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AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NOTICE OF AGENDA COMPLIANCE** per Idaho Code §74-204– Action Item
 - a. Finding That the meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: Bellevue City Hall, Post Office, and the City’s website on July 2, 2026. *Suggested Motion: I move that the agenda and notice for the July 7, 2026 meeting was posted in accordance with Idaho Code Section 74-204.*
4. **CALL FOR CONFLICT** (As outlined in Idaho Code 74-404)
5. **PUBLIC COMMENT** (for items of concern not on the Agenda)
6. **CONSENT AGENDA**
 - a. Ratification of May financials
7. **NEW BUSINESS**
 - a. Draft FY27 Budget - **ACTION ITEM**
8. **OLD BUSINESS**
 - a. Project Update: Historic Downtown Alleyway Improvement Planning
 - b. Street Lighting - **ACTION ITEM**
9. **Next Meeting Date**
 - a. August 4, 2026
10. **ADJOURNMENT - ACTION ITEM**



ÚNETE A LA REUNIÓN DE TEAMS:

UNIRSE A LA REUNIÓN DE EQUIPOS	https://teams.microsoft.com/meet/24612898555183?p=ID2lpCEIW71n4sGg2b
Únete a la reunión ahora	
ID de la reunión: 246 128 985 551 83	
Código de acceso: Gm7C2WE7	

AGENDA

11. **LLAMADA AL ORDEN**
12. **PASE DE LISTA**
13. **AVISO DE CUMPLIMIENTO DEL ORDEN DEL DÍA** según el Código de Idaho §74-204– Punto de acción
 - b. Conclusión de que el aviso y la agenda de la reunión se publicaron conforme al Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: Ayuntamiento de Bellevue, Oficina de Correos y la página web de la ciudad el 2 de julio de 2026. *Moción sugerida: Propongo que la agenda y el aviso para la reunión del 7 de julio de 2026 se publicaran de acuerdo con la Sección 74-204 del Código de Idaho.*
14. **LLAMADO AL CONFLICTO** (Según lo establecido en el Código de Idaho 74-404)
15. **COMENTARIOS PÚBLICOS** (para asuntos de preocupación que no estén en la agenda)
16. **AGENDA DE CONSENTIMIENTO**
 - a. Ratificación de los estados financieros de May
17. **NUEVOS NEGOCIOS**
 - a. Borrador del Presupuesto del año fiscal 27 - **PUNTO DE ACCIÓN**
18. **ASUNTOS ANTIGUOS**
 - a. Actualización del proyecto: Planificación de mejoras en los callejones históricos del centro
 - b. Iluminación Pública - **ACCIÓN**
19. **Fecha de la próxima reunión**
 - a. 4 de agosto de 2026
20. **SUSPENSIÓN - PUNTO DE ACCIÓN**

Bellevue Urban Renewal Agency
Profit & Loss Budget vs. Actual
 October 2025 through May 2026

	Oct '25 - May 26	Budget	\$ Over Budget	% of Budget
Income				
41200 · Personal Property Replacem...	0.00	0.00	0.00	0.0%
45100 · Interest Income	14,306.70	0.00	14,306.70	100.0%
41000 · City Property Tax	96,179.47	100,000.00	-3,820.53	96.2%
Total Income	110,486.17	100,000.00	10,486.17	110.5%
Gross Profit	110,486.17	100,000.00	10,486.17	110.5%
Expense				
OPERATING EXPENSES				
56800 · Supplies	0.00	500.00	-500.00	0.0%
56500 · Postage, Copies, Mailings	0.00	100.00	-100.00	0.0%
56700 · Advertising & Publishing	240.29	250.00	-9.71	96.1%
55000 · Legal & Accounting	400.00	500.00	-100.00	80.0%
57500 · Repair & Maintenance	1,292.50	1,000.00	292.50	129.3%
56600 · Professional Services	2,767.50	100,000.00	-97,232.50	2.8%
Total OPERATING EXPENSES	4,700.29	102,350.00	-97,649.71	4.6%
CAPITAL OUTLAY EXPENSES				
58100 · Improvement & Constructi...	29,020.00	100,000.00	-70,980.00	29.0%
Total CAPITAL OUTLAY EXPENSES	29,020.00	100,000.00	-70,980.00	29.0%
Total Expense	33,720.29	202,350.00	-168,629.71	16.7%
Net Income	76,765.88	-102,350.00	179,115.88	-75.0%

Bellevue Urban Renewal Agency
Balance Sheet
As of May 31, 2026

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
10003 · LGIP BURA Savings Fund 3594	648,732.42
10002 · DL EVANS X1714	<u>32,170.04</u>
Total Checking/Savings	<u>680,902.46</u>
Total Current Assets	<u>680,902.46</u>
TOTAL ASSETS	<u>680,902.46</u>
LIABILITIES & EQUITY	
Equity	
32000 · Unrestricted Net Assets	604,136.58
Net Income	<u>76,765.88</u>
Total Equity	<u>680,902.46</u>
TOTAL LIABILITIES & EQUITY	<u>680,902.46</u>



