



CITY COUNCIL MEETING AMENDED AGENDA

September 02, 2026 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

Roll Call

Pledge of Allegiance

Announcements and Reports

Public Comment

Consent Calendar - **action item**

1. Approval of Minutes from Council's August 19, 2026, Regular Council Meeting - **action item**
2. Payables Report / Approval of Bills for Payment - **action item**
3. Approval of Written Decision: Skyway Estates PS26-0001 - **action item**
4. Proposed Resolution: Approving The Third Amendment Lease Between the City of Sandpoint and Bonner County Historical Society - **action item**
5. Council Approval: Mural Carousel of Smiles PM26-0004 - **action item**

Old/Unfinished Business

6. Project Update: City Beach RV Park Design Project

New Business

7. Proposed Resolution: Construction Contract with North Point Trenchless LLC for the 2026 Sewer Lateral Tap Replacement Project (Agreement A26-3257-4) - **action item**

Executive Session

8. Vote to Convene in Executive Session pursuant to Idaho Code § 74-206 (1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student and Idaho Code § 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated - **action item**
9. Executive Session will be held pursuant to Idaho Code §§ 74-206(1)(b) and (f), as noted above.

Reconvene and Adjourn

**The agenda was amended on September 1 to move the Mural Carousel of Smiles under Consent Calendar.*

Public Participation Options and Information

Before the meeting, comment in writing: Email cityclerk@sandpointidaho.gov or deliver to City Hall.

Attend in person: See above for meeting location. Seating available on first-come, first-served basis.

Attend remotely: Register at <https://www.sandpointidaho.gov/meetings>.

After the meeting, view the recording on YouTube: <https://www.youtube.com/c/CityofSandpoint>.

For questions or requests for special accommodation: At least 48 hours prior to the meeting, send a message to the email address above or call (208) 263-3310.



CITY COUNCIL MEETING MINUTES

August 19, 2026 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

Mayor Grimm called the regular meeting of the Sandpoint City Council to order at 5:30 p.m. on Wednesday, August 19, 2026, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

Roll Call

PRESENT

Mayor Jeremy Grimm
 Councilor Deb Ruehle
 Councilor Joel Aispuro *arrived at 5:46 p.m.*
 Councilor Kyle Schreiber
 Councilor Pam Duquette
 Councilor Joe Tate
 Councilor Joshua Torrez

As required by the City's adopted Code of Ethics and Civility, as the presiding officer, Mayor Grimm identified law enforcement personnel serving as sergeant-at-arms for the meeting: Police Chief Corey Coon.

Pledge of Allegiance

Mayor Grimm led all present in the Pledge of Allegiance.

Announcements and Reports

1. Mayor's Proclamation: Monarch Butterflies

Mayor Grimm read aloud his proclamation recognizing the importance of the Monarch Butterfly.

Mayor Grimm called for a brief recess at 5:35 p.m. and reconvened the meeting at 5:36 p.m.

2. Report: Cash and Investment Transactions Financial Report – July 2026 (for information only)

Mayor Grimm provided instructions for members of the public who wished to speak during the Public Comments portion of the meeting, Councilors provided reports from the meetings of the citizen advisory boards on which they serve, and department directors provided updates on the activities and projects in their respective departments.

Public Comment

Mayor Grimm recited the rules and procedure for public comment during the meeting and offered an opportunity for members of the public to speak on topics included on the agenda or other general matters relevant to the business of the City of Sandpoint. Information only; no Council action.

Consent Calendar

Mayor Grimm noted for the record the amount of bills for payment approval, and the Consent Calendar was approved by a unanimous vote of Council.

Motion made by Councilor Aispuro, Seconded by Councilor Duquette.

Voting Yea: Councilor Torrez, Councilor Duquette, Councilor Ruehle, Councilor Aispuro, Councilor Schreiber, Councilor Tate

3. The Minutes from Council's August 5, 2026, regular meeting were approved as presented.
4. The bills presented were approved for payment in the amount of \$401,571.70.
5. The Mayor's appointment of Bill Aitken to the Arts, Culture and Historic Preservation for a term of three years August 19, 2026, through July 31, 2029, which was confirmed.
6. The Mayor's appointment of Carrie Logan to the Arts, Culture and Historic Preservation for a term of three years August 19, 2026, through July 31, 2029, which was confirmed.
7. The Mayor's appointment of Molly O'Reilly to the Pedestrian and Bicycle Advisory Committee for a term of three years August 19, 2026, through July 31, 2029, which was confirmed.

Public Hearing

Mayor Grimm reported, for the record that the written comments received regarding the public hearing on the agenda were forwarded and provided to Council if received in time to do so.

8. Fiscal Year 2027 Budget and Intent to Use Foregone Levying Authority

The Mayor announced that the Fiscal Year 2027 Budget and Intent to Use Foregone Levying Authority was the public hearing topic, offering Council members an opportunity to ask questions of staff.

With no questions from Council, Mayor Grimm recited public testimony instructions and then opened the public hearing. There was one public comment, and the Mayor then closed the public hearing.

9. Deliberation/Decision: Annual Appropriation Ordinance FY2027

Councilor Schreiber expressed concern regarding certain aspects of the budget. He made a motion but after discussion he withdrew his motion.

The Council discussed the Great Northern Project grant. Staff clarified that the grant does not require a 20% match, but the City included a 20% match in its application.

Staff explained that the Great Northern Project funds were budgeted in FY 2026 but not spent. The funds have been carried forward to FY 2027 and are being moved to the correct budget line items. The adjustment does not change the Urban Renewal Agency's overall funding commitment.

Councilor Schreiber asked whether the matching funds would remain available if the grant was awarded. Staff confirmed that the funds have been carried forward and set aside for the Great Northern Project.

Councilor Aispuro made a motion to adopt the adjusted line items for the Urban Renewal Agency (SURA) budget in the City of Sandpoint Fiscal Year 2027 budget as reflected. Councilor Ruehle seconded the motion.

Motion made by Councilor Aispuro, Seconded by Councilor Ruehle

Voting Yea: Councilor Aispuro, Councilor Tate, Councilor Duquette, Councilor Schreiber, Councilor Ruehle, Councilor Torrez

The City Clerk read the title of the Ordinance as follows:

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, TERMED THE ANNUAL APPROPRIATION ORDINANCE, PURSUANT TO IDAHO CODE § 50-1003, APPROPRIATING \$92,359,091 TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF SANDPOINT, IDAHO, FOR THE FISCAL

YEAR BEGINNING OCTOBER 1, 2026, LEVYING A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSE FOR WHICH SAID APPROPRIATION IS MADE; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

The Mayor called for a motion that the Ordinance pass its first reading by title only.

Motion made by Councilor Aispuro, Seconded by Councilor Tate.

There was a brief discussion prior to the vote, with Mayor Grimm fielding Council member questions.

Voting Yea: Councilor Duquette, Councilor Tate, Councilor Schreiber, Councilor Ruehle, Councilor Aispuro, Councilor Torrez

The Mayor announced that the Ordinance had passed its first reading by title only.

Motion that the rules requiring three separate readings, once in the Ordinance's entirety, be suspended and that the Ordinance pass its second and third readings under suspension of the rules.

Motion made by Councilor Schreiber, Seconded by Councilor Duquette

Voting Yea: Councilor Aispuro, Councilor Schreiber, Councilor Tate, Councilor Torrez, Councilor Duquette, Councilor Ruehle

Mayor Grimm thanked Finance Director Sarah Lynds, the other department directors, staff and City Council, with congratulations on adoption of the City's Fiscal Year 2027 Budget.

10. **Resolution 26-050** Certifying the Amount of Forgone Increase to be Included in the Fiscal Year 2027 Budget

With the budget adopted, there was a motion to approve the Resolution certifying the amount of forgone increase to be included in the Budget.

Motion made by Councilor Aispuro, Seconded by Councilor Tate.

Voting Yea: Councilor Tate, Councilor Aispuro, Councilor Torrez, Councilor Schreiber, Councilor Ruehle, Councilor Duquette

Motion passed, and the Resolution was approved.

Old/Unfinished Business

11. Deliberation/Decision: Skyway Estates PS26-0001

Council continued deliberations regarding the Skyview Estates Subdivision Preliminary Plat, File No. PS26-0001.

Deputy Planning and Community Development Director Bill Dean presented a revised roadway and frontage layout addressing Council's prior concerns regarding the roadway width, sidewalk, and landscaping improvements adjacent to the property to the north.

Following discussion, Councilmember Schreiber moved to approve the Skyview Estates Subdivision Preliminary Plat, File No. PS26-0001, and to confirm and adopt the Findings and Reasons Statement approved by the Planning and Zoning Commission on July 8, 2026, with the additional condition that the revised roadway and frontage layout presented by staff at the August 25, 2026, City Council meeting be incorporated as an additional commitment/condition of approval. Councilmember Tate seconded the motion.

Motion made by Councilor Schreiber, Seconded by Councilor Tate.

Voting Yea: Councilor Schreiber, Councilor Ruehle, Councilor Duquette, Councilor Tate, Councilor Torrez, Councilor Aispuro

12. **Resolution 26-051** Local Option Tax (LOT) Ballot Language

Council considered the proposed resolution regarding the Local Option Tax and reviewed the proposed ballot language and allocation of revenues. Staff presented a proposed allocation of 90% for maintaining, repairing, reconstructing, and improving City streets, including related drainage and safety improvements, and 10% for sidewalks, pedestrian crossings, bicycle facilities, pathways, trails, and related transportation improvements.

Councilor Ruehle moved to amend the proposed allocation of Local Option Tax revenues to 75% for maintaining, repairing, reconstructing, and improving City streets, including related drainage and safety improvements, and 25% for maintaining, repairing, improving, and constructing sidewalks, pedestrian crossings, bicycle facilities, pathways, trails, and improvements connecting to the City's transportation network. Councilor Tate seconded the motion.

Motion made by Councilor Ruehle, Seconded by Councilor Tate.

Voting Yea: Councilor Ruehle, Councilor Torrez, Councilor Aispuro, Councilor Duquette, Councilor Tate, Councilor Schreiber

Motion passed unanimously.

Council then considered the proposed resolution as amended. Discussion included clarification that educational and outreach materials would identify the intended use of Local Option Tax revenues and provide transparency regarding projects funded through the tax.

Councilor Ruehle moved to adopt the proposed resolution regarding the Local Option Tax, as amended. Councilor Schreiber seconded the motion.

Motion made by Councilor Ruehle, Seconded by Councilor Schreiber.

Voting Yea: Councilor Duquette, Councilor Tate, Councilor Aispuro, Councilor Schreiber, Councilor Torrez, Councilor Ruehle

Motion passed unanimously. The resolution was adopted as amended.

13. **Resolution 26-052** Second Amendment Professional Services Agreement with Keller Associates, Inc for the Wastewater Treatment Plant Replacement Preliminary Engineering Report (No. A24-3257-1)

Public Works Director Holly Ellis and Keller Associates Engineer/Coeur d'Alene Office Manager Kyle Meschko gave a presentation and an update on the progress of the Wastewater Treatment Plant Replacement Preliminary Engineering Report. They fielded questions from Council members.

Councilor Ruehle moved to approve the Second Amendment to the Professional Services Agreement with Keller & Associates for the Wastewater Treatment Plant Replacement Preliminary Engineering Report (PER). The motion was seconded by Councilmember Aispuro.

Discussion followed regarding the proposed amendment, including the update to the PER to address wet-weather treatment, solids handling, and evaluation of membrane bioreactor technology versus conventional activated sludge. Council discussed the potential for significant project cost savings, the status of coordination with the Idaho Department of Environmental Quality (DEQ), and the associated risk of proceeding prior to final approval of the revised discharge permit.

Staff clarified that the existing Keller Associates agreement remained active and that the proposed amendment constituted an additional phase of professional engineering services. Central Services Director Cheryl Hughes explained that Idaho law and City procurement policy allow engineering services to be performed in phases and the existing agreement to be amended for additional phases of work.

Motion made by Councilor Ruehle, Seconded by Councilor Aispuro.
Voting Yea: Councilor Torrez, Councilor Duquette, Councilor Ruehle, Councilor Aispuro,
Councilor Schreiber, Councilor Tate

New Business

14. **Resolution 26-053** Bonner County 2026 Emergency Management All-Hazard Mitigation Plan

Council members reviewed the Bonner County 2026 Emergency Management Multi-Jurisdictional All-Hazard Mitigation Plan. Staff noted two corrections: update the City Engineer and remove the Sandpoint Fire Department from the JPA.

Councilor Ruehle moved to approve the Bonner County 2026 Emergency Management Multi-Jurisdictional All-Hazard Mitigation Plan, with the identified corrections. Councilor Duquette seconded the motion.

Motion made by Councilor Ruehle, Seconded by Councilor Aispuro.

Voting Yea: Councilor Torrez, Councilor Duquette, Councilor Ruehle, Councilor Aispuro,
Councilor Schreiber, Councilor Tate

Motion passed unanimously. The resolution was adopted as amended

Adjourn

With no further business on the agenda, the meeting was adjourned at 8:06 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the City Clerk, were approved by City Council during their meeting held _____, 2026.

Jeremy Grimm, Mayor

Attest: Meri Jane Bohn, City Clerk



CITY OF SANDPOINT INVOICE REGISTER
PAYABLE DATES OF: 08/20/2026 THROUGH 09/02/2026

Page: 1/13

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Invoice Amount
Vendor: 95 EXPRESS LLC				
1199	MONTHLY CAR WASH MEMBERSHIP FOR POLICE & FIRE AUG'26			\$607.50
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	540.00	
	FIRE DEPARTMENT - SANDPOINT	SERVICES - AUTOMOTIVE - R&M	22.50	
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	45.00	
Total For: 95 EXPRESS LLC				\$607.50
Vendor: ALPINE MOTORS COMPANY INC				
166652	SPD: OIL CHANGE - SPD14 - '17 EXPLORER			\$106.26
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	106.26	
166653	SPD: OIL CHANGE - SPD8 '19 F150			\$95.73
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	95.73	
166703	SPD: OIL CHG & WARNING LIGHT CHECK - SPD7 '15 EXPLORER			\$160.38
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	160.38	
166589	SPD: TRANSMISSION WORK SEALS/VALVES/ASSEMBLY '19 TAHOE			\$1,382.33
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	1,382.33	
166654	SPD: OIL CHANGE & NEW BATTERIES - '18 TAHOE			\$634.41
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	634.41	
166687	SPD: NEW HOOD LATCH - SPD17 '20 DURANGO			\$207.00
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	207.00	
Total For: ALPINE MOTORS COMPANY INC				\$2,586.11
Vendor: AT&T MOBILITY II, LLC				
28733905180X0	WIRELESS PHONE/DATA CHGS - PUBLIC WORKS JUL'26			\$931.42
	INFORMATION TECHNOLOGY DIVISION	TELEPHONE - WIRELESS	73.44	
	PUBLIC WORKS ADMINISTRATION	TELEPHONE - WIRELESS	136.01	
	WATER DISTRIBUTION	TELEPHONE - WIRELESS	59.44	
	WATER TREATMENT	TELEPHONE - WIRELESS	104.20	
	RECREATION	TELEPHONE - WIRELESS	36.72	
	WASTEWATER COLLECTIONS	TELEPHONE - WIRELESS	521.61	
DXZ072026	IOT CHIP SRVCS PD - 07.05.26-08.04.26			\$430.58
	INFORMATION TECHNOLOGY DIVISION	TELEPHONE - WIRELESS	430.58	

