

Welcome to tonight's City Council meeting!

The elected officials of the City of Bonners Ferry are appreciative of an involved constituency. Testimony from the public is encouraged concerning issues when addressed under the Public Hearing portion of the agenda. Any individual who wishes may address the council on any issue, whether on the agenda or not, during the Public Comments period. Normal business will preclude public participation during the business portion of the meeting with the discretion left to the Mayor and Council.

Vision Statement

Bonners Ferry, "The Friendliest City", strives to achieve balanced growth, builds on community strengths, respects natural resources, promotes excellence in Government, and values quality of life.

**AGENDA
CITY COUNCIL MEETING
Bonners Ferry City Hall
7232 Main Street
267-3105**

December 20, 2016

**6:00 p.m. Vacation of Platted Alleyway Hearing
7:00 p.m. Regular Meeting and Fee Increase Hearing**

PUBLIC HEARING

Vacation of Platted Alleyway File #VC02-16 – Case Vacation (attachment)
City – Deliberations Regarding Alleyway Vacation File #VC02-16 – Case Vacation

PLEDGE OF ALLEGIANCE

GUESTS

Bryan Martin from LHTAC – Road Master and Road Scholar Award Presentations

PUBLIC HEARING

Fee Increase Hearing (attachment)
City – Consider Adoption of Fee Resolution 2016-12-02 (attachment)

PUBLIC COMMENTS

Each speaker will be allowed a maximum of five minutes, unless repeat testimony is requested by the Mayor/Council

REPORTS

Police/Fire/City Administrator/Economic Development Coordinator/Urban Renewal District

CONSENT AGENDA

1. Call to Order/Roll Call
2. Approval of Bills and Payroll
3. Treasurer's Report
4. Approval of December 6, 2016 Council Meeting Minutes

OLD BUSINESS

5. City – Second Reading of Ordinance Repealing and Replacing Bonners Ferry City Code Title 12, Chapter 5, Concerning Minor Subdivisions (attachment)

NEW BUSINESS

6. City – Approve Payment of Half of the City Attorney’s 2017 Bar Licensing Fee (attachment)
7. City – Authorize Mayor to Sign Assignment and Assumption of Lease Agreement between Carolyn Testa and Bruce McCandless for Property at 6371 Kootenai Street (attachment)
8. City – Approve 2017 Beverage Licenses Pending Receipt of Payment and Proper Documentation (attachment)
9. City – Approve Flower Baskets for 2017 (attachment)
10. Electric – Approve Purchase of Used Ditch Witch (attachment)
11. Electric – Approve Purchase of Electric Meter Tester (attachment)
12. Water/Sewer – Approve Purchase of New Pickup (attachment)
13. Executive Session Pursuant to Idaho Code 74-206 (1) (c) to acquire an interest in real property which is not owned by a public agency

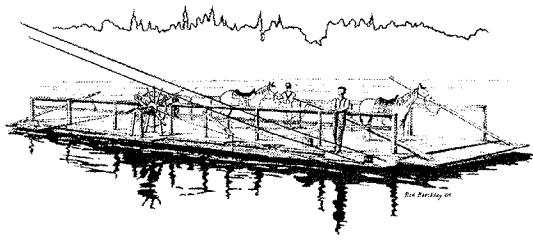
EXECUTIVE SESSION PURSUANT TO IDAHO CODE 74-206, SUBSECTION 1

- (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;
- (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;
- (c) To acquire an interest in real property which is not owned by a public agency;
- (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code;
- (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;
- (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. The mere presence of legal counsel at an executive session does not satisfy this requirement;
- (g) By the commission of pardons and parole, as provided by law;
- (h) By the custody review board of the Idaho department of juvenile corrections, as provided by law;
- (i) To engage in communications with a representative of the public agency's risk manager or insurance provider to discuss the adjustment of a pending claim or prevention of a claim imminently likely to be filed. The mere presence of a representative of the public agency's risk manager or insurance provider at an executive session does not satisfy this requirement; or
- (j) To consider labor contract matters authorized under section 67-2345A [74-206A] (1) (a) and (b), Idaho Code.

ADJOURNMENT

INFORMATION

14. City – Resignation Letter from Councilwoman Connie Wells (attachment)
15. Police – Notice of Tort Claim (attachment)
16. Electric/Water/Sewer – Profit Loss Reports (attachment)



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 Fax: 208-267-4375

STAFF REPORT FOR VACATION OF PLATTED ALLEYWAY FILE #VC02-16 – CASE VACATION

Prepared by: Lisa Ailport, AICP
City Planner

Project Description: Petition to vacate a portion of a 16-foot alleyway within Block 17, of the Amended Plat of Bonners Ferry, Book 1C, Page 67, which can be generally be described as being between Lots 1-3 and Lots 22-24.

Location: The project is located south east of Boundary Street and North of North River Drive.

Parcel size: 1,696 square feet is proposed to be vacated.

Applicant: Robert and Linda Case

Applicant's Representative: Clare Marley, Ruen-Yeager and Associates

Property Owner: Same as applicant's

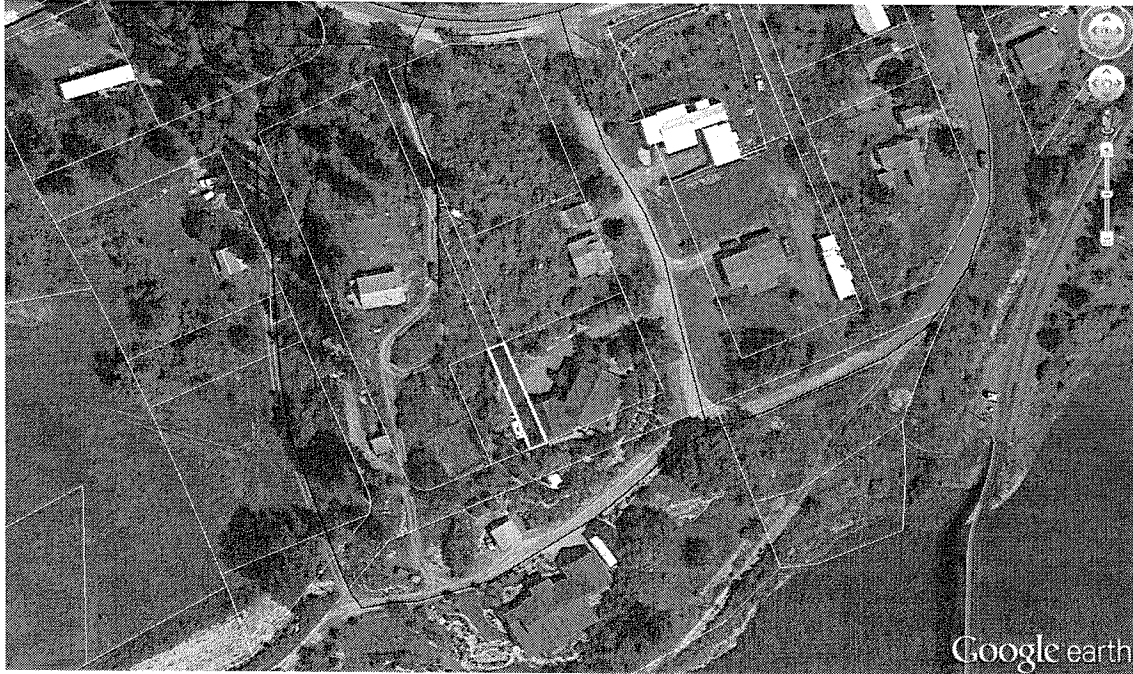
Petition filed with City: October 21, 2016

Notice Provided: Mailed: December 6, 2016
Published in Paper: December 1, 2016 and December 8, 2016

Council Packets: Staff report
Application and Petitions
Traffic Safety Minutes of November 16, 2016
Public Comments
Plat of Amended Plat of Bonners Ferry
Official notice and official mailing of record

PROJECT SUMMARY

The applicant is requesting to vacate a portion of a platted alleyway located adjacent to existing property owned by the applicant (see aerial below). The applicant asserts the vacation is requested because the public right-of-way serves no public need, has never been constructed in 125 years and cannot physically connect to the existing public road.



Alleyway serves no public need:

According to the application, no utilities are located within the alley. A review of city plans and utilities also concludes that no city utilities are located within the alley. Staff also forwarded the file to the City departments seeking comments or feedback regarding the request and did not receive any response from city agencies/departments regarding the proposed vacation.

Alleyway has never been constructed:

According to the application, the alleyway was dedicated to the public with the recording of the plat of Bonners Ferry, Idaho on July 9, 1890 when Bonners Ferry was still a part of Kootenai County. The plat has been in existence since 1890, over 125 years, and the alleyway, according to the applicant has only been improved with the homeowner's improvements (see application photos).

Alleyway cannot physically connect to the public road:

The platted alleyway intersects an existing public right-of-way, however this area is not where the physical road is located. As shown in the above aerial, North River Drive is physically located south of the platted right of way, which is likely due to topography in the area. According to the application, a bench/slope runs east to west which prohibits connection to the existing road known as North River Drive. Photos were submitted with the application showing the topographic constraints.

ANALYSIS:

According to Idaho Code 50-311, the City may vacate a public right-of-way when it is determined to be “expedient for the public good” to do so. Furthermore, IC 50-1306A stipulates certain procedures to be adhered to and a public hearing held. Once these requirements have been met, the City Council may grant the request to vacate with such restrictions as they deem necessary in the public interest.

While State statutes dictate the council can take this action once the notification procedures have been completed, the City does little to standardize how to evaluate the what “expedient for the public good” means. Staff, in processing the application to hearing has attempted to extract out facts through the application and petition materials and by routing the request to agencies and departments to seek comments and/or recommendations by those departments.

The application was routed to the Traffic Safety Committee, which met on November 16, 2016. This vacation request was the first petition many on the Committee had ever considered. Staff provided the following questions in order help the dialog of evaluating what how vacating the right-of-way could affect city connectivity and use:

1. Has the right-of-way served the public in the past?
 - a. Has the right of way served as a transportation corridor in the past?
 - b. Has there ever been any city owned or public utilities within the right of way?
2. Does the right-of-way currently serve the public?
 - a. Is there currently any recognized use of the right of way such as trails, pathways or other travelways?
 - b. Does anyone or any property require the right of way to maintain access to property?
3. Will the right-of-way serve the public in the future?
 - a. Is there a future need to maintaining or keeping the right of way to connect trail systems or pathways?
 - b. Will there be a need to in the future have a corridor for future transportation planning efforts?

After evaluating the above the Traffic Safety Committee felt the existing alley did not serve the interest of the public currently or in the future, and therefore made a motion to recommend approval to City Council (see attached minutes).

No other departments or agencies commented on the file.

PUBLIC COMMENTS

The City received public comments from the following. A summary of the comments are included, but the council packet includes the entire comment:

Steve Galbraith provided written letter of opposition, received on December 13, 2016, noting that the vacation, if approved, would limit access to an existing power pole that serves three properties in the area.

Staff Note: The existing power pole may be located within the platted right-of-way of North River Drive. This portion of the right-of-way is not being requested as part of the vacation request. Furthermore, a condition securing the franchised rights of any easements is provided as a condition of approval (see condition #3).

DeAnna Galbraith provided a written letter of opposition to the file received December 12, 2016 noting similar issues as did Steve Galbraith did regarding access to the existing power pole.

Lillian Clements provided a written letter to the file, received December 9, 2016, noting that she walks her dogs along Arapaho alley and the vacation would restrict her access to the public alleyway. She is opposed to the vacation.

COUNCIL ACTION:

Ultimately it is City Council who has to weigh the facts and the testimony at the hearing to ensure adequate evidence supports what “expedient for the public good” is and what it means. Draft findings have been prepared based on the file.

APPLICABLE LAWS:

Idaho Code §50-311(Vesting) Idaho Code §50-1306, (procedural)

Idaho Code §50-1320 (Vesting) Idaho Code §50-1324 (Taxes pd)

DRAFT MOTION BY THE COUNCIL

Motion to Approve: I move to approve this file VC02-16, to vacate a portion of a 16-foot wide alleyway within Block 17 of the Amended Plat of Bonners Ferry, book 1C Page 67, finding that it is in accord with Idaho Code 50-1306A and the standards of approval as outlined in the staff report and testimony received at this hearing. I further move to adopt the following findings of fact and reasoned decisions and including the conditions of approval (as amended, or as submitted) and enumerated in the staff report. The actions to be taken to obtain the vacation is to complete the conditions of approval as provided. (read conclusions 1-3)

Motion to Deny: I move to deny this file VC02-16, to vacate a portion of a 16-foot wide alleyway within Block 17 of the Amended Plat of Bonners Ferry, book 1C Page 67, finding that it is not in accord with Idaho Code 50-1306A and the standards of approval as outlined in the staff report and the testimony received at the public hearing. Furthermore, I move to adopt the following findings of fact and reasoned decisions (read conclusions 1-3- noting the findings that support your claim-which conclusions does it fail to meet)

The actions to be taken to receive approval is

1. Submit a new petition that meets the standards of Idaho Code 50-311 and 50-1306A

REASONED DECISION

***The above staff report and subsequent evidence in the record provides for the findings of fact required in order to make any conclusion of law. Based upon those findings, the following conclusions are proposed to be adopted by the City Council by motion to approve.**

Conclusion 1:

The proposal was review for compliance with I.C. §50-1306A notification requirements, procedures, and §50-1324 necessity of taxes paid. Therefore, the proposal **is/is not** in accordance with the applicable notification standards.

Finding: Certified mailings of the request to vacate was sent to landowners within 300-feet of the lands to be vacated on December 6, 2016 (file record).

Finding: Notification of the proposed hearing was published in the December 1st, and December 8th by affidavit of publication by the Bonners Ferry Herald (file record).

Conclusion 2:

The vacation of right-of-way **is/is not** in the interest of the public

Draft Finding: The alleyway has not been constructed in 125 years and does not contain any known easements or utilities (application).

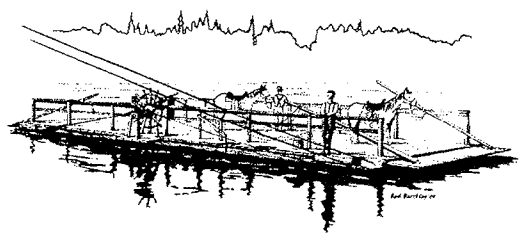
Draft Finding: Physical topographic constraints prevent future construction of the alleyway and prevent the alley from connecting to the existing North River Drive in (application).

Draft Finding: The Traffic Safety Committee made a motion to recommend approval of the vacation finding that the right-of-way does not currently serve the interest of the public and will not serve the interest of the public in the future (draft 11/16 minutes).

CONDITIONS OF APPROVAL

1. The vacation of the above described right-of-way shall be effective upon recording of a resolution by the Council granting the vacation, vesting to reside with Robert and Linda Case.
2. Prior to recording of the vacation resolution, warranty deed(s) shall be prepared for recording combining the vacated alleyway with the ownership on either side of the alleyway to the satisfaction of the City. Once the vacation is recorded, the deed(s) shall be recorded combining the ownership into one parcel of land. The deed(s) shall reference the following language in the recording of the property consolidation, "The franchised rights of and easements of public utilities, if any, shall not be impaired by the recording of the vacation and shall remain in force."