Memorandum

To: Bellevue Urban Renewal Agency Board

From: Brian Parker, Community Development Director

Re: FY27 Draft Budget

Date: July 7, 2026

Background

During the June 16, 2026 Special Meeting, the BURA Board established the following priority projects for FY27:

1. Street lighting safety improvements on Main Street
Rough cost estimates for individual poles, including labor, is \$10,000-\$20,000 per pole. The task order on the July 7, 2026 agenda identifies five (5) key intersections for enhanced safety lighting to be installed. Staff has included \$100,000 in Improvements & Construction for Phase 1 to install the safety lighting. The lower, more decorative lighting throughout the remainder of the portion of Main Street in the District could be a Phase 2 to be budgeted for in future years.
2. Establishing a public arts program
Staff has had an initial conversation with a consultant specializing in this field. A scope of work and cost estimate is forthcoming. This is included in the overall \$100,000 Professional Services budget, but is likely to be a fairly small portion of the cost.
3. Sidewalk connection and street reconstruction between the ends of the existing sidewalks on Elm Street.
The City Engineer conservatively estimated \$300,000 for a full reconstruction and sidewalk and \$100,000 for sidewalk only. \$300,000 in Improvements and Repair has been included in the draft budget. This would likely be a candidate for Safe Routes to School, Transportation Alternatives Program, or other grant funding, but Staff has not had time to research these programs enough to confidently state whether this would be a strong candidate.
4. Phase 1 of Historic Downtown Alleyway Improvement Project
Staff has been meeting with partners at the Idaho Department of Commerce and Frontier Community Resources regarding the viability of Phase 1 being largely funded through a Community Development Block Grant (CDBG) Downtown Redevelopment grant. The project appears to be an ideal candidate. The maximum award is \$650,000, and while no match is strictly required, matching funds are a component of the selection process. 25-30% is the recommended match ratio to be the most competitive. \$200,000 has been included in

Improvements and Construction to serve as a match for the grant. If the project were not to be awarded a CDBG grant, these funds could be carried over to FY28.

5. Street trees, furniture, and improved traffic calming on Main Street
While this is a recognized need, further design and coordination with the Idaho Department of Transportation is needed to prepare this for construction. This is included in the Professional Services category.
6. Improved dog waste stations
\$5,000 has been included in Improvements and Construction for high quality bag dispensers. This is a conservative estimate.
7. Water or wastewater system improvements
All water and wastewater improvements within the district that have been identified by Staff would need to be done in coordination with street reconstruction projects, and thus much more expensive than standalone improvements. No funding has been allocated in this budget for this item.

Recommendation and Next Steps

The all-inclusive budget prepared by Staff includes \$708,850 in expenditures. This would be technically feasible to achieve in FY27, but would expend all of BURA's capital reserves, and may limit the ability to complete future projects while the District is still active. Staff's recommendation is to select one or more large projects to remove or reduce the scope to maintain adequate reserves for future projects.

In order to adopt a budget, the Board must approve the draft budget, publicize the proposed budget and public hearing twice in the *Idaho Mountain Express*, and conduct a public hearing to adopt the final budget prior to the start of FY27 on October 1, 2026. If the Board is not prepared to adopt the draft budget at this meeting, it could be done at the August 4, 2026 meeting and still have adequate time to complete the process.

If the Board is prepared to adopt the draft budget, they should vote to:

1. Approve the draft budget (with amendments as necessary)
2. Set the budget Public Hearing date for August 4, 2026
3. Authorize the publication of the budget and hearing date in the *Idaho Mountain Express*

If the Board would like more time to deliberate, they should provide direction to Staff on amendments to the draft budget, and vote to continue the item to the August 4, 2026 meeting.

