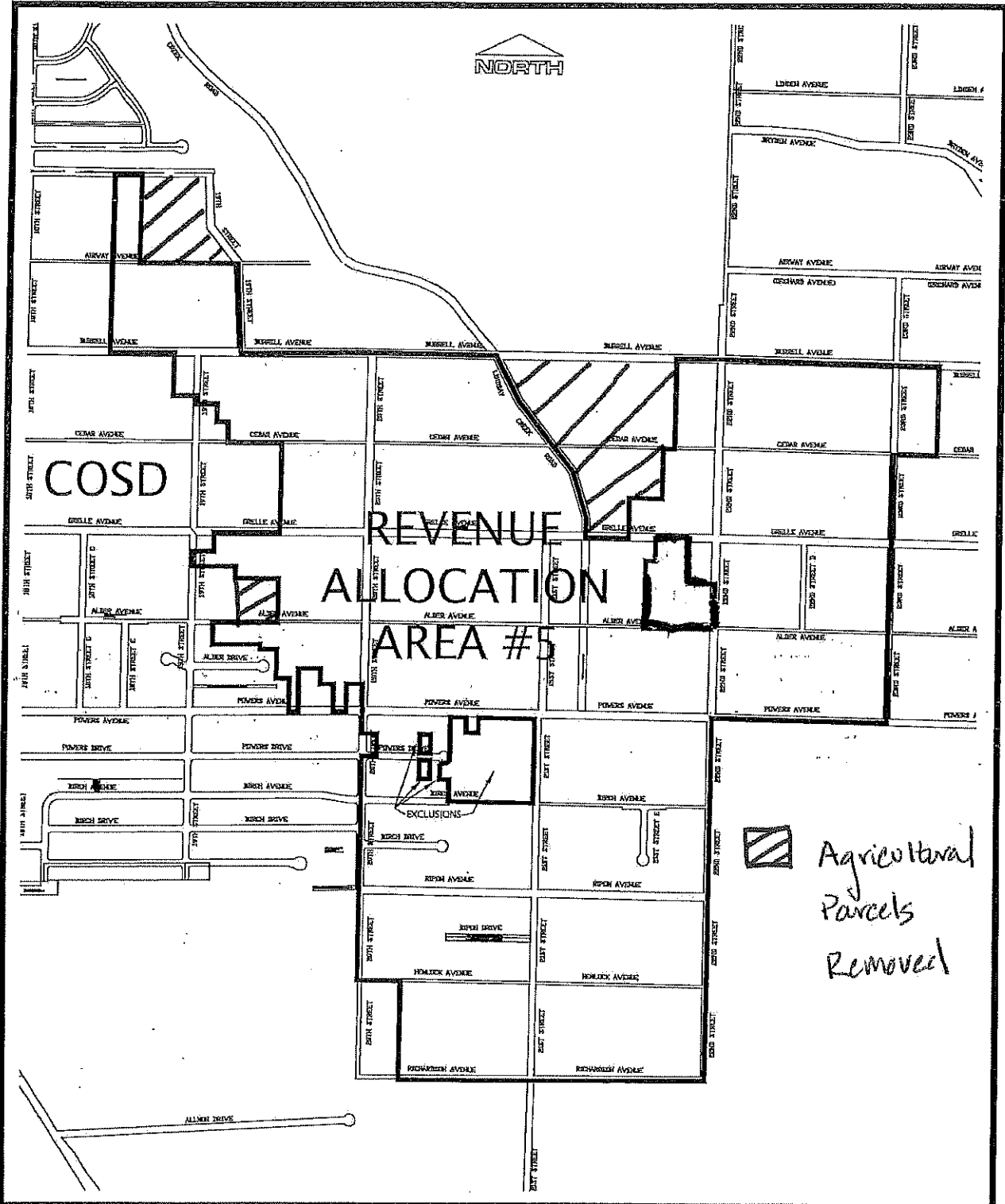
Loris & Shann Profit  
2760 Grelle Ave  
Lewiston, ID 83501

Ms. Lauren Broeckel  
7001 Big Alkali Rd  
Lacrosse, WA 99143

Mr. Shane Bowen  
3616 20<sup>th</sup> St  
Lewiston, ID 83501

Mr. Larry Forsmann  
1909 Alder Ave  
Lewiston, ID 83501

Mr. Dallas Howard  
PO Box 1187  
Davenport, WA 99122



215 "D" Street,  
 Lewiston, ID 83501  
 Phone: 208-746-1316  
 Fax: 208-746-5595

REVENUE ALLOCATION AREA #5

|              |            |
|--------------|------------|
| SCALE:       | 1"=2000'   |
| DATE:        | 09/05/2017 |
| DRAWING NO.: | 08072017   |
| SHEET        | 1 OF 1     |

REVISED 09/19/2017  
*Lewiston City Council*  
**REGULAR MEETING AGENDA**  
Monday, September 25, 2017 – 6:00 p.m.  
Bell Building – 215 D Street (Upstairs Conference Room)  
Lewiston, Idaho 83501

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I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS

*This is an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes.*

IV. PUBLIC HEARINGS AND PRESENTATIONS

A. PUBLIC HEARING: ZA-05-17: *Accepting testimony on a proposal to amend Chapter 37 of the Lewiston City Code, Zoning, to clarify the location of required parking relative to the building it serves and the maximum allowable distance between the parking and building.*

B. PUBLIC HEARING: CA17-000001 AND ZA-04-17: *Accepting testimony on a proposal to repeal and replace Article II of Chapter 23 of the Lewiston City Code pertaining to recreational vehicle parks and to amend Chapter 37 of the Lewiston City Code to amend which zoning districts will allow recreational vehicle parks by right and by Conditional Use Permit.*

C. PUBLIC HEARING: LEWISTON AREA OF CITY IMPACT MAP – ORDINANCE 4709: *Accepting testimony on a proposal to amend the Lewiston Area of City Impact map to remove approximately .29 acres of land addressed as 1418 Richardson Avenue.*

D. PUBLIC HEARING: URBAN RENEWAL PLAN, REVENUE ALLOCATION AREA #5 EAST ORCHARDS SEWER: *Accepting testimony on a proposal to approve an Urban Renewal Plan, Revenue Allocation Area #5, East Orchards Sewer.*

E. FINANCIAL REPORT: *Presentation by Administrative Services Director Dan Marsh.*

V. CONSENT AGENDA

A. CITY COUNCIL MEETING MINUTES: *08/14/17 Regular; 08/28/17 Regular*

B. ADVISORY BOARD AND COMMISSION MEETING MINUTES: *07/25/17 Urban Forestry and Cemetery Commission*

VI. ACTIVE AGENDA

A. ORDINANCE 4704 (SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF THE ORDINANCE SUMMARY): *Considering implementing the council's decision in ANX17-000001 to annex land into the Lewiston City Limits.*

- B. RESOLUTION 2017-49: Considering implementation of the council's decision in CPA17-000001 and amending the Neighborhood Number Six-Central Orchards maps of Chapter 6.6 of Lewiston's Comprehensive Land Use Plan.
- C. ORDINANCE 4705 (SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY): Considering implementing the council's decision in ZNC17-000001, declaring that certain newly-annexed real property be included in the City of Lewiston Suburban Residential (R-1) Zone.
- D. ORDINANCE 4692 (SECOND READING): Considering repealing Chapter 30 and enacting a new Chapter 30 of the City Code, known as the Sign Code, and modifying several other sections as they relate to signs.
- E. ORDINANCE 4711 (FIRST, SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF THE ORDINANCE SUMMARY): Considering designating the speed limit on Main Street east of Snake River Avenue and west of 11<sup>th</sup> Street at 20 mph.
- F. ORDINANCE 4697 (FIRST READING): Considering approval of an Urban Renewal Plan and Urban Renewal projects.
- G. ORDINANCE 4703 (FIRST READING): Considering amendments to Section 37-146(6) of Lewiston City Code to change the word "parcel" to "lot" and to clarify parking space location and distance requirements.
- H. ORDINANCE 4698 (FIRST READING): Considering amendments to Lewiston City Code Sections 23 and 37 regarding recreational vehicles.
- I. ORDINANCE 4709 (FIRST READING): Considering an amendment to Section 39-1 of the Lewiston City Code to update the City of Lewiston Area of City Impact boundary map.
- J. RESOLUTION 2017-63: Establishing rates, fees and charges for solid waste and recycling, including residential and commercial mobile cart solid waste service and commercial container solid waste service.
- K. PUBLIC RIGHT-OF-WAY DEDICATION: Considering a dedication of public right-of-way for the 9<sup>th</sup> Street Grade project.
- L. 9<sup>TH</sup> STREET GRADE PHASE I AGREEMENT: Considering an agreement between the City of Lewiston, the Idaho Transportation Department and Parametrix.
- M. CITY ATTORNEY CONTRACT: Considering adoption of the contract for City Attorney Jana Gomez.
- N. BUSINESS INCENTIVE PROGRAM APPLICATION: Considering an application from Guys Outdoors for a waiver of \$12,444.62 in permit fees.

- O. VOUCHERS PAYABLE: *Considering approval of the Vouchers Payable dated 08/25/17 through 09/07/17 in the amount of \$1,135,985.77*

VII. UNFINISHED AND NEW BUSINESS

- A. CITY COUNCILOR COMMENTS
- B. CITY MANAGER COMMENTS
- C. ADVISORY BOARD AND COMMISSION APPOINTMENTS
- D. WORK SESSION AGENDA TOPICS

VIII. EXECUTIVE SESSION RE: PERSONNEL: *Idaho Code Section 74-206(1) (b).*

IX. ADJOURNMENT

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at 208-746-3671, ext. 6203.

**SEPTEMBER 25, 2017**

**T**HE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Regular meeting on Monday, September 25, 2017, in the upstairs conference room of the Bell Building, 215 "D" Street, Lewiston. Mayor Kleeburg called the meeting to order at 6:00 p.m.

**I. ROLL CALL**

*Councilors Present:* Kleeburg; Collins; Blakey; Maldonado; Miller; Randall.

*Councilors Excused:* Johnson.

**II. PLEDGE OF ALLEGIANCE**

Mayor Kleeburg led the Pledge of Allegiance.

**III. CITIZEN COMMENTS:** *Provides an opportunity for citizens to address the council on agenda items or other items they wish to bring to the attention of the council. Citizens are encouraged to discuss operational issues in advance with the city manager. In consideration of others wishing to speak, please limit your remarks to three minutes.*

There were no citizen's comments.

**IV. PUBLIC HEARINGS AND PRESENTATIONS**

**A. PUBLIC HEARING - ZA-05-17:** *A proposal to amend Chapter 37 of the Lewiston City Code, Zoning, to clarify the location of required parking relative to the building it serves and the maximum allowable distance between the parking and the building.*

Stating this was the time and place advertised for the public hearing regarding ZA-05-17, Mayor Kleeburg opened the hearing and called for a staff report.

City Planner Plaskon reported this proposed Zoning Code amendment would clarify a provision that required off-street parking be located within a certain distance from the building the parking is for. It would also correct the term "parcel" to the term "lot" because the term "lot" is the term defined in the Zoning Code, whereas the term "parcel" is not. The Ordinance that would approve these actions is under this evening's Active Agenda for consideration. The Planning and Zoning Commission conducted a public hearing on this matter on August 9, 2017, and unanimously recommended approval by City Council.

Mayor Kleeburg called for testimony both in favor and in opposition of the request. There being none, he declared the public hearing closed.

- B. PUBLIC HEARING - CA17-000001 AND ZA-04-17:** *A proposal to repeal and replace Article II of Chapter 23 of the Lewiston City Code pertaining to recreational vehicle parks and to amend Chapter 37 of the City Code to amend which zoning districts will allow recreational vehicle parks by right and by Conditional Use Permit.*

Mayor Kleeburg noted this as the time and place advertised for the public hearing regarding CA17-000001 and ZA-04-17. He asked for a staff overview.

City Planner Plaskon stated the Planning & Zoning Commission began a review of the city's R.V. park regulations in March 2017 and conducted approximately five work sessions on the matter in order to make more permissive the regulations for R.V. park development. This proposal to repeal and replace City Code Chapter 23 includes amended definitions, location criteria, related business licensing requirements and application submittal, review and approval requirements. This proposal to amend City Code Chapter 37 includes the allowance of recreational vehicle parks in the Agricultural Transitional Zone and in the Community Commercial Zone by Conditional Use Permit, subject to the provisions of Chapter 23 and the allowance of recreational vehicle parks in the Airport Zone by right subject to the provisions of Chapter 23. The Planning and Zoning Commission conducted a public hearing on these matters on August 9, 2017, and recommended approval.

Councilor Randall questioned why recreational vehicle parks by right are being recommended in the Airport Zone. City Planner Plaskon replied there are other uses allowed by right in this zone that are not related to airport functions but can be supported by airport functions. For example, he noted the golf course. Mr. Plaskon said the Airport Zone is primarily designed to accommodate airport functions and uses, but the secondary purpose is the fact that people go to the airport and visit other properties in the area. The idea is to try to provide facilities or allow opportunities for facilities to exist there.

Councilor Randall noted the golf course previously tried to get an RV park but was declined by the Federal Aviation Administration (FAA). City Planner Plaskon explained the Planning & Zoning Commission was trying to determine what would be most beneficial, adding that requests would still be subject to FAA regulations and review by the Airport Authority.

Testimony both in favor of and in opposition of the request was requested.

Dorothy Nash, applicant for a recent variance, reported the Planning & Zoning Commission studied Chapter 23 in great depth. She said she is completely in favor of their recommendation and believes it will work very well for the Lewis Clark Valley.

There being no further testimony, the public hearing was closed.

**C. PUBLIC HEARING - LEWISTON AREA OF CITY IMPACT - ORDINANCE 4709: A proposal to amend the Lewiston Area of City Impact map to remove approximately .29 acres of land addressed as 1418 Richardson Avenue.**

Mayor Kleeburg announced tonight as the time and place advertised for the public hearing regarding the Lewiston Area of City Impact and Ordinance 4709 and asked for a staff report.

City Planner Plaskon reported the city council conducted a public hearing and passed first reading of the related Ordinance 4704 to annex 1418 Richardson Avenue. Approval of an annexation has triggered amendment of the Area of City Impact (ACI) map to reflect the subject property will no longer be in the ACI.

Ms. Gomez said this also captures two previous annexations for PK Metal and Northeast Crossing Phase 2.

Mayor Kleeburg called for testimony both in favor of and in opposition of the proposed amendment. With none provided, the public hearing was closed.

✓ **D. PUBLIC HEARING: URBAN RENEWAL PLAN, REVENUE ALLOCATION AREA #5 EAST ORCHARDS SEWER: A proposal to approve an Urban Renewal Plan, Revenue Allocation Area #5, East Orchards Sewer.**

It was announced by Mayor Kleeburg that this was the time and place advertised for the public hearing regarding Revenue Allocation Area #5. Mr. Kleeburg requested a staff report.

Community Development Director Von Tersch said staff has been talking about the need for sewer in the east orchards for over a year in this forum and probably 40 years in the community. Staff's objectives are to find an alternative to septic systems because it has been determined through DEQ reports that the Lindsay Creek watershed is the third highest contaminated body of water in the State for nitrates. Another goal is to provide a more efficient land use pattern for providing city services.

Ms. Von Tersch explained the Urban Renewal Plan, Revenue Allocation Area #5, East Orchards Sewer, proposes to fund construction of a sewer trunk main, secondary sewer lines and possibly one or more lift stations in the East Orchards not currently served by Central Orchards Sewer District (COSD). The trunk main would start at the southeast corner of the Canyon Crest Subdivision and stair step its way down existing streets to 22<sup>nd</sup> and Powers Avenue. Continuing, Ms. Von Tersch stated the revenue allocation financing provisions will cause property taxes resulting from any increased in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. Sewer service to this area will allow for additional development not possible on septic systems and conversions of existing septic systems to sewer at such time as the system fails or development is proposed. Community Development Director Von Tersch noted if the trunk line can be extended by the end of 2018, Sky View Estates will annex and connect. Connection to municipal sewer will avoid up to 220 new septic systems from contributing to the already polluted Lindsey Creek and Tammany Creek watersheds.

Finally, Ms. Von Tersch explained project costs will require the URA to issue a bond in the 2 million dollar range. Initial payments will be made from pledged city funds. As the increment increases, the URA will cash flow payments. The URA and city are expected to split project costs 50/50 and time is off the essence. Since 1995 when the city began requiring each house on septic systems to be on a one-acre lot, 61 homes have been constructed. This is a 16 percent increase in the number of septic systems since 1995. At \$8,000 per septic system, that is a \$500,000 loss in infrastructure investment.

Councilor Blakey asked how many additional septic systems would be added if the city were to change the ordinance to allow for half-acre lots at some point in the future. Ms. Von Tersch replied approximately 430 more, not counting Mr. Greco's development.

Mayor Pro Tem Collins questioned if the projected tax revenue will be enough to pay for the project. Community Development Director Von Tersch stated it would over time. In the near future it will not cash flow the debt payments. The first year's payments are contingent upon the city and wastewater funds contributing their half up front.

Mayor Kleeburg asked for testimony both in favor of and in opposition of the proposal.

NPC Commissioner Doug Havens, 3513 22<sup>nd</sup> Street, said he has heard comments with regard to the potential of 450 new homes in the area with septic systems. The proposed project will only help 60 homes hook up to the trunk line sewer which barely makes a dent in the 450 noted. A lot of the hopeful wishes

on growth and payback are based on lots that people might be able to split from their current parcels or lots that haven't been developed yet. There are many tangibles. For the most part, people live in the East Orchards because they like space and it is hard to imagine them carving up their lots to allow close neighbors. Mr. Havens said according to the Health Department, sewer system drain fields fail on an average of one to two per year. He asked who would pay for the bond if the city's projections don't come to fruition. People who will benefit from the sewer won't be paying any more than anybody else and Mr. Havens asked how this is fair. Finally, Mr. Havens asked about the area within the Revenue Allocation Area that won't receive any benefit, noting their taxes will be diverted towards the project as well.

There being no further testimony, the mayor closed the public hearing.

Community Development Director Von Tersch reported revenue projections have been run using three different appreciation rates. The county's share is 15 percent, no matter what the project costs end up being. In terms of people subdividing, she said there is a property owner who currently has 9 acres who is so excited about the prospect of sewer that he will approach the city for development. This project, in and of itself, would pay for the cost of the proposed sewer project over the course of 20 years. Further, 5 of 8 other property owners have noted they are in favor.

#### **E. FINANCIAL REPORT**

Administrative Services Director Marsh explained this report is in reference to House Bill 130 which is new this year. Additional financial reporting will be presented to the council and available to the public for each monthly report. The Bill requires cities to present monthly reporting no later than 60 days following month end with the intent of increasing transparency. The quarterly reports will continue to be on the website. Anyone interested can go to OpenGov on the city's website to see what is being paid to vendors, what is being spent by each department, wages, fuel costs, etc. Funds are summarized by Fund or department and by financial institution.

Mr. Marsh provided an overview of the city's revenues/expenditures.

#### **V. CONSENT AGENDA**

Mayor Kleeburg explained that items on the Consent Agenda are considered routine in nature and would be enacted with one motion unless a councilor wished to have an item removed for discussion. Councilor Blakey offered a motion to read the Consent Agenda by title only. Councilor Maldonado seconded the motion and it carried 6 to 0, with Councilor Johnson excused.

- A. CITY COUNCIL MEETING MINUTES: 08/14/17 REGULAR
- B. ADVISORY BOARD AND COMMISSION MINUTES: 07/25/17 URBAN FORESTRY AND CEMETERY COMMISSION

Following the reading of the Consent Agenda, a motion was made by Councilor Randall and seconded by Mayor Pro Tem Collins to adopt. The motion carried with 6 ayes with Councilor Johnson excused.

## VI. ACTIVE AGENDA

- A. ORDINANCE 4704 (SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF THE ORDINANCE SUMMARY)

Councilor Blakey moved to read Ordinance 4704 for the second and third times by title only, suspending the rules. Councilor Maldonado seconded the motion.

Councilor Randall said though he realizes it is more convenient for the property owner to get construction started before bad weather, he does not agree with combining second and third readings.

The motion carried 6 to 0 with Councilor Johnson excused.

ORDINANCE 4704: "AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ANX17-000001 TO ANNEX LAND INTO THE LEWISTON CITY LIMITS; AND PROVIDING AN EFFECTIVE DATE"

A motion and second were then offered by Councilors Maldonado and Blakey to adopt Ordinance 4704 and the Ordinance Summary. ROLL CALL VOTE: VOTING AYE: *Kleeburg; Collins; Blakey; Maldonado; Miller; Randall*. VOTING NAY: *None*. EXCUSED: *Johnson*.

- B. RESOLUTION 2017-49

Councilor Randall made a motion to adopt Resolution 2017-49. This was followed by a second from Councilor Maldonado. ROLL CALL VOTE: VOTING AYE: *Kleeburg; Collins; Blakey; Maldonado; Miller; Randall*. VOTING NAY: *None*. EXCUSED: *Johnson*.

RESOLUTION 2017-49: "A RESOLUTION OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN CPA17-000001 AND AMENDING THE NEIGHBORHOOD NUMBER SIX—CENTRAL ORCHARDS

MAPS OF CHAPTER 6.6 OF LEWISTON'S COMPREHENSIVE LAND USE MAP"

C. ORDINANCE 4705 (SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY)

Ordinance 4705 was read for the second and third times by title only, suspending the rules, upon a motion and second from Councilors Blakey and Maldonado, respectively. There were no objections and the motion carried 6 to 0 with Councilor Johnson excused.

ORDINANCE 4705: "AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZNC17-000001, DECLARING THAT CERTAIN NEWLY-ANNEXED REAL PROPERTY BE INCLUDED IN THE CITY OF LEWISTON SUBURBAN RESIDENTIAL (R-1) ZONE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE"

Councilor Maldonado moved and Councilor Blakey seconded the adoption of Ordinance 4705. ROLL CALL VOTE: VOTING AYE: Kleeburg; Collins; Blakey; Maldonado; Miller; Randall. VOTING NAY: None. EXCUSED: Johnson.

D. ORDINANCE 4692 (SECOND READING)

A motion was offered by Councilor Maldonado and seconded by Councilor Blakey to read Ordinance 4692 for the second time by title only.

Councilor Randall indicated he believes this Ordinance does not need to contain a section on signs within the Historic District as they are currently reflected in another portion of the code. City Attorney Gomez' responded she and Assistant City Attorney Hermann thoroughly reviewed Section 19 and proposed several amendments to the ordinance in order to clarify conflicting code sections. If those amendments were to be approved, it is recommended an additional public hearing be scheduled.

Ms. Gomez' outlined the below recommended amendments:

- Section 19.5-12 (General definitions): *Exterior features* shall include the architectural style, general design and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building materials, and type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures, and natural features, such as trees and shrubbery. In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size and location of all such signs.

- Section 19.5-16 (Certificate of appropriateness required): No exterior portion of any building or other structure, including walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor above-ground utility structures, **nor any type of outdoor advertising**, shall be erected, altered, restored, moved or demolished within the district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the commission, as provided in section 19.5-21 below. A certificate of appropriateness shall be required whether or not a building permit is required. No change in the use of any structure or property within the district which involves a change in design, material, color or outer appearance thereof shall be permitted until an application for a certificate of appropriateness has been submitted to and approved by the commission.
- Section 19.5-20 (Interior arrangement exempted): The commission shall not consider interior arrangement and shall take no action under this article except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant fixtures, **outdoor advertising signs, or indoor, illuminated readerboards visible from outside the structure** or natural features in the district which would be incongruous with the historical, architectural, archaeological or cultural aspects of the district.
- Section 19.5-21 (Review procedure for certificates of appropriateness): (1) *Procedure for the review of applications within the historic district.* Application for a certificate of appropriateness to authorize construction, reconstruction, alteration or maintenance which involves an exterior color change or repair that affects the external appearance, **including signs**, or any public or private structure or appurtenance or part thereof within the district, shall be made to the commission. Applications shall be submitted to the commission at least twenty (20) working days prior to the regularly scheduled historic preservation meeting. The applicant may be required to post a public notice of the proposed application at least eight (8) days prior to the scheduled meeting. The requirement for posting of the property will be at the discretion of city staff upon the review of the application.
- ...*(3) Data required.* Applicants must submit the following data with the application, if so required by the commission.
  - a. Drawings required for alterations and/ or additions to existing structures or for new construction. The commission may, in its discretion, require every application or review involving:
    - (1) Alterations or additions to existing structures in the district; or

(2) The erection of any new structure within the district to be accompanied by drawings of the proposed alterations, additions or changes, and of new construction of buildings or property use. As used herein, "drawings" shall mean plans and exterior eye-level perspectives drawn to scale with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of buildings, including proposed materials, textures and colors, including samples of materials or color samples, and the plot plan or site layout, including all improvements affecting appearances, such as walls, walks, terraces, plantings, accessory buildings, **signs**, lights and other elements. Such documents may be required to be filed with the commission chairman for commission review.

- Section 19.5-22 (Review standards): In reviewing applications for certificates of appropriateness within the district, the commission shall observe the following standards:
  - (1) In reviewing an application for reconstruction, alteration, maintenance or repair involving a color change, or affecting the external appearance of any building or structure or part thereof which is within the district, or any appurtenance related thereto, including, but not limited to, stone walls, fences, light fixtures, steps, **and paving and signs**, the commission shall issue a certificate of appropriateness only if it is satisfied that the historical and architectural character of the building, structure or appurtenance will be properly preserved or restored. It is not the intent of this article to recreate a specific time period.

Councilor Randall moved to accept the outlined changes. The motion was seconded by Mayor Pro Tem Collins and carried 6 to 0, with Councilor Johnson excused.

It was noted an additional public hearing would be scheduled for October 30, 2017.

The motion to read, as amended, carried 6 to 0, with Councilor Johnson excused.

ORDINANCE 4692: "AN ORDINANCE OF THE CITY OF LEWISTON REPEALING CHAPTER 30 OF THE LEWISTON CITY CODE; ENACTING A NEW CHAPTER 30 OF THE LEWISTON CITY CODE KNOWN AS THE SIGN CODE; REPEALING SECTION 19.5-23 OF THE LEWISTON CITY CODE REGARDING SIGNS IN A HISTORIC DISTRICT; ENACTING A NEW SECTION 19.5-23 OF THE LEWISTON CITY CODE REGARDING SIGNS IN

HISTORIC DISTRICTS; AMENDING SECTION 31-74(a)(2) TO MODIFY REGULATIONS FOR TEMPORARY SIGNS IN THE RIGHT-OF-WAY; AMENDING SECTION 37-20.1 OF THE LEWISTON CITY CODE TO REMOVE ADDITIONAL SIGN ALLOWANCES FOR CHURCHES AND TO REMOVE REFERENCE TO SIGNS FOR SCHOOLS; AMENDING SECTION 37-62.4(11) OF THE LEWISTON CITY CODE TO MODIFY STANDARDS FOR SIGNS LOCATED IN THE NORMAL HILL MIXED USE (NHMU) ZONE; AMENDING SECTION 37-93.6(a)(10) OF THE LEWISTON CITY CODE TO MODIFY STANDARDS FOR SIGNS FOR INDIVIDUAL BUSINESSES LOCATED IN THE BRYDEN AVENUE SPECIAL PLANNING AREA A (BASPAA) ZONE; AMENDING SECTION 37-114 OF THE LEWISTON CITY CODE TO MODIFY BILLBOARD STANDARDS; REPEALING SECTION 37-127 OF THE LEWISTON CITY CODE REGARDING SEASONAL SALE OF CHRISTMAS TREES; AMENDING SECTION 37-140.1 OF THE LEWISTON CITY CODE TO REMOVE REFERENCE TO SIGNS FOR HOME OCCUPATIONS; AMENDING SECTION 37-163(3) OF THE LEWISTON CITY CODE TO REMOVE ADDITIONAL SIGN ALLOWANCES FOR CHURCHES; AND PROVIDING AN EFFECTIVE DATE"

**E. ORDINANCE 4711 (FIRST, SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF THE ORDINANCE SUMMARY)**

Councilors Miller and Maldonado moved and seconded first, second and third readings of Ordinance 4711 by title only, suspending the rules.

Councilor Randall expressed concern that this section of Main Street has already been posted with 20 mph speed limit signs. He noted residents have not even been given a chance to speak on this issue. City Manager Bennett explained the signs were placed under the "temporary" regulations and in order to get the speed limit signs placed where they need to be based on the parking changes, the Ordinance now needs to be finalized. Mr. Bennett said there was an accelerated time frame for design and construction and now staff is coming to the end of that process to get it completed. Though this is not the normal process, it was the rationale used to post the signs early. City Attorney Gomez' recommended three readings this evening since the signs have already been posted or if the council chooses not to adopt the Ordinance, then to change the speed limit back to 25 mph.

The motion to read for the first, second and third times failed 4 to 2, with Councilors Blakey and Miller voting aye, Mayor Kleeburg, Mayor Pro Tem Collins, Councilor Maldonado and Councilor Randal voting nay, and Councilor Johnson excused.

Councilor Randall then offered a motion to have first reading this evening. The motion was seconded by Councilor Blakey. The motion carried 5 to 1, with Councilor Miller voting nay and Councilor Johnson excused.

ORDINANCE 4711: "AN ORDINANCE OF THE CITY OF LEWISTON DESIGNATING THE SPEED LIMIT ON THAT PORTION OF MAIN STREET EAST OF SNAKE RIVER AVENUE AND WEST OF 11<sup>TH</sup> STREET AS TWENTY (20) MILES PER HOUR, AND PROVIDING AN EFFECTIVE DATE"

✓ F. ORDINANCE 4697 (FIRST READING)

Councilor Randall moved to read Ordinance 4697 for the first time by title only. The motion was followed by a second from Councilor Blakey.

Mayor Kleeburg explained the bond will last over the course of 20 years, with Nez Perce County's portion being \$300,000 over that same time period. Approval is the only way the city is going to get any sustained growth in the East Orchards. This is the time and place to get this going to allow for future growth.

Councilor Randall said he believes in being proactive. With DEQ taking over EPA's role for the State of Idaho, the City of Lewiston may end up being forced into this plan anyway which could cost a lot more in the future.

Mayor Pro Tem Collins indicated he wants to be sure all math projections have been done to ensure the city knows what it will be paying for. He said he agrees with Ms. Von Tersch's response that water issues will only get worse if this action is not taken now.

Councilor Blakey expressed his belief this will be a boom for the building trades as more lots are opened up for development. He said he is looking forward to the possible use of CDBG monies to assist with future hookups.

The motion carried 6 to 0, with Councilor Johnson excused.

ORDINANCE 4697: "AN ORDINANCE OF THE CITY OF LEWISTON MAKING THE FINDINGS REQUIRED BY IDAHO CODE § 50-2008 TO APPROVE AN URBAN RENEWAL PLAN AND URBAN RENEWAL PROJECTS; APPROVING THE "URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #5 EAST ORCHARDS SEWER (EOS)"; CREATING A REVENUE ALLOCATION AREA AS PART OF SUCH URBAN RENEWAL PLAN; DESCRIBING THE REQUIREMENT FOR HOW THE NEZ PERCE COUNTY COMMISSIONERS ARE TO LEVY TAXES BY OR FOR EACH TAXING DISTRICT IN WHICH REVENUE ALLOCATION AREA #5 IS LOCATED; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE NEZ PERCE COUNTY AUDITOR AND TAX ASSESSOR, THE AFFECTED TAXING DISTRICTS, AND THE STATE TAX COMMISSION; PROVIDING A LIMITATION ON ACTIONS AGAINST SUCH URBAN RENEWAL PLAN;

PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**G. ORDINANCE 4703 (FIRST READING)**

Following a motion and second from Councilors Randall and Maldonado, Ordinance 4703 was read for the first time by title only. The vote passed 6 to 0, with Councilor Johnson excused.

ORDINANCE 4703: "AN ORDINANCE OF THE CITY OF LEWISTON AMENDING SECTION 37-146(6) OF THE LEWISTON CITY CODE TO CHANGE THE WORD PARCEL TO LOT; AMENDING SECTION 37-146(7) TO CLARIFY PARKING SPACE LOCATION AND DISTANCE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE"

**H. ORDINANCE 4698 (FIRST READING)**

Councilor Miller moved and Councilor Maldonado seconded first reading of Ordinance 4698 by title only. The motion carried 6 to 0 with Councilor Johnson excused.

ORDINANCE 4698: "AN ORDINANCE OF THE CITY OF LEWISTON AMENDING SECTION 23-22 OF THE LEWISTON CITY CODE TO MODIFY DEFINITIONS; REPEALING SECTION 23-23 TITLED "POWERS, DUTIES, RESPONSIBILITIES OF THE COMMUNITY DEVELOPMENT DEPARTMENT"; RENUMBERING SECTION 23-24 TO SECTION 23-23, AND AMENDING SECTION 23-23 TO MODIFY BUSINESS LICENSE AND PERMIT REQUIREMENTS; REPEALING SECTION 23-25 TITLED "SAME - APPLICATION"; REPEALING SECTION 23-26 TITLED "SAME - NONTRANSFERABLE, NOTICE UPON SALE, OR TRANSFER OF RECREATIONAL VEHICLE PARK, SITE PLAN"; REPEALING SECTION 23-27 TITLED "SAME - REVOCATION"; REPEALING SECTION 23-28 TITLED "SAME - HEARING"; REPEALING SECTION 23-29 TITLED "SAME - APPEAL TO COUNCIL"; REPEALING SECTION 23-30 TITLED "INSPECTION OF PREMISES"; REPEALING SECTION 23-31 TITLED "RECREATIONAL PARK DEVELOPMENT APPLICATION"; RENUMBERING SECTION 23-32 TO SECTION 23-24, AND AMENDING SECTION 23-24 TO REQUIRE SITE PLAN SUBMITTAL AND APPROVAL; RENUMBERING SECTION 23-33 TO SECTION 23-25, AND AMENDING SECTION 23-25 TO MODIFY CRITERIA FOR A RECREATIONAL VEHICLE PARK; RENUMBERING SECTION 23-34 TO SECTION 23-26, AND AMENDING SECTION 23-26 TO MODIFY DEVELOPMENT STANDARDS FOR A RECREATIONAL VEHICLE PARK; REPEALING SECTION 23-35 TITLED "STORAGE BENEATH A RECREATIONAL VEHICLE PROHIBITED"; AMENDING SECTION 37-13 TO ADD A RECREATIONAL VEHICLE PARK AS A CONDITIONAL USE

PERMITTED IN THE AGRICULTURAL TRANSITIONAL (F-2) ZONE; AMENDING SECTION 37-69 TO ADD A RECREATIONAL VEHICLE PARK AS A CONDITIONAL USE PERMITTED IN THE COMMUNITY COMMERCIAL (C-3) ZONE; AMENDING SECTION 37-71(25) TO CLARIFY THAT A RECREATIONAL VEHICLE PARK IN THE GENERAL COMMERCIAL (C-4) ZONE IS SUBJECT TO THE PROVISIONS OF CHAPTER 23, ARTICLE II; AMENDING SECTION 37-99 TO ADD A RECREATIONAL VEHICLE PARK AS A USE PERMITTED OUTRIGHT IN THE AIRPORT (A) ZONE; AND PROVIDING AN EFFECTIVE DATE"

**I. ORDINANCE 4709 (FIRST READING)**

Upon a motion and second from Councilors Randall and Blakey, Ordinance 4709 was read for the first time by title only. The motion carried 6 to 0, with Councilor Johnson excused.

ORDINANCE 4709: "AN ORDINANCE OF THE CITY OF LEWISTON AMENDING SECTION 39-1 OF THE LEWISTON CITY CODE TO UPDATE THE CITY OF LEWISTON AREA OF CITY IMPACT BOUNDARY MAP; AND PROVIDING AN EFFECTIVE DATE"

**J. RESOLUTION 2017-63**

Councilor Randall offered a motion to adopt Resolution 2017-63. Councilor Miller seconded the motion. ROLL CALL VOTE: VOTING AYE: Kleeburg; Collins; Blakey; Maldonado; Miller; Randall. VOTING NAY: None. EXCUSED: Johnson.

RESOLUTION 2017-63: "A RESOLUTION ESTABLISHING RATES, FEES AND CHARGES FOR SOLID WASTE AND RECYCLING, INCLUDING RESIDENTIAL AND COMMERCIAL MOBILE CART SOLID WASTE SERVICE AND COMMERCIAL CONTAINER SOLID WASTE SERVICE"

**K. PUBLIC RIGHT-OF-WAY DEDICATION**

A motion and second were made by Councilors Randall and Blakey to approve the public right-of-way dedication for the 9<sup>th</sup> Street Grade project. The motion carried 6 to 0 with Councilor Johnson excused.

**L. 9<sup>TH</sup> STREET GRADE PHASE I AGREEMENT**

The 9<sup>th</sup> Street Grade Phase I Agreement was approved upon a motion and second from Councilors Randall and Miller, respectively. ROLL CALL VOTE: VOTING AYE: Kleeburg; Collins; Blakey; Maldonado; Miller; Randall. VOTING NAY: None. EXCUSED: Johnson.

**M. CITY ATTORNEY CONTRACT**

Councilor Randall moved to go into Executive Session to discuss the attorney contract and table the vote until after the executive session. Councilor Blakey offered a second. The motion failed 5 to 1, with Mayor Kleeburg, Mayor Pro Tem Collins, Councilor Maldonado and Councilor Maldonado voting nay. Councilors Blakey and Randall voted aye and Councilor Johnson was excused.

Councilor Miller moved to adopt the contract between the City of Lewiston and Jana Gomez' for her services as City Attorney. Councilor Maldonado offered a second.

Councilor Randall noted a portion of the City Attorney's job was recently contracted to Nez Perce County. He said after research, he discovered the national median for the pay scale is at \$95,147 and the Boise area median is at \$81,330. He suggested the council reject the counterproposal submitted by Ms. Gomez' and approve the proposal originally offered by the council.

City Attorney Gomez' said if she were on the city's pay schedule, in FY'18, her salary would be \$92,633. When \$1,353 is added, which is the difference between what was actually made and what would have been made on the city's pay schedule, the total is \$93,986. Ms. Gomez' said given her exceptional performance, involvement in the Idaho State Bar and community, proven track record, consistent attendance and positive working relationships with staff, she believes this is a fair agreement.

Mayor Kleeburg said every document before him has gone through legal review. Ms. Gomez' does an exceptional job and the city got a bargain when they hired her. She is extremely worthy of every penny in legal advice she has provided to the city.

Councilor Randall stated he believes the \$92,629 the council offered Ms. Gomez' is not unreasonable and should be acceptable.

Councilor Blakey suggested prior to next year's review of the contract, a subcommittee is formed to provide recommendations on getting this position on the salary scale. Councilor Miller agreed. Mr. Blakey added the subcommittee could also address the evaluation process for the city attorney and city manager as well in an effort for the council to provide better feedback. He noted he supports the contract and believes the recommended pay is accurate.

The motion on the floor carried. *ROLL CALL VOTE: VOTING AYE: Kleeburg; Collins; Blakey; Maldonado; Miller. VOTING NAY: Randall. EXCUSED: Johnson.*

N. BUSINESS INCENTIVE PROGRAM APPLICATION

A motion and second were made by Councilors Maldonado and Miller to approve the business incentive program request.

Planner Gilbert explained Guy Johnson is requesting a waiver of \$5,405.38 and a reimbursement of \$6,650.00 in building permit fees in recognition of his \$719,782.74 investment in 1701 Main Street, in exchange for improvements to a highly visible corner of the City of Lewiston and job creation to support the expansion. Staff believes the intent of what Mr. Johnson is doing will provide a visually appealing and important corner of the city. What is hard to reason is the eligibility requirements being met for council to approve. Staff finds it hard to recommend approval due to eligibility.

Councilor Randall stated he agrees with staff and believes the request should be denied.

Mr. Guy Johnson noted this project has been a passion of his for about three years when he first began looking at the Black Sheep building to relocate his business in. He said he began having a vision about the building and what it could be again for the City of Lewiston. Currently there is nothing in this area that invites people to Main Street as the corner is bleak to say the least. Mr. Johnson said the building has never been updated and has had the same tenant for 22 years. He expressed his desire to make it beautiful by updating and modernizing the building and landscaping through lighting, signage, flower beds, etc. He questioned what he was not meeting with regard to the guidelines of the Incentive Program.

Planner Gilbert replied one of the points of evaluation had to do with full-time employees. After reviewing the payroll, it was determined that three of the 13 employees were not meeting minimum Idaho wage or 50 percent of the HUD median household income. The other areas were with regard to the public infrastructure such as curbs, gutter and sidewalks and the electric utilities being located on private property and not in the public right-of-way. Ms. Gilbert said though she thinks the project is great, it does not meet the criteria of the program. She noted it is up to the council as to how they would like to proceed.

Councilor Blakey asked if Mr. Johnson could be a candidate for CDBG funding if he were to apply. Ms. Gilbert responded he possibly could be if he met all the criteria of that program.

Mr. Johnson explained the requirement for 15 employees says the payroll has to be double the state's minimum and his company easily meets that. Further, with regard to infrastructure, the plan is not just to patch the sidewalks. The entrance on the State right-of-way will be removed and all others will be

upgraded to meet ADA standards. Further, all utilities will be placed underground to eliminate any overhead lines. The fact that the entire area will be cleaned up between the business and the railroad makes him believe the project easily meets the outlined infrastructure requirements.

City Attorney Gomez' noted the first criteria states the business owner has to commit to a project that will benefit the public and include new or improved sidewalks, curbs and gutters. Secondly, 15 new full-time jobs must be created and the application says that 15 jobs will be created. The third criteria is the average wage of full-time employees shall be at least twice the Idaho minimum wage, or \$30,160. The application also shows three full-time employees averaging \$44,000 plus. Finally, Ms. Gomez' said the fourth criteria is health, dental and vacation benefits and it has been shown that vacation is not currently paid. Mr. Johnson replied the existing employee plan does not provide vacation; however, that is going to change in the future. He noted the company currently subsidizes medical. Ms. Gomez' noted the Ordinance is not clear on a couple of issues and believes the document was written with new businesses in mind rather than current businesses or those that are relocating. Finally, the owner must invest a certain amount which has not been met. Section 40-4 of the ordinance requires an application for the incentive program shall be initiated before applying for permits. She asked if this took place and Ms. Gilbert replied the permits were applied for on July 17, 2017. Ms. Gomez' noted there is nothing within the language that allows for reimbursement, but specifically only covers waivers.

Ms. Gomez' expressed the need for current information on the average wage as the documentation provided might not be accurate.

Therefore, Councilor Randall moved to table this item for two weeks in order for Mr. Johnson to provide correct financials for his employees. Mayor Kleeburg said he is not interested in reimbursement as it is isn't provided for in the ordinance.

Councilor Randall's motion to table failed for lack of a second.

Councilor Blakey indicated when he first voted in favor of the Business Incentive Program, the criteria that stood out for him was the requirement for 15 new jobs. He said he doesn't see this being fulfilled in this request.

Mayor Pro Tem Collins said he believes what is planned for this building is amazing and believes it will increase the value and serve as a great update to this area of the city. However, with regard to it fitting the criteria for a waiver of fees, Mr. Collins said he would tend to think it doesn't.

Councilor Miller asked if applicants have an opportunity to discuss their applications with staff and be provided with feedback and guidance. City Manager Bennett confirmed, stating the Development Review Committee meets on a weekly basis with developers to discuss potential projects. This is the opportunity for staff to let an applicant know about various programs and what is required prior to applying for building permits.

Councilor Blakey made a motion to suspend this ordinance until staff has an opportunity to bring it to council in work session for further discussion. Councilor Randall provided a second.

The main motion on the floor to approve the application failed 6 to 0, with Councilor Johnson excused.

City Attorney Gomez' reported if the council would like to review the ordinance, she would recommend it be repealed, reviewed, then reenacted as there is no way to suspend an ordinance.

**O. VOUCHERS PAYABLE**

Councilor Randall moved to approve the Vouchers Payable dated August 25, 2017, through September 7, 2017, in the amount of \$1,135,985.77. Councilor Maldonado seconded the motion and it carried 5 to 0 to 1, with Councilor Miller abstaining as she stepped out of the meeting and Councilor Johnson excused.

**VII. UNFINISHED AND NEW BUSINESS**

**A. CITY COUNCILOR COMMENTS**

Mayor Pro Tem Collins questioned the possibility of placing a moratorium on an ordinance. City Attorney Gomez' indicated she would review and provide a response.

Councilor Randall noted he received a monthly activity report from the Airport Manager and it looks like they have been extremely active.

Councilor Maldonado announced the School District will be holding an informational event tomorrow evening at the Williams Conference Center to share the design of the new High School.

Mayor Kleeburg said there was recently a Letter to the Editor in the Tribune regarding a letter the council signed to the Department of Justice. He stressed that his decision to not sign the letter had nothing to do with immigration policies of the new administration, but rather concerned the language outlining perjury. The letter did not apply to the City of Lewiston and

the City Manager was asked to reply with a letter indicating it was not applicable.

Mayor Kleeburg stated the Port of Portland recently hosted an update to both the Port of Lewiston and the Port of Lewiston regarding the potential rebirth of its container business. Mr. Kleeburg said hopefully there may be some container traffic moving down the river. Councilor Randall added he informed Visit Lewis Clark Valley and the Port about the need for focusing on additional docking facilities for the cruise ships.

**B. CITY MANAGER COMMENTS**

City Manager Bennett announced City Hall staff would be cleaning up Snake River Avenue tomorrow. Additionally, the next work session is scheduled for October 2<sup>nd</sup> wherein the new fire station site, yard waste, and the police contract would be discussed.

**C. ADVISORY BOARD AND COMMISSION APPOINTMENTS**

Councilor Miller moved to appoint Patty Brockman to the Historic Preservation Commission. Councilor Maldonado seconded the motion and it carried 6 to 0 with Councilor Johnson excused.

**D. WORK SESSION AGENDA TOPICS**

Councilor Miller asked that a discussion on weed abatement be discussed for a future work session in order to allow time for the \$50,000 allocation.

Councilor Blakey said he would like to discuss the Business Incentive Program at an upcoming work session

**VIII. EXECUTIVE SESSION RE: PERSONNEL: Idaho Code Section 74-206(1) (b).**

It was determined there was no need for an Executive Session.

**IX. ADJOURNMENT**

There being no further business to come before the Lewiston City Council, Mayor Kleeburg adjourned the September 25, 2017, Regular Council Meeting at 8:35 p.m.

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Kari Ravencroft, Recording Secretary

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Date approved by City Council



## CITY COUNCIL MEETING AGENDA ITEM HISTORY/COMMENTARY

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                        |                                                                                                                                                    |                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>ITEM TITLE</b><br>Urban Renewal Plan, RAA #5, East Orchards Sewer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        | <b>AGENDA NO.</b> _____<br><b>AGENDA DATE</b><br>09/25/17 _____<br>CONSENT: <input type="checkbox"/> ACTIVE: x <input checked="" type="checkbox"/> | <b>1ST READING</b> _____<br><b>2ND READING</b> _____<br><b>3RD/ADOPTION</b> _____ |
| <b>ORIGINATING SOURCE</b><br>Urban Renewal Agency<br><br>Date: 05/09/17 _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        | <b>FUNDING CERTIFICATION (IF APPLICABLE)</b><br><br>Date: _____                                                                                    |                                                                                   |
| <b>DIVISION MANAGER REVIEW (If applicable)</b><br><br>Date: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                        | <b>DEPARTMENT MANAGER REVIEW (If applicable)</b><br>Laura M. Von Tersch <i>LV</i><br>Date: 9/25/17 _____                                           |                                                                                   |
| <b>RECOMMENDED FOR COUNCIL ACTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>CITY MANAGER</b><br><br>Date: _____ |                                                                                                                                                    |                                                                                   |
| <b>ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |                                                                                                                                                    |                                                                                   |
| <p>January 9, 2017—City Council supported the concept of an urban renewal plan for financing sanitary sewer in the East Orchards.</p> <p>January 19, 2017—In a joint meeting with the Board of County Commissioners, the East Orchards Sewer project was discussed. Nez Perce County was not supportive of using Urban Renewal for this purpose.</p> <p>February 6, 2017—City Council affirmed that the East Orchards Sewer project was their second highest priority for the Urban Renewal Agency to work on.</p> <p>April 10, 2017—City Council adopted resolution No. 2017-20 finding deteriorated and deteriorating conditions in the East Orchards caused by the lack of sanitary sewer, and the area's suitability for an urban renewal project.</p> <p>June 5, 2017—City council heard a presentation on the need for sewer in the East Orchards and funding strategies from the City Engineer.</p> |                                        |                                                                                                                                                    |                                                                                   |
| <b>ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |                                                                                                                                                    |                                                                                   |
| <p>The Urban Renewal Plan, Revenue Allocation Area #5, East Orchards Sewer, proposes to fund construction of a sewer trunk main, secondary sewer lines and possibly one or more lift stations in the East Orchards not currently served by Central Orchards Sewer District. The trunk main would start at the south east corner of the Canyon Crest Subdivision and stair step its way down existing streets to 22<sup>nd</sup> and Powers Avenue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |                                                                                                                                                    |                                                                                   |



This plan proposes the formation of one revenue allocation area generally consisting of properties: (a) north of Airway Avenue and Burrell Avenue, (b) west of 23<sup>rd</sup> Street extended to Richardson Avenue extended, (c) north of Richardson Avenue, (d) east of Powers Avenue and (e) east of 18<sup>th</sup> Street C north of Powers Avenue extended to North of Airway Avenue.