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
DYB072026	IOT CHIP SRVCS - CITY 07.05.26-08.04.26 INFORMATION TECHNOLOGY DIVISION WATER DISTRIBUTION WASTEWATER COLLECTIONS	TELEPHONE - WIRELESS TELEPHONE - WIRELESS TELEPHONE - WIRELESS	411.74 62.78 139.30		\$613.82
Total For: AT&T MOBILITY II, LLC					\$1,975.82
Vendor: BONNER COUNTY DAILY BEE					
0000053152-080	BCB#8087 NOTICE OF APPEAL 56 BRIDGE ST PZC PLANNING DIVISION	ADVERTISING	50.04		\$50.04
0000053150	BCB#8086 NOPH FY2026-2027 PROPOSED BUDGET FINANCE DEPARTMENT	ADVERTISING	328.09		\$328.09
Total For: BONNER COUNTY DAILY BEE					\$378.13
Vendor: BROWN'S NORTHSIDE					
S177652	SHOP: 1/2" PUSHLOK HOSE WATER DISTRIBUTION WASTEWATER COLLECTIONS STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT OPERATIONAL SUPPLIES/EQUIPMENT OPERATIONAL SUPPLIES/EQUIPMENT	4.44 4.44 4.44		\$13.32
Total For: BROWN'S NORTHSIDE					\$13.32
Vendor: CANON FINANCIAL SERVICES INC					
43716643	AUG'26 UPSTAIRS/DOWNSTAIRS COPIERS - 5840I & 5550I CENTRAL SERVICES DEPARTMENT CENTRAL SERVICES DEPARTMENT	PHOTOCOPIES COPIER LEASE	927.29 355.00		\$1,282.29
Total For: CANON FINANCIAL SERVICES INC					\$1,282.29
Vendor: CB PACIFIC					
30986078	WTP: KEYSTONE VALVE ACUATOR (2) & FREIGHT WATER TREATMENT WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT OPERATIONAL SUPPLIES/EQUIPMENT	3,387.23 145.07		\$3,532.30
30986079	WTP: KEYSTONE VALVE ACUATOR (2) & FREIGHT WATER TREATMENT WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT OPERATIONAL SUPPLIES/EQUIPMENT	3,387.23 167.49		\$3,554.72
Total For: CB PACIFIC					\$7,087.02
Vendor: CC VENDOR - WELLS FARGO					
113-6592350-59	AMZN: REC: SLOWPITCH SOFTBALLS COED (12) - RETURNED RECREATION	OPERATIONAL SUPPLIES/EQUIPMENT	(88.25)		\$(88.25)
112-2187306-27	AMZN: 3 INCH LETTER STENCIL SET 72 PC SET (3) CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	35.91		\$35.91

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
FAMAW-082026-	GRANT WRITING USA: GRANT WRITING TUITION - H. FAIRCLOTH				\$525.00
	CENTRAL SERVICES DEPARTMENT	TRAINING AND TRAVEL	525.00		
112-8854385-70	AMZN: PASSENGER MIRROR REPLACEMENT 1101 - F150				\$80.99
	FIRE DEPARTMENT - SANDPOINT	VEHICLE & MACH SUPPLIES/PARTS	80.99		
SO4529299	SHRM: SEN CERTIFIED PROFESSIONAL CLASS - C. HUGHES				\$119.00
	CENTRAL SERVICES DEPARTMENT	TRAINING AND TRAVEL	119.00		
0041723	APA: AICP ONE PATH ASSESSMENT - J. WELKER				\$305.00
	PLANNING DIVISION	LICENSES/DUES & SUBSCR (JOB RELATED)	305.00		
00017110	SAFEWAY: COFFEE BREAK SUPPLIES				\$63.05
	CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	63.05		
SO4529336-2	SHRM: ANNUAL MEMBERSHIP AUG'26 TO AUG'27 - C. HUGHES				\$299.00
	CENTRAL SERVICES DEPARTMENT	LICENSES/DUES & SUBSCR (JOB RELATED)	299.00		
093329	CREEKSIDE: SUMMER BBQ SUPPLIES				\$20.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		
021899	YOKES: COFFEE BREAK SUPPLIES				\$62.66
	CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	62.66		
225242	MILLERS: SUMMER BBQ SUPPLIES				\$20.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		
59026	WINTER RIDGE: SUMMER BBQ SUPPLIES				\$50.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	50.00		
003450	EVANS BROTHERS COFFEE: SUMMER BBQ SUPPLIES				\$20.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		
200015006	AIC: 26' ICTFOA MEETING & REGISTRATION H.KEYS & M.BOHN T0125 T0124				\$600.00
	CITY CLERK'S OFFICE	TRAINING AND TRAVEL	600.00		
009340	JOEL'S: SUMMER BBQ SUPPLIES				\$20.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		
061601	KESSAS: SUMMER BBQ SUPPLIES				\$20.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		
099921	CMC: SUMMER BBQ SUPPLIES				\$20.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		
113-2706485-36	AMZN: WET WIPES (50) POST-ITS (18) COPY PAPER (5000CT)				\$68.04
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	68.04		
113-2124461-40	AMZN: HDMI CABLE (3) USB C CABLE (2) DISPLAY PORT CABLES (3)				\$119.83
	INFORMATION TECHNOLOGY DIVISION	IT SUPPLIES/EQUIPMENT	119.83		
3544173317	ADOBE INC: AUG'26-AUG'27 LICENSE RENWAL (FY26)				\$4,881.96
	INFORMATION TECHNOLOGY DIVISION	SOFTWARE/SAAS - PDF/BLUEBEAM/AUTOCAD	4,881.96		
2001517	ONE STEP GPS: OBD-II PLUG-IN GPS DEVICE (16) AUG'26				\$223.20
	POLICE DEPARTMENT	TECH SERVICES - PUBLIC SAFETY MISC	223.20		

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Invd	Item # 2.
18100000219055	HOME DEPOT: SPD: 1/2' X 7" 1/4' MDF, WOOD FILLER, PAINT, PUTTY KNIFE POLICE DEPARTMENT	FACILITY SUPPLIES	186.74		\$186.74
18100005245378	HOME DEPOT: ARROW GLUE STICKS PACKS (2) POLICE DEPARTMENT	FACILITY SUPPLIES	11.94		\$11.94
112-0878558-17	AMZN: OTTERBOX PHONE CASE POLICE DEPARTMENT	OPERATIONAL SUPPLIES/EQUIPMENT	34.96		\$34.96
008687/3521596	HOME DEPOT: GLUE STICKS (24 PAK) (4) POLICE DEPARTMENT	FACILITY SUPPLIES	27.88		\$27.88
112-6173022-04	AMZN: GERM X HAND SANITIZER 4 PACK (4) POLICE DEPARTMENT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	93.12		\$93.12
111-0759683-15	AMZN: AIR FILTER MERV 8 (6-PACK) - NISHA BLDNG - HVAC FLTRS GENERAL GOVERNMENT PROJECTS	OPERATIONAL SUPPLIES/EQUIPMENT	123.12		\$123.12
111-9258103-96	AMZN: WALL MOUNT LIQUID SOAP DISPENSERS (3) - FIRE DEPT GOVERNMENT BUILDING & GROUNDS DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	52.02		\$52.02
31828	STAPLES: SHOP: FILE FOLDERS (4) WASTEWATER COLLECTIONS	OFFICE SUPPLIES/EQUIPMENT	1.99		\$5.96
	WATER DISTRIBUTION	OFFICE SUPPLIES/EQUIPMENT	1.98		
	STREET MAINTENANCE DIVISION	OFFICE SUPPLIES/EQUIPMENT	1.99		
FS5679273-SO	WD/WWC: FULL SOURCE CLASS II SAFETY VESTS (13) WATER DISTRIBUTION	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	117.28		\$234.56
	WASTEWATER COLLECTIONS	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	117.28		
FS5679395-SO	FULL SOURCE: ST: CLASS II SAFETY VESTS (7) STREET MAINTENANCE DIVISION	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	129.22		\$129.22
82231524-T0126	WWTP: 26' PNCWA CONFERENCE HOTEL D. HULL - T0126 WASTEWATER TREATMENT	TRAINING AND TRAVEL	576.96		\$576.96
PNCWA2026-T0	WWTP: PNCWA 2026 CONFERENCE REG. D. HULL - T0126 WASTEWATER TREATMENT	TRAINING AND TRAVEL	637.79		\$637.79
039208976270	WAL-MART: SPD: BRASS PD LOCK -K9 POLICE DEPARTMENT	OPERATIONAL SUPPLIES/EQUIPMENT	13.44		\$13.44
09824D1	SECOND AVE. PIZZA: SUMMER BBQ SUPPLIES CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		\$20.00
008349	PANHANDLE CONE AND COFFEE: SUMMER BBQ SUPPLIES CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		\$20.00
858171	BADGEANDWALLET.COM: K-9 HUNTER'S BADGE POLICE DEPARTMENT	OPERATIONAL SUPPLIES/EQUIPMENT	230.95		\$230.95
073330	CONNIE'S CAFE & LOUNGE: SUMMER BBQ SUPPLIES CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		\$20.00

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
016947	STAPLES: SHOP: HAMMERMILL COPY PAPER				\$76.99
	STREET MAINTENANCE DIVISION	OFFICE SUPPLIES/EQUIPMENT	25.67		
	WATER DISTRIBUTION	OFFICE SUPPLIES/EQUIPMENT	25.66		
	WASTEWATER COLLECTIONS	OFFICE SUPPLIES/EQUIPMENT	25.66		
113-7914663-49	AMZN: DRY ERASERS, PENS, CLIPBOARDS & CLOROX WIPES				\$38.17
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	38.17		
4191	MCDUFF'S : SUMMBER BBQ SUPPLIES				\$20.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	20.00		
113-6449982-28	AMZN: PLASTIC FILE FOLDERS & LABEL MARKER TAPE				\$26.98
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	26.98		
Total For: CC VENDOR - WELLS FARGO					\$10,046.19
Vendor: CENTER FOR INTERNET SECURITY INC					
INV-260821-008	CNTR FOR INTERNET SECURITY ANNUAL MBRSHIP - 09.11.26-09.10.27				\$3,495.00
	INFORMATION TECHNOLOGY DIVISION	SOFTWARE/SAAS - ANTI-VIRUS	3,495.00		
Total For: CENTER FOR INTERNET SECURITY INC					\$3,495.00
Vendor: CENTURY WEST ENGINEERING CORP					
252491	WTP GENERATOR ELECTRICAL DESIGN SERVICES THRU 07/31/26 (FY26)				\$562.50
	WATER CAPITAL PROJECTS	CAPITAL EQUIPMENT & MACHINERY	562.50		
252500	WOODLAND DR WATER MAIN THRU 07/31/2026				\$8,820.00
	WATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	8,820.00		
252197	WTP GENERATOR ELECTRICAL DESIGN SERVICES THRU 05/29/26 (FY26)				\$5,804.32
	WATER CAPITAL PROJECTS	CAPITAL EQUIPMENT & MACHINERY	5,804.32		
252375	WTP GENERATOR ELECTRICAL DESIGN SERVICES THRU 06/26/26 (FY26)				\$337.50
	WATER CAPITAL PROJECTS	CAPITAL EQUIPMENT & MACHINERY	337.50		
Total For: CENTURY WEST ENGINEERING CORP					\$15,524.32
Vendor: COEUR D'ALENE UMPIRES ASSC INC					
CUA-2620	CDA UMPIRES - 2026 COED SFTBALL - AUG 1 - AUG 15TH				\$176.00
	RECREATION	TECH SVS - PARK/REC & ART/GRAPHIC DESIGN	176.00		
Total For: COEUR D'ALENE UMPIRES ASSC INC					\$176.00
Vendor: CONSOLIDATED SUPPLY CO.					
S013015904.002	WD: 1" GALV STEEL IPS COMPRESSION COUPLING (2)				\$97.12
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	97.12		
S013071389.001	WWC: 6" ROMAC COUPLING (1)				\$708.63
	WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	708.63		
S013052834.004	ST: 3/4"X1/2" BRS BUSHING & 1/2"X3" BRASS NIPPLE - RETURN				\$(9.02)
	STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	(9.02)		

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
S013052243.002	WD: S40 SOLV WELD PVC PIPE BELLS (20) - RETURN WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	(62.20)		\$(62.20)
S013052834.002	ST: BRASS NIPPLES (2) & BUSHING (2) STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	18.02		\$18.02
S013052834.003	ST: 1/4"X4" BRASS NIPPLE & 3/4"X1/4" BRS BUSHING STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	8.99		\$8.99
S013056975.001	WWC: 28" PVC PIPE W/ RINGS, 20" 4" X 20' PIPE W/RINGS & 3/4" SEALANT WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	513.19		\$513.19
Total For: CONSOLIDATED SUPPLY CO.					\$1,274.73
Vendor: CO-OP GAS & SUPPLY CO.					
74036	ST: PROPANE (9.1 GAL) & C BATTERY (12 PK) STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	25.03		\$41.02
	STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	15.99		
38573	ST: PROPANE FOR THERMO PLASTIC (8.4 GAL) STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	23.10		\$23.10
38629	ST: PRUNING BLADE 12" (2) STREET MAINTENANCE DIVISION	TOOLS	21.98		\$21.98
Total For: CO-OP GAS & SUPPLY CO.					\$86.10
Vendor: CORY SHOOK					
REIMB081126	WTP: BOOT REIMBURSEMENT C. SHOOK (FY'26) WATER TREATMENT	UNIFORM & CLOTHING	125.00		\$125.00
Total For: CORY SHOOK					\$125.00
Vendor: EDNETICS INC					
INV-143343	VOIP STD/ANALOG USER CHARGES MNTHLY AUG'26 (FY26) INFORMATION TECHNOLOGY DIVISION	TELEPHONE - VOIP	2,868.93		\$2,868.93
Total For: EDNETICS INC					\$2,868.93
Vendor: FASTENAL COMPANY					
IDCOE239802	WD: BLUE & GREEN CAUTION SPRAY PAINT (36) WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	190.08		\$190.08
Total For: FASTENAL COMPANY					\$190.08
Vendor: FERGUSON ENTERPRISES LLC					
WP090955	WD: HYDRANT SWIVEL DIFFUSER & 10" FLUSH HOSE WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	1,254.50		\$1,254.50
Total For: FERGUSON ENTERPRISES LLC					\$1,254.50
Vendor: GRAINGER INC					
9048127436	WWTP: AIR VENT BRASS 240F 150 PSI (1)				\$00.00

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
9047539110	WASTEWATER TREATMENT WD: PAVEMENT BREAKER 3/4" WATER DISTRIBUTION WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT TOOLS TOOLS	38.97 1,791.00 30.00		
Total For: GRAINGER INC					\$1,859.97
Vendor: HACH COMPANY					
15127769	WTP: MEMBRANE REPLACEMENT & TURBIDITY STD (1 LITER) WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	468.35		\$468.35
Total For: HACH COMPANY					\$468.35
Vendor: HENRY SCHEIN INC					
60871850	FIRE: EMS SUPPLIES RESTOCK & SHIPPING 08/14/2026 FIRE DEPARTMENT - SANDPOINT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	251.42		\$251.42
Total For: HENRY SCHEIN INC					\$251.42
Vendor: HMH ENGINEERING					
GS025-16-11	HMH CITY ENG SERV THRU JULY-26-2026 (A25-2410-6) PUBLIC WORKS ADMINISTRATION	OTHER PROF SERVICE - ENGINEERING/ARCHITE	8,628.73		\$8,628.73
M24005-22	CEDAR STREET RECONSTRUCTION SERVICES THRU 07/26/26 STREET CAPITAL & PROJECTS STREET CAPITAL & PROJECTS WATER CAPITAL PROJECTS WASTEWATER CAPITAL PROJECTS	OTHER PROF SERVICE - ENGINEERING/ARCHITE CAPITAL IMPROVEMENTS OTHER THAN BUILDING CAPITAL IMPROVEMENTS OTHER THAN BUILDING CAPITAL IMPROVEMENTS OTHER THAN BUILDING	4,811.31 1,214.28 2,863.88 2,566.03		\$11,455.50
M26006-03	ENGINEERING SERV FOR RV PARK & BEACH LOT THRU 07/26/26 CITY BEACH RV PARK CITY BEACH RV PARK PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BUILDING CAPITAL IMPROVEMENTS OTHER THAN BUILDING CAPITAL IMPROVEMENTS OTHER THAN BUILDING	10,215.03 537.63 9,263.17		\$20,015.83
Total For: HMH ENGINEERING					\$40,100.06
Vendor: INNOVATE! INC.					
20220.00-1	A25-1920-4 GIS SUPPORT SERVICES - JUL'26 INFORMATION TECHNOLOGY DIVISION WATER DISTRIBUTION WASTEWATER COLLECTIONS	TECH SERVICES - GIS SERVICES TECH SERVICES - GIS SERVICES TECH SERVICES - GIS SERVICES	53.55 412.37 412.38		\$878.30
Total For: INNOVATE! INC.					\$878.30
Vendor: KELLER ASSOCIATES INC					
0000257060	WWTP PRELIMINARY ENGINEER REPORT 05/31/26 - 06/30/2026 WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	4,223.75		\$4,223.75