Enclosures

1. FY27 Draft Budget

**BELLEVUE URBAN RENEWAL AGENCY
BUDGET WORKSHEET**

		BUDGET 2022	ACTUAL 2022	BUDGET 2022	ACTUAL 2023	BUDGET 2024	ACTUAL 2024	BUDGET FY25	YTD FY25	BUDGET FY26	YTD FY27	BUDGET FY26
	INCOME											
41001	Carryover	\$ 32,750	\$ -	\$ 200,000		\$ 200,000						
41000	City Property Tax	\$ 45,000	\$ 64,503	\$ 50,000	\$ 102,483	\$ 50,000	\$ 105,937.55	\$ 75,000	\$ 93,502	\$ 100,000	\$ 96,179	\$ 100,000
41200	Personal Prop. Replacement				\$ 1,818		\$ 909.19	\$ 909	\$ 909			
41200	Interest Income	\$ 1,000	\$ 592	\$ 1,000	\$ 16,369	\$ 1,000	\$ 23,092.81		\$ 12,545			
	TOTAL INCOME	\$ 78,750	\$ 65,095	\$ 251,000	\$ 120,670	\$ 251,000	\$ 129,939.55	\$ 75,909	\$ 106,955	\$ 100,000	\$ 96,179	\$ 100,000
	OPERATING EXPENSES											
52000	City Attorney	\$ -										
55000	Legal and Accounting	\$ 3,000	\$ 800	\$ 3,000	\$ 1,070	\$ 3,000	\$ 830.00	\$ 15,000	\$ 461	\$ 500	\$ 400	\$ 2,000
56000	Dues and Memberships						\$ 100.00					
56500	Postage, Copies, Mailings	\$ -					\$ -	\$ 100		\$ 100	\$ -	\$ 100
56600	Professional Services				\$ 718		\$ -		\$ 275	\$ 100,000	\$ 43,752	\$ 100,000
56700	Advertising/Publishing	\$ 250	\$ 50	\$ 300	\$ 432	\$ 300	\$ 220.80	\$ 100	\$ 56	\$ 250	\$ 240	\$ 250
56800	Supplies	\$ 500	\$ 50	\$ 200	\$ 485	\$ 300	\$ 1,361.28	\$ 2,000	\$ 45	\$ 500	\$ -	\$ 500
57000	URA Contracts				\$ -	\$ 30,000	\$ 1,312.50	\$ 50,000	\$ -			
57500	Repair & Maintenance						\$ 4,425.63	\$ 5,000	\$ 1,252	\$ 1,000	\$ 2,143	\$ 1,000
	Travel Expense						\$ 84.00	\$ 200	\$ -			
	TOTAL OPERATING EXPENSES	\$ 3,750	\$ 900	\$ 3,500	\$ 2,704	\$ 33,600	\$ 8,334.21	\$ 72,400	\$ 2,089	\$ 102,350	\$ 46,535	\$ 103,850
	CAPITAL OUTLAY EXPENSES											
58100	Improvements & Construction	75,000	21,000	200,000	4,983	320,000	\$ 23,696.32	\$ 300,000	\$ -	\$ 100,000	\$ 29,020	\$ 605,000
58200	Auto or Equip. Capital Expense						\$ 119,498.08	\$ 50,000	\$ -			
	TOTAL CAPITAL OUTLAY	\$ 75,000.00	\$ 21,000.00	\$ 200,000.00	\$ 4,983.00	\$ 320,000.00	\$ 143,194.40	\$ 350,000	\$ -	\$ 100,000	\$ 29,020	\$ 605,000
	TOTAL EXPENSES	\$ 78,750	\$ 21,900	\$ 203,500	\$ 7,687	\$ 353,600	\$ 151,529	\$ 422,400	\$ 2,089	\$ 202,350	\$ 75,555	\$ 708,850
	NET INCOME:	0.00	43,195.00	47,500.00	112,982.79	-102,600.00	-21,589.06	\$ (346,491)	\$ 104,866	\$ (102,350)	\$ 20,624	\$ (608,850)

EXPENSES	ACTUAL 2024	BUDGET FY25	DRAFT FY26
Professional Services	\$ -		\$ 100,000
Capital Outlays	\$ 23,696	\$ 300,000	\$ 100,000
All Other Expenses	\$ 127,832	\$ 122,400	\$ 2,350
Total Expenses	\$ 151,529	\$ 422,400	\$ 202,350
REVENUES	ACTUAL 2024	BUDGET FY25	DRAFT FY26
City Property Tax	\$ 105,938	\$ 75,000	\$ 100,000
Personal Prop. Replacement	\$ 909	\$ 909	\$ -
Interest Income	\$ 23,093	\$ -	\$ -
Total Revenues	\$ 129,940	\$ 75,909	\$ 100,000