Vc 62-14



CITY OF BONNERS FERRY

PETITION TO VACATE RIGHTS OF WAY (IDAHO CODE - TITLE 50)

Applicant's Name: Linda and Robert Case Date: 10/06/16

Mailing Address: P.O. Box 239, Bonners Ferry, ID 83805

Day Telephone Number: (208) 660-1915 E-mail Address: _____

Applicant's Name: _____ Date: _____

Mailing Address: _____

Day Telephone Number: () E-mail Address: _____

Applicant's Representative: Clare Marley, AICP

Company Ruen-Yeager and Associates, Inc.

Mailing Address: 219 Pine Street, Sandpoint, ID 83864

Day Telephone Number: (208) 265-4629 E-mail Address: cmarley@ruenyeager.com

DESCRIPTION:

Subdivision Name: Amended Plat of Bonners Ferry Instrument # ROS 267641

Block Number 17 Lot Number(s) 22-25 Book of Plat No. 1-C Pages: 67

Quarter: _____ Section: 27 Township: 62N Range: 1E

Location of Property: (Street Address or cross streets) 7306 Boundary Street

Parcel or Tax Lot Number (if available) RPB0120017024BA; RPB0120017024BA
(This information can be obtained from County Assessor's Office)

REQUEST

(If more space is needed, please use additional paper)

Please explain why the vacation is necessary:

The vacation of the 16-foot wide alley adjoining the subject parcels is requested because the public right-of-way serves no public need, has never been constructed, and cannot physically connect to the public roadway to the south. See attached narrative for further explanation.

RECEIVED

2017 10 16

RECEIVED

2017 10 16

Please explain why this vacation is in the interest of the public to vacate:

Please see attached narrative in support of the petition to vacate.

Are there any utilities within the existing right-of-way? If yes, please explain None.

Will any utilities remain in the same location if the vacation is approved? If yes, please explain: Not applicable. There are no utilities in the alley.

Does that applicant propose to provide any easements as part of the vacation? If yes, please explain: None are proposed.

Title to Vacated Portion to be Vested With: The full 16-foot width of the platted alleyway between ;
And petitioners' property, as described, is to be vested with Robert and Linda Case.

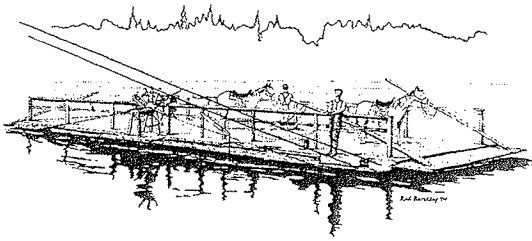
I (we), the undersigned, do hereby petition the City of Bonners Ferry to vacate the right of way described in this application and do certify that all information, statements, attachments and exhibits submitted herewith are true to the best of my (our) knowledge.

See attached
Applicant Signature

_____, 20____
Date

Applicant Signature

_____, 20____
Date



CITY OF BONNERS FERRY

PETITION TO VACATE RIGHTS OF WAY (IDAHO CODE - TITLE 50)

Applicant's Name: _____ Date: _____

Mailing Address: _____

Day Telephone Number: () _____ E-mail Address: _____

Cell Phone: () _____ Fax: () _____

Describe Request: *(If more space is needed, please use the backside of this form)*

Location of Property: *(Street Address or cross streets)* _____

DESCRIPTION:

Instrument # _____ Date Recorded _____

Quarter: _____ Section: _____ Township: _____ Range: _____

Subdivision Name: *(if applicable)* _____

Block Number _____ Lot Number(s) _____


Book of Plat No. _____ Pages: _____ through _____

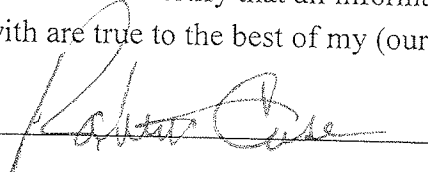
Parcel or Tax Lot Number *(if available)* _____
(All of this information can be obtained from your County Assessor's Office)

Title to Vacated Portion to be Vested With: _____;
And _____

(Note: Whenever a street, alley or other right-of-way is vacated, title shall revert to the owner of adjacent real estate, one-half on each side thereof or as the City of Bonners Ferry deems in the best interests of the adjoining properties, un less the right-of-way was dedicated as part of a plat. In that event, the right-of-way should be vacated only to the property within the subdivision.)




I (we), the undersigned, do hereby petition the City of Bonners Ferry to vacate the right of way described in this application and do certify that all information, statements, attachments and exhibits submitted herewith are true to the best of my (our) knowledge.


Applicant Signature


Date Sept. 16, 2016

**Evidence in support of petition to vacate alleyway
Linda and Robert Case, petitioners
City of Bonners Ferry, ID**

ITEM	EVIDENCE
Request	To vacate a 16-foot wide public alley bisecting property owned by the petitioners.
Location	Adjoining property at 7306 Boundary Street, Bonners Ferry, ID.
Legal	A portion of the 16-foot wide alley in Block 17 of the Amended Plat of Bonners Ferry in Section 27, Township 62 North, Range 1 East, B.M., Boundary County, as recorded in Book 1-C, Page 67, records of Boundary County, Idaho, lying between Lots 22 through 24, and a portion of Lots 1 through 3 of said plat. (See attached legal description by James R. Staples, PLS.)
Background	The subject alleyway was dedicated to the public with the recording of the plat of Bonners Ferry, Idaho on July 9, 1890, when Boundary County was still a part of Kootenai County. (See attached plat of Bonners Ferry, Idaho.) Although dedicated to the public more than 125 years ago, this portion of the dedicated alleyways of the plat of Bonners Ferry has never been constructed and is not currently maintained by the City of Bonners Ferry.
Setting	The south end of the dedicated alleyway intersects with the platted portion of North River Drive. (See attached preliminary survey.) However, North River Drive was not constructed within its dedicated right-of-way due to steep, rocky slopes. The physical road is constructed south of the platted right-of-way, as seen in the aerial photo and close-up below. The alley does not provide a through way to North River Drive due to topographic constraints.
Aerial photo of North River Drive and alleyway	

<p>Close-up showing dedicated right-of-way</p>		<p>Note: The aerial photograph from Google Earth shows approximate locations of structures in relation to legal boundaries, such as rights-of-way and property lines.</p>
<p>Slope</p>	<p>Photos demonstrating the sloped, rocky area between the platted alleyway and current North River Drive are shown below.</p>	
<p>Photos:</p> <p>Left, view from North River Drive upslope to petitioners' home</p> <p>Right, view looking west from North River Drive below petitioners' home</p>		
<p>Provisions of Idaho Code, §50-311</p>	<p>Cities have the power to vacate alleys, as authorized by Idaho Code §50-311 and §50-1306A.</p> <p>IC §50-311 empowers the city to vacate public rights-of-way “whenever deemed expedient for the <u>public good</u>.” Whenever an alley or street is vacated, the land shall revert to the owner “of adjacent real estate, one-half (½) on each side thereof, or as the city council deems in the best interests of the adjoining properties...” The rights of any utilities shall not be impaired by the proposed vacation.</p>	

<p>§50-1306A</p>	<p>There are no utilities located within the alley, according to the landowners. However, the petitioners would agree to a condition stating: “The franchise rights and easements of public utilities, if any, shall not be impaired by the vacation and shall remain in force.”</p> <p>The petitioners own both sides of the 16-foot wide alley, as evidenced by the deeds and preliminary survey submitted with this petition. Therefore, once vacated, the petitioners request the city council grant ownership of the subject alley to them in its entirety.</p> <p>Vacation of the alley is in the public good because the alley cannot be reasonably constructed to serve the physical North River Drive roadway due to rock outcroppings and steep slopes. The alley serves no public need.</p> <p>IC §50-1306A provides that the city shall give legal notice and conduct a public hearing, and “may grant the request to vacate with such restrictions as they deem necessary <u>in the public interest.</u>”</p> <p>The petitioners would agree to the condition preserving any potential utility easements, though none are known to exist. Also, should the city determine the combining of the vacated alley with adjacent land is needed to meet the “public interest” requirement or subdivision laws, they would agree to combine by deed the alleyway with their adjoining properties.</p>
<p>Public interest</p>	<p>When considering vacations of public rights-of-way, the governing bodies need to determine whether the vacation is in the public interest. While not defined by state code, “public interest” can include future extensions of public roads, legal access to other properties, use of the right-of-way for public utilities, or use of the land for snow storage. As evidenced by the photographs below, and attached, the alley has not been constructed and has been converted over time to a parking area, landscape wall, and patio area. Construction of the alley would serve no practical purpose because it cannot connect to the physical North River Drive at the south end or properties to the north. Development of the alley would require removal of rock and placement of fill. The development would not be in the public interest due to the expense, lack of need for access, and the environmental effects of extensive rock removal and fill. Most importantly, the extended alley could not physically connect to the actual roadway below. Since the alley is not used by the public, there is no need for snow storage. Lastly, the vacation of the right-of-way will not deprive any property of legal access. All surrounding properties have access to their properties via other existing public rights-of-ways, prescriptive roads, or private access, as evidenced by the survey, aerials, plats, and site observations.</p>

**Photo of
northeast
end of alley**



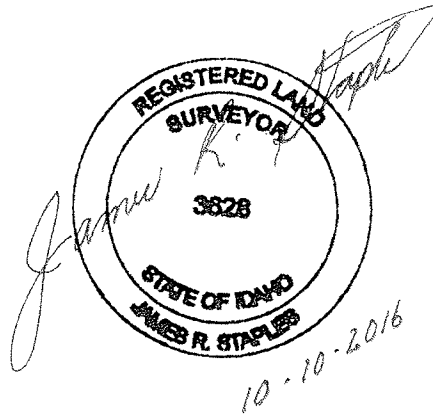
**Photo of
dedicated
alley area,
looking
toward south.
North River
Drive is
located
downslope
from this
point.**

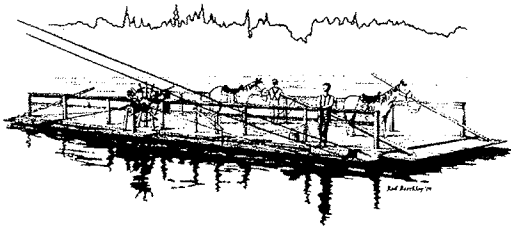


**LEGAL DESCRIPTION
FOR
VACATION OF PART OF THE ALLEYWAY
IN
BLOCK 17 OF THE AMENDED PLAT OF BONNERS FERRY**

A part of the 16.00 foot alley in Block Seventeen (17) of the Amended Plat of Bonners Ferry in Section Twenty-seven (27), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; as recorded in Book 1-C, Page 67, records of Boundary County, Idaho and more particularly described as follows:

Beginning at the northeast corner of Lot 3, Block 17 of the Amended Plat of Bonners Ferry, marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence along the east line of Lots 1, 2, and 3 of Block 17, S 21°22'11" E, 106.99 feet, to the southeast corner of Lot 1, Block 17 of the Amended Plat of Bonners Ferry, marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence N 68°05'53" E, 16.00 feet, to the southwest corner of Lot 24, Block 17 of said Amended Plat and marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along the west line of Lots, 22, 23, and 24 of Block 17, N 21°22'11" W, 106.85 feet, to the northwest corner of Lot 22, Block 17 of said Amended Plat and marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence S 68°36'59" W, 16.00 feet to the POINT OF BEGINNING.





CITY OF BONNERS FERRY

PETITION TO VACATE RIGHTS OF WAY (IDAHO CODE - TITLE 50)

Applicant's Name: Linda and Robert Case Date: 10/06/16

Mailing Address: P.O. Box 239, Bonners Ferry, ID 83805

Day Telephone Number: (208) 660-1915 E-mail Address: _____

Applicant's Name: _____ Date: _____

Mailing Address: _____

Day Telephone Number: () E-mail Address: _____

Applicant's Representative: Clare Marley, AICP

Company Ruen-Yeager and Associates, Inc.

Mailing Address: 219 Pine Street, Sandpoint, ID 83864

Day Telephone Number: (208) 265-4629 E-mail Address: cmarley@ruenyeager.com

DESCRIPTION:

Subdivision Name: Amended Plat of Bonners Ferry Instrument # ROS 267641

Block Number 17 Lot Number(s) 22-25 Book of Plat No. 1-C Pages: 67

Quarter: _____ Section: 27 Township: 62N Range: 1E

Location of Property: *(Street Address or cross streets)* 7306 Boundary Street

Parcel or Tax Lot Number *(if available)* RPB0120017024BA; RPB0120017024BA

(This information can be obtained from County Assessor's Office)

REQUEST

(If more space is needed, please use additional paper)

Please explain why the vacation is necessary:

The vacation of the 16-foot wide alley adjoining the subject parcels is requested because the public right-of-way serves no public need, has never been constructed, and cannot physically connect to the public roadway to the south. See attached narrative for further explanation.

Please explain why this vacation is in the interest of the public to vacate:

Please see attached narrative in support of the petition to vacate.

Are there any utilities within the existing right-of-way? If yes, please explain None.

Will any utilities remain in the same location if the vacation is approved? If yes, please explain: Not applicable. There are no utilities in the alley.

Does that applicant propose to provide any easements as part of the vacation? If yes, please explain: None are proposed.

Title to Vacated Portion to be Vested With: The full 16-foot width of the platted alleyway between ,
And petitioners' property, as described, is to be vested with Robert and Linda Case.

I (we), the undersigned, do hereby petition the City of Bonners Ferry to vacate the right of way described in this application and do certify that all information, statements, attachments and exhibits submitted herewith are true to the best of my (our) knowledge.

_____, 20 ____
Applicant Signature Date

_____, 20 ____
Applicant Signature Date

BONNERS FERRY IDAHO.

THE BONNERS FERRY CO. PRINCIPAL OFFICE
370 FINE HILLS WASHINGTON
E. S. BARNHART, President
S. B. WRIGHT, Vice President
O. H. THOMAS, Secretary
B. T. TREASURE, Treasurer
D. M. MCCORMACK, C. E.

PLAT 11

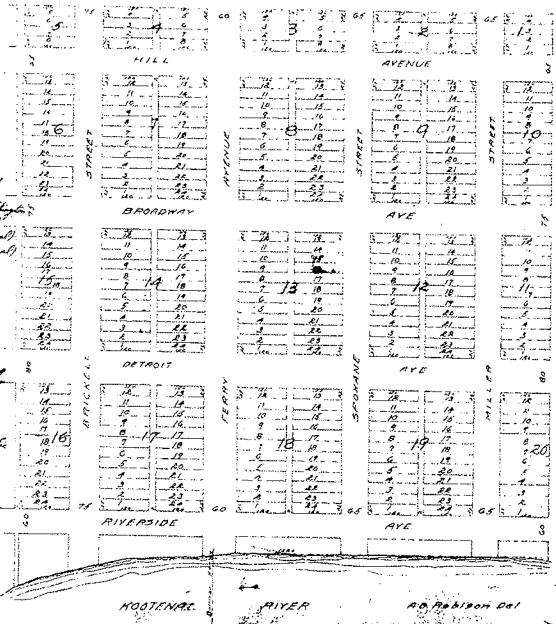
Territory of Idaho } ss
County of Kootenai }

Know all men by these presents that we the
Bonners Ferry Company, B. F. Bucknell, President, S. B. Wright, Vice
President and the City of Bonners Ferry, Mayor, have laid off and plotted
the land shown on this map, which is a part of a larger tract
Kootenai River, in Kootenai County, Idaho, being on the North side
(No) road, above where Bonners Ferry bridge is, and below
along the North Bank of said river, roughly (No) road, there at least
smaller North or road, there at right angles East or road, there at
right angles South to point of beginning, said (No) road, there at
above the Bonners Ferry, and we do hereby dedicate to public use
therein the streets and alleys as shown below.

