



CITY OF WALLACE  
 Regular Council Meeting  
 City Hall Council Chambers  
 703 Cedar Street, Wallace ID 83873  
 November 12, 2025  
 5:00 pm

**CALL TO ORDER**

Mayor Mogensen called the meeting to order at 5:00 p.m. in the Council Chambers.

**COUNCIL MEMBERS PRESENT:**

Patrick Richardson  
 Elmer Mattila  
 Cindy Lien  
 Rick Shaffer  
 Dean Cooper

**STAFF MEMBERS PRESENT:**

Ben Allen , Legal Counsel

**COUNCIL MEMBERS ABSENT:**

Michele Bisconer

**FLAG SALUTE**

**MOTION TO AMEND AGENDA: (ACTION ITEM)**

**CONSENT AGENDA:**

- Approval of minutes of the October 8, 2025 meeting
- Approval of accounts payable, including transfers for October totaling **\$138,356.24**
- Approval of advanced payroll for November

**APPROVAL OF CONSENT AGENDA: (ACTION ITEM)**

**Motion by R. Shaffer to approve consent agenda. Seconded by C. Lien.**

Council member Richardson	Voted Yes
Council member Mattila	Voted Yes
Council member Lien	Voted Yes
Council member Shaffer	Voted Yes
Council member Bisconer	Voted Absent
Council member Cooper	Voted Yes

Motion Carried.

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**FIRE REPORT**

The report was given by Chief Miller. Topics reported on were as follows:

- Fire danger remains low; no burn permits required until May 2026.
- October 2025 call statistics presented; combination of medical, fire, and total district calls.
- Noted ongoing station issues, including shower leak repairs and engine relocation.
- Updates provided on district consolidation forming Silver Valley Fire Rescue, with no reduction in Wallace service levels.
- Chief described training events, inspections, vehicle changes, and public outreach
- Chief also shared information regarding the donation of a city fire truck to a Montana rural department after a private buyer gifted it to them.

**R. Shaffer made a motion to approve the fire report. Seconded by E. Mattila**

All in favor. Motion Carried.

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**FINANCE REPORT**

The report was given by D. Cooper:

**Cash Balance Report – October 2025:**

- General Fund: **\$759,950**
- Street Fund: **-\$36,116**
- Library Fund: **-\$34,417**
- Parks & Rec: **-\$50,195**
- Insurance Fund: **-\$55,173**
- Sewer Fund: **\$303,299**
- Total All Funds: **\$887,346.90**
- Savings: **\$35,117**
- Mountain West UDAG: **\$210,270**
- Savings CD: **\$215,503**
- Grand Total: **\$1,348,238.13**

**MOTION:**

**Motion by C. Lien to approve the finance report. Second by P. Richardson.**

All in favor. Motion carried.

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**PARKS & RECREATION**

Report given by Cory Harshman, public works supervisor:

- Pool season closeout completed; draining underway.
- Locker rooms winterized; plumbing issues being evaluated for cost-saving solutions.
- Minor building and shower room maintenance discussed (shower valves, doors, improvements).
- Parks are fully winterized; final dog-park garbage pickup planned.
- Councilperson Lien noted the City was given a \$3,000 grant from Pool World and she would like to use it for swim lessons.

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**SHERIFF'S REPORT**

Read into the record:

- 118 calls for service in October 2025
- 17 written reports
- Deputies spent 371 hours in Wallace
- Call logs include surrounding areas

**Motion by E. Mattila to approve the sheriff's report. Second by C. Lien.**

**ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion Carried.

## **STREETS REPORT**

Delivered by Cory Harshman on behalf of Councilperson Bisconer (absent):

- Leaf volume extremely high; significant staff time spent clearing.
- Residents are leaving yard debris in streets, creating ordinance violations and delaying winter prep.
- Requested stronger enforcement support from the Sheriff’s Office.
- Equipment is nearly fully winter-ready.
- Pine Street Bridge work completed using outside contractor due to staffing limitations.