**BELLEVUE URBAN RENEWAL AGENCY
BUDGET WORKSHEET**

	ACTUAL 2017	BUDGET 2018	ACTUAL 2018	BUDGET 2019	ACTUAL 2019	BUDGET 2020	ACTUAL 2020
INCOME							
41001 Carryover	\$ -	\$ 15,000	\$ -	\$ 20,550	\$ -	\$ 40,000	\$ -
41000 City Property Tax	\$ 35,527	\$ 18,000	\$ 53,470	\$ 45,000	\$ 50,701	\$ 45,000	\$ 51,260
41200 Personal Prop. Replacement							
41200 Interest Income	\$ 4	\$ -	\$ 21	\$ 15	\$ 31	\$ 15	\$ 2,369
TOTAL INCOME	\$ 35,531	\$ 18,000	\$ 53,491	\$ 45,015	\$ 50,732	\$ 85,015	\$ 53,629
OPERATING EXPENSES							
52000 City Attorney		\$ 100	\$ 100	\$ -	\$ -	\$ 500	\$ -
55000 Legal and Accounting	\$ 439	\$ 2,500	\$ 1,120	\$ 2,600	\$ 4,416	\$ 2,600	\$ 1,295
56000 Dues and Memberships	\$ 366	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -
56500 Postage, Copies, Mailings		\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -
56600 Professional Services							
56700 Advertising/Publishing	\$ 366	\$ 800	\$ -	\$ 900	\$ 333	\$ 900	\$ -
56800 Supplies		\$ 1,000	\$ -	\$ -	\$ 4,749	\$ 500	
57000 URA Contracts							
57500 Repair & Maintenance							
Travel Expense							
TOTAL OPERATING EXPENSES	\$ 1,171	\$ 6,450	\$ 1,220	\$ 5,550	\$ 9,498	\$ 6,550	\$ 1,295
CAPITAL OUTLAY EXPENSES							
58100 Improvements & Construction	0	26550		60000	2775	50000	21051
58200 Auto or Equip. Capital Expense							
TOTAL CAPITAL OUTLAY	\$ -	\$ 26,550.00		\$ 60,000.00	\$ 2,775.00	\$ 50,000.00	\$ 21,051.00
TOTAL EXPENSES	\$ 1,171	\$ 33,000	\$ 1,220	\$ 65,550	\$ 12,273	\$ 56,550	\$ 22,346
NET INCOME:	34,359.75	-15,000.00	52,270.89	-20,535.00	38,459.00	28,465.00	31,283.00