Invoice Number	Invoice Description	GL Account Description	Line Item Amount	Inv	Item # 2.
Total For: KELLER ASSOCIATES INC				\$4,223.75	
Vendor: KELLEY CREATE					
42613400	SPD: COPIER LEASE - JUL 26 - 07/27/2026 - SET UP & NEW PRINTER				\$441.09
	POLICE DEPARTMENT	COPIER LEASE	316.09		
	POLICE DEPARTMENT	COPIER LEASE	125.00		
Total For: KELLEY CREATE				\$441.09	
Vendor: KENT ANDERSON					
07132026-07172	SNDPNT TNNS CMP SET UP & INSTRUCTION - 2026				\$3,045.00
	RECREATION	TECH SVS - PARK/REC & ART/GRAPHIC DESIGN	3,045.00		
Total For: KENT ANDERSON				\$3,045.00	
Vendor: KG & T SEPTIC INC					
65896	KG&T PORTABLE TOILET RENTAL 07/20/26-08/16/26				\$5,983.00
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	291.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	581.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	316.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	291.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	316.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	316.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	316.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	326.00		
	RECREATION	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	316.00		
	RECREATION	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	267.00		
	WATER TREATMENT	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	132.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	1,255.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	653.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	291.00		
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	316.00		
Total For: KG & T SEPTIC INC				\$5,983.00	
Vendor: LES SCHWAB TIRE CENTER					
10800992792	ST: NEW TIRES (2) & VALVE STEMS (2) - P185 PORTABLE COMPRESSOR				\$218.56
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	218.56		
Total For: LES SCHWAB TIRE CENTER				\$218.56	
Vendor: MES SERVICE COMPANY					
IN2566796	FIRE: STATION WEAR WORK JACKETS (10)				\$9

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
	FIRE DEPARTMENT - SANDPOINT	UNIFORM & CLOTHING	966.93		
Total For: MES SERVICE COMPANY					\$966.93
Vendor: MIKE WHITE FORD OF SANDPOINT LLC					
STK# 205260	2026 FORD RANGER XL (1FTER4PH5TLE35114) CENTRAL SERVICES DEPARTMENT	CAPITAL EQUIPMENT & MACHINERY	34,058.00		\$34,058.00
Total For: MIKE WHITE FORD OF SANDPOINT LLC					\$34,058.00
Vendor: MOTOROLA SOLUTIONS INC					
8230499055	2025-2026 ANNUAL RADIO MOBILE FLEX SERVICES INFORMATION TECHNOLOGY DIVISION	PUBLIC SAFETY-MOTOROLA/ERS-CAD/WATCHGUAR	29,089.46		\$29,089.46
8230555785	2026-2027 ANNUAL RADIO FLEX SERVICES INFORMATION TECHNOLOGY DIVISION	PUBLIC SAFETY-MOTOROLA/ERS-CAD/WATCHGUAR	31,125.71		\$31,125.71
Total For: MOTOROLA SOLUTIONS INC					\$60,215.17
Vendor: NAPA AUTO PARTS					
295392	ST: FLOOR DRY (2) STREET MAINTENANCE DIVISION	ROADWAY/PATH SUPPLIES/EQUIPMENT	24.32		\$24.32
295918	ST: EXHAUST INSULATING WRAP STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	69.85		\$69.85
296054	SHOP: AIR HOSES (5) BRAKE CLEANER (12) WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	21.64		\$64.93
	WASTEWATER COLLECTIONS	VEHICLE & MACH SUPPLIES/PARTS	21.64		
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	21.65		
295990	WWC: TRUCK WASH SOLUTION (1) WASTEWATER COLLECTIONS	VEHICLE & MACH SUPPLIES/PARTS	8.79		\$8.79
295607	ST: FUSE CIRCUIT HOLDER - 644 JOHN DEER LOADER STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	28.06		\$28.06
294907	SHOP: RAIN-X ALL SEASON WIPER FLUID(6) WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	9.98		\$29.94
	WASTEWATER COLLECTIONS	VEHICLE & MACH SUPPLIES/PARTS	9.98		
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	9.98		
Total For: NAPA AUTO PARTS					\$225.89
Vendor: NORTH 40 OUTFITTERS					
178674	SHOP: 1/4 TUBING & VELCRO 2" X 4" (2) WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	4.52		\$13.57
	WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	4.52		
	STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	4.53		
178647	ST: 1/4 TUBING - '26 RAM 1500				\$

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
178724	STREET MAINTENANCE DIVISION ST: 2" BALL TOW HITCH & PINTLE 7" PLATE - CRACK SEALER	VEHICLE & MACH SUPPLIES/PARTS	11.98		
					\$194.98
178596	STREET MAINTENANCE DIVISION ST: BALL MOUNT - PAINT TRAILER	VEHICLE & MACH SUPPLIES/PARTS	194.98		
					\$39.99
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	39.99		
Total For: NORTH 40 OUTFITTERS					\$260.52
Vendor: NORTH IDAHO LOCK & KEY					
63126	WTP: DOOR REPAIR WATER TREATMENT	SERVICES - BUILDING - R&M	210.00		\$210.00
Total For: NORTH IDAHO LOCK & KEY					\$210.00
Vendor: ONE CALL CONCEPTS, INC					
60723017	WD/SC: UTILITY LOCATOR SERVICES JULY'26 WATER DISTRIBUTION	PROF SERVICE - IT SERVICES	125.19		\$250.38
	WASTEWATER COLLECTIONS	PROF SERVICE - IT SERVICES	125.19		
Total For: ONE CALL CONCEPTS, INC					\$250.38
Vendor: OWENS PUMP & EQUIPMENT					
997706	WWTP: VX136 BEARING CHANGE KIT - PUMP REPAIR WASTEWATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	2,254.90		\$2,254.90
997705	WWTP: REBUILT VX136 CI PUMP SEAL KIT CARTRIDGE & HOUSING GASKETS WASTEWATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	4,326.70		\$4,326.70
Total For: OWENS PUMP & EQUIPMENT					\$6,581.60
Vendor: OXARC INC					
0032634233	WTP: SODA ASH (55 SACKS) & CHLORINE CYL (8) WATER TREATMENT	CHEMICAL SUPPLIES	7,487.13		\$10,259.63
	WATER TREATMENT	CHEMICAL SUPPLIES	2,772.50		
Total For: OXARC INC					\$10,259.63
Vendor: PACWEST MACHINERY LLC					
30435083	ST: SUCTION BAFFLE & WIRE SEGMENTS (6) - SWEEPER STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	1,564.17		\$1,564.17
Total For: PACWEST MACHINERY LLC					\$1,564.17
Vendor: PAPE MACHINERY INC					
17121487	ST: WATER PUMP & CORE DEPOSIT STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	351.22		\$351.22
17121473	ST: GASKET & THERMOSTAT - BUCKET TRUCK STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	72.58		\$72.58

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
17115540	WD: EQUIP DOME HEAD BOLTS (12) & NUTS (12) WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	216.96		\$216.96
17105008	ST: CHAINSAW CHAINS PM3 PICCO (2) STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	57.98		\$57.98
Total For: PAPE MACHINERY INC					\$698.74
Vendor: PIONEER MANUFACTURING COMPANY					
INV-309114	PARKS: FIELD PAINT WHITE & BLUE (10) - SPRTS CMLPX PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	1,147.89		\$1,147.89
Total For: PIONEER MANUFACTURING COMPANY					\$1,147.89
Vendor: PITNEY BOWES GLOBAL FINANCIAL SERVI					
08092026	8000-9090-1136-9332 - POSTAGE REFILL & INK AUG 2026 (FY26) CENTRAL SERVICES DEPARTMENT	POSTAGE	350.00		\$462.87
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	112.87		
Total For: PITNEY BOWES GLOBAL FINANCIAL SERVI					\$462.87
Vendor: ROCKY MOUNTAIN INFO NETWORK					
261991	SPD: RMIN-ANNUAL MEMBERSHIP - E. RYAN JULY '26 - JUNE '27 (FY26) POLICE DEPARTMENT	LICENSES/DUES & SUBSCR (JOB RELATED)	100.00		\$100.00
Total For: ROCKY MOUNTAIN INFO NETWORK					\$100.00
Vendor: SELKIRK PRESS INC					
24120	WD/SC: BUSINESS CARD (250) - Q. DUCKEN WATER DISTRIBUTION	PRINTING AND BINDING	24.00		\$48.00
	WASTEWATER COLLECTIONS	PRINTING AND BINDING	24.00		
24121	FIRE: DOOR HANGERS INSPECTIONS & WEED MITIGATION (100) FIRE DEPARTMENT - SANDPOINT	OFFICE SUPPLIES/EQUIPMENT	71.00		\$71.00
24122	FIRE: BUSINESS CARDS (250) - G. GILCREASE FIRE DEPARTMENT - SANDPOINT	PRINTING AND BINDING	48.50		\$48.50
Total For: SELKIRK PRESS INC					\$167.50
Vendor: SHERWIN-WILLIAMS CO					
25569177030826	ST: 5 GAL ZYLENE & STRAINER - STRIPING STREET MAINTENANCE DIVISION	PAINT & THERMO SUPPLIES/EQUIPMENT	173.16		\$173.16
Total For: SHERWIN-WILLIAMS CO					\$173.16
Vendor: SOUTH FORK HARDWARE (FIRE)					
436116	FIRE: NUTS & BOLTS , 19 OZ BREAK CLEAN (2) FIRE DEPARTMENT - SANDPOINT	OPERATIONAL SUPPLIES/EQUIPMENT	20.59		\$20.59
Total For: SOUTH FORK HARDWARE (FIRE)					\$

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv	Item # 2.
Vendor: SOUTH FORK HARDWARE (PARKS)					
435586	PARKS: PAIL, SPONGE, CONCRETE EPOXY - DT WALL REPAIR				\$75.76
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	75.76		
435669	PARKS: NUTS & BOLTS - 5 GAL PAINT STRAINERS - TRAVERS				\$5.42
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	5.42		
Total For: SOUTH FORK HARDWARE (PARKS)					\$81.18
Vendor: SOUTH FORK HARDWARE (PUB WKS)					
435920	WTP: WD40, CARB CLEANER, STARTER FLUID & SHOP TOWELS				\$30.96
	WATER TREATMENT	VEHICLE & MACH SUPPLIES/PARTS	30.96		
Total For: SOUTH FORK HARDWARE (PUB WKS)					\$30.96
Vendor: STANTEC CONSULTING SERVICES INC					
2595770	WWTP: ENGR SERVICES THRU JULY 3RD 2026				\$9,322.54
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	654.00		
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	8,668.54		
Total For: STANTEC CONSULTING SERVICES INC					\$9,322.54
Vendor: TERRY TAYLOR					
13728	REFUND AUG 10-12, '26 KEELBOAT SAILING CANCELLED DUE TO SMOKE				\$150.00
	UNCLASSIFIED	CUSTOMER CREDITS	150.00		
Total For: TERRY TAYLOR					\$150.00
Vendor: USA BLUE BOOK					
INV01132956	WWTP: 5 MIL NITRILE GLOVES (2)				\$51.90
	WASTEWATER TREATMENT	LABORATORY SUPPLIES	51.90		
INV01128144	WWTP: STORAGE CONTAINERS (6)				\$43.62
	WASTEWATER TREATMENT	LABORATORY SUPPLIES	43.62		
INV01138839	WWTP: PHOSPHORUS REACTIVE (1), FILTER, NITRILE & LATEX LAB GLOVES (7)				\$487.30
	WASTEWATER TREATMENT	LABORATORY SUPPLIES	487.30		
Total For: USA BLUE BOOK					\$582.82
Vendor: VERIZON WIRELESS					
6151520451	VZ WIRELESS PHONE/DATA CHGE 07.21.26-08.20.26				\$159.88
	WASTEWATER TREATMENT	TELEPHONE - WIRELESS	20.02		
	WATER TREATMENT	TELEPHONE - WIRELESS	38.70		
	WASTEWATER COLLECTIONS	TELEPHONE - WIRELESS	62.46		
	WATER DISTRIBUTION	TELEPHONE - WIRELESS	38.70		
Total For: VERIZON WIRELESS					\$159.88
Vendor: WATERFRONT PROPERTY MANAGEMENT					

Invoice Number	Invoice Description Department/Division	GL Account Description	Line Item Amount	Inv Item # 2.
58217	FIRE: FUEL FIRE BOAT 1191 08/03/2026 FIRE DEPARTMENT - SANDPOINT	FUEL - GASOLINE/DIESEL	105.87	
Total For: WATERFRONT PROPERTY MANAGEMENT				\$105.87

Vendor: WILLIAMS SCOTSMAN INC

9026824228	WWTP: MODULAR RENTAL 08/19/2026-09/18/2026 (FY26)			\$1,211.43
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	785.40	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	19.64	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	206.26	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	22.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	5.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	70.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	103.13	
Total For: WILLIAMS SCOTSMAN INC				\$1,211.43

Vendor: ZIPLY FIBER

6708 08.22.26	6708 PHONE CHGS - CITY HALL 08.22.26-09.21.26 INFORMATION TECHNOLOGY DIVISION	TELEPHONE - LANDLINE & OTHER	133.24	\$133.24
4008 08.22.26	4008 - PHONE CHGS - CITY HALL 08.22.26-09.21.26 WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	301.43	\$301.43
3469 08.25.26	3469 TURTLE ROCK 08.25.26 - 09.24.26 WATER TREATMENT	TELEPHONE - LANDLINE & OTHER	64.84	\$64.84
6269 08.22.26	6269 PHONE CHGS - 911 TRANSFER 08.22.26-09.21.26 POLICE DEPARTMENT	TELEPHONE - LANDLINE & OTHER	13.80	\$13.80
Total For: ZIPLY FIBER				\$513.31

Payables Grand Total: \$235,961.57

City of Sandpoint Payroll Breakdown for AUGUST 2026
Employee Benefit Compensation Export
From 08/01/2026 - 08/31/2026

WAGES Total	MEDICAL Total	DENTAL Total	SUPPLEMENTAL Total	TAXES Total	RETIREMENT Total	Employer Total
577,730.95	109,507.87	4,410.00	11,237.32	37,894.89	73,798.00	814,579.03

Grand Total: \$1,050,540.60

Councilor Signature: _____ Date: _____

Councilor Name: **KYLE SCHREIBER**

CITY OF SANDPOINT
WRITTEN DECISION – Sandpoint City Council
PS26-0001 – Skyway Estates

Owner: Polar Built LLC
polarcomatt@gmail.com

Applicant/Representative: Gordon Dobler
gordon@doblerengineering.com

Location: 2708 N. Boyer Ave., Sandpoint, Idaho

Zone: Residential Single Family - RS

Sandpoint City Council Meeting Dates: July 15 & August 18, 2026

Meeting Type: Regular Sandpoint City Council Meetings – Public Hearing, Deliberation, and Decision

Date of this Written Decision: September 2, 2026

Summary of Decision

On July 15, 2026, the Sandpoint City Council (Council) held a duly noticed public meeting to consider an application to subdivide ±4.5 acres into 26 lots along with dedication of right of way and associated infrastructure. The Council considered the Planning & Zoning Commission recommendation, staff report, applicant presentation, public hearing, and responses to questions. The discussion and deliberation centered on whether or not the project was compliant with code and reasoning behind recommended conditions.