In witness whereof, all the parties set out on said plat and map
this 25th day of July, 1890, have set our hands and seals
at and under the seal of the County of Kootenai, Idaho.

State of Washington } ss
County of Spokane }
I hereby certify that on the 25th day of
July, 1890, personally appeared before me S. F. Clark, a notary
public in and for said county, City of Bonners Ferry, Idaho, the
President, and the City of Bonners Ferry, Mayor, and the
Bonners Ferry Company, personally known to me, and all
persons who signed the same, all their free and voluntary act
and deed, for the uses and purposes therein mentioned,
and, in witness whereof, I have set my hand and official
seal this 25th day of July, 1890.

(Seal)
State of Idaho } ss
County of Kootenai }
Filed for record at the request of the
said plat on the 25th day of July, 1890 at 4:30 o'clock a.m.
and recorded in Book 2 of Plats on Page 17.
Frank H. Morgan
County Clerk



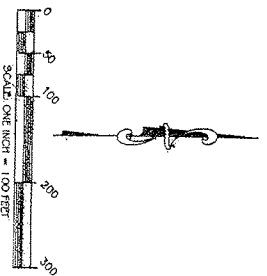
July 1890
Kootenai County
streets & alleys dedicated to public

RECORD OF SURVEY

AMENDED PLAT OF BONNERS FERRY

SECTION 27, T. 62N, R. 1E, B.M.
BOUNDARY COUNTY, IDAHO

FOR
STEPHEN AND DEANNA GALBRAITH



- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - SET SGP REBAR AND PLASTIC CAP - PLS 36228
 - FOUND SGP REBAR AND PLASTIC CAP - PLS 36228
 - ▲ FOUND SGP REBAR AND PLASTIC CAP - PLS 7817
 - COMPUTED POINT - NOT SET
 - (R) RECORD DISTANCE PER AMENDED PLAT OF BONNERS FERRY
 - (R1) RECORD DISTANCE PER O'CALLAGHAN'S ACRE TRACTS
 - (R2) RECORD DISTANCE PER RECORD OF SURVEY, BOOK 7, PAGE 32
 - (R3) RECORD DISTANCE PER RECORD OF SURVEY, BOOK 5, PAGE 295
 - (R4) RECORD DISTANCE PER RECORD OF SURVEY, BOOK 4, PAGE 145
 - # BLOCK NUMBER

TRINIC LINE

NOTE

- The field survey was conducted utilizing past surveys as follows:
 - Amended Plat of Bonners Ferry as recorded in Book 1 of Plats, Page 67
 - The Plat of O'Callaghan's Acre Tracts as recorded in Book 1 of Plats, Page 33
 - The Plat of Dunning's Acre Tracts as recorded in Book 1 of Plats, Page 69
 - Record of Survey Book 4, Page 126, Instrument Number 1976372
 - Record of Survey Book 4, Page 145, Instrument Number 197662
 - Record of Survey Book 5, Page 295, Instrument Number 2216009
 - Record of Survey Book 7, Page 40, Instrument Number 2260034
 - Record of Survey Book 7, Page 36, Instrument Number 239655
- The hinge point on the west line of the Amended Plat of Bonners Ferry was determined from Record of Survey Book 4, Page 145 utilizing the found rebar and cap set at the hinge point for this survey.
- The alignment of the west line of Blocks 15, 16 and 17 was determined by a line from the hinge point set per Record of Survey Book 4, Page 145 to the adjacent corners of the original 1894 GLO survey and the call to the west line of the Township of Bonners Ferry in said GLO return.
- Record distances held along the west side of Blocks 15 and 16 with the exception of Block 17.
- Existing fences and lines of occupation were evaluated in the final boundary determination for this survey and are shown on the face of this survey.
- The 35 foot dimension along the north line of Lot 25, Block 16, and the alignment of the south line of Blocks 17 and 18 was based on Record of Survey Book 5, Page 295.
- The eastern extent of this survey was limited to and demarcated by Record of Survey Book 7, Page 36.

COPY

SURVEYOR'S CERTIFICATION

I, James K. Stearns, Idaho Land Surveyor No. 31626, do hereby certify that the plat hereon is a true and correct representation of a survey made by me in accordance with the laws of the State of Idaho (Idaho Code 31-2709, 1973, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993) and accepted methods and procedures of surveying.



COUNTY RECORDER

This Record of Survey was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this 10th day of June, 2018, at 10:55 AM, and duly recorded in Book 25 of Surveys, Page 184, as Instrument No. 239655.

GLENDAPOSTON
County Recorder

A. Carvinger
Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3098-678 HAIN
BONNERS FERRY, ID. 83905
PHONE 208-767-7665

RECORD OF SURVEY

DATE OF SURVEY	6/11/18
DATE OF THIS RECORD	6/11/18
BOOK AND PAGE	25 OF 184
INSTRUMENT NO.	239655
SECTION	27
TOWNSHIP	T. 62N
RANGE	R. 1E
COUNTY	BOUNDARY

BASIS OF BEARINGS

Bearings are based on Record of Survey, Book 7, Page 36, as Instrument No. 239655.

ORDINARY HIGH WATER MARK AS FEB 2016

WILLOW STREET
DUNNING'S ACRE TRACTS
LOT 1

WILLOW STREET
DUNNING'S ACRE TRACTS
LOT 1

WILLOW STREET
DUNNING'S ACRE TRACTS
LOT 1

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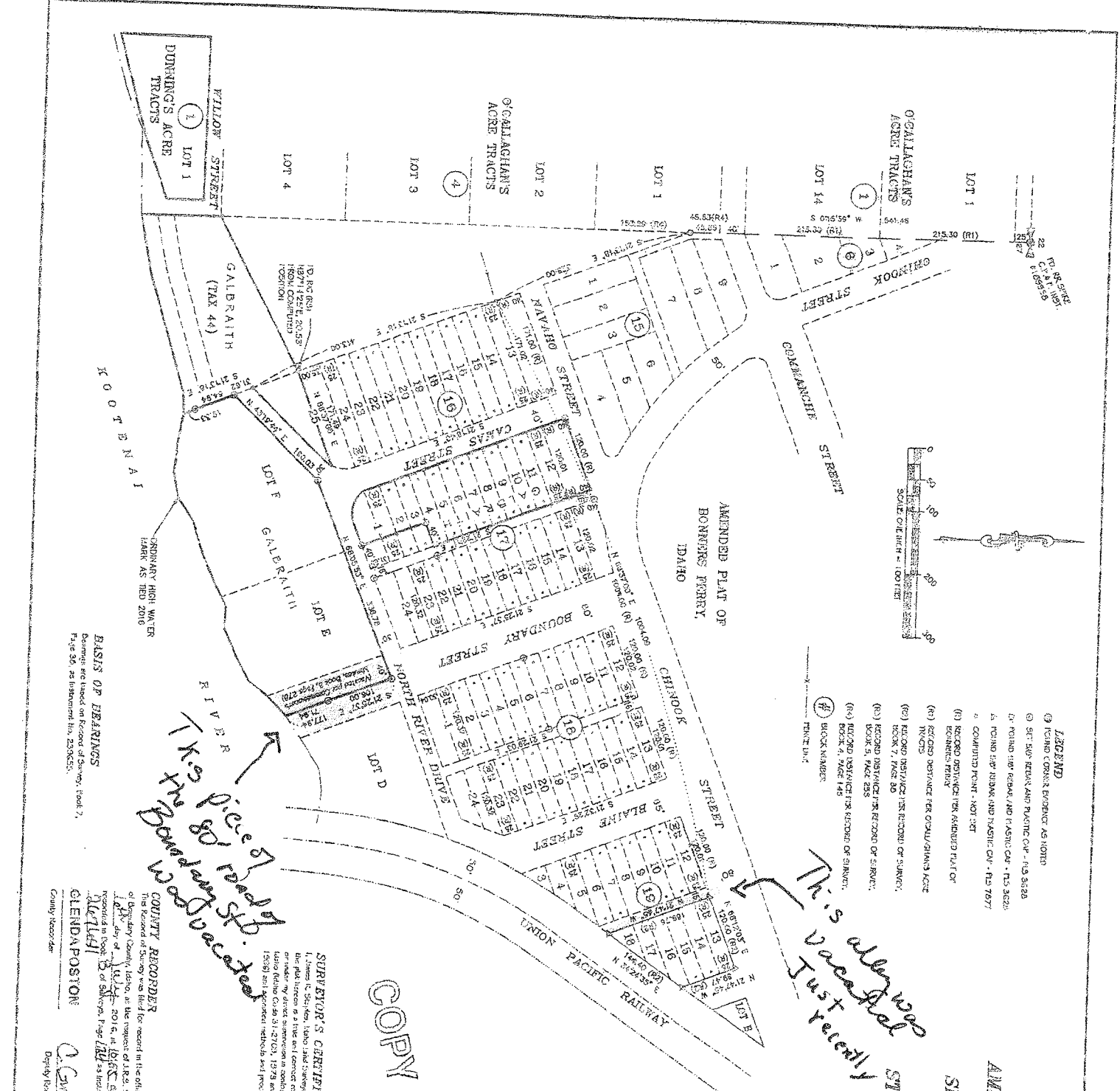
WILLOW STREET
DUNNING'S ACRE TRACTS
LOT 1

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LOT 1

WILLOW STREET
DUNNING'S ACRE TRACTS
LOT 1

WILLOW STREET
DUNNING'S ACRE TRACTS
LOT 1



- LEGEND**
- (1) FOUND CORNER EVIDENCE AS NOTED
 - (2) SET 50' REBAR AND PLASTIC CAP - 1/2 3/8x28
 - (3) FOUND IRON REBAR AND PLASTIC CAP - 1/2 3/8x28
 - (4) FOUND IRON REBAR AND PLASTIC CAP - 1/2 3/8x28
 - (5) COMPACTED POINT - NOT SET
 - (6) RECORD DISTANCE FOR AMENDED PLAT FOR REBAR WITH
 - (7) RECORDED DISTANCE FOR COLUMBIAN ACRES WITH
 - (8) RECORDED DISTANCE FOR RECORD OF SURVEY, BOOK 7, PAGE 30
 - (9) RECORDED DISTANCE FOR RECORD OF SURVEY, BOOK 5, PAGE 235
 - (10) RECORDED DISTANCE FOR RECORD OF SURVEY, BOOK 4, PAGE 145
 - (11) BLOCK NUMBER
 - (12) PLAT DIST.

RECORD OF SURVEY

AMENDED PLAT OF BONNERS FERRY
 IN
SECTION 27, T. 52N, R. 1E, B.M.
BOUNDARY COUNTY, IDAHO
FOR
STEPHEN AND DEANNA CALBRAITH

This area was vacated just recently

This is a piece of road left by Bonners Ferry Wood Vacated

COPY

NOTE

- 1. The field survey was conducted utilizing post-surveyed as follows:
 - The first of Bonners Ferry as recorded in Book 1 of this Page 67
 - The first of Bonners Ferry as recorded in Book 1 of this Page 68
 - The first of Bonners Ferry as recorded in Book 1 of this Page 69
 - Record of Survey Book 4, Page 125, Instrument Number 196372
 - Record of Survey Book 4, Page 125, Instrument Number 197682
 - Record of Survey Book 5, Page 215, Instrument Number 2216205
 - Record of Survey Book 6, Page 140, Instrument Number 2261934
 - Record of Survey Book 7, Page 100, Instrument Number 2339155
- 2. The plat is the west line of the amended plat of Bonners Ferry was determined by the original 1894 GLO survey and the east line of the townsite of Bonners Ferry is the GLO survey.
- 3. The north line of the amended plat of Bonners Ferry was determined by the original 1894 GLO survey and the south line of the townsite of Bonners Ferry is the GLO survey.
- 4. The east line of the amended plat of Bonners Ferry was determined by the original 1894 GLO survey and the east line of the townsite of Bonners Ferry is the GLO survey.
- 5. The north line of the amended plat of Bonners Ferry was determined by the original 1894 GLO survey and the north line of the townsite of Bonners Ferry is the GLO survey.

SURVEYOR'S CERTIFICATION

I, James B. Smith, Surveyor No. 86224, do hereby certify that the subdivision of the land shown on the attached plat is correct in accordance with the laws of Idaho and the rules and regulations of the State Board of Surveyors. I have personally surveyed and measured the boundaries of the lots shown on the attached plat and have found them to conform to the original plat and the laws of Idaho and the rules and regulations of the State Board of Surveyors.

COUNTY RECORDER

This Record of Survey was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.C. Stevenson, the 8th day of June, 2016, at 10:00 A.M. and duly recorded in Book 13 of Surveys, Page 144 as Instrument No. 20161441.

GLENDAPOSTON
 County Recorder

James B. Smith
 Deputy Surveyor

J.R.S. SWEETING, INC.
 PO BOX 3098 - 8476 TAIN
 BONNERS FERRY, ID 83905
 (208) 287-1666
 SURVEYOR OF SURVEY

DATE OF SURVEY: 6/11/15
 DATE OF RECORD: 6/11/15

BOUNDARY COUNTY

8 2 2 1 6

COMPARER

WARRANTY DEED

THIS INDENTURE, Made this 2nd day of December in the year of our Lord one thousand nine hundred and forty-eight between Leona Hall Greenhood and Otto Greenhood (wife and husband), of Sandpoint, County of Bonner, State of Idaho the parties of the first part, and Leslie E. Frans and Elva S. Frans, husband and wife, of Haplos, County of Boundary, State of Idaho the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One dollar (1.00) and other valuable consideration ----- DOLLARS, lawful money of the United States of America,

to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents do as grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, forever, all of the following described real estate, situated in Bonners Ferry, County of Boundary, State of Idaho, to-wit:

Lots 17, 18, 19, 20, 21, 22, 23, 24, and that part of lot 25 not previously deeded to the Spokane International Railroad Company in that certain deed appearing as instrument No. 20773 of records, all in Block 16 as in records now recorded at the Courthouse of Boundary County, Idaho and lots 1 to 17 inclusive Block 17, North of the river, Bonners Ferry, Idaho.

(\$4.40 revenue stamps attached and duly cancelled)

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever, and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of
Leona Hall Greenhood [SEAL]
Otto Greenhood [SEAL]
[SEAL]
[SEAL]

STATE OF IDAHO, } ss.
County of Boundary

On this 4th day of December in the year 1948, before me Estelle Jacobson, a Notary Public in and for said State, personally appeared Otto & Leona Greenhood

known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Estelle Jacobson
Notary Public for the State of Idaho,

(Notarial Seal) Residing at -----, Idaho.

STATE OF IDAHO, } ss.
County of Boundary

I hereby certify that this instrument was filed for record at the request of Boundary Abst. Co. at 5 minutes past 11:00 o'clock A.M., this 10 day of Oct., A.D. 1960, in my office, and duly recorded in Book 34 of Deeds at page 125.

Marian Massenbrink
Ex-Officio Recorder.

By D. M. Plumlee, Deputy.

BOUNDARY COUNTY, IDAHO

described property, to-wit:
Lots 17, 18, 19, 20, 21, 22, 23, 24 and that
part of Lot 25 not previously deeded to the
Spokane International Railroad Company in that
certain deed appearing as Instrument #20773 of
records, all in Block 16 as in records now record-
ed at the Courthouse of Boundary County, Idaho,
and Lots 1 to 17 inclusive, Block 17, North of
the River, Bonners Ferry, Idaho.

Together with the tenements, hereditaments, and appurtenances whatsoever thereunto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, to-
gether with the appurtenances unto the said party of the second part, his heirs and assigns
forever.