BURA Underutilized ROW Master Plan Board Update

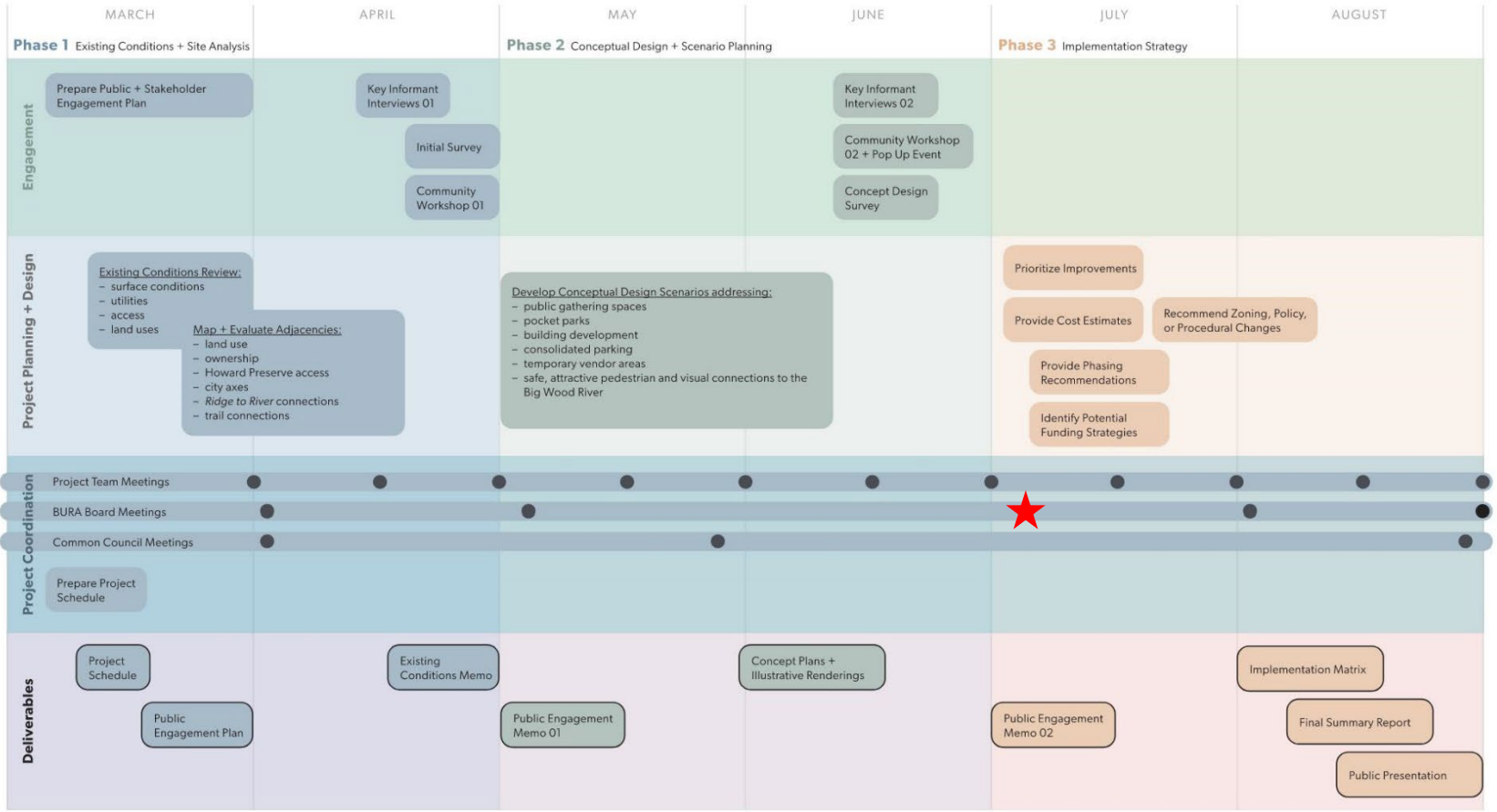
July 7, 2026

GGLO



Work Plan + Proposed Schedule

2026



Public Engagement to Date

- Public Workshop 01
 - 18 participants
- Community Survey 01
 - 19 respondents
- Public Workshop 02 (Pop-Up Plaza)
 - 100+ participants
- Community Survey 02 (Live)
 - Survey is live at <https://bellevueidaho.gov/bura/alleyway-project/>
- Stakeholder Meetings
 - Wood River Land Trust
 - Friends of Howard Preserve
 - Bellevue Public Works Department
 - Local businesses



Phase 2 Engagement

Engagement in this phase aimed to share and collect input on initial concept designs for the street ends at Oak and Elm as well as overall alleyway improvements.

Phase 2 Engagement included:

- A community workshop and two-day pop-up plaza event.
- An online survey – Currently live! Please share with your friends, neighbors and colleagues.
- Conversations and interviews with businesses, the Wood River Land Trust and other partners.

Survey is live at <https://bellevueidaho.gov/bura/alleyway-project/>



Welcome station at the pop-up plaza event

Pop-Up Plaza and Public Workshop #2 Overview

Over 100 participants attended the June 18th Pop-Up Plaza and Community Workshop event

Day 1 (June 18) Public Plaza Demonstration Workshop

- Temporary installation of proposed street end improvements (street trees, revised parking alignments, larger public plaza sidewalk elements, café dining, games, and live music).
- 6 interactive workshop boards that collected feedback on site designs for Elm and Oak Street improvements and alleyway design concepts
- Overall community feedback about the pop-up plaza was positive and people loved seeing increased activity downtown.

Day 2 (June 19): Open Plaza Demonstration and Community Market

- Plaza was open all day with a community market that ran from 4:00-7:00pm
- Local and regional vendors reported a strong day of sales and engagement.



Pop-Up Plaza and Public Workshop #2

★ **Bellevue** ★

POP-UP
PLAZA

Oak Street & Main

Thursday, June 18, 4-9pm
GAMES + FOOD + MUSIC
4:30-7:30 pm: Public plaza demonstration workshop

Friday, June 19, all day
COMMUNITY MARKET + OPEN PLAZA SPACE
Market stalls, music, games, food truck, and picnic space
3:00-7:00 pm: Community Market



Sponsored by Bellevue Urban Renewal Agency (BURA)



Pop-Up Plaza and Public Workshop #2



Pop-Up Plaza and Public Workshop #2



Workshop Results – Project Goals and Vision

The following vision statement was generally well received by workshop participants:

“Celebrate and activate Downtown Bellevue with vibrant community spaces, safer streets, sustainable landscaping and improved access to a variety of destinations and amenities”

Participant comments

“Please protect the peace and privacy and calm that the Howard Preserve provides for the city. It is precious!”

“Get the junked-out vehicles and construction waste out of alleys”

“Redevelop business organizations to coordinate + police improvements”

“All main street historic buildings need plaques telling their history – ask the museum to do”

“We need sidewalk shade, trees please! For all Bellevue streets”

Which of these goals are most important to you?

Use sticky dots to indicate the four goals that matter most to you.

Clean up and better define alleyway 17	Support downtown businesses and economy 10	Create flexible outdoor gathering spaces 10
Street beautification (landscaping, lighting) 7	Improve gateway to Howard Preserve and the Wood River 7	Maintain existing operational uses (loading, deliveries, emergency services, snow removal, parking, drainage) 2
Improve pedestrian and bike safety, ADA accessibility, and traffic circulation 16	Be cost-effective and able to be implemented 16	Other (please specify)

Workshop Results – Both Oak Street end concepts were supported to a similar degree

PARTY ON THE SIDES



- LEGEND
- 1 Rolled Curb
 - 2 New Concrete Paving
 - 3 New Asphalt Paving
 - 4 Cubson Wall, 18" High
 - 5 Gravel Drive for Snow Storage
 - 6 New Native Planting
 - 7 Parallel Parking, 8 Stalls
 - 8 Removable Bollards
 - 9 Seating, Bistro Tables and Chairs, Picnic Tables
 - 10 Pedestrian Scale Lighting with Hanging Plant Baskets
 - 11 Overhead Catenary Lighting
 - 12 Bicycle Rack
 - 13 Concrete Pavers
 - 14 Street Trees
 - 15 New Driveway

How well does this design meet the goals of the project?
Indicate your response with a sticky dot.