Following staff presentation there were questions from Councilors regarding the preliminary plat, preliminary improvement plans, and conditions. In a question regarding the 40' right of way width requirement staff noted that the required dedication adjacent to undeveloped properties is half of the standard requirement plus 10 feet. This situation occurs at the northwest corner of the property and at the eastern boundary of the property. There was a specific question regarding the new street section at the intersection with Boyer and the right-of-way relationship to the adjoining property to the north.

The applicant provided a brief presentation and explained the nature of the proposed development. He addressed stormwater, noting that they will discharge east and west and that runoff would first be treated in swales in accordance with City Stormwater requirements.

During deliberations following the closure of the public hearing a motion was made to table the deliberations to the August 18th, regular city council meeting.

During continued deliberations at the August 18th Council meeting staff showed an image of the subdivision and preliminary improvements as proposed and a conceptual potential alternate street section if the Council chose to require an additional condition of approval. There were several questions for staff. Discussion followed regarding to the recommended conditions to include a revised street section for the western ±120' of the new street that does not fundamentally impact the lots but removes street parking and includes sidewalk on the north side while maintaining a 40-foot right of way plus a 10-foot access and utility easement on the south side. It was moved that the preliminary subdivision be approved with the understanding that the modified street cross section could be re-constructed to standard cross section when the neighboring property to the north develops pursuant to Sandpoint City Code §10-1-6-A-(3).

Findings: The staff report contained reference to the subdivision standards of Sandpoint City Code:

1. Sandpoint City Code §10-1-5 through §10-1-7 – Relevant code sections for Subdivision and Platting requirements include Water and Sewer Connections, Specific Requirements, and General Requirements. In recommending approval of the application with conditions, the Council finds that all requirements will be satisfied, as further stated in the staff report.
2. Sandpoint City Code §9-4-1-3 – Development Standards for Residential Single Family Zoning District. By recommending approval of the preliminary plat with conditions the Sandpoint City Council finds that the proposed subdivision is consistent with the zoning district standards, as further stated in the staff report.
3. 2024 Comprehensive Plan – With this recommendation of approval of the proposed application with conditions the Sandpoint City Council finds that the proposed development furthers the relevant goals and objectives of the Comprehensive Plan, as further stated in the staff report.

Effective Date of the Recommendation for approval: The Sandpoint City Council hereby approves the Preliminary Plat of Skyway Estates – PS26-0001, with conditions as attached, effective September 2, 2026.

Hereby Approved with conditions by:

Jeremy Grimm, Mayor
City of Sandpoint

Attest:

Meri Jane Bohn, City Clerk



PSPR26-0001 – Skyway Estates - Preliminary Subdivision

Conditions of Approval

Preliminary Plat Conditions of Approval

Community Planning and Development:

1. No Building Permits shall be issued prior to final plat approval for the lot subject to the Building Permit Application.
2. Prior to Final Plat recording, Developer shall provide documentation that new street names have been reserved and approved by Bonner County.
3. Prior to any Final Plat approval, fire hydrants shall be installed pursuant to the preliminary improvement plans. Hydrants shall be included in the Public Infrastructure Permit.
4. Prior to any Final Plat approval, Developer shall extend a fire access street connection to Huppert Ln. at the northeast corner of the project, subject to and approved Public Infrastructure Permit.
5. A signed and notarized Fair Disclosure Statement shall be recorded for effected lots pertaining to the Lateral Safety Zone in accordance with Sandpoint City Code §9-12-5 (E).

Public Works Department:

1. The Developer is required to construct the following public improvements in accordance with the applicable standards adopted by the City: sanitary sewer and water system extensions, fire hydrants, stormwater management, streets, street trees, signage, curbs and gutters, drainage appurtenances, sidewalks, and all other improvements listed in these conditions and in accordance with final infrastructure plans approved for construction. Final street, stormwater, and utility layout and design details are subject to detailed engineering plan review and approval. All public infrastructure is subject to a Public Infrastructure Permit (PIP) for which applicable fees must be paid and final plans reviewed and "Approved for Construction" by the appropriate Public Works official prior to Final Plat recording.
2. An approved final stormwater plan and report is required prior to Final Plat approval. The Developer shall install and adequately maintain all stormwater and erosion control measures in accordance with an approved final Stormwater Plan & Public Infrastructure Permit issued by the City.
3. Prior to any ground disturbance the Developer shall prepare and obtain and maintain compliance with the Idaho Department of Environmental Quality's Construction General Permit (CGP) throughout development. Prior to any land disturbing activities, a copy of the issued CGP shall be provided to the Public Works Department. Note: Failure to comply with the terms of the CGP may result in orders to stop work by the City or DEQ.
4. Prior to any Final Plat approval, Developer shall install streetlights along Skyway Lane in accordance with Appendix F of the Urban Area Transportation Plan (2007). Street lights shall be included in the Public Improvement Plan (PIP) and approved in accordance with applicable Public Works Standards.
5. Prior to any Final Plat approval, all pedestrian and utility easements proposed on the preliminary plat shall be shown on the Final Plat.
6. Prior to any Final Plat approval, developer shall include a final street tree and frontage planting plan in a Public Infrastructure Permit. Street trees are subject to the Official Approved Street Tree list. Developer shall plant street trees fronting applicable construction in accordance with the Public Infrastructure Permit to the satisfaction of the City Forester.
7. Prior to the issuance of a Public Infrastructure Permit the Developer shall submit financial security sufficient to cover 150% of the City's approved estimated cost of construction, testing, inspection, and restoration for all required frontage improvements and utility connections to existing water and sewer mains, together with any associated surface restoration.

All required financial security shall be provided prior to issuance of the Public Infrastructure Permit and may be in the form of a performance bond, irrevocable letter of credit, cash deposit, or other security device acceptable to the City. The City reserves the right to perform work for the required infrastructure improvements and retain the security in the event the Developer fails to perform the work in accordance with the mutually agreed upon construction schedule. In no event shall the financial security be released until all secured improvements have been completed and approved by the City and the Final Plat has been approved by the City.

8. Inspection reports and testing records, conducted at the frequency and method(s) specified in the Idaho Standards for Public Works Construction (latest edition) for all required infrastructure improvements shall be provided to the City within ninety days of completion of construction. A letter signed by a professional engineer, licensed in Idaho, shall be provided by the Developer to the City stating that the substantially completed work was constructed in accordance with all conditions and subsequent permits, including but not limited to the approved plans and standards. In no event shall the City accept the required infrastructure improvements and/or approve any Final Plat, until such documentation has been provided and deemed acceptable by the City Engineer. The City reserves the right to retain the performance bond for Required Infrastructure Improvements and/or withhold other permits until the City has accepted the same.
9. Pursuant to 10-1-3 all required infrastructure improvements shall be built to City standards and permits, adhering to all City policies and procedures and standards adopted by the City, including but not limited to Idaho Standards for Public Works Construction (ISPWC) (latest edition). The final construction plans contained in the Public Infrastructure Permit shall be submitted to the City for approval prior to commencement of any construction; shall detail construction of all infrastructure improvements; and, that all such work will be constructed in a workmanlike manner. The Developer will properly warrant all public improvements properly from defects by providing a warranty bond in an amount approved by the City and representing twenty percent (20%) of the estimated cost of all Public Improvements for a period of two years from the date of written acceptance by the City and prior to any Final Plat approval. Should the Developer fail to make any required repairs within thirty days' written notice, the City may exercise the warranty bond. This period may be extended by the City if inclement winter weather prevents repair within the thirty-day period.
10. Prior to any Final Plat approval all required infrastructure improvements shall be inspected and tested by qualified professionals in accordance with Idaho Standards for Public Works Construction (latest edition) with all costs of testing and inspection to be borne by the Developer.
11. Prior to any Final Plat approval, developer shall dedicate and construct a final street plan to the satisfaction of the city engineer, subject to a Public Infrastructure Permit, that includes the following along the westernmost $\pm 120'$ of the new street approaching Boyer Ave: a 40-foot wide right of way plus a 10-foot public sidewalk and utility easement along the south side, no street parking, a $\pm 24'$ -foot curb to curb street section, standard frontage improvements along the south side, and a standard sidewalk with a narrowed planting strip along the north side. Final revised street plan shall be approved by the City Engineer prior to public infrastructure permit issuance. The foregoing conditions of Right-of-way improvements, specifically on the north side of the new street are allowed as an interim improvement built to city standards until such time as the property abutting to the north develops, at which point the row may be required by such future development.

No: 26-
Date: September , 2026

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: THIRD AMENDMENT TO LEASE AGREEMENT WITH THE BONNER COUNTY HISTORICAL SOCIETY

WHEREAS: The City of Sandpoint and the Bonner County Historical Society, Inc. ("BCHS") entered into a Lease Agreement dated June 18, 1979, for property located at 611 S. Ella Avenue, Sandpoint, Idaho;

WHEREAS: The City and BCHS subsequently entered into a First Amendment to the Lease in 2009 and a Second Amendment to the Lease in 2023;

WHEREAS: The Lease expired on September 30, 2025, and the City and BCHS desire to renew the Lease and continue their longstanding partnership;

WHEREAS: The proposed Third Amendment renews the Lease for a forty (40) year term commencing October 1, 2025, and expiring September 30, 2065;

WHEREAS: The Third Amendment provides for annual rent of One Dollar (\$1.00), retains BCHS's option to renew for successive forty (40) year terms, and ratifies the remaining terms and conditions of the Lease and prior amendments; and

WHEREAS: The Third Amendment is being entered into in conjunction with a separate Settlement and Mutual Release Agreement between the City and BCHS;

NOW, THEREFORE, BE IT RESOLVED THAT: The Third Amendment Lease Agreement with Bonner County Historical Society a copy of which is attached hereto and made a part hereof as if fully incorporated herein, is hereby approved.

BE IT FURTHER RESOLVED THAT: The Mayor or his designee is hereby authorized, on behalf of the City, to execute this agreement.

Jeremy Grimm, Mayor

ATTEST:

Meri Jane Bohn, City Clerk

**THIRD AMENDMENT TO LEASE BETWEEN THE CITY OF SANDPOINT AND
BONNER COUNTY HISTORICAL SOCIETY**

This Third Amendment to Lease Agreement (this "Third Amendment") is made and entered into this 02nd day of September, 2026, by and between the **CITY OF SANDPOINT**, a municipal corporation of the State of Idaho ("City"), and **BONNER COUNTY HISTORICAL SOCIETY, INC.**, a non-profit corporation of the State of Idaho ("BCHS"), regarding the leased premises described below.

WHEREAS the City and BCHS entered into that certain Lease Agreement dated June 18, 1979, authorized by Resolution No. 32-79 (the "1979 Lease"), covering certain real property situated at 611 S. Ella Ave, Sandpoint, Bonner County, Idaho, more particularly described in the 1979 Lease and in the legal description recorded as Instrument No. 522945 with Bonner County on April 28, 1998; and

WHEREAS Article I of the 1979 Lease established a lease term of forty (40) years and granted BCHS the "option to renew this Lease for a like period on each successive termination"; and

WHEREAS the City and BCHS amended the 1979 Lease by that certain Amendment to Lease Agreement dated November 21, 2009, authorized by Resolution No. 09-70 (the "First Amendment"), which corrected the legal descriptions of the leased premises to conform to the recorded survey and addressed certain shared-use terms with the Sandpoint Lion's Club, and did not otherwise modify the term or renewal provisions of the 1979 Lease; and

WHEREAS the City and BCHS further amended the lease by that certain Second Amendment to Lease dated September 27, 2023 (the "Second Amendment"), which extended the term of the lease through September 30, 2025, and provided that all other terms and conditions of the 1979 Lease and subsequent amendments would remain in full force and effect; and

WHEREAS the 1979 Lease, the First Amendment, and the Second Amendment (collectively, the "Lease") expired according to their terms on September 30, 2025; and

WHEREAS the City and BCHS wish to resolve any dispute regarding the status of the Lease following its expiration and to continue their longstanding partnership by renewing the Lease on the same terms and conditions set forth in the Lease, subject to the modifications set forth below;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and BCHS agree as follows:

1. Incorporation of Prior Agreements. The 1979 Lease, dated June 18, 1979 (recorded as Instrument No. 32-79), the First Amendment, dated November 18, 2009 (recorded as Instrument No. 09-70), and the Second Amendment, dated September 27, 2023 (recorded as Instrument No. 23-080), are each incorporated herein by this reference as though set forth in full and, except as expressly modified below, remain in full force and effect.

2. Term. The Lease is hereby renewed for a term of forty (40) years (the "Renewal Term"), commencing October 1, 2025, and expiring September 30, 2065.

3. Renewal Option. Consistent with Article I of the 1979 Lease, BCHS shall retain the option to renew the Lease for successive terms of a like period (forty (40) years) on each successive termination, upon the same terms and conditions as set forth in the Lease.

4. Rent. Rent for the Renewal Term shall continue at the rate set forth in the 1979 Lease, being One Dollar (\$1.00) per year, payable in advance of the beginning of each year.

5. Ratification of Remaining Terms. Except as specifically modified by this Third Amendment, all other terms, conditions, covenants, and provisions of the 1979 Lease, the First Amendment, and the Second Amendment remain in full force and effect and are hereby ratified and confirmed, including without limitation BCHS's obligations to maintain and insure the premises and improvements, and BCHS's reversionary obligations upon eventual termination of the Lease.

6. Related Settlement Agreement. In connection with this Third Amendment, the City and BCHS are entering into a separate Settlement and Mutual Release Agreement resolving the Notice of Tort Claim dated March 5, 2026. This Third Amendment and the Settlement and Mutual Release Agreement are related documents, and the effectiveness of each is conditioned upon execution of the other.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the date indicated below.

CITY OF SANDPOINT

By: _____ Date: _____
Jeremy Grimm, Mayor

Attest:

Meri Jane Bohn, City Clerk

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared Jeremy Grimm, known or identified to me to be the Mayor of the City of Sandpoint, the municipal corporation that executed the within instrument, and acknowledged to me that the City of Sandpoint executed the same.

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

BONNER COUNTY HISTORICAL SOCIETY, INC.

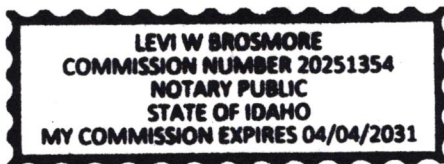
By: Tonya M. Sherman Date: 8/26/2026
 Name: Tonya M. Sherman
 Title: President of the Board, BCHS

STATE OF IDAHO)
) ss.
 COUNTY OF BONNER)

On this 26th day of August, 2026, before me, the undersigned Notary Public, personally appeared Tonya Sherman, known or identified to me to be the President of Bonner County Historical Society, Inc., the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

Levi Brosmore
 Notary Public for Idaho

Residing at: 1832 Hwy 7, Sandpoint, ID 83864
 My Commission Expires: 4/4/31



783763

1st Amendment
Item # 4.