## **LIBRARY REPORT – Councilperson Mattila**

Report submitted by Librarian Annette Kologi:

### **October 2025:**

- 22 open days
- 328 patrons
- 433 items checked out
- 90 interlibrary loans received
- 168 sent out
- 34 new items; 15 withdrawn

### **September 2025 recap provided for comparison.**

- Transition to Inland Share Library Group
- Library awarded \$10,000 Carnegie Corporation Grant

## **BUSINESS ITEMS**

### **1. Street Closure Request – Ski Jor Event (Action Item)**

Applicant: Siobhan Curet

- Event format unchanged from prior years.
- “Space Cowboy” theme.

- She requested that the City continue coordinating with Public Works to keep snow in place on the course routes beginning approximately one month prior to the event, as has traditionally been done
- Insurance pending and will be submitted.

**MOTION:**

**Motion by D. Cooper to approve, pending receipt of insurance. Second by R. Shaffer.**

**ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion Carried.

**2. Request for Exemption from Building Permit Requirements – Bob Delbridge (Discussion Only)**

The Clerk placed a call to property owner Bob Delbridge, who attended the meeting by phone to present his request for an exemption from the building permit requirement associated with the Fire District’s denial of his proposed residential structure on Buena Vista Heights.

Property owner Bob Delbridge requested an exemption that would allow him to move forward with interior work on his small residential structure on Buena Vista Heights, explaining that he had followed the City’s process, obtained building-plan approval from the building inspector, and believed he was near final permit approval when informed that the Fire District would not sign off due to access and safety concerns with the steep roadway.

Assistant Deputy Fire Chief John Miller and Fire Marshal Travis Costa stated that Buena Vista Heights does not meet the grade or width standards required under the International Fire Code, and fire apparatus cannot safely reach the site, particularly for structure fires. They emphasized that granting an exemption would set precedent and increase liability, as the Fire District cannot guarantee emergency response capability for the area.

Legal counsel Ben Allen advised that City Code requires Fire District approval for any building permit, and the City has no authority to waive that requirement. Creating an exemption system would require a formal code amendment and significant liability protections, such as recorded emergency-service waivers.

Council members expressed concern about both the property owner’s position and the safety implications. Because no code mechanism currently allows the City to override the Fire District’s decision, no action was taken. The Council directed Mr. Delbridge to meet directly with the Fire District to explore whether any conditional approval or agreement could be reached at the Fire District level.

Councilmembers acknowledged the applicant’s long-standing family connection to the property and desire to reside on the hill but also expressed concerns about:

- Significant public-safety risk
- Long-term liability for the City
- State Fire Code requirements
- Setting precedent that undermines building and fire code processes

Councilmembers agreed the matter is complex and that the proper next step is renewed discussion between the applicant and the Fire District, with legal counsel available to assist if the Fire District wishes to explore a site-specific waiver at the district level.

**Outcome**

- No action was taken by the City Council.
- The Council directed that Mr. Delbridge, the Fire District, and (if desired) legal counsel hold further discussions to determine whether a Fire District–level waiver or conditional approval could be drafted.
- Any such agreement would need to return to the Council for review if it satisfied all required agencies.

**3. Termination of Contract – Talisman Construction (Courthouse Balcony Project) (Action Item)**

Courthouse Project Coordinator Colleen provided the Council with a detailed update regarding the long-delayed courthouse balcony restoration project and the ongoing issues with the selected contractor, Talisman Construction.

**Background:**

- Contractor repeatedly failed to return executed contract for balcony restoration.
- SHPO advised the City to terminate and proceed with a new contractor.

Legal counsel Ben Allen confirmed that no contract had been executed, no payments had been made, and the City is within its rights to formally terminate the relationship. He recommended that the Council authorize him to issue an official Notice of Termination to Talisman, ending any expectation of service and allowing the City to proceed with a replacement contractor. He also noted that, while a demand for return of the loaned courthouse blueprints could be made later, if necessary, it did not need to be included in this action. Council members discussed the situation, noting the extensive delays and lack of responsiveness from Talisman, and expressed support for moving decisively so the project could proceed under new management.