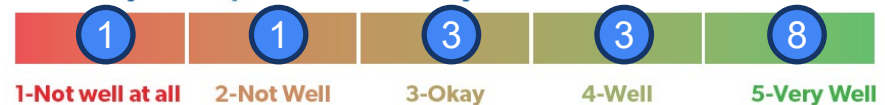
Weighted score: 4.0

PARTY IN THE BACK



- LEGEND
- 1 Rolled Curb
 - 2 New Concrete Paving
 - 3 New Asphalt Paving
 - 4 Cubson Wall, 18" High
 - 5 Gravel Drive for Snow Storage
 - 6 New Native Planting
 - 7 Angle Parking, 8 Stalls
 - 8 Removable Bollards
 - 9 Seating, Bistro Tables and Chairs, Picnic Tables
 - 10 Pedestrian Scale Lighting with Hanging Plant Baskets
 - 11 Overhead Catenary Lighting
 - 12 Bicycle Rack
 - 13 Concrete Pavers
 - 14 Street Trees
 - 15 New Driveway

How well does this design meet the goals of the project?
Indicate your response with a sticky dot.



Weighted score: 4.0

Workshop Results – Both Howard Preserve entrance designs were strongly supported

OVERLOOK AREA



- LEGEND
- | | | |
|-------------------------|----------------------|-------------------------------|
| 1 Concrete Paver Plaza | 6 Crushed Rock Path | 11 Picnic Table |
| 2 Overlook Plaza | 7 Entry Gate | 12 Circular Bench Around Tree |
| 3 New Asphalt Paving | 8 Existing Driveway | 13 Specimen Tree |
| 4 Gabion Wall, 18" High | 9 Aspen Grove | 14 Pastel Parking |
| 5 New Native Planting | 10 Garbage Enclosure | |

How well does this design meet the goals of the project?
Indicate your response with a sticky dot.



1-Not well at all 2-Not Well 3-Okay 4-Well 5-Very Well

Weighted score: 4.53

PARKING AREA



- LEGEND
- | | | |
|-------------------------|----------------------|-------------------------------|
| 1 Concrete Paver Plaza | 6 Crushed Rock Path | 11 Picnic Table |
| 2 90° Parking, 7 Stalls | 7 Entry Gate | 12 Circular Bench Around Tree |
| 3 New Asphalt Paving | 8 Existing Driveway | 13 Specimen Tree |
| 4 Gabion Wall, 18" High | 9 Aspen Grove | 14 Pastel Parking |
| 5 New Native Planting | 10 Garbage Enclosure | |

How well does this design meet the goals of the project?
Indicate your response with a sticky dot.



1-Not well at all 2-Not Well 3-Okay 4-Well 5-Very Well

Weighted score: 4.5

Workshop Results – Alleyway Improvements

Participants largely supported the proposed redesigned concepts and cited:

- Improved visuals and reduced alleyway clutter
- Improved safety for pedestrians
- Reduced runoff and erosion with the gabion wall
- A need for careful study of traffic flow and parking conflicts

PROPOSED CONDITION



How well does this design meet the goals of the project?
Indicate your response with a sticky dot.