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT is made this 21st day of November 2009, by and between the CITY OF SANDPOINT, a municipal corporation of the State of Idaho, 1123 Lake Street, Sandpoint ID 83864 (hereinafter referred to as "CITY"), and Bonner County Historical Society, a non-profit corporation of the State of Idaho, whose address is 611 S Ella Street (hereinafter referred to as "LESSEE");

WHEREAS, City of Sandpoint Resolution No: 32-79, Dated June 18, 1979, leased premises owned by the City to the Bonner County Historical Society; and

WHEREAS the legal descriptions must be corrected from the 1979 document to make them consistent with the recorded survey; and

WHEREAS, a children's play area, for which the City is responsible, has been constructed partially within the leased premises; and

WHEREAS, the exhibit area is jointly leased to the Lions Club;

NOW, Therefore, CITY and LESSEE hereby agree to the following amendments to the lease dated June 18, 1979.

1. That the legal description on the first page of the Lease dated June 18, 1979, by and between the parties be amended to read as follows:

Per Instrument No. 522945 as recorded with Bonner County on April 28, 1998

A portion of property lying in Section 27, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho, more particularly described as;

Beginning at the Northwest quarter corner of Section 27, Thence N.89° 58' 36" East, 1,322.7 feet to the intersection of the centerlines of Ella Ave and Ontario Street, Thence S. 00° 13'34" E, 307.21 feet to the true point of beginning and the east right of way line of Ella Ave.

Thence S. 89° 55'49" E., 296.66 feet, (N. 87° 08' 10" E, 297.50 feet, Record)

Thence S. 00° 04'11" E., 206.06 feet, (S. 02° 51'50" W, 206.06 feet, Record)

HATCHES
SURVEY
AND OUR
UNDERSTANDING
OF HISTORIC
1979 LEASE

Thence S. 89°55'49" W., 297.50 feet, (N 87° 08' 10" W, 297.50 feet, Record) to the East right of Way line of Ella Ave.

Thence Northeasterly along the East Right of Way line to the True Point of Beginning. 1.41 Acres more or less.

2. That Section XII of the Lease dated June 18, 1979, by and between the parties be amended to read as follows:

XII. The following parcel of real property is further leased to the Lessee by the Lessor subject and under the same conditions as previously set forth above. In addition thereto said property described below is leased to the Lessee subject to the limitation that said area shall be used as an exhibit area and no permanent structures or improvements shall be made by Lessee on said property. Furthermore, it is expressly understood and agreed between the Lessor and the Lessee that excluded from the leased property described below is the children's play area and the building commonly referred to as the Lions Club building located thereon; and said building and play area is excluded from use by the Lessee. The property described below (commonly known as the "exhibition area") is jointly leased to the Lions Club. The Lions Club and the Bonner County Historical Society should communicate to prevent any potential scheduling conflicts of the exhibition area. If there is any unresolved conflict in scheduling for the exhibition area, the Bonner County Historical Society shall have priority. The legal description of the jointly leased premises is:

Per Instrument No. 5229945 as recorded with Bonner County on April 28, 1998

A portion of property lying in Section 27, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho, more particularly described as;

Beginning at the Northwest quarter corner of Section 27, Thence N.89° 58' 36" East, 1,322.7 feet to the intersection of the centerlines of Ella Ave and Ontario Street, Thence S. 00° 13' 34" E, 210.52 feet (S.00° 51' 50" W 210.52 feet, Record), Thence N. 89°55'49" E, 13.56 feet (S. 87°08'10 E 15 feet, Record) to the true point of beginning and the East right of way line of Ella Ave.

Thence N.89°55'49" E. 283.37 feet, (S. 87° 08' 10" E, 282.50, Record)

Thence S. 00°04'11" E. 96.69 feet, (S. 02°51'50" W, 96.69, Record)

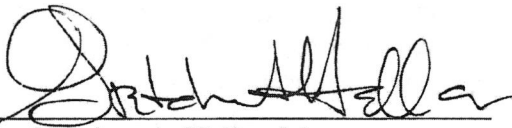
Thence N 89°55'49" W. 296.66 feet, (N 87°08' 10" W. 296.50, Record) to the East right of Way line of Ella Ave.

Thence Northeasterly Along the East Right of Way to the True Point of Beginning. .64 Acres more or less

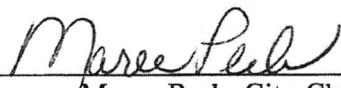
IT IS FURTHER AGREED that no other provision of the Lease dated June 18, 1979, shall be affected by this Amendment.

IN WITNESS WHEREOF, the parties have set their hands and seals this day and year first above written.

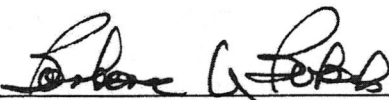
CITY OF SANDPOINT

By: 
Gretchen A. Hellar, Mayor

ATTEST:


Maree Peck, City Clerk

BONNER COUNTY HISTORICAL SOCIETY:


(name) BARBARA A BOTCH
(title) President

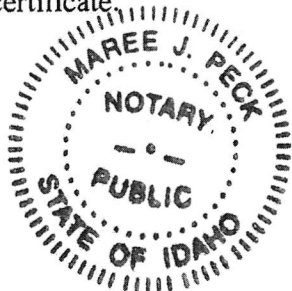
2009 NOV 25 A 9:32
12:00
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

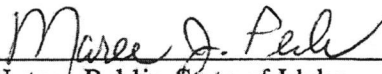
W. Valentine
FILED BY

STATE OF IDAHO)
)
COUNTY OF BONNER) SS.

On this 24th day of November, 2009, before me the undersigned Notary Public, personally appeared Barbara A. Botch, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same on behalf of the Bonner County Historical Society.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first above written in this certificate.




Notary Public-State of Idaho
Residing at: Sagle
My Commission Expires: 1-17-10

No: 09-70

Date: November 18, 2009

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

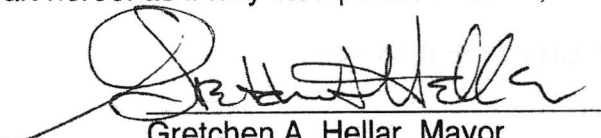
**TITLE: BONNER COUNTY HISTORICAL SOCIETY MUSEUM LEASE
AMENDMENT**

WHEREAS: The City of Sandpoint and Bonner County entered into a lease agreement by Resolution No. 79-32 for a 40 year term to facilitate the museum and associated activities; and,

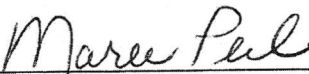
WHEREAS: The 1979 agreement references the Lion's Club Lease, where approximately .64 acres is shared with both the Historical Society and the Sandpoint Lion's Club with the Historical Society having the right to use the property for exhibit purposes but restricts any permanent structures or improvements and excludes the Lion's Club building from the Bonner County Historical Society until such time that the Lion's Club building is removed; and,

WHEREAS: The City Council deems it in the best interest of the City of Sandpoint to enter into an agreement that clarifies that the Bonner County Historical Society shall have priority for use of the shared property with the Lion's Club, to correct both property legal descriptions in the lease to match the recorded survey, and to exclude the city's playground structure from the property lease, removing any responsibility or related liability for same from the Bonner County Historical Society.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDPOINT: The mayor and city clerk are hereby authorized to execute said Lease Agreement, copies of which are attached hereto and made a part hereof as if fully incorporated herein, on behalf of the City.


Gretchen A. Hellar, Mayor

ATTEST:


Maree Peck, City Clerk

City Council Members:

		YES	NO	ABSTAIN	ABSENT
1.	Boge	X			
2.	Newton	X			
3.	O'Hara	X			
4.	Snedden				X
5.	Logan	X			
6.	Reuter	X			



AGENDA REPORT

City Council Meeting

TODAY'S DATE: August 25, 2026

MEETING DATE: September 2, 2026

TO: Mayor and City Council

FROM: Bill Dean, Planning & Community Development Deputy Director/City Planner

SUBJECT: Approval of a Mural (PM26-0003) located at 502/504 Church St.

REQUESTED ACTION

Council is asked to approve an application for a mural at 502/504 Church Street based on the recommendation for approval by the Arts, Culture, and Historic Preservation Commission (ACHP).

BACKGROUND

The City's sign code (SCC 9-6) establishes regulations for signs and murals. Murals are specifically defined in SCC 9-6-4 as:

MURAL: A pictorial display without advertising copy on the exterior wall of a building.

Pursuant to SCC 9-6-15, murals are an exempted sign type, meaning the size, materials and location requirements of the sign code do not apply to murals. However, the same section establishes that all murals shall first be reviewed for recommendation by the ACHP prior to City Council action or approval.

Application PM26-0004 was submitted to the City on August 4, 2026, depicting a scene of horses running against the backdrop of a sunset, which would be painted on the north elevation of the buildings located at 502/504 Church St, occupying nearly the entire wall. Attached to the staff report (Attachment A) is the mural application submitted to the City.

The ACHP, acting in their review capacity pursuant to SCC 9-6-15, reviewed and recommended approval of the application at their regularly scheduled meeting on August 11, 2026.

FISCAL IMPACT

There is no fiscal impact associated with his application. The applicant paid the requisite processing fees adopted in the Citywide Fee Schedule.

ATTACHMENTS:

Application for a mural at 502/504 Church St.



Please Put this on the Aug 11th
Arts Commission Meeting Agenda
I have met informally with Ellen & others
& they are expecting this.

**CITY OF SANDPOINT
PLANNING DEPARTMENT
MURAL APPLICATION**

File #: _____

Name of Applicant Clay Hutchison - The Carousel of Smiles
Name of Business The Carousel of Smiles - The Pony Place, LLC
Business Address 502/504 Church Street, Sandpoint
Telephone Number 509/995-0480 **E-mail** clay.hutchison@gmail.com
Applicant's Mailing Address 217 Cedar St, #284, Sandpoint, ID 83864
Applicant's Telephone Number Same **E-mail** Same
Building Owner The Pony Place, LLC (Clay & Reno Hutchison)

Mural Artist The Community - along with artists from The Carousel of Smiles
Address Same
Telephone Number Same **E-mail** Same

All information must be complete for this application to be processed.



Please describe the proposed mural:

Dimensions: Length 100' Width Height - 10' Square Footage 1,000'

Theme/Title: The Galloping Pony Mural

Colors/Materials: Paint - Black Silhouettes against sunset colors

How will the surface be prepared? Building cleaned and primed with paint

If the surface is a building, what year was it built? 1950s

How will the mural be attached? Direct Paint

Will the mural be illuminated? If so, how? Not anticipated at this time

How will the mural be maintained? Mural will have a coat(s) of protective urethane or equivalent.

Distance to nearest existing mural: Foster's Crossing - Cedar & Oak

Theme of nearest existing mural: North Idaho Imagery

Nearest adjacent street(s) 5th Ave - Oak Street is North

Does the proposed mural extend beyond one side of the building, wall, fence or hoarding?

Yes ☐ No ☐

Which direction(s) will the mural face:

N ☒ S ☐ E ☐ W ☐



Please draw the building in below,
indicate the intersection's street names,
and label the mural location.



Are there any signs, sign copy, "ghost" signs, or "ghost murals" on the same building, wall, fence or hoarding elevation as the proposed mural? If so, how many? _____
(Please describe below):

Existing Sign Type(s): canopy ☐ freestanding ☐ roof ☐ projecting ☐ wall ☐

Existing Sign Dimensions:

Length _____ Width _____ Square Footage _____ Height (if freestanding) _____ Age _____

Length _____ Width _____ Square Footage _____ Height (if freestanding) _____ Age _____

Length _____ Width _____ Square Footage _____ Height (if freestanding) _____ Age _____

Length _____ Width _____ Square Footage _____ Height (if freestanding) _____ Age _____

See Attached Exhibit B



Please attach a photo or scale drawing of the proposed design. Include existing signage if located on same elevation.

See Attached

I hereby acknowledge that, as building owner or occupant, it is my responsibility to maintain this mural in good repair.

Signature of Building Owner/Occupant

Date

I hereby certify that I have read and examined this application and know the same to be true and correct. I will comply with all provisions of applicable laws and ordinances. I understand that the granting of a permit does not give authority to violate provisions of any state or local laws regulating construction or the performance of construction.

Signature of Applicant

Date

Exhibit B

Item # 5.

502 Church Street - Existing Building Signage



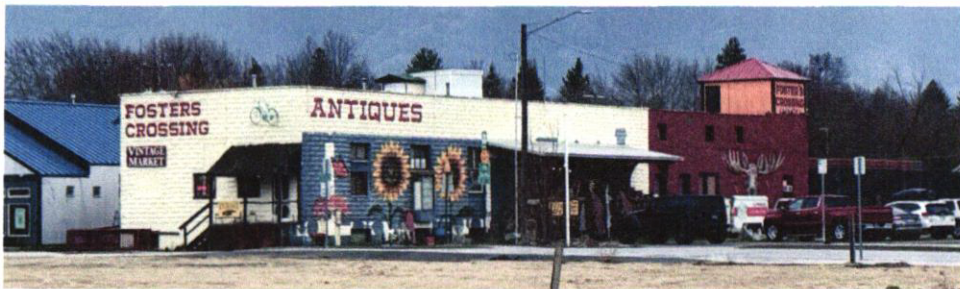
South Face - Leftside with decorative painting



South Face - Rightside with SE Corner Sign



East Face - with decorative painting



Foster's Crossing - Closest Building Murals



East Face -
Signs to remain

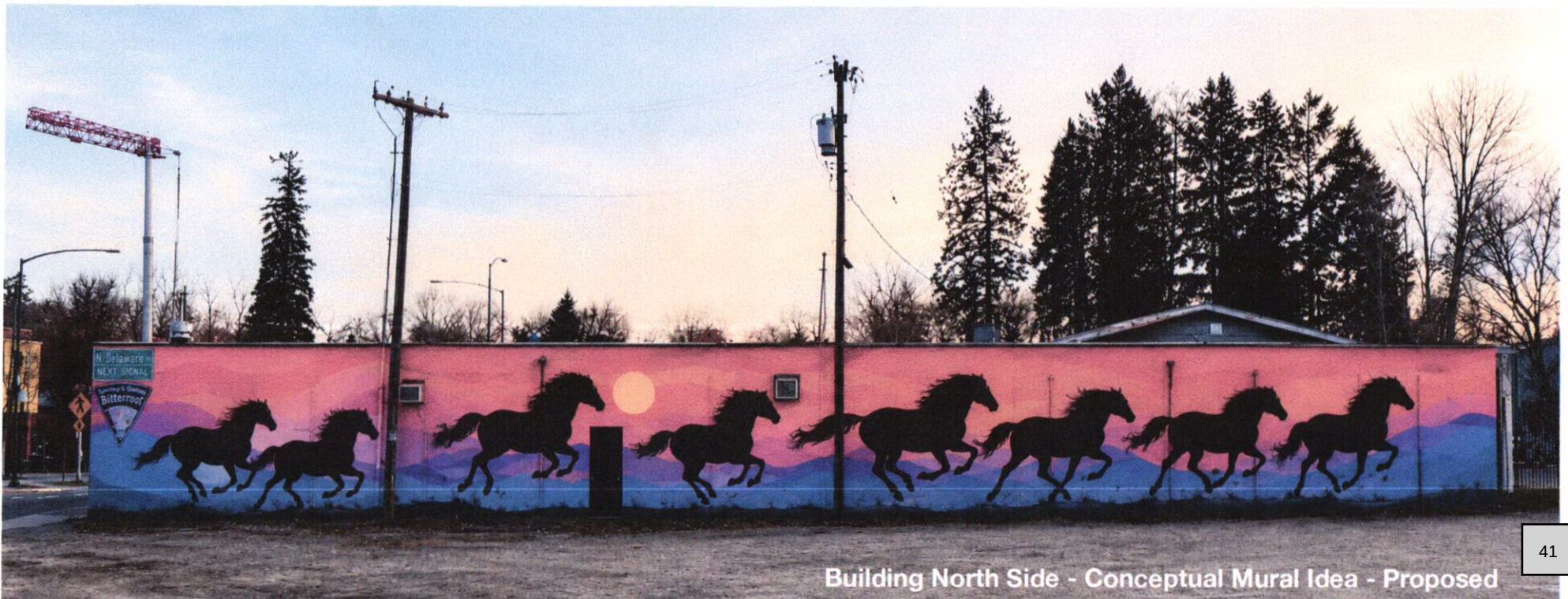
North Face -
Sign to remain

Existing Signage and Decorative Painting to remain.
They have been there for a minimum of 10-20+ year

The Galloping Pony Mural
502/504 Church Street - North Alley Side - Concept for Proposed Mural



Existing Building - North Facing Side



Building North Side - Conceptual Mural Idea - Proposed



ARTS, CULTURE AND HISTORIC PRESERVATION COMMISSION MEETING MINUTES

August 11, 2026 at 8:30 AM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

The meeting of the Sandpoint Arts, Culture and Historic Preservation Commission was called to order at 8:30am on Tuesday, August 11th, 2026, by Chairwoman Susnis in the Council chambers of City Hall.