**MOTION:**

**Motion by C. Lien to approve termination of the contract with Talisman Construction. Second by R. Shaffer.**

**ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion Carried.

#### 4. Approval of Contract with Veritas – Balcony Project (Action Item)

Colleen presented the Council with the next steps necessary to keep the courthouse balcony restoration project on schedule and in compliance with grant requirements administered through SHPO. She reported that SHPO staff had proactively assisted the City by identifying qualified firms capable of historical masonry and structural restoration work and had recommended Veritas, a Coeur d’Alene–based company with substantial experience in historic preservation.

Colleen provided the following details regarding Veritas and the proposed scope:

- Veritas is led by Doug Flewelling, a specialist in historic masonry and concrete restoration, whose portfolio includes projects for the University of Idaho, Idaho Department of Parks & Recreation, and other historic facilities.
- Because of the unknown structural conditions behind the failing balcony surfaces—and the presence of materials that may predate modern construction standards—Colleen recommended a phased approach beginning with non-invasive testing and assessment.
- Veritas would oversee this first phase and would subcontract 191 North Environmental, also based in Coeur d’Alene, to conduct specialized forensic testing using equipment that removes only minimal surface material, avoiding damage to historic concrete.
- This phase would identify any contaminants, determine the underlying causes of deterioration, and allow Veritas to develop a full engineering plan, cost estimates, and construction schedule for the full restoration.
- Colleen emphasized that Veritas believes this initial assessment and design phase can be completed by the end of January, even during winter, which is critical to maintaining compliance with the City’s SHPO grant timeline.

Legal counsel had not yet received a draft contract, as Veritas was awaiting authorization to prepare one. Colleen requested permission to proceed with Veritas contingent upon legal review and confirmation that the agreement meets all grant and procurement requirements.

Council members noted the urgency of the project following delays associated with the previous contractor and expressed support for engaging Veritas, given SHPO’s endorsement and the company’s specialized expertise.

#### **MOTION:**

**Motion by D. Cooper to approve contract with Veritas pending legal review. Seconded by C. Lien**

#### **ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion Carried.

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## 5. Amendment to Grant Agreement – Balcony Project (Action Item)

Colleen presented an amendment to the City’s existing SHPO grant agreement supporting the courthouse balcony restoration project. She explained that due to the prolonged delays and the lack of progress under the former contractor, SHPO recommended restructuring the grant to support an initial assessment and design phase rather than immediate construction.

Details of the amendment –

- **Scope Adjustment:**  
SHPO modified the project scope from a full construction/restoration project to a \$21,000 exploratory and design phase
- **Expanded Testing Area:**  
Although the north balcony shows visible structural concern (noted by Colleen as an area where one might “flinch” walking underneath), SHPO agreed that both balconies should be included in the testing and design work to ensure a cohesive restoration plan.
- **Funding Adjustment:**  
SHPO increased the City’s grant allocation by \$1,000, bringing the grant-funded portion to \$10,500, matched by \$10,500 in City in-kind contributions for a total project amount of \$21,000.
- **In-kind contributions will include staff and administrative time by both the City and courthouse personnel.**
- **This match structure replaces the previous requirement for a monetary match, which was no longer feasible after the loss of the Idaho Historic grant.**
- **Purpose of Amendment:**  
Colleen emphasized that the restructured grant allows the City to restart the project immediately, avoid further delays caused by the previous contractor’s non-response, and produce the technical documents necessary to pursue future construction funding.

### **MOTION:**

**Motion by R. Shaffer to approve the amended SHPO grant agreement. Second by Cooper.**

### **ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion Carried.

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## 6. Approval – Building Permit Processes & Procedures Handout (Action Item)

- State-mandated requirement for cities to publish building permit guidance.
- Updated language presented.
- Council requested addition noting Fire District approval is required.

