



## BOARD MEETING MINUTES

WEDNESDAY MARCH 20, 2024 4:00 P.M.

COEUR D'ALENE PUBLIC LIBRARY COMMUNITY ROOM

### 1. CALL TO ORDER

Chairman Hoskins called the **ignite cda** board meeting to order at 4:00 p.m.

**ignite cda** board members present: Hoskins, Metts, Evans, Mandel, Chapkis, English, Armon, Garcia

**ignite cda** staff present: Berns **ignite cda** legal counsel present: Quade

### 2. PLEDGE OF ALLEGIANCE

### 3. PUBLIC COMMENT

CDA citizen Lynn Fleming shared input with the board re. the Atlas mill site project. One of the key elements of her input involved asking the board to consider realigning the scoring matrix in future Atlas project Request for Proposals (RFPs) to include some level of preference for home affordability.

### 4. APPROVAL OF CONSENT CALENDAR

- Approval of February 21, 2024 Board Meeting Minutes
- Approval of Payables as Submitted
- Approval of District Monthly Financial Statements

**Motion by Commissioner Evans, seconded by Commissioner Mandel, to approve the Consent Calendar. Motion carried.**

### 5. EXECUTIVE DIRECTOR'S REPORT

#### Tetra Tech Phase 3 Non-Structural Fill Testing Proposal

*Background: An initiative has been proposed involving **ignite cda**, City of CDA, and the Idaho Transportation Department (ITD), entitled the Atlas Road borrow/backhaul site initiative (initiative). The initiative calls for the import of approximately 75,000 cubic yards (CY) of structural fill material from the City/ITD Atlas Road site ROW, primarily, and the I-90 swale site, to the Phase 3*

*area of the Atlas Mill site project, and the export of approximately 60,000 CY of clean non-structural fill material from the Phase 3 site to the Atlas Road site.*

*This proposed initiative is designed to bring the Atlas Mill Phase 3 site up to a developable grade while also removing the remaining non-structural fill material from the Phase 3 site. This initiative will utilize the import of publicly owned structural fill material from an area in close proximity to the Phase 3 site, resulting in a large cost savings to **ignite cda**. Please refer to the February 21, 2024 **ignite cda** board meeting minutes for more information on this initiative.*

One of ITD's requirements for the Atlas Road borrow/backhaul Phase 3 initiative is for testing of the to be exported non-structural fill materials to the Atlas Road site to assure that the materials do not contain any contaminants. ITD had the same requirement for when **ignite cda** previously exported over 450,000 CY of Phase 3 non-structural fill material to ITD's pit on Ramsey Road. No contaminants were found in the materials sent to the ITD Ramsey Road pit.

To satisfy ITD's current request, **ignite cda** proposes to engage Tetra Tech to perform the required testing. This is the same firm **ignite cda** used to test the materials that were exported to the ITD pit on Ramsey Road. The Tetra Tech proposal contains a phased testing approach. The initial phase will be to perform preliminary testing of the to be exported material to get approval from ITD for the Atlas Road borrow/backhaul initiative. Assuming ITD agrees to the initiative, and then both the City Council and the **ignite cda** board agree to the initiative, then **ignite cda** will look to engage Tetra Tech to perform additional testing throughout the haul process as was done on the Ramsey Road haul effort.

The plan is to place the Atlas Road borrow/backhaul initiative on the April 2 City Council agenda, thus the effort to get Tetra Tech engaged. In order to meet the April 2 City Council date, an aggressive schedule is needed to get the work done that ITD has requested, Tetra Tech's efforts being one of the work items.

Tetra Tech's proposed cost for the Phase 3 preliminary testing is \$2,917 as shown in the Task 3A column in the following proposal exhibit. Given board approval of Tetra Tech's Task 3A, Task 3A work will be completed and sent to ITD by March 22.

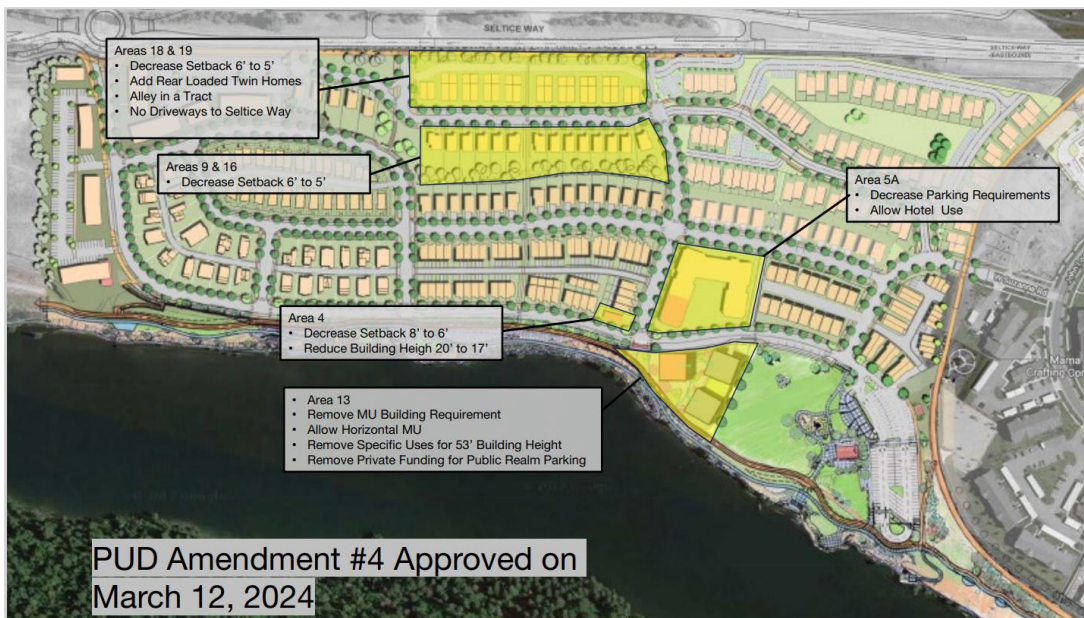
Board discussion ensued re. the Tetra Tech proposal and ITD's requirement for additional testing given that over 450,000 cubic yards of Phase 3 non-structural materials have already been tested with no indication of contamination.