IN WITNESS WHEREOF, The said party of the first part, guardian as aforesaid, has here-
unto set her hand and seal, the day and year first above written.

Leona V. Jacobson

STATE OF IDAHO,)
) ss.
County of Bonner,)

On this 21st day of December, 1951, before me, Raymond T. Greene, Jr., a Notary Public
in and for said county and state, personally appeared LEONA V. JACOBSON, known to me to be
the person whose name is subscribed to the within instrument and acknowledged to me that
she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day
and year first above written.

Raymond T. Greene, Jr.
Notary Public in and for the State
of Idaho, residing at Sandpoint.
Commission expires: 1-20-52.

(Notarial Seal)

STATE OF IDAHO)
) ss.
County of Boundary)

Filed for record at the request of Boundary Abst. Co. on the 10 day of Oct. 1960 at
11:10 o'clock A.M., and recorded in Book 33 of Deeds on page 3.

Marian Mesenbrink, County Recorder

Fee \$1.75

By D. M. Plumlee, Deputy

~~COMPANIES~~

8 2 2 1 8

QUIT CLAIM DEED

THIS INDENTURE, Made the 8th day of March in the year of our Lord one thousand nine hundred
and sixty between CARL R. TIFFT and LUCY L. TIFFT, husband and wife of Sandpoint, County
of Bonner, State of Idaho parties of the first part, and ELVA S. FRANS of Bonners Ferry,
County of Boundary, State of Idaho, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the
sum of Ten and no/100ths- - - -DOLLARS lawful money of the United States of America, to
them in hand paid by the said party of the second part, the receipt whereof is hereby ack-
nowledged, do by these presents, demise, release, and forever quit-claim unto the said
party of the second part, to her heirs and assigns all the certain lot piece or parcel of
land, situated in the said -- County of Boundary, State of Idaho, and bounded and part-
icularly described as follows, to-wit:

WARRANTY DEEDS

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), and that part of lot Twenty-five (25) not previously deeded to the Spokane International Railway Company in that certain deed appearing as Instrument No. 20773 of records, all in Block Sixteen (16) as in records now recorded at the Courthouse of Boundary County, Idaho; Lots One (1) to Seventeen (17) inclusive, Block Seventeen (17), North of the River, in Bonners Ferry, Idaho

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises together with the appurtenances unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of) Carl R. Tifft (SEAL)
- - - - -) Lucy E. Tifft (SEAL)

STATE OF IDAHO,)
County of Bonner) ss.

On this 8th day of March, in the year 1960, before me the undersigned a Notary Public in and for the said County and State personally appeared Carl R. Tifft and Lucy L. Tifft, Husband and Wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Richard Barker
Notary Public in and for the State of Idaho
Residing at Sandpoint, Idaho.
My commission expires 5-1-63

(Notarial Seal)

STATE OF IDAHO)
County of Boundary) ss.

I hereby certify that this instrument was filed for record at request of Boundary Abst. Co. at 20 minutes past 11:00 o'clock A.M., this 10 day of Oct. A.D., 1960 in my office and duly recorded in Book 33 of Deeds at Page 4.

Marian Mesenbrink, Ex-officio Recorder
By D. M. Plumlee, Deputy

Fees \$1.50

COMPARED

8 2 2 4 9

WARRANTY DEED

THIS INDENTURE, Made this 6th day of October, 1960, between LINDSAY-HELMER HARDWARE CO., a partnership, of Bonners Ferry, County of Boundary, State of Idaho, the party of the first part, and H. BOYD LINDSAY of Bonners Ferry, County of Boundary, State of Idaho, the party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One and no/100 (\$1.00) Dollar lawful money of the United States of America, to them in

BA 2010280

①

248519

STATE OF IDAHO }
County of Boundary } SS.

Filed by: Boundary Abstract
on 11-24-10 at 1:18
Glenda Poston
County Recorder J. Isaac
By Deputy
Fee \$ 10.00 Chg.
Mail to BA

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by GLENDA McCALMANT, Personal Representative of the Estate of ELVA S. DOUGLAS, Deceased, Grantor, to STEPHEN E. GALBRAITH and DEANNA S. GALBRAITH, husband and wife, as community property with rights of survivorship, Grantee, whose address is 6528 N. River Drive, Bonners Ferry, ID 83805.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Case Number CV-2010-66 in Boundary County, Idaho; and

WHEREAS, Grantee is entitled to distribution of the hereinafter described real property;

THEREFORE, for valuable consideration received, Grantor quit claims, transfers, grants, bargains, sells and conveys to Grantee the following described real property in Boundary County, Idaho:

Lots 1 through 12 LESS the East 40 feet of Lots 1, 2 and 3, all in Block 17 of the amended Plat of Bonners Ferry, as shown by the plat recorded in Book 1 of Plats, Page 67, on file with the Boundary County Idaho recorder.

TOGETHER with all appurtenances.

TOGETHER with all after acquired interests.

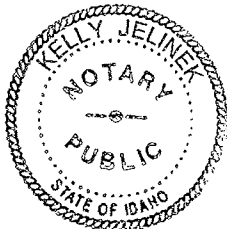
SUBJECT TO such rights, easements, covenants, restrictions, and zoning regulations as appear of record or by use upon the premises.

EXECUTED this 23rd day of November, 2010.

Glenda McCalmant
GLENDA McCALMANT, Personal Representative of the Estate of ELVA S. DOUGLAS,

STATE OF IDAHO)
County of Boundary)

On this 23rd day of ~~April~~ November, 2010, before me, the undersigned Notary Public, personally appeared GLENDA McCALMANT, known or identified to me to be the Personal Representative of the Estate of ELVA S. DOUGLAS, Deceased, and known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as said Personal Representative of said estates.



Kelly Jelinek
Notary Public for Idaho
Residing at NAPLES
Commission Expires: 10/22/2013

WARRANTY DEED

For Value Received **Elva S. Douglas, a widow, formerly known as Elva S. Frans**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Robert C. Case and Linda L. Case, husband and wife

whose address is: **P.O. Box 839, Bonners Ferry, ID 83805**

Hereinafter called the Grantee, the following described premises situated in **Boundary County, Idaho**, to-wit

The Northeasterly 40 feet of Lots 1, 2 and 3, Block 17, Amended Plat of Bonners Ferry according to the plat thereof recorded in Book 1 of Plats, Page 67 with the Boundary County, Idaho recorder.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: March 16, 2005

Elva S. Douglas
Elva S. Douglas

Elva S. Frans
Elva S. Frans

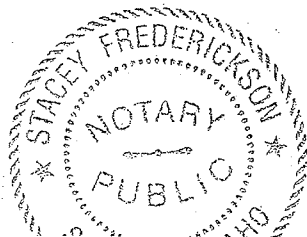
STATE OF Idaho

)ss.

COUNTY OF BOUNDARY

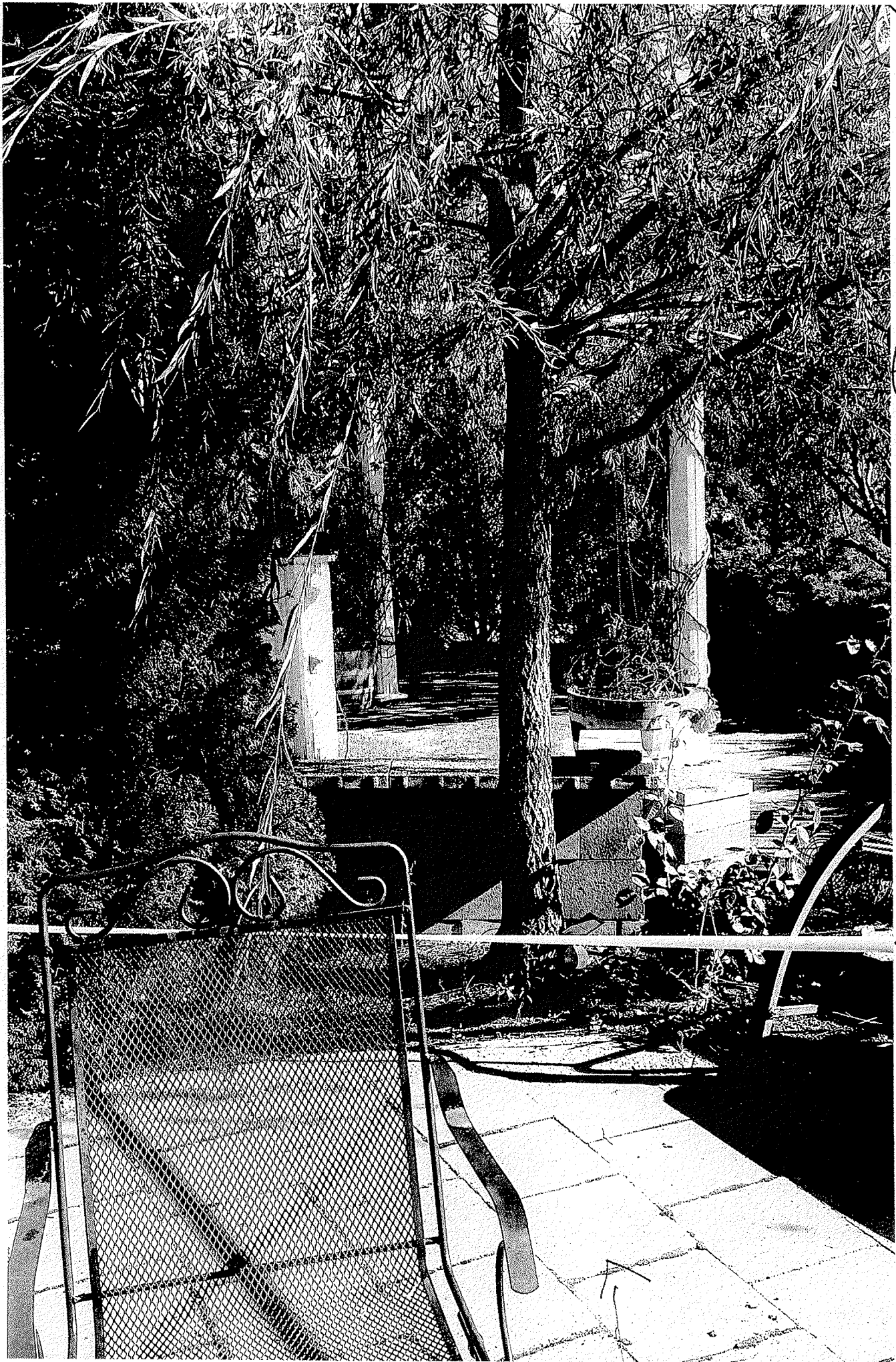
On this 17th day of March, 2005, before me the undersigned notary public, personally appeared Elva S. Douglas, a widow, formerly known as Elva S. Frans, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Stacey Frederickson
Notary Public of Idaho
Residing at: Boundary County, Idaho
Commission Expires: 03/18/08