The revenue allocation financing provisions will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects.

The Planning and Zoning Commission reviewed this plan and found it in conformity with the Comprehensive Plan.

Sewer service to this area will allow for additional development not possible on septic systems, and conversions of existing septic systems to sewer at such time as the system fails or development is proposed. If the trunk line can be extended by the end of 2018, Sky View Estates will annex and connect. Connection to municipal sewer will avoid up to 220 new septic systems from contributing to the already polluted Lindsey and Tammany Creek watersheds.

Project costs will require the URA to issue a bond in the 2 million dollar range. Initial payments will be made from pledged city funds. As the increment increases, the URA will cash flow payments. The URA and City are expected to split project costs 50:50. It should be noted, time is of the essence. Since 1995 when the city started requiring each house on septic systems to be on a one acre lot, 61 homes have been constructed. This is a 16% increase in the number of septic systems since 1995. At \$8,000 per septic system, that is a \$500,000 loss in infrastructure investment.

Since the URA adopted the plan, some information has changed and the City Attorney has completed her review. Skyview Estates has increased from 140-180 homes to 220. A more precise boundary map has been prepared changing the increment projections. Narrative has been added at the suggestion of the City Attorney. Each of these proposed changes are shown on the list attached and marked-up sheets. At one of the Ordinance readings staff requests that Council do a motion and vote to amend Ordinance No. 4697 as described on the attachments.

**ACTION PROPOSED:** Adopt Ordinance No. 4697

Attachment: Master List of Proposed Changes, Marked Up Sheets With Changes



9/25/17 City Council Staff Report Master List of Changes

1. Page 5. Updated narrative to reflect that RAA #4 has been opened and RAA #2 has been closed.
2. Page 6. Exhibit 2 revised to reflect "Assessed Values" rather than "Taxable Values".
3. Page 7. Expanded narrative on project financing and feasibility.
4. Page 8. Formalized City commitment to contribute \$800,000 to the project in the first year. Formalize City commitment to pass through Developer contributions if and/or when they materialize.
5. Page 10. Revised proposed number of homes in Sky View Estates from 140-180 to 220.
6. Page 10. Change Table title to PROJECT SUMMARY: ESTIMATED COSTS. Remove footnote 4.
7. Page 11. Replace Exhibit 3, planning level map of RAA #5, with more detailed map.
8. Page 15. Narrative has been added to the Economic Feasibility Study.
9. Page 15. Fiscal impact estimates per taxing entity has been revised to reflect the adjusted RAA #5 boundary.
10. Page 16. Base value expressed as "Assessed Value" with explanation of adjustment of base given closure of RAA #2 and opening of RAA #4.
11. Page 16. Revised proposed number of homes in Sky View Estates from 140-180 to 220.
12. C-1. Increment projections revised to reflect adjusted RAA boundary provided by surveyor.

*Lewiston City Council*  
**REGULAR MEETING AGENDA**  
Monday, October 9, 2017 – 6:00 p.m.  
Bell Building – 215 D Street (Upstairs Conference Room)  
Lewiston, Idaho 83501

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. CITIZEN COMMENTS**

*This is an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes.*

**IV. CONSENT AGENDA**

**A. CITY COUNCIL MEETING MINUTES:** *08/28/17 Regular; 09/18/17 Work Session*

**VI. ACTIVE AGENDA**

**A. CITY MANAGER CONTRACT:** *Approving an extension of the contract between the City of Lewiston and City Manager Jim Bennett.*

**B. COLLECTIVE BARGAINING AGREEMENT:** *Approving an agreement between the City of Lewiston and the Fraternal Order of Police dated October 1, 2017, through September 30, 2020.*

**C. SCHOOL RESOURCE OFFICER AGREEMENT:** *Considering the approval of an agreement between the Lewiston Independent School District No. 1 and the City of Lewiston.*

**D. DEPARTMENT OF INSURANCE HEALTH TRUST AGREEMENT:** *Considering an agreement between the City of Lewiston and the Department of Insurance.*

**E. RESOLUTION 2017-60:** *Considering approval of a modification request by RPL Development, LLC, to allow single-family residential lots that extend through the block and have frontage on two parallel streets within Phase III of the Estates at Canyon Crest Subdivision.*

**F. SUBDIVISION PLAT:** *Considering approval of the Northeast Crossing Addition Phase IIA Final Plat; 21 residential lots on 7.41 acres located north of Warner Avenue between 15<sup>th</sup> and 16<sup>th</sup> Streets.*

**G. MEMORANDUM OF UNDERSTANDING:** *Considering a Memorandum of Understanding between the Lewiston Police Department and the Washington-Idaho Volunteer Center.*

**H. REVOCABLE LICENSE AGREEMENTS:** *Considering revocable license agreements between the City of Lewiston and Jeffrey and Melene Jeppson, 249 23<sup>rd</sup> Avenue; Wesley and Anne Wallace, 2009 Ridgeway Drive; Travis Hight, 1915 Ridgeway Drive; Casey and Sarah Everett, 3738 18<sup>th</sup> Street B; and Kenneth and Brenda Blakeman, 2013 Ridgeway Drive.*

- I. RESOLUTION 2017-64: *Considering approval of the revised Lewiston Purchasing Policy.*
- J. CDBG LIEN - PRAVEEN KHURANA: *Considering a request to subordinate the CDBG Lien on 858 Main Street.*
- K. ORDINANCE 4711 (SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF THE ORDINANCE SUMMARY): *Considering designating the speed limit on Main Street east of Snake River Avenue and west of 11<sup>th</sup> Street at 20 mph.*
- L. ORDINANCE 4697 (SECOND READING): *Considering approval of an Urban Renewal Plan and Urban Renewal projects.*
- M. ORDINANCE 4703 (SECOND READING): *Considering amendments to Section 37-146(6) of Lewiston City Code to change the word "parcel" to "lot" and to clarify parking space location and distance requirements.*
- N. ORDINANCE 4698 (SECOND READING): *Considering amendments to Lewiston City Code Sections 23 and 37 regarding recreational vehicles.*
- O. ORDINANCE 4709 (SECOND READING): *Considering an amendment to Section 39-1 of the Lewiston City Code to update the City of Lewiston Area of City Impact boundary map.*
- P. ORDINANCE 4714 (FIRST, SECOND AND THIRD READINGS AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY): *Considering the amendment of Exhibit C to Ordinance 4706 to adopt a legal description describing the boundary of Revenue Allocation Area #4 by metes and bounds.*
- Q. VOUCHERS PAYABLE: *Considering approval of the Vouchers Payable dated 09/08/17 through 09/21/17 in the amount of \$1,198,926.24.*

**VII. UNFINISHED AND NEW BUSINESS**

- A. **CITY COUNCILOR COMMENTS**
- B. **CITY MANAGER COMMENTS**
- C. **ADVISORY BOARD AND COMMISSION APPOINTMENTS**
- D. **WORK SESSION AGENDA TOPICS**

**VIII. ADJOURNMENT**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at 208-746-3671, ext. 6203.

PLACE MARKER FOR 10/09/2017  
CITY COUNCIL MINUTES

*Lewiston City Council*  
**REGULAR MEETING AGENDA**  
**Monday, October 30, 2017 - 6:00 p.m.**  
**Bell Building - 215 D Street (Upstairs Conference Room)**  
**Lewiston, Idaho 83501**

---

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. CITIZEN COMMENTS**

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**IV. PUBLIC HEARINGS AND PRESENTATIONS**

- A. FINANCIAL REPORT:** *Presentation by Administrative Services Director Dan Marsh.*
- B. PUBLIC HEARING - 2015 INTERNATIONAL FIRE CODE ADOPTION:** *Accepting testimony on amendments to the 2015 International Fire Code as outlined in Ordinance 4712.*
- C. PUBLIC HEARING - INTERNATIONAL BUILDING CODE:** *Accepting testimony on amendments to the International Building Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, Idaho State Plumbing Code, National Electrical Code, International Existing Building Code, International Residential Code, International Property Maintenance Code and International Property Re-inspections as outlined in Ordinance 4707.*
- D. PUBLIC HEARING - CA16-000002, CA16-000003, CA16-000004 AND ORDINANCE 4692 SIGNS:** *A repeal of Chapter 30 Signs, adoption of a new Chapter 30 Signs, and modification of several chapters as they related to sign standards.*
- E. PUBLIC HEARING: CDBG 2016 CAPER:** *Accepting testimony on the outcomes and accomplishments of the city's CDBG program for 2016.*

**V. CONSENT AGENDA**

- A. CITY COUNCIL MEETING MINUTES:** *09/11/17 Regular; 09/25/17 Regular; 10/02/17 Work Session; 10/09/17 Special*
- B. BOARD AND COMMISSION MEETING MINUTES:** *10/17/17 Emergency Medical Services Advisory Board; 08/24/17, 09/07/17 and 09/21/17 Historic Preservation Commission; 09/12/17 Urban Forestry and Cemetery Commission; 09/13/17 Youth Advisory Commission*

VI. ACTIVE AGENDA

- A. APPEAL OF THE PLANNING & ZONING COMMISSION – CUP17-000002: Considering whether to hear the appeal submitted by Herb Anderson by means of a public hearing.
- B. ORDINANCE 4712 (FIRST READING): Considering amendments to various sections of Chapter 15 of the City Code and adoption of the 2015 International Fire Code.
- C. ORDINANCE 4707 (FIRST READING): Considering amendments to the International Building Code and various other Codes and subsequent adoption.
- D. ORDINANCE 4692 (THIRD READING AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY): Considering repealing Chapter 30 and enacting a new Chapter 30 of the City Code, known as the Sign Code, and modifying several other sections as they relate to signs.
- E. RESOLUTION 2017-43: Considering establishing Community Development Department fees for sign permits.
- F. ORDINANCE 4697 (THIRD READING AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY): Considering approval of an Urban Renewal Plan and Urban Renewal projects.
- G. ORDINANCE 4703 (THIRD READING AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY): Considering amendments to Section 37-146(6) of Lewiston City Code to change the word “parcel” to “lot” and to clarify parking space location and distance requirements.
- H. ORDINANCE 4698 (THIRD READING AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY): Considering amendments to Lewiston City Code Sections 23 and 37 regarding recreational vehicles.
- I. ORDINANCE 4709 (THIRD READING AND ADOPTION AND APPROVAL OF ORDINANCE SUMMARY): Considering an amendment to Section 39-1 of the Lewiston City Code to update the City of Lewiston Area of City Impact boundary map.
- J. PRELIMINARY PLAT – THE ESTATES AT CANYON CREST PHASE IIIA: Considering the conditional approval of the preliminary plat with the condition that the ownership and development requirements of the two parkland or open space areas be determined and accepted by the City Parks and Recreation Director.
- K. IDEO DRINKING WATER PLANNING GRANT APPLICATION: Considering approval for submission of an Idaho Department of Environmental Quality Drinking Water Planning Grant Application.
- L. PROFESSIONAL SERVICES AGREEMENT: Considering a Water Master Plan Phase 2 Consultant Agreement between the City of Lewiston and Mountain Waterworks.

- M. **RESOLUTION 2017-66:** *Considering adoption of the City of Lewiston’s Stormwater Master Plan – Basin 7 Update.*
- N. **RESOLUTION 2017-65:** *Considering accepting a Dedication of Right-of-Way from Alexander Investors, LLC, to the City of Lewiston.*
- O. **DEVELOPER INCENTIVE AGREEMENT:** *Considering an agreement between the City of Lewiston and Alexander Investors, LLC, doing business as Landmark Property Group.*
- P. **VOUCHERS PAYABLE:** *Considering approval of the Vouchers Payables dated 09/22/17 through 10/06/17 in the amount of \$2,125,636.43; 10/07/17 through 10/13/17 in the amount of \$564,991.78; and 10/14/17 through 10/20/17 in the amount of \$1,437,708.84.*

**VII. UNFINISHED AND NEW BUSINESS**

- A. **CITY COUNCILOR COMMENTS**
- B. **CITY MANAGER COMMENTS**
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## CITY COUNCIL MEETING AGENDA ITEM HISTORY/COMMENTARY

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 |                                                                                                                                    |                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| ITEM TITLE<br>Urban Renewal Plan, RAA #5, East Orchards Sewer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 | AGENDA NO. _____<br>AGENDA DATE<br>10/30/17 _____<br>CONSENT: <input type="checkbox"/> ACTIVE: <input checked="" type="checkbox"/> | 1ST READING _____<br>2ND READING _____<br>3RD/ADOPTION <input checked="" type="checkbox"/> |
| ORIGINATING SOURCE<br>Urban Renewal Agency<br><br>Date: 05/09/17 _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | FUNDING CERTIFICATION (IF APPLICABLE)<br><br>Date: _____                                                                           |                                                                                            |
| DIVISION MANAGER REVIEW (if applicable)<br><br>Date: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 | DEPARTMENT MANAGER REVIEW (if applicable)<br>Laura M. Von Tersch<br><br>Date: 10/30/17 <i>LU</i>                                   |                                                                                            |
| RECOMMENDED FOR COUNCIL ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CITY MANAGER<br><br>Date: _____ |                                                                                                                                    |                                                                                            |
| ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                                                                                                                                    |                                                                                            |
| <p>January 9, 2017—City Council supported the concept of an urban renewal plan for financing sanitary sewer in the East Orchards.</p> <p>January 19, 2017—In a joint meeting with the Board of County Commissioners, the East Orchards Sewer project was discussed. Nez Perce County was not supportive of using Urban Renewal for this purpose.</p> <p>February 6, 2017—City Council affirmed that the East Orchards Sewer project was their second highest priority for the Urban Renewal Agency to work on.</p> <p>April 10, 2017—City Council adopted resolution No. 2017-20 finding deteriorated and deteriorating conditions in the East Orchards caused by the lack of sanitary sewer, and the area’s suitability for an urban renewal project.</p> <p>June 5, 2017—City council heard a presentation on the need for sewer in the East Orchards and funding strategies from the City Engineer.</p> <p>September 25, 2017—Held a public hearing and conducted first reading of Ordinance No. 4697.</p> <p>October 9, 2017—Conducted a second reading on ordinance No. 4697.</p> |                                 |                                                                                                                                    |                                                                                            |
| ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                                                                                                                                    |                                                                                            |
| The Urban Renewal Plan, Revenue Allocation Area #5, East Orchards Sewer, proposes to fund construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |                                                                                                                                    |                                                                                            |



of a sewer trunk main, secondary sewer lines and possibly one or more lift stations in the East Orchards not currently served by Central Orchards Sewer District. The trunk main would start at the south east corner of the Canyon Crest Subdivision and stair step its way down existing streets to 22<sup>nd</sup> and Powers Avenue.

Since the URA adopted the plan, some information has changed and the City Attorney has completed her review. Skyview Estates has increased from 140-180 homes to 220. A more precise boundary map has been prepared changing the increment projections. Narrative has been added at the suggestion of the City Attorney. Each of these proposed changes are shown on the list attached and marked-up sheets. At this third reading, staff requests that Council do a motion and vote to amend Ordinance No. 4697 as described on the attachments.

ACTION PROPOSED: Adopt Ordinance No. 4697

Attachment: Master List of Proposed Changes, Marked Up Sheets With Changes



10/30/17 City Council Staff Report Master List of Changes

1. Page 5. Updated narrative to reflect that RAA #4 has been opened and RAA #2 has been closed.
2. Page 6. Exhibit 2 revised to reflect "Assessed Values" rather than "Taxable Values".
3. Page 7. Expanded narrative on project financing and feasibility.
4. Page 8. Formalized City commitment to contribute \$800,000 to the project.  
Formalize City commitment to pass through Developer contributions if and/or when they are received by the city.
5. Page 9. Add footnote recognizing first portion of sewer line is outside of the RAA and will be paid for with City funds, not TIF.
6. Page 10. Revised proposed number of homes in Sky View Estates from 140-180 to 220.
7. Page 10. Change Table title to PROJECT SUMMARY: *ESTIMATED COSTS*. Remove footnote 4.
8. Page 11. Replace Exhibit 3, RAA #5 with updated map.
9. Page 15. Narrative has been added to the Economic Feasibility Study.
10. Page 15& 16. Fiscal impact estimates per taxing entity has been revised to reflect the adjusted RAA #5 boundary.
11. Page 16. Base value expressed as "Assessed Value" with explanation of adjustment of base given closure of RAA #2 and opening of RAA #4.
12. Page 16. Revised proposed number of homes in Sky View Estates from 140-180 to 220.
13. C-1. Increment projections reflecting updated map.
14. Appx E. Add the following documents:
  - 09/09/17 Public Hearing Notice
  - 09/12/17 Memo to URA with attachments referencing agricultural exempt properties
  - 09/25/17 CC Agenda and Minutes
  - 09/25/17 Annotated staff report (excludes URA adopted Plan)
  - 10/09/17 CC Agenda and minutes
  - 10/30/17 CC Agenda and minutes
  - Ordinance 4697 Summary
  - Legal Description revised as of 10/07/17

PLACE MARKER FOR 10/30/2017  
CITY COUNCIL MINUTES

CITY OF LEWISTON  
SUMMARY OF ORDINANCE NO. 4697

**ORDINANCE NO. 4697: AN ORDINANCE OF THE CITY OF LEWISTON MAKING THE FINDINGS REQUIRED BY IDAHO CODE § 50-2008 TO APPROVE AN URBAN RENEWAL PLAN AND URBAN RENEWAL PROJECTS; APPROVING THE “URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #5 EAST ORCHARDS SEWER (EOS)”;** CREATING A REVENUE ALLOCATION AREA AS PART OF SUCH URBAN RENEWAL PLAN; DESCRIBING THE REQUIREMENT FOR HOW THE NEZ PERCE COUNTY COMMISSIONERS ARE TO LEVY TAXES BY OR FOR EACH TAXING DISTRICT IN WHICH REVENUE ALLOCATION AREA #5 IS LOCATED; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE NEZ PERCE COUNTY AUDITOR AND TAX ASSESSOR, THE AFFECTED TAXING DISTRICTS, AND THE STATE TAX COMMISSION; PROVIDING A LIMITATION ON ACTIONS AGAINST SUCH URBAN RENEWAL PLAN; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

...  
SECTION 3: As part of the EOS Plan, revenue allocation area #5 is hereby created, the legal description for which is attached hereto and incorporated herein as Exhibit B.

SECTION 4: The EOS Plan establishes a base assessment roll as of January 1, 2017, as it may be adjusted, in revenue allocation area #5.

SECTION 5: In accordance with Idaho Code § 50-2908(1), for purposes of calculating the rate at which taxes shall be levied by or for each taxing district in which revenue allocation area #5 is located, the Nez Perce County Commissioners shall, with respect to the taxable property located in revenue allocation area #5, use the equalized assessed value of such taxable property as shown on the base assessment roll rather than on the current equalized assessed valuation of such taxable property.

...  
SECTION 7: In accordance with Idaho Code §§ 50-2027 and 50-2911, no direct or collateral action attacking the EOS Plan shall be brought prior to the effective date of this ordinance or after the elapse of thirty (30) days from the effective date of this ordinance.

...  
Ordinance No. 4697 is effective upon passage and publication.

CITY OF LEWISTON

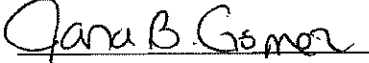
By: James Kleeburg  
Mayor

Attest: Kari Ravencroft  
City Clerk

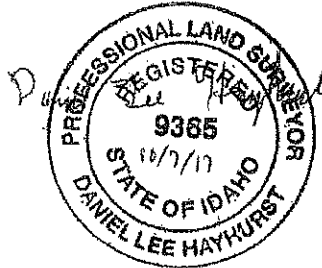
The full text of this ordinance is available at the City Clerk's office, Lewiston City Hall, 1134 F Street, Lewiston, during regular business hours.

I, JANA B. GÓMEZ, City Attorney, reviewed the foregoing Summary of Ordinance No. 4697. The summary is true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A.

Dated this 31<sup>st</sup> day of October 2017.

  
Jana B. Gómez  
City Attorney

REVENUE ALLOCATION AREA #5 BOUNDARY  
JULY 2017 REVISED OCTOBER 2017



BEGINNING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22<sup>nd</sup> Street and Powers Avenue and an angle point in the Lewiston City Limits boundary;

thence along said City Limits boundary the following five (5) calls:

easterly along the centerline of Powers Avenue to the centerline intersection with 23<sup>rd</sup> Street;

thence northerly along the centerline of 23<sup>rd</sup> Street to the centerline intersection with Cedar Avenue;

thence easterly along the centerline of Cedar Avenue to the intersection with the southerly extension of the eastern line of Lot 4, Block 109 of Lewiston Orchards Tract 12;

thence northerly along said eastern line of Lot 4 and the northerly extension thereof to the intersection with the centerline of Burrell Avenue;

thence westerly along the centerline of Burrell Avenue to the intersection with the northerly extension of the west line of Lot 1, Block 101 of the Lewiston Orchards Tract 12;

thence southerly, leaving the City Limits boundary, along said west line of Lot 1 and the southerly extension thereof to the intersection with the centerline of Cedar Avenue;

thence westerly along the centerline of Cedar Avenue to the point of intersection with the northerly extension of the west line of the parcel conveyed by the Warranty Deed recorded under Instrument No. 755140 of Nez Perce County records;

thence southerly along the west line of said parcel to the northeast corner of the parcel conveyed by the Warranty Deed recorded under Instrument No. 834158 of Nez Perce County records;

thence westerly along the north line of said parcel to the northwest corner thereof;

thence southerly along the west line of said parcel and the southerly extension thereof to the centerline intersection with Grelle Avenue;

thence westerly along the centerline of Grelle Avenue to the centerline intersection with Lindsay Creek Road;

thence northwesterly along the centerline of Lindsay Creek Road to the centerline intersection with Burrell Avenue, said intersection also being a point on the City Limits boundary;

thence westerly along the centerline of Burrell Avenue and the City Limits boundary to the centerline intersection with 19<sup>th</sup> Avenue;

thence northwesterly along the centerline of 19<sup>th</sup> Street and the City Limits boundary to the centerline intersection with Airway Avenue;

thence westerly, leaving the City Limits boundary, along the centerline of Airway Avenue to the point of intersection with the northerly extension of the east line of Lot 6, Block 97, of Lewiston Orchards Tract 12, said intersection being an angle point in the north boundary line of the Central Orchards Sewer District;

thence southerly along the boundary of the Central Orchards Sewer District the following seventeen (17) calls as taken from the Central Orchards Sewer District Boundary Legal Description recorded under Instrument No. 836305 of Nez Perce County records:

South along the East line of Lot 6, Block 97 of Lewiston Orchards Tract 12 to a point on the centerline of Burrell Avenue;

thence East along the centerline of Burrell Avenue to a point 152.50 feet East of the West line, extended North, of Lot 1, Block 88, LEWISTON ORCHARDS TRACT NO. 12;

thence South 315.78 feet along a line parallel to the West line of Lot 1, Block 88;

thence East to a point on the centerline of 19<sup>th</sup> Street;

thence South along the centerline of 19<sup>th</sup> Street to a point which is 381.11 feet South of the centerline of Burrell Avenue;

thence East a distance of 161 feet;

thence South a distance of 134.89 feet;

thence East a distance of 84.5 feet;

thence South to a point on the centerline of Cedar Avenue;

thence East along the centerline of Cedar Avenue to the East line, extended North, of Lot 6, Block 89, LEWISTON ORCHARDS TRACT NO. 12;

thence South along the East line of Lot 6 to the centerline of Grelle Avenue;

thence West along the centerline of Grelle Avenue to a point which is 160 feet East of the centerline of 19<sup>th</sup> Street;

thence South a distance of 140 feet;

thence West to the centerline of 19<sup>th</sup> Street;

thence South along the centerline of 19<sup>th</sup> Street to a point 410' North of the centerline of Alder Avenue;

thence East to the East line of Lot 4, Block 90, LEWISTON ORCHARDS TRACT NO. 12;

thence southerly along the east line of said Lot 4 to the northwest corner of the parcel conveyed by the Warranty Deed recorded under Instrument No. 604095;

thence easterly, leaving the Central Orchards Sewer District boundary, along the north line of said parcel to a point on the east line of Lot 3 of said Block 90;

thence southerly along said east line and the southerly extension thereof to the point of intersection with the centerline of Alder Avenue;

thence westerly along the centerline of Alder Avenue to the point of intersection with the northerly extension of the east line of Lot 1 of the Kuykendall Addition to the City of Lewiston, said point also being an angle point in the Central Orchards Sewer District boundary;

thence southerly along the eastern boundary of the Central Orchards Sewer District the following twenty-one (21) calls as taken from the Central Orchards Sewer District Boundary Legal Description recorded under Instrument No. 836305 of Nez Perce County records:

South 0° 23' East along the East line of Lots 1 and 10 of Kuykendall Addition to the City of Lewiston to the Northwest corner of Lot 9 Kuykendall Addition;

thence East along the North line of Lots 9, 8, 7, and 6 of Kuykendall Addition to the Northeast corner of Lot 6 Kuykendall Addition;

thence South along the East line of Lot 6 of Kuykendall Addition to a point 130 feet North of the centerline of Alder Drive, extended;

thence East to the West line of Lot 7, Block 90, LEWISTON ORCHARDS TRACT NO. 12;

thence South along said West line of Lot 7, Block 90, to a point 245 feet (215 feet record) North of the centerline of Powers Avenue;

thence East a distance of 100 feet;

thence South a distance of 245 feet (215 feet record) to the centerline of Powers Avenue;

thence East along the centerline of Powers Avenue a distance of 70 feet;

thence North a distance of 315 feet (275 feet record);

thence East to the West line of Lot 8, Block 90, LEWISTON ORCHARDS TRACT NO. 12;

thence South along the West line of Lot 8 to a point which is 201.5 feet (171.5 feet record) North of the centerline of Powers Avenue;

thence East a distance of 100 feet;

thence South a distance of 201.5 feet (171.5 feet record) to the centerline of Powers Avenue;

thence East along the centerline of Powers Avenue a distance of 100 feet;

thence North a distance of 201.5 feet (171.5 feet record);

thence East to the centerline of 20<sup>th</sup> Street;

thence along the centerline of 20<sup>th</sup> Street to a point that is 163.7 feet North of the centerline of Powers Drive;

thence East a distance of 110 feet to the Northeast corner of Lot 16, Block 1 of Lutes Second Addition to the City of Lewiston;

thence South to the centerline of Powers Drive;

thence West to the centerline of 20<sup>th</sup> Street;

thence South along the centerline of 20<sup>th</sup> Street to the centerline of Hemlock Avenue, said point being an angle point in the Lewiston City Limits boundary;

thence leaving the Central Orchards Sewer District boundary and proceeding along the City Limits boundary the following four (4) calls:

easterly along the centerline of Hemlock Avenue to the point of intersection with the northerly extension of the west line of Lot 6, Block 104 of Lewiston Orchards Tract 15;

thence southerly along the west line of said Lot 6 and the southerly extension thereof to the point of intersection with the centerline of Richardson Avenue, said Richardson Avenue centerline being the south line of the 30-foot right-of-way dedicated by the plat of Lewiston Orchards Tract 15;

thence easterly along said centerline of Richardson Avenue to the intersection with the centerline of 22<sup>nd</sup> Street, said 22<sup>nd</sup> Street centerline being the east line of the 30-foot right-of-way dedicated by the plat of Lewiston Orchards Tract 15;

thence northerly along said centerline of 22<sup>nd</sup> Street to the intersection with the centerline of Powers Avenue and the POINT OF BEGINNING.

EXCEPTING THEREFROM,

Lots 1 and 2, Block 103, Lewiston Orchards Tract No. 15, excepting therefrom the East 95 of the West 215 feet of the North 140 feet of Lot 2, Block 103, Lewiston Orchards Tract No. 15, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent streets and alleys.

AND ALSO EXCEPTING THEREFROM,

Lot 11, Block 1, and Lots 6 and 8, Block 2, Lutes Second Addition to the City of Lewiston, according to the recorded plat thereof, recorded in Book 3 of plats, page 70.

SUPPLEMENTARY BOUNDARY DESCRIPTION FOR REVENUE ALLOCATION AREA #5:

The purpose of this supplementary boundary description is to provide the Idaho State Tax Commission with a metes and bounds description meeting their requirements. This is not a surveyed boundary and the bearings and distances shown in this legal description are derived from resource quality GIS information. This description is intended to be used only by the Idaho State Tax Commission GIS Department for the purpose of establishing a tax boundary. The basis of bearings for this description is S 00° 41' 52" W between the northeast section corner and the east quarter corner of Sections 23, Township 36 North, Range 5 West, Boise Meridian, and is referenced to the Idaho coordinate system of 1983, West Zone.

BEGINNING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;

Thence S 88° 30' 05" E a distance of 1319.97 feet;  
Thence N 00° 36' 49" E a distance of 653.71 feet;  
Thence N 01° 24' 52" E a distance of 667.94 feet;  
Thence N 00° 59' 42" E a distance of 660.43 feet;  
Thence S 88° 28' 40" E a distance of 330.01 feet;  
Thence N 00° 59' 07" E a distance of 659.97 feet;  
Thence N 88° 28' 40" W a distance of 330.04 feet;  
Thence N 88° 34' 34" W a distance of 1320.05 feet;  
Thence N 89° 07' 54" W a distance of 335.87 feet;  
Thence S 00° 51' 14" W a distance of 658.52 feet;  
Thence N 89° 14' 31" W a distance of 82.50 feet;  
Thence S 00° 51' 14" W a distance of 374.51 feet;  
Thence N 89° 06' 47" W a distance of 247.50 feet;  
Thence S 00° 51' 14" W a distance of 294.30 feet;  
Thence N 89° 06' 47" W a distance of 329.99 feet;  
Thence N 02° 05' 56" E a distance of 147.83 feet;  
Thence N 17° 36' 36" W a distance of 353.35 feet;  
Thence N 38° 55' 07" W a distance of 240.82 feet;  
Thence N 38° 55' 07" W a distance of 416.87 feet;  
Thence N 26° 58' 16" W a distance of 383.30 feet;  
Thence N 89° 08' 23" W a distance of 937.98 feet;  
Thence N 89° 44' 28" W a distance of 990.38 feet;  
Thence N 02° 42' 40" W a distance of 660.76 feet;  
Thence N 89° 45' 59" W a distance of 952.16 feet;  
Thence S 00° 47' 53" W a distance of 659.45 feet;  
Thence S 89° 44' 18" E a distance of 481.87 feet;  
Thence S 00° 46' 54" W a distance of 322.02 feet;  
Thence S 89° 58' 03" E a distance of 177.18 feet;  
Thence S 00° 50' 14" W a distance of 59.75 feet;  
Thence East a distance of 161.00 feet;  
Thence South a distance of 134.89 feet;

Thence East a distance of 84.50 feet;  
Thence South a distance of 151.47 feet;  
Thence S 89° 43' 46" E a distance of 410.40 feet;  
Thence S 00° 48' 26" W a distance of 660.00 feet;  
Thence N 89° 43' 46" W a distance of 500.41 feet;  
Thence South a distance of 140.00 feet;  
Thence West a distance of 162.05 feet;  
Thence S 00° 50' 14" W a distance of 109.23 feet;  
Thence East a distance of 330.02 feet;  
Thence S 00° 48' 20" W a distance of 89.06 feet;  
Thence S 89° 43' 46" E a distance of 329.95 feet;  
Thence S 00° 50' 14" W a distance of 322.49 feet;  
Thence N 89° 43' 46" W a distance of 492.17 feet;  
Thence S 00° 23' 00" E a distance of 165.00 feet;  
Thence East a distance of 360.00 feet;  
Thence S 00° 23' 00" E a distance of 35.00 feet;  
Thence East a distance of 127.94 feet;  
Thence S 00° 50' 14" W a distance of 214.40 feet;  
Thence East a distance of 99.56 feet;  
Thence South a distance of 245.00 feet;  
Thence N 89° 14' 34" E a distance of 70.00 feet;  
Thence North a distance of 315.00 feet;  
Thence N 89° 49' 10" E a distance of 161.51 feet;  
Thence S 00° 50' 14" W a distance of 113.52 feet;  
Thence N 89° 49' 10" E a distance of 99.57 feet;  
Thence South a distance of 201.45 feet;  
Thence N 89° 41' 15" E a distance of 100.00 feet;  
Thence North a distance of 201.50 feet;  
Thence East a distance of 124.28 feet;  
Thence South a distance of 364.15 feet;  
Thence East a distance of 110.00 feet;  
Thence South a distance of 165.03 feet;  
Thence West a distance of 112.51 feet;  
Thence S 00° 17' 29" W a distance of 530.47 feet;  
Thence S 00° 49' 29" W a distance of 454.16 feet;  
Thence S 00° 41' 19" W a distance of 660.99 feet;  
Thence S 88° 57' 45" E a distance of 327.76 feet;

Thence S 01° 19' 40" W a distance of 725.98 feet;  
Thence S 89° 45' 52" E a distance of 980.68 feet;  
Thence S 89° 43' 38" E a distance of 1336.73 feet;  
Thence N 00° 42' 39" E a distance of 1353.80 feet;  
Thence N 00° 41' 04" E a distance of 1319.85 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM,

COMMENCING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;

Thence S89°30'14"W a distance of 1344.40 feet to the POINT OF BEGINNING;  
Thence S00°52'14"W a distance of 620.00 feet;  
Thence N88°54'46"W a distance of 635.00 feet;  
Thence N00°52'14"E a distance of 160.62 feet;  
Thence N89°11'00"W a distance of 69.99 feet;  
Thence N00°49'00"E a distance of 130.17 feet to the beginning of a non-tangent curve;  
Thence along said curve to the left having a radius of 45.00 feet, a delta angle of 104°54'00", and a 71.35 foot long chord bearing N80°10'38"E for an arc length of 82.39 feet to a point of intersection with a non-tangent line;  
Thence N00°52'14"E a distance of 316.04 feet;  
Thence S88°54'46"E a distance of 120.00 feet;  
Thence S00°52'14"W a distance of 110.00 feet;  
Thence S88°54'46"E a distance of 95.00 feet;  
Thence N00°52'14"E a distance of 110.00 feet;  
Thence S88°54'46"E a distance of 420.00 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM,

COMMENCING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;

Thence S86°31'30"W a distance of 2130.44 feet to the POINT OF BEGINNING;  
Thence S00°49'00"W a distance of 138.71 feet;  
Thence N89°00'08"W a distance of 80.00 feet;

Thence  $N00^{\circ}49'00''E$  a distance of 138.71 feet;  
Thence  $S89^{\circ}00'08''E$  a distance of 80.00 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM,  
COMMENCING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;  
Thence  $S81^{\circ}30'37''W$  a distance of 2152.80 feet to the POINT OF BEGINNING;  
Thence  $S00^{\circ}49'00''W$  a distance of 138.71 feet;  
Thence  $N89^{\circ}00'08''W$  a distance of 80.00 feet;  
Thence  $N00^{\circ}49'00''E$  a distance of 138.71 feet;  
Thence  $S89^{\circ}00'08''E$  a distance of 80.00 feet to the POINT OF BEGINNING.

## APPENDIX F: SOURCE MATERIALS

June 2016

Lewiston Wastewater System  
Master Plan Update



new gravity sewer pipe. The majority of the pipes are concrete (40.2%), plastic (34.4%), or clay (24.0%). Concrete pipe is more susceptible to hydrogen sulfide corrosion than plastic; clay pipe material usually indicates the oldest pipe in the system.

The City maintains 11 wastewater lift stations - four owned by the City, six owned by the Lewiston Orchards Sewer District, and one owned by the Nez Perce Tribe. Nine of the pump stations include duplex, constant speed submersible pumps; two use duplex, vacuum primed suction lift pumps. All of the lift stations have relatively new supervisory control and data acquisition (SCADA) systems.

### ES.4 COLLECTION SYSTEM IMPROVEMENTS

The following summarizes the improvement projects to the City's collection system:



#### ES.4.1 1a – East Orchards Sewer Expansion Phase 1

Provide sewer trunk lines to connect the homes to the east of the Central Orchards Sewer District that are currently on septic systems. In total, the sewer mains needed for this project total about 9,500 feet. The City should explore grant funding to help cover the cost of the expansion.

#### ES.4.2 1b – Jenifer Junior High School Pipeline Replacement

This project has recently been completed. It replaced an existing pipeline that had deteriorated and was nearing capacity. Approximately 1,100 feet of new 12-inch gravity sewer line was installed.

#### ES.4.3 1c – Reconstruct Pipelines with Inverse Grades throughout System

Several pipelines are installed at an inverse slope. This project replaces several inverse pipeline sections to a minimum recommended slope.

#### ES.4.4 1d.1 – Pipeline Reconstruction along 11<sup>th</sup> Ave and Prospect to 10<sup>th</sup> Ave

The existing line is undersized and the liner is failing. Additionally the City needs to reconnect service to an existing home that lost service due to the condition of the pipeline. Unfortunately, the pipeline was constructed through an alley and is now underneath a garage. The best solution for this problem is to re-route the sewer main out of the alley and into the City streets. This project will be fairly straight forward except for re-routing each home's plumbing to the new sewer line.

#### ES.4.5 1d.2 – 18-inch Flow Split near Southway and Snake River Ave

This project will install a flow split between existing pipelines to take advantage of additional capacity available in the pipeline along Snake River Avenue. Flow will be routed out of the pipeline along Prospect Ave and into the line along Snake River Ave just north of the Southway Ave intersection. This project will likely use boring technology to connect the pipelines and may face challenges with high groundwater as well as traffic control.

City of Lewiston Wastewater Master Plan  
Collection system CIP

**Wastewater Capital Improvements Project  
East Orchards Sewer Extension Phase 1**

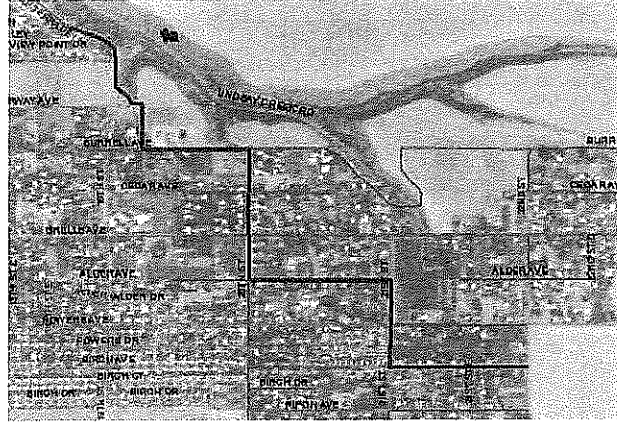
Project Identifier: 1a

Objective: Provide a collection system backbone to address high nitrate concerns and eliminate septic systems.

Potential Issues:

- Extending services to approximately 550 local home owners (for planning purposes included only cost to stub for ROW -- property owner to extend to home)
- Potential grant funding assistance should be explored
- Project could be implemented in phases.
- Final alignments to be determined during desing phase

**Project Location:  
East end of Lewiston south of Lindsay Creek Rd**



| General Line Items                            | Unit | Unit Price | Estimated Quantity | 2015 Cost           |
|-----------------------------------------------|------|------------|--------------------|---------------------|
| 8-inch Pipe - Excavation, Backfill            | LF   | \$ 60      | 1,961              | \$ 117,660          |
| 10-inch Pipe - Excavation, Backfill           | LF   | \$ 70      | 7,500              | \$ 525,000          |
| Manholes - 48"                                | EA   | \$ 4,000   | 38                 | \$ 151,600          |
| Existing Utility Protection                   | LF   | \$ 4       | 7,635              | \$ 30,540           |
| Half Lane Pavement Repair                     | LF   | \$ 25      | 7,635              | \$ 190,875          |
| Miscellaneous Surface Repair                  | LF   | \$ 5       | 1,826              | \$ 9,130            |
| Traffic Control - Without Flagging            | LF   | \$ 4       | 7,635              | \$ 30,540           |
| <b>Subtotal</b>                               |      |            |                    | <b>\$ 1,055,345</b> |
| Mobilization - Percent of Item Cost Sum       | %    | 10%        |                    | \$ 105,535          |
| Contingency - % of construction costs         | %    | 35%        |                    | \$ 369,371          |
| <b>Total Construction Costs</b>               |      |            |                    | <b>\$ 1,530,250</b> |
| Easement/Permitting Support                   | LS   | \$ 7,500   |                    | \$ 7,500            |
| Engineering and CMS - % of construction costs | %    | 20%        |                    | \$ 306,050          |
| <b>Total Project Cost (rounded)</b>           |      |            |                    | <b>\$1,844,000</b>  |

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

**ES.4.6 1e – Lift Station Upgrades**

This project groups together all of the lift station upgrades described in Chapter 2.

**ES.4.7 1f – Engineering Investigation of Access Options**

Chapter 2 lists the access issues and this project is a study to determine viable options for improved access.

**ES.4.8 2a – Snake River Avenue Pipeline Replacement – Southway Ave to Main St**

This project will upsize a total of about 7,250 feet of sewer main (2,200 feet of 24-inch and 5,050 feet of 30-inch) to allow for future flows. The project will be right along the Snake River and may encounter high groundwater as well as rocky areas. Traffic control will be a large issue as Snake River Ave. is a main road in the downtown area.

**ES.4.9 2b – 24<sup>th</sup> Street North Pipeline Replacement – 3<sup>rd</sup> Ave N to 1<sup>st</sup> Ave N**

This project will increase the capacity of the sewer main in North Lewiston to accommodate future industrial growth. About 800 feet of 12-inch sewer main will be installed as a part of this project.

**ES.4.10 2c – Pipeline Replacement – 11<sup>th</sup> Ave to 16<sup>th</sup> Ave between 21<sup>st</sup> St and 23<sup>rd</sup> St**

Nearly 1,800 feet of pipeline (1,100 feet of 12-inch pipe and over 600 feet of 10-inch pipe) will be replaced with this project. The existing sewer main does not follow a roadway and the City should consider re-routing the sewer line into a road to make access easier.

**✓ ES.4.11 2d – East Orchards Sewer Expansion Phase 2**

This project will expand on the trunk lines constructed as a part of Priority 1a and make sewer service available to the remaining homes on septic east of Lewiston and help reduce nitrate concerns in the area. In total, the sewer mains needed for this phase total over 29,000 feet. Also included in this project is a small lift station. The City should explore grant funding to help cover the cost of the expansion.


**ES.4.12 2e – Design and Construction of Access Improvements**

After completion of Priority 1f, design and construction will proceed with providing access where practical. This project assumes a total of approximately 13,000 feet of roadway will be constructed/improved along with improvements to about 45 manholes.

**ES.4.13 3a – Snake River Avenue Pipeline Replacement – Southway Ave to Southway Bridge Ramp**

This project is the second phase of upgrades to the existing sewer main along Snake River Ave. It will involve the installation of approximately 1,500 feet of 18-inch gravity sewer main for the industrial, commercial, and residential growth anticipated by the City.

City of Lewiston Wastewater Master Plan  
Collection system CIP

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Wastewater Capital Improvements Project</b><br/><b>East Orchards Sewer Extension Phase 2</b></p> <p><b>Project Identifier:</b> 2d</p> <p><b>Objective:</b> To address high nitrate concerns and eliminate septic systems.</p> <p><b>Potential Issues:</b></p> <ul style="list-style-type: none"> <li>- Extending services to approximately 550 local home owners (for planning purposes included only cost to stub for ROW -- property owner to extend to home)</li> <li>- Potential grant funding assistance should be explored</li> <li>- Project could be implemented in phases.</li> <li>- Final alignments to be determined during desing phase</li> </ul> | <p style="text-align: center;"><b>Project Location:</b><br/><b>East end of Lewiston south of Lindsay Creek Rd</b></p>  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| General Line Items                            | Unit | Unit Price         | Estimated Quantity | 2015 Cost           |
|-----------------------------------------------|------|--------------------|--------------------|---------------------|
| 8-inch Pipe - Excavation, Backfill            | LF   | \$ 60              | 29,939             | \$ 1,796,340        |
| Manholes - 48"                                | EA   | \$ 4,000           | 86                 | \$ 342,400          |
| Existing Utility Protection                   | LF   | \$ 4               | 7,120              | \$ 28,480           |
| Half Lane Pavement Repair                     | LF   | \$ 25              | 7,120              | \$ 178,000          |
| Miscellaneous Surface Repair                  | LF   | \$ 5               | 22,819             | \$ 114,095          |
| Traffic Control - Without Flagging            | LF   | \$ 4               | 7,120              | \$ 28,480           |
| Service Stub to property line                 | EA   | \$ 1,000           | 550                | \$ 550,000          |
| Smaller Lift Station                          |      | \$ 450,000         | 1                  | \$ 450,000          |
| <b>Subtotal</b>                               |      |                    |                    | <b>\$ 3,487,795</b> |
| Mobilization - Percent of Item Cost Sum       | %    | 10%                |                    | \$ 348,780          |
| Contingency - % of construction costs         | %    | 30%                |                    | \$ 1,046,339        |
| <b>Total Construction Costs</b>               |      |                    |                    | <b>\$ 4,882,913</b> |
| Easement/Permitting Support                   | LS   | \$ 12,500          |                    | \$ 12,500           |
| Geotechnical Support                          | LS   | \$ 10,000          |                    | \$ 10,000           |
| Lift Station Site Purchase                    | LS   | \$ 40,000          |                    | \$ 40,000           |
| Engineering and CMS - % of construction costs | %    | 20%                |                    | \$ 976,583          |
| <b>Total Project Cost (rounded)</b>           |      | <b>\$5,922,000</b> |                    |                     |

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

- **Plant Buildings and Security:** Install a new roof on the Digester Control Building to correct damage and drainage issues, and route drainage from the new roof drain to the North Shore Pump Station.

Construct a new storage facility on the southeast corner of the WWTP to provide sufficient storage space and room for fabrication.

Improve security by installing fence sections currently missing, and providing a keypad with microphone/speaker at the main gate and the Administration Building to allow haulers and vendors controlled access to the plant.

Add to the Administration Building for locker rooms, showers, offices, conference space, and mud room by expanding the building upward to create a new section of 2<sup>nd</sup> floor space.

- **Vehicles:** It is recommended that a policy be implemented that provides a budget for vehicle and mobile equipment expenditures.

**ES.7 CAPITAL IMPROVEMENT PLAN**

Table ES.6 summarizes recommended capital improvement costs for the wastewater treatment plant (WWTP) and collection system. Priority 1 improvements are expected to be required from 2016 to 2020, Priority 2 from 2021 to 2025, and beyond 2025 is Priority 3. The City should recognize that flexibility in the completion of many of these improvements may be warranted. For example, the City should consider accelerating projects if growth occurs faster than anticipated. Also changes in permit requirements may require new projects to be considered. These costs are planning level estimates and should be reviewed and updated through the pre-design and design phases of each project.