1-Not well at all

2-Not Well

3-Okay

4-Well

5-Very Well

Weighted score: 4.78

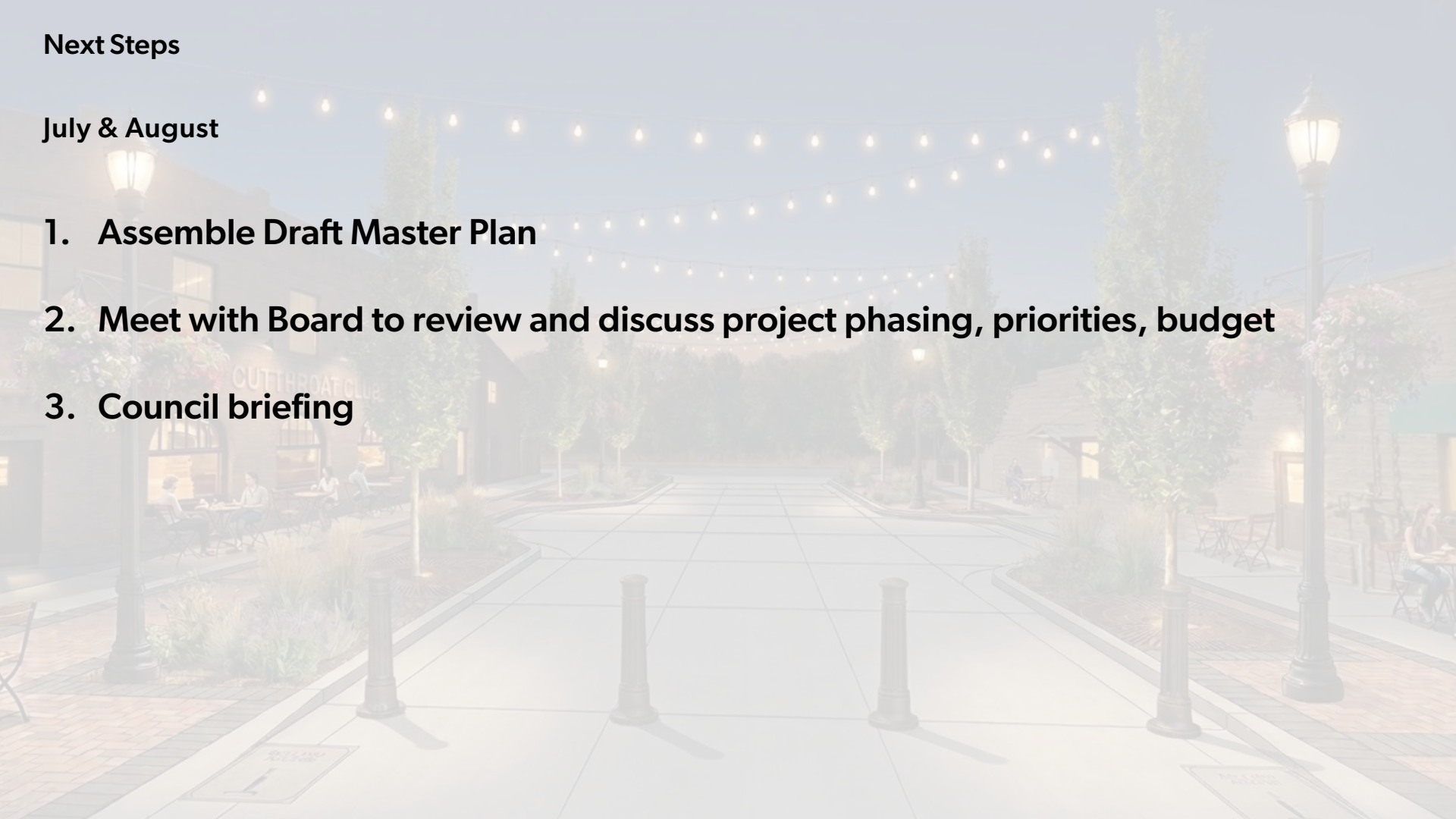
Pop-Up Plaza and Farmer's Market



Next Steps

July & August

1. **Assemble Draft Master Plan**
2. **Meet with Board to review and discuss project phasing, priorities, budget**
3. **Council briefing**





BURA Underutilized ROW Master Plan Board Update

July 7, 2026

GGLO





EXHIBIT "A"
SPECIFIC TASK ORDERS

June 24, 2026

City of Bellevue
115 E. Pine Street
Bellevue, ID 83313
Attn: Brian Parker

**Re: Task Order No. 4 – Assistance with Street Lights
City of Bellevue On-Call Services
Great West Engineering Project No. 4-23111**

This letter constitutes *Task Order No.4* to our *Agreement for Professional Services* dated June 12, 2023 for the above-referenced Project. Great West's scope of services, schedule of fees, and schedule for completion of these services ("Services") are as follows:

Great West Engineering and sub consultants will provide support services to the City of Bellevue to complete a lighting assessment and select a preferred street lights.

As compensation for these Services, Client shall pay Great West hourly rates according to the Schedule of Billing Rates, plus expenses, for an estimated total amount of \$17,908.00 as determined by the *Consultant Agreement*. This amount cannot be exceeded without Client's written approval.

Please have an authorized representative sign both originals of this letter and return one executed original to Great West at the following address:

Great West Engineering, Inc.
250 Helen P Clarke Street
Helena, MT 59601

Acknowledgment. This *Task Order No.4* is agreed to by the parties and is effective as of the date of this letter.

GREAT WEST ENGINEERING, INC.

CITY OF BELLEVUE, IDAHO


Kasey Ketterling, P.E. 6/24/2026

Christina Giordani, Mayor

Water/Wastewater Regional Team Manager

Date

June 8, 2026

Exhibit A

John Carreiro
Chair
Bellevue Urban Renewal Agency (BURA)
115 E Pine Street
Bellevue Idaho 83313

Subject: 26012 Downtown Lighting Study Scope of Work, Budget & Schedule

Dear Mr. Carreiro,

Please find below our Scope of Work and fee proposal for our professional services. Thank you for the opportunity and we look forward to working with you and the BURA on this project. Please review this information and contact our office with any questions.

PROJECT UNDERSTANDING

Main Street (SH75) Crossing Study

The intersections below have been identified to evaluate the street lighting levels.