**MOTION:**

**Motion by E. Mattila to approve with the addition of Fire District sign-off language. Second by R. Shaffer.**

**ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

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**7. Discussion – Canyon Creek Erosion**

Public Works provided an update on the significant erosion and structural failure that occurred along Canyon Creek earlier in the year. During high spring flows, an approximately 180-foot section of the six-foot-tall concrete retaining wall on the west side of the creek collapsed in a single event. The wall was originally constructed with a continuous internal cable system; once one portion failed, the remaining sections were pulled down with it. Within about a week, an additional 30-foot section on the east side of the creek also collapsed.

Public Works Director Corey explained that the damage has created serious concerns for nearby infrastructure, as fallen concrete shifted the creek’s flow and forced water directly toward the abutment of Benthams Bridge, threatening to undermine its structural support. Temporary mitigation was performed: with assistance from TM Builders and using rock supplied by Shoshone County, the City placed large boulders to redirect the creek back toward its original channel. Corey emphasized that this measure is only temporary and will not prevent continued deterioration or future failure.

Corey noted the following additional details:

- The wall does not belong to the adjacent homeowner nor to the City, creating uncertainty about ownership responsibility; however, the City is taking a lead role due to the broader community and infrastructure risks.
- Repair work involves extensive engineering, permitting, and environmental approvals, including requirements governing in-stream work similar to those encountered during the Sixth Street Bridge project.
- The City has been actively pursuing external funding and has already been denied assistance by multiple agencies.
- The City’s engineering firm, HMM, prepared a preliminary assessment and concept plan to support funding applications and permitting. The City has incurred only minimal engineering costs to date.

Corey reported that the project is currently under review by the Department of Environmental Quality (DEQ) through a grant or assistance program, with a decision expected the following day. He stated that this funding opportunity appears more promising than previous attempts. If DEQ denies assistance, the City may need to escalate efforts to state legislators or pursue higher-level emergency funding due to infrastructure downstream.

Council members were encouraged to visit the site to understand the severity of the erosion. No action was required at this meeting; the update was informational, and further steps will depend on DEQ’s forthcoming determination.

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**8. Agreement for Building Inspection Services – City of Kellogg (Action Item)**

The Council reviewed the proposed renewal of the service agreement with the City of Kellogg for provision of building inspection and building official services. The updated proposal includes a 10% fee reduction and reflects that Keith Teeters will continue serving as building inspector.

Legal counsel Ben Allen advised that although the agreement follows the longstanding arrangement between the two cities, the draft contains numerous typographical errors and lacks clarity on important operational details—such as timelines for reviewing permits, communication expectations between jurisdictions, and procedures for closing out outstanding permits, several of which have remained open for years. He recommended revising the agreement to strengthen structure, ensure clear responsibilities, and better protect the City.

Council members agreed that the document needs improvement before approval and discussed the importance of establishing clearer processes and accountability.

The Clerk was asked to obtain a Word version of the contract from Kellogg to facilitate revisions.

**MOTION:**

Motion by C. Lien to return the agreement to legal counsel for revisions and bring back to Council.  
Second by E. Mattila.

**ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion Carried.

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**Executive Session pursuant to IC 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*)**

**Motion by C. Lien second by E. Mattila to exit regular meeting and enter into Executive Session Per 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.**

**ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion carried.

**Motion by R. Shaffer at 7:06 pm, seconded by E. Mattila to exit executive session and enter back into regular meeting.**

**ROLL CALL:**

Council member Richardson	Voted	Yes
Council member Mattila	Voted	Yes
Council member Lien	Voted	Yes
Council member Shaffer	Voted	Yes
Council member Bisconer	Voted	Absent
Council member Cooper	Voted	Yes

Motion carried.

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**ADJOURNMENT**

Motion by R, Shaffer to adjourn. Second by D. Cooper.  
All in favor. Meeting adjourned.

  
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Lynn Mogensen, Mayor

Attest:

  
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Kristina Larson, City Clerk