**TABLE ES.6 – WWTP AND COLLECTION SYSTEM PRIORITY IMPROVEMENTS**

| ID                                         | Item                                                                                                                                | Primary Purpose        | Cost<br>(2015 Dollars) |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|
| <i>Priority 1 Improvements (2016-2020)</i> |                                                                                                                                     |                        |                        |
| <b>Wastewater Treatment Plant</b>          |                                                                                                                                     |                        |                        |
| 0.1A                                       | WWTP Electrical Feed                                                                                                                | Replacement            | Underway               |
| 0.1B                                       | South Shore Pump Station - Switch Gear                                                                                              | Replacement            | Underway               |
| 1.1A                                       | South Shore Pump Station - Air Release                                                                                              | Replacement            | \$ 27,000              |
| 1.1B                                       | UV System                                                                                                                           | Capacity/Redundancy    | \$ 2,100,000           |
| 1.1C                                       | Aeration Basins, Blowers, and Flow Splitting                                                                                        | Operations/Capacity    | \$ 7,300,000           |
| 1.1D                                       | Primary Clarifier Rehabilitation                                                                                                    | Operations/Replacement | \$ 1,200,000           |
| 1.1E                                       | New RAS/WAS Pumping                                                                                                                 | Redundancy             | \$ 1,400,000           |
| 1.1F                                       | Effluent Pumps                                                                                                                      | Replacement            | \$ 460,000             |
| <b>Wastewater Collection System</b>        |                                                                                                                                     |                        |                        |
| 1a                                         | East Orchards Sewer Expansion Phase 1                                                                                               | Nitrate Reduction      | \$1,844,000            |
| 1b                                         | Jenifer Junior High School Pipeline Replacement                                                                                     | Replacement            | Completed              |
| 1c                                         | Reconstruct Pipelines with adverse grades throughout system                                                                         | Replacement/Capacity   | \$1,089,000            |
| 1d                                         | 8-inch Pipeline Reconstruction along 11th Ave and Prospect Ave to 10th Ave and 18-Inch flow split near Southway and Snake River Ave | Capacity               | \$377,000              |
| 1e                                         | Lift Station Upgrades                                                                                                               | Capacity/Redundancy    | \$297,000              |
| 1f                                         | Engineering Investigation of access options                                                                                         | Operations             | \$150,000              |
| <b>Total Priority 1</b>                    |                                                                                                                                     |                        | <b>\$ 16,244,000</b>   |

**TABLE ES.6 – WWTP AND COLLECTION SYSTEM PRIORITY IMPROVEMENTS (CONT.)**

| ID                                           | Item                                                                           | Primary Purpose        | Cost<br>(2015 Dollars) |
|----------------------------------------------|--------------------------------------------------------------------------------|------------------------|------------------------|
| <b>Priority 2 Improvements (2021 - 2025)</b> |                                                                                |                        |                        |
| <i>Wastewater Treatment Plant</i>            |                                                                                |                        |                        |
| 2.1A                                         | Screen Washer/Compactor                                                        | Redundancy             | \$ 26,000              |
| 2.1B                                         | Dewatering                                                                     | Replacement/Redundancy | \$ 980,000             |
| 2.1C                                         | Investigate Dissolved Air Floatation (DAF)                                     | Operations/Redundancy  | \$ 77,000              |
| 2.1D                                         | Solids Thickening                                                              | Replacement/Redundancy | \$ 590,000             |
| 2.1E                                         | Sludge Blending and Sludge Holding Tanks                                       | Replacement            | \$ 1,000,000           |
| 2.1F                                         | Plant Security                                                                 | Operations             | \$ 100,000             |
| 2.1G                                         | New Primary Clarifier; Flow Splitting and Piping                               | Capacity/Redundancy    | \$ 1,400,000           |
| 2.1H                                         | New Aeration Basins                                                            | Capacity/Redundancy    | \$ 7,600,000           |
| 2.1I                                         | Secondary Clarifiers                                                           | Capacity/Redundancy    | \$ 3,500,000           |
| <i>Wastewater Collection System</i>          |                                                                                |                        |                        |
| 2a                                           | Snake River Avenue Pipeline Replacement - Southway Ave to Main St              | Replacement            | \$ 3,761,000           |
| 2b                                           | 24th Street North Pipeline Replacement - 3rd Ave N to 1st Ave N                | Replacement            | \$ 215,000             |
| 2c                                           | Pipeline Replacement - 11th Ave to 16th Ave between 21st and 23 St             | Replacement            | \$ 454,000             |
| 2d                                           | East Orchards Sewer Expansion Phase 2                                          | Nitrate Reduction      | \$ 5,922,000           |
| 2e                                           | Design and Construction of Access Improvements                                 | Operations             | \$ 1,395,000           |
| <b>Total Priority 2</b>                      |                                                                                |                        | <b>\$ 27,020,000</b>   |
| <b>Priority 3 Improvements (Beyond 2025)</b> |                                                                                |                        |                        |
| <i>Wastewater Treatment Plant</i>            |                                                                                |                        |                        |
| 3.1                                          | Administration Building                                                        | Operations             | \$ 700,000             |
| 3.2A                                         | Hypochlorite System                                                            | Replacement            | \$ 430,000             |
| 3.2B                                         | 3W System (Plant Water; Non-potable, disinfected plant effluent)               | Replacement            | \$ 350,000             |
| 3.2C                                         | Potable Water                                                                  | Replacement            | \$ 92,000              |
| 3.3                                          | Digester Control Building                                                      | Operations             | \$ 220,000             |
| 3.4                                          | Headworks Building                                                             | Operations             | \$ 1,700,000           |
| 3.5                                          | Screen Washer/Compactor                                                        | Redundancy             | \$ 1,500,000           |
| 3.6                                          | Influent Screens                                                               | Capacity/Redundancy    | \$ 1,100,000           |
| 3.7                                          | Grit Chambers                                                                  | Operations/Capacity    | \$ 55,000              |
| 3.8                                          | North Shore Pump Station                                                       | Operation/Capacity     | \$ 490,000             |
| 3.9                                          | Septage Receiving                                                              | Operations             | \$ 1,000,000           |
| 3.10                                         | Shop Facility                                                                  | Operations             | \$ 310,000             |
| <i>Wastewater Collection System</i>          |                                                                                |                        |                        |
| 3a                                           | Snake River Avenue Pipeline Replacement - Southway Ave to Southway Bridge Ramp | Replacement            | \$ 585,000             |
| 3b                                           | Pipeline Replacement near Lewiston Country Club                                | Replacement            | \$ 651,000             |
| 3c                                           | Main Street Pipeline Reconstruction - 9th St to 6th St                         | Replacement            | \$ 309,000             |
| 3d                                           | G Street Pipeline Reconstruction 15th St to 16th St                            | Replacement            | \$ 216,000             |
| 3e                                           | Pipeline Reconstruction downstream of COSD Warner discharge point              | Replacement            | \$ 79,000              |
| <b>Total Priority 3</b>                      |                                                                                |                        | <b>\$ 9,787,000</b>    |

The collection system replacement budget is based on the analysis described in Chapter 2 and equates to approximately \$1.124 million per year. This equates to replacing a little over 1% of the system each year. Historically, this has been significantly underfunded.

Vehicle maintenance replacement costs were estimated based on a list of vehicles, vehicle life, and replacement cost information provided by the City. The estimated annual replacement budget for vehicle replacement is \$172,000.

The recommended overall annual replacement budget is \$1,949,000. This is approximately double what the City has historically funded and could be phased in over time to allow the City to adjust user rates and build the system replacement program.

### 8.3 PRIORITY 1 IMPLEMENTATION SCHEDULE

Table 8.2 shows the proposed implementation schedule for the Priority 1 improvements. Project costs are inflated 3% per year.

**TABLE 8.2 – FY 2017 - FY 2020 CAPITAL IMPROVEMENT PLAN**

| ID#                                      | Project Description                                                                                   | Cost<br>(rounded)    | Capital Improvement Costs (inflated dollars) <sup>1</sup> |                     |                     |                     |
|------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------|---------------------|---------------------|---------------------|
|                                          |                                                                                                       |                      | FY 2017                                                   | FY 2018             | FY 2019             | FY 2020             |
| <b>Wastewater Treatment<sup>2</sup></b>  |                                                                                                       |                      |                                                           |                     |                     |                     |
| 1.1A                                     | South Shore Pump Station - Air Release                                                                | \$ 28,600            | \$ 28,600                                                 | \$ -                | \$ -                | \$ -                |
| 1.1B                                     | UV System                                                                                             | \$ 2,384,500         | \$ 53,000                                                 | \$ 229,500          | \$ 1,035,500        | \$ 1,066,500        |
| 1.1C                                     | Aeration Basins, Blowers, and Mixed Liquor Flow Splitting                                             | \$ 8,192,700         | \$ 424,400                                                | \$ 2,513,300        | \$ 2,588,700        | \$ 2,666,300        |
| 1.1D                                     | Primary Clarifier Rehabilitation                                                                      | \$ 1,360,300         | \$ 63,700                                                 | \$ 125,700          | \$ 576,800          | \$ 594,100          |
| 1.1E                                     | New RAS/WAS Pumping                                                                                   | \$ 1,590,800         | \$ 31,800                                                 | \$ 131,100          | \$ 703,400          | \$ 724,500          |
| 1.1F                                     | Effluent Pumps                                                                                        | \$ 488,000           | \$ 488,000                                                | \$ -                | \$ -                | \$ -                |
| <b>Wastewater Collection<sup>3</sup></b> |                                                                                                       |                      |                                                           |                     |                     |                     |
| 1a                                       | East Orchards Sewer Expansion Phase 1 – design only <sup>4</sup>                                      | \$ 239,700           | \$ 58,300                                                 | \$ 181,400          | \$ -                | \$ -                |
| 1b                                       | Jenifer Junior High School Pipeline Replacement                                                       | \$ -                 | \$ -                                                      | \$ -                | \$ -                | \$ -                |
| 1c                                       | Reconstruct pipelines with adverse grades                                                             | \$ 1,185,800         | \$ 139,000                                                | \$ 1,046,800        | \$ -                | \$ -                |
| 1d                                       | Pipeline along 11th Ave and Prospect Ave to 10th Ave;<br>Flow split near Southway and Snake River Ave | \$ 410,500           | \$ 47,700                                                 | \$ 362,800          | \$ -                | \$ -                |
| 1e                                       | Lift Station Upgrades                                                                                 | \$ 323,400           | \$ 38,200                                                 | \$ 285,200          | \$ -                | \$ -                |
| 1f                                       | Engineering Investigation of access options                                                           | \$ 159,100           | \$ 159,100                                                | \$ -                | \$ -                | \$ -                |
|                                          | <b>Sub-Total</b>                                                                                      | <b>\$ 16,363,400</b> | <b>\$ 1,531,800</b>                                       | <b>\$ 4,875,800</b> | <b>\$ 4,904,400</b> | <b>\$ 5,051,400</b> |
| <b>Annual Replacement Budget</b>         |                                                                                                       |                      |                                                           |                     |                     |                     |
|                                          | WWTP short-lived assets                                                                               | \$ 2,885,000         | \$ 689,600                                                | \$ 710,300          | \$ 731,600          | \$ 753,500          |
|                                          | Pipeline replacement <sup>5</sup>                                                                     | \$ 3,164,000         | \$ 298,100                                                | \$ 614,100          | \$ 948,800          | \$ 1,303,000        |
|                                          | Vehicle replacement                                                                                   | \$ 763,400           | \$ 182,500                                                | \$ 187,900          | \$ 193,600          | \$ 199,400          |
|                                          | <b>Sub-Total</b>                                                                                      | <b>\$ 6,812,400</b>  | <b>\$ 1,170,200</b>                                       | <b>\$ 1,512,800</b> | <b>\$ 1,874,000</b> | <b>\$ 2,255,900</b> |
|                                          | <b>TOTAL</b>                                                                                          | <b>\$ 23,175,800</b> | <b>\$ 2,702,000</b>                                       | <b>\$ 6,388,100</b> | <b>\$ 6,778,400</b> | <b>\$ 7,307,300</b> |

1. Annual inflation assumed for establishing future capital costs = 3%
2. Wastewater treatment costs (with the exception of 1.1A and 1.1F) reflect a single project with pre-design the first year, final design the second year, followed by construction.
3. Wastewater collection projects 1b-1e include pre-design and design the first year, followed by construction; project 1a completes pre-design one year, design the next year, then construction.
4. Assumes construction phase services and costs will be funded by others.
5. Pipeline replacement program ramped up 25% per year beginning in 2017 until fully funded in 2020.

# **2014 Nitrate Priority Area Delineation and Ranking Process**

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**State of Idaho  
Department of Environmental Quality  
Water Quality Division  
1410 N. Hilton  
Boise, ID 83646**

**July 2014**

2014 NPA Delineation and Ranking Process

| NITRATE PRIORITY AREA | DEQ REG | ACRES   | SQ. MILES | POPULATION | SITES | MAX. NOS | AVG. NOS | MEDIAN | PWS_SWA | # >= 2 mg/L | % >= 2 mg/L | # >= 5 mg/L | % >= 5 mg/L | # >= 10 mg/L | % >= 10 mg/L | TREND          | SCORE | RANK |
|-----------------------|---------|---------|-----------|------------|-------|----------|----------|--------|---------|-------------|-------------|-------------|-------------|--------------|--------------|----------------|-------|------|
| MINNISH CREEK         | TFRO    | 46768   | 254       | 17877      | 398   | 40.00    | 7.16     | 6.43   | 49      | 354         | 89          | 256         | 64          | 391          | 23           | Incr. Trend    | 27.28 | 1    |
| NEVER                 | BRD     | 23276   | 40        | 2901       | 181   | 43.50    | 13.21    | 12.00  | 29      | 118         | 89          | 107         | 82          | 77           | 59           | No Trend       | 24.78 | 2    |
| SUNDAY CREEK          | LEO     | 28160   | 44        | 2259       | 67    | 21.00    | 5.84     | 4.12   | 17      | 43          | 83          | 29          | 43          | 17           | 25           | Incr. Trend    | 20.83 | 3    |
| ADA CANYON            | BRD     | 75238   | 402       | 139458     | 1092  | 48.80    | 5.23     | 4.07   | 202     | 813         | 74          | 445         | 41          | 178          | 13           | No Trend       | 19.83 | 4    |
| FORT HALL             | PRO     | 23884   | 37        | 1760       | 8     | 23.60    | 12.75    | 12.35  | 5       | 8           | 100         | 6           | 75          | 4            | 50           | No Trend       | 18.75 | 5    |
| BLACKFOOT             | PRO     | 41540   | 65        | 3118       | 90    | 16.00    | 4.68     | 4.03   | 29      | 25          | 83          | 13          | 43          | 2            | 7            | Incr. Trend    | 19.51 | 6    |
| GRAND VIEW            | BRD     | 5994    | 9         | 549        | 35    | 102.00   | 11.19    | 9.00   | 2       | 35          | 100         | 30          | 85          | 13           | 37           | No Trend       | 18.00 | 7    |
| GRUNEAU               | BRD     | 13818   | 22        | 33         | 5     | 110.00   | 38.12    | 21.80  | 0       | 4           | 80          | 4           | 80          | 3            | 60           | No Trend       | 18.60 | 8    |
| HEUNTAU               | BRD     | 3150    | 5         | 197        | 88    | 54.00    | 11.95    | 7.49   | 6       | 61          | 69          | 51          | 58          | 38           | 43           | No Trend       | 18.58 | 9    |
| BLACK CLIFFS          | PRO     | 1030    | 2         | 493        | 26    | 26.60    | 10.61    | 9.75   | 16      | 18          | 69          | 16          | 62          | 13           | 50           | No Trend       | 18.48 | 10   |
| MOUNTAIN HOME         | BRD     | 1669    | 3         | 406        | 45    | 40.00    | 11.17    | 8.07   | 5       | 38          | 84          | 26          | 58          | 16           | 36           | No Trend       | 17.18 | 11   |
| MOUNTAIN HOME AFB     | BRD     | 3242    | 14        | 3258       | 37    | 29.20    | 7.20     | 5.60   | 9       | 33          | 89          | 22          | 59          | 8            | 22           | No Trend       | 16.93 | 12   |
| NESTON                | PRO     | 12440   | 254       | 1120       | 72    | 23.80    | 4.74     | 4.01   | 24      | 47          | 69          | 29          | 40          | 9            | 13           | No Trend       | 16.80 | 13   |
| CLEARWATER PLATEAU    | LEO     | 359306  | 561       | 4347       | 216   | 77.10    | 7.24     | 4.30   | 27      | 155         | 72          | 93          | 45          | 50           | 23           | Deer. Tendency | 16.39 | 14   |
| MUD LAKE              | TFRO    | 129404  | 202       | 1916       | 80    | 15.20    | 3.82     | 3.87   | 35      | 57          | 71          | 11          | 26          | 6            | 7            | Incr. Tendency | 16.03 | 15   |
| N. FOCCATELLO         | PRO     | 7239    | 11        | 14542      | 32    | 12.30    | 4.10     | 4.08   | 44      | 25          | 78          | 10          | 31          | 2            | 6            | No Trend       | 15.71 | 16   |
| ASHTON/DURHAM/MONO    | IFRO    | 162473  | 254       | 2564       | 191   | 47.00    | 7.25     | 6.62   | 20      | 168         | 84          | 135         | 71          | 37           | 17           | Deer. Tendency | 15.51 | 17   |
| MARKSING              | BRD     | 6692    | 10        | 600        | 47    | 60.00    | 9.74     | 2.43   | 11      | 26          | 53          | 20          | 68          | 15           | 32           | No Trend       | 15.45 | 18   |
| GLENNS FERRY          | BRD     | 16781   | 26        | 1486       | 17    | 79.30    | 11.62    | 5.13   | 3       | 10          | 39          | 9           | 53          | 4            | 24           | No Trend       | 15.23 | 19   |
| MINN CREEK            | PRO     | 3976    | 3         | 715        | 40    | 21.00    | 4.84     | 3.00   | 31      | 26          | 65          | 14          | 85          | 8            | 20           | No Trend       | 15.05 | 20   |
| TWIN FALLS            | TFRO    | 359150  | 561       | 76284      | 618   | 41.00    | 5.18     | 4.80   | 88      | 540         | 87          | 288         | 47          | 35           | 6            | Deer. Trend    | 14.69 | 21   |
| PARMA                 | BRD     | 7057    | 11        | 1083       | 39    | 14.50    | 4.58     | 2.10   | 4       | 10          | 53          | 8           | 42          | 4            | 21           | No Trend       | 14.26 | 22   |
| MORIS                 | BRD     | 2674    | 4         | 368        | 7     | 18.00    | 5.79     | 6.70   | 1       | 5           | 71          | 4           | 57          | 3            | 14           | No Trend       | 13.67 | 23   |
| MALAD                 | PRO     | 22379   | 35        | 2863       | 15    | 27.00    | 4.66     | 3.77   | 3       | 6           | 43          | 5           | 38          | 2            | 15           | No Trend       | 13.64 | 24   |
| MINIDOKA              | TFRO    | 147501  | 280       | 16842      | 217   | 63.00    | 5.45     | 4.16   | 69      | 230         | 68          | 140         | 41          | 30           | 9            | Deer. Trend    | 13.16 | 25   |
| SOUTH FRENCHT CO.     | IFRO    | 7693    | 12        | 978        | 15    | 35.00    | 8.47     | 3.50   | 6       | 8           | 33          | 5           | 33          | 3            | 20           | No Trend       | 12.71 | 26   |
| LAPWAI CREEK          | LEO     | 34214   | 9         | 892        | 15    | 10.30    | 4.74     | 4.80   | 10      | 12          | 80          | 7           | 47          | 1            | 7            | No Trend       | 12.65 | 27   |
| HOMEDALE              | BRD     | 5585    | 9         | 478        | 24    | 16.00    | 4.16     | 2.05   | 1       | 13          | 54          | 10          | 41          | 3            | 12           | No Trend       | 12.48 | 28   |
| GEORGETOWN/BENNINGTON | PRO     | 17764   | 28        | 795        | 22    | 13.20    | 4.72     | 4.89   | 4       | 15          | 68          | 11          | 50          | 2            | 9            | No Trend       | 12.46 | 29   |
| GRACE                 | PRO     | 152954  | 239       | 2877       | 69    | 27.10    | 4.54     | 3.20   | 16      | 46          | 67          | 18          | 26          | 5            | 7            | No Trend       | 12.34 | 30   |
| LOWER PAYETTE         | BRD     | 28587   | 45        | 8755       | 246   | 81.00    | 5.91     | 4.11   | 39      | 169         | 68          | 109         | 42          | 18           | 15           | Deer. Trend    | 11.96 | 31   |
| BLISS                 | TFRO    | 6791    | 11        | 67         | 29    | 45.00    | 5.25     | 5.17   | 0       | 19          | 65          | 10          | 34          | 5            | 17           | No Trend       | 11.72 | 32   |
| EMMETT/NORTH BENCH    | BRD     | 11926   | 19        | 865        | 33    | 22.80    | 3.87     | 2.80   | 3       | 33          | 62          | 13          | 25          | 5            | 9            | No Trend       | 11.39 | 33   |
| PURPLESAGE            | BRD     | 11629   | 28        | 4032       | 120   | 27.00    | 5.78     | 4.55   | 24      | 92          | 77          | 35          | 46          | 11           | 9            | Deer. Trend    | 10.74 | 34   |
| TOTAL                 |         | 2138830 | 3242      | 402397     | 4244  |          |          |        | 569     | 3261        |             | 2029        | 691         |              |              |                |       |      |

Table 1. 2014 ranked nitrate priority areas with score components.

## E-Coli



*Escherichia coli* (abbreviated as *E. coli*) are a large and diverse group of bacteria. Some kinds of *E. coli* can cause diarrhea, while others cause urinary tract infections, respiratory illness and pneumonia, and other illnesses.

TMDL of *E. coli* was approximately **3 times** the daily allocation from the Clean Water Act.

**When:** June through September experience peak in *E. coli*

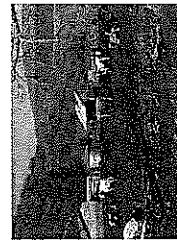
**Origin:** Livestock, pets, wildlife, and septic systems

**Our goal:** Reduce bacteria levels by 66%

**How we fix it:** Limit livestock access to streams using fencing and rotation, install native grass buffers between livestock and stream, remove individual home septic systems and move toward public sewer treatment.

## Sediment

TMDL of sediments was approximately **2-5 times** the naturally occurring sediments allocation from the Clean Water Act.



**Origin:** Roads, developments, livestock grazing, feedlots, cropland, bare soil areas

**Our goal:** Reduce sediment by 60%

## How we fix it:

Stabilize streambanks with added structure from plants and rocks, limit access to livestock using fencing and off creek watering and rotation, road shaping and stabilization, vegetate bare soil areas, and the addition of structures to reduce gully erosion

## Nutrients

TMDL of nutrients was approximately **2-5 times** the naturally occurring of nitrite and nitrate in ground water.

**When:** Peak nutrient pollution occurs in July-September, and January

**Origin:** Livestock, septic systems, and application of fertilizers to crops and lawns

**Our goal:** Reduce nutrients by 60%

**How we fix it:** Install native grass and vegetation buffers between agriculture and stream with high nitrogen uptake, reduce fertilizer inputs, remove individual home septic systems and move toward public sewer treatment, irrigation management

# Lindsay Creek Watershed Tour

May 19, 2016

The tour is sponsored by the Nez Perce Soil and Water Conservation District and highlights current issues relating to water quality and quantity within this watershed as well as ongoing efforts to make improvements.

We invite you to enjoy an afternoon in the outdoors, learn about the issues in your backyard, meet the stakeholders working on issues, and provide input on solutions to identified concerns.

Transportation is on your own! Route markers are located along the roadside. Opportunities for carpooling will be provided at tour stop 1.

No host social at Lindsay Creek Vineyards following tour.



PO Box 131 [www.nezpercesoilwater.org](http://www.nezpercesoilwater.org)  
27880 Chambers Rd. [npswcd@co.nezperce.id.us](mailto:npswcd@co.nezperce.id.us)  
Guidesac, ID 83524 208.843.2931

Follow us on twitter at [twitter.com/NezPerceSWCD](https://twitter.com/NezPerceSWCD)

### Stop 1—Odom Park

- Odom Park is located near the confluence of the Clearwater River and Lindsay Creek. Tour Participants will meet at the park (0.1 miles south of East Main and Silcott Road intersection)
- Overview of watershed issues (DEQ, NPSWCD)
- Overview of monitoring station (City of Lewiston)

### Stop 2—Canyon Crest Riparian Restoration Project

- This site is a water quality improvement project for the removal of pollutants and reduction of stream temperature.
- Inspect project activities
- Landowner's perspective

### Viewing Area A

Several signs are located in the one mile stream segment upstream of stop 2. As participants drive along Lindsay Creek Road, you will observe signs indicating plant species and key features along the restoration site. No stop is planned along this area, only roadside viewing.

### Viewing Area B

No stop is planned along this area. Participants are asked to view the area as they are driving along 22nd street and Powers Ave. This area is an example of an urban development and is also the location of a proposed sewer project. Discussion will be held at Stops 3 and 4.

### Viewing Area C

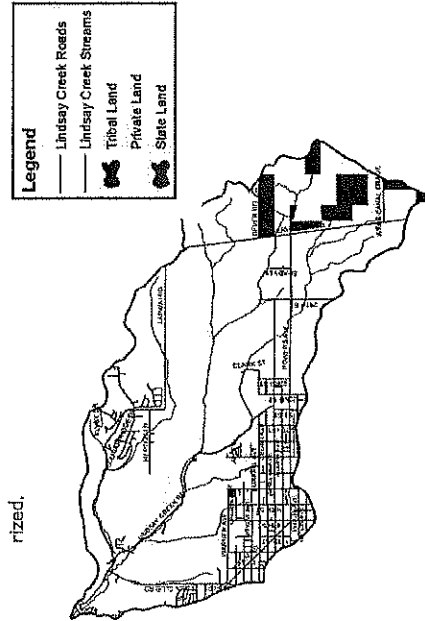
No stop is planned for this area. Roadside signs identify key features that will be discussed at stops 3 and 4. Note the crops produced along the roadside as well as the vegetation. Also note the residential developments in this area. The area is limited for groundwater quantity and is within the restricted use area designated by Idaho Department of Water Resources.

### Stop 3—McIntosh Farms

Stop focuses on agricultural production systems within the watershed. Highlights will be fertilizer management, erosion control methods and technologies used by agricultural producers to minimize pollutants.

### Stop 4—Lindsay Creek Vineyards

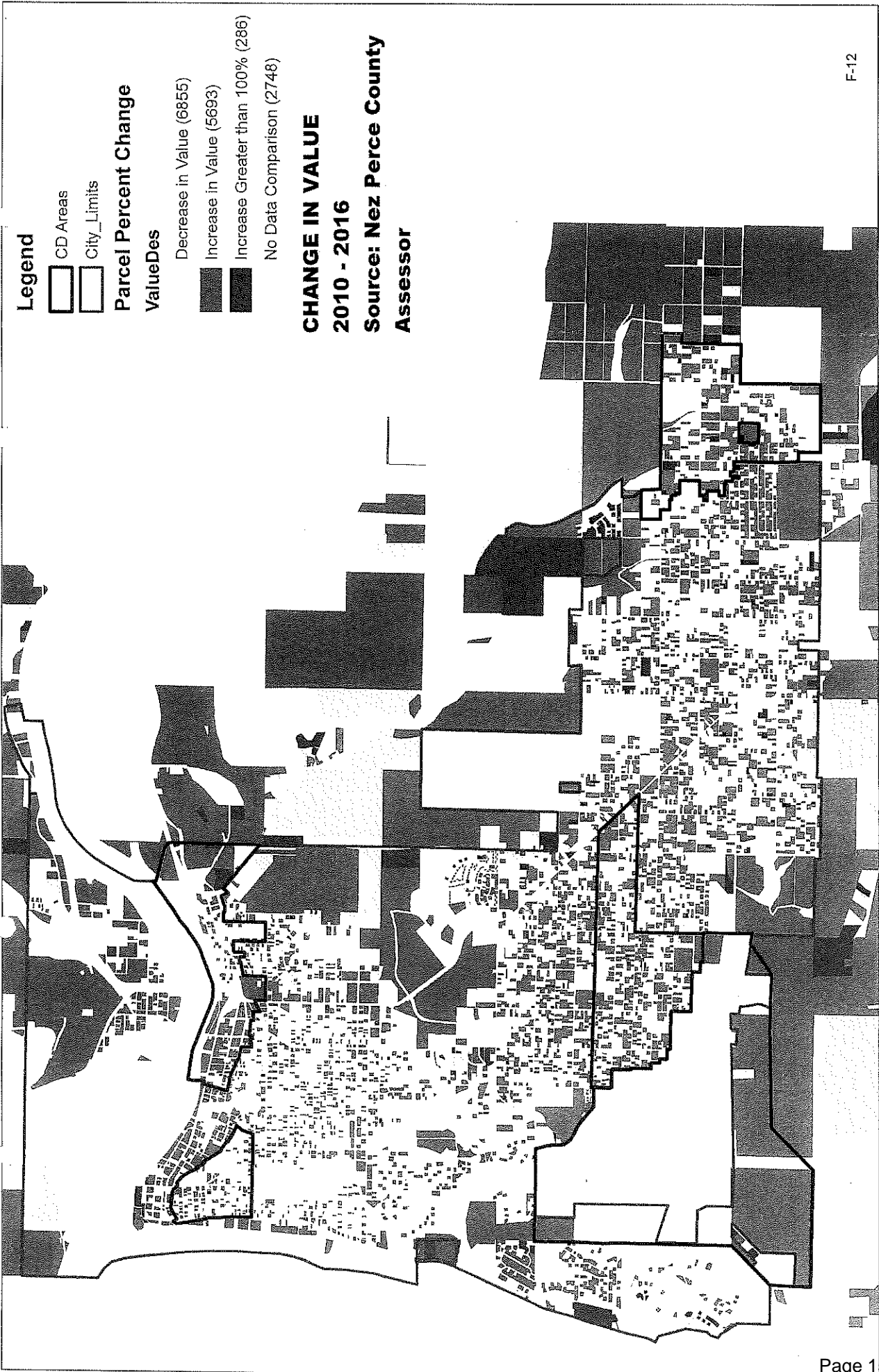
The Lindsay Creek Vineyards is the final tour stop. Discussions on septic and sewer system issues, water quantity and water quality concerns will be summarized.



## Watershed Activities

The Nez Perce Soil and Water Conservation District, Nez Perce County, City of Lewiston and Idaho Department of Environmental Quality have on-going activities within the watershed. Here a few highlights:

- Lindsay Creek Water Quality Improvement Project Phase 1. Completed in December 2015. Coordinated by Nez Perce Soil and Water Conservation District. Focused on private land restoration to reduce nutrients and sediment. Contact Lynn Rasmussen at npswcd@co.nezperce.id.us.
- Lewiston Sewer System. The City of Lewiston is leading efforts to provide sewage hookups to homes within the watershed along Powers Avenue. Project is in development phase. Contact Shawn Stubbers at SStubbers@CityofLewiston.com
- Lewiston Storm Water management Plan focuses on runoff control and pollutant discharges. Contact Joe Kaufman at joeKaufman@CityofLewiston.com
- Lindsay Creek water quality monitoring is conducted by the Idaho Department of Environmental Quality and includes collection of bacteria, nitrate, temperature and sediment data. Contact Cindy Barrett at Cynthia.Barrett@deq.idaho.gov
- Lewiston Groundwater Management Plan is coordinated by the Idaho Department of Water Resources and Nez Perce County.
- Riparian Restoration Projects: 2 completed projects along the stream planting trees were coordinated by PCEI and Clearwater Paper.
- Lindsay Creek Water Quality Improvement Project Phase 2. The Nez Perce Soil and Water Conservation District plans to submit a phase 2 proposal to address stream and road erosion sources

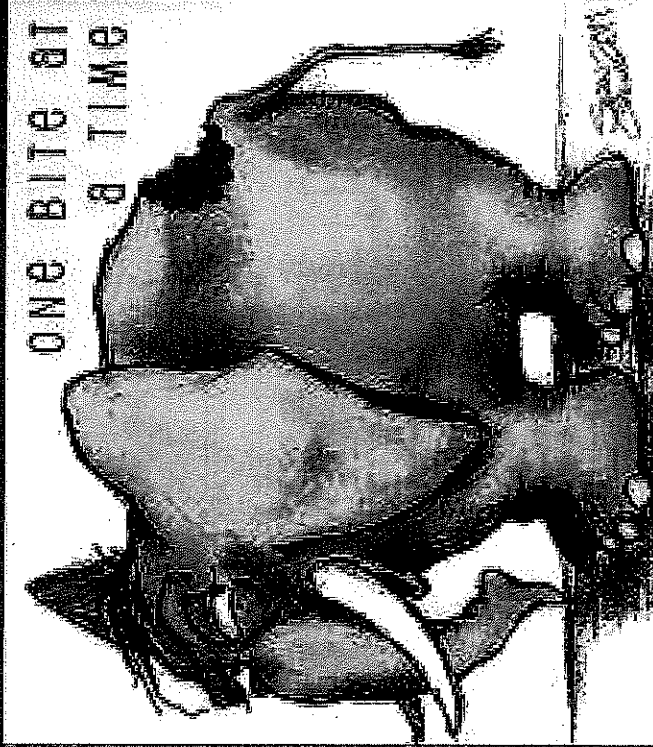


City Engineer  
Staff Presentation to City Council  
June 5, 2017

Edited to Remove Duplicate Slides  
Presented to URA  
April 11, 2017

# Funding Options

- Wastewater Rates
- LID
- Grants
- URA
- Developer



## **East Orchards Sewer**

### **Who is the proposed sponsor /project manager?**

City of Lewiston, Public Works

### **What is the need?**

Existing private septic systems within City Limits and the ACI are contributing to poor water quality in the surrounding watersheds of Lindsay Creek and Tammany Creek. The lack of public sewer in this area is creating a serious environmental and public health concern. It also limits the City's ability to grow and provide efficient public services to the area. It reduces the private property value and development potential for undeveloped land and homes in the area.

### **What are the project goals:**

This proposed sewer main project has four primary goals:

- 1) Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future to provide existing homes with septic systems the option of a public wastewater system. This would make it possible for these homes at some time in the future to abandon their private septic systems for the public utility. It is not the goal of this project to get every home in the East Orchards off of septic.
- 2) Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future to currently undeveloped property, both inside and adjacent to the City limits. Making it possible for new development to avoid wasting money on constructing individual septic systems and instead investing that money in the long term solution.
- 3) Provide public sewer into the east orchards so that the development density can be increased beyond the current 1 acre per septic system City code requirement thereby reducing the price per customer of providing all existing public services including police, fire, streets, and all public utilities.
- 4) Reduce the nitrate/nutrient levels in both Lindsay Creek and Tammany Creek by reducing the existing and future use of private septic systems.

### **How do the needs fall within the URA law?**

The current private septic issues are creating serious environmental and public health concerns. The lack of public sewer also limits the housing density thereby creating onerous municipal burdens which decrease the tax base, reduce the tax revenues and substantially impairs sound growth. This reduced density makes it more expensive to provide essential public services, public utilities and streets.

TITLE 50

MUNICIPAL CORPORATIONS

CHAPTER 20

URBAN RENEWAL LAW

50-2002. FINDINGS AND DECLARATIONS OF NECESSITY. It is hereby found and declared that there exist in municipalities of the state deteriorated and deteriorating areas (as herein defined) which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of these conditions is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenue because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.

It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this act, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvageable areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

It is further found and declared that the powers conferred by this act are for public uses and purposes for which public money may be expended as herein provided and the power of eminent domain and police power exercised; and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

**What past studies/recommendations have been completed?**

2007 Growth Task Force Report, 2016 Wastewater Master Plan, 2007 Lindsay Creek TMDL, Tammany Creek TMDL, 2016 Monitoring Surface Water for E Coli in Lindsay Creek Watershed, 2014 Nitrate Priority Area Delineation and Ranking Process

**What past investments have been made?**

Two and a quarter million dollar investment in the Canyon Crest public sewer line.

2016 Wastewater Master Plan. East Orchards service area study and downstream capacity study.

Preliminary design by City Engineering staff.

2017 wastewater budget line item for preliminary design.

**What is the preliminary cost estimate?**

Phase I public sewer trunk line from Canyon Crest Est \$2,000,000

**Will bonding be needed?**

It is likely that bonding would be needed in order to install a public line to capitalize on current development going on in the project area.

**Who are the potential funding partners?**

City wastewater, private development, URA, LID and DEQ

**What is the expected URA tax increment?**

Attached

**What is the cost of not doing the improvement?**

Existing undeveloped land within city limits can only be subdivided into lots greater than an acre.

Homes will continue to install private septic systems with an individual investment of \$8,000 to \$10,000 further degrading the surrounding water quality. This individual investment would be better spent toward paying down the cost of public infrastructure.

Continued decline of the water quality could possibly lead DEQ and Public Health to mandate that the City and County fund a solution and or a moratorium on new septic systems.

New streets and subdivisions will continue to go in without public sewer. If public sewer is made available in the future the streets will need to be torn up to provide the service.

Based on the history of the creation of LOSD and COSD it is plausible that the soil in this area of the east orchards would reach maximum saturation in area due to the number of septic systems and the geology of the area causing raw sewage to percolate above ground.

**What are projected returns to URA?**

**Area Along Trunk Line**

There is approximately 36 acres (Not including Skyview Estates 160 acres) of undeveloped or underdeveloped property directly adjacent to the proposed sewer trunk line. At current acreage restrictions for private septic systems this area could see a maximum of 36 homes. If public sewer were made available lots could be developed at a minimum lot size of 10,000 sf. If we assume 12,000 sf lots the area would have the capacity to serve 130 new homes or 94 more than with private septic system. If this area adds 4 new \$220,000 homes a year in the 20 year period of the URA zone it would have the potential to add \$1,726,355 in new tax increment to the URA assuming no tax rate increases or home value appreciation in that 20 year period. If you assume a 2% annual home appreciation rate and a 2% annual increase to the tax rate the URA zone would have the potential to add \$2,260,705 in new tax increment. This does not even take into account the appreciation and associated tax increment added for all existing homes in the Revenue Allocation Area.

**Area Beyond Trunk Line**

The current density of the unsewered East Orchards is approximately 1.1 homes per acre and an average property value of approximately \$160,000 per acre. The residential area directly east of this proposed project area is served by COSD sewer. Its current housing density is about 2.2 homes per acre and the property value base on the tax appraisal is about \$320,000 per acre. As you can see the entire unsewered East Orchards Area is currently at only half the development potential of the COSD serviced area.

# Is History Repeating Itself?



Images from 1950's showing raw sewer coming to the surface because the soils had absorbed all they could. Start of sewer bond levies to fix the problems.



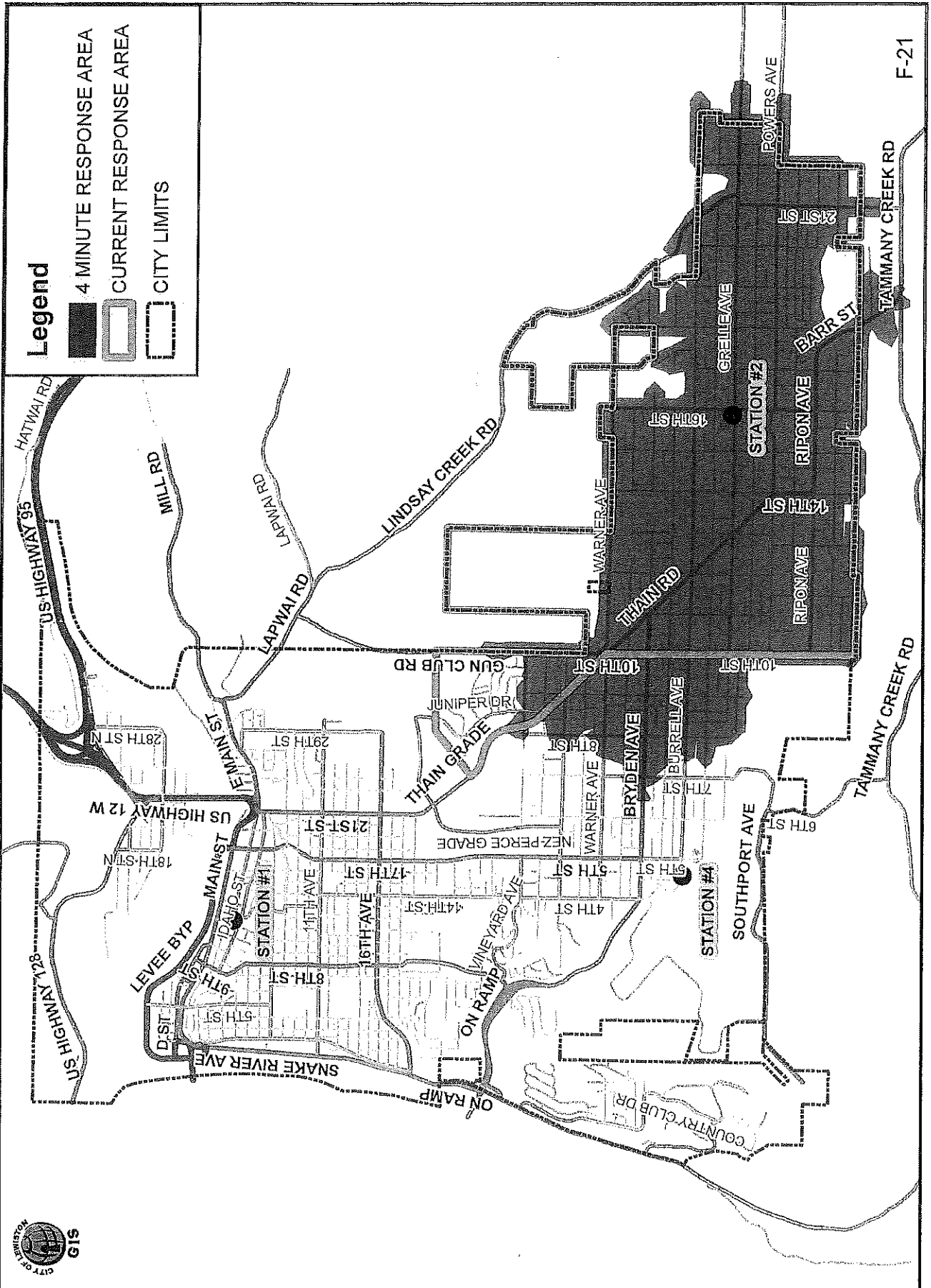
# Early Warning Signs

- Lindsay Creek water quality
- Failing septic systems
- Based on our historical data it appears areas of COSD and LOSD started to experience septic system problems at a average density of about 1 house per acre
- East Orchards is currently at an average 1 house per acre.
- Similar soil and depth to basalt conditions




# CITY OF LEWISTON STATION #2



1 inch = 4,200 feet



### Legend

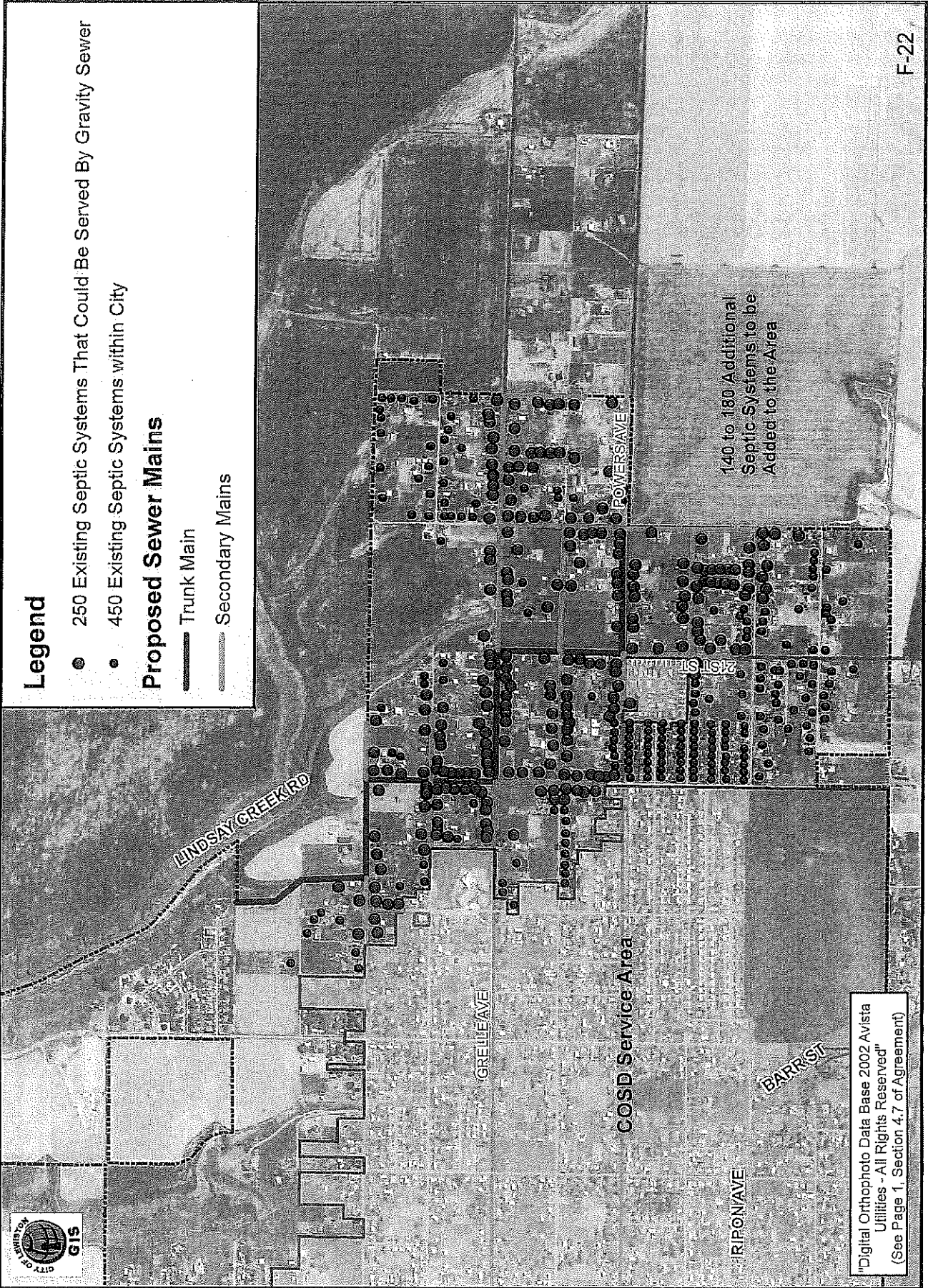
-  4 MINUTE RESPONSE AREA
-  CURRENT RESPONSE AREA
-  CITY LIMITS



# CITY OF LEWISTON PUBLIC WORKS DEPARTMENT



1 inch = 1,320 feet



## Legend

- 250 Existing Septic Systems That Could Be Served By Gravity Sewer
- 450 Existing Septic Systems within City

## Proposed Sewer Mains

- Trunk Main
- Secondary Mains

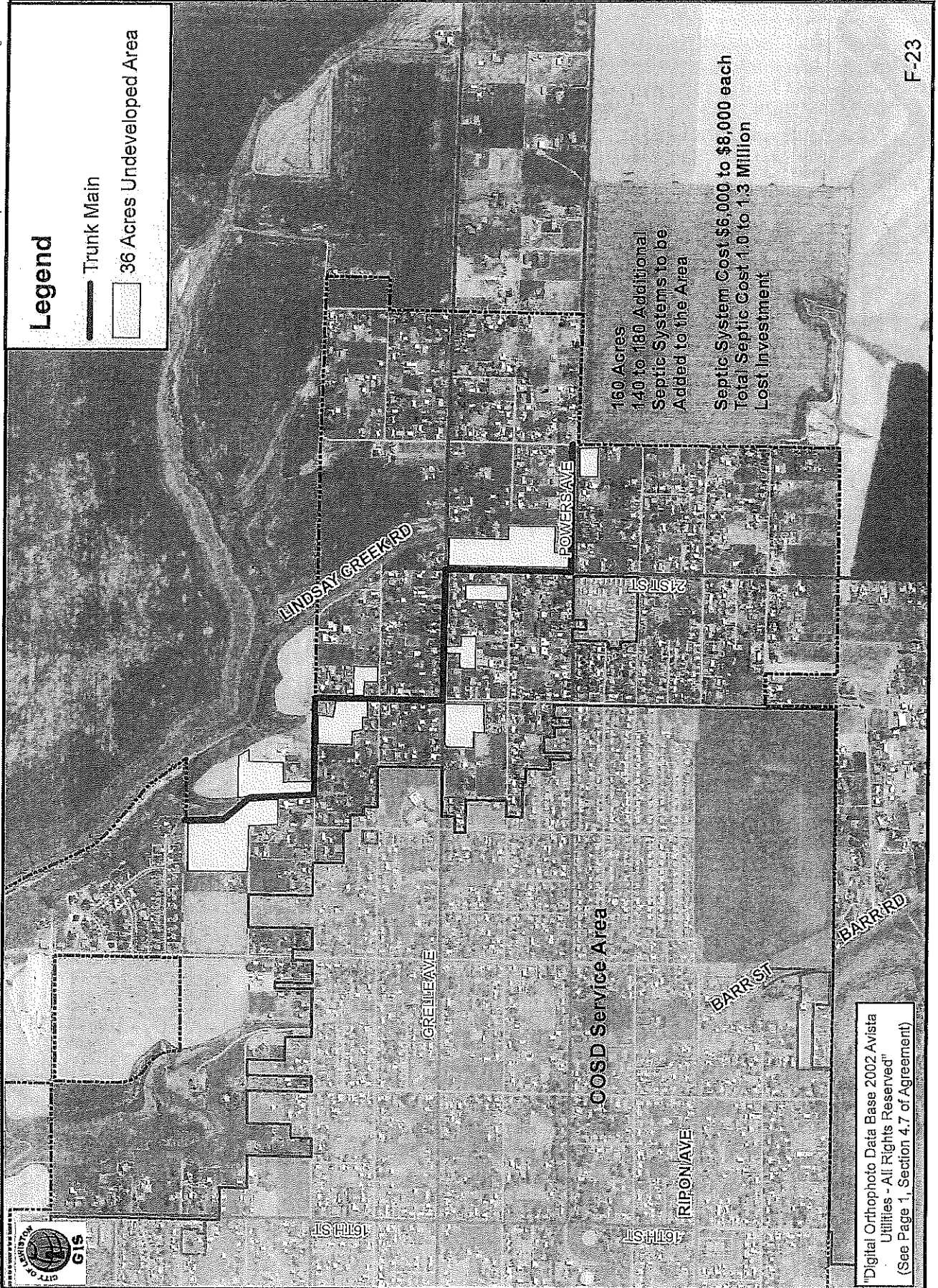
140 to 180 Additional Septic Systems to be Added to the Area