- Main St (75) & Spruce St
- Main St (75) & Cottonwood St/Broadford Rd
- Main St (75) & Elm St
- Main St (75) & Oak St
- Main St (75) & Pine St

The goal of this project is to measure, analyze and propose illumination lighting pole locations and fixture types at the above five intersections per ITD standards for lighting materials. Secondly, research and provide BURA with several decorative lighting types and manufacturers to replace the current decorative lighting along Main Street.

PROJECT ASSUMPTIONS

For the purpose of this scope of work, we assume the following:

- The analysis of the street crossings utilizing AGI32 to model the proposed lighting levels based on the proposed fixtures. Lighting levels will not be required for the decorative lighting.
- The fixture and poles for the intersection safety lighting will utilize the approved materials on the ITD qualified product list (QPL). The sidewalk/decorative lighting will not have to follow the QPL.
- Provide BURA with a list and cut sheets of available decorative street lighting to replace the City's current sidewalk lighting.
- The BURA to provide Precision with orthorectified aerial images (if available) of the project area

The following represents our understanding of the tasks required to execute the Scope of Work:

SCOPE OF WORK

TASK 1 – Develop a Proposed Lighting Model

Precision will develop a lighting model utilizing AGI32 to analysis the proposed lighting levels, pole placement and the lighting fixtures to meet recommend lighting levels per Table 12-2 in the ANSI/IES

RP-8-18 document for the five intersection pedestrian crossings, the lighting levels will evaluate the average horizontal illuminance and the Uniformity Ratio.

TASK 2 – Develop the Draft and Final Lighting Study Report

Precision will prepare the draft and final street lighting study incorporating the proposed light recommendations.

In general, the light report shall follow the following outline:

Chapter 1 Introduction

Study Approach, Assumptions and Limitations

Chapter 2 Analysis

Study Area

Recommended Lighting Levels

Lighting Levels

Chapter 3 Proposed Improvements

Chapter 4 Decorative Lighting

Chapter 5 Findings and Recommendations

Attachments and Iso-foot Candle Display of Improvements

TASK 3 – Project Management

Coordination and Meetings: Precision will meet with the BURA on an as-needed basis to discuss project status and any outstanding issues, and coordinate with the BURA regarding data requests and project procedures.

Project Management: Precision will prepare and submit monthly invoices, status reports. Precision will provide general project oversight and administration. The deliverable for this task is:

- Monthly Payment Request with Status Report

SCHEDULE

The project is anticipated to be completed within six to eight weeks from notice to proceed.

BUDGETS (LUMP SUM NOT TO EXCEED)

LABOR HOURS		Principal	Associate Princial	Staff Engineer	TOTAL
TASK 1	DEVELOP A PROPOSED LIGHTING MODEL				
	Incorporate Proposed Lighting Improvements to the Model		8	30	38
	TASK 1 TOTAL	0	8	30	38
TASK 2	DEVELOP THE DRAFT AND FINAL LIGHTING STUDY REPORT				
	Develop the Draft Report		4	30	34
	Conduct Internal Review	2	2		4
	Attend Review Meeting and Incorporate Revisions (Teams and BlueBeam)		2	8	10
	Develop the Final Report		2	12	14
	TASK 2 TOTAL	2	10	50	62
TASK 3	PROJECT MANAGEMENT				
	Coordination and Meetings	2	8	0	10
	Project Management / Invoicing	4	0	0	4
	TASK 3 TOTAL	6	8	0	14
TOTAL LABOR HOURS		8	26	80	114
BUDGET					
			HOURLY	TOTAL	TOTAL
	LABOR		RATE	HOURS	COST
	Principal Engineer		\$200.00	8	\$ 1,600
	Associate Principal Engineer		\$180.00	26	\$ 4,680
	Staff Engineer		\$125.00	80	\$ 10,000
	TOTAL LABOR			114	\$ 16,280.00
TOTAL LUMP SUM BUDGET					\$ 16,280.00



**EXHIBIT B
2026 SCHEDULE OF BILLING RATES**

	<u>Hourly Rate</u>
Clerical Support	\$88
Project Assistant	104
Project Coordinator	120
Project Specialist	150
Project Administrator.....	158
Certified Grant Writer 1	165
Certified Grant Writer 2	191
Environmental Scientist	167
GIS Specialist	139
Resident Project Representative 1	165
Resident Project Representative 2	180
Designer.....	151
Senior Designer	172
Planner I.....	146
Planner II.....	158
Planner III.....	178
Senior Planner	189
Senior Hydrogeologist.....	212
Assistant Project Manager	150
Engineering Tech.....	104
Engineer 1.....	154
Engineer 2.....	166
Engineer 3.....	177
Engineer 4.....	187-202
Engineer 5.....	214-226
Engineer 6.....	232-239

Reimbursable Expenses include but are not limited to:

Auto Mileage	\$.85/mile
Outside Consultants, Fees, Shipping, Supplies, Travel & Per Diem	1.10xcost

*These rates are subject to periodic adjustment.