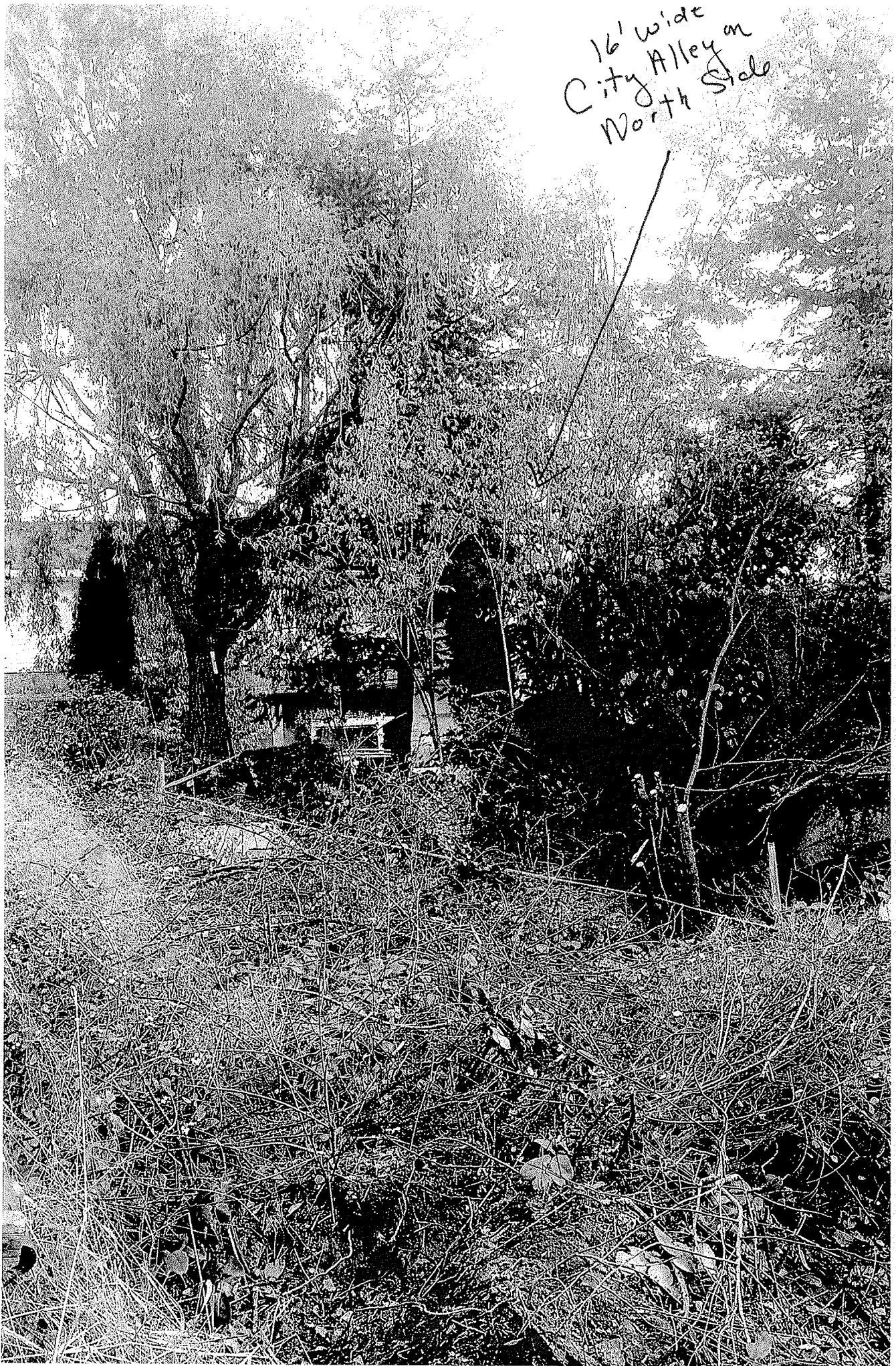


End
of 16'
wide
Non-Exp
Alle
on
South
End



This is
the 30'
wide
Non-
Existi
Road

16' wide
City Alley on
North Side

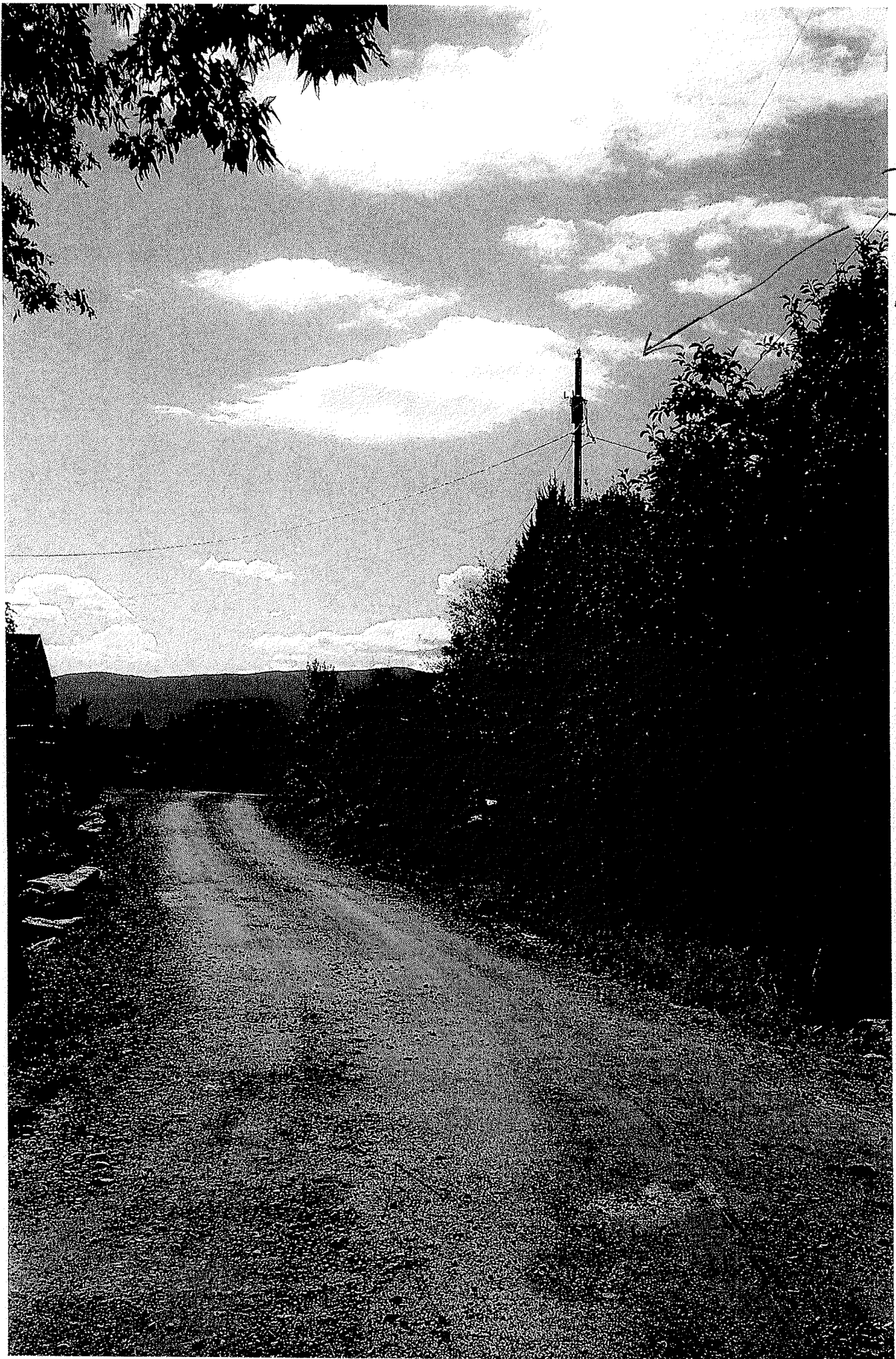




North Side of
Alta Vista
Circuit



End of
16'
Alley
on
North
Side

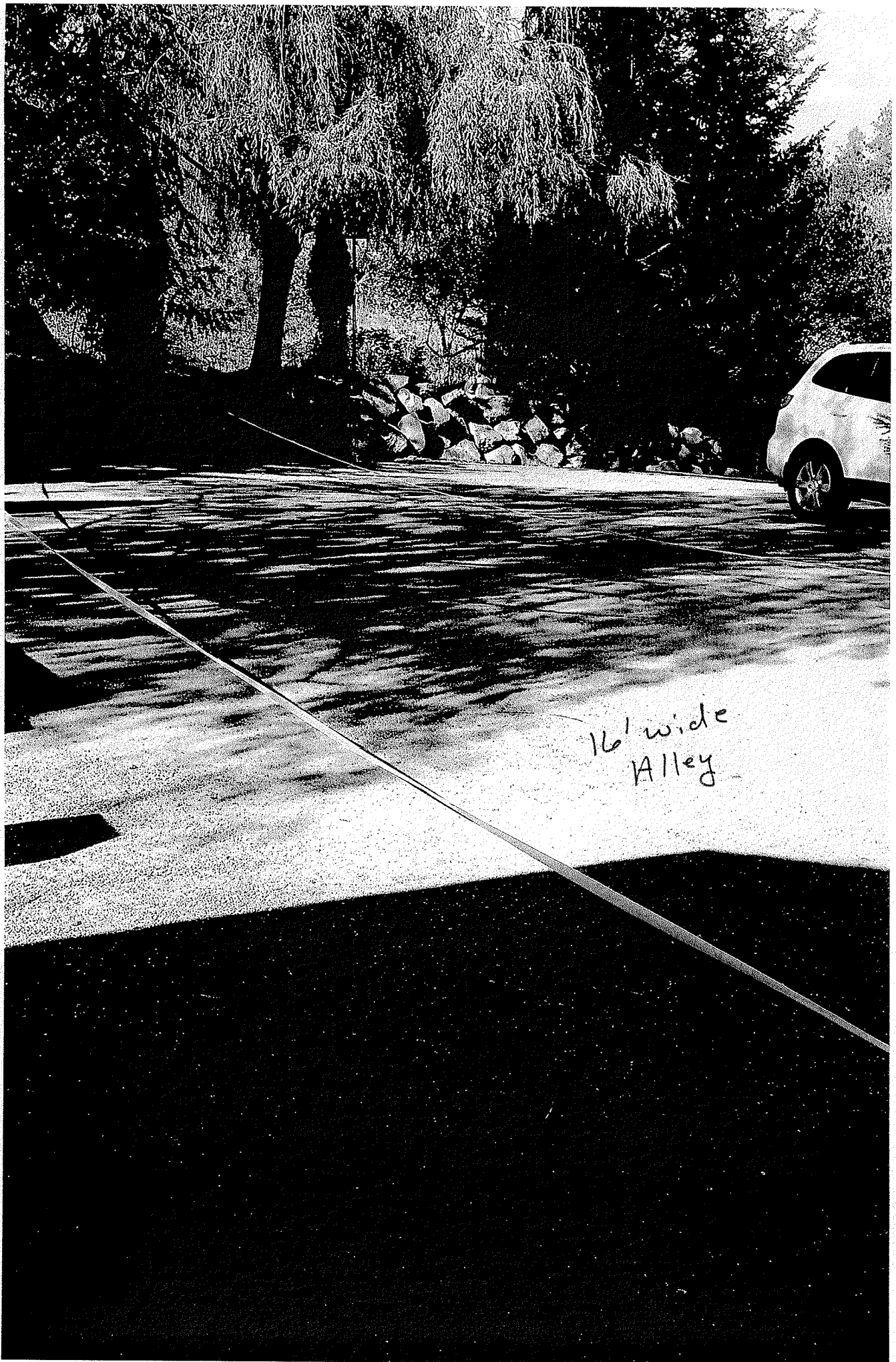


Top of
the
30' wid
Non-Exis
Road

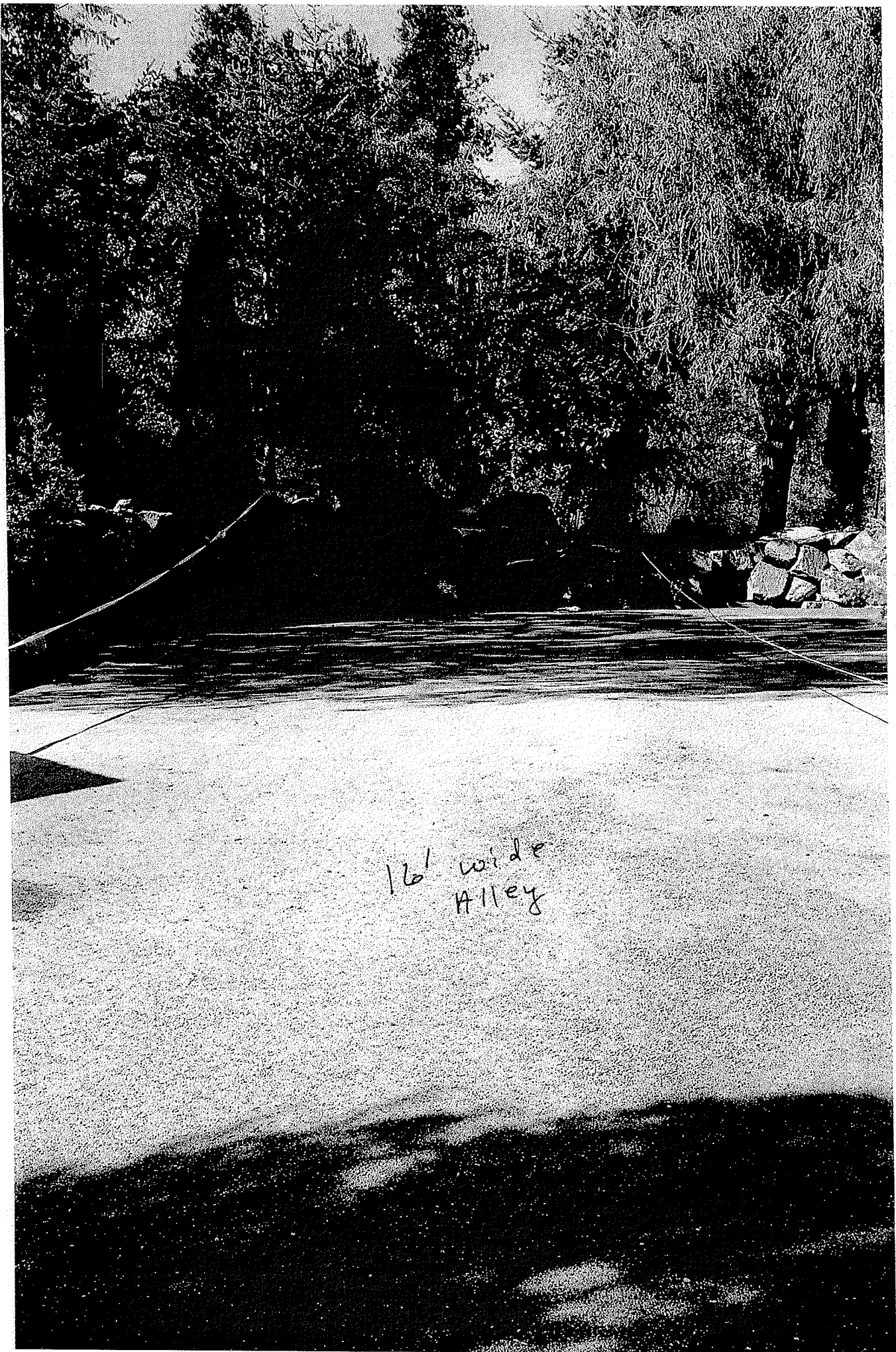
30' wide

Non-Existing Road on
top of hill

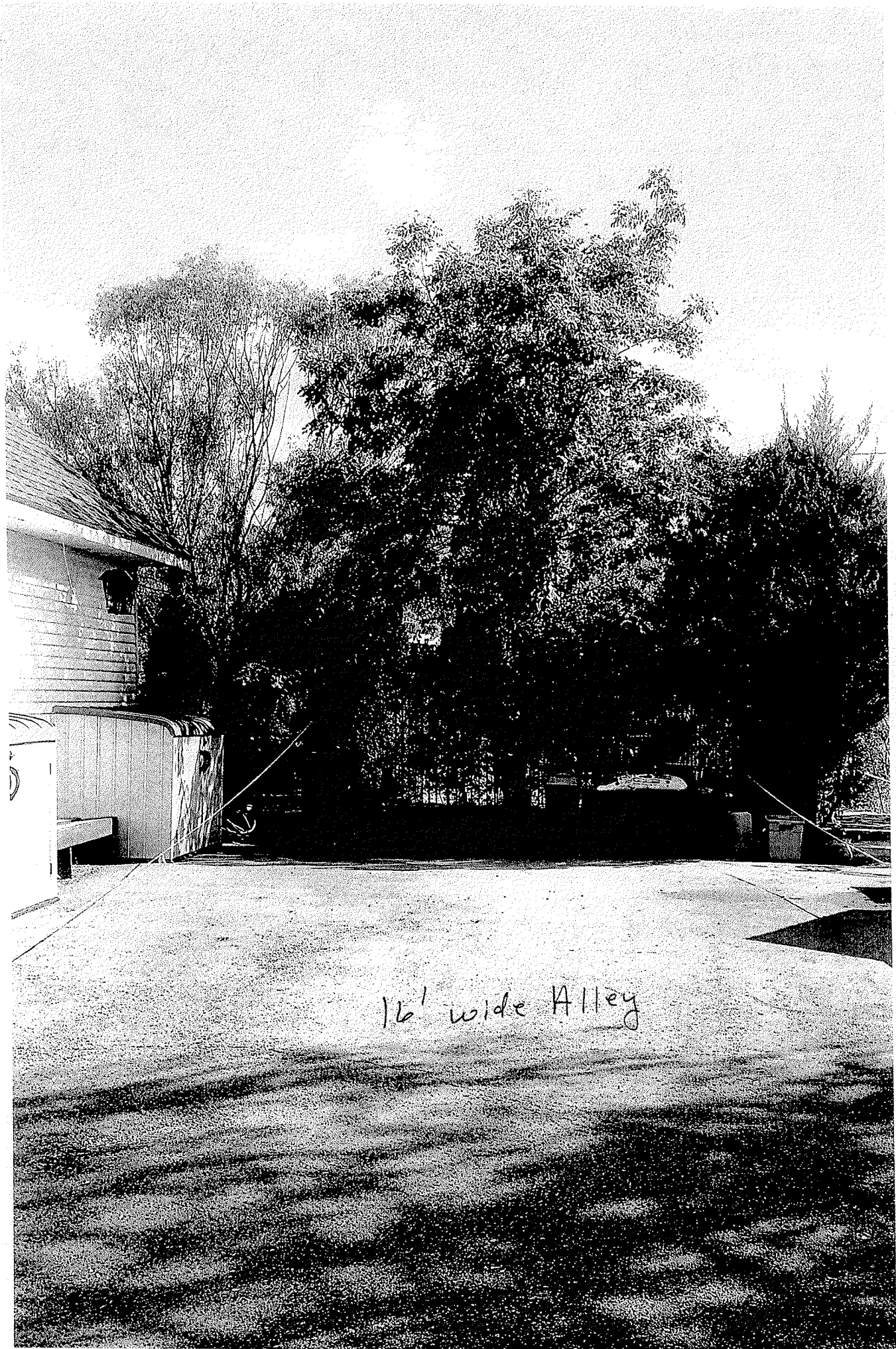




16' wide
Alley

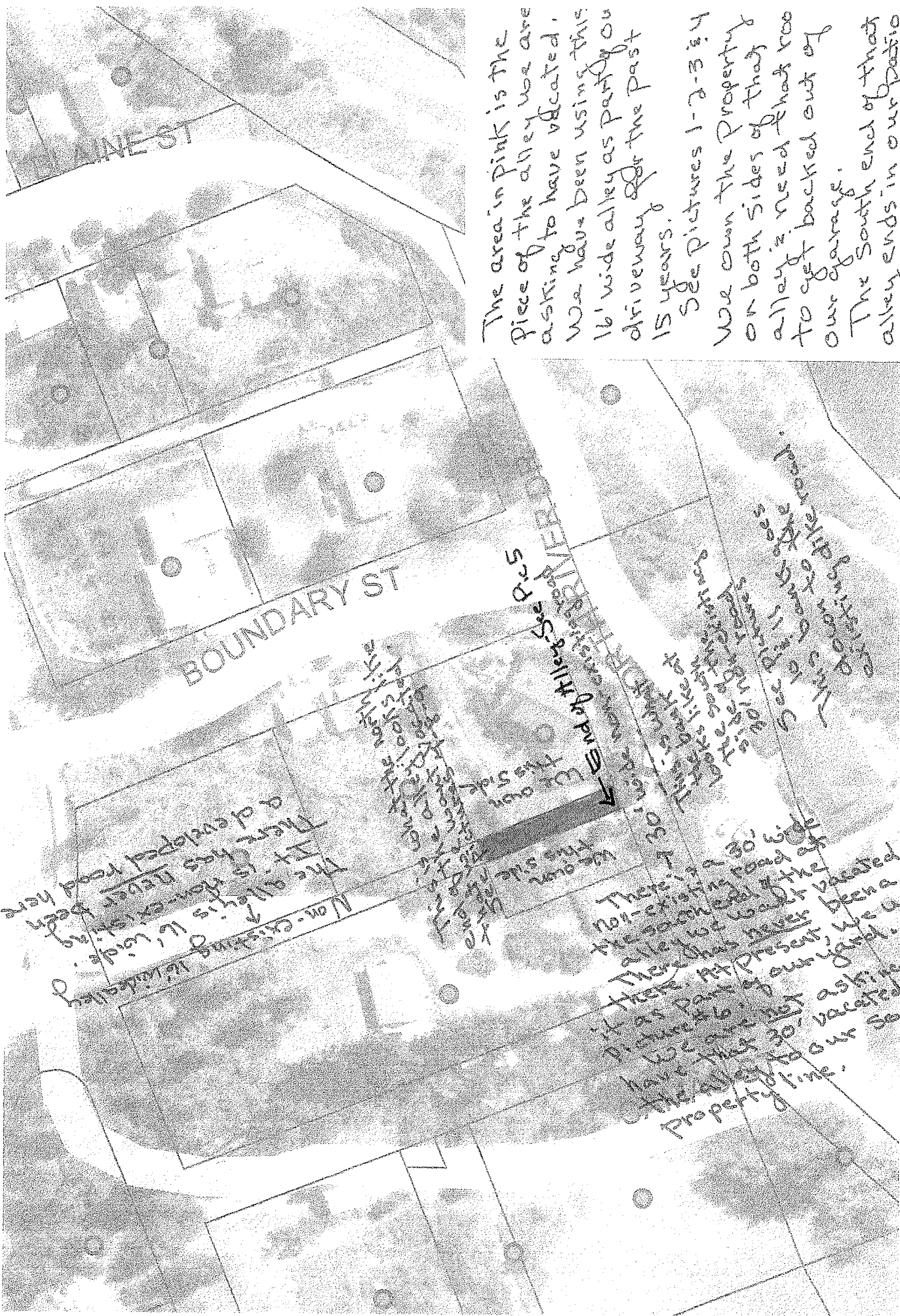


16' wide
Alley



16' wide Alley





The area in pink is the piece of the alley we are asking to have vacated. We have been using this 16' wide alley as part of our driveway for the past 15 years.

See pictures 1-2-3 & 4
We own the property on both sides of that alley & need that road to get backed out of our garage.
The South end of that alley ends in our patio See pictures 5 & 6

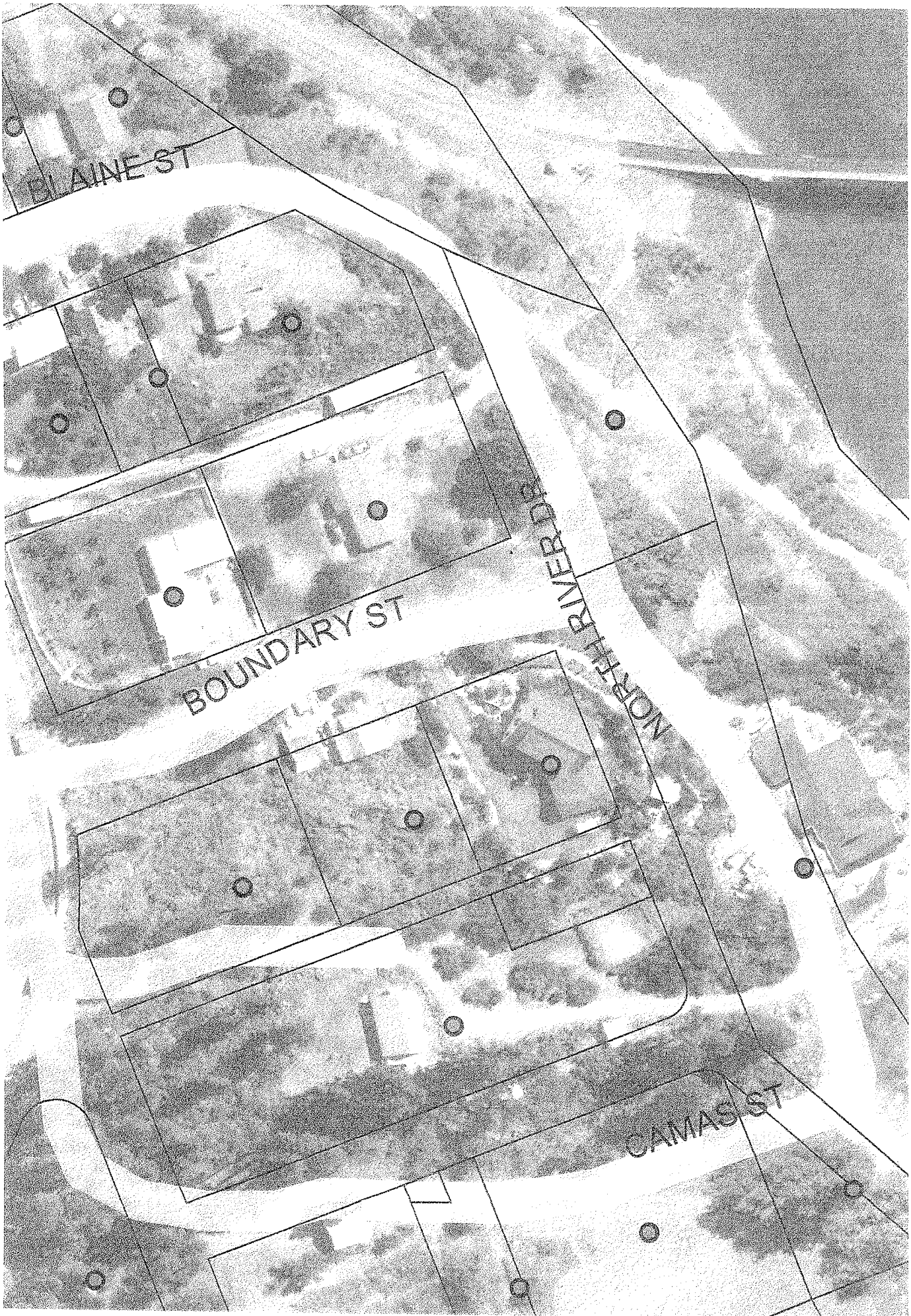
BOUNDARY ST

Non-existing 16' wide alley
The alley is 16' wide. It is non-existing & developed road here.

Let our side of the road
This side of the road
See pictures 1-2-3 & 4

There is a 30' wide alley existing at the south end of the property. We are asking to have that 30' vacated to our south property line. We have never been a road at that point of our yard. See pictures 5 & 6. We are not asking to have that 30' vacated to our south property line.

to get backed out of our garage.
See pictures 1-2-3 & 4
The South end of that alley ends in our patio See pictures 5 & 6



BLAINE ST

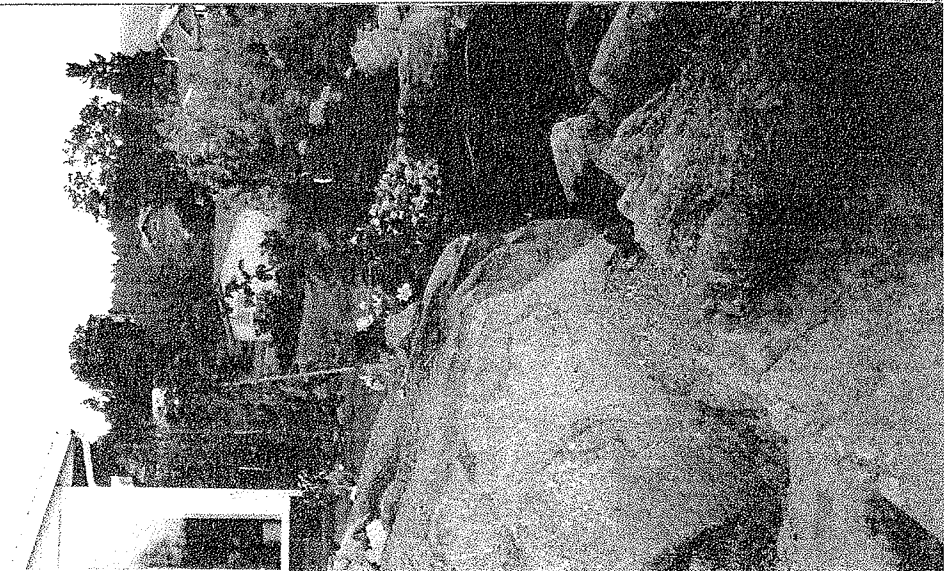
BOUNDARY ST

NORTH RIVER DR

CAMAS ST



Looking toward
the river -
South end
of alley





Looking
toward the
north end
of alley



alleys to the
of Street car lines,
nds and seals

right (Seal)
right (Seal)

rest Wright,
reging
oled and
untary act

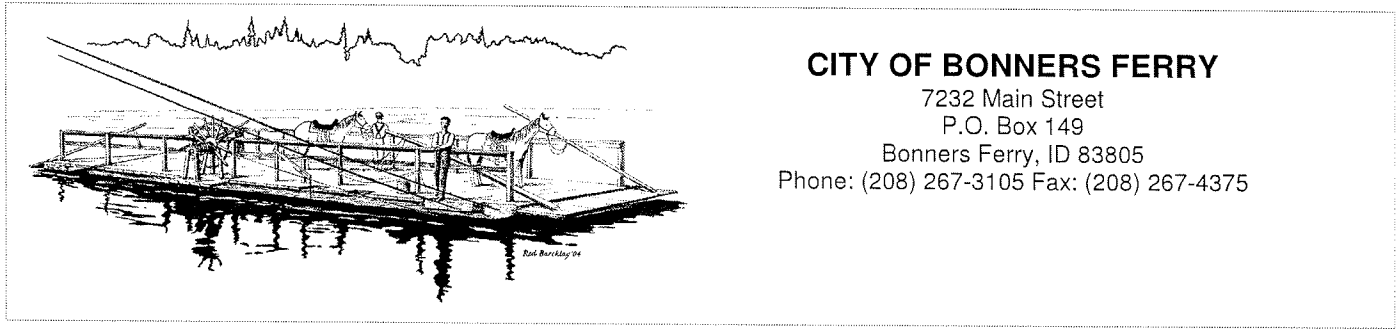
4 day of April
30, 1912.

W

rrill A. Wright,

signed
see
herein





CITY OF BONNERS FERRY
7232 Main Street
P.O. Box 149
Bonners Ferry, ID 83805
Phone: (208) 267-3105 Fax: (208) 267-4375

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Bonners Ferry City Council, pursuant to Idaho Code 50-13 will conduct a public hearing at City Hall, 7232 Main Street, on **Tuesday, December 20, at 6:00 p.m.** to consider vacating a portion of a 16-foot wide public alleyway. Linda and Robert Case are seeking to vacate a portion of a 16-foot wide alleyway near North River Drive (south) and Boundary Street (east). The portion to be vacated is within Block 17 of the Amended Plat of Bonners Ferry, Book 1C, Page 67 and can be generally described as being between Lots 1-3 and Lots 22-24. The vacation will encompass approximately 1,696 square feet, all of which would be conveyed to the applicant in accordance with Idaho Code, if approved. Vacations are allowed only when they are found to be in the interest of the public, per IC. 50-1306A(3).

The deadline for submitting written comment and/or material is 5:00 p.m. December 13, 2016. Written comment may be mailed to City of Bonners Ferry, P. O. Box 149, Bonners Ferry, ID 83805, or faxed to (208) 267-4375. Written comment of one page or less will be accepted at the hearing provided the person submitting the material reads it into the record.