"Digital Orthophoto Data Base 2002 Avista Utilities - All Rights Reserved" (See Page 1, Section 4.7 of Agreement)

# CITY OF LEWISTON PUBLIC WORKS DEPARTMENT



1 inch = 1,320 feet



## Legend

Trunk Main



36 Acres Undeveloped Area



160 Acres  
140 to 180 Additional  
Septic Systems to be  
Added to the Area

Septic System Cost \$6,000 to \$8,000 each  
Total Septic Cost 1.0 to 1.3 Million  
Lost Investment

"Digital Orthophoto Data Base 2002 Avista  
Utilities - All Rights Reserved"  
(See Page 1, Section 4.7 of Agreement)

East Orchards (No Skyview Estates)

| Year                        | 1             | 2             | 3             | 4             | 5             | 6             | 7             | 8             | 9             | 10            |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Appreciation Rate           | 1.015         |               |               |               |               |               |               |               |               |               |
| Tax Levy                    | 0.015758202   |               |               |               |               |               |               |               |               |               |
| RAA Value                   | \$ 52,340,681 | \$ 53,922,678 | \$ 54,731,518 | \$ 55,552,491 | \$ 56,385,778 | \$ 57,231,565 | \$ 58,090,039 | \$ 58,961,389 | \$ 59,845,810 | \$ 60,743,497 |
| Increment Value             | \$ 785,110    | \$ 1,581,997  | \$ 2,390,837  | \$ 3,211,810  | \$ 4,045,097  | \$ 4,890,884  | \$ 5,749,358  | \$ 6,620,708  | \$ 7,505,129  | \$ 8,402,816  |
| Tax Increment               | \$ -          | \$ 12,372     | \$ 24,929     | \$ 37,675     | \$ 50,612     | \$ 63,743     | \$ 77,072     | \$ 90,600     | \$ 104,330    | \$ 118,267    |
| Tax Increment Running Total | \$ -          | \$ 12,372     | \$ 37,301     | \$ 74,977     | \$ 125,589    | \$ 189,332    | \$ 266,404    | \$ 357,004    | \$ 461,334    | \$ 579,601    |

| Annual | 20 Years | Build Out | Avg Home Cost | Home Owner Ex | Taxable Value | Yearly Taxes    |
|--------|----------|-----------|---------------|---------------|---------------|-----------------|
| 1      | 20       | 65        | \$ 270,000    | \$ 94,745     | \$ 175,255    | 0.015758202     |
| 4      | 80       | 94        |               |               |               | \$ 2,761.7      |
| 8      | 160      | 180       |               |               |               | Total URA Taxes |
| 13     | 260      |           |               |               |               |                 |

New Home Development

| Annual | 20 Years   | Build Out    | Avg Home Cost | Home Owner Ex | Taxable Value | Yearly Taxes |
|--------|------------|--------------|---------------|---------------|---------------|--------------|
| 1      | 2          | 3            | \$ 2,804,080  | \$ 3,505,100  | \$ 4,206,120  | \$ 4,907,140 |
| 0      | \$ 701,020 | \$ 1,402,040 | \$ 2,103,060  | \$ 2,804,080  | \$ 3,505,100  | \$ 4,206,120 |
|        |            | \$ 11,047    | \$ 22,094     | \$ 33,140     | \$ 44,187     | \$ 55,234    |
|        |            | \$ 11,047    | \$ 33,140     | \$ 66,281     | \$ 110,468    | \$ 165,702   |
|        |            |              |               |               |               | \$ 231,983   |
|        |            |              |               |               |               | \$ 309,311   |
|        |            |              |               |               |               | \$ 397,685   |

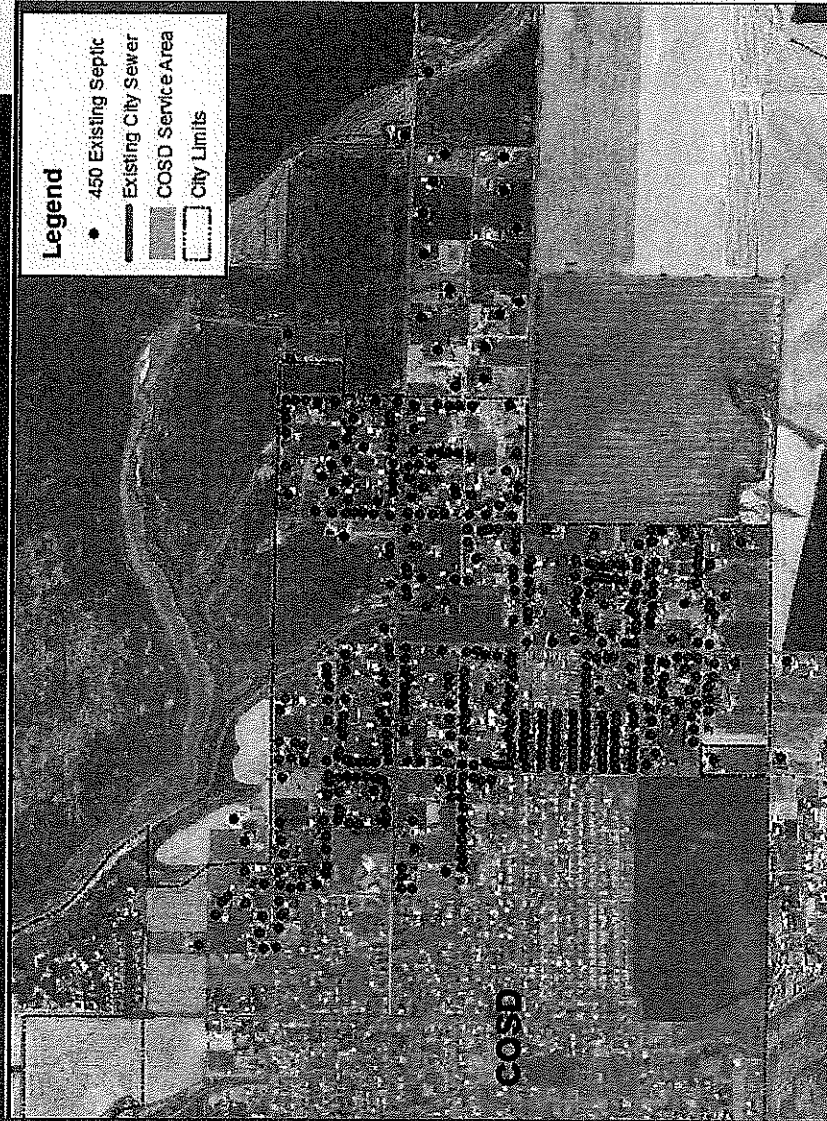
Annual Loan Payment on 2 Mill

@ 3% for 20 years  
 Total loan cost \$2,662,068  
 Annual Payments of \$133,104



# The Problem

- 450 Existing Homes in City Limits on Septic
- Lost Investment
- Deteriorating Water Quality
- Failing Septic Systems
- Devalued Land
- Limits Future Growth
  - 2007 Growth Task Force Report
- Limits ability to provide efficient public services



Like any business we want to provide our services in the most efficient way and at the lowest cost possible in order to keep taxes and user rates low.

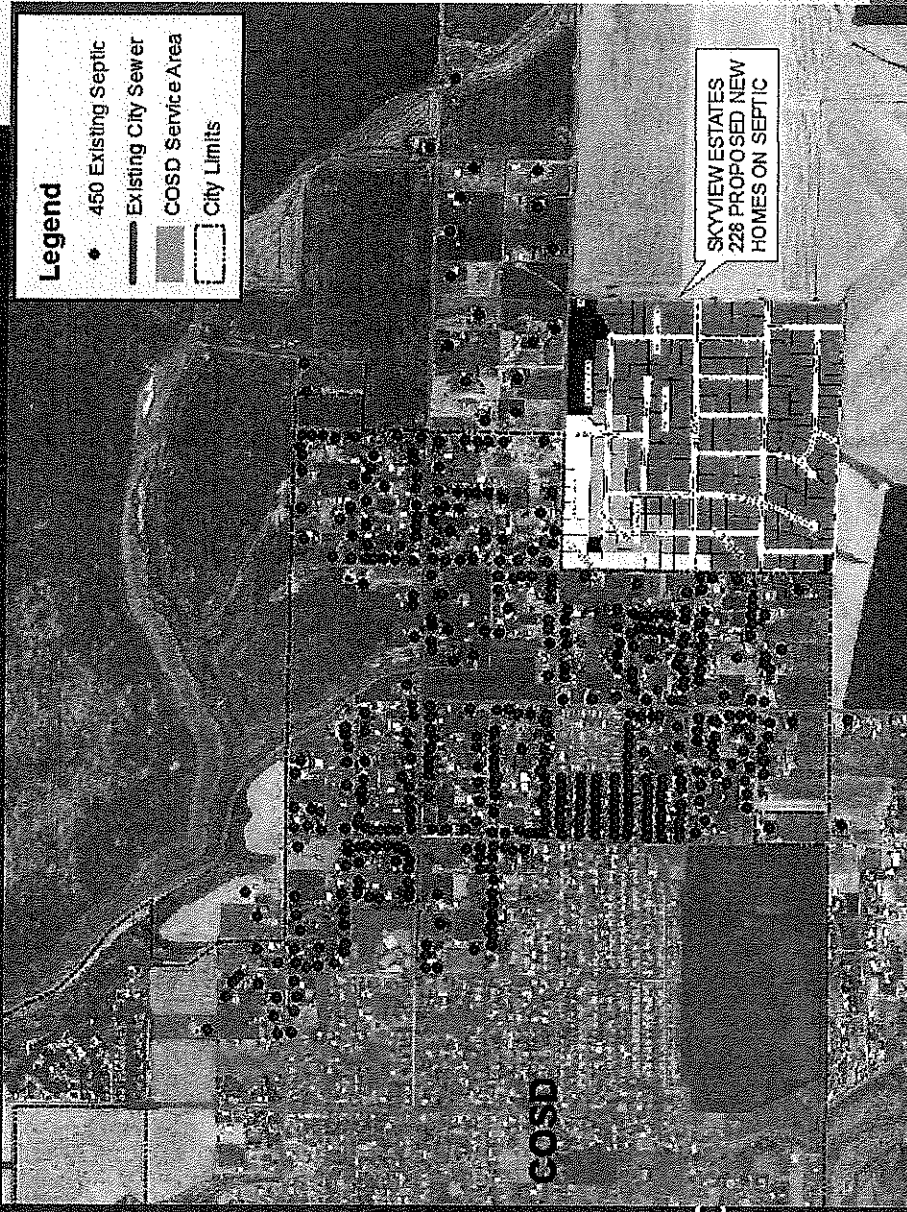
- The area within COSD's boundary has a current density of 2.2 homes per acre and an average tax appraised value of \$320,000 per acre. Our project area direct east and outside of COSD boundary has a current density of 1.1 homes per acre and an average tax appraised value of \$160,000.
- However, many of the public service costs in either area can be the same of similar.
  - Example: Street sweeping, snow plowing, street sign replacement, fire and police service etc.

# Early Warning Signs

- Lindsay Creek water quality
  - Third highest nitrate problem in the state (with increasing trend)
  - DEQ Nitrate Priority Area
  - TMDL's for Lindsay Creek and Tammany Creek
- Failing septic systems
- Based on our historical data it appears areas of COSD and LOSD started to experience septic system problems at a average density of about 1 house per acre
- East Orchards is currently at an average 1 house per acre.
- Similar soil and depth to basalt conditions

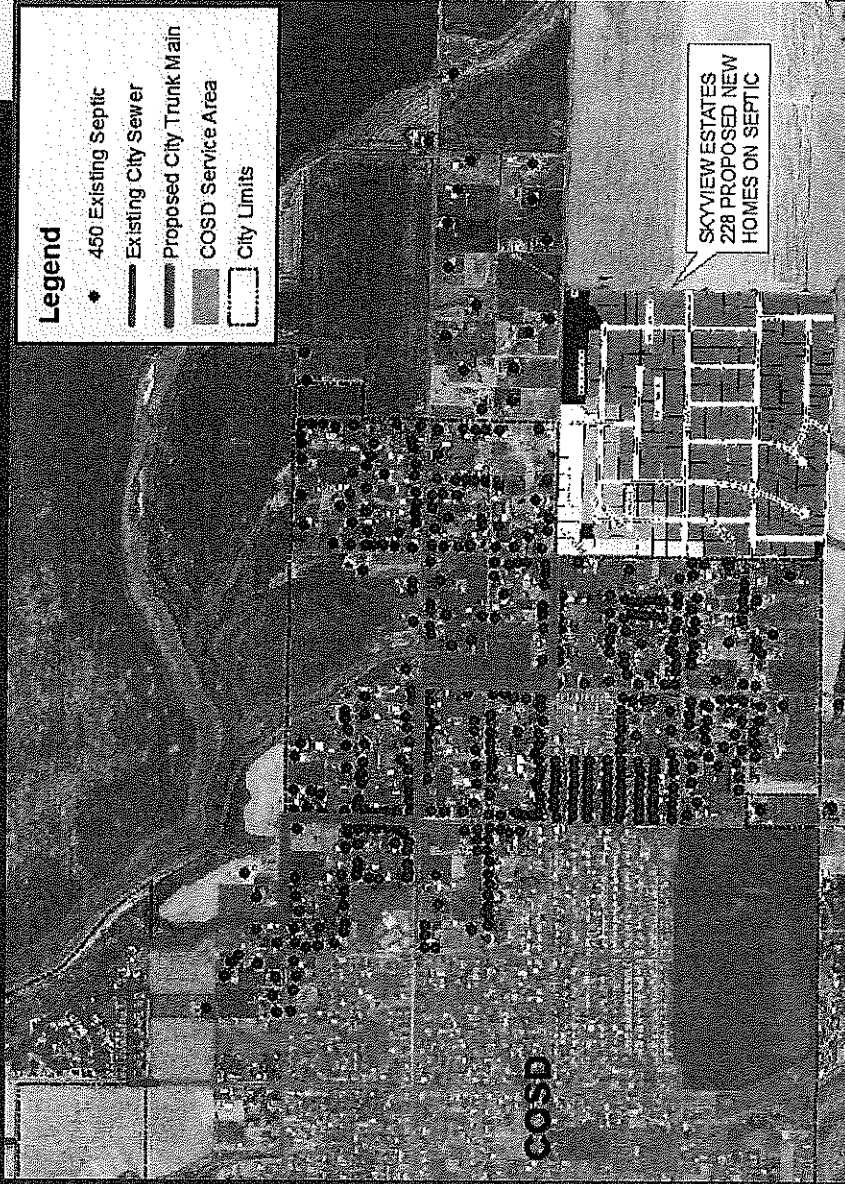
# Compounding the Problem

- Currently proposed subdivision that could add up to 228 new homes in the County on private septic system.
- Phase I constructed and sold (17 homes)
- ½ to 1 acre lots
- ½ mile to nearest public sewer at an estimated cost of \$800,000
- Lost investment in septic systems of 1.8 million



# The Solution!

- City Sewer Trunk Main
  - 1.5 miles long
  - Estimated 2 million dollars construction cost
  - 65 adjacent existing homes
  - Adjacent to 36 Acres of undeveloped or underdeveloped property within City Limits
  - Would provide service to Skyview Estates eliminating the need for new septic
  - Would require a loan

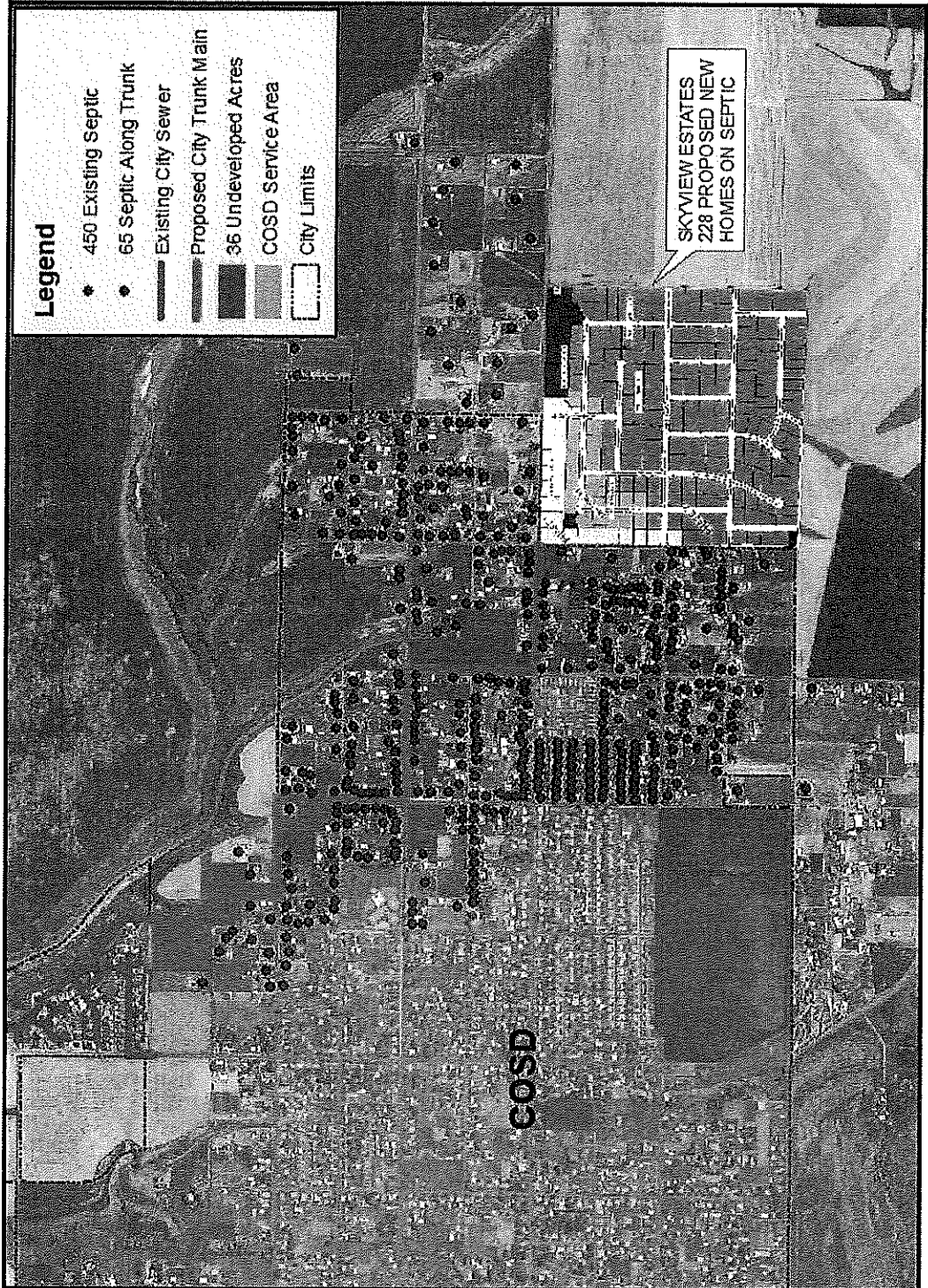


# The Solution!

## CITY OF LEWISTON PUBLIC WORKS DEPARTMENT



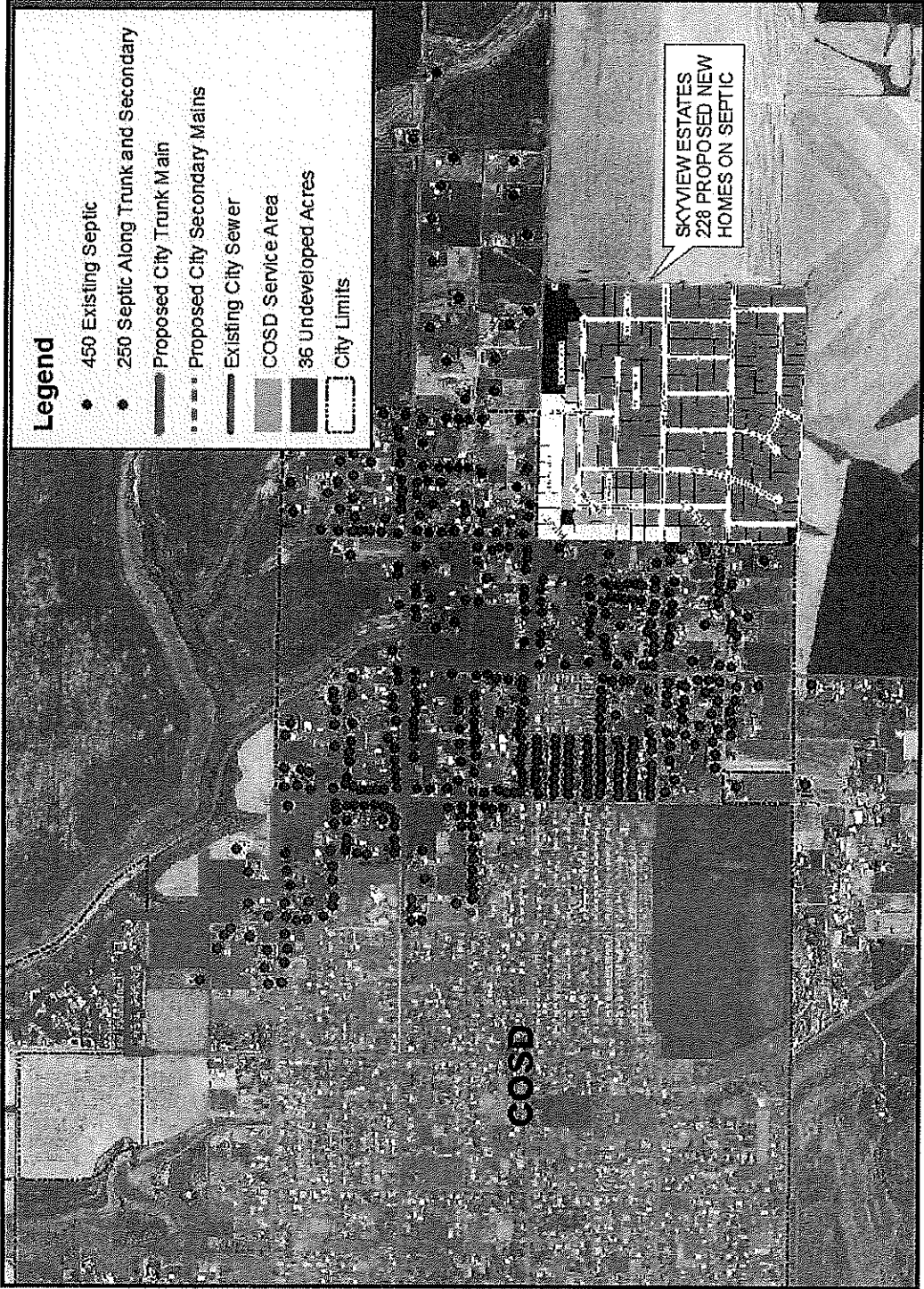
1 inch = 0.25 miles



# The Solution! (Future Benefit)

CITY OF LEWISTON  
PUBLIC WORKS DEPARTMENT

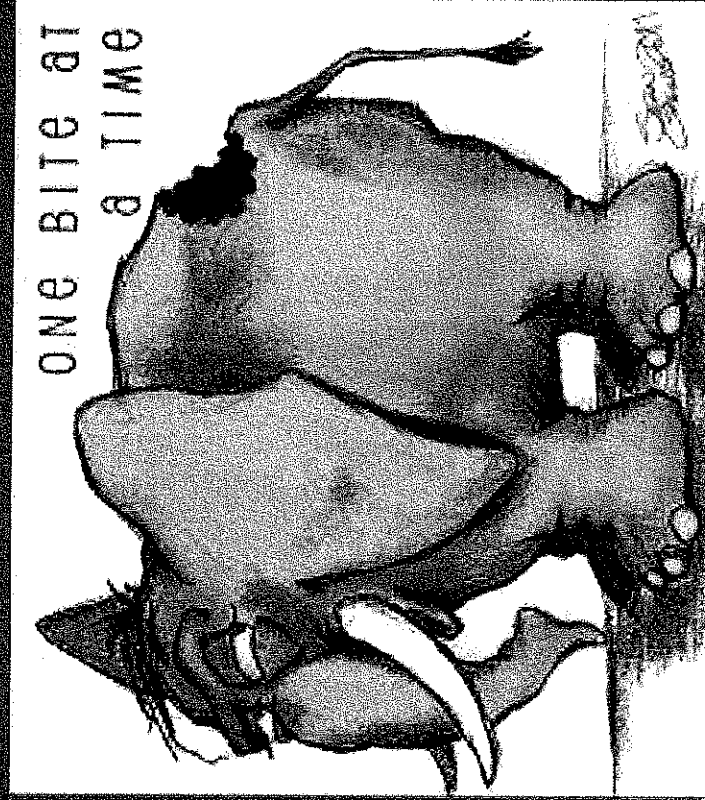
1 inch = 0.25 miles



# East Orchards Sewer

## Funding Options:

- City Wastewater Fund?
- LID?
- Grants?
- URA?
- Developer?
- General Fund?



Like our recently completed downtown IRRP project it takes many funding partners to tackle big expensive problems.

# The Business Plan

- Improvement needs to be timely to maximize the private developer investment and reduce the # of new septic systems constructed.
- Loan Options
  - URA Bond
- Loan Principal and Interest Payment Estimates
  - 2 million at 3% for 20 years is \$150,000 total cost is 2.8 million
  - 2 million at 5% for 20 years is \$175,000 total cost is 3.3 million
- Annual loan repayment would be provided thru a combination of URA, LID, Wastewater and General Funds.
- Dispelling Rumors
  - “URA can’t be used because the proposed project does not create jobs.”
  - Deteriorating areas which constitute a serious and growing menace to public health.
  - Constitutes and economic liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairing sound growth of municipalities...
  - Consume excessive proportions of its revenue because of the extra services required for police, fire and other forms of public services and facilities.

# The Business Plan

- Annual loan repayment plan
- URA Revenue Allocation Area
  - It has been estimated that the East Orchards URA Area could develop between 2.5 and 5 million dollars of tax increment in a 20 year period.
  - URA Board has agreed to pay for half of all of the project costs
  - However because URA's take time to develop the tax increment there is a cash flow problem in the early years for making the bond payments
- Property Taxes
  - Estimated \$400,000 upfront investment
- Wastewater Fund
  - Estimated \$400,000 upfront investment
  - May be required to provide additional funds at the end of the 20 year bond and URA area to complete the 50% match depending on how fast the area develops which drives the returns from the LID
  - Wastewater would collect the remaining LID fee's after the 20 year period to help repay this match.
- Local Improvement District (LID) for 36 undeveloped acres.
  - \$2,000 per new home
- Skyview Estates Contribution
  - Combination of \$200,000 Upfront investment and LID \$1,000 per new home

# The Business Plan

Existing homes on septic adjacent to the new sewer main.

- Existing homes on septic would not be forced to connect until their existing septic systems failed.
- Need to keep the connection cost low so we maximize the number of homeowners who would voluntarily abandon a working septic system and connect
- If homeowners chooses to abandon a septic system and voluntarily connect they would not be charged the LID fee.
- By State law homeowners would be required to pay standard wastewater equity buy in fees and monthly user rates.
- City would pursue a 319 Grant with DEQ which could help pay for part of the cost of abandoning septic systems and the cost of connecting to the public sewer. If awarded the grant would be available for a limited amount of time which may incentivize existing homeowners with working septic systems to voluntarily disconnect.

# The Business Plan

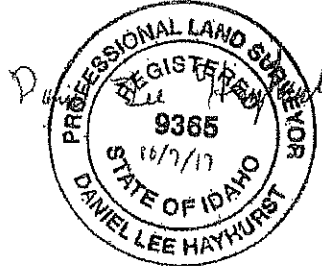
- Return on Investment
- 3.2 to 4.25 million dollars in additional property taxes to the City over 20 years for 150 to 200 new homes. Estimate is conservative in that it assumes no City property tax increases in the next 20 years.
- 1.25 to 1.5 million dollars in additional wastewater fees and monthly rates over 20 years for 150 to 200 new homes. Estimate is conservative in that it assumes no wastewater fee or rate increases in the next 20 years.

# Summary of Benefits

- Improved water quality
- Improved development potential and land value
- Provides options for failing septic systems
- Additional property tax dollars
- Additional wastewater revenue
- Higher housing density allows for more efficient public services
- Opens up additional areas for future growth

# EXHIBIT B

REVENUE ALLOCATION AREA #5 BOUNDARY  
JULY 2017 REVISED OCTOBER 2017



BEGINNING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22<sup>nd</sup> Street and Powers Avenue and an angle point in the Lewiston City Limits boundary;

thence along said City Limits boundary the following five (5) calls:

easterly along the centerline of Powers Avenue to the centerline intersection with 23<sup>rd</sup> Street;

thence northerly along the centerline of 23<sup>rd</sup> Street to the centerline intersection with Cedar Avenue;

thence easterly along the centerline of Cedar Avenue to the intersection with the southerly extension of the eastern line of Lot 4, Block 109 of Lewiston Orchards Tract 12;

thence northerly along said eastern line of Lot 4 and the northerly extension thereof to the intersection with the centerline of Burrell Avenue;

thence westerly along the centerline of Burrell Avenue to the intersection with the northerly extension of the west line of Lot 1, Block 101 of the Lewiston Orchards Tract 12;

thence southerly, leaving the City Limits boundary, along said west line of Lot 1 and the southerly extension thereof to the intersection with the centerline of Cedar Avenue;

thence westerly along the centerline of Cedar Avenue to the point of intersection with the northerly extension of the west line of the parcel conveyed by the Warranty Deed recorded under Instrument No. 755140 of Nez Perce County records;

thence southerly along the west line of said parcel to the northeast corner of the parcel conveyed by the Warranty Deed recorded under Instrument No. 834158 of Nez Perce County records;

thence westerly along the north line of said parcel to the northwest corner thereof;

thence southerly along the west line of said parcel and the southerly extension thereof to the centerline intersection with Grelle Avenue;

thence westerly along the centerline of Grelle Avenue to the centerline intersection with Lindsay Creek Road;

thence northwesterly along the centerline of Lindsay Creek Road to the centerline intersection with Burrell Avenue, said intersection also being a point on the City Limits boundary;

thence westerly along the centerline of Burrell Avenue and the City Limits boundary to the centerline intersection with 19<sup>th</sup> Avenue;

thence northwesterly along the centerline of 19<sup>th</sup> Street and the City Limits boundary to the centerline intersection with Airway Avenue;

thence westerly, leaving the City Limits boundary, along the centerline of Airway Avenue to the point of intersection with the northerly extension of the east line of Lot 6, Block 97, of Lewiston Orchards Tract 12, said intersection being an angle point in the north boundary line of the Central Orchards Sewer District;

thence southerly along the boundary of the Central Orchards Sewer District the following seventeen (17) calls as taken from the Central Orchards Sewer District Boundary Legal Description recorded under Instrument No. 836305 of Nez Perce County records:

South along the East line of Lot 6, Block 97 of Lewiston Orchards Tract 12 to a point on the centerline of Burrell Avenue;

thence East along the centerline of Burrell Avenue to a point 152.50 feet East of the West line, extended North, of Lot 1, Block 88, LEWISTON ORCHARDS TRACT NO. 12;

thence South 315.78 feet along a line parallel to the West line of Lot 1, Block 88;

thence East to a point on the centerline of 19<sup>th</sup> Street;

thence South along the centerline of 19<sup>th</sup> Street to a point which is 381.11 feet South of the centerline of Burrell Avenue;

thence East a distance of 161 feet;

thence South a distance of 134.89 feet;

thence East a distance of 84.5 feet;

thence South to a point on the centerline of Cedar Avenue;

thence East along the centerline of Cedar Avenue to the East line, extended North, of Lot 6, Block 89, LEWISTON ORCHARDS TRACT NO. 12;

thence South along the East line of Lot 6 to the centerline of Grelle Avenue;

thence West along the centerline of Grelle Avenue to a point which is 160 feet East of the centerline of 19<sup>th</sup> Street;

thence South a distance of 140 feet;

thence West to the centerline of 19<sup>th</sup> Street;

thence South along the centerline of 19<sup>th</sup> Street to a point 410' North of the centerline of Alder Avenue;

thence East to the East line of Lot 4, Block 90, LEWISTON ORCHARDS TRACT NO. 12;

thence southerly along the east line of said Lot 4 to the northwest corner of the parcel conveyed by the Warranty Deed recorded under Instrument No. 604095;

thence easterly, leaving the Central Orchards Sewer District boundary, along the north line of said parcel to a point on the east line of Lot 3 of said Block 90;

thence southerly along said east line and the southerly extension thereof to the point of intersection with the centerline of Alder Avenue;

thence westerly along the centerline of Alder Avenue to the point of intersection with the northerly extension of the east line of Lot 1 of the Kuykendall Addition to the City of Lewiston, said point also being an angle point in the Central Orchards Sewer District boundary;

thence southerly along the eastern boundary of the Central Orchards Sewer District the following twenty-one (21) calls as taken from the Central Orchards Sewer District Boundary Legal Description recorded under Instrument No. 836305 of Nez Perce County records:

South 0° 23' East along the East line of Lots 1 and 10 of Kuykendall Addition to the City of Lewiston to the Northwest corner of Lot 9 Kuykendall Addition;

thence East along the North line of Lots 9, 8, 7, and 6 of Kuykendall Addition to the Northeast corner of Lot 6 Kuykendall Addition;

thence South along the East line of Lot 6 of Kuykendall Addition to a point 130 feet North of the centerline of Alder Drive, extended;

thence East to the West line of Lot 7, Block 90, LEWISTON ORCHARDS TRACT NO. 12;

thence South along said West line of Lot 7, Block 90, to a point 245 feet (215 feet record) North of the centerline of Powers Avenue;

thence East a distance of 100 feet;

thence South a distance of 245 feet (215 feet record) to the centerline of Powers Avenue;

thence East along the centerline of Powers Avenue a distance of 70 feet;

thence North a distance of 315 feet (275 feet record);

thence East to the West line of Lot 8, Block 90, LEWISTON ORCHARDS TRACT NO. 12;

thence South along the West line of Lot 8 to a point which is 201.5 feet (171.5 feet record) North of the centerline of Powers Avenue;

thence East a distance of 100 feet;

thence South a distance of 201.5 feet (171.5 feet record) to the centerline of Powers Avenue;

thence East along the centerline of Powers Avenue a distance of 100 feet;

thence North a distance of 201.5 feet (171.5 feet record);

thence East to the centerline of 20<sup>th</sup> Street;

thence along the centerline of 20<sup>th</sup> Street to a point that is 163.7 feet North of the centerline of Powers Drive;

thence East a distance of 110 feet to the Northeast corner of Lot 16, Block 1 of Lutes Second Addition to the City of Lewiston;

thence South to the centerline of Powers Drive;

thence West to the centerline of 20<sup>th</sup> Street;

thence South along the centerline of 20<sup>th</sup> Street to the centerline of Hemlock Avenue, said point being an angle point in the Lewiston City Limits boundary;

thence leaving the Central Orchards Sewer District boundary and proceeding along the City Limits boundary the following four (4) calls:

easterly along the centerline of Hemlock Avenue to the point of intersection with the northerly extension of the west line of Lot 6, Block 104 of Lewiston Orchards Tract 15;

thence southerly along the west line of said Lot 6 and the southerly extension thereof to the point of intersection with the centerline of Richardson Avenue, said Richardson Avenue centerline being the south line of the 30-foot right-of-way dedicated by the plat of Lewiston Orchards Tract 15;

thence easterly along said centerline of Richardson Avenue to the intersection with the centerline of 22<sup>nd</sup> Street, said 22<sup>nd</sup> Street centerline being the east line of the 30-foot right-of-way dedicated by the plat of Lewiston Orchards Tract 15;

thence northerly along said centerline of 22<sup>nd</sup> Street to the intersection with the centerline of Powers Avenue and the POINT OF BEGINNING.

EXCEPTING THEREFROM,

Lots 1 and 2, Block 103, Lewiston Orchards Tract No. 15, excepting therefrom the East 95 of the West 215 feet of the North 140 feet of Lot 2, Block 103, Lewiston Orchards Tract No. 15, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent streets and alleys.

AND ALSO EXCEPTING THEREFROM,

Lot 11, Block 1, and Lots 6 and 8, Block 2, Lutes Second Addition to the City of Lewiston, according to the recorded plat thereof, recorded in Book 3 of plats, page 70.

#### SUPPLEMENTARY BOUNDARY DESCRIPTION FOR REVENUE ALLOCATION AREA #5:

The purpose of this supplementary boundary description is to provide the Idaho State Tax Commission with a metes and bounds description meeting their requirements. This is not a surveyed boundary and the bearings and distances shown in this legal description are derived from resource quality GIS information. This description is intended to be used only by the Idaho State Tax Commission GIS Department for the purpose of establishing a tax boundary. The basis of bearings for this description is S 00° 41' 52" W between the northeast section corner and the east quarter corner of Sections 23, Township 36 North, Range 5 West, Boise Meridian, and is referenced to the Idaho coordinate system of 1983, West Zone.

BEGINNING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;

Thence S 88° 30' 05" E a distance of 1319.97 feet;  
Thence N 00° 36' 49" E a distance of 653.71 feet;  
Thence N 01° 24' 52" E a distance of 667.94 feet;  
Thence N 00° 59' 42" E a distance of 660.43 feet;  
Thence S 88° 28' 40" E a distance of 330.01 feet;  
Thence N 00° 59' 07" E a distance of 659.97 feet;  
Thence N 88° 28' 40" W a distance of 330.04 feet;  
Thence N 88° 34' 34" W a distance of 1320.05 feet;  
Thence N 89° 07' 54" W a distance of 335.87 feet;  
Thence S 00° 51' 14" W a distance of 658.52 feet;  
Thence N 89° 14' 31" W a distance of 82.50 feet;  
Thence S 00° 51' 14" W a distance of 374.51 feet;  
Thence N 89° 06' 47" W a distance of 247.50 feet;  
Thence S 00° 51' 14" W a distance of 294.30 feet;  
Thence N 89° 06' 47" W a distance of 329.99 feet;  
Thence N 02° 05' 56" E a distance of 147.83 feet;  
Thence N 17° 36' 36" W a distance of 353.35 feet;  
Thence N 38° 55' 07" W a distance of 240.82 feet;  
Thence N 38° 55' 07" W a distance of 416.87 feet;  
Thence N 26° 58' 16" W a distance of 383.30 feet;  
Thence N 89° 08' 23" W a distance of 937.98 feet;  
Thence N 89° 44' 28" W a distance of 990.38 feet;  
Thence N 02° 42' 40" W a distance of 660.76 feet;  
Thence N 89° 45' 59" W a distance of 952.16 feet;  
Thence S 00° 47' 53" W a distance of 659.45 feet;  
Thence S 89° 44' 18" E a distance of 481.87 feet;  
Thence S 00° 46' 54" W a distance of 322.02 feet;  
Thence S 89° 58' 03" E a distance of 177.18 feet;  
Thence S 00° 50' 14" W a distance of 59.75 feet;  
Thence East a distance of 161.00 feet;  
Thence South a distance of 134.89 feet;

Thence East a distance of 84.50 feet;  
Thence South a distance of 151.47 feet;  
Thence S 89° 43' 46" E a distance of 410.40 feet;  
Thence S 00° 48' 26" W a distance of 660.00 feet;  
Thence N 89° 43' 46" W a distance of 500.41 feet;  
Thence South a distance of 140.00 feet;  
Thence West a distance of 162.05 feet;  
Thence S 00° 50' 14" W a distance of 109.23 feet;  
Thence East a distance of 330.02 feet;  
Thence S 00° 48' 20" W a distance of 89.06 feet;  
Thence S 89° 43' 46" E a distance of 329.95 feet;  
Thence S 00° 50' 14" W a distance of 322.49 feet;  
Thence N 89° 43' 46" W a distance of 492.17 feet;  
Thence S 00° 23' 00" E a distance of 165.00 feet;  
Thence East a distance of 360.00 feet;  
Thence S 00° 23' 00" E a distance of 35.00 feet;  
Thence East a distance of 127.94 feet;  
Thence S 00° 50' 14" W a distance of 214.40 feet;  
Thence East a distance of 99.56 feet;  
Thence South a distance of 245.00 feet;  
Thence N 89° 14' 34" E a distance of 70.00 feet;  
Thence North a distance of 315.00 feet;  
Thence N 89° 49' 10" E a distance of 161.51 feet;  
Thence S 00° 50' 14" W a distance of 113.52 feet;  
Thence N 89° 49' 10" E a distance of 99.57 feet;  
Thence South a distance of 201.45 feet;  
Thence N 89° 41' 15" E a distance of 100.00 feet;  
Thence North a distance of 201.50 feet;  
Thence East a distance of 124.28 feet;  
Thence South a distance of 364.15 feet;  
Thence East a distance of 110.00 feet;  
Thence South a distance of 165.03 feet;  
Thence West a distance of 112.51 feet;  
Thence S 00° 17' 29" W a distance of 530.47 feet;  
Thence S 00° 49' 29" W a distance of 454.16 feet;  
Thence S 00° 41' 19" W a distance of 660.99 feet;  
Thence S 88° 57' 45" E a distance of 327.76 feet;

Thence S 01° 19' 40" W a distance of 725.98 feet;  
Thence S 89° 45' 52" E a distance of 980.68 feet;  
Thence S 89° 43' 38" E a distance of 1336.73 feet;  
Thence N 00° 42' 39" E a distance of 1353.80 feet;  
Thence N 00° 41' 04" E a distance of 1319.85 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM,

COMMENCING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;  
Thence S89°30'14"W a distance of 1344.40 feet to the POINT OF BEGINNING;  
Thence S00°52'14"W a distance of 620.00 feet;  
Thence N88°54'46"W a distance of 635.00 feet;  
Thence N00°52'14"E a distance of 160.62 feet;  
Thence N89°11'00"W a distance of 69.99 feet;  
Thence N00°49'00"E a distance of 130.17 feet to the beginning of a non-tangent curve;  
Thence along said curve to the left having a radius of 45.00 feet, a delta angle of 104°54'00", and a 71.35 foot long chord bearing N80°10'38"E for an arc length of 82.39 feet to a point of intersection with a non-tangent line;  
Thence N00°52'14"E a distance of 316.04 feet;  
Thence S88°54'46"E a distance of 120.00 feet;  
Thence S00°52'14"W a distance of 110.00 feet;  
Thence S88°54'46"E a distance of 95.00 feet;  
Thence N00°52'14"E a distance of 110.00 feet;  
Thence S88°54'46"E a distance of 420.00 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM,

COMMENCING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;  
Thence S86°31'30"W a distance of 2130.44 feet to the POINT OF BEGINNING;  
Thence S00°49'00"W a distance of 138.71 feet;  
Thence N89°00'08"W a distance of 80.00 feet;

Thence N00°49'00"E a distance of 138.71 feet;  
Thence S89°00'08"E a distance of 80.00 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM,

COMMENCING at the Section corner common to Sections 13, 14, 23 and 24 of Township 35 North, Range 5 West, Boise Meridian, in the City of Lewiston, County of Nez Perce and State of Idaho, said corner also being the centerline intersection of 22nd Street and Powers Avenue and an angle point in the Lewiston City Limits boundary having Idaho coordinate system of 1983, West Zone, coordinates of N: 1,716,485.06, E: 2,329,876.91;

Thence S81°30'37"W a distance of 2152.80 feet to the POINT OF BEGINNING;

Thence S00°49'00"W a distance of 138.71 feet;

Thence N89°00'08"W a distance of 80.00 feet;

Thence N00°49'00"E a distance of 138.71 feet;

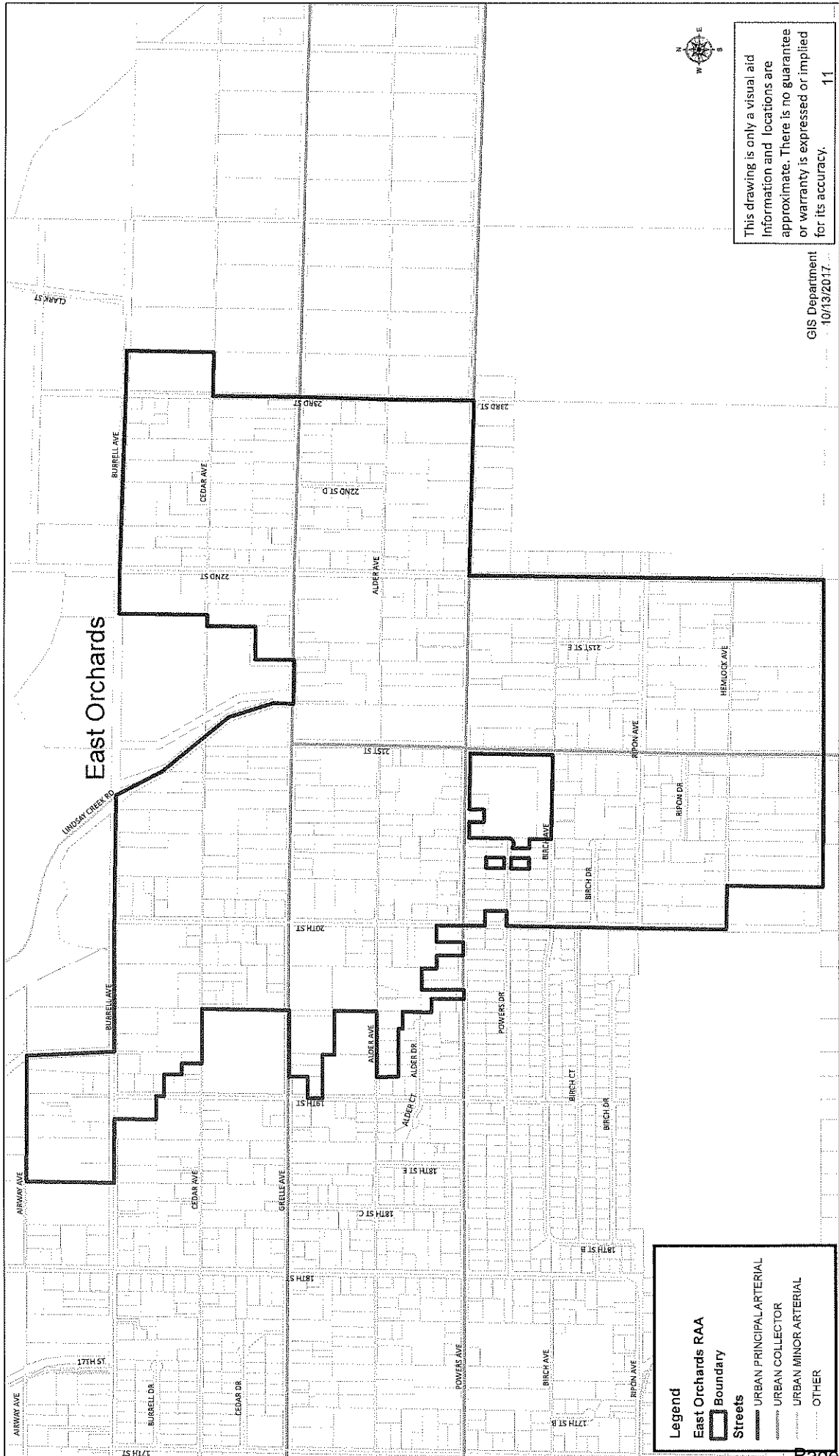
Thence S89°00'08"E a distance of 80.00 feet to the POINT OF BEGINNING.