Roll Call

PRESENT

Chair Elle Susnis
 Commissioner Barry Burgess
 Commissioner Kate McAlister
 Commissioner Carol Deaner
 Commissioner Darra Collison

Commissioner Rick Decker arrived at 8:36am
 Staff Liaison Bill Dean

Meeting Minutes Approval

1. June 9th, 2026, Draft Minutes for Approval - **Action Item**

The June 9th, 2026, meeting minutes were approved unanimously by commissioners present.

Motion made by Commissioner McAlister, Seconded by Commissioner Deaner.

Voting Yea: Chair Susnis, Commissioner Burgess, Commissioner McAlister, Commissioner Deaner, Commissioner Collison

2. June 15th, 2026, Draft Workshop Minutes for Approval - **Action Item**

The June 15th, 2026, workshop minutes were approved unanimously by commissioners present.

Motion made by Commissioner McAlister, Seconded by Commissioner Collison.

Voting Yea: Chair Susnis, Commissioner Burgess, Commissioner McAlister, Commissioner Deaner, Commissioner Collison

3. June 24th, 2026, Draft Workshop Minutes for Approval - **Action Item**

The June 24th, 2026, workshop minutes were approved unanimously by commissioners present.

Motion made by Commissioner Collison, Seconded by Commissioner Deaner.

Voting Yea: Chair Susnis, Commissioner Burgess, Commissioner McAlister, Commissioner Deaner, Commissioner Collison

Financial Report

4. Sandpoint Urban Renewal Agency (SURA) Financial Report

The latest financial information from the Sandpoint Urban Renewal Agency reflects the following for art fund balances as of July 30th, 2026.:

Downtown: \$257,282.10 Northern: \$140,786.76

Commission Business - Arts

5. Carousel of Smiles Mural Application - **Action Item**

Carousel of Smiles / Galloping Pony Mural – 502–504 Church Street

Commissioners reviewed the proposed mural for the north alley-facing wall. Discussion focused on the distinction between a mural and mural sign under City Code. Commissioners agreed the proposed running horses and sunset design functions primarily as artwork and does not advertise or identify the business. The applicants also described plans for community participation in painting the mural.

Action: The Commission unanimously recommended that City Council approve the Galloping Pony mural at 502–504 Church Street.

Motion made by Commissioner Collison, Seconded by Commissioner Deaner.

Voting Yea: Chair Susnis, Commissioner Burgess, Commissioner McAlister, Commissioner Deaner, Commissioner Collison, Rick Decker

6. The Commission discussed the need for more consistent monitoring and maintenance of public art. Items identified for follow-up included:

Jeff Jones Square ceramic tile mural: Staff will ask the parks building and grounds maintenance supervisor to assess the condition of the stucco wall and determine what would be involved in safely removing the deteriorating tiles. An estimate may be obtained for removal and restoration of the wall.

Jeff Jones Town Square bicycle sculpture: Investigate adding a small vinyl plaque recognizing the sculpture as a memorial to Jeff Jones.

Boyer Roundabout: Determine which City department is responsible for the damaged and misaligned lighting and have the lights evaluated and adjusted.

Sandpoint Sign: Investigate replacement of the degraded translucent vinyl on the plexiglas and determine whether the current LED bulbs are appropriate. Staff will research the original bulb specifications and possible replacement options.

Lady Liberty: Follow up regarding repair of minor paint chips and appropriate touch-up.

Photo displays at the Sand Creek Landing: Address overgrown landscaping and inspect deteriorating photo.

Third and Pine bear/elk artwork: Contact the artist regarding recommended preservation, refinishing, or maintenance.

General cleanup: Explore organizing a volunteer public-art cleanup day before winter.

7. Public Art Summer Project Update

The Commission reviewed recent public art accomplishments, including installation of the three Silver Boxes, sponsored through SURA, and the two Big Belly Monster utility box wraps sponsored by STCU. The Commission also noted the successful installation of the summer street banners.

8. Historic Walking Tour - Update

Commissioners discussed distribution of the newly printed historic walking tour brochures. Chairwoman Susnis will explore obtaining brochure racks and expanding distribution to

locations such as the hospital, visitor/information locations, businesses, and potentially Coeur d'Alene. Walking tours are continuing, with additional tours planned for late August.

Commission Business - Historic Preservation

9. Commercial A Historic Preservation - Update

Bill Dean provided an update on the proposed zoning and historic preservation ordinance work. The project has been delayed by recent staffing limitations, but is now being accelerated, with a **target of October 20, 2026, for a Planning and Zoning Commission hearing.**

The Commission and staff agreed that direct outreach to downtown property owners is an important next step. A meeting is targeted for **mid-September**, preferably at the Music Conservatory. The Music Conservatory cost was discussed, and funding for the facility rental was offered by Commissioners Susnis and McAlister.

Commissioner McAlister left the meeting at 9:53am.

Commission Business - General

Orchids & Onions:

Chairwoman Susnis shared that she and Carrie Logan submitted both a residential and commercial nomination for the 2026 Orchids & Onions awards. Members discussed creating a future public solicitation process so property owners can nominate their own properties.

Commissioners' Roundtable

Cedar Street Sculpture:

Chairwoman Susnis will submit the RFP information for the permanent sculpture planned for the Cedar Street/Second Avenue bulb-out location and coordinate with staff to issue the solicitation.

Adjourn

Meeting was adjourned at 10am.

I presided over the meeting and can confirm that minutes, prepared by the Board Clerk and City Staff Liaison, were approved by the Arts Culture and Historic Preservation Commission during their regular meeting held on _____.

Elle Susnis, Chair

Kami Omodt, Board Clerk



AGENDA REPORT

City Council Meeting

TODAY'S DATE: August 25, 2026

MEETING DATE: September 2, 2026

TO: Mayor and City Council

FROM: Holly Ellis, Public Works Director

SUBJECT: Construction Contract Award – 2026 Sewer Lateral Tap Replacement Project (A26-3257-4)

DESCRIPTION/BACKGROUND:

The 2026 Sewer Lateral Tap Replacement Project includes replacement of 45 aging and deficient sewer lateral connections throughout the City. This project supports the City's ongoing effort to reduce inflow and infiltration (I/I) within the wastewater collection system. The City dedicates funding each year to I/I reduction because wet-weather flows at the Wastewater Treatment Plant can increase dramatically, in some events approaching ten times typical flow. Replacing deteriorated or deficient sewer lateral connections helps reduce groundwater and stormwater entering the sanitary sewer system.

The project was bid using the informal public works bidding process in accordance with Idaho Code § 67-2805(1) and City of Sandpoint procurement requirements. Bids were opened on August 20, 2026 and a total of two bids were received. After evaluation of bids, North Point Trenchless was determined to be the lowest responsive and responsible bidder. A summary of the bid results is attached.

Construction must be completed this fall. Adjacent property owners will be notified prior to start of construction. Local access to private properties will be maintained at all times. Funding for this project is provided by the Sewer Fund.

STAFF RECOMMENDATION:

Staff recommends contract award to North Point Trenchless in the total amount of \$155,220.00 for the 2026 Sewer Lateral Tap Replacement Project.

ACTION:

Move to approve contract award to North Point Trenchless in the total amount of \$155,220.00 for the 2026 Sewer Lateral Tap Replacement Project.

WILL THERE BE ANY FINANCIAL IMPACT? Yes HAS THIS ITEM BEEN BUDGETED? Yes

ATTACHMENTS:

Proposed Resolution

2026 Sewer Lateral Tap Replacement Project - Bid Summary

2026 Sewer Lateral Tap Replacement Project - Contract Documents

No: 26-
Date: September , 2026

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: AWARDING CONSTRUCTION CONTRACT TO NORTH POINT TRENCHLESS, LLC FOR THE 2026 SEWER LATERAL TAP REPLACEMENT PROJECT (CITY AGREEMENT A26-3257-4)

WHEREAS: The City of Sandpoint has identified the need to replace aging and deficient sewer lateral connections throughout the City as part of its ongoing efforts to reduce inflow and infiltration (I/I) within the wastewater collection system;

WHEREAS: The 2026 Sewer Lateral Tap Replacement Project includes the replacement of approximately forty-five (45) aging and deficient sewer lateral connections;

WHEREAS: Reducing I/I is an ongoing priority for the City, as wet-weather flows at the Wastewater Treatment Plant can increase dramatically during significant rain events, in some instances approaching ten times typical flow;

WHEREAS: Replacing deteriorated or deficient sewer lateral connections will help reduce groundwater and stormwater entering the sanitary sewer system and support the continued efficient operation of the City's wastewater collection and treatment system;

WHEREAS: The project was solicited using the informal public works bidding process in accordance with Idaho Code § 67-2805(1) and applicable City of Sandpoint procurement requirements;

WHEREAS: Bids were opened on August 20, 2026, and two (2) bids were received and evaluated by City staff;

WHEREAS: Following evaluation of the submitted bids, North Point Trenchless was determined to be the lowest responsive and responsible bidder;

WHEREAS: Construction of the project is required to be completed during the fall of 2026, and adjacent property owners will be notified prior to the commencement of construction, with local access to private properties maintained throughout construction;

WHEREAS: Funding for the 2026 Sewer Lateral Tap Replacement Project is provided through the City's Sewer Fund; and

WHEREAS: City staff recommends awarding the construction contract to North Point Trenchless in the total amount of \$155,220.00;

NOW, THEREFORE, BE IT RESOLVED THAT: The City Council hereby awards the construction contract for the 2026 Sewer Lateral Tap Replacement Project to North Point Trenchless, LLC (City Agreement A26-3257-4) in the amount of \$155,220.00.

BE IT FURTHER RESOLVED THAT: The Mayor or his designee, as permitted, is hereby authorized to execute the contract and related documents.

Jeremy Grimm, Mayor

ATTEST:

Meri Jane Bohn, City Clerk

CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT

This Contract is by and between City of Sandpoint (Owner) and
NORTH POINT TRENCHLESS LLC (Contractor).

Owner and Contractor hereby agree as follows:

ARTICLE 1 - THE WORK

1.01 Work

- A. Work includes all labor, materials, equipment, services, and documentation necessary to construct the Project defined herein. The Work may include related services such as testing, start-up, and commissioning, all as required by the Contract Documents.
- B. The Contractor shall complete all Work. The Project is generally described as follows:
 - 1. 2026 Sewer Lateral Tap Replacement Project which includes replacement of thirty-two (32) lateral taps across four (4) blocks in the base bid and thirteen (13) lateral taps across four (4) blocks as an additive alternate.
 - 2. The Site of the Work includes property, easements, and designated work areas described in greater detail in the Contract Documents but generally located within public right of way (alleys) in Sandpoint, Idaho.

ARTICLE 2 - CONTRACT DOCUMENTS

2.01 Intent of Contract Documents

- A. It is the intent of the Contract Documents to describe a functionally complete project. The Contract Documents do not indicate or describe all of the Work required to complete the Project. Additional details required for the correct installation of selected products are to be provided by the Contractor and coordinated with the Owner. This Contract supersedes prior negotiations, representations, and agreements, whether written or oral. The Contract Documents are complementary; what is required by one part of the Contract Documents is as binding as if required by other parts of the Contract Documents.
- B. During the performance of the Work and until final payment, Contractor shall submit all matters in question concerning the requirements of the Contract Documents, or relating to the acceptability of the Work under the Contract Documents to the Owner. Owner will be the interpreter of the requirements of the Contract Documents, and judge of the acceptability of the Work thereunder.
- C. Owner will render a written clarification, interpretation, or decision on the issue submitted, or initiate a modification to the Contract Documents.
- D. Contractor, and its subcontractors and suppliers, shall not have or acquire any title to or ownership rights to any of the Drawings, Specifications, or other documents (including copies or electronic media editions) prepared by Owner or its consultants.

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2.02 Contract Documents Defined

The Contract Documents consist of the following documents:

1. This Contract.
2. Performance bond.
3. Payment bond.
4. Specifications (not attached but incorporated by reference) consisting of the Idaho Standards for Public Works Construction (ISPWC – 2025 Edition), excluding Division 100.
5. Special Provisions
6. Drawings consisting of one (1) sheet bearing the following general title: **2026 Sewer Lateral Tap Replacement Project.**
7. Addenda.
8. Exhibits to this Contract (enumerated as follows):
 - a. Block 1- Division to Washington between Church and Pine (Base Bid)
 - b. Block 2- Jefferson to N Ella between Church and Pine (Base Bid)
 - c. Block 3- Washington to Jefferson between Church and Oak (Base Bid)
 - d. Block 4- N Florence to Ruth between Church and Oak (Base Bid)
 - e. Block 5- Ruth to N Ella between Church and Oak (Base Bid)
 - f. Block 6- Richland to Elliot between Lake and Superior (Base Bid)
 - g. Block 7- Elliot to N Ella between Lake and Superior (Additive Alternate)
 - h. Block 8- Forest to N Florence between Cedar and Oak (Additive Alternate)
 - i. Block 9- N Florence to Ruth between Cedar and Oak (Additive Alternate)
 - j. Block 10- Ruth to N Ella between Cedar and Oak (Additive Alternate)
9. Contractor's Bid
10. The following which may be delivered or issued on or after the Effective Date of the Contract:
 - a. Work Order
 - b. Change Orders (EJCDC C-941).
 - c. Field Orders (EJCDC C-942).

ARTICLE 3 - ENGINEER

3.01 Engineer

- A. The Owner will assume all duties and responsibilities of Engineer, and have rights and authority assigned to Engineer in the Contract.
- B. The Owner's Engineer Consultant for this Project is HMM Engineering ("HMM").

ARTICLE 4 - CONTRACT TIMES**4.01 Contract Times**

- A. The Work will be substantially completed within **30** days after the Effective Date of the Contract and completed and ready for final payment within **45** days after the Effective Date of the Contract.

4.02 Liquidated Damages

- A. Contractor and Owner recognize that time is of the essence in the performance of the Contract, and that Owner will incur damages if Contractor does not complete the Work according to the requirements of Paragraph 4.01. Because such damages for delay would be difficult and costly to determine, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner \$500 for each day that expires after the Contract Time for substantial completion.

4.03 Delays in Contractor's Progress

- A. If Owner or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in the Contract Times and Contract Price. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times.
- B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor or their subcontractors or suppliers.
- C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times.
- D. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor or Contractor's subcontractors or suppliers.

4.04 Progress Schedules

- A. Contractor shall develop a progress schedule and submit to the Engineer for review and comment before starting Work on the Site. The Contractor shall modify the schedule in accordance with the comments provided by the Engineer.
- B. The Contractor shall update and submit the progress schedule to the Engineer each month. The Owner may withhold payment if the Contractor fails to submit the schedule.