Anyone requiring special accommodation due to disability should contact the City Clerk at (208) 267-3105 at least two days prior to the meeting.

City of Bonners Ferry

ATTEST: _____
City Clerk

Publish: December 1, 2016
December 8, 2016

The Traffic Safety Committee meeting of November 16, 2016 convened at 1:07 p.m. at City Hall. Present for the meeting were John Marquette, Richard Hollenbeck, Don Lindsay, Foster Mayor, Police Chief Vic Watson, City Administrator Mike Klaus, City Planner Lisa Ailport, Street Superintendent John Youngwirth, and Clerk Kris Larson.

Foster Mayor moved to approve the October 19, 2016 meeting minutes. John Marquette seconded the motion. The motion passed, all in favor.

Lisa Ailport spoke regarding File #VC02-16: Vacation of a portion of a 16 foot alleyway near North River Drive and Boundary Street (amended plat of Bonners Ferry). She reviewed a record of survey from JRS Surveying with the group to display where the proposed vacation request is located. John Youngwirth said the alley does not exist. Don Lindsay asked if the alley is abandoned what the taxable value would be. Lisa said the applicant owns lots 1, 2, and 3 and on the other side of the alley lots 22, 23, and 24. She said they will be required to combine the lots with the abandoned alleyway.

John Youngwirth asked if Galbraith's are aware of this abandonment and if they were okay with it. Lisa said we have not notified everyone yet as we are in the process of working with agencies now. If the application goes forward the public within 300 feet will be notified of the hearing date.

Foster asked if the property serves any purpose now and if it will ever be needed in the future. Lisa said State statue says the vacation should be in the public interest. She submitted a list of questions to the group for consideration of what public interest may be. Foster said he appreciated the definitions.

John Youngwirth said there is physically no alley there. It is a rock outcropping. Mike Klaus said the upper portion of the alley may be usable but the south end is not. John Youngwirth said it is worth more for tax purposes than an alley.

John Marquette said he does not see why there would be a problem vacating this alley. Vic said the applicant has utilized the alley property already, and he thinks the best avenue would be to vacate the property. Lisa said in the interest of the City, someone that takes over city property does not necessarily warrant property by abandonment. She said future value needs to be considered such as if the City would want to have a trail or park in that area.

Vic asked if the Committee feels there is future value in the land for the City or the public. Mike said it could be used for a pedestrian path to North River Drive but steps would have to be built. John Youngwirth said he sees taxable value as a benefit. Mike said if it was flat ground he would feel differently than he does now but because it is so steep and rocky that it does not seem to have future value.

Vic said he is satisfied that the right of way does not serve the public currently or in the future.

Foster Mayo moved that the right of way for the alley does not serve the interest of the public now or in the future. John Marquette seconded the motion. The motion passed, all in favor.