# EXHIBIT C



# City of Lewiston COMMUNITY DEVELOPMENT

RAA #5 BOUNDARY



This drawing is only a visual aid  
Information and locations are  
approximate. There is no guarantee  
or warranty is expressed or implied  
for its accuracy.

GIS Department  
10/13/2017



# Memo

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**Prepared For:** Luke Antonich, PE, City Engineer  
Dustin Johnson, PE, Public Works Director  
**Prepared By:** Joe Kaufman, PE, Engineering Supervisor  
**Copy:** URA Board  
**Date:** October 6, 2025  
**Subject:** **East Orchards Sewer: Progress Update**

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The East Orchards Sewer (EOS) revenue allocation area (RAA) was established eight years ago in 2017. This memo is a brief update on the progress made in the East Orchards Sewer to date. A map showing the progress made in both sewer lines installed and 78 service connections made as of the end of 2024 is attached. In addition to what is shown on the map, there are 3,270 feet of sewer under contract for construction in 2025 and homes connecting this past year since the map was compiled.

The establishing ordinance laid out four primary goals:

1. Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future and provide existing homeowners with septic systems the option of a public wastewater system. The ultimate goal is abandonment of most of the septic systems.
2. Provide a primary sewer trunk main in the east orchards located along a route that allows for maximum sewer service expansion in the future to currently undeveloped property, both inside and adjacent to City limits.
3. Provide public sewer into the east orchards so that the development density can be increased beyond the current one (1) house per acre on septic systems. Increasing density reduces the price each customer pays for many public services and utilities.
4. Help to reduce the nitrate/ nutrient and fecal coliform/ E Coli levels in both Lindsay Creek and Tammany Creek by reducing the existing and future use of private septic systems.

**Goal #1** A large portion of this goal was accomplished with the initial Phase I construction contract in 2018. Secondary sewer trunk mains are under construction in 20<sup>th</sup> Street and Grelle Ave in 2025. Abandonment of most septic systems along the route has been significant but would not yet qualify as a majority of those within the RAA. Prior to the construction of Phase I, the average distance from all parcels in the RAA to City sewer was 4,500 feet. Currently the EOS project has reduced the average length to 485 feet with 183 of the 542 parcels under 200 feet from sewer service. Making access to sewer service much less costly.

**Goal #2** Prioritizes wastewater services to undeveloped properties both in and outside of the RAA. There have been two large subdivisions inside the RAA with Lindsay Creek Estates, and Heimgartner Addition. Skyview Estates is outside the RAA. All these major subdivisions have

been made feasible because of the availability of public wastewater service. There are other smaller land divisions that have also been made possible as a result of this project.

Goal #3 Prior to the project average density of the RAA was roughly 1 home per acre. Past experience had shown that for the Lewiston Orchards in general, once the threshold of one home per acre has been reached, soils can absorb no more and septic return flows will be found accumulating in convergent areas of the neighborhoods. This was observed historically at the time of formation of the Lewiston Orchards Sewer District in the 1950's and the Central Orchards Sewer District in the 1970's. Investigations in 2017 found multiple "springs" in the convergent areas down hill of the RAA. One particular surface flow in 20<sup>th</sup> Street was repeatedly reported to LOID as a water leak flowing over the road in the wet season. A second map showing the pre-project spring locations is attached.

Lot size of the 72 lots created by the subdivisions has been from 1/2 to under 1/10 acre for an average of 1/3 acre, with many lots are intended for duplexes. This increase in density follows the housing market demand and also helps to reduce the amount paid per home for all other services such as roads, water lines, snow removal, police, fire protection, etc. The increase in assessed values in the RAA has grown from \$89,539,000 in 2018 to \$179,647,000 in 2025.

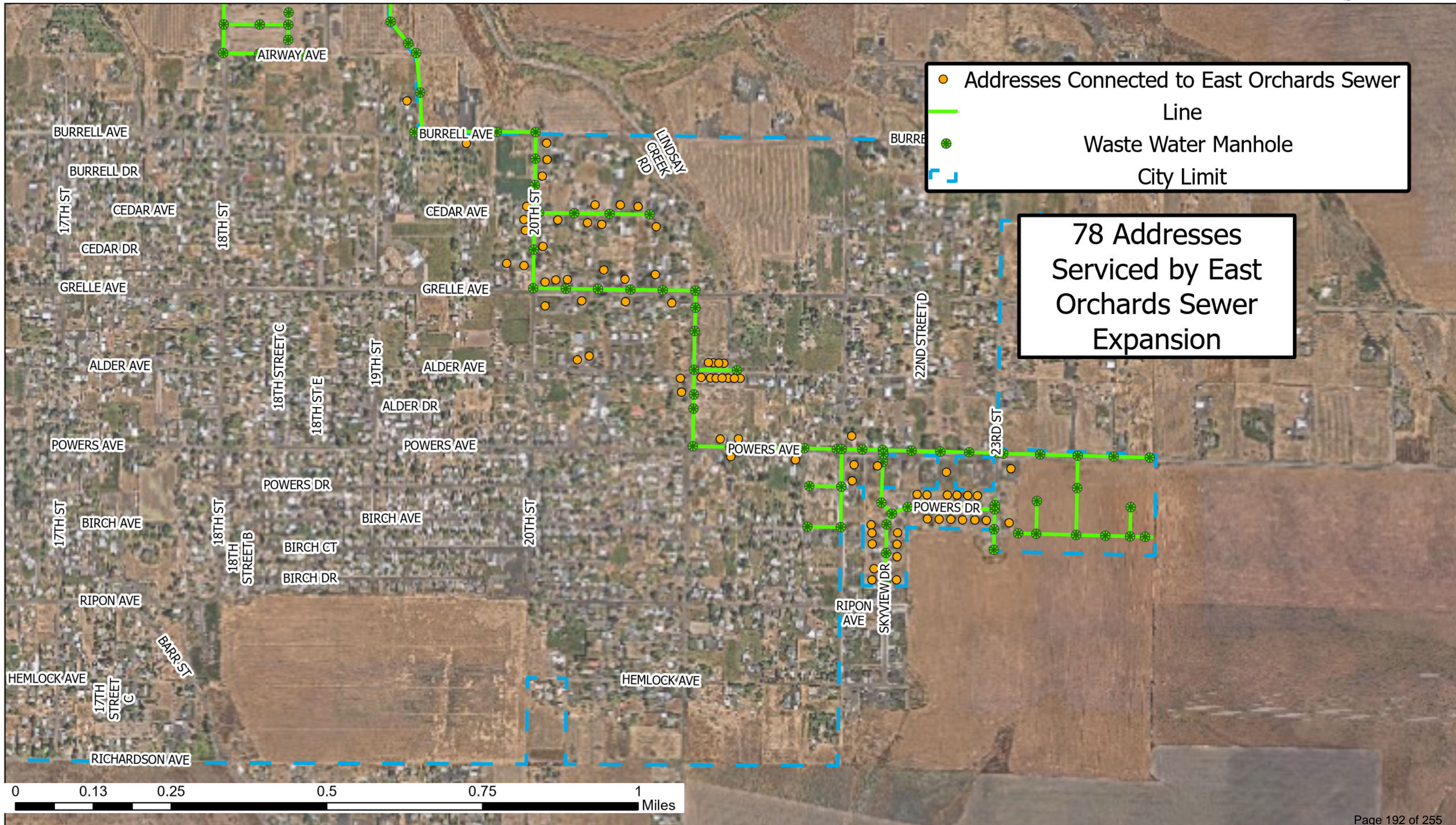
Goal #4 is to reduce nitrates, nutrients and fecal coliform/ E Coli loading to the shallow groundwater that feeds Lindsay Creek and Tammany Creek. The reduction of existing septic systems inside the RAA while substantial is still limited to those who have voluntarily converted. These conversions are also balanced against the number of new septic systems that have been installed outside and nearby to the RAA that discharge to the same shallow groundwater systems. Idaho Dept of Environmental Quality has been actively monitoring Lindsay Creek and the vicinity. They have found traces of caffeine and artificial sweeteners which shows the link of septic discharges into Lindsay Creek. The wastewater from the converted septic systems is conveyed to the Lewiston Wastewater Treatment Plant where it is treated prior to discharge to the rivers near the confluence.

Real progress has been made on each of the goals laid out in the 2017 establishing ordinance. The primary and secondary trunk lines have been constructed or are under contract for construction, undeveloped property has been transformed into lots adjacent to the constructed sewer lines, density is increasing as a result of the availability of public sewer service, and the nitrates and other pollutants from the RAA are being reduced as more services are connected to the East Orchards Sewer mains.

g:\shared drives\public works capital\wastewater\wastewater collections\ww06\ east orchards sewer expansion phase iii\correspondence\eos project update.docx

# City of Lewiston

## East Orchards Sewer Expansion Serviced Locations 2024

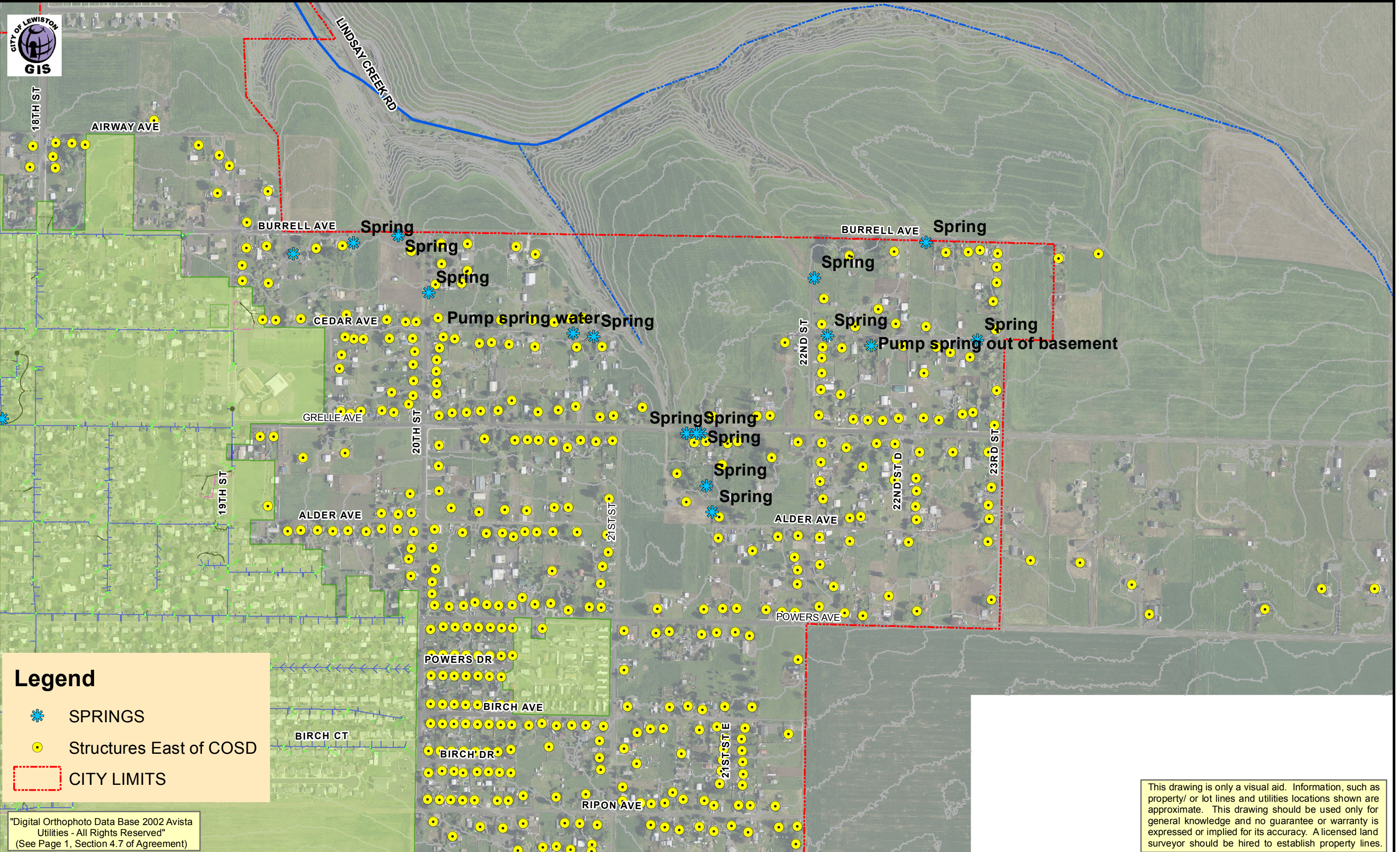




# CITY OF LEWISTON

## Springs East of COSD

1 inch = 600 feet



**Legend**

- SPRINGS
- Structures East of COSD
- CITY LIMITS

"Digital Orthophoto Data Base 2002 Avista  
Utilities - All Rights Reserved"  
(See Page 1, Section 4.7 of Agreement)

This drawing is only a visual aid. Information, such as property/ or lot lines and utilities locations shown are approximate. This drawing should be used only for general knowledge and no guarantee or warranty is expressed or implied for its accuracy. A licensed land surveyor should be hired to establish property lines.



## MEMORANDUM

TO: Leighann Conniff, Ground Water Analyst, DEQ/LRO  
FROM: Scott Miller, PG, Senior Hydrogeologist DEQ/SO/Geosciences  
DATE: 07/11/2024  
SUBJECT: Clearwater Plateau and Lindsay Creek Nitrate Priority Areas Nitrate as Nitrogen Temporal Trend Analyses.

### Project Objectives/Tasks

Geosciences was asked to review for the Clearwater Plateau and Lindsay Creek Nitrate Priority Areas (NPAs) nitrate as nitrogen ((N)) water chemistry datasets, analyze the full nitrate (N) time series dataset at each groundwater sample location for temporal trends at 90 percent confidence, and display groundwater sample locations with trend results and aquifer classification on figures depicting the associated NPA.

### Data Sources and Cleaning

Water chemistry, sample location, sample date, and aquifer classification data were provided to Geosciences by Lewiston Regional Office staff in the following Excel workbooks:

- *CP NPA All Results.xlsx* (Clearwater Plateau NPA nitrate (N) dataset and well coordinates, for years 2005-2022),
- *CP NPA master list\_DWR Comments.xlsx* (Clearwater Plateau NPA geological formation, well coordinates, and well construction),
- *IDWR county NO3 by NPA\_IDWR notes.xlsx* (Idah Department of Water Resources nitrate (N) data by county, for years 1990-2006),
- *ISDA Nitrate data 1994\_2021 25Mar2024 CRO\_IDWR Comments.xlsx* (Idaho State Department of Agriculture nitrate (N) dataset for the Clearwater Plateau and Lindsay Creek NPAs, for years 2001-2021),
- *LNC NPA All results.xlsx* (Lindsay Creek NPA nitrate (N) dataset and well coordinates, for years 1998 and 2006-2023),
- *LNC NPA MASTER list 2023.xlsx* (Lindsay Creek NPA geological formation, well coordinates, and well construction).

Sample locations with less than 8 observations (samples) were excluded from trend analysis to maintain a minimum sample size as recommended in EPA statistical guidance (U.S. Environmental Protection Agency 2009). The *IDWR county NO3 by NPA\_IDWR notes.xlsx* excel workbook was excluded in its entirety because all sample locations contained less than 8 observation and sample locations could not be correlated with the sample locations in the other workbooks.

At some sample locations groundwater samples were analyzed for either nitrite plus nitrate (N) or nitrate (N) over the sampling history causing a gap in the data if only nitrate (N) were considered. At these locations nitrite plus nitrate (N) analytical results were assumed to be equivalent to nitrate (N) and incorporated into the nitrate (N) datasets.

Observations within the datasets qualified with a “<” symbol were assumed to be censored values (non-detects) regardless of other qualifiers that may have been associated with the reported value (e.g. blank, U, J, or UJ). Data with a “U” qualifier was also assumed to be censored data. Data with an “R” qualifier were removed from the datasets. The *ISDA Nitrate data 1994\_2021 25Mar2024 CRO\_IDWR Comments.xlsx* file did not contain data qualifiers. It was assumed that all observations within this file are uncensored (detections). The final evaluated dataset consisted of seventy-seven (77) sample locations and 1,513 nitrate (N) observations in total.

The aquifer geological formation information contained in the workbooks was condensed as follows to aid in visualization: “Grande Ronde – N1”, “-R2”, “-N1 or -R2” are incorporated into Grande Ronde. “Wanapum or Grande Ronde-R2” were incorporated into the Grande Ronde data. Shallow alluvium, Saddle Mountain, Wanapum and granite remained as reported.

## Summary Statistics

Nitrate (N) summary statistics were run with the aid of the R (R Core Team 2023) NADA package (Lee 2020) for each sample location that had greater than 15 percent detected nitrate (N) observations. Summary statistics presented for datasets containing censored observations were calculated using Regression on Order Statistics (ROS) to more accurately account for censoring. Datasets with 15 percent or less uncensored observations were considered unsuitable for statistical analyses. Summary statistics are presented in Tables 1 and 2 by geological formation and ID (sample location).

The Clearwater Plateau NPA mean nitrate (N) concentrations ranged from 0.649 (ID 9506901) to 38.24 mg/L (ID 9501401). The Saddle Mountains Formation’s mean nitrate (N) concentrations ranged from 6.67 to 16 mg/L. Grande Ronde Formation’s mean nitrate (N) concentrations ranged from 0.649 to 19.2 mg/L and granite’s mean nitrate (N) concentrations ranged from 2.13 to 38.24 mg/L. Results are presented in Table 1.

The Lindsay Creek NPA mean nitrate (N) concentrations ranged from 0.171 mg/L (ID 699) to 16.59 mg/L (ID 698). Shallow sediments had one sample location with a mean nitrate concentration of 5.84 mg/L. The Saddle Mountains Formation’s mean nitrate (N) concentrations ranged from 5.07 to 16.59 mg/L. Wanapum Formation’s mean nitrate (N) concentrations ranged from 0.171 to 15.06 mg/L and Grande Ronde Formation’s mean nitrate (N) concentrations ranged from 0.397 to 14.56 mg/L. Four surface water sample locations were included in the Lindsay Creek NPA data. Results are presented in Table 2.

## Temporal Trend Analyses

Trend analysis was completed with the aid of the NADA (Lee 2020) and NADA2 (Julian and Helsel 2023) packages for the R computing language (R Core Team 2023) to account for censored datasets. Each

sample location's nitrate (N) dataset was tested for the presence of a temporal trend using the Mann-Kendall test for censored observations at a two-sided 90 percent confidence level. Tests resulting in a p-value < 0.1, indicates the presence of a temporal trend. The test's tau value was used to determine the trend direction. A positive tau indicates an increasing trend, and a negative tau indicates a decreasing trend. Trend plots with the Akritas-Theil-Sen linear trend line were generated for each sample location using NADA2. Trend test results are summarized in Table 1 (Clearwater Plateau NPA) and Table 2 (Lindsay Creek NPA). Figures 1 and 2 depict results spatially within the appropriate NPA and Figures 3 and 4 summarize the trend results in a graphical format plotting the Akritas-Theil-Sen Slope in milligrams per liter per year (mg/L/yr) against the sample location. Trend plots (nitrate (N) vs time) are provided in the Appendix.

#### The Clearwater Plateau NPA

The Clearwater Plateau NPA data contains 47 sample locations with nitrate (N) datasets large enough to conduct trend analysis. Thirty-two percent (32%) of the sample locations show increasing temporal nitrate (N) trends. Four percent (4%) of the sample locations show decreasing temporal nitrate (N) trends. The remaining 64% of the sample locations indicate a temporal trend in nitrate (N) concentrations is not present.

The Saddle Mountains formation accounts for 3 of sample locations with 67% of the locations displaying increasing temporal nitrate (N) trends. The Grande Ronde formation contains 33 of the 47 sample locations with 39% of the locations displaying increasing temporal trends in nitrate (N) and 6% decreasing. Granite accounts for 11 of the sample locations with 9% increasing trends and 18% decreasing.

Sample location 199 trend results indicate no temporal nitrate (N) trend, however, the two most recent samples (2018 and 2019) resulted in nitrate (N) concentrations appreciably above the historical observations. Sample location 637 trend results indicate an overall increasing trend in the nitrate (N) data. However, the most recent data from approximately 2013 to 2016 shows an apparent decreasing trend. The 9500201-sample location temporal trend analysis resulted in no temporal trend. The last four sampling events (2016-2020) indicate an apparent increasing trend in nitrate (N) concentrations may be developing.

#### The Lindsay Creek NPA

The Lindsay Creek NPA data contains 30 sample locations with nitrate (N) datasets large enough to conduct trend analysis. Thirteen percent (13%) of the sample locations show increasing temporal nitrate (N) concentrations. Twenty percent (20%) of the sample locations show decreasing temporal nitrate (N) concentrations. The remaining 67% of the sample locations indicate a temporal trend in nitrate (N) concentrations is not present.

Shallow sediments contain 1 sample location with 100% decreasing temporal nitrate (N) trends. The Saddle Mountains formation accounts for 16 of sample locations with 25% of the locations displaying increasing temporal nitrate (N) trends and 6% decreasing trends. The Wanapum formation contains 4 sample locations with 50% of the locations displaying decreasing nitrate (N) trends. No increasing trends are present. The Grande Ronde formation contains 5 of the 30 sample locations with no temporal nitrate (N) trends identified. Surface water with 4 sample locations has one decreasing trend and no increasing trends.

Nitrate (N) samples collected from surface water locations 602, 603, and 604 were all collected during a single year, 2008. Temporal trend results are for that year only and assume sample results are not autocorrelated.

## References

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- Julian P, Helsel D (2023). *\_NADA2: Data Analysis for Censored Environmental Data\_*. R package version 1.1.5, <https://CRAN.R-project.org/package=NADA2>.
- U.S. EPA (2009). *Statistical Analysis of Groundwater Monitoring Data at RCRA Facilities, Unified Guidance*. Office of Resources Conservation and Recovery Program Implementation and Information Division. March. EPA 530-R-09-007.

## Tables

Table 1. Clearwater Plateau NPA Nitrate (N) Summary Statistics and Trend Results by Formation/Aquifer and Location ID

| Formation/Aquifer | ID        | Summary Statistics |    |        |        |        |        |        |       |       | Mann-Kendall Trend Results |             |        |         |            |                 |    |
|-------------------|-----------|--------------------|----|--------|--------|--------|--------|--------|-------|-------|----------------------------|-------------|--------|---------|------------|-----------------|----|
|                   |           | Date Range         | n  | n cen. | % cen. | Min    | Median | Mean   | Max   | SD    | Slope                      | Y Intercept | tau    | p-value | Trend      | Trend Direction |    |
| Saddle Mountains  | 413       | 2005-2019          | 32 | 0      | 0      | 5.3    | 6.69   | 6.997  | 9.4   | 1.184 | -0.12                      | 248.646     | -0.153 | 0.224   | No         | --              |    |
|                   | 416       | 2005-2016          | 36 | 0      | 0      | 13.7   | 16.1   | 16.003 | 18.6  | 1.483 | 0.382                      | -752.164    | 0.481  | 0       | Yes        | Increasing      |    |
|                   | 643       | 2007-2019          | 31 | 0      | 0      | 5.17   | 6.3    | 6.666  | 9.44  | 1.136 | 0.124                      | -243.947    | 0.273  | 0.032   | Yes        | Increasing      |    |
| Grande Ronde      | 1214      | 2010-2015          | 12 | 0      | 0      | 3.27   | 4.23   | 4.164  | 4.43  | 0.307 | -0.067                     | 138.495     | -0.212 | 0.373   | No         | --              |    |
|                   | 199       | 2005-2014          | 30 | 0      | 0      | 4.66   | 9.22   | 10.129 | 25.6  | 4.193 | 0.198                      | -390.245    | 0.211  | 0.104   | No         | --              |    |
|                   | 207       | 2005-2015          | 36 | 0      | 0      | 8.5    | 11.85  | 12.006 | 16.5  | 1.699 | 0.217                      | -423.956    | 0.252  | 0.031   | Yes        | Increasing      |    |
|                   | 210       | 2005-2015          | 36 | 0      | 0      | 3.19   | 3.88   | 4.051  | 6.1   | 0.662 | -0.022                     | 48.612      | -0.105 | 0.376   | No         | --              |    |
|                   | 217       | 2005-2019          | 37 | 0      | 0      | 1.53   | 2.68   | 3.191  | 8.3   | 1.507 | -0.018                     | 39.869      | -0.053 | 0.657   | No         | --              |    |
|                   | 407       | 2005-2018          | 37 | 0      | 0      | 0.835  | 3.49   | 5.087  | 32.5  | 5.915 | 0.421                      | -844.544    | 0.263  | 0.023   | Yes        | Increasing      |    |
|                   | 417       | 2005-2022          | 16 | 16     | 100    | <0.005 | NA     | NA     | <0.1  | NA    | NA                         | NA          | NA     | NA      | NA         | NA              | NA |
|                   | 419       | 2005-2015          | 36 | 0      | 0      | 7.52   | 13.2   | 14.043 | 23.8  | 4.706 | 0.824                      | -1645.3     | 0.267  | 0.023   | Yes        | Increasing      |    |
|                   | 432       | 2005-2015          | 35 | 0      | 0      | 2.98   | 4.45   | 4.474  | 8.9   | 0.86  | -0.004                     | 13.319      | -0.02  | 0.876   | No         | --              |    |
|                   | 437       | 2005-2015          | 21 | 0      | 0      | 8.5    | 10.3   | 11.311 | 21.9  | 2.848 | 0.059                      | -107.444    | 0.205  | 0.204   | No         | --              |    |
|                   | 637       | 2005-2016          | 34 | 0      | 0      | 4      | 5.21   | 5.199  | 7.08  | 0.864 | 0.095                      | -186.019    | 0.271  | 0.025   | Yes        | Increasing      |    |
|                   | 638       | 2005-2015          | 35 | 0      | 0      | 4.18   | 4.9    | 4.951  | 5.56  | 0.377 | 0.088                      | -172.224    | 0.43   | 0       | Yes        | Increasing      |    |
|                   | 639       | 2005-2015          | 35 | 0      | 0      | 4.45   | 5.43   | 5.465  | 6.5   | 0.492 | 0.077                      | -150.44     | 0.242  | 0.042   | Yes        | Increasing      |    |
|                   | 641       | 2005-2009          | 10 | 0      | 0      | 4.41   | 5.165  | 5.187  | 6     | 0.515 | -0.274                     | 554.46      | -0.356 | 0.178   | No         | --              |    |
|                   | 642       | 2005-2016          | 35 | 0      | 0      | 0.675  | 8.4    | 8.994  | 17.2  | 3.316 | -0.074                     | 156.58      | -0.05  | 0.68    | No         | --              |    |
|                   | 644       | 2005-2015          | 35 | 0      | 0      | 9.95   | 11.4   | 11.447 | 13.6  | 0.803 | 0                          | 11.4        | 0.017  | 0.898   | No         | --              |    |
|                   | 645       | 2005-2015          | 34 | 0      | 0      | 7.67   | 14.5   | 14.15  | 19.9  | 2.45  | 0.194                      | -376.447    | 0.182  | 0.134   | No         | --              |    |
|                   | 920       | 2009-2015          | 24 | 0      | 0      | 2.51   | 5.925  | 6.007  | 14.7  | 2.2   | 0.092                      | -178.371    | 0.08   | 0.602   | No         | --              |    |
|                   | 9500201   | 2002-2021          | 19 | 0      | 0      | 5.5    | 6      | 6.618  | 9.8   | 1.29  | 0.033                      | -60.697     | 0.175  | 0.307   | No         | --              |    |
| 9501101           | 2001-2008 | 8                  | 0  | 0      | 0.95   | 1.05   | 1.492  | 4.5    | 1.219 | 0.004 | -7.961                     | 0.143       | 0.706  | No      | --         |                 |    |
| 9501201           | 2001-2021 | 16                 | 0  | 0      | 0.816  | 1.6    | 1.957  | 4.2    | 1.003 | 0.072 | -143.981                   | 0.342       | 0.07   | Yes     | Increasing |                 |    |
| 9501601           | 2001-2008 | 8                  | 0  | 0      | 2.7    | 3.65   | 3.613  | 4.2    | 0.488 | 0.168 | -332.589                   | 0.964       | 0.001  | Yes     | Increasing |                 |    |

| Formation/Aquifer | ID        | Summary Statistics |    |        |        |       |        |        |       |       | Mann-Kendall Trend Results |             |        |         |       |                 |
|-------------------|-----------|--------------------|----|--------|--------|-------|--------|--------|-------|-------|----------------------------|-------------|--------|---------|-------|-----------------|
|                   |           | Date Range         | n  | n cen. | % cen. | Min   | Median | Mean   | Max   | SD    | Slope                      | Y Intercept | tau    | p-value | Trend | Trend Direction |
| Grande Ronde      | 9502301   | 2001-2008          | 8  | 0      | 0      | 5.3   | 5.95   | 5.85   | 6.4   | 0.45  | 0.026                      | -45.926     | 0.143  | 0.7     | No    | --              |
|                   | 9502701   | 2001-2021          | 13 | 0      | 0      | 2.3   | 3.6    | 3.577  | 4.6   | 0.803 | 0.08                       | -157.875    | 0.526  | 0.014   | Yes   | Increasing      |
|                   | 9502801   | 2001-2021          | 15 | 0      | 0      | 0.058 | 0.35   | 1.467  | 15    | 3.774 | 0                          | 0.35        | 0.01   | 1       | No    | --              |
|                   | 9503601   | 2001-2014          | 11 | 0      | 0      | 7.1   | 10     | 9.836  | 11    | 1.117 | -0.035                     | 80.924      | -0.164 | 0.515   | No    | --              |
|                   | 9504301   | 2001-2019          | 17 | 0      | 0      | 13    | 20     | 19.2   | 24.4  | 3.893 | 0.362                      | -708.632    | 0.397  | 0.028   | Yes   | Increasing      |
|                   | 9505701   | 2001-2021          | 17 | 0      | 0      | 1.8   | 3.4    | 3.666  | 6.7   | 1.324 | -0.071                     | 146.887     | -0.154 | 0.409   | No    | --              |
|                   | 9506001   | 2002-2021          | 14 | 0      | 0      | 0.01  | 4.85   | 5.069  | 7.7   | 1.894 | 0.162                      | -320.24     | 0.648  | 0.001   | Yes   | Increasing      |
|                   | 9506101   | 2001-2008          | 8  | 0      | 0      | 1.9   | 3.2    | 3.038  | 3.9   | 0.637 | 0.055                      | -107.319    | 0.25   | 0.454   | No    | --              |
|                   | 9506501   | 2001-2008          | 8  | 0      | 0      | 0.082 | 0.73   | 0.811  | 1.9   | 0.679 | -0.01                      | 21.181      | -0.036 | 1       | No    | --              |
|                   | 9506901   | 2001-2008          | 8  | 0      | 0      | 0.59  | 0.635  | 0.649  | 0.71  | 0.052 | 0.018                      | -35.235     | 0.607  | 0.043   | Yes   | Increasing      |
| 9507001           | 2001-2016 | 12                 | 0  | 0      | 13     | 18    | 17.7   | 20     | 1.836 | 0.146 | -276.217                   | 0.318       | 0.162  | No      | --    |                 |
| Granite           | 202       | 2005-2022          | 38 | 0      | 0      | 2.88  | 3.82   | 3.982  | 6.51  | 0.769 | 0.077                      | -150.589    | 0.29   | 0.011   | Yes   | Increasing      |
|                   | 205       | 2005-2015          | 32 | 0      | 0      | 2.9   | 4.38   | 4.426  | 6.22  | 0.562 | -0.098                     | 200.644     | -0.391 | 0.002   | Yes   | Decreasing      |
|                   | 212       | 2005-2022          | 40 | 0      | 0      | 16.3  | 18.05  | 18.413 | 22.3  | 1.398 | -0.063                     | 145.44      | -0.117 | 0.294   | No    | --              |
|                   | 216       | 2005-2015          | 31 | 0      | 0      | 2.24  | 9.92   | 10.127 | 13.3  | 1.98  | 0.192                      | -376.683    | 0.206  | 0.106   | No    | --              |
|                   | 423       | 2005-2015          | 32 | 0      | 0      | 1.89  | 3.24   | 3.815  | 10    | 1.911 | -0.04                      | 84.269      | -0.081 | 0.527   | No    | --              |
|                   | 9500501   | 2001-2008          | 8  | 0      | 0      | 0.68  | 1.7    | 2.135  | 5.8   | 1.572 | 0.101                      | -200.598    | 0.429  | 0.174   | No    | --              |
|                   | 9501301   | 2001-2008          | 8  | 0      | 0      | 6.4   | 9.4    | 9.363  | 13    | 1.89  | 0.568                      | -1129.08    | 0.429  | 0.167   | No    | --              |
|                   | 9501401   | 2001-2021          | 17 | 0      | 0      | 29    | 38     | 38.241 | 47    | 3.493 | -0.166                     | 372.206     | -0.309 | 0.086   | Yes   | Decreasing      |
|                   | 9501501   | 2001-2008          | 8  | 0      | 0      | 4.1   | 4.25   | 4.438  | 5.6   | 0.513 | -0.06                      | 124.775     | -0.393 | 0.203   | No    | --              |
|                   | 9502201   | 2001-2008          | 16 | 0      | 0      | 8.4   | 9.95   | 10.131 | 12    | 1.068 | 0.01                       | -10.352     | 0.1    | 0.618   | No    | --              |
| 9505601           | 2001-2008 | 8                  | 0  | 0      | 4.1    | 4.55  | 4.537  | 5      | 0.37  | 0.01  | -16.493                    | 0.071       | 0.9    | No      | --    |                 |

Notes: Nitrate (n) in mg/L  
ID – sample location number  
n – number of data points in the dataset  
n.cen – number of censored data points (non-detects)  
% cen – percent of data censored (percent non-detects)

Table 2. Lindsay Creek NPA Nitrate (N) Summary Statistics and Trend Results by Formation/Aquifer and Location ID

| Formation/Aquifer | ID        | Summary Statistics |    |        |        |       |        |        |       |        | Mann-Kendall Trend Results |             |        |         |            |                 |
|-------------------|-----------|--------------------|----|--------|--------|-------|--------|--------|-------|--------|----------------------------|-------------|--------|---------|------------|-----------------|
|                   |           | Date Range         | n  | n cen. | % cen. | Min   | Median | Mean   | Max   | SD     | Slope                      | Y Intercept | tau    | p-value | Trend      | Trend Direction |
| Shallow Sediments | 9505201   | 2001-2008          | 8  | 0      | 0      | 4.7   | 5.95   | 5.838  | 6.6   | 0.67   | -0.259                     | 525.883     | -0.964 | 0.001   | Yes        | Decreasing      |
| Saddle Mountains  | 533       | 2006-2023          | 29 | 0      | 0      | 7.5   | 11.1   | 11.366 | 15.3  | 1.786  | -0.102                     | 217.649     | -0.138 | 0.302   | No         | --              |
|                   | 534       | 2006-2012          | 8  | 0      | 0      | 0.29  | 9.79   | 8.887  | 12.2  | 3.589  | 0.685                      | -1368.2     | 0.429  | 0.174   | No         | --              |
|                   | 538       | 2006-2015          | 24 | 0      | 0      | 1.05  | 5.995  | 6.483  | 13.7  | 2.794  | -0.188                     | 384.089     | -0.203 | 0.172   | No         | --              |
|                   | 698       | 2006-2017          | 8  | 0      | 0      | 9.5   | 17.7   | 16.588 | 22.1  | 5.005  | 0.467                      | -920.611    | 0.107  | 0.802   | No         | --              |
|                   | 1036      | 2010-2013          | 13 | 0      | 0      | 7.05  | 9.16   | 9.227  | 10.9  | 1.143  | 0.388                      | -771.938    | 0.282  | 0.2     | No         | --              |
|                   | 1038      | 2010-2024          | 29 | 0      | 0      | 6.54  | 7.92   | 8.072  | 13.8  | 1.469  | 0.147                      | -287.311    | 0.342  | 0.01    | Yes        | Increasing      |
|                   | 1039      | 2010-2020          | 21 | 0      | 0      | 6.12  | 7.02   | 7.537  | 9.93  | 0.997  | 0.25                       | -496.697    | 0.624  | 0       | Yes        | Increasing      |
|                   | 1225      | 1989-2023          | 8  | 0      | 0      | 5.32  | 7.055  | 7.514  | 12.4  | 2.099  | 0.032                      | -58.058     | 0.036  | 1       | No         | --              |
|                   | 1246      | 1989-2017          | 8  | 0      | 0      | 0.1   | 10.05  | 7.312  | 11.9  | 5.06   | -0.536                     | 1081.273    | -0.429 | 0.164   | No         | --              |
|                   | 1254      | 2011-2017          | 17 | 0      | 0      | 9.08  | 15     | 14.08  | 19.3  | 3.147  | 0.037                      | -59.142     | 0.007  | 1       | No         | --              |
|                   | 1255      | 2011-2017          | 17 | 0      | 0      | 12.9  | 14.2   | 14.159 | 15.6  | 0.897  | -0.365                     | 750.249     | -0.456 | 0.012   | Yes        | Decreasing      |
|                   | 1311      | 2011-2015          | 14 | 0      | 0      | 8.75  | 10.4   | 10.586 | 12.9  | 1.311  | -0.597                     | 1212.841    | -0.297 | 0.153   | No         | --              |
|                   | 1313      | 2011-2018          | 9  | 0      | 0      | 8.3   | 12.7   | 11.851 | 15.7  | 2.383  | 0.317                      | -625.558    | 0.139  | 0.675   | No         | --              |
|                   | 1314      | 2011-2015          | 13 | 0      | 0      | 12.7  | 17.1   | 16.523 | 19.4  | 2.283  | -1.326                     | 2685.51     | -0.449 | 0.038   | Yes        | Decreasing      |
|                   | 9505301   | 2001-2013          | 9  | 0      | 0      | 4     | 5      | 5.067  | 6.7   | 0.787  | 0.221                      | -439.265    | 0.944  | 0.001   | Yes        | Increasing      |
| 9505401           | 2001-2021 | 16                 | 0  | 0      | 11     | 13    | 13.45  | 17     | 1.596 | 0.186  | -360.154                   | 0.508       | 0.006  | Yes     | Increasing |                 |
| Wanapum           | 696       | 1988-2015          | 21 | 0      | 0      | 4.52  | 5.73   | 5.942  | 9.06  | 1.164  | 0.097                      | -189.709    | 0.157  | 0.334   | No         | --              |
|                   | 699       | 2006-2020          | 11 | 5      | 45.45  | <0.05 | 0.157* | 0.171* | 0.218 | 0.032* | -0.013                     | 26.02       | -0.582 | 0.01    | Yes        | Decreasing      |
|                   | 1217      | 1988-2022          | 13 | 12     | 92.31  | <0.05 | NA     | NA     | 0.033 | NA     | NA                         | NA          | NA     | NA      | NA         | NA              |
|                   | 1317      | 2011-2015          | 17 | 0      | 0      | 10.8  | 15.3   | 15.059 | 19.6  | 1.787  | -0.401                     | 823.324     | -0.368 | 0.043   | Yes        | Decreasing      |
| Grande Ronde      | 1312      | 2011-2018          | 21 | 1      | 4.762  | 0.307 | 0.341* | 0.397* | 1.28  | 0.204* | -0.002                     | 3.963       | -0.1   | 0.542   | No         | --              |
|                   | 1315      | 2011-2023          | 25 | 0      | 0      | 11.6  | 14.1   | 14.56  | 19.1  | 1.962  | -0.132                     | 279.902     | -0.13  | 0.374   | No         | --              |

| Formation/Aquifer | ID      | Summary Statistics |    |        |        |       |        |        |       |       | Mann-Kendall Trend Results |             |       |         |       |                 |
|-------------------|---------|--------------------|----|--------|--------|-------|--------|--------|-------|-------|----------------------------|-------------|-------|---------|-------|-----------------|
|                   |         | Date Range         | n  | n cen. | % cen. | Min   | Median | Mean   | Max   | SD    | Slope                      | Y Intercept | tau   | p-value | Trend | Trend Direction |
| Grande Ronde      | 2022    | 2011-2022          | 20 | 19     | 95     | <0.05 | NA     | NA     | 0.894 | NA    | NA                         | NA          | NA    | NA      | NA    | NA              |
|                   | 9501901 | 2001-2021          | 18 | 0      | 0      | 1.1   | 4      | 3.781  | 5.2   | 1.015 | 0.005                      | -6.107      | 0.052 | 0.789   | No    | --              |
|                   | 9502001 | 2006-2021          | 9  | 0      | 0      | 0.037 | 0.2    | 0.207  | 0.52  | 0.16  | 0.003                      | -5.151      | 0     | 1       | No    | --              |
| Surface Water     | 602     | 2008-2008          | 18 | 0      | 0      | 0.05  | 4.905  | 4.593  | 5.38  | 1.182 | 0.796                      | -1593.47    | 0.157 | 0.38    | No    | --              |
|                   | 603     | 2008-2008          | 9  | 0      | 0      | 3.27  | 3.56   | 3.777  | 5.23  | 0.625 | 1.071                      | -2147.8     | 0.167 | 0.602   | No    | --              |
|                   | 604     | 2008-2008          | 11 | 0      | 0      | 3.08  | 3.49   | 3.637  | 4.83  | 0.498 | 0.982                      | -1968.53    | 0.164 | 0.531   | No    | --              |
|                   | 1171    | 2010-2017          | 16 | 0      | 0      | 5.08  | 11.1   | 10.309 | 12.4  | 2     | -0.579                     | 1177.409    | -0.4  | 0.033   | Yes   | Decreasing      |

Notes: Nitrate (n) in mg/L

ID – sample location number

n – number of data points in the dataset

n.cen – number of censored data points (non-detects)

% cen – percent of data censored (percent non-detects)

## Figures

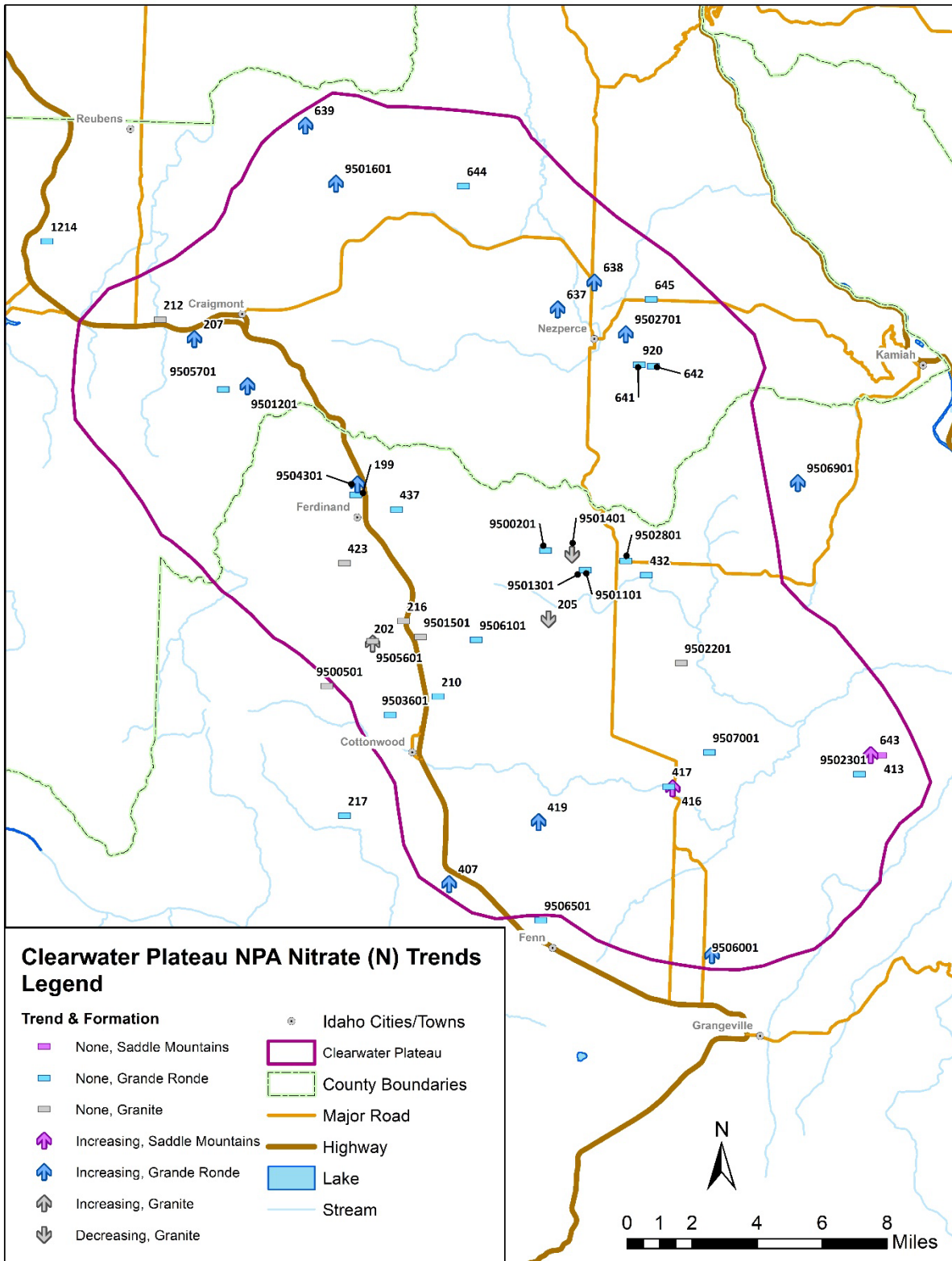


Figure 1. Summary of Clearwater Plateau NPA Nitrate (N) Trend Analyses.  
 Note: None – insufficient evidence to conclude data are trending.  
 Increasing – increasing trend  
 Decreasing – decreasing trend

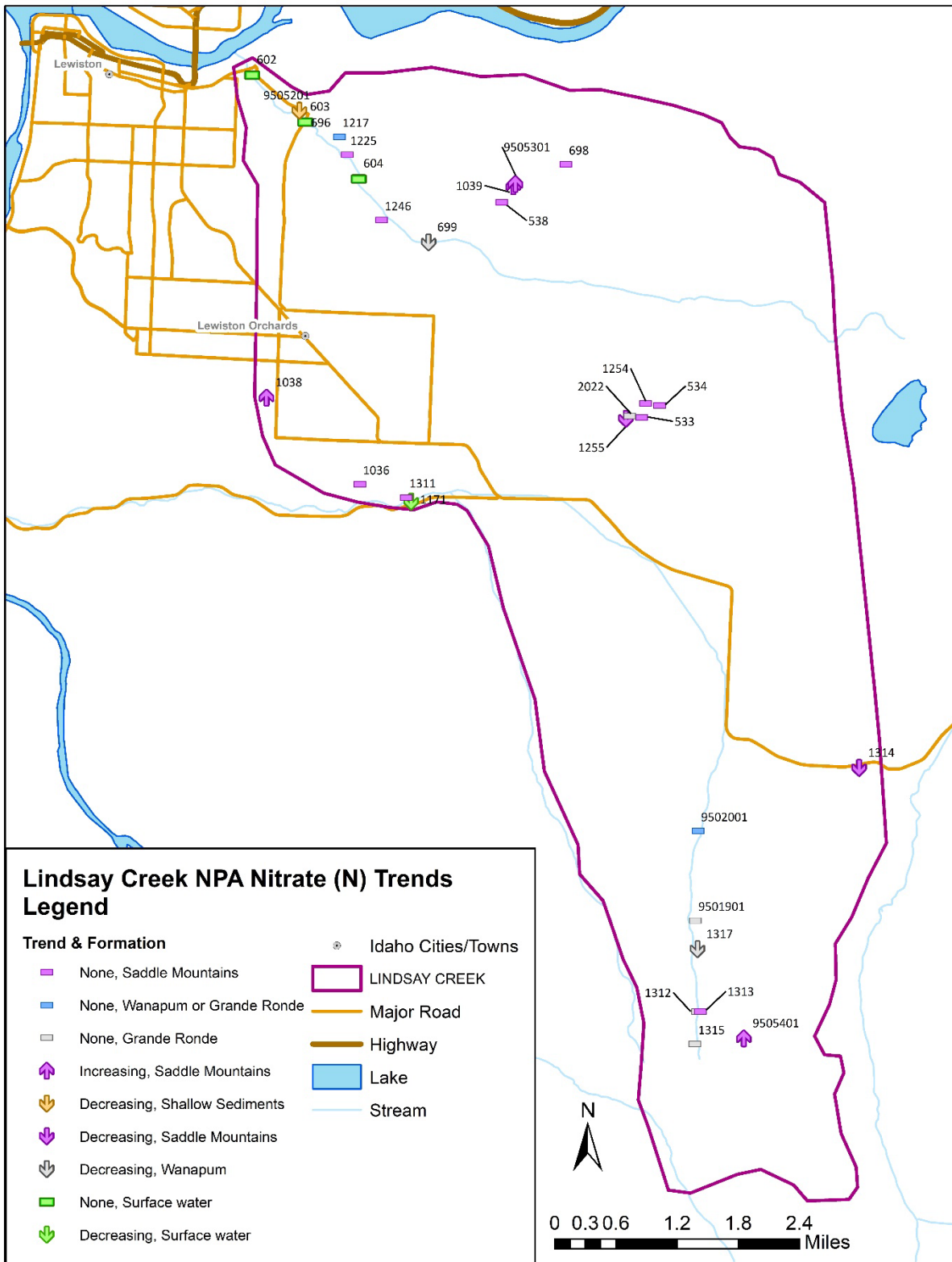


Figure 2. Summary of Lindsay Creek NPA Nitrate (N) Trend Analyses.