IGNITE CDA			TASK 1		TASK 2		TASK 3A		TASK 3B		TASK 4		TOTAL	
COST ESTIMATE SOIL AND WOOD WASTE SAMPLING ATLAS MILL - MT. HINK AREA 3000 BLK W. SELTICE WAY, CDA, ID			PROJECT MANAGEMENT		UPDATE QAPP AND SSHP		INITIAL XRF SCREENING MARCH 21/22, 2024		ROUTINE WEEKLY SAMPLING, XRF USE, QA/QC		WEEKLY STATUS REPORT + FINAL REPORT		TOTAL	
NAME	TITLE	UNIT RATE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE
<b>TETRA TECH STAFF</b>														
Jon Welch	Sr. Environmental Scientist	\$ 160.00	12	\$1,920	4	\$640	6	\$960	12	\$1,920	16	\$2,560	50	\$8,000
Maureen McGraw	Sr. Engineer / Project Manager	\$ 175.00	2	\$350									2	\$350
Field Staff TBD	Environmental Scientist/Geologists	\$ 115.00	16	\$1,840	8	\$920	12	\$1,380	100	\$11,500	36	\$4,140	172	\$19,780
Natalie Morrow	Quality Control	\$ 140.00									4	\$560	4	\$560
Deb Lloyd	Business Admin	\$ 95.00	2	\$190									2	\$190
Jessica Cook	Administrative Assistant	\$ 80.00	2	\$160									2	\$160
<b>TOTAL LABOR COST</b>				\$4,460		\$1,560		\$2,340		\$12,420		\$7,260		\$29,040
<b>LAB (Soil / Core)</b>														
Lab - SPLP SW-846 1312 Extraction		\$ 110							11	\$1,210			11	\$1,210
Lab - Biochemical Oxygen Demand, 5 Day, SM 5210B		\$ 88							11	\$968			11	\$968
Lab - Tannins and Lignin SM 5550B (SPLP leachate)		\$ 83							11	\$908			11	\$908
Lab - Chemical Oxygen Demand, EPA 410.4 (SPLP leach)		\$ 60							11	\$660			11	\$660
Lab - Total Organic Carbon SM 5310B (SPLP leachate)		\$ 50							11	\$550			11	\$550
Lab - TCLP (SW-846 1311) Metals As + Pb		\$ 160							11	\$1,760			11	\$1,760
Lab - RCRA Metals (EPA 6010/6020 etc)		\$ 120							11	\$1,320			11	\$1,320
Lab - Energy Fee and disposal fee, 1 per invoice		\$ 48							11	\$528			11	\$528
<b>TOTAL OTHER DIRECT COSTS</b>										\$7,904				\$7,904
<b>TRAVEL</b>														
Mileage		\$ 0.650					80	\$52	1500	\$975			1580	\$1,027
Per Diem/Day of travel		\$ 54.00												
<b>TOTAL TRAVEL COSTS</b>								\$52		\$975				\$1,027
<b>OTHER DIRECT COSTS</b>														
XRF Rental, Daily (Includes Shipping)		\$ 500					1	\$500	10	\$5,000			11	\$5,500
GPS Unit		\$ 25					1	\$25	10	\$250			11	\$275
Fuel/Day		\$ 70												
<b>TOTAL OTHER DIRECT COSTS</b>								\$525		\$5,250				\$5,775
<b>GRAND TOTAL</b>				\$4,460		\$1,560		\$2,917		\$27,549		\$7,260		\$43,746

**Motion by Commissioner Chapkis, seconded by Commissioner Metts, to approve the Tetra Tech Phase 3 non-structural fill material preliminary testing proposal (Task 3A) as presented, in an amount not to exceed \$3,000. Motion carried.**

Atlas Project: Update

Phil Boyd (Welch-Comer Engineers) shared an Atlas Project update with the board. Following are key slides from his presentation:



City of CDA Planning Commission approved Atlas Project PUD Amendment #4. Graphic depicts approved PUD changes for several of the project Areas.



Photo showing the new Atlas project bike/ped trail (dark black paved area) located between the DeChase apartment buildings area and the Lanzce Douglass project buildings area that connects the Centennial Trail to the Atlas Waterfront Park trail.



Photo showing site embankment work on the north side of the Phase 3 site.

6. BOARD COMMISSIONER COMMENTS:

Commissioner Garcia shared that she really likes the new bike/ped path that connects the Centennial Trail to the new Atlas Waterfront Park trail.

7. ADJOURN: **Motion by Commissioner Garcia, seconded by Commissioner Metts, to adjourn. Motion carried.**

The **ignite cda** board meeting adjourned at 4:34 p.m. Minutes prepared and submitted by Ex. Director Berns.