ARTICLE 5 - CONTRACT PRICE**5.01 Payment**

- A. Owner shall pay Contractor in accordance with the Contract Documents at the unit prices provided on the Bid Form (attached) for each unit of Work completed. Payment will be made in an amount equal to the total of all extended prices for actual Work completed. The

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extended price is determined by multiplying the unit price times the actual quantity of that Work item completed.

- B. The Contractor shall submit itemized invoices listing all time and materials for work provided under the terms of this Contract, which shall be paid no sooner than thirty (30) days after receipt of correct invoice by the City. The Contractor shall provide all documentation requested by the City for work completed and billed in each invoice. Invoices are to be submitted to ap@sandpointidaho.gov.

ARTICLE 6 - BONDS AND INSURANCE

6.01 Insurance

- A. Before starting Work, Contractor and any Subcontractors shall furnish evidence of insurance from companies that are duly licensed or authorized in the jurisdiction in which the Project is located with a minimum AM Best rating of A-VII or better. Contractor and any Subcontractor shall provide insurance in accordance with the following and naming Owner as Additional Insured:

1. Contractor shall provide coverage for not less than the following amounts, or greater where required by Laws and Regulations:

- a. Workers' Compensation:

State:	<u>Statutory</u>
Employer's Liability:	
Bodily Injury, each Accident	\$ <u>1,000,000</u>
Bodily Injury By Disease, each Employee	\$ <u>1,000,000</u>
Bodily Injury/Disease Aggregate	\$ <u>1,000,000</u>

- b. Commercial General Liability:

General Aggregate	\$ <u>2,000,000</u>
Products – Completed Operations Aggregate	\$ <u>2,000,000</u>
Personal and Advertising Injury	\$ <u>1,000,000</u>
Each Occurrence (Bodily Injury and Property Damage)	\$ <u>1,000,000</u>

- c. Automobile Liability herein:

Combined Single Limit of:	\$ <u>1,000,000</u>
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- d. Excess or Umbrella Liability:

Per Occurrence	\$ <u>2,000,000</u>
General Aggregate	\$ <u>2,000,000</u>

- B. All insurance policies required to be purchased and maintained will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or

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renewal refused until at least 10 days prior written notice has been given to the insured and additional insured.

- C. Automobile liability insurance provided by Contractor and any Subcontractors shall provide coverage against claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy shall be written on an occurrence basis.
- D. Contractor's, including Subcontractor's, commercial general liability policy shall be written on a 1996 or later ISO commercial general liability occurrence form and include the following coverages and endorsements:
 - 1. Products and completed operations coverage maintained for three years after final payment;
 - 2. Blanket contractual liability coverage to the extent permitted by law;
 - 3. Broad form property damage coverage; and
 - 4. Severability of interest; underground, explosion, and collapse coverage; personal injury coverage.
- E. The Contractor and any Subcontractor's commercial general liability and automobile liability, umbrella or excess, liability policies shall include and list Owner and Engineer and the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each as additional insureds; and the insurance afforded to these additional insureds shall provide primary coverage for all claims covered thereby (including as applicable those arising from both ongoing and completed operations) on a non-contributory basis.
 - 1. Additional insured endorsements will include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
 - 2. Contractor shall provide ISO Endorsement CG 20 32 07 04, "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent for design professional additional insureds.
- F. Umbrella or excess liability insurance shall be written over the underlying employer's liability, commercial general liability, and automobile liability insurance. Subject to industry-standard exclusions, the coverage afforded shall be procured on a "follow the form" basis as to each of the underlying policies. Contractor may demonstrate to Owner that Contractor has met the combined limits of insurance (underlying policy plus applicable umbrella) specified for employer's liability, commercial general liability, and automobile liability through the primary policies alone, or through combinations of the primary insurance policies and an umbrella or excess liability policy.
- G. The Contractor shall provide property insurance covering physical loss or damage during construction to structures, materials, fixtures, and equipment, including those materials, fixtures, or equipment in storage or transit.

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- H. If Contractor or any Subcontractor has failed to obtain and maintain required insurance, Owner may exclude the Contractor from the Site, impose an appropriate set-off against payment, and exercise Owner's termination rights under Article 15.

6.02 Performance, Payment, and Other Bonds

- A. Contractor shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of Contractor's obligations under the Contract. These bonds must remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in Article 15, whichever is later, except as provided otherwise by Laws or Regulations, the terms of a prescribed bond form, the Supplementary Conditions, or other provisions of the Contract.
- B. All bonds must be in the form included in the Bidding Documents or otherwise specified by Owner prior to execution of the Contract, except as provided otherwise by Laws or Regulations, and must be issued and signed by a surety named in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Department Circular 570 (as amended and supplemented) by the Bureau of the Fiscal Service, U.S. Department of the Treasury. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority must show that it is effective on the date the agent or attorney-in-fact signed the accompanying bond.
- C. Contractor shall obtain the required bonds from surety companies that are duly licensed or authorized, in the state or jurisdiction in which the Project is located, to issue bonds in the required amounts.
- D. If the surety on a bond furnished by Contractor is declared bankrupt or becomes insolvent, or the surety ceases to meet the requirements above, then Contractor shall promptly notify Owner and Engineer in writing and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which must comply with the bond and surety requirements above.
- E. If Contractor has failed to obtain a required bond, Owner may exclude the Contractor from the Site and exercise Owner's termination rights under Article 15.
- F. Upon request to Owner from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Owner shall provide a copy of the payment bond to such person or entity.
- G. Upon request to Contractor from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Contractor shall provide a copy of the payment bond to such person or entity.

ARTICLE 7 - CONTRACTOR'S RESPONSIBILITIES

7.01 Supervision and Superintendence

- A. Contractor shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the

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Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences, safety, and procedures of construction.

- B. Contractor shall assign a competent resident superintendent who is to be present at all times during the execution of the Work. This resident superintendent shall not be replaced without written notice to and approval by the Owner and Engineer except under extraordinary circumstances.
- C. Contractor shall at all times maintain good discipline and order at the Site.
- D. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site shall be performed during regular, daylight working hours, no earlier than 8:00 am and not later than 6:00 pm, Monday through Friday.

7.02 Other Work at the Site - Not Used.

7.03 Services, Materials, and Equipment

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents.
- B. All materials and equipment incorporated into the Work shall be new, of good quality and shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier, except as otherwise may be provided in the Contract Documents.

7.04 Subcontractors and Suppliers

- A. Contractor may retain subcontractors and suppliers for the performance of parts of the Work. Such subcontractors and suppliers must be acceptable to Owner.

7.05 Quality Management

- A. Contractor is fully responsible for managing quality to ensure Work is completed in accordance with the Contract Documents.

7.06 Licenses, Fees and Permits

- A. Contractor shall possess Public Works Licensure in accordance with Idaho Statutes, Title 54, Chapter 19, as applicable.
- B. Contractor and any Subcontractors shall possess a valid City of Sandpoint Business License prior to beginning the Work.

7.07 Laws and Regulations; Taxes

- A. Contractor shall give all notices required by and shall comply with all local, state, and federal Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.

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- B. Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors and any of them from and against all claims, costs, losses, and damages if Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations.
- C. Contractor shall pay all applicable sales, consumer, use, and other similar taxes Contractor is required to pay in accordance with Laws and Regulations.

7.08 Not Used.

7.09 Safety and Protection

- A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work.
- B. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
 - 1. All persons on the Site or who may be affected by the Work;
 - 2. All the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site;
 - 3. Other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and underground facilities not designated for removal, relocation, or replacement in the course of construction; and,
- C. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, or anyone for whose acts the Contractor may be liable, shall be remedied by Contractor at its expense (except damage or loss attributable to the fault of Contract Documents or to the acts or omissions of Owner and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor).
- D. Contractor shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.
- E. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor shall act to prevent threatened damage, injury, or loss. Contractor shall give Owner prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If Owner determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Work Change Directive or Change Order will be issued.

7.10 Shop Drawings, Samples, and Other Submittals

- A. Contractor shall review and coordinate the shop drawing and samples with the requirements of the Work and the Contract Documents and shall verify all related field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information.

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- B. Each submittal shall bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review of that submittal, and that Contractor approves the submittal.
- C. With each submittal, Contractor shall give Engineer specific written notice, in a communication separate from the submittal, of any variations that the shop drawing or sample may have from the requirements of the Contract Documents.
- D. Engineer will provide timely review of shop drawings and samples.
- E. Engineer's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions or programs.
- F. Engineer's review and approval of a separate item does not indicate approval of the assembly in which the item functions.
- G. Contractor shall make corrections required by Engineer and shall return the required number of corrected copies of shop drawings and submit, as required, new samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous submittals.
- H. Shop drawings are not Contract Documents.

7.11 Warranties and Guarantees

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Owner and its officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on Contractor's warranty and guarantee.

7.12 Correction Period

- A. If within one year after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas used by Contractor as permitted by Laws and Regulations, is found to be defective, then Contractor shall promptly and without cost to Owner, correct such defective Work.

7.13 Indemnification

- A. Contractor shall indemnify and hold the Owner, its officials, officers, employees, agents and assigns, harmless from and/or against any and all claims, damages, and liabilities (including reasonable attorney's fees) that may be suffered or incurred or that arise as a result of and which are caused by Contractor's wrongful acts or omissions in the performance of its duties under this Contract. This indemnification does not apply when such claims, damages, and liabilities are the result of negligent acts, errors, omissions or fault on the part of the CITY, its officials, officers, employees, agents or assigns. Nothing contained in this indemnification provision shall waive, in any manner, the limits of liability provided to the CITY specified in Idaho Code §6-901 through 6-929, known as the Idaho Tort Claims Act.

ARTICLE 8 - OWNER'S RESPONSIBILITIES**8.01 Owner's Responsibilities**

- A. Except as otherwise provided in the Contract Documents, Owner shall issue all communications to Contractor.
- B. Owner shall make payments to Contractor as provided in this Contract.
- C. Owner shall provide Site and easements required to construct the Project.
- D. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, unless stated elsewhere in the Contract Documents, Owner shall have sole authority and responsibility for such coordination.
- E. The Owner shall not be responsible for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.
- F. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.

ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION**9.01 Engineer's Status**

- A. Engineer will be Owner's representative during construction. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in this Contract.
- B. Neither Engineer's authority or responsibility under this Article 9 or under any other provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, shall create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any subcontractor, any supplier, any other individual or entity, or to any surety for or employee or agent of any of them.
- C. Engineer will make visits to the Site at intervals appropriate to the various stages of construction. Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work.
- D. Engineer has the authority to reject Work if Contractor fails to perform Work in accordance with the Contract Documents.
- E. Engineer will render decisions regarding the requirements of the Contract Documents, and judge the acceptability of the Work.
- F. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

ARTICLE 10 - CHANGES IN THE WORK**10.01 Authority to Change the Work**

- A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work.

10.02 Change Orders

- A. Owner and Contractor shall execute appropriate Change Orders covering:
 - 1. Changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;
 - 2. Changes in the Work which are: (a) ordered by Owner or (b) agreed to by the parties; and
 - 3. Changes in the Contract Price or Contract Times or other changes which embody the substance of any final binding results under Article 12.
- B. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

ARTICLE 11 - DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS**11.01 Differing Conditions Process**

- A. If Contractor believes that any subsurface or physical condition including but not limited to utilities or other underground facilities that are uncovered or revealed at the Site either differs materially from that shown or indicated in the Contract Documents or is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except with respect to an emergency) until receipt of a written statement permitting Contractor to do so.
- B. After receipt of written notice, Engineer will promptly:
 - 1. Review the subsurface or physical condition in question;
 - 2. Determine necessity for Owner obtaining additional exploration or tests with respect to the condition;
 - 3. Determine whether the condition falls within the differing site condition as stated herein;
 - 4. Obtain any pertinent cost or schedule information from Contractor;

5. Prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question and the need for any change in the Drawings or Specifications; and
 6. Advise Owner in writing of Engineer's findings, conclusions, and recommendations.
- C. After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part.

ARTICLE 12 - CLAIMS AND DISPUTE RESOLUTION

12.01 Claims Process

- A. The party submitting a claim shall deliver it directly to the other party to the Contract promptly (but in no event later than 10 days) after the start of the event giving rise thereto.
- B. The party receiving a claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the claim through the exchange of information and direct negotiations. All actions taken on a claim shall be stated in writing and submitted to the other party.
- C. If efforts to resolve a claim are not successful, the party receiving the claim may deny it by giving written notice of denial to the other party. If the receiving party does not take action on the claim within 45 days, the claim is deemed denied.
- D. If the dispute is not resolved to the satisfaction of the parties, Owner or Contractor shall give written notice to the other party of the intent to submit the dispute to a court of competent jurisdiction unless the Owner and Contractor both agree to an alternative dispute resolution process.

ARTICLE 13 - TESTS AND INSPECTIONS; CORRECTION OF DEFECTIVE WORK

13.01 Tests and Inspections

- A. Owner and Engineer will have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access.
- B. Contractor shall give Engineer timely notice of readiness of the Work for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.
- C. If any Work that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering shall be at Contractor's expense.

13.02 Defective Work

- A. Contractor shall ensure that the Work is not defective.
- B. Owner has the authority to determine whether Work is defective, and to reject defective Work.

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- C. Prompt notice of all defective Work of which Owner has actual knowledge will be given to Contractor.
- D. The Contractor shall promptly correct all such defective Work.
- E. When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.
- F. If the Work is defective or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

ARTICLE 14 - PAYMENTS TO CONTRACTOR**14.01 Progress Payments**

- A. The Contractor shall prepare a schedule of values that will serve as the basis for progress payments. The schedule of values will be in a form of application for payment acceptable to Engineer. The unit price breakdown submitted with the bid will be used for unit price work. Break lump sum items into units that will allow for measurement of Work in progress.

14.02 Applications for Payments:

- A. Contractor shall submit an application for payment in a form acceptable to the Owner, no more frequently than monthly, to Owner. Applications for payment will be prepared and signed by Contractor. Contractor shall provide supporting documentation required by the Contract Documents. Payment will be paid for Work completed as of the date of the application for payment.
- B. Beginning with the second application for payment, each application shall include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied on account to discharge Contractor's legitimate obligations associated with prior applications for payment.

14.03 Retainage

- A. The Owner shall retain 5% of each progress payment until the Work is substantially complete.

14.04 Review of Applications

- A. Within 10 days after receipt of each application for payment, the Owner will either accept the application for payment or return the application for payment to Contractor indicating in writing Owner's reasons for refusing to recommend payment. The Contractor will make the necessary corrections and resubmit the application for payment.
- B. Owner will determine reductions in payment (set-offs) which, in the opinion of the Owner, are necessary to protect Owner from loss because the Work is defective and requires correction or replacement.
- C. The Owner is entitled to impose set-offs against payment based on any claims that have been made against Owner on account of Contractor's conduct in the performance of the Work, incurred costs, losses, or damages on account of Contractor's conduct in the performance of the Work, or liquidated damages that have accrued as a result of Contractor's failure to complete the Work.

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14.05 Contractor's Warranty of Title

- A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than seven days after the time of payment by Owner.

14.06 Substantial Completion

- A. The Contractor shall notify Owner in writing that the Work is substantially complete and request the Owner issue a certificate of substantial completion when Contractor considers the Work ready for its intended use. Contractor shall at the same time submit to Owner an initial draft of punch list items to be completed or corrected before final payment.
- B. Owner will make an inspection of the Work with the Contractor to determine the status of completion. If Owner does not consider the Work substantially complete, Owner will notify Contractor in writing giving the reasons therefor.
- C. If Owner considers the Work substantially complete or upon resolution of all reasons for non-issuance of a certificate identified in 14.06.B, Owner will deliver a certificate of substantial completion which shall fix the date of substantial completion and include a punch list of items to be completed or corrected before final payment.