Note: None – insufficient evidence to conclude data are trending.

Increasing – increasing trend

Decreasing – decreasing trend

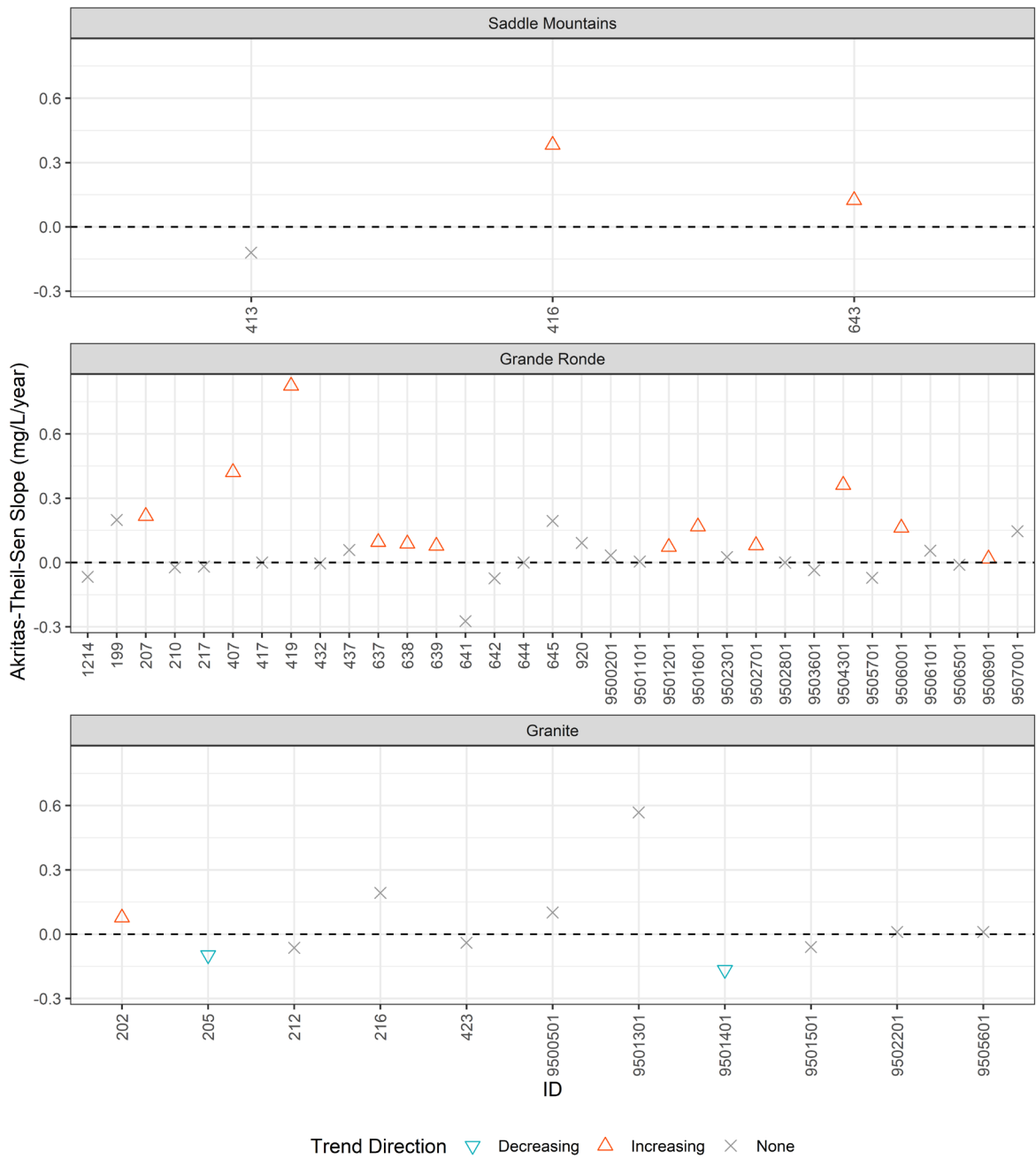


Figure 3. Summary Chart of Clearwater Plateau NPA Mann-Kendall Trend Tests.

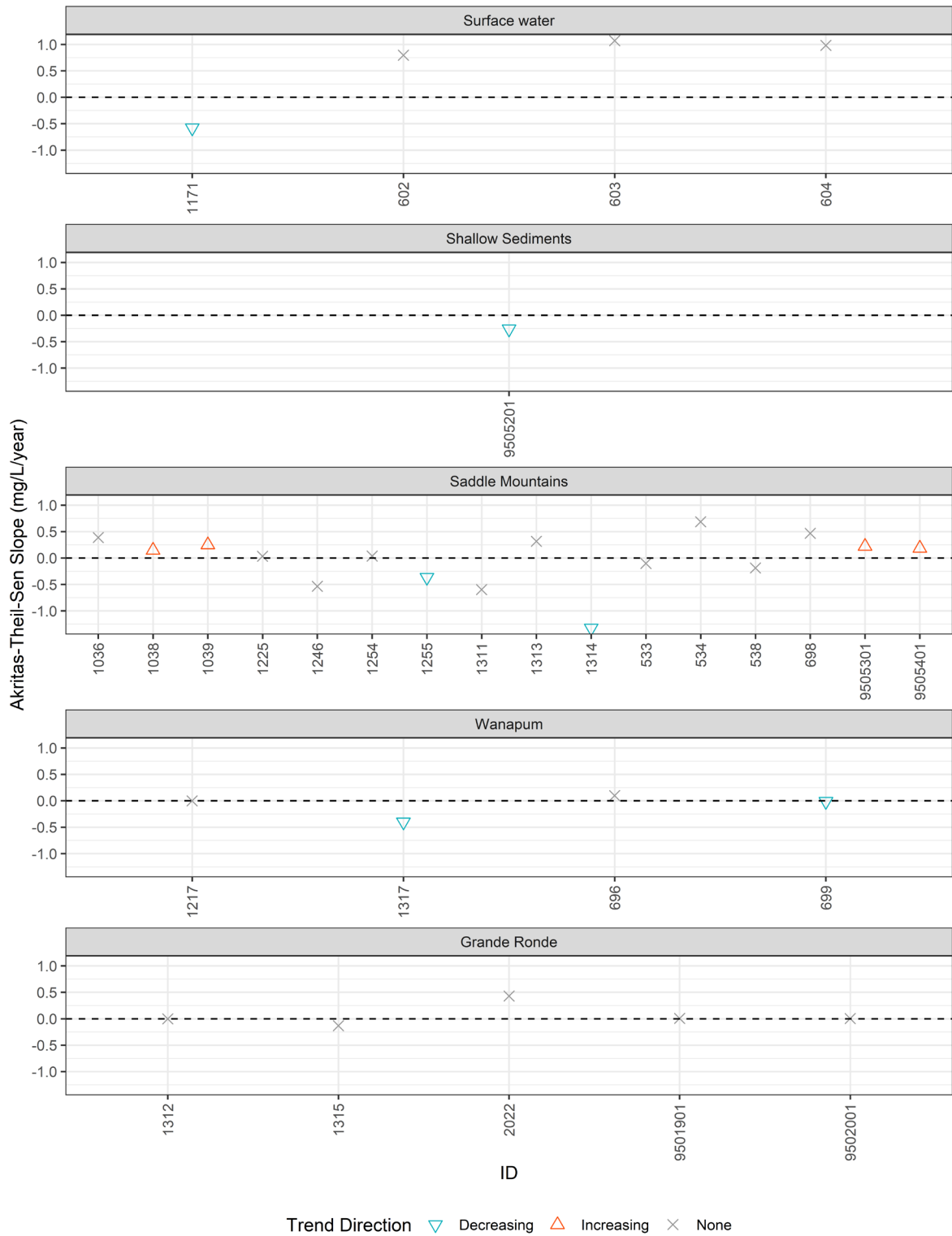
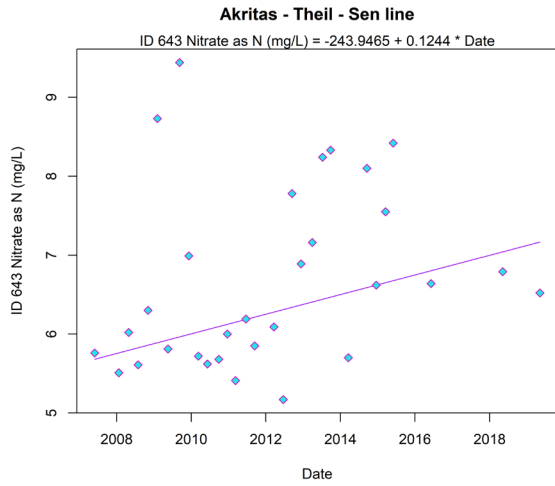
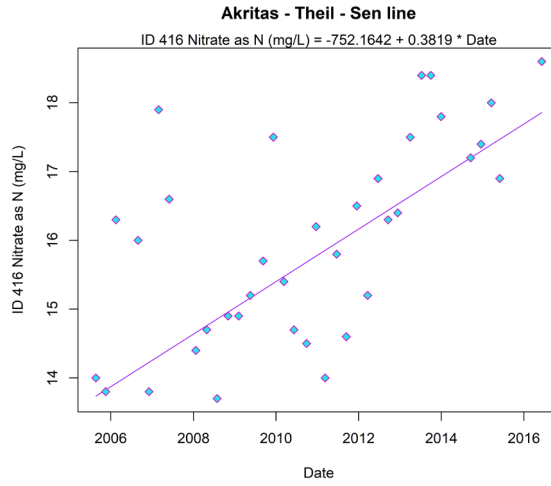
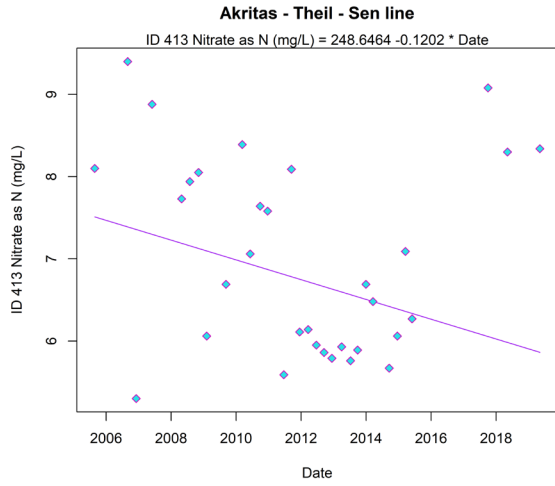


Figure 4. Summary Chart of Lindsay Creek NPA Mann-Kendall Trend Tests.

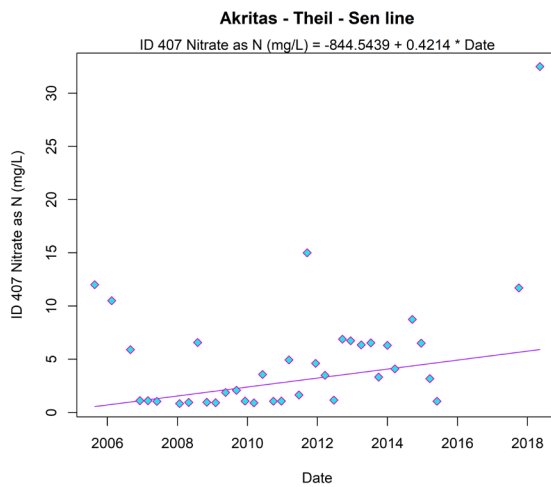
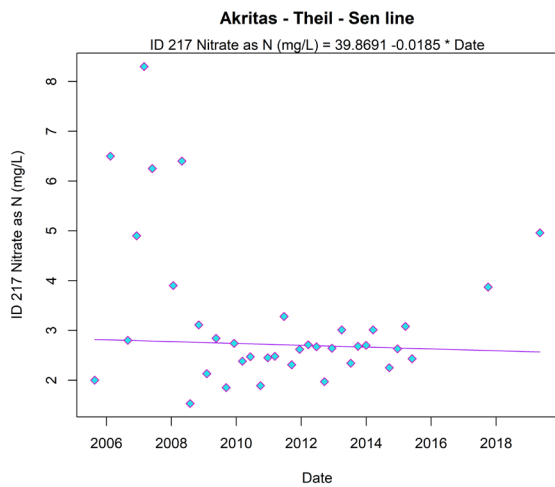
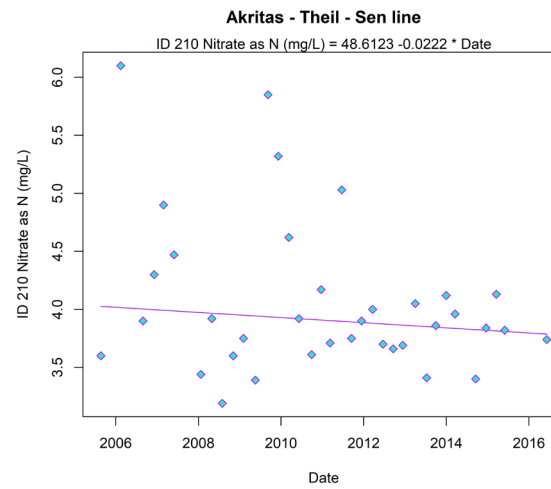
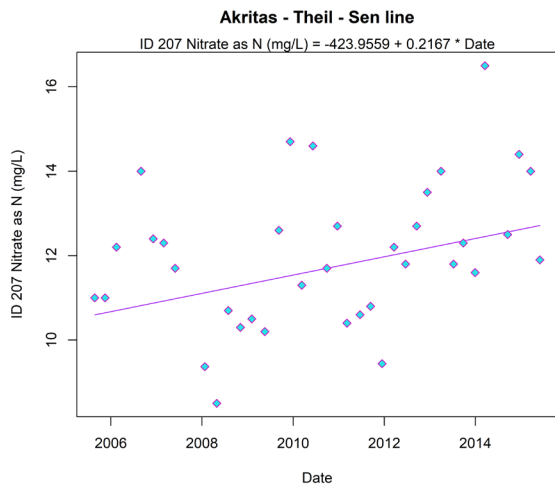
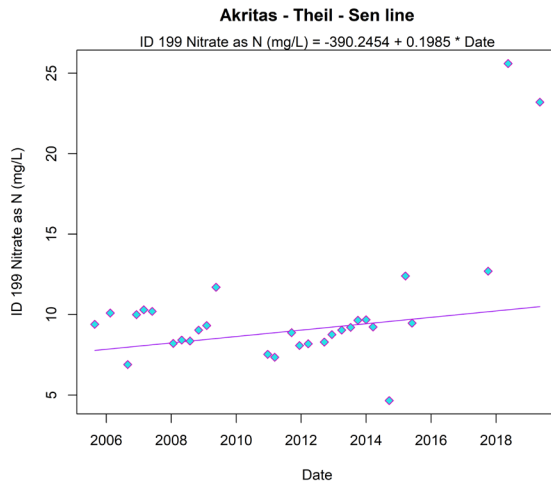
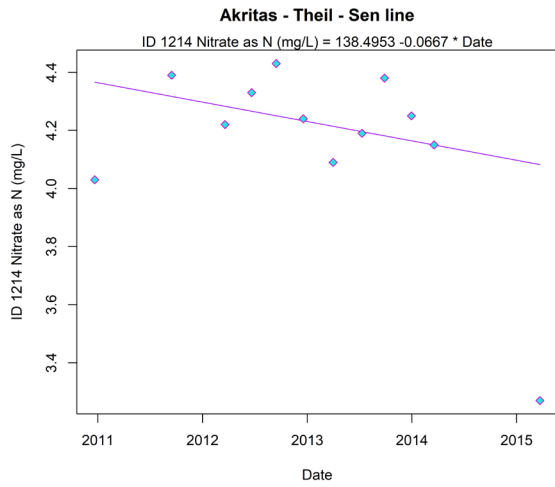
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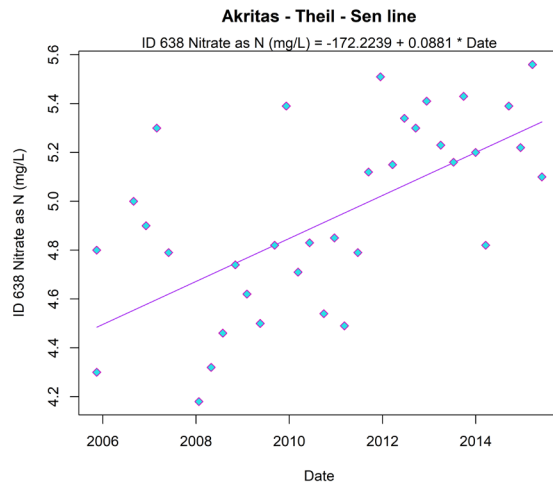
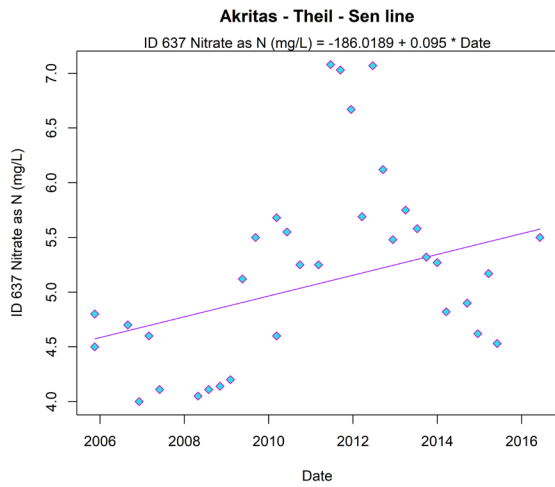
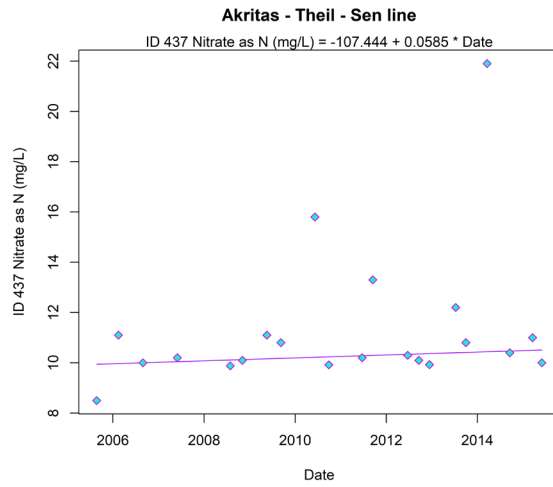
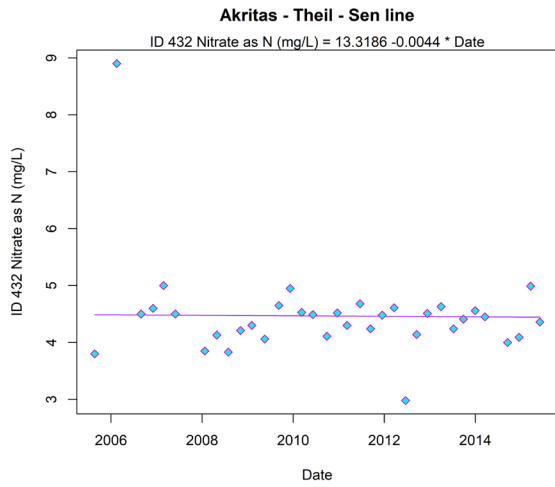
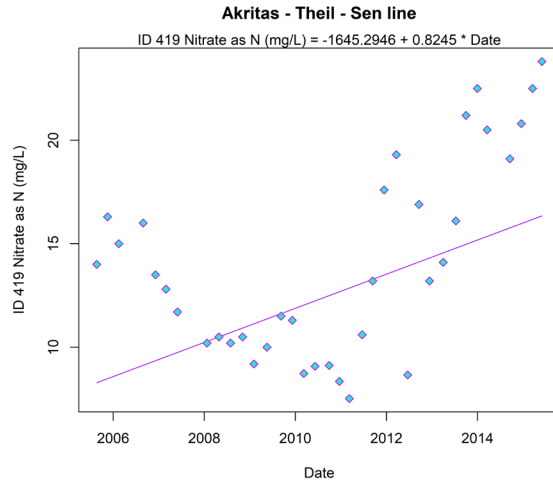
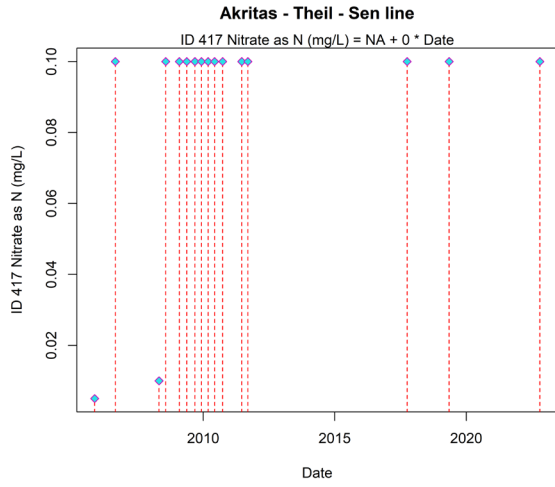
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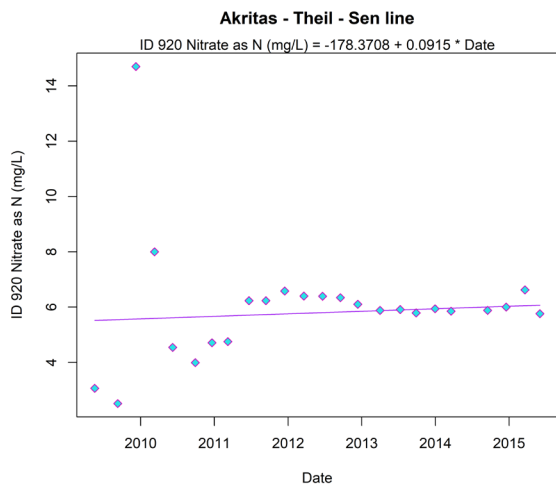
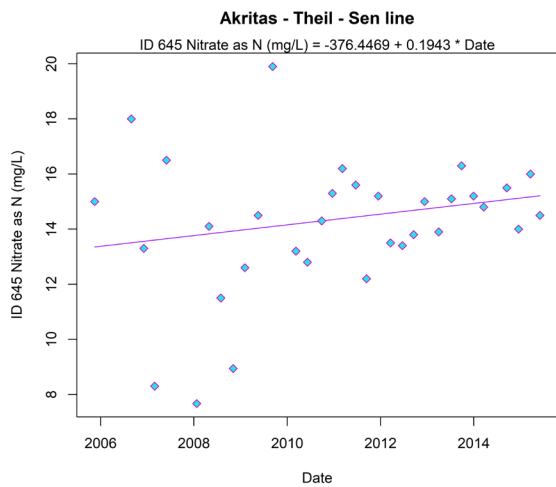
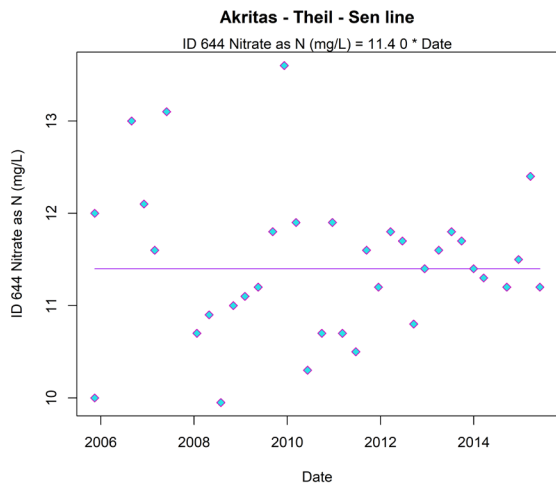
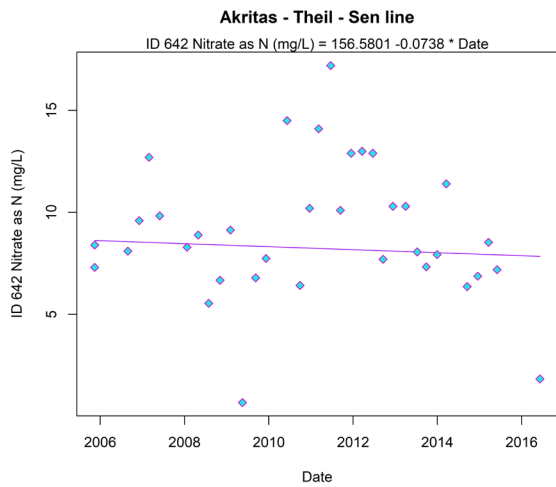
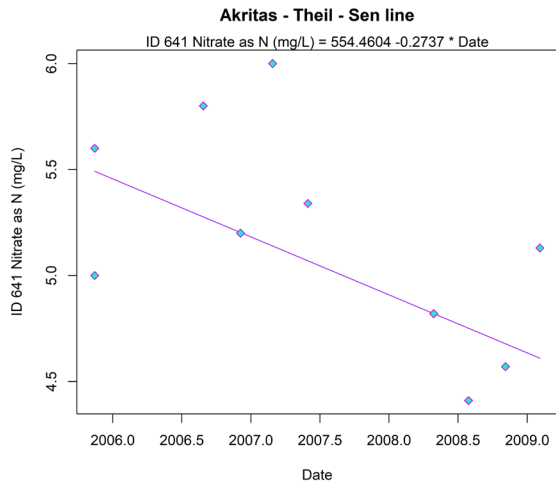
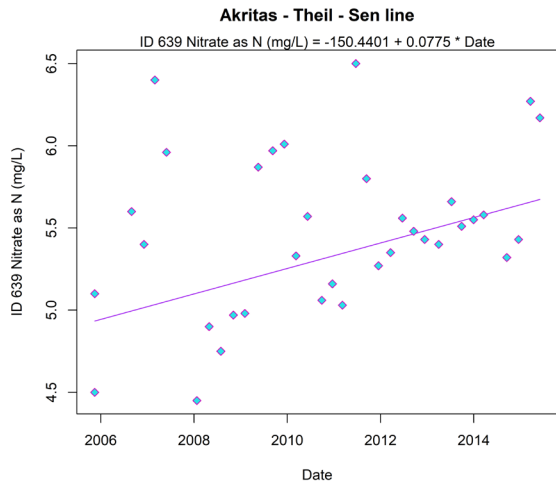
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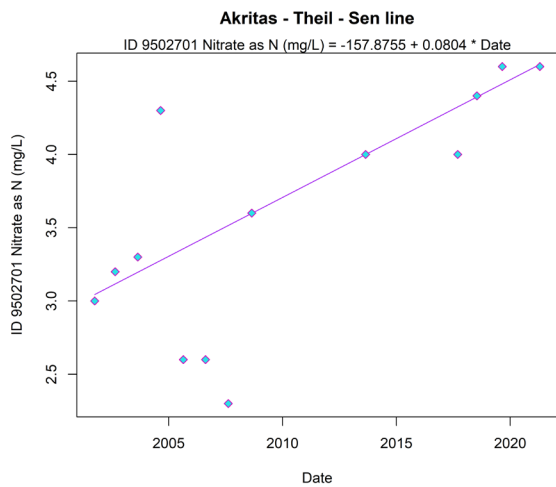
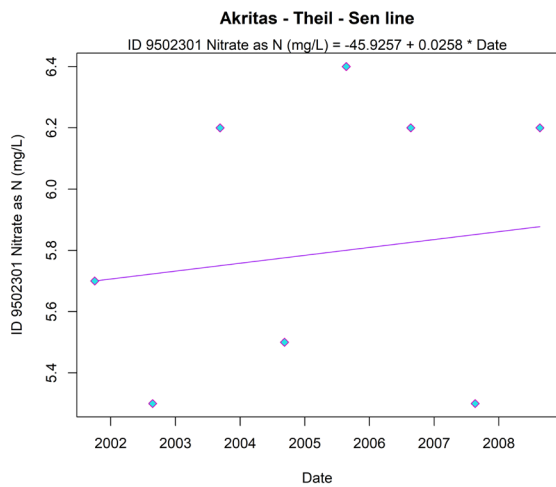
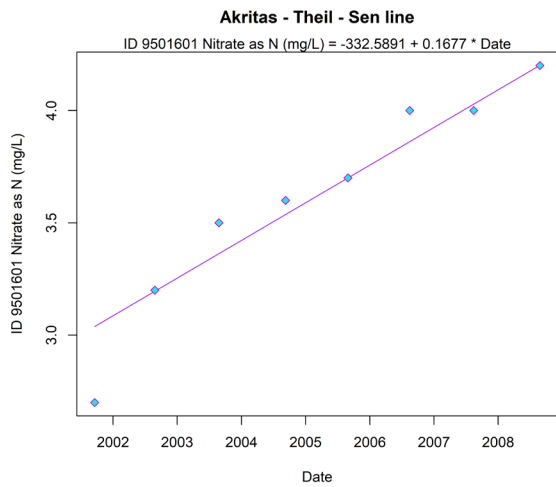
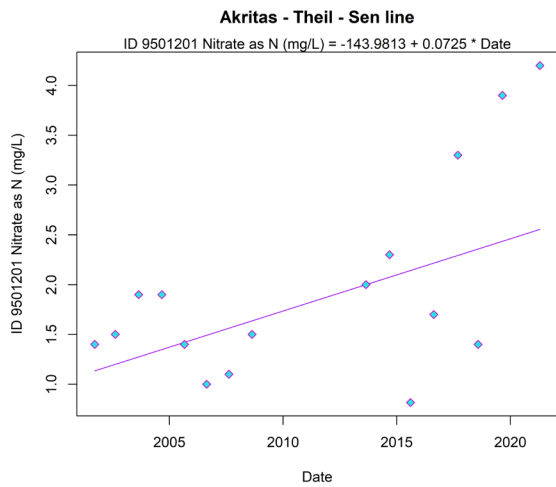
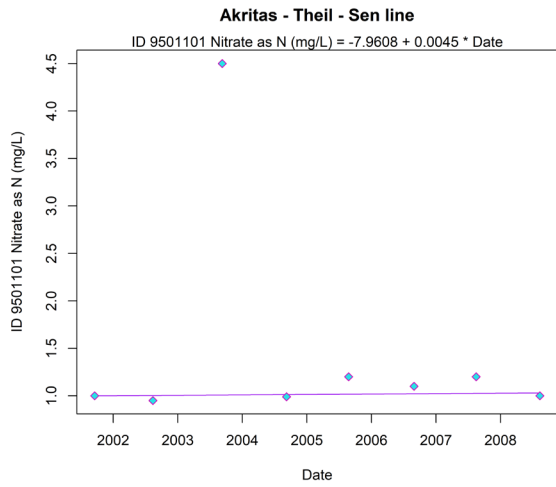
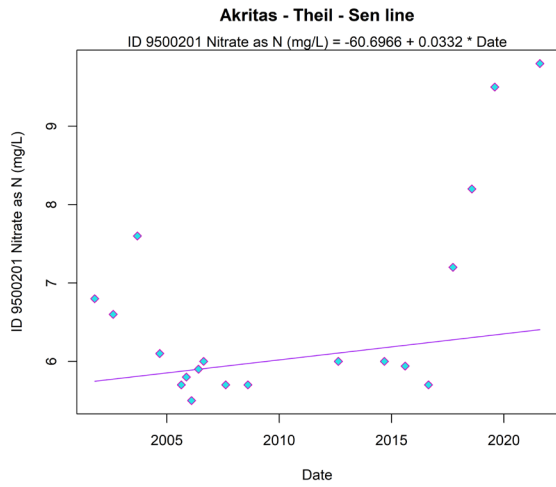


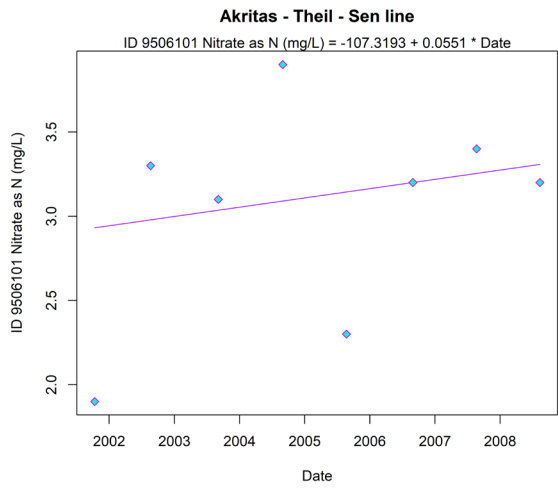
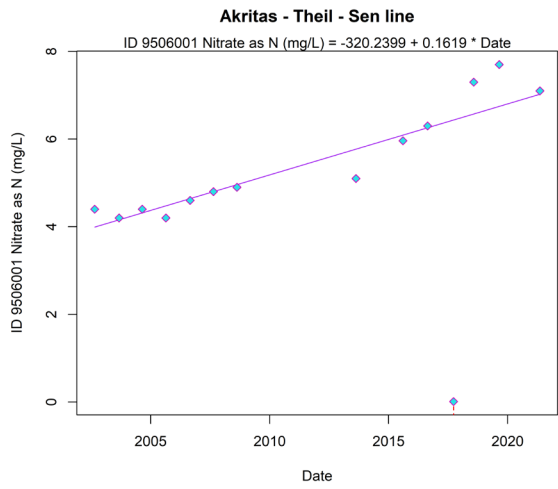
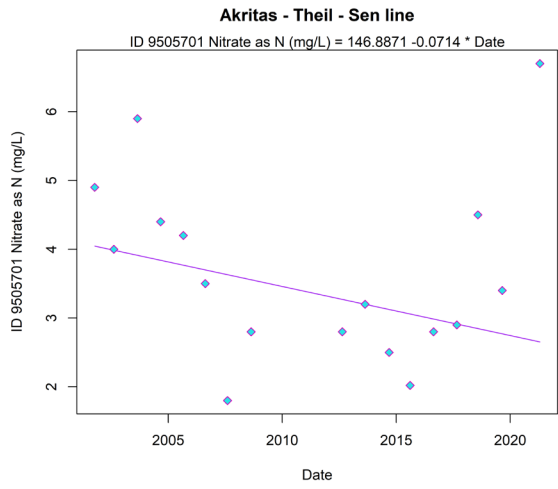
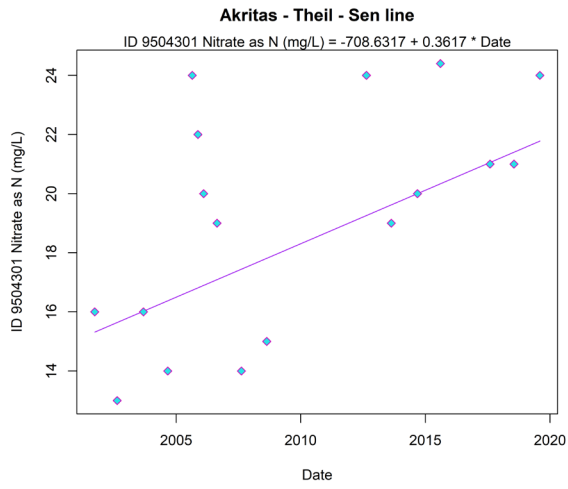
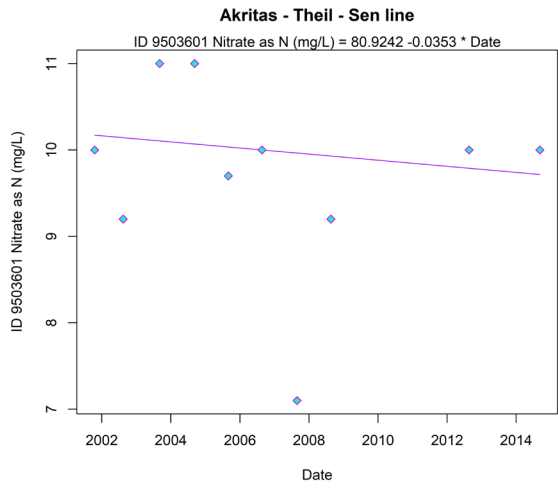
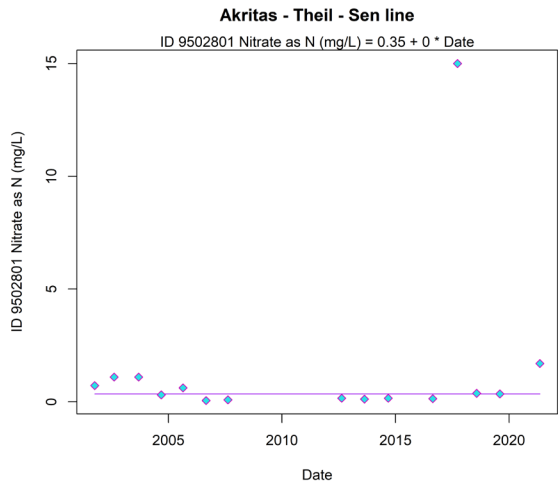
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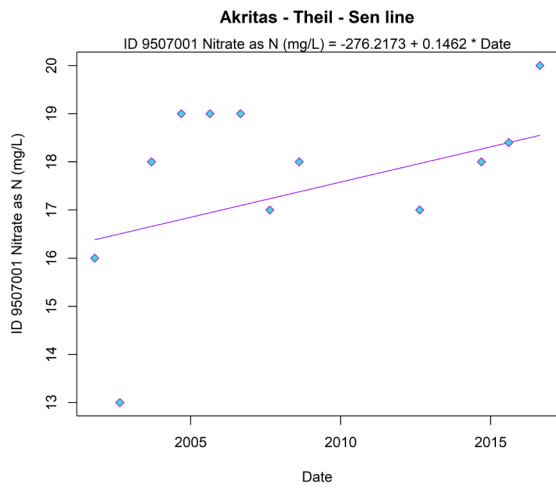
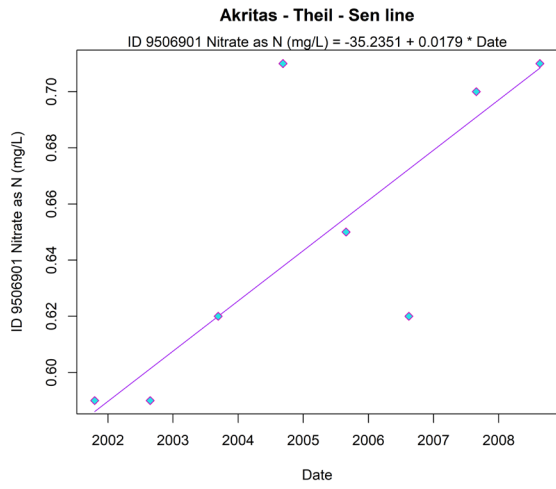
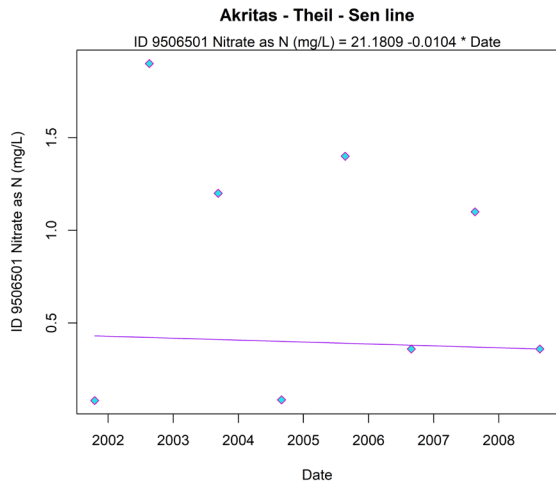




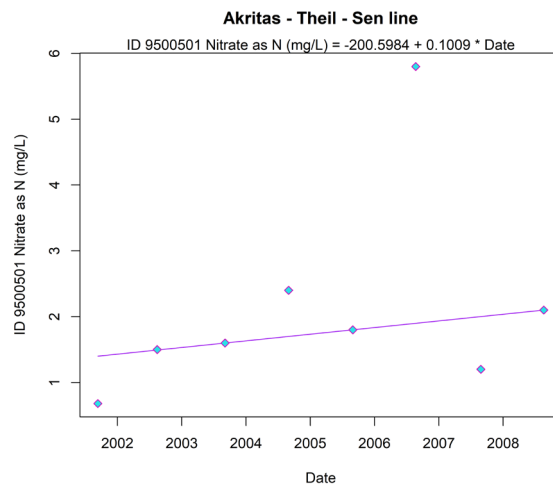
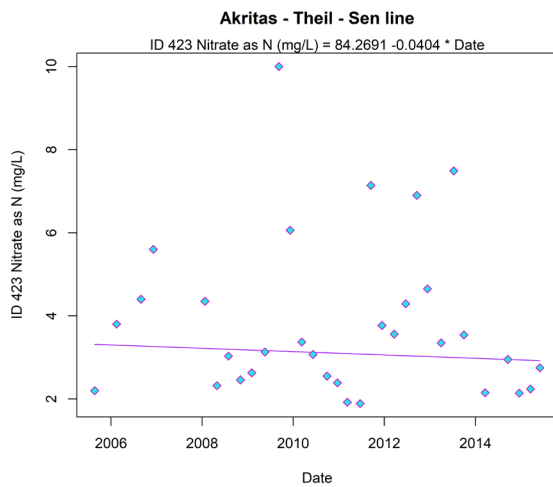
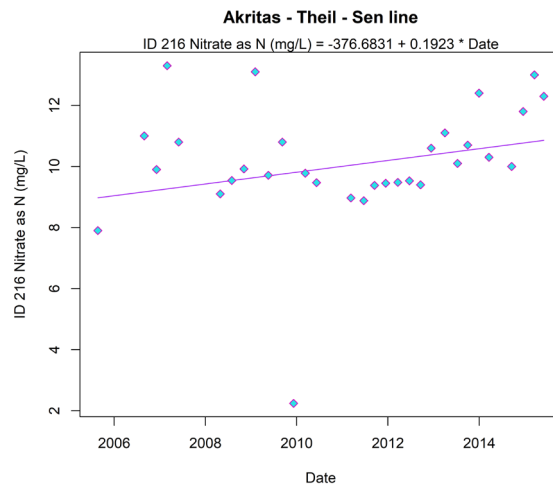
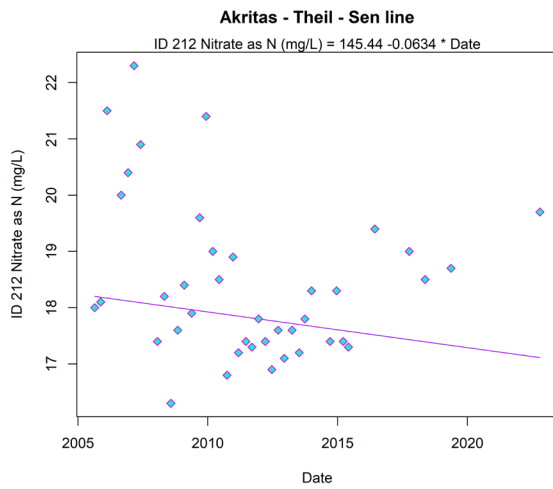
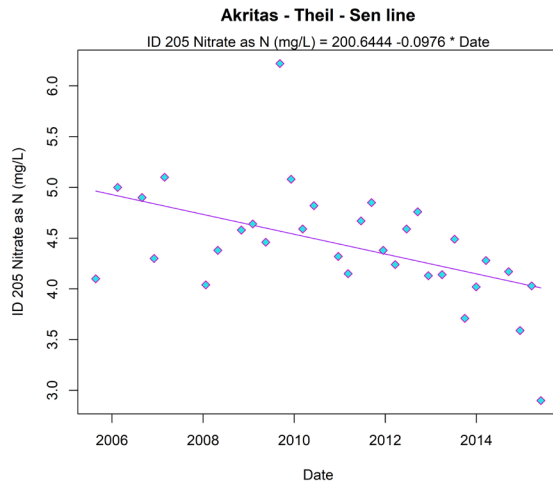
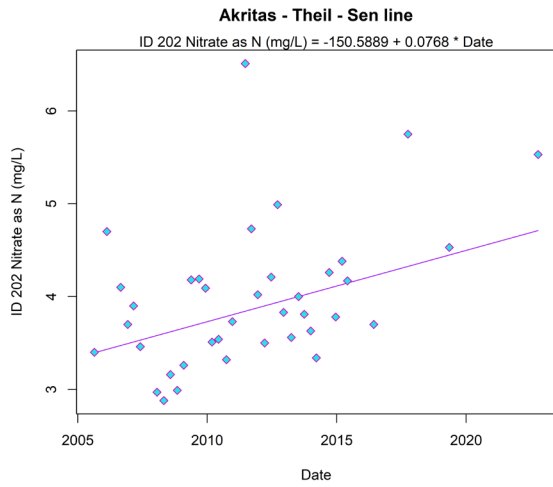


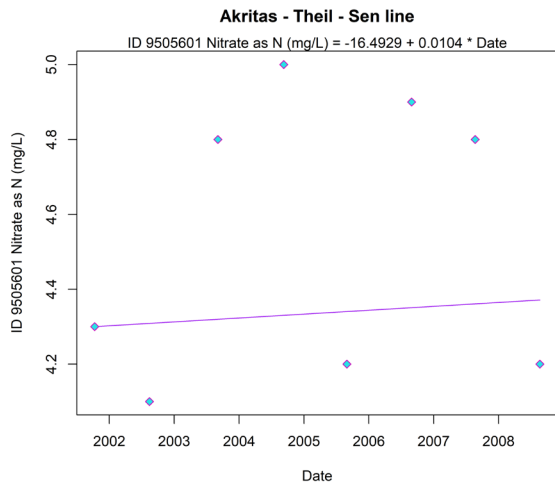
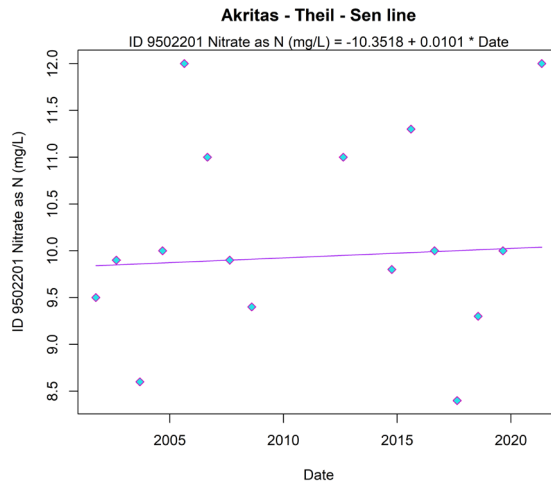
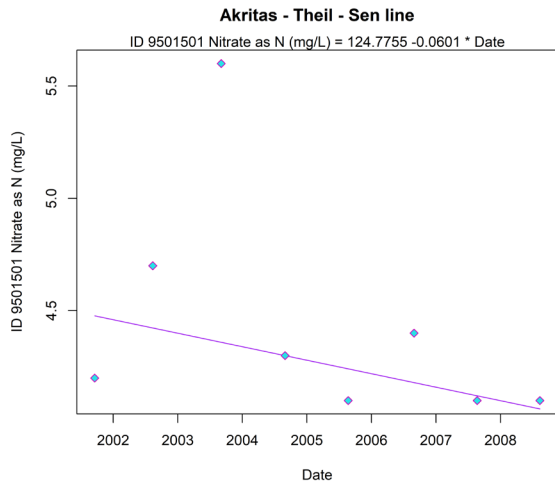
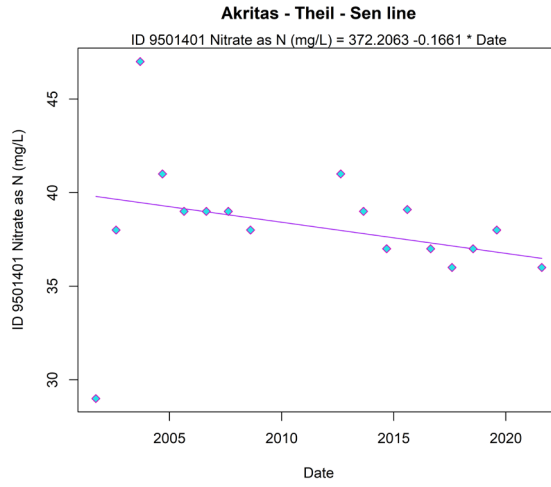
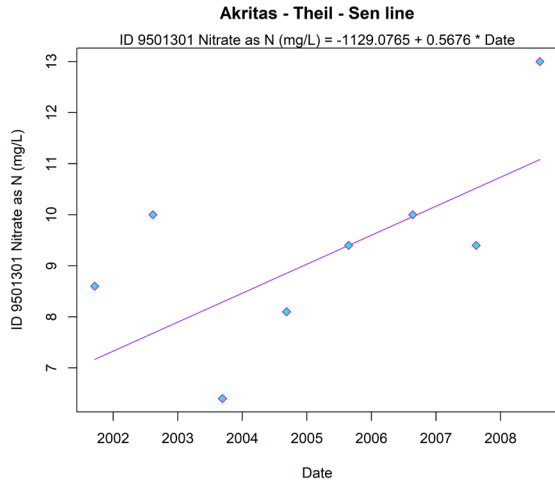