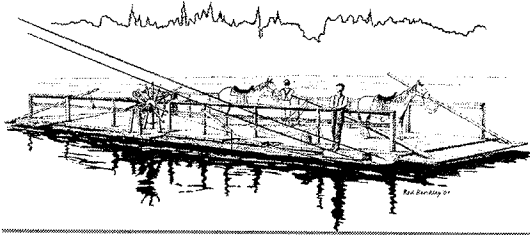
John Youngwirth said there is no handicapped parking space near the Hair Connection and Mugsy's where people are being dropped off to get their hair done. He said it would need a handicapped sign and designation for parking space. John Marquette moved to recommend to City Council that we put a handicapped parking space in front of Mugsy's and the Hair Connection on Main Street. Don Lindsay seconded the motion. The motion passed, all in favor.

Richard Hollenbeck asked what the rules were for people parking camp trailers on the streets. Vic said he needs to know where it is and how the City has the area marked. He said if it is not prohibited it would be allowed as long as it has a current license. Richard is concerned about snow plowing this winter. He said it is on Eisenhower near his residence.

Richard Hollenbeck had a request from a resident on Montana and Hazel Streets to put a centerline on the street because people cut the corner when they are traveling to and from the cemetery. John Youngwirth said it is too late this year to paint, but he will do it next year.

Mike Klaus spoke regarding the speed limit from the Golf Course to the City limits. He would like to see the speed limit reduced in this area as sight distance is a problem, and he is concerned about people pulling on the highway from the Golf Course and from the side roads in that area. Foster said there were three fatalities in that area in the past few years. Foster was discouraged with the State's work on the speed limit in the Three Mile area as they only reduced the speed limit by 5 miles per hour.

There being no further business, the meeting adjourned at 1:47 p.m.



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 Fax: 208-267-4375

November 3, 2016

TO:

- | | |
|--|--|
| <input type="checkbox"/> Panhandle Health District | <input type="checkbox"/> Idaho Dept. of Water Resources |
| <input checked="" type="checkbox"/> City of Bonners Ferry Street Dept. | <input checked="" type="checkbox"/> City of Bonners Ferry Utility (Electric) |
| <input checked="" type="checkbox"/> City of Bonners Ferry Fire Dept. | <input checked="" type="checkbox"/> City of Bonners Ferry Police Dept. |
| <input checked="" type="checkbox"/> City of BF Utility (Sewer/Water) | <input checked="" type="checkbox"/> Traffic Safety Committee |
| <input type="checkbox"/> Boundary County School District | <input type="checkbox"/> Fish and Wildlife Service |
| <input type="checkbox"/> Avista Power Company | <input type="checkbox"/> Forest Service |
| <input type="checkbox"/> Frontier | <input type="checkbox"/> State Fire Prevention Marshall (Dist. 1) |
| <input type="checkbox"/> Idaho Dept. of Fish and Game | <input type="checkbox"/> Other _____ |

FROM: Lisa M. Ailport, AICP, City Planner

SUBJECT: **File #VC02-16: Vacation of a portion of a 16-foot Alleyway near North River Drive & Boundary St (Amended Plat of Bonners Ferry)**

The enclosed application has been submitted to the City of Bonners Ferry for processing. Linda and Robert Case are seeking to vacate a portion of a 16-foot wide alleyway near North River Drive (south) and Boundary Street (east). The portion to be vacated is within Block 17 of the Amended Plat of Bonners Ferry, Book 1C, Page 67 and can be generally described as being between Lots 1-3 and Lots 22-25 (see attached application). The vacation will encompass approximately 1,696 square feet, all of which would be conveyed to the applicant in accordance with Idaho Code, if approved. Vacations are allowed only when they are found to be in the interest of the public, per IC. 50-1306A(3). Please review the application relative to your agency's area of expertise and include any recommended conditions of approval or if any additional information is requested by your agency prior to City staff scheduling or holding this project for public hearing.

Please respond by **November 18, 2016 by 5:00 pm**, in order for your comments to be included with the file record. Comments received after the above date, may be entered as public comments. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

If you have no comment or response, you may indicate below and return this form to the City as soon as possible to speed processing time. Thank you for your assistance.

NO COMMENT _____
Agency Name, Initials of Agency Representative Date

c: Applicant (w/o enclosures)
Project Representative (w/o enclosures).

Members of the City Council,

Pertaining to the matter of vacating the alley (VC-02-16) also known as Arapaho Alley, and giving the land to Bob and Linda Case, I Steve Galbraith, oppose the action.

If vacated, it would be difficult to access the power pole and transformer that feeds three different properties. If that transformer requires repair or replacement, that could force access through our property instead of the existing city right of way. It would also cause new work costs to increase because of more difficult access, which would be passed on to us for the work we have planned for our neighboring investment property.

For my investment property which borders the Case's property and the alley, the power has to be redirected. That location has an extremely old secondary power pole that needs replaced because of deteriorated condition, the height being too low for safety, and the lines cross over a portion of the Case's private land. Part of the power line is on a portion of the alley that the Cases are requesting to vacate. It would be beneficial to us if that dilapidated power pole, power line, and phone provisions are relocated fully onto the existing legal right of way, which is the alley.

I met with Dave Sims and Mike Klaus last summer about re-plotting and vacating the platted section of North River Drive between Boundary Street and Camas Street. Dave and Mike both agreed that they would like to re-plot the entire area and deal with the prescriptive-use North River Drive road surface through our property, but said they would let us proceed *only if* both parties (Cases and Galbraiths) came to agreement for everything. The Cases declined to agree.

At this point, it would be extremely unjust and inappropriate to act on the Case's request, only to benefit them. Their request should fall under the same guidelines of requiring agreement between both parties and be beneficial to all the public's best interest that the alley serves. Since it does not, we need to retain the alley right of way.

Therefore, I oppose this request to vacate the alley.

Very Respectfully,
Steve Galbraith

DEC 13 2010

14:06 PM
dg

In reference to the petition to vacate Arapaho Alley, I, DeAnna Galbraith oppose this action because it would adversely affect our neighboring home and investment properties.

Page 2 of their petition pictures a utility pole on the steep bank (Exhibit A attached), near the southern end of Arapaho Alley. Those utilities service multiple locations; our personal home, our neighboring investment properties, and the Cases. The alley *does* provide good access to that pole and was the access means during construction of the Case's and Galbraith's homes.

Last June Steve and I ordered a survey from JRS Surveying to include the Arapaho Alley right of way because we plan to use it for utilities to our neighboring investment property. The investment property borders the Cases on the Arapaho Alley side. After the survey solidified our intentions to utilize the alley, the Cases started this course of action to have the alley vacated. There is need for neighboring parties to utilize the alley and that need is the reason Steve and I invested in the expensive land survey, prior to this petition.

The secondary utility pole supplying power to our investment property is too short for safety, old, decayed, and in the way for the future plans. The pole needs replaced and relocated out of the way of re-development plans for those 13 lots. There is also a current problem of the utility lines crossing over land that Bob and Linda currently own, which will result in a future dispute when it comes time to do the work for relocating the pole and the lines across their land. If Arapaho Alley is vacated, it will compound the issue further. Because the utilities may supply more than one house when the re-development is complete, we plan to relocate the utilities onto the Arapaho Alley right of way, which is why we had the alley surveyed last summer.

Bob and Linda have integrated large amounts of city property on three sides around them for their personal use, solely in their best interest. They've encroached onto Boundary Street, Platted North River Drive and Arapaho Alley as I've indicated in Exhibit A. I watched Steve help them measure the city right of ways before they submitted their original house building permit, so they are fully aware of their encroachments. They built landscape structures and barriers on city property that are partially indicated in their documentation but are not pictured or adequately described. They chose not to obtain city permissions, submit permits, or conform to required set-backs. They violated city codes and requirements and should not be rewarded for doing so, because it will punish us. Their landscaping items are the only things that impede Arapaho Alley.

We've hosted multiple meetings trying to reach agreement beneficial to both parties for these issues. Recently Steve and I offered to give the city more land from our private home if a vacate agreement included the platted North River Drive, and then we would swap some land with the Cases. That plan would have *substantially* benefited them as well as provided a good pathway for us to relocate the utilities along the property line we share, not to interfere with our re-development plans. They rejected all offers.

Therefore, we need to return to our best and first option of using Arapaho Alley. The Case's action to vacate didn't commence until after we conducted the land survey and after multiple attempts failed to reach agreement with them. There is need to regain and sustain access to the utility pole at the southern end which services multiple homes, in addition to neighboring parties utilizing the alley for future city utility placement.

Please do not vacate the alley to their sole benefit. It would adversely affect our neighboring properties that have existing need and plan future use of the asset; therefore it is not in the best interest of the neighboring public.

Thank you for your time and consideration of this matter.

DeAnna Galbraith

DEC 12 2016

P1FCU

FAX

To: CITY OF BONNERS FERRY From: LILLIAN CLEMENTS

Fax: 208-267-7375

Pages: 1

Phone: 208-267-1403

Date: 12/09/2016

Re: ANNEX OF PROPERTY

cc:

Urgent

For Review

Please Comment

Please Reply

Please Recycle

Comments:

If you need to get ahold of Lillian her number is 208-267-1403.

DEC 09 2016

City of Bannars Ferry 12-9-16

The notice of Robert and Linda Case wanting to have a portion of the alley way west of them vacated so it can be annex onto their property. I DO NOT agree. This is not in the interest of the public. I have watched the Case's spread out onto land that is not theirs as the survey they have recently done will bear out.

This is land open to the public use. I walk my dogs down this portion of the ally 2 or 3 times a month. we walk all around our area everyday. If the Case's are allowed to get this property, the extra 1696 sq. ft. of land, by the city of Bannars Ferry, they will close it off and it will no longer be available.

If they are allowed to get this property, then the City should narrow down Boundary St. from 80 ft. wide to 40 ft. wide, that way all the property owners would be entitled to extra free property.

The Case's are no more entitled to this property for their personal use than the rest of us are.

Lillian Clements - Property owner
7317 Boundary St.
Bannars Ferry, ID

Faxed to 208 267 4375

DEC 09 2016

P1FCU

DEC 06 2016

FAX

To: CITY OF BONNERS FERRY From: LILLIAN CLEMENTS

Fax: 208-267-4375 Pages: 1

Phone: 208-267-1403 Date: 12/06/2016

Re: ANNEX OF PROPERTY cc:

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

If you have an questions you can call her at 208-267-1403.

Thank you

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Lillian Clements - Property owner
7317 Boundary St.
Bonners Ferry, ID

Faxed to 208 267 4375

Notice
Fee Increase Hearing

The City of Bonners Ferry will meet on December 20, 2016 at 7:00 p.m. in the City Hall Council Chamber, 7232 Main Street, Bonners Ferry, Idaho, for the purpose of taking public testimony regarding the new/increased fees listed below and to explain the reasons for such fees or increases. The following items will be considered:

Sewer Proposed Rate Increase is 15%

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Base Charge	\$24.84/EDU	\$28.05/EDU	\$31.26/EDU	\$34.47/EDU	\$37.68/EDU

The reasons for the proposed sewer rate increases are to cover the costs of operating the system, capital improvement costs, build up a reserve, and to meet regulatory requirements mandated by Idaho Department of Environmental Quality and United States Environmental Protection Agency.

Water Residential Class Proposed Rate Increase is 5%

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Base Charge	44.26	46.27	48.80	51.24	53.80
Excess Charge	0.01779/cf	0.01868/cf	0.01961/cf	0.02059/cf	0.02162/cf

Water Commercial Class Proposed Rate Increase is 6%

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Base Charge					
<1"	44.68	47.36	50.20	53.21	56.40
1"	44.68	47.36	50.20	53.21	56.40
1.5"	108.37	114.87	121.76	129.07	136.81
2"	140.20	148.61	157.53	166.98	177.00
3"	181.26	192.14	203.67	215.89	228.84
4"	356.76	378.17	400.86	424.91	450.40
Excess Charge	0.01796/cf	0.01904/cf	0.02018/cf	0.02139/cf	0.02267/cf

Water Commercial Class Multi-dwelling Unit Proposed Rate Increase is 6%

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Base Charge	60.52	64.15	68.00	72.08	76.40
Excess Charge	0.01796/cf	0.01904/cf	0.02018/cf	0.02139/cf	0.02267/cf
Per Unit Charge	14.00	14.84	15.73	16.67	17.67

The reasons for the proposed water rate increases are to cover maintenance and operation costs of the system, capital improvement costs, build a reserve, and to meet regulatory requirements mandated by Idaho Department of Environmental Quality and United States Environmental Protection Agency.

Any person requiring a special accommodation due to a disability condition should contact the Bonners Ferry City Clerk at (208) 267-3105. This contact should be made at least two days prior to the hearing.

Please publish: December 8, 2016
December 15, 2016

RESOLUTION 2016-12-02

IT BE AND IS HEREBY resolved by the Mayor and City Council pursuant to Ordinance Number 477 of the City of Bonners Ferry that Schedule A attached hereto be and is adopted as the list of all charges for licenses, permits, fees, assessments, rates and charges by the City. Excepted from this schedule are such fees, charges and assessments as are established by contract or agreement for goods and/or services to be provided by the City which are not generally available to or in demand by the general public, franchise fees or fees charged in lieu of franchise fees, criminal and/or punitive fines, or penalties, taxes or assessments upon real property that are paid to and collected by the Boundary County Treasurer.

The City Clerk shall, at all times, keep a copy of this resolution and attached schedule posted in a conspicuous place in City Hall and make copies of said schedule available to members of the public upon request.

Dated this 20th day of December, 2016.