14.07 Final Inspection

- A. Upon written notice from Contractor that the entire Work is complete, Owner will promptly make a final inspection with Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

14.08 Final Payment

- A. Contractor may make application for final payment after Contractor has satisfactorily completed all Work defined in the Contract, including providing all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents and other documents.
- B. The final application for payment shall be accompanied (except as previously delivered) by:
 - 1. All documentation called for in the Contract Documents;
 - 2. Consent of the surety to final payment;
 - 3. Satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any liens or other title defects, or will so pass upon final payment;
 - 4. A list of all disputes that Contractor believes are unsettled; and
 - 5. Complete and legally effective releases or waivers (satisfactory to Owner) of all lien rights arising out of the Work, and of liens filed in connection with the Work.
- C. The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Owner's written recommendation of final payment.

14.09 Waiver of Claims

- A. The making of final payment will not constitute a waiver by Owner of claims or rights against Contractor.
- B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted.

ARTICLE 15 - SUSPENSION OF WORK AND TERMINATION**15.01 Owner May Suspend Work**

- A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 60 consecutive days by written notice to Contractor. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension.

15.02 Owner May Terminate for Cause

- A. Contractor's failure to perform the Work in accordance with the Contract Documents or other failure to comply with a material term of the Contract Documents will constitute a default by Contractor and justify termination for cause.
- B. If Contractor defaults in its obligations, then after giving Contractor and any surety ten days written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:
 - 1. Declare Contractor to be in default, and give Contractor and any surety notice that the Contract is terminated; and
 - 2. Enforce the rights available to Owner under any applicable performance bond.
- C. Owner may not proceed with termination of the Contract under Paragraph 15.02.B if Contractor within seven days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.
- D. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.
- E. In the case of a termination for cause, if the cost to complete the Work, including related claims, costs, losses, and damages, exceeds the unpaid contract balance, Contractor shall pay the difference to Owner.

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15.03 Owner May Terminate for Convenience

- A. Upon seven days written notice to Contractor, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for, without duplication of any items:
 - 1. Completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;
 - 2. Expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and
 - 3. Other reasonable expenses directly attributable to termination, including costs incurred to prepare a termination for convenience cost proposal.
- B. Contractor shall not be paid on account of loss of anticipated overhead, profits, or revenue, or other economic loss arising out of or resulting from such termination.

15.04 Contractor May Stop Work or Terminate

- A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (2) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven days written notice to Owner, and provided Owner does not remedy such suspension or failure within that time, either stop the Work until payment is received, or terminate the Contract and recover payment from the Owner.

ARTICLE 16 - CONTRACTOR'S REPRESENTATIONS

16.01 Contractor Representations

- A. Contractor makes the following representations when entering into this Contract:
 - 1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
 - 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on:
 - a. The cost, progress, and performance of the Work;
 - b. The means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and

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- c. Contractor's safety precautions and programs.
- 5. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- 6. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- 7. Contractor has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Owner is acceptable to Contractor.
- 8. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- 9. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that, without exception, all prices in the Contract are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 17 - MISCELLANEOUS**17.01 Cumulative Remedies**

- A. The duties and obligations imposed by this Contract and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract. The provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

17.02 Limitation of Damages

- A. Neither Owner, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

17.03 No Waiver

- A. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Contract.

17.04 Survival of Obligations

- A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination or completion of the Contract or termination of the services of Contractor.

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17.05 Contractor's Certifications

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract.
- B. This is to certify that CONTRACTOR and its agents is not owned or operated by the government of China, nor will it be owned or operated by the government of China during the duration of any and all contracts entered into.

17.06 Controlling Law

- A. The jurisdiction/venue for any action arising out of performance of this Agreement, or interpretation of its terms and conditions, shall be in the District Court in the First Judicial District of the State of Idaho, Bonner County.

17.07 China Contract Provision

- A. This is to certify that Contractor and its agents is not owned or operated by the government of China, nor will it be owned or operated by the government of China during the duration of any and all work performed under this contract.

IN WITNESS WHEREOF, Owner and Contractor have signed this Contract.

This Contract will be effective on September 2, 2026 (which is the Effective Date of the Contract).

OWNER:

CITY OF SANDPOINT

CONTRACTOR:

NORTH POINT TRENCHLESS LLC

By: Jeremy GrimmTitle: MayorBy: Dan RoseDan Rose (Aug 26, 2026 14:17:39 PDT)08/26/2026Title: Owner

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: Meri Jane BohnTitle: City Clerk

Attest: _____

Title: _____

Address for giving notices:

1123 Lake StreetSandpoint, ID 83864

Address for giving notices:

1007 Baldy Mountain Rd #3Sandpoint ID 83864License No.: RCE-61355

(where applicable)

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Contract.)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.

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BID SCHEDULE A - BASE BID

Bid Schedule A: Base Bid												
ADDRESS	CONNECTION TYPE	MAIN SIZE	MAIN PIPE MATERIAL	TAP SIZE	REPLACE TAP ONLY?	REPLACE TO EDGE OF ALLEY?	CAP ONLY?	UPSTREAM MH#	DISTANCE FROM MH	UPSTREAM MH DEPTH	DOWN-STREAM MH DEPTH	BID PRICE
Block 1-Division to Washington between Church and Pine												
✓ 1317 CHURCH	4" CAST BREAK IN	8"	CIPP	6"		YES		EL46C08	146.1'	4.16'	7.83'	\$ 3390
✓ 1311 CHURCH	6" FACTORY CONC. WYE TO CLAY TO 4" PVC	8"	CIPP	4"	YES			EL46C08	210'	4.16'	7.83'	\$ 2495
✓ 1312 PINE	4" INSERT-A-TEE TO ABS	8"	CIPP	4"	YES			EL46C08	219.5'	4.16'	7.83'	\$ 2495
✓ 1310 PINE	4" ROMAC TO ABS	8"	CIPP	4"	YES			EL46C08	288.9'	4.16'	7.83'	\$ 2495
✓ 1306 PINE	4" ROMAC TO ABS	8"	CIPP	4"	YES			EL46C08	291.1'	4.16'	7.83'	\$ 2495
✓ 1303 CHURCH	4" CAST BREAK IN	8"	CIPP	4"		YES		EL46C08	294.2'	4.16'	7.83'	\$ 3390
Block 2-Jefferson to N Ella between Church and Pine												
✓ 1126 PINE	4" ROMAC TO PVC	8"	CIPP	4"	YES			EL46A08	58.3'	8.75'	9.83'	\$ 3045
✓ 1123 CHURCH	6" GPK TO 4" PVC	8"	CIPP	6"	YES			EL46A08	61'	8.75'	9.83'	\$ 3045
✓ 1119 CHURCH	4" CAST BREAK IN	8"	CIPP	4"		YES		EL46A08	91.7'	8.75'	9.83'	\$ 3890
✓ 1107 CHURCH	4" CAST BREAK IN	8"	CIPP	4"		YES		EL46A08	150.6'	8.75'	9.83'	\$ 3890
✓ 1105 CHURCH	4" ROMAC TO PVC	8"	CIPP	4"	YES			EL46A08	215.8'	8.75'	9.83'	\$ 3890
✓ 1108 PINE	4" ROMAC TO PVC	8"	CIPP	4"	YES			EL46A08	255.2'	8.75'	9.83'	\$ 3890
✓ 123 N ELLA	4" CAST BREAK IN	8"	CIPP	4"		YES		EL46A08	306.5'	8.75'	9.83'	\$ 3890
Block 3-Washington to Jefferson between Church and Oak												
✓ 1220 CHURCH	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL48B08	89.1'	5.75'	9.5'	\$ 3890
✓ 1216 CHURCH	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL48B08	143.4'	5.75'	9.5'	\$ 3140
✓ 1215 OAK	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL48B08	149.4'	5.75'	9.5'	\$ 3140
✓ 1211 OAK	4" ROMAC TO PVC	8"	CIPP	4"	YES			EL48B08	202'	5.75'	9.5'	\$ 3140
✓ 1214 CHURCH	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL48B08	207.1'	5.75'	9.5'	\$ 3140
✓ 1212 CHURCH	4" CAST BREAK IN	8"	CIPP	4"		YES		EL48B08	270.4'	5.75'	9.5'	\$ 3390
✓ 203 JEFFERSON	6" FACTORY CONC. WYE TO CLAY TO 4" CAST	8"	CIPP	6"		YES		EL48B08	294.9'	5.75'	9.5'	\$ 3390
Block 4-N Florence to Ruth between Church and Oak												
✓ 902 CHURCH	4" ROMAC TO PVC	8"	CIPP	4"	YES			EL48F08	30.6'	5.56'	6'	\$ 3390
✓ 906 CHURCH	6" RED CLAY BREAK IN	8"	CIPP	6"		YES		EL48F08	66.9'	5.56'	6'	\$ 3390
✓ 916 CHURCH	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL48F08	144.3'	5.56'	6'	\$ 3390
✓ 920 CHURCH	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL48F08	211.7'	5.56'	6'	\$ 3390
✓ 922 CHURCH	4" ROMAC TO ABS	8"	CIPP	4"	YES			EL48F08	300.7'	5.56'	6'	\$ 3390
Block 5-Ruth to N Ella between Church and Oak												

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205 RUTH	4" CAST BREAK IN	8"	CIPP	4"	YES		EL48E08	52.2'	6'	8'	\$ 3890
1012 CHURCH	4" ROMAC TO PVC	8"	CIPP	4"	YES		EL48E08	153.7'	6'	8'	\$ 3890
1024 CHURCH	4" CAST BREAK IN	8"	CIPP	4"	YES		EL48E08	227.3'	6'	8'	\$ 3890
Block 6- Richland to Elliot between Lake and Superior											
1323 LAKE	4" GPK TO ABS	8"	CIPP	4"	YES		EL38E08	55.5'	7.58'	8.75'	\$ 3890
1316 SUPERIOR	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"	YES		EL38E08	140.2'	7.58'	8.75'	\$ 3890
1227 LAKE	6" FACTORY CONC. WYE CAPPED DOLLAR PLUG	8"	CIPP	6"		YES	EL38E08	146.2'	7.58'	8.75'	\$ 3890
1221 LAKE	4" CAST BREAK IN	8"	CIPP	4"	YES		EL38E08	224.3'	7.58'	8.75'	\$ 3890
											TOTAL OF BID SCHEDULE A: \$109,710

BID SCHEDULE B - ADDITIVE ALTERNATIVE No. 1

Bid Schedule B: Additive Alternates												
ADDRESS	CONNECTION TYPE	MAIN SIZE	MAIN PIPE MATERIAL	TAP SIZE	REPLACE JUST TAP?	REPLACE TO EDGE OF ALLEY?	CAP ONLY?	UPSTREAM MH#	DISTANCE FROM MH	UPSTREAM MH DEPTH	DOWNSTREAM MH DEPTH	BID PRICE
Block 7- Elliot to N Ella between Lake and Superior												
1217 LAKE	4" GPK TO PVC	8"	CIPP	4"	YES			EL38D08	20.5'	8.75'	10'	\$ 3890
1220 SUPERIOR	6" FACTORY CONC. WYE TO CLAY TO 4" ABS	8"	CIPP	6"	YES			EL38D08	58.6'	8.75'	10'	\$ 3890
1213 LAKE	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL38D08	79.8'	8.75'	10'	\$ 3140
1218 SUPERIOR	4" PVC BREAK IN	8"	CIPP	4"				EL38D08	80.3'	8.75'	10'	\$ 3140
1210 SUPERIOR	4" CAST BREAK IN	8"	CIPP	4"		YES		EL38D08	212.4'	8.75'	10'	\$ 3890
Block 8- Forest to N Florence between Cedar and Oak												
815 CEDAR	6" FACTORY CONC. WYE, DOLLAR PLUG	8"	CIPP	6"			YES	EL50C08	193.9'	4'	6'	\$ 2860
819 CEDAR	6" FACTORY CONC. WYE TO CLAY TO PVC	8"	CIPP	6"	YES			EL50C08	244.9'	4'	6'	\$ 2860
Block 9- N Florence to Ruth between Cedar and Oak												
913 CEDAR	4" ROMAC TO ABS	8"	CIPP	4"	YES			EL50B08	203.2'	6'	7.33'	\$ 3140
920 OAK	6" RED CLAY BREAK IN TO 4" PVC	8"	CIPP	6"	YES			EL50B08	334.3'	6'	7.33'	\$ 3140
Block 10- Ruth to N Ella between Cedar and Oak												
1005 CEDAR	4" ROMAC TO PVC	8"	CIPP	4"	YES			EL50A08	56.1'	7.33'	10'	\$ 3890
1011 CEDAR	4" PVC BREAK IN	8"	CIPP	4"	YES			EL50A08	102.1'	7.33'	10'	\$ 3890
1035 CEDAR	4" ROMAC TO PVC	8"	CIPP	4"	YES			EL50A08	166'	7.33'	10'	\$ 3890
1039 CEDAR	6" FACTORY CONC. WYE TO CLAY	8"	CIPP	6"		YES		EL50A08	207.9'	7.33'	10'	\$ 3890
											TOTAL OF BID SCHEDULE B:	\$ 45,510

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BIDDER hereby submits this Bid as set forth above:

Bidder:

North Point Trenchless

(typed or printed name of organization)

By:

Dan Rose

(individual's signature)

Name:

Dan Rose

(typed or printed)

Title:

Owner

(typed or printed)

Date:

08/19/2026

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

(individual's signature)

Name:

(typed or printed)

Title:

(typed or printed)

Date:

(typed or printed)

Address for giving notices:

Bidder's Contact:

Name:

Dan Rose

(typed or printed)

Title:

Owner

(typed or printed)

Phone:

208-304-5712

Email:

northpointtrenchless@gmail.com

Address:

1007 Baldy Mtn Rd ste #3
Sandpoint ID 83864

Bidder's Contractor License No.: (if applicable)

RCE-61355

2020 ISPWC 00410

Modified from EJCDC® C-410 Bid Form for Construction Contract

Page 8 of 9

A26-3257-4 NORTH POINT TRENCHLESS LLC- 2026 SEWER LATERAL CONTRACT

Final Audit Report

2026-08-26

Created:	2026-08-26
By:	Heather Faircloth (hfaircloth@sandpointidaho.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAORxWYOAdTPyJ_vplJPp1T-Enb7GGraMh

"A26-3257-4 NORTH POINT TRENCHLESS LLC- 2026 SEWER LATERAL CONTRACT" History

-  Document created by Heather Faircloth (hfaircloth@sandpointidaho.gov)
2026-08-26 - 7:58:56 PM GMT
-  Document emailed to Tiffany Rose (northpointtrenchless@gmail.com) for signature
2026-08-26 - 7:59:05 PM GMT
-  Email viewed by Tiffany Rose (northpointtrenchless@gmail.com)
2026-08-26 - 8:52:56 PM GMT
-  Signer Tiffany Rose (northpointtrenchless@gmail.com) entered name at signing as Dan Rose
2026-08-26 - 9:17:37 PM GMT
-  Document e-signed by Dan Rose (northpointtrenchless@gmail.com)
Signature Date: 2026-08-26 - 9:17:39 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-08-26 - 9:17:39 PM GMT

PRELIMINARY BID RESULTS
2026 Sewer Lateral Tap Replacement Project
Prepared By: City of Sandpoint
Date: August 20, 2026 4:00:00PM

Bidder	Total w/Base Bid
Wood's Crushing & Hauling, Inc.	\$306,000.00
North Point Trenchless	\$155,220.00

Apparent Lowest Bidder: North Point Trenchless