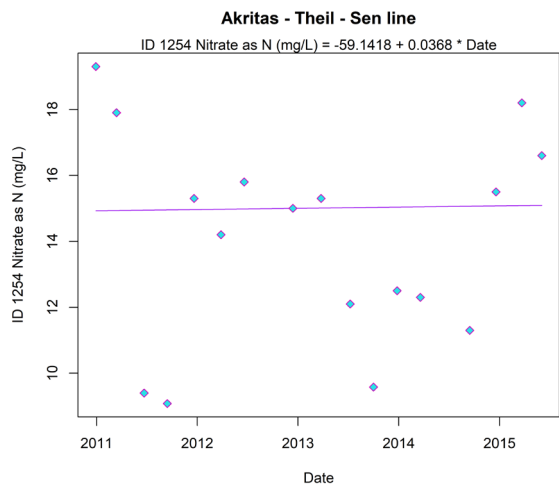
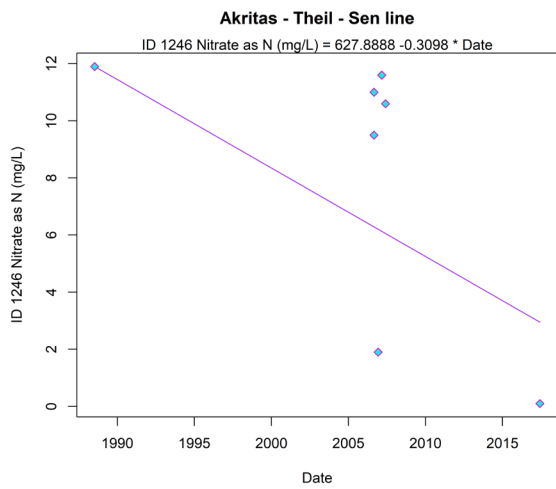
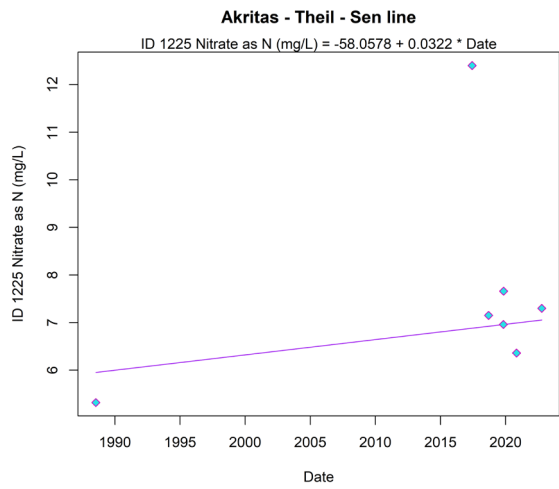
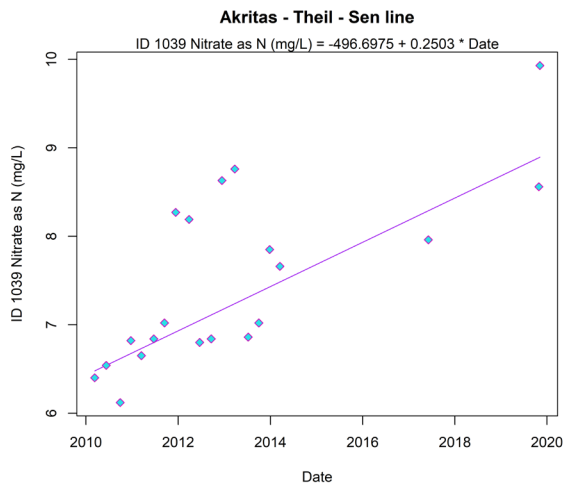
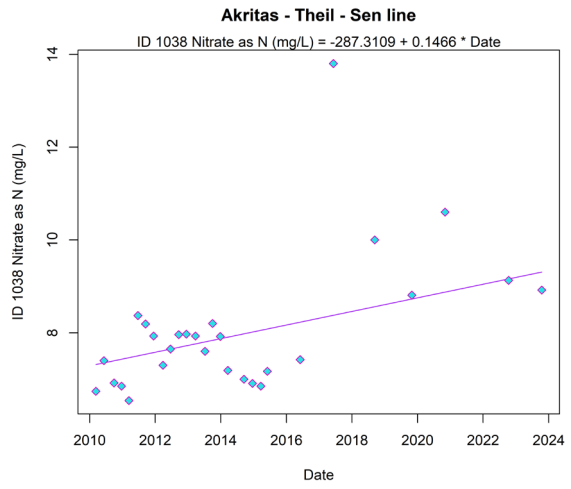
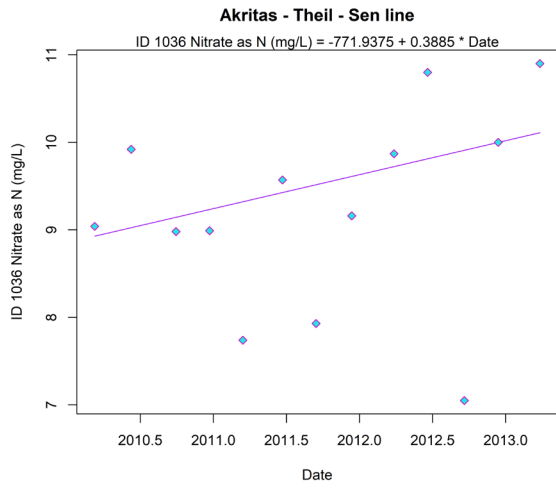


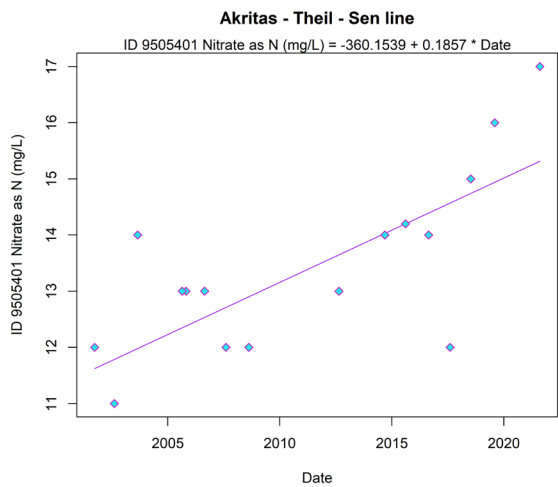
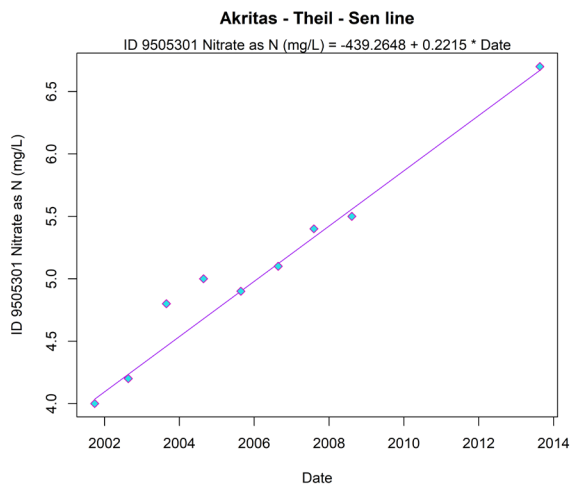
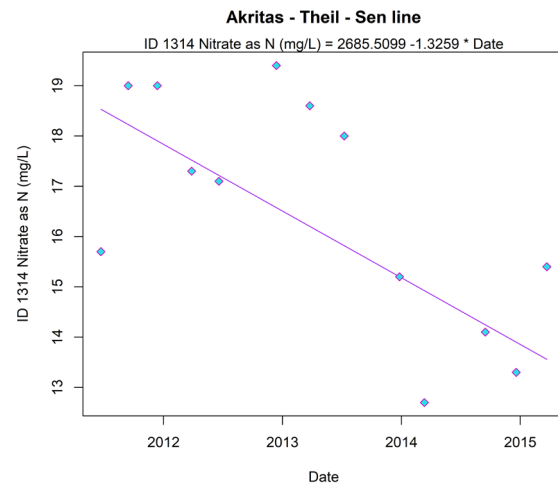
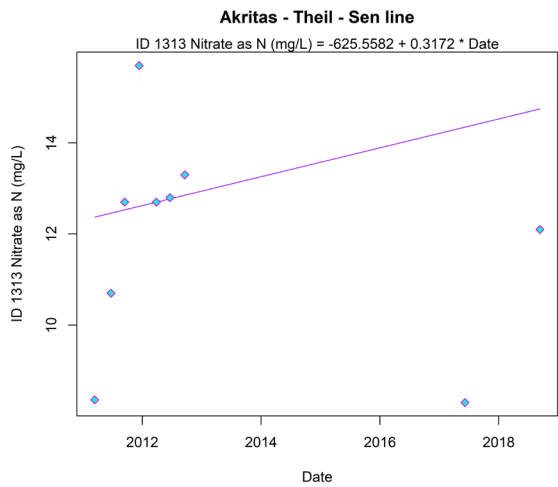
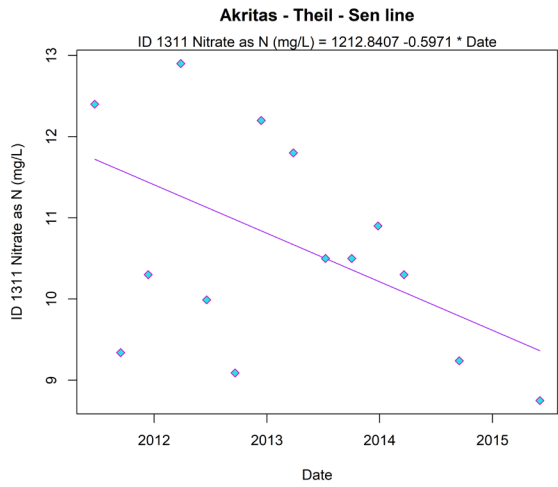
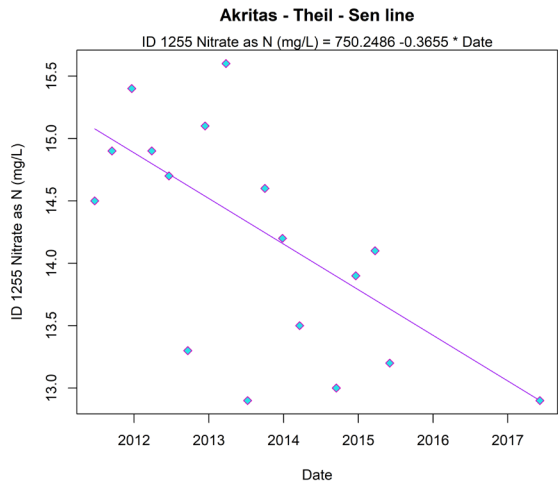
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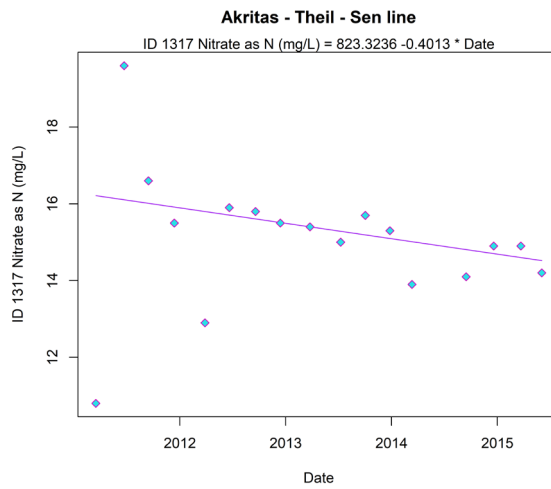
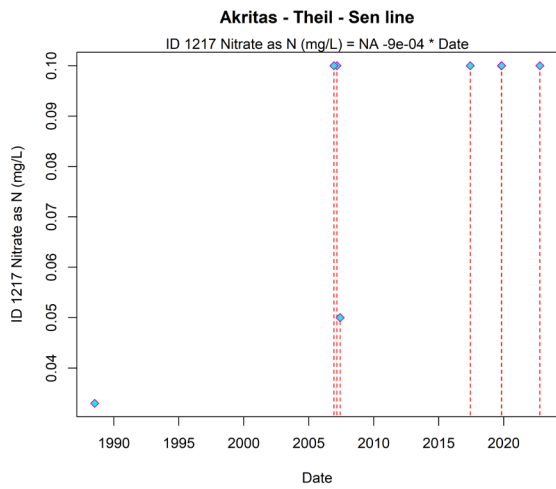
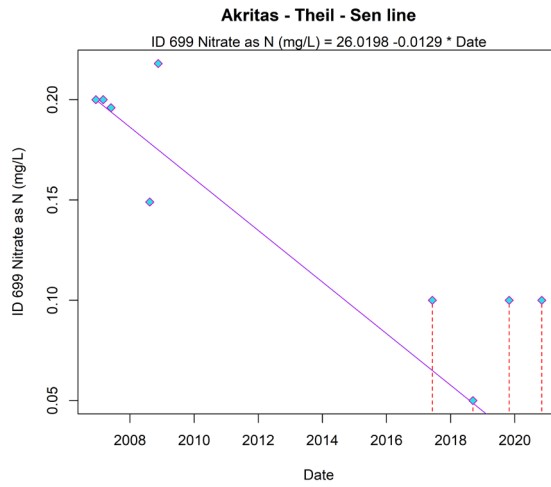
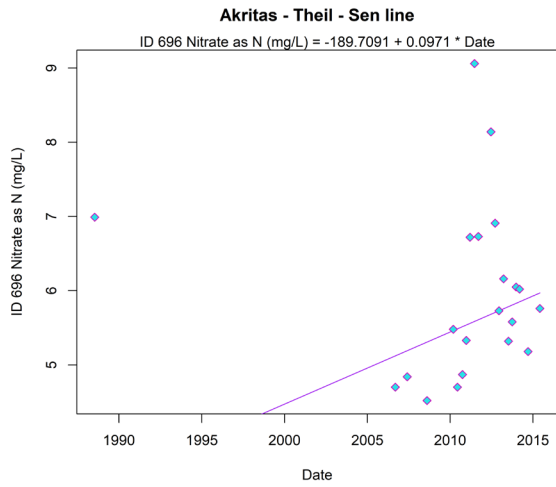






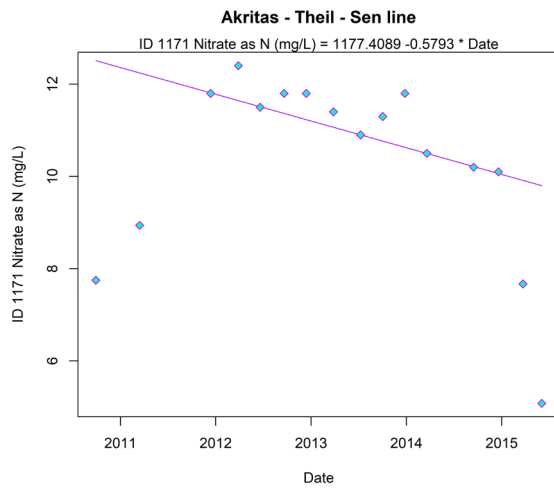
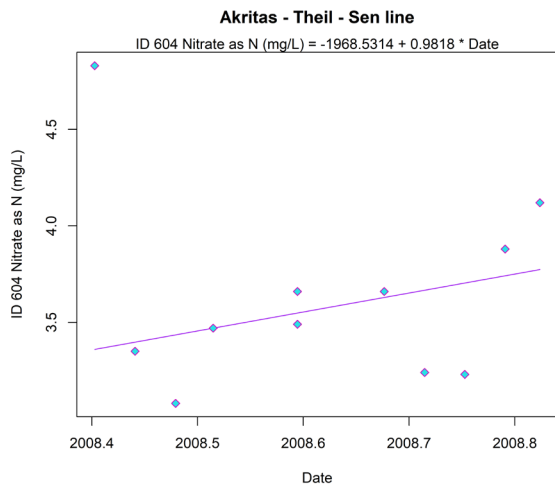
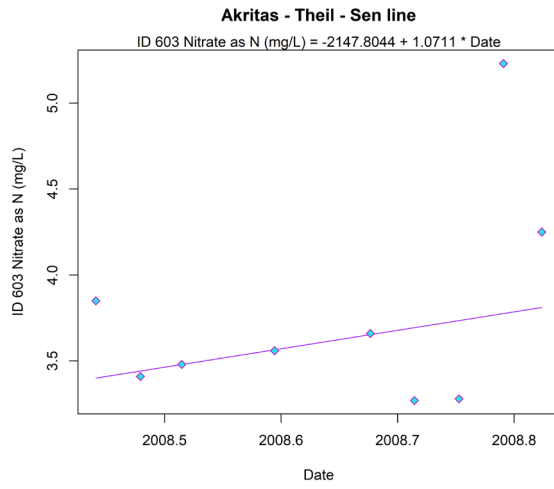
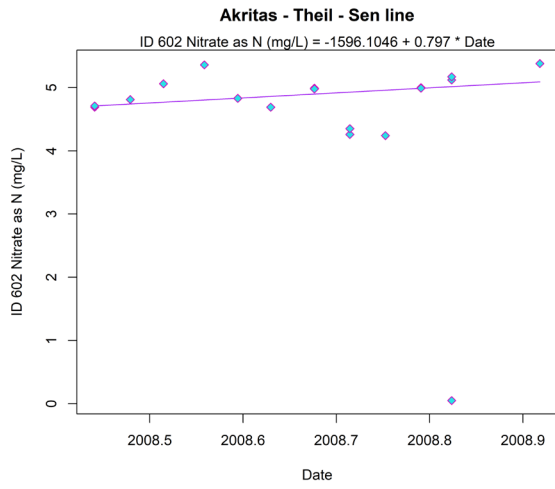


# Wanapum





# Surface Water



# Ground Water and Surface Water Nitrate Patterns in the Lewiston Basin (Nez Perce County, Idaho)

1976–2018



State of Idaho  
Department of Environmental Quality  
April 2019



## **Acknowledgments**

The Idaho Department of Environmental Quality (DEQ) thanks property owners who provided access for ground water and surface water sampling. This report would not be possible without DEQ ground water and surface water staff who collected data over the years. At DEQ, Kathryn Elliott and Joanna Hahn assisted with the ground water data. Brady Johnson reviewed project R code. Michael Camin, Hailey Shingler, Sujata Connell, Ed Hagan, and Kathryn Elliott provided helpful input on a draft of this report. Daniel Sturgis at the Idaho Department of Water Resources provided information on local geology and helpful comments the report.

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## Abbreviations, Acronyms, and Symbols

|                                 |                                                                    |
|---------------------------------|--------------------------------------------------------------------|
| $^0/_{00}$                      | per mil (units of $\delta^{15}\text{N}$ )                          |
| <b>bgs</b>                      | below ground surface                                               |
| <b>BMP</b>                      | best management practice                                           |
| <b>cfs</b>                      | cubic feet per second                                              |
| <b>DEQ</b>                      | Idaho Department of Environmental Quality                          |
| <b>EPA</b>                      | United States Environmental Protection Agency                      |
| <b>GWMA</b>                     | Ground water management area                                       |
| <b>IDAPA</b>                    | refers to citations of Idaho administrative rules                  |
| <b>IDPES</b>                    | Idaho Pollution Discharge Elimination System                       |
| <b>IDWR</b>                     | Idaho Department of Water Resources                                |
| <b>ISWCC</b>                    | Idaho Soil and Water Conservation Commission                       |
| <b>L</b>                        | liter                                                              |
| <b>lb</b>                       | pound                                                              |
| <b>LOID</b>                     | Lewiston Orchards Irrigation District                              |
| <b>MCL</b>                      | maximum contaminant level                                          |
| <b>mg</b>                       | milligram                                                          |
| $\delta^{15}\text{N}$           | nitrogen stable $^{15}\text{N}/^{14}\text{N}$ stable isotope ratio |
| <b>N</b>                        | nitrogen                                                           |
| <b><math>\text{NO}_3</math></b> | nitrate                                                            |
| <b><math>\text{NO}_2</math></b> | nitrite                                                            |
| <b>NPA</b>                      | nitrate priority area                                              |
| <b>NPDES</b>                    | National Pollution Discharge Elimination System                    |
| <b>NPSWCD</b>                   | Nez Perce Soil and Water Conservation District                     |
| <b>TMDL</b>                     | total maximum daily load                                           |
| <b>WAG</b>                      | watershed advisory group                                           |

## Executive Summary

This report summarizes information about nitrate contamination in the Lewiston Basin. Nitrate is a form of nitrogen, an element essential for plant and animal growth. Surface water and ground water nitrate contamination is typically caused by human land use patterns. Nitrate from soil, fertilizers, livestock manure, septic systems, and other sources can enter surface water, where it can cause nuisance algal growth and affect aquatic life. Nitrate can also enter ground water, where it may contaminate drinking water supplies and increase human health risks.

Surface water and ground water nitrate contamination is widespread within the Lewiston Basin and has several significant consequences:

- Nitrate concentrations in the Saddle Mountains aquifer (0–250 feet below ground surface [bgs]) exceed the Idaho and US Environmental Protection Agency (EPA) threshold (10 milligrams nitrogen per liter) for protecting human health. Some basin residents use the Saddle Mountains aquifer as a drinking water source. Infants younger than 6 months old are especially sensitive to nitrate poisoning, which can cause serious illness or death (Mahler et al. 2007).
- Ground water nitrate contamination has affected private domestic water supplies. Several residents told the Idaho Department of Environmental Quality (DEQ) they stopped using a private well as a drinking water source because well nitrate concentrations were high, and they were concerned about associated health risks.
- Although nitrate contamination primarily occurs within the shallow Saddle Mountains aquifer (0–250 feet bgs), nitrate can also contaminate some deeper wells. Some old wells completed in the deep Grand Ronde aquifer (which is not contaminated by nitrate) do not have well casings to prevent nitrate-rich water from the shallower Saddle Mountains aquifer from entering the wells. Water drawn from such wells may be a mixture of contaminated and clean water and have elevated nitrate concentrations. DEQ and the Idaho Department of Water Resources (IDWR) confirmed this situation has occurred in at least one well in the Lewiston Basin. For new wells, IDWR requires well casing installed to prevent mixing of water from different aquifers.
- Local, state, and federal agencies have allocated taxpayer dollars to address nitrate contamination. Examples include, but are not limited to, bonds issued by the City of Lewiston Urban Renewal Agency to finance a sewer line extension, surface water and ground water monitoring projects conducted by DEQ, and allocating EPA Clean Water Act §319 grant funds to stream restoration projects.

Potential nitrate sources in the basin include wildlife, soil organic matter, fertilizers, livestock, stormwater discharges, and septic systems. DEQ has confirmed septic systems are one source of nitrate to ground water and surface water. Nitrogen fertilizer applied to cropland likely is a significant nitrate source to the Saddle Mountains aquifer and surface water. The relative contribution of different nitrate sources is not clear and merits further investigation. This report documents nitrate patterns in surface water and ground water and identifies knowledge gaps relevant to nitrate management.

To reduce nitrate contamination, nitrogen inputs to ground water and surface water need to be reduced. To address nitrate pollution from agriculture, the Idaho Soil and Water Conservation Commission (ISWCC) will need to work with landowners on a voluntary basis to implement

agricultural best management practices. Idaho Code §39-3602(9) identifies ISWCC as the designated management agency for addressing nonpoint source pollution from grazing and agriculture, and Idaho Code §39-3611(10) requires state agencies to work with landowners on a voluntary basis. Addressing nitrate sources associated with development would require action by local government entities, such as minimum lot size requirements for installation of septic systems or sewer line installation. For example, the City of Lewiston recently extended a sewer line into the eastern Lewiston Orchards to decrease nitrate inputs from septic systems.

In 2019, DEQ will hold several public meetings with a watershed advisory group (WAG) composed of local interests affected by water quality management. DEQ will seek input from the WAG, Lewiston Plateau Ground Water Management Area Citizens Advisory Committee, local government entities, watershed residents, and other stakeholders on approaches for addressing nitrate contamination. This document was developed in part to summarize available information for stakeholders in this process.

# 1 Introduction

This report addresses surface water and ground water nitrate contamination in the Lewiston Basin (Nez Perce County, Idaho, Figure 1). Nitrate is a form of nitrogen, an element essential for plant and animal growth. Surface water and ground water nitrate contamination is typically caused by human land use patterns. Nitrate from soil organic matter, fertilizers, livestock manure, septic systems, and other sources can enter surface water, where it can cause nuisance algal growth and affect aquatic life. Nitrate can also enter ground water, where it may contaminate drinking water supplies and increase human health risks. Nitrate contamination in surface water and ground water is widespread within the Lewiston Basin and has several significant consequences:

- **Human health risks.** Nitrate concentrations in the Saddle Mountains aquifer (0–250 feet below ground surface [bgs]) exceed the Idaho and US Environmental Protection Agency (EPA) threshold (10 milligrams nitrogen per liter [mg N/L]) for protecting human health. Some basin residents use the Saddle Mountains aquifer as a drinking water source. Consuming water with nitrate-nitrogen concentrations greater than 10 mg N/L can increase health risks for infants, people in poor health, and the elderly. Infants younger than 6 months old are especially sensitive to nitrate poisoning, which may cause serious illness or death (Mahler et al. 2007). Illness occurs when nitrate ( $\text{NO}_3$ ) converts to nitrite ( $\text{NO}_2$ ) in the body. Nitrite reduces the amount of oxygen in blood, causing shortness of breath and blueness of the skin (i.e., blue baby syndrome or methemoglobinemia). Adults in poor health and the elderly can also be susceptible to health problems from short-term nitrate exposure.
- **Impaired Domestic Water Supply.** Ground water nitrate contamination in the Lewiston Basin caused some residents to stop using private wells drawing from the Saddle Mountains aquifer as a drinking water source. Several residents told DEQ they stopped using a shallow private well for drinking water because nitrate concentrations were high in their well, and they were concerned about health risks. For many properties outside the City of Lewiston boundary, private wells are residents' primary drinking water source.
- **Aquifer cross-contamination.** Although nitrate contamination primarily occurs within the shallow Saddle Mountains aquifer (0–250 feet bgs), nitrate can still contaminate some deeper wells. Some old wells in the deep Grand Ronde aquifer (which is not contaminated by nitrate) do not have well casings to prevent nitrate-rich water from the shallower Saddle Mountains aquifer from entering the wells. Water drawn from such wells may be a mixture of contaminated and clean water and have elevated nitrate concentrations. The Idaho Department of Environmental Quality (DEQ) and the Idaho Department of Water Resources (IDWR) confirmed this situation has occurred in at least one well in the Lewiston Basin. For new wells, IDWR requires installing well casings to prevent mixing of water from different aquifers.
- **Allocation of taxpayer dollars by state, federal, and local government agencies.** Nitrate contamination prompted development of water quality improvement plans or total maximum daily loads (TMDLs) for Lindsay and Tammany Creeks. TMDLs specify maximum nitrate inputs to surface water from all sources that can occur while still meeting state surface water quality standards. DEQ also designated the Lindsay Creek

Nitrate Priority Area (NPA) (Figure 1) to address nitrate contamination in ground water. NPAs are areas where elevated levels of nitrate in ground water, and focused ground water monitoring and protection are needed to reduce contamination and associated health risks (DEQ 2014). DEQ monitors wells within the NPA annually and periodically monitors nitrate in surface water.

At the federal level, the Clean Water Act requires EPA to review and approve TMDLs. EPA approved the Lindsay Creek and Tammany Creek TMDLs in 2007 and 2010, respectively. Any subsequent TMDL modifications would also require EPA approval. In addition, DEQ used federal Clean Water Act §319 nonpoint source management program grant funds provided by EPA to fund two projects in Lindsay Creek and on project in Tammany Creek totaling \$678,781 that help address nitrate contamination.

At the local level, the Nez Perce Soil and Water Conservation District (NPSWCD) allocated staff time and resources to developing a TMDL implementation plan for agriculture (NPSWCD 2008) and assisting landowners with land use best management practices (BMPs). In 2018, the Lewiston Urban Renewal Agency also issued over 2 million dollars in bonds to fund an extension of the City of Lewiston's sewer line into the eastern Lewiston Orchards. The purpose of the project was to reduce nitrate inputs from septic systems within the Lindsay and Tammany Creek watersheds and promote economic development in the Lewiston Orchards area (City of Lewiston URA 2017).

## 2 Objectives

This report summarizes information about nitrate contamination in the Lewiston Basin area for area stakeholders, including the Lindsay Creek Watershed Advisory Group (WAG), Lewiston Plateau Ground Water Management Area (GWMA) Citizens Advisory Committee, and area residents. Report objectives are as follows:

- Document nitrate patterns in Lewiston Basin ground water and surface water.
- Document the recent history of ground water and surface water quality monitoring and management efforts in the Lewiston Basin.
- Identify information gaps relevant to nitrate management.

Appendix A presents a water quality monitoring and management timeline for the Lewiston Basin.

## 3 Area Description

The Lewiston Basin is located in Nez Perce County, Idaho. For this report, the Lewiston Basin includes the GWMA and Tammany Creek and Lindsay Creek watersheds (Figure 1). The basin includes the City of Lewiston as well as residential subdivisions and rural residences within Nez Perce County. The City of Lewiston had a population of 31,894 people in the 2010 census. Within the basin, nonirrigated cropland (primarily wheat and legumes) is the dominant land use, and many small ranches and livestock operations exist.

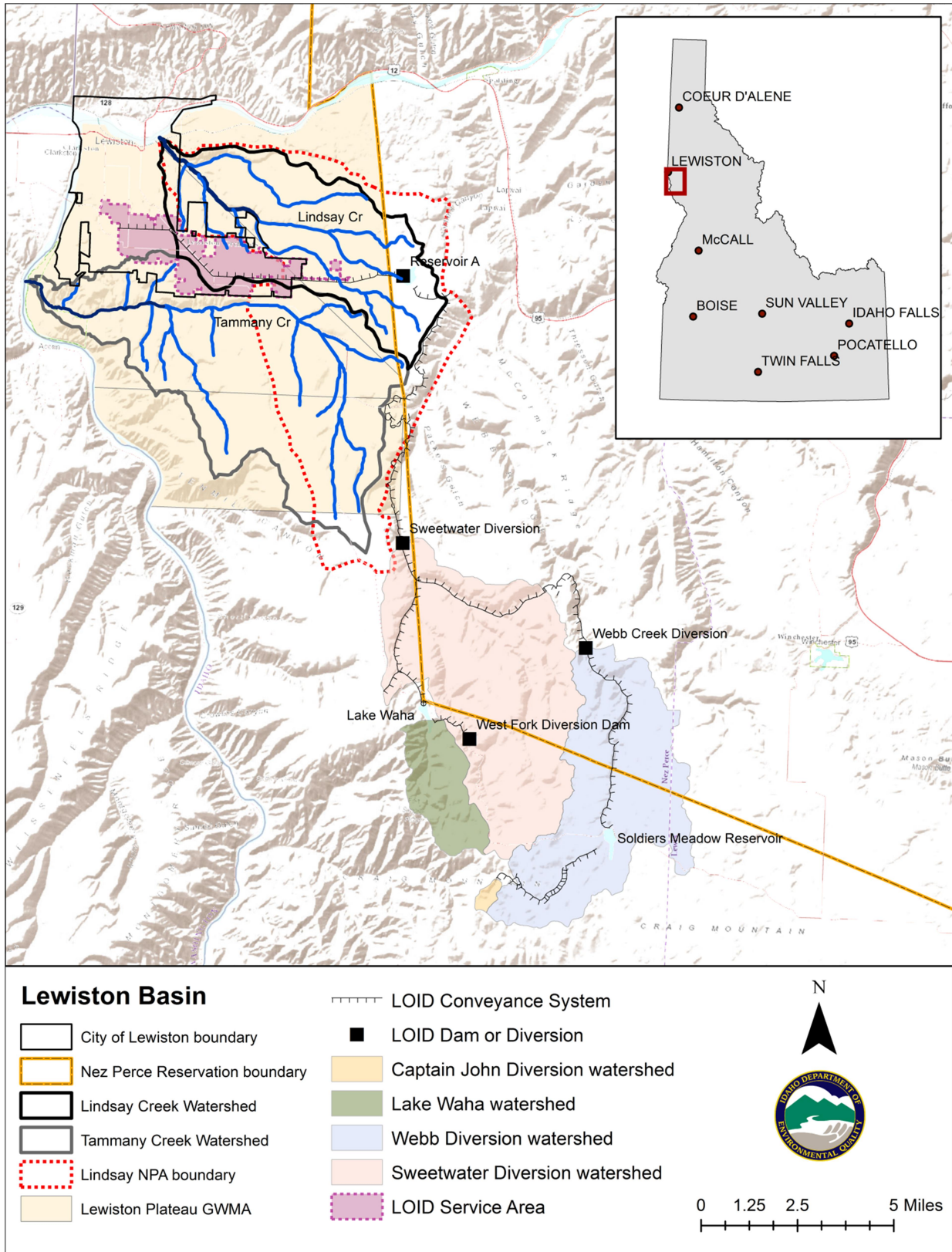


Figure 1. Lewiston Basin study area and administrative boundaries.

Surface water bodies in the Lewiston Basin include Tammany Creek, Lindsay Creek, and Mann Reservoir (also known as Reservoir A) (Figure 1). Tammany Creek is a 3rd-order tributary to the Snake River with stream flows of 2–4 cubic feet per second (cfs) in spring, and <1 cfs in summer at the mouth. Lindsay Creek is a 3rd-order tributary to the Clearwater River with flows of 5–7 cfs in spring and 1–2 cfs in summer at the mouth. Both streams begin in residential developments and cropland at elevations  $\geq 1,700$  feet above mean sea level (MSL) and bisect basalt canyons before reaching their mouth at approximately 750 feet above MSL. Both water bodies have a perennial main stem and some upper reaches that are intermittent. Mann Reservoir stores runoff conveyed from a series of upstream diversion dams and reservoirs (Figure 1). Water from Mann Reservoir is conveyed to the Lewiston Orchards Irrigation District (LOID) service area through a pipe system and is used by residents to water lawns and livestock, and for fire protection.

Tammany and Lindsay Creeks are fed by precipitation, ground water, and irrigation inputs. Average annual precipitation in Lewiston is 12.3 inches (NOAA 2018). Most precipitation occurs in fall, winter, and spring, with very limited summer precipitation. Springs and seeps are present along basalt canyon walls in both watersheds; ground water inputs to stream flow are thought to be substantial, but the relative percent contribution of ground water to stream flow has not been quantified. Irrigation water applied through the LOID service area is also source to ground water and surface water within the Lewiston Basin.

Multiple aquifers lie below the Lewiston Basin (Figure 2 and Figure 3). In each aquifer, water is present in relatively thin (5–20 feet) vertical zones of fractured basalt (Neely 2018). The Saddle Mountains aquifer spans 0–250 feet bgs and is composed of multiple layers of fractured basalt. A sedimentary interbed called the Sweetwater Formation sits below the Saddle Mountains aquifer and separates it from a second lower fractured basalt aquifer, the Wanapum aquifer. A sedimentary interbed called the Vantage Formation sits below the Wanapum aquifer and separates it from the Grande Ronde aquifer. Water from the Saddle Mountains likely percolates downward through basalt fractures and may be a source of water to the Wanapum aquifer, but the extent of hydrologic communication is not clear (Daniel Sturgis, IDWR, personal communication, November 14, 2018). The Saddle Mountains aquifer, and possibly the Wanapum aquifer, are sources of springs that provide ground water inputs into Lindsay and Tammany Creeks. Below the Wanapum aquifer and Vantage interbed, the Grande Ronde aquifer has three distinct vertical strata from three separate basalt flows. The Grande Ronde aquifer is part of a large deep regional aquifer system that is likely recharged by the Snake and Clearwater Rivers (Ralston 2017; Neely 2018). The Saddle Mountains, Wanapum, and Grande Ronde aquifers are all used by basin residents for drinking water and irrigation.

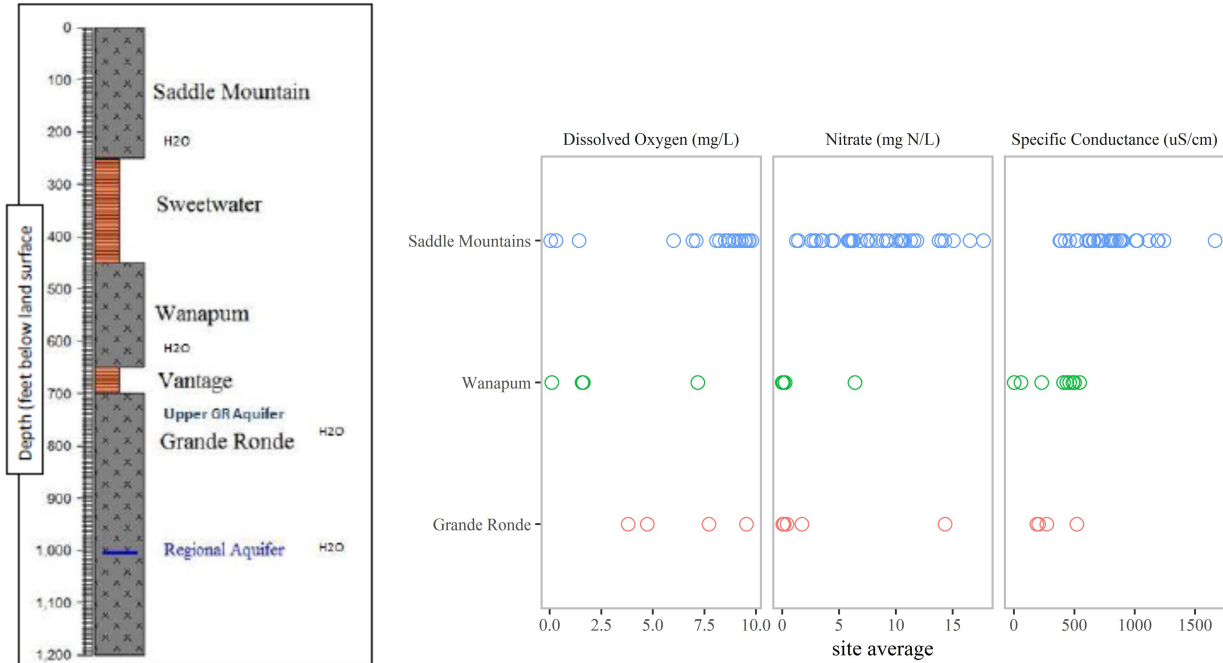


Figure 2. Ground water strata diagram (Neely 2017). Average dissolved oxygen, nitrate, and conductivity concentrations for wells and springs sampled by DEQ within the Lindsay Creek NPA and Lewiston Plateau GWMA.

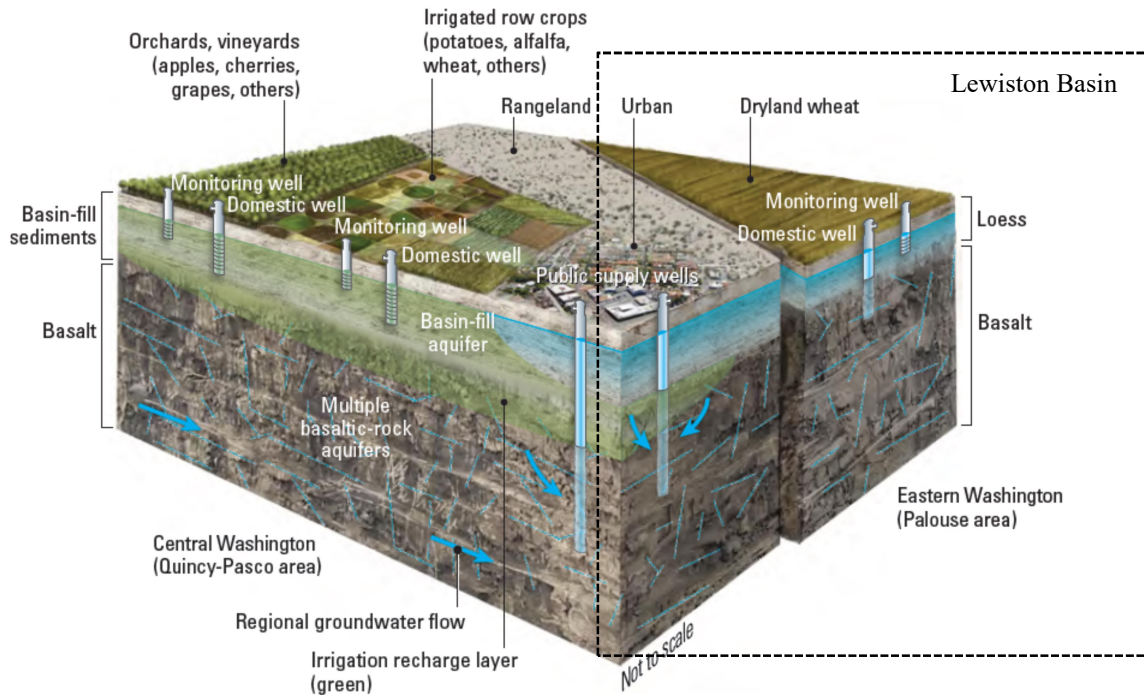


Figure 3. Block diagram of typical geologic and hydrogeologic conditions in the central Columbia Plateau (Frans et al. 2012).

## 4 Ground Water Nitrate Patterns

| Ground Water Nitrate Summary |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Physical Patterns</b>     | <ul style="list-style-type: none"> <li>Local geology makes the Saddle Mountains and Wanapum aquifers naturally vulnerable to nitrate contamination.</li> <li>Nitrate concentrations in the Saddle Mountains aquifer exceed EPA and Idaho thresholds (10 mg N/L) for protecting human health.</li> <li>Nitrate concentrations appear to be lower in the deeper Wanapum and Grande Ronde aquifers, but limited data are available.</li> </ul>                                                                                                                                         |
| <b>Effects</b>               | <ul style="list-style-type: none"> <li>Nitrate concentrations in the Saddle Mountains aquifer pose human health risks.</li> <li>Some local residents stopped using shallow domestic wells as a drinking water source due to well nitrate contamination and health concerns.</li> <li>Deep wells that draw water from below the Saddle Mountains aquifer can still become contaminated if well casing is not present to prevent mixing of water from different aquifers.</li> <li>Ground water nitrate contributes to nitrate contamination in surface water (Section 5).</li> </ul> |

### Ground Water Nitrate Patterns and Effects

Nitrate contamination is widespread in Lewiston Basin ground water (Figure 4). Nitrate contamination is greatest in the Saddle Mountains aquifer (0–250 feet bgs) (Figure 2 and Figure 5). The Saddle Mountains aquifer is naturally vulnerable to nitrate contamination for several reasons. It is an unconfined aquifer, meaning water seeps from the land surface through soil directly into the aquifer without any significant geologic barriers. Saddle Mountains basalt typically begins within 5–20 feet bgs, so the distance between surface nitrogen sources and the aquifer is relatively small. After water or nitrate enters the aquifer, it is mobile. Saddle Mountains basalt is composed of fractured basalt with channels and large pore spaces allowing water and pollutants can flow through easily. After entering the aquifer, pollutants can move laterally or vertically. In addition, there is limited potential for aquifer nitrate concentrations to decrease through natural processes. Some bacteria can convert nitrate to N<sub>2</sub> gas through denitrification; however, this process requires very low oxygen concentrations. Dissolved oxygen concentrations are fairly high in Saddle Mountains water (Figure 2), so denitrification is likely limited.

The Wanapum aquifer is also vulnerable to nitrate contamination. Water in the Saddle Mountains aquifer likely percolates downward through fractures in Saddle Mountains basalt and the Sweetwater Formation into the Wanapum aquifer (Neely 2018), transferring nitrate contamination into the Wampum. In some areas of the Lewiston Basin, Wanapum basalt is exposed along hillsides and canyon walls, so nitrate may also enter the aquifer directly through precipitation or surface runoff. Denitrification is also likely very limited in the Wanapum aquifer due to relatively high dissolved oxygen (DO) concentrations (Figure 2).

In the Saddle Mountains aquifer, nitrate concentrations are high enough to cause human health risks and have affected private well owners. Within the Lindsay Creek NPA, nitrate exceeded the concentration threshold established by EPA and Idaho to protect human health (10 mg/L) at least once in 18 of 39 (48%) ground water sites (springs and wells) drawing from the Saddle Mountains aquifer that DEQ has sampled since 2008. Some residents use wells drawing from the Saddle Mountains aquifer as a drinking water source and may be exposed to high nitrate concentrations in drinking water. Several residents told DEQ they stopped using their shallow

well as a drinking water source because nitrate concentrations were high, and they were concerned about associated health risks. Nitrate concentrations have been elevated in the Saddle Mountains aquifer since DEQ began collecting data in the 1980s (DEQ 2009). Across ground water sites with at least 5 years of data, there are no consistent nitrate concentration trend patterns (Figure 5), suggesting local effects on concentration patterns within each site.

Nitrate concentrations appear lower in wells drawing from the deeper Wanapum and Grande Ronde aquifers, but limited data are available (Figure 2). Old wells completed in these aquifers can still become contaminated because some wells completed below the Saddle Mountains do not have well casings to prevent nitrate-rich water from the shallower Saddle Mountains aquifer from entering the wells. Water drawn from such wells may be a mixture of contaminated and clean water and result in elevated nitrate concentrations. DEQ and IDWR confirmed this situation has occurred in at least one well in the Lewiston Basin. For new wells, IDWR requires installing well casings to prevent mixing of water from different aquifers.

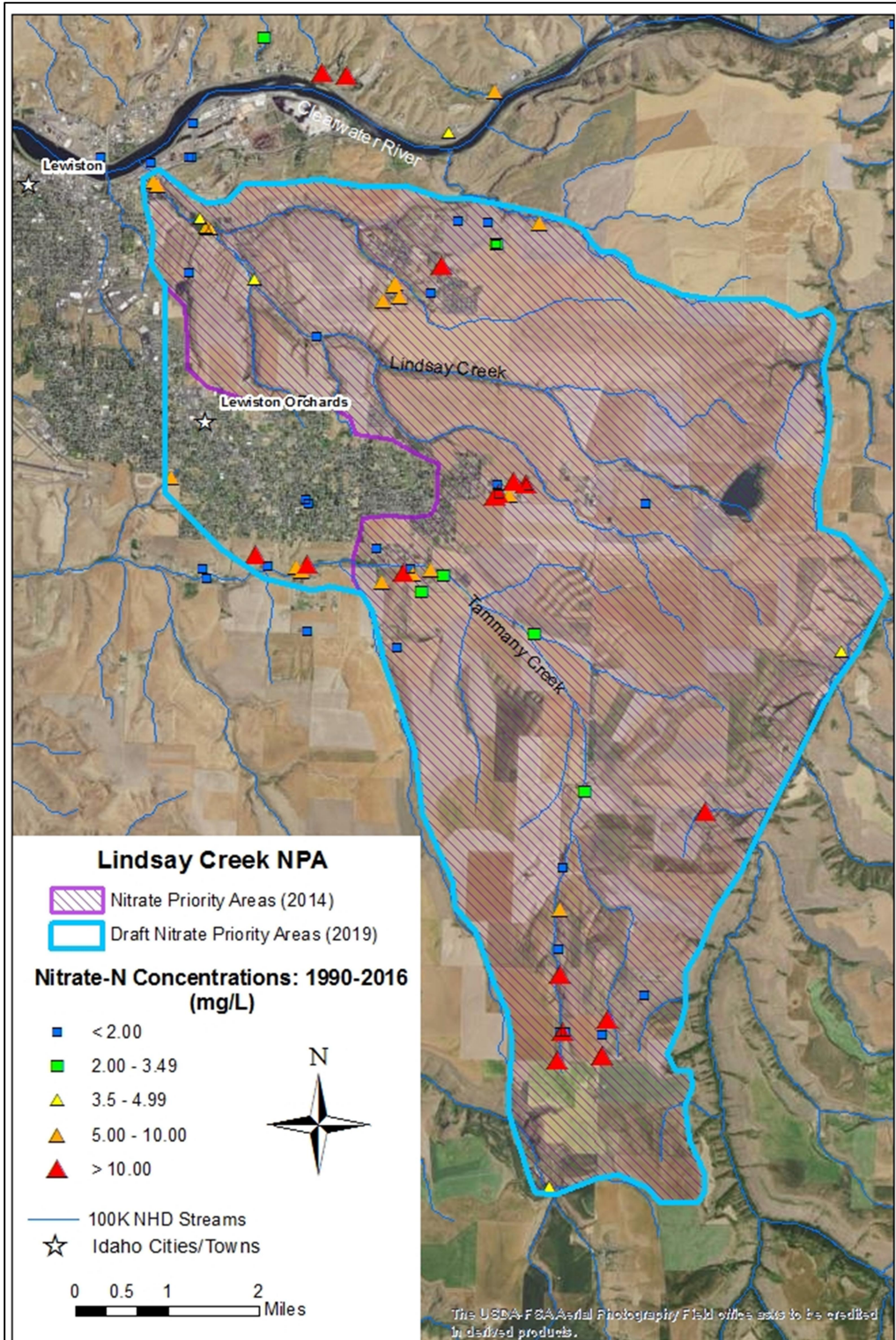
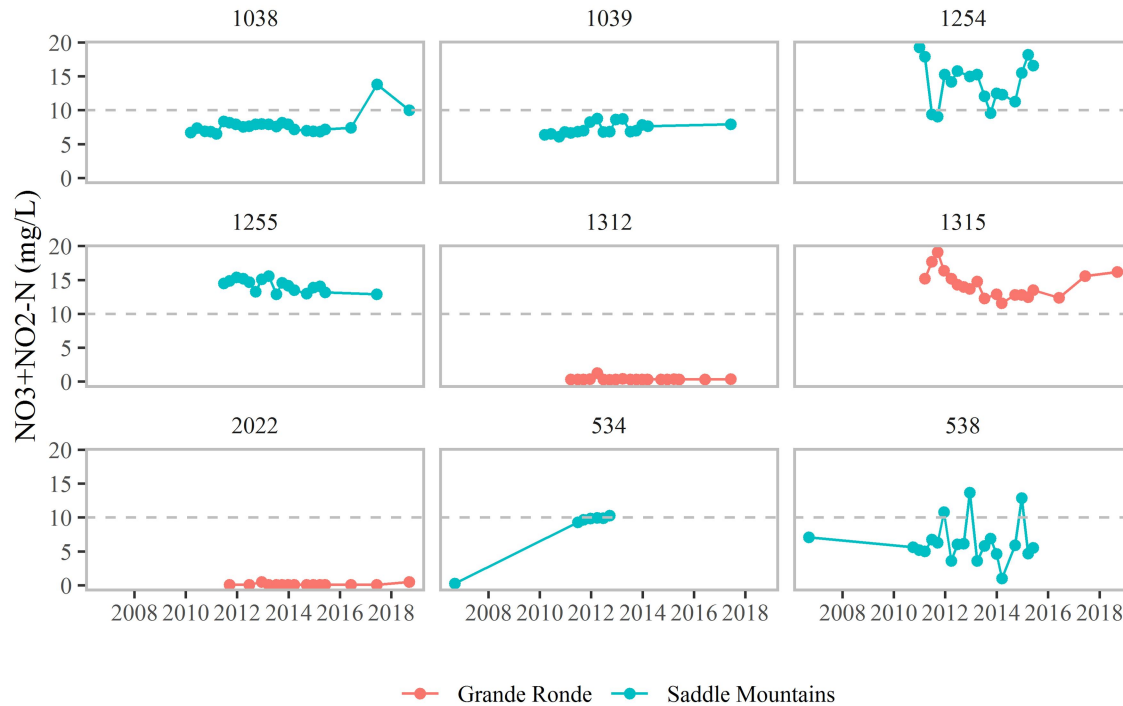


Figure 4. Ground water nitrate-N concentrations in the Lewiston Basin. Nitrate values are the most recent result for each site based on data from 1990–2016.



**Figure 5. Nitrate trends for wells within the Lindsay Creek NPA and Lewiston Plateau GWMA with at least 5 years of data. The dashed horizontal line indicates the Idaho ground water quality standard (10 mg N/L).**

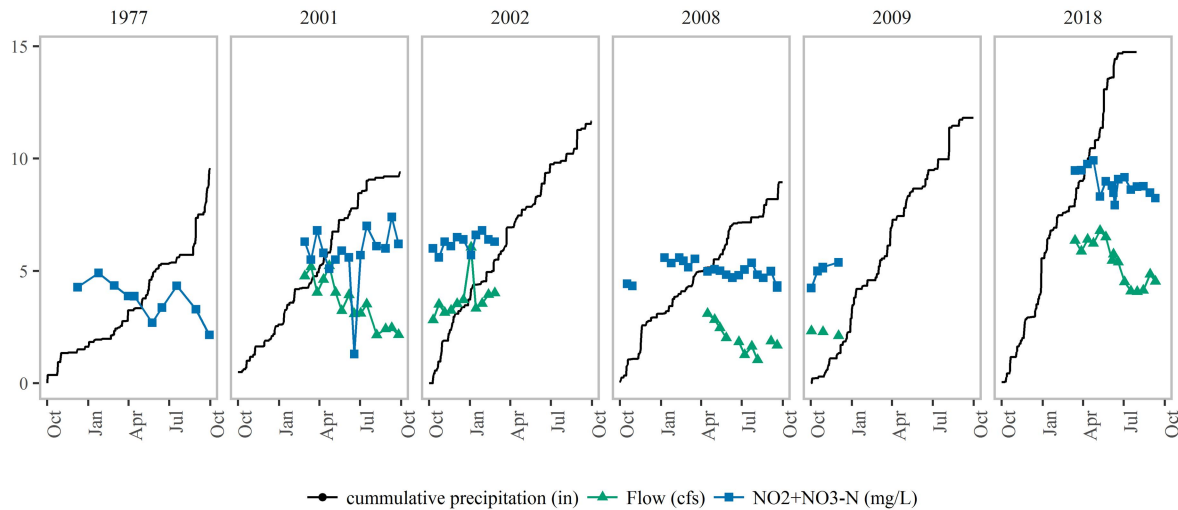
## 5 Surface Water Nitrate Patterns

| Surface Water Nitrate Summary |                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Physical Patterns</b>      | <ul style="list-style-type: none"> <li>Nitrate concentrations in Lindsay and Tammany Creeks are much higher than background.</li> <li>Stream nitrate concentrations are greater in wetter years.</li> <li>Ground water from the Saddle Mountains aquifer appears to be a significant source of nitrate to Lindsay Creek.</li> </ul> |
| <b>Effects</b>                | <ul style="list-style-type: none"> <li>Nuisance aquatic growths reported in Lindsay and Tammany Creeks may be related to nitrate contamination.</li> <li>Nitrate may adversely affect aquatic life in Lindsay Creek.</li> </ul>                                                                                                     |

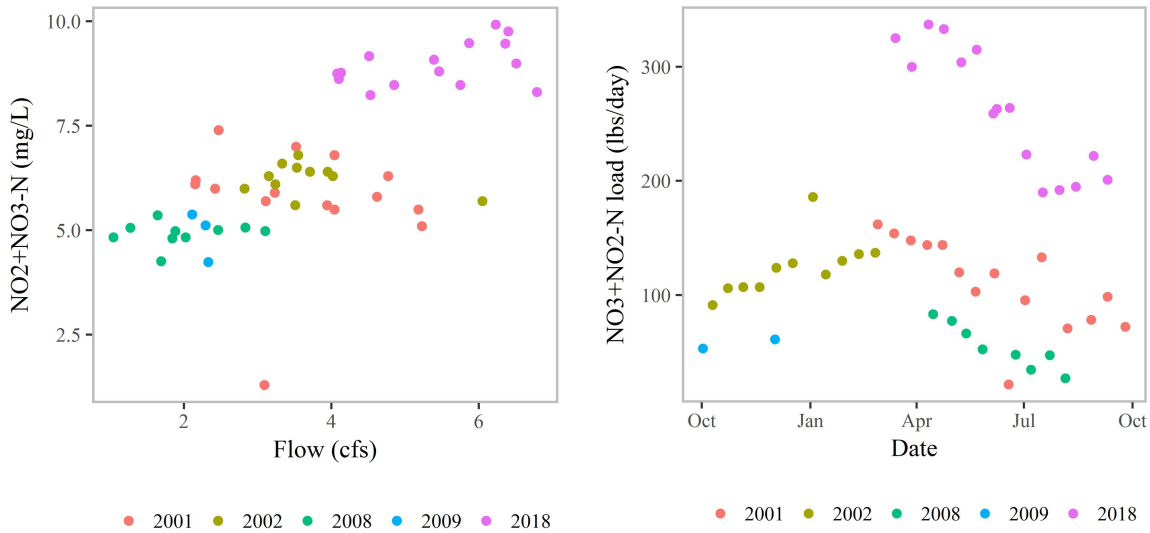
### Surface Water Nitrate Physical Patterns and Effects

Nitrate concentrations in Lindsay and Tammany Creeks are much higher than background. In Lindsay Creek, measured nitrate concentrations range from 1.3–9.92 mg N/L at the mouth (Figure 6 and Figure 7) and up to 14 mg/L in some tributary segments (DEQ 2018). In Tammany Creek, measured nitrate concentrations range from 0.8–5.2 mg N/L at the mouth (Figure 8). In contrast, the upper limit for naturally occurring (background) nitrate concentrations in ground water in Idaho is 2 mg N/L (DEQ 2014), and nitrogen concentration targets typically used to protect against nuisance algal growth in streams typically range from 0.1–1.5 mg N/L (Evans-White et al. 2013).

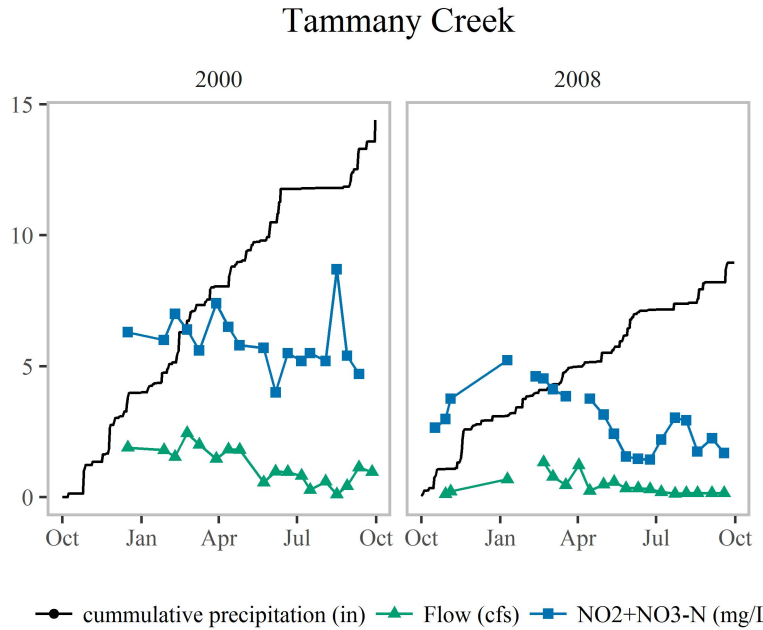
Nitrate concentrations in Lindsay and Tammany Creeks are greater in wetter years (Figure 6 and Figure 8). In Lindsay Creek, stream nitrate concentrations at the mouth ranged from 7.93–9.92 mg N/L in water year 2018 (October 2017–September 2018), compared to 1.3–7.4 mg N/L in prior water years where chemistry data were available. During water year 2018, the Lewiston-Nez Perce County Airport recorded 15.24 inches of precipitation, compared to <10 inches most other years (Figure 6). Data are only available for 2 water years in Tammany Creek, but patterns were similar (Figure 8). In Lindsay Creek, nitrate load (pounds per day) at the mouth was also greater in wetter years and substantially greater in 2018 than in prior years where data are available (Figure 7). These patterns suggest the amount of winter precipitation strongly affects nitrate concentrations and nitrate loads during spring and summer.



**Figure 6. Water year stream flow and nitrate plus nitrite nitrogen concentrations at the Lindsay Creek mouth and cumulative precipitation measured at the Lewiston-Nez Perce County Airport.**

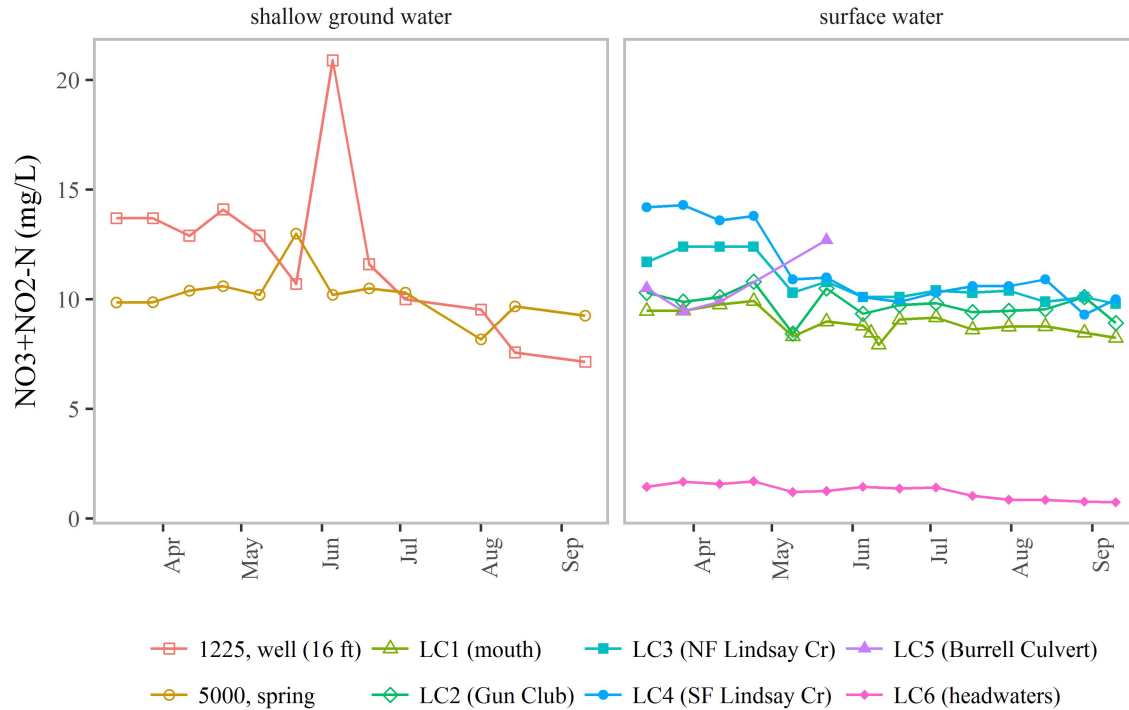


**Figure 7. Flow, nitrate concentration, and nitrate load patterns at the Lindsay Creek mouth by water year.**



**Figure 8. Water year stream flow and nitrate plus nitrite nitrogen concentrations at the Tammany Creek mouth and cumulative precipitation measured at the Lewiston-Nez Perce County Airport.**

Several lines of evidence suggest ground water from the Saddle Mountains aquifer is an important source of water and nitrate to Lindsay and Tammany Creeks. First, stream flow does not have a strong seasonal pattern within water years (Figure 6 and Figure 8). Streams typically show larger spring flow peaks, greater seasonal flow variation, and have flashier flow patterns when ground water inputs are small relative to surface runoff. Second, many springs are in the Lindsay and Tammany Creek watersheds, and most are located in landslide deposits or canyon walls bisected by streams. IDWR ground water level records suggest ground water elevations in the Saddle Mountains aquifer are consistently above the elevation of many stream segments. For example, two wells within the Lindsay Creek watershed with multiple years of water level data (Wells 35N 05W 12CDA1 and 35N 05W 02CCB1) (Neely 2018) consistently had elevations greater than those in Lindsay Creek stream segments below the wells. Third, nitrate concentrations and seasonal patterns in the Saddle Mountains aquifer are similar to those in Lindsay Creek. DEQ monitored nitrate concentrations in one shallow well (16 feet deep) and one spring twice per month from March through September 2018 concurrently with nitrate monitoring at six stream sites (Figure 9). Nitrate concentrations and seasonal patterns at these sites were similar to those observed in Lindsay Creek (Figure 9). DO concentrations in Lindsay Creek also remained high (>8 mg/L) the summer 2018 and similar to those in the Saddle Mountains aquifer, despite high stream nutrient concentrations (DEQ 2018). Conductivity concentrations are also similar in the Saddle Mountains aquifer and Lindsay Creek.



**Figure 9. Nitrate plus nitrite nitrogen concentrations at surface water and shallow ground water monitoring sites within the Lindsay Creek watershed (2018).**

Fourth, nitrate patterns observed in Lindsay Creek during a June 8–11, 2018, rain event suggest ground water may be significant nitrate source. DEQ measured precipitation and stream water levels, and stream chemistry at 15-minute intervals near the Lindsay Creek mouth from June 8–11, 2018, to document stream water quality patterns during a rain event. Methods are described in a monitoring report (DEQ 2018). During the rain event, stream nitrate-N and conductivity concentrations decreased as stream water levels increased. Considering both nitrate and conductivity patterns are similar in the Saddle Mountains aquifer and Lindsay Creek (Figure 8), it appears new water entering the watershed from precipitation diluted the ground water nitrate and conductivity concentration signal present before precipitation. These short-term patterns, along with interannual stream chemistry patterns described above, suggest the Saddle Mountains aquifer is a significant source of nitrate to Lindsay Creek.

The relative percent contribution of ground water to Lindsay Creek stream flow and nitrate load is not clear. Various techniques can be used to estimate the percent of stream flow that comes from baseflow (ground water). Most techniques require a stream hydrograph, a high-frequency record of stream flow, typically generated using high frequency (15–30 minute) water-level values recorded with a pressure transducer and an equation estimating flow based on water level (a rating curve). In 2018, DEQ installed a pressure transducer to record stream water level at 15-minute intervals near the Lindsay Creek mouth (DEQ 2018). However, DEQ could not develop a reliable rating curve for Lindsay Creek due to periodic sensor malfunctions and changes to downstream water level control structures during the study period (DEQ 2018). Baseflow separation techniques could potentially be used to estimate the contribution of ground water to

flow and nitrate load in Lindsay Creek, but the necessary hydrograph data are not currently available.

Combined with elevated stream phosphorus and temperature, nitrate concentrations in Lindsay and Tammany Creeks may contribute to nuisance aquatic growth and other effects on aquatic life. In 1976–1977, DEQ observed “brown, filamentous slime growths...formed in response to high organic and nutrient concentrations” at the mouth of Lindsay Creek (IDHW 1978). DEQ also observed brief localized instances of extensive algal growth in Lindsay Creek in 2018. In Tammany Creek, DEQ observed DO concentrations less than required by Idaho’s water quality standards (6 mg/L) for controlling nuisance aquatic growth and protecting aquatic life (DEQ 2010). Elevated nutrient concentrations and temperatures promote growth of aquatic bacteria, plant communities, and chemical reactions that consume DO and stress many aquatic organisms.

## 6 Potential Nitrate Sources

### Potential Nitrate Sources Summary

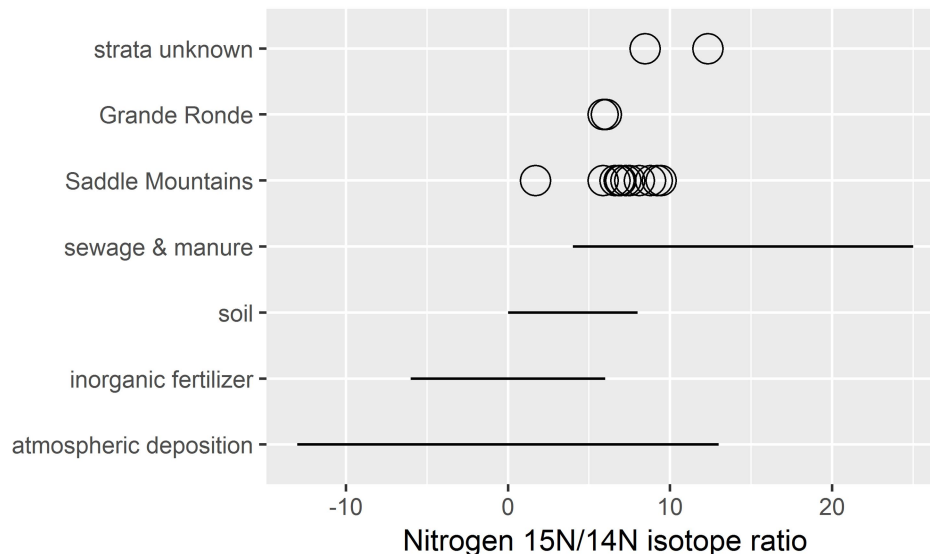
- Potential nitrate sources in the basin include wildlife, soil organic matter, fertilizers, livestock, stormwater discharges, and septic systems.
- Septic effluent is one confirmed nitrate source. It is present in Lindsay Creek and the Saddle Mountains aquifer, including in some domestic wells.
- Nitrogen stable isotope data suggest multiple sources may contribute to ground water contamination.
- Fertilizers are likely a significant nitrate source.
- The relative contribution of different nonpoint sources to nitrate contamination is not clear.
- Nitrate sources and their relative importance likely differ between the Lindsay and Tammany Creek watersheds.

There are many potential nitrate sources in the Lewiston Basin. The Lindsay and Tammany Creek TMDLs attributed all nitrate contamination to nonpoint sources. No point sources permitted under the National Pollution Discharge Elimination System (NPDES) or Idaho Pollution Discharge Elimination System exist within the basin (excluding construction general permits). However, the City of Lewiston and Lewis Clark State College stormwater systems discharge to Lindsay and Tammany Creeks, and EPA developed a draft NPDES stormwater discharge permit that goes into effect in 2019 (EPA 2018). Potential nitrate sources in the basin include wildlife, soil organic matter, fertilizers, livestock, stormwater discharges, and septic systems. Identifying nonpoint nitrate sources to ground water and their relative importance is critical; nitrate in ground water has contaminated domestic wells drawing from the Saddle Mountains aquifer and contributed to nitrate contamination in Tammany and Lindsay Creeks.

In 2018, DEQ confirmed septic systems are one nitrate source to both ground water and surface water in the Lindsay Creek watershed. Approximately 800 parcels in the watershed (~15% of parcels) have septic systems. DEQ tested for two artificial sweeteners and caffeine in ground water, surface water, and one septic system within the Lindsay Creek watershed. Artificial sweeteners and caffeine are widely used as markers of human wastewater. Results demonstrated septic effluent is present in the Saddle Mountains aquifer, including some domestic wells, and in Lindsay Creek (DEQ 2019). Nitrate concentrations were high (7–10 mg N/L) where septic indicator chemicals were detected and much lower (<1.1 mg N/L) where they were not,

suggesting septic effluent is one source of nitrate to ground water and Lindsay Creek. Results are described in detail in a separate report (DEQ 2019).

Nitrogen stable isotope data suggest nitrogen in ground water may also come from additional sources. Through Lindsay Creek NPA monitoring, DEQ measured the ratio of naturally-occurring nitrogen stable isotopes ( $^{15}\text{N}/^{14}\text{N} = \delta^{15}\text{N}$ , units = ‰) of total nitrogen in ground water samples from 15 ground water sites. Some nitrogen sources have distinct  $\delta^{15}\text{N}$  values so comparing  $\delta^{15}\text{N}$  in ground water samples to typical  $\delta^{15}\text{N}$  values of different sources can identify potential nitrogen sources. Figure 10 shows  $\delta^{15}\text{N}$  values observed at ground water sites (circles) and  $\delta^{15}\text{N}$  ranges reported in the literature (lines) for different nitrogen sources (Xue et al. 2009). The  $\delta^{15}\text{N}$  of some sources overlap, and when nitrogen undergoes chemical and biological (nitrification and denitrification) processes,  $\delta^{15}\text{N}$  values change through fractionation (Xue et al. 2009; Nikolenko et al. 2017). Nitrogen stable isotopes therefore cannot always clearly identify nitrogen sources. In the Lewiston Basin, available data do not clearly identify sources for all sites. Nitrogen at ground water sites with  $\delta^{15}\text{N}$  near 10‰ likely comes from human or animal waste. Nitrogen sampled one site had a relatively low value (1.68‰) within the typical range of inorganic fertilizers, suggesting a fertilizer source (Figure 10). However, sources for most sampled sites are not clear because of overlapping source  $\delta^{15}\text{N}$  ranges, and because nitrogen in ground water may come from a mixture of sources.



**Figure 10. Nitrogen stable isotope ratios reported in the literature (reviewed by Xue et al. (2009)) for sources (lines) and at ground water sites within the Lewiston Basin.**

Agriculture may be a significant nitrate source within the Lewiston Basin. Regionally, the percentage of land area used as cropland is the primary factor influencing nitrate concentrations within basalt aquifers of the Columbia Plateau (Frans et al. 2012). Nitrogen fertilizer applied to cropland may be a significant nitrate source to the Saddle Mountains aquifer and surface water. In a 2002 Lindsay Creek farming practices survey, growers reported applying fertilizer to fields at 75–100 pounds per acre for winter wheat and 60–100 pounds per acre for spring wheat (NPSWCD 2002). Seventy-two percent of land area within the Lindsay Creek watershed and 65% of land area within the Tammany Creek watershed is used for dryland agriculture (USGS

2018). Dominant crops in both watersheds include winter and spring wheat and legumes. In addition, DEQ identified livestock as one source of Lindsay Creek surface water *Escherichia coli* (*E. coli*) contamination (DEQ 2016). Livestock therefore are also a potential source of surface water nitrate contamination.

The relative percent contribution of different nonpoint nitrate sources to nitrate contamination is not clear and merits further investigation. The contamination sources and their relative importance likely differ between the Lindsay and Tammany Creek watersheds. The Lindsay Creek watershed sits on an island of Saddle Mountains basalt (Figure 11), and little or no hydrologic communication occurs between Saddle Mountains basalt within the two watersheds (Daniel Sturgis, IDWR, personal communication, March 11, 2019). The nitrate sources, their relative importance, and actions needed to reduce contamination in the Saddle Mountains aquifer therefore likely differs between the two watersheds.

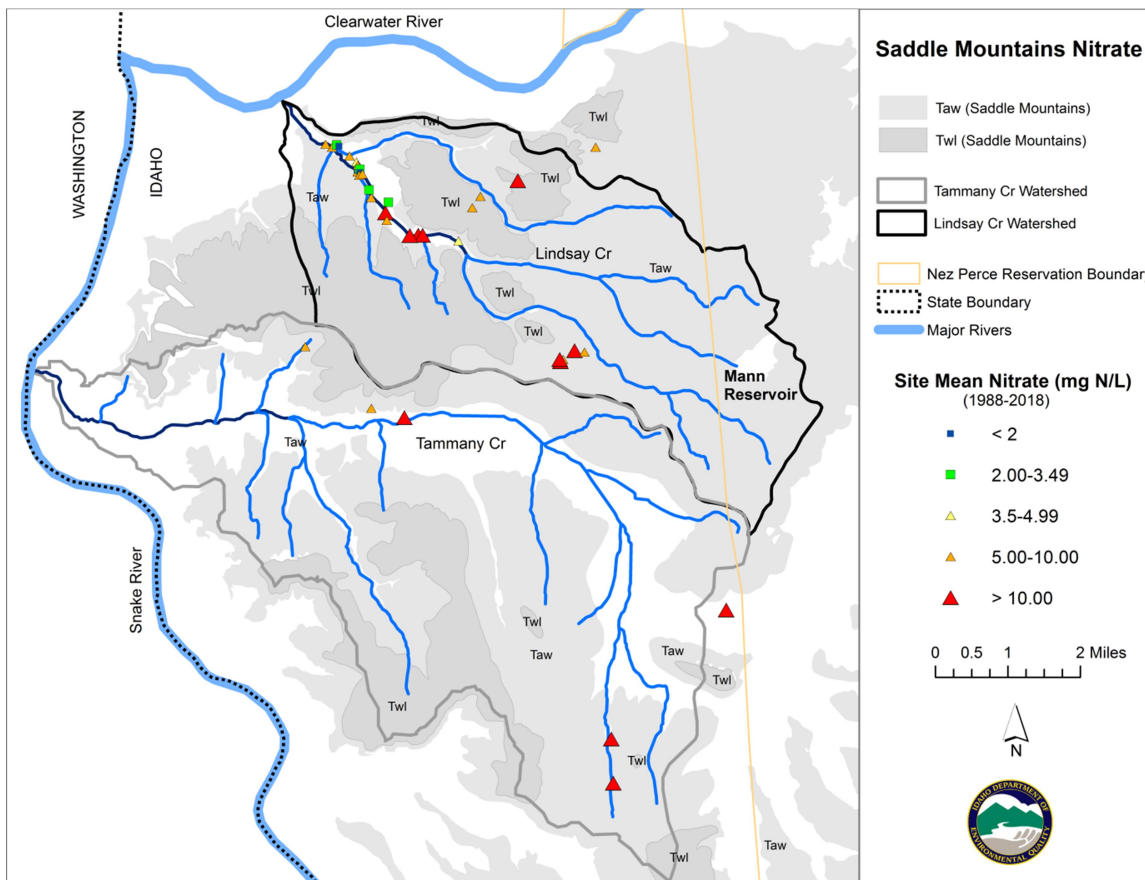


Figure 11. Locations Asotin member basalt (Taw) and Lewiston Orchards basalt (Twl) within the Saddle Mountains aquifer and ground water sites (springs and wells) drawing from Saddle Mountains aquifer.

## 7 Nitrate Management Efforts

### Nitrate Management Summary

- DEQ developed TMDLs for Lindsay and Tammany Creeks specifying maximum pollutant input sources that can occur while still meeting state water quality standards.
- Idaho Code §39-3612 requires TMDLs to “be used by all designated management agencies for achieving water quality standards.”
- To address nonpoint pollution from agriculture, designated management agencies work with landowners to identify and adopt agricultural BMPs on a voluntary basis. Per Idaho Code §39-3611(10), adoption of agricultural BMPs must be voluntary.
- DEQ established the Lindsay Creek NPA in 2008 and monitors ground water nitrate within the NPA annually.
- A ground water management plan for the Lindsay Creek NPA was drafted in 2009 but was never finalized.
- In 2018, the City of Lewiston installed a sewer line in the eastern Lewiston Orchards to reduce nitrate inputs from septic systems.
- In 2019, DEQ will conduct a periodic review of the Lindsay Creek TMDL required by state law and will hold public meetings to solicit public input on nitrate management.
- IDWR and DEQ are working with the Lewiston Plateau GWMA Citizens Advisory Committee to develop an aquifer atlas to educate the public about local hydrogeology.
- DEQ developed a timeline of water quality monitoring and management efforts (Appendix A).

Nitrate contamination in the Lewiston Basin and efforts to address it date back many years. In 1978, the Idaho Department of Health and Welfare Division of Environmental Quality identified elevated nutrient concentrations in Lindsay Creek and observed associated nuisance algal growth (IDHW 1978). DEQ first documented elevated ground water nitrate concentrations in the area in the 1980s (DEQ 2009). DEQ is mandated by the federal Clean Water Act and Idaho statutes and rules to address nitrate contamination.

### Federal Clean Water Act and Surface Water

The federal Clean Water Act requires states to identify waters that do not meet state water quality standards for protecting aquatic life and human uses (i.e., recreation) of water. For waters that do not meet state water quality standards, states must also develop a water quality improvement plan (i.e., TMDL). A TMDL specifies maximum inputs of a pollutant from all sources that can occur while still meeting state water quality standards and are reviewed and approved by EPA. DEQ identified Lindsay and Tammany Creeks as impaired by nitrate and developed nitrate TMDLs for Lindsay Creek (DEQ 2007) and Tammany Creek (DEQ 2010). In both watersheds, DEQ attributed all pollutant loading to nonpoint sources and identified ground water as a significant source of nitrate to surface water.

After a TMDL is developed, Idaho Code §39-3612 requires TMDLs to “be used by all designated management agencies for achieving water quality standards.” Designated management agencies are the Idaho Department of Lands for timber harvest, oil and gas, and mining activities; ISWCC for grazing and agricultural activities; Idaho Transportation Department for public roads; Idaho Department of Agriculture for aquaculture; and DEQ for all other activities (Idaho Code §39-3602(9)). After the TMDLs were developed, designated management agencies and other stakeholders attempted to reduce nitrate inputs from agricultural nonpoint sources and from septic systems.

To address nonpoint pollution from agriculture, designated management agencies worked with landowners to identify and adopt agricultural BMPs on a voluntary basis. Idaho Code §39-3611(10) requires that BMPs for agricultural nonpoint source activities must be implemented on a voluntary basis. The ISWCC developed the *Lindsay Creek Watershed Total Maximum Daily Load Implementation Plan for Agriculture* (ISWCC 2008), which identified agricultural BMPs landowners could use to reduce agricultural nonpoint source pollution. Since 2008, DEQ used federal Clean Water Act §319 nonpoint source management program grant funds provided by EPA to fund two projects in Lindsay Creek (\$493,534 total) and one project in Tammany Creek (\$185,247) addressing agricultural nonpoint source pollution.

The City of Lewiston acted to address nitrate contamination from septic systems. In 2018, the city installed a sewer trunk line to extend sewer service into the eastern Lewiston Orchards and cited elevated nitrate as one justification for the extension project (City of Lewiston URA 2017).

## Idaho Ground Water Quality Rule

DEQ is mandated to address nitrate contamination by Idaho's Ground Water Quality Rule. The rule states DEQ "is designated as the primary agency to coordinate and administer ground water quality protection programs for the state" (IDAPA 58.01.11.001.02). Regarding ground water contamination, the rule states the following:

The discovery of any contamination exceeding a ground water standard that poses a threat to existing or projected future beneficial uses of ground water shall require appropriate actions, as determined by the Department, to prevent further contamination. These actions may consist of investigation and evaluation, or enforcement actions if necessary to stop further contamination or clean up existing contamination, as required under the Environmental Protection and Health Act, Section 39-108, Idaho Code (IDAPA 58.01.11.400.03)

In the Lewiston Basin, nitrate concentrations exceed Idaho's ground water quality standard for nitrate (10 mg N/L) and one existing beneficial use of ground water (domestic water supply) is impaired by nitrate contamination; some residents reported they stopped using private wells as a drinking water source due to nitrate contamination and the associated health concerns.

Idaho's Ground Water Quality Rule states the following:

The beneficial uses of interconnected surface water shall be recognized when evaluating ground water quality protection. The implementation of water quality programs shall ensure that the quality of ground water that discharges to surface water does not impair the identified beneficial uses of surface water and that surface water infiltration does not impair beneficial uses of ground water. (IDAPA 58.01.11.15.03)

The Lindsay Creek (DEQ 2007) and Tammany Creek (DEQ 2010) TMDLs identified ground water as a source of nitrate contamination to surface water and determined nitrate impairs beneficial uses of surface water and these creeks. Nitrate concentrations in some springs monitored by DEQ exceed nitrate target concentrations developed in the stream TMDLs to protect beneficial uses of surface water (DEQ 2018; DEQ 2009). Ground water discharges to surface water in the Lewiston Basin and likely contributes to surface water beneficial use impairment.

DEQ has taken several actions to address ground water nitrate contamination. In 2008, DEQ designated the Lindsay Creek NPA (DEQ 2008; DEQ 2014) (Figure 1). NPAs have degraded

ground water quality due to nitrate contamination and are areas where additional investigation, evaluation, protection, and improvement efforts should be focused (DEQ 2014). Since 2008, DEQ has monitored ground water nitrate in the Lewiston Basin each year. DEQ collects data from privately owned wells and springs where property owners allow access and DEQ sampling. DEQ periodically updates NPA boundaries based on monitoring data collected by DEQ and other agencies. Lindsay Creek NPA boundaries were updated in 2014 (DEQ 2014), and DEQ anticipates revising the Lindsay Creek NPA boundary again in 2019 based on 1990–2016 monitoring data (Figure 4). The 2014 NPA delineation and ranking process ranked the Lindsay Creek NPA as third on the state-wide NPA priority list; rankings are used to prioritize implementing protective management strategies or corrective action measures (DEQ 2014).

In 2009, DEQ and the Lindsay Creek WAG developed the *Lindsay Creek Nitrate Priority Area Ground Water Quality Management Plan (Draft)* (DEQ 2009), but the plan was never finalized. It recommended more public education about nitrate health risks and sources, and voluntary implementation of agricultural and residential BMPs to reduce nitrate inputs to ground water.

In 2019, DEQ will review the Lindsay Creek TMDL. Idaho Code (§39-3611(7)) requires DEQ to review TMDLs every 5 years to evaluate if assumptions, analyses, targets, and loads developed in TMDLs are still appropriate. During this process, DEQ must convene a watershed advisory group (WAG) composed of local interests affected by water quality management. Through the Lindsay Creek TMDL review process and associated public meetings, DEQ will seek input from the Lindsay Creek WAG, Lewiston Plateau GWMA Citizens Advisory Committee, local government entities, watershed residents, and other stakeholders on appropriate actions for addressing nitrate contamination. This document summarizes information available to stakeholders involved in the review process.

## 8 Information Gaps Relevant to Nitrate Management

Information about nitrate sources, fate, and transport processes may help identify and prioritize pollutant reduction efforts. DEQ identified the following information gaps relevant to nitrate management.

- **Inventory of wells drawing from the Saddle Mountains aquifer within the Lewiston Basin.** Residents using such wells for drinking water may have increased health risks due to nitrate contamination. These residents are a target population for education about nitrate health risks and ground water nitrate monitoring efforts. Inventorying these wells would require reviewing well logs (where available) and identifying the aquifer each well draws from. A complete inventory may not be possible because not all wells have well logs.
- **Extent of nitrate contamination in the Wanapum and Grande Ronde aquifers.** Additional data from these deeper aquifers are needed to confirm if nitrate contamination is only prevalent in the Saddle Mountains aquifer.
- **Direction and rate of ground water flow.** Documenting or mapping the ground water direction and flow, especially in the Saddle Mountains aquifer, would be used in combination with nitrate concentration data to identify aquifer recharge areas, potential nitrate sources, nitrate contamination hotspots, and fate of nitrate in ground water.

- **Saddle Mountains aquifer ground water residence time.** The amount of time ground water spends in the Saddle Mountains aquifer before exiting as surface water (through a spring or stream) or entering the Wanapum aquifer will affect how quickly land use changes will translate into reduced nitrate concentrations.
- **Location and extent of hydrologic communication between the Saddle Mountains and Wanapum aquifers.** The Wanapum aquifer is likely at least partly recharged by water percolating downward through fractures in the Saddle Mountains aquifer (Neeley 2018). Identifying areas where this occurs may help focus efforts to protect the Wanapum aquifer from nitrate contamination.
- **Relationship between water table levels and ground water nitrate in the Saddle Mountains aquifer.** If ground water patterns are similar to those in surface water, and ground water nitrate concentrations are greater in wetter years, it may be possible to use winter precipitation amounts to anticipate water years where elevated nitrate in domestic wells will be prevalent. DEQ could warn residents in advance that particularly high nitrate concentrations are anticipated. Ground water nitrate data would need to be collected quarterly in Saddle Mountains wells where IDWR has installed pressure transducers to monitor ground water levels to determine if a relationship exists between water level and ground water nitrate concentrations.
- **Relative percent contribution of different nonpoint nitrate sources to the Saddle Mountains and Wanapum aquifers.** Identifying the relative contribution of different nonpoint nitrate sources would help stakeholders focus limited resources available for addressing ground water nitrate contamination. Watershed modeling would likely be needed to estimate the relative contribution of different sources.
- **Stream hydrograph for Lindsay and Tammany Creeks.** Estimating the percent contribution of ground water to stream flow or the percent contribution of different nonpoint nitrate sources to nitrate contamination would require a hydrograph and multiple years of stream flow data. Baseflow separation techniques can be applied to a hydrograph to estimate the percent contribution of ground water to stream flow. Watershed modeling efforts to estimate the relative contribution of different sources would also require a hydrograph and multiple years of continuous stream flow data.
- **Inventory and map of Saddle Mountains aquifer discharge areas.** Ground water from the Saddle Mountains aquifer may discharge to surface water through springs, seeps, and gaining stream segments. Identifying and mapping discharge sites may help assess ground water inputs to surface water and identify potential monitoring locations.
- **Relative percent contribution of each tributary to nitrate load at the Lindsay Creek mouth and Tammany Creek mouth.** Identifying the relative contribution of each tributary would prioritize efforts to reduce nitrogen inputs to ground water and surface water.
- **Threshold nutrient concentrations (nitrogen and phosphorus) that stimulate nuisance algal growth in Lindsay and Tammany Creeks.** The relationship between nutrient concentrations and nuisance algal growth is often complex and site-specific. Determining ecologically-based thresholds specific to the Lewiston Basin would then identify protective surface water target concentrations to work towards.

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## Appendix A. Lewiston Basin Water Quality Timeline

| Time Period | Milestone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Before 1970 | <b>1907:</b> The Bureau of Reclamation constructs Mann Reservoir. The reservoir is filled by the Sweetwater Canal, which carries water from Sweetwater and Webb Creeks (Figure 1).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1970s       | <b>1975:</b> US Army Corps of Engineers completes construction of the Clearwater Levee, creating a physical barrier that prevents fish from entering Lindsay Creek from the Clearwater River.<br><b>1976–1977:</b> DEQ monitored NO <sub>3</sub> -N and other parameters in surface water at the Lindsay Creek mouth (IDHW 1978). DEQ concluded water quality was impaired by nutrients and bacteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1980s       | <b>1987:</b> The Asotin County Public Utility District submitted a petition to EPA requesting the Russell aquifer, which includes the Lindsay Creek watershed, be designated as a sole source aquifer. The Russell aquifer was defined as the upper 800 feet of the Grand Ronde Formation within the Lewiston Basin.<br><b>1988:</b> DEQ placed Lindsay Creek on Idaho's 1988 §303(d) list as PNRS # 1141.<br><b>1988:</b> DEQ sampled NO <sub>2</sub> +NO <sub>3</sub> -N in 29 domestic wells across the Lindsay and Tammany Creek watersheds. Results are found in the <i>Lindsay Creek Nitrate Priority Area Ground Water Management Plan (Draft)</i> (DEQ 2009).<br><b>1988:</b> EPA designated the Lewiston Basin aquifer (previously called the Russell aquifer) as a sole source aquifer under the Safe Drinking Water Act §1424(e).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1990s       | <b>1992:</b> IDWR designated the Lindsay Creek GWMA, which included a portion of the Lindsay and Tammany Creek watersheds. The GWMA was designated due to concerns over decreasing water levels in wells completed in shallow aquifers (IDWR 2015).<br><b>1997:</b> DEQ sampled NO <sub>2</sub> +NO <sub>3</sub> -N and pesticides in four domestic wells within the Lindsay Creek watershed as part of a study evaluating ground water quality in the Russell sole source aquifer. DEQ concluded NO <sub>2</sub> +NO <sub>3</sub> -N concentrations in residential wells within the Lindsay Creek watershed were elevated and were a concern (DEQ 1997).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2000–2010   | <b>2001:</b> Tammany Creek sediment TMDL developed and approved by EPA (DEQ 2001).<br><b>2001–2002:</b> IASCD monitored surface water NO <sub>2</sub> +NO <sub>3</sub> -N and other parameters at six locations in the Lindsay Creek watershed (IASCD 2002). DEQ subsequently used these data to develop the Lindsay Creek TMDL.<br><b>2001–2004:</b> NPSWCD monitored temperature at the Lindsay Creek mouth in 2000, 2001, 2003, and 2004 (NPSWCD 2013).<br><b>2005:</b> DEQ collected surface water NO <sub>2</sub> +NO <sub>3</sub> -N, cation and anion, <i>E. coli</i> , DO, temperature, caffeine, surfactant (MBAS), and nitrogen isotope samples. Monitoring results are described in the Lindsay Creek TMDL (DEQ 2007).<br><b>2005:</b> NPSWCD monitored temperature at the Lindsay Creek mouth (NPSWCD 2013).<br><b>2005:</b> DEQ used isotopes to evaluate the age of water in selected municipal drinking water wells within the Lewiston Basin (DEQ 2005).<br><b>2007:</b> EPA approved the Lindsay Creek TMDL. The TMDL established target concentrations, load capacities and load allocations for nutrients (NO <sub>2</sub> +NO <sub>3</sub> -N), <i>E. coli</i> , and total suspended solids (sediment).<br><b>2007:</b> DEQ awarded Palouse Clearwater Environmental Institute a Clean Water Act §319 grant for riparian and animal management projects in the Lindsay Creek watershed.<br><b>2007–2008:</b> DEQ monitored surface water NO <sub>2</sub> +NO <sub>3</sub> -N at several locations in the Lindsay and Tammany Creek watersheds. Results are documented in this report (Section 5, Figure 6).<br><b>2008:</b> DEQ designates the Lindsay Creek NPA and begins annual ground water nitrate monitoring (DEQ 2008).<br><b>2008:</b> ISWCC and NPSWCD develop the <i>Lindsay Creek Watershed TMDL Implementation Plan for Agriculture</i> (NPSWCD 2008).<br><b>2009:</b> A draft <i>Lindsay Creek Nitrate Priority Area Ground Water Quality Management Plan</i> is developed but not finalized (DEQ 2009).<br><b>2009–2010:</b> NPSWCD monitored temperature at the Lindsay Creek mouth (NPSWCD 2013).<br><b>2010:</b> Tammany Creek nutrient and <i>E. coli</i> TMDLs developed and approved by EPA (DEQ 2010). |

| Time Period      | Milestone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2011–<br>present | <p><b>2012:</b> DEQ awarded NPSWCD a Clean Water Act §319 grant to address Lindsay Creek. Activities included stream and road inventories, monitoring, and land treatments to address nutrients, sediment, and <i>E. coli</i> (NPSWCD 2016).</p> <p><b>2012–2013:</b> DEQ monitored <i>E. coli</i> in Lindsay Creek in response to a complaint. Results indicated elevated <i>E. coli</i> concentrations resulted from human and ruminant <i>E. coli</i> sources (DEQ 2016). Idaho North Central Public Health District and DEQ performed follow-up actions with owners of potential source properties.</p> <p><b>2013:</b> IDWR rescinded the Lindsay Creek GWMA and designated the Lewiston Plateau GWMA, which includes the entire Lindsay Creek watershed and additional portions of the Lewiston Basin (IDWR 2015).</p> <p><b>2014:</b> DEQ revised boundaries of the Lindsay Creek NPA based on recent ground water monitoring data (DEQ 2014).</p> <p><b>2017:</b> DEQ monitored nutrients, temperature, pH, and several potential septic system indicators in outflow of a culvert draining the eastern Lewiston Orchards twice in spring 2017. NO<sub>2</sub>+NO<sub>3</sub>-N concentrations were very high, but results from septic indicators were inconclusive (DEQ 2017).</p> <p><b>2017:</b> The Bureau of Reclamation publishes the final environmental impact statement for the Lewiston Orchards Water Transfer Project (BOR 2017).</p> <p><b>2018:</b> DEQ collected surface and ground water data for the Lindsay Creek TMDL review March–September 2018 (DEQ 2018).</p> <p><b>2018:</b> DEQ documented the presence and spatial distribution of septic effluent in ground water and surface water within the Lindsay Creek watershed using artificial sweeteners and caffeine (DEQ 2019).</p> <p><b>2019:</b> DEQ forms Hatwai/Lindsay WAG to seek advice on water quality management in Hatwai and Lindsay Creeks</p> <p><b>2019:</b> DEQ revises Lindsay Creek NPA boundaries based on 1990–2016 monitoring data.</p> |