City of Bonners Ferry

David Sims, Mayor

Attest:

Kris Larson, City Clerk

Approved as to Form and Content

Andrakay Fluid, City Attorney

City of Bonners Ferry Fee Schedule

January 2, 2017

1-6-3A	Mayor Wages	\$600 per month		
1-6-3B	Council Wages	\$300 per month		
3-1-7	Business Permits	\$25 initial fee and \$10 annual renewal		
3-2A-4	Liquor by the Drink	\$375 per year		
3-2A-9	Liquor (transfer fee)	\$50		
3-2B-10	Beer & Wine Transfer Fee	\$50		
3-2B-5A	Beer (consumption off premises)	\$25 per year		
3-2B-5B	Beer (consumption on premises)	\$75 per year		
3-2B-5C	Beer (draught, bottles, or canned)	\$100 per year		
3-2C-5	Wine	\$100 per year		
3-3-2	Advertising and bill posting	\$25 per year		
3-4-5	Peddlers, solicitors, hawkers, itinerant merchants, transient vendors, or canvassers:			
	City resident	\$35 per year or \$10 per week		
	Out of town resident	\$45 per year or \$15 per week		
	Out of state resident	\$55 per year or \$20 per week		
3-5-2	Second hand stores, junk shops, and pawn brokers	Business License		
3-6-7	Taxicabs	Business License & Special License		
3-7-3	Entertainment Performance	Set by resolution		
		If no fee set by resolution then \$100		
		Cleanup fee \$100		
4-2-6	Garbage Fees	Designated in Billing Policy		
5-3A-3	Animals – Impound Fees	\$5 for act of impounding		
		\$15 per day for maintaining animal in pound		
5-3B-3	Dog License Fees	\$12 per year		
		Fees double for failure to renew by January 31st		
5-3B-6D	Dogs declared nuisance	\$20 impound fee plus \$50 first offense, \$100 second offense, third and subsequent offenses \$300 and court costs		
		Fine up to \$50		
5-3C-3C	Dogs – no rabies shot	\$10 first impoundment plus \$15 per day		
5-3C-4A	Dogs – impoundment	\$30 fine second offense plus \$15 per day		
5-3C-4B	Dogs – impoundment	\$50 fine third offense plus \$15 per day		
5-3C-4B	Dogs – impoundment	\$120 fourth and subsequent offenses plus \$15 per day		
5-3C-4C	Dogs – impoundment			

City of Bonners Ferry Fee Schedule

January 2, 2017

5-5-3	Firearm Shooting Facility Permit	\$25			
7-2-4	Fire Regulations (burning)	Permit required - no fee			
7-3-4	Explosives	\$500 fee plus either a \$5,000 bond or \$1,000 deposit			
7-4-2	Fireworks – Public Display	\$10			
8-1-1	Sidewalks	Building permit required			
8-3-2B	Excavations	\$250 deposit or \$1,000 bond plus City expended costs			
8-3-3A	Develop Street Access from Private Prop.	City expended costs			
10-1-2	Utility Deposits	Designated in Billing Policy			
10-2-3	Water Hookup Fees	\$2,929 per EDU plus City expended costs for any hook on to the water system that affects transmission, filtration, or distribution of the City system			
10-2-8	Water Rates	Designated in Billing Policy			
10-3-6B	Sewer Permit & Inspection Fee	Designated in Billing Policy			
10-3-10	Sewer Hookup Fees	\$864 per EDU plus City expended costs for any hook on to the sewer system			
10-3-10	Sewer User Rates	Designated in Billing Policy			
10-4-4	Sewer User Charges	Designated in Billing Policy			
10-5-24	Excavation Permit Required	see 8-3-2B and 8-3-3A			
11-4-2	Construction, alteration, repair	Building Fee Schedule			
	Copy Fees	\$.25 per page			
	Video Copying Fee	\$25			
	Swim Lesson Fees	\$30 city resident per session, \$40 outside city resident per session			
	Swim Pool Daily Rate	\$2 per day per person			
	Swim Pool Season Pass	\$10 city resident, \$20 non city resident, swim lesson participant - pass included with lesson fee			
	Swimming Pool Rental	\$50 for 1st hour and \$30 for additional hours			
	Fire Hall Rental:				
	Non Profit Organizations	\$0			
	Private Individuals	\$35			
	For Profit Businesses	\$100			
	Fire Inspection Fee - inside City limits	\$30			
	Skunk Trap Rental	\$10 rental fee plus deposit of \$40			
	Storage Fee	\$10 per day			
	Parade Permit Fee	\$35 for local organizations with more than 30 day notice			
		\$100 for local organizations with less than 30 day notice			
	Special Event Fee	\$35 for local organizations with more than 30 day notice			
		\$100 for local organizations with less than 30 day notice			
		\$100 for out of county organizations			

City of Bonners Ferry Fee Schedule
January 2, 2017

Golf Adult Season Pass	\$400			
Golf Husband and Wife Season Pass	\$700			
Golf Family Season Pass	\$700 for husband and wife plus \$50 per child or grandchild 17 years or younger or \$400 for adult golf pass plus \$50 per child or grandchild 17 years or younger			
Golf Monthly Season Pass (30 Days) - Individual	\$200			
Golf Monthly Season Pass (30 Days) - Couple	\$300			
Golf Junior Season Pass - all days	\$150			
Golf Junior Season Pass - week days	\$90			
Golf Green Fees - 9 holes	\$18			
Golf Green Fees Weekends & Holidays - 9 holes	\$20 (punch cards and season passes honored)			
Golf Green Fees - 18 holes	\$25			
Golf Green Fees Weekends & Holidays - 18 holes	\$27 (punch cards and season passes honored)			
Junior Golf Green Fees - 9 holes	\$10			
Junior Golf Green Fees - 18 holes	\$14			
Golf Adult Discount Card - 9 holes	\$162			
Golf Adult Discount Card - 18 holes	\$225			
Cart Trail Fee	\$5			
Cart Trail Season Pass	\$75			
Golf Cart Shed Rental - Building A & B	\$150			
Golf Cart Shed Rental - Building C	\$210			
Franchise Fees	5%			
Pole Use Fees	\$12 per pole			
Collection Fees	33% added to principal amount owed			
Customer Work Order Handling Fees	20% of inventory items or \$20.00 whichever is greater			
Plowing in Electric Lines	\$1 per foot			
Transformer Capacity Charge	\$500			
Non-sufficient Check Charge	\$15			
Visitor's Center Upstairs Rental:				
Non Profit Organizations	\$0			
Private Individuals	\$35			
For Profit Businesses	\$100			
Equipment Rates	Per Attached Schedule			
Equipment & Personnel Rates - Fire Department	Per Attached Schedule			

City of Bonners Ferry Fee Schedule

January 2, 2017

Planning & Zoning Fees:								
Planning & Zoning Issue Publication Costs					\$150 deposit subject to reconciliation of actual costs			
Land Use Applications								
Annexation					\$500 plus publication and noticing costs			
Comprehensive Plan Amendment (map or text)					\$500 plus publication, noticing, and mapping costs			
Special Use Permit					\$500 plus publication and noticing costs			
Modification to Special Use Permit					\$250 plus publication and noticing costs			
Zone Change					\$500 plus publication, noticing, and mapping costs			
Variance					\$500 plus publication and noticing costs			
Citizen Initiated Code Amendment					\$500 plus publication, noticing, and codifier costs			
Extension Request					\$150			
Drainage Plan – Commercial/Industrial					\$300 in addition to base fee			
Flood Plain								
Development Permit					\$50			
Floodplain Variance					\$500 plus publication and noticing costs			
Floodplain Appeal					\$250 plus publication and noticing costs			
Plan Review					Actual cost of professional service			
Subdivision/Platting								
Preliminary Plat Application					\$500 plus \$50 per lot plus publication and noticing costs			
Minor Plat Application					\$250 plus \$50 per lot plus publication and noticing costs			
Replat – Lot Line Adjustment					\$250 plus \$50 per lot			
Boundary Line Adjustment (review only)					\$50 per parcel			
Property Split Review					\$200			
Final Plat Review					\$150 plus actual cost of County Surveyor fee			
Final Plat Recheck					\$150 plus actual cost of County Surveyor fee			
Vacation of Right of Way Title 50					\$250 plus publication and noticing costs			
Surety Agreements					\$100			
Development Agreements					\$250 plus publication and noticing costs			
Extension Request					\$100 plus publication and noticing costs			
Planned Unit Development (PUD) – Agreements								
PUD Mixed use Commercial/Industrial					\$1500 plus publication and noticing costs			
PUD Residential only					\$500 plus publication and noticing costs			
Development Agreement					\$250			
Amendment to Development Agreement (no public hearing required)					\$100 plus actual cost of professional service			
Amendment to Development Agreement (public hearing required)					\$250 plus publication and noticing costs			

City of Bonners Ferry Fee Schedule
January 2, 2017

<u>Other Miscellaneous</u>										
Zoning Administration Appeal		\$100								
Zoning Interpretation		\$100								
Non-conforming determination at the request of the landowner		\$100								
CC&R Review		\$100								
Sterling Codifiers		Actual Cost								
The City reserves the right to bill any applicant on a time and materials basis should work on any of the above line items be delayed from processing due to the Applicant's making. Time can be billed once the base fee is expended.										

Electric Rates

Rates Effective 10-01-09

Large Industrial Rate Effective 12-01-09

	Revenue Class	Rate Schedule	Monthly Base Rate	KWH Charge	KVA Demand Charge
Residential	01	ER1PB	\$ 10.47	\$ 0.0600	\$ -
Residential	01	ER1PX	\$ 14.91	\$ 0.0600	\$ -
Interdepartmental	07	ES1PB	\$ 10.47	\$ 0.0575	
Interdepartmental	07	ES1PX	\$ 14.91	\$ 0.0575	
Interdepartmental	07	ES3PB	\$ 32.83	\$ 0.0575	
Interdepartmental	07	ES3PX	\$ 41.80	\$ 0.0575	
Interdept. w/Demand	07	EC1PB	\$ 10.47	\$ 0.0420	\$ 6.00
Interdept. w/Demand	07	EC1PX	\$ 14.91	\$ 0.0420	\$ 6.00
Interdept. w/Demand	07	EC3PB	\$ 32.83	\$ 0.0420	\$ 6.00
Interdept. w/Demand	07	EC3PX	\$ 41.80	\$ 0.0420	\$ 6.00
Pumping & Drainage	09	ES3PX	\$ 41.80	\$ 0.0575	
Pumping & Drainage	09	EC1PB	\$ 10.47	\$ 0.0485	\$ 6.00
Pumping & Drainage	09	EC1PX	\$ 14.91	\$ 0.0485	\$ 6.00
Pumping & Drainage	09	EC3PB	\$ 32.83	\$ 0.0485	\$ 6.00
Pumping & Drainage	09	EC3PX	\$ 41.80	\$ 0.0485	\$ 6.00
Self Consumed	11	ES1PB	\$ 10.47	\$ 0.0575	\$ -
Self Consumed	11	ES1PX	\$ 14.91	\$ 0.0575	\$ -
Self Consumed	11	ES3PB	\$ 32.83	\$ 0.0575	\$ -
Self Consumed	11	ES3PX	\$ 41.80	\$ 0.0575	\$ -
Self Cons. w/ Demand	11	EC1PB	\$ 10.47	\$ 0.0420	\$ 6.00
Self Cons. w/ Demand	11	EC1PX	\$ 14.91	\$ 0.0420	\$ 6.00
Self Cons. w/ Demand	11	EC3PB	\$ 32.83	\$ 0.0420	\$ 6.00
Self Cons. w/ Demand	11	EC3PX	\$ 41.80	\$ 0.0420	\$ 6.00
Small Commercial	20	ES1PB	\$ 10.47	\$ 0.0575	\$ -
Small Commercial	20	ES1PX	\$ 14.91	\$ 0.0575	\$ -
Small Commercial	20	ES3PB	\$ 32.83	\$ 0.0575	\$ -
Small Commercial	20	ES3PX	\$ 41.80	\$ 0.0575	\$ -
Large Commercial	21	EC1PB	\$ 10.47	\$ 0.0420	\$ 6.00
Large Commercial	21	EC1PX	\$ 14.91	\$ 0.0420	\$ 6.00
Large Commercial	21	EC3PB	\$ 32.83	\$ 0.0420	\$ 6.00
Large Commercial	21	EC3PX	\$ 41.80	\$ 0.0420	\$ 6.00
Secondary Industrial	31	EC3PB	\$ 32.83	\$ 0.0440	\$ 5.15
Secondary Industrial	31	EC3PX	\$ 41.80	\$ 0.0440	\$ 5.15
Primary Industrial	31	EP3PB	\$ 32.83	\$ 0.0440	\$ 4.73
Primary Industrial	31	EP3PX	\$ 41.80	\$ 0.0440	\$ 4.73
Large Industrial	41	EL3PX	\$ 12,000.00	\$ 0.0260	\$ 4.37
Street Light	51	ESTREET	\$ 4.10		
Security Light	51	ESECURE	\$ 7.48		
Remote Read Device		EREMOTE	\$ 10.00		
No Meter Access		BELN	\$ 15.00		
Fiber Optics	21	FIBER	\$ 44.20		
B = inside customers					
X = outside customers					

Water Rates

01-10-17

<u>TYPE</u>	<u>CODE</u>	<u>BASE CHARGE</u>	<u>USE IN CUBIC FEET</u>	<u>RATE</u>	<u>PER</u>
RESIDENTIAL (Minimum)	WOFF01	\$ 41.36	OFF @ CURB		N/A
Metered					
RESIDENTIAL <1" to 1"	WR101	\$ 48.80	0-1200	0.01961	Cubic Foot
RESIDENTIAL 1.5"	WR1.501	\$ 88.85	0-1200	0.01961	Cubic Foot
FIRE LINES	WFL		FIRE ONLY	\$ 11.87	Inch
CHECK METERS	WCH	\$ 50.20			
COMMERCIAL < 1"	WC1	\$ 50.20	0-200	0.02018	Cubic Foot
COMMERCIAL 1"	WC1	\$ 50.20	0-200	0.02018	Cubic Foot
COMMERCIAL 1.5"	WC1.5	\$ 121.76	0-200	0.02018	Cubic Foot
COMMERCIAL 2"	WC2	\$ 157.53	0-200	0.02018	Cubic Foot
COMMERCIAL 3"	WC3	\$ 203.67	0-200	0.02018	Cubic Foot
COMMERCIAL 4"	WC4	\$ 400.86	0-200	0.02018	Cubic Foot
INDUSTRIAL < 1"	WI1	\$ 50.20	0-200	0.02018	Cubic Foot
INDUSTRIAL 1.5"	WI1.5	\$ 121.76	0-200	0.02018	Cubic Foot
INDUSTRIAL 2"	WI2	\$ 157.53	0-200	0.02018	Cubic Foot
INDUSTRIAL 3"	WI3	\$ 203.67	0-200	0.02018	Cubic Foot
UNUSED SERVICE	WOFF	\$ 41.36			N/A
NON-METERED <1"	WN1	\$ 81.01	UNLIMITED		N/A
NON-METERED 1"	WN 1	\$ 81.01	UNLIMITED		N/A

Commercial rate code plus	\$68.00 plus				
MD for Multi-dwelling Units	\$15.73 per unit	0-1800		0.02018	Cubic Foot

X for outside city limits

- 01 Residential
- 07 Interdepartmental
- 09 Pumping & Drainage
- 11 Self Consumed
- 20 Small Commercial
- 21 Commercial
- 31 Industrial
- 51 Street Lighting

Sewer Rates

01-10-17

<u>TYPE</u>	<u>CODE</u>	<u>BASE CHARGE</u>	<u>USE</u>	<u>RATE</u>	<u>PER</u>
Residential	SR01	\$ 31.26	UNLIMITED		
Interdepartmental	SC07	\$ 29.66	UNLIMITED	\$ 29.66	EDU
Small Commercial	SC20	\$ 29.66	UNLIMITED	\$ 29.66	EDU
Commercial	SC21	\$ 29.66	UNLIMITED	\$ 29.66	EDU
Industrial	SI31	\$ 29.66	UNLIMITED	\$ 29.66	EDU

X for outside city limits

Garbage Rates Effective 12-01-14

TYPE	CODE	BASE CHARGE	USE	RATE	PER
Residential	GARBAGE01	\$ 12.00			
Commercial	N/A				

**City of Bonners Ferry
Equipment Charge Rates**

Does not include operator

Equipment Description	Estimated Replacement Cost	Estimated Service Life in Hours	Estimated Hourly Operational Cost	*Hourly Charge Rate
Backhoe	\$ 80,000.00	3,000	\$ 12.50	\$ 32.50
Bucket Truck	\$ 109,800.00	2,800	\$ 12.50	\$ 41.91
Small Bucket Truck	\$ 90,000.00	2,800	\$ 12.50	\$ 36.61
Digger Derrick Truck	\$ 150,000.00	3,800	\$ 15.00	\$ 44.61
Ditch Witch	\$ 38,000.00	2,000	\$ 15.00	\$ 29.25
Dump Truck	\$ 100,000.00	3,000	\$ 17.50	\$ 42.50
Excavator	\$ 35,000.00	3,000	\$ 12.50	\$ 21.25
Flusher Vac Truck	\$ 323,307.00	3,500	\$ 20.00	\$ 89.28
Front End Loader	\$ 150,000.00	3,000	\$ 15.00	\$ 52.50
Grader	\$ 250,000.00	3,500	\$ 17.50	\$ 71.07
Pickup	\$ 35,000.00	2,000	\$ 7.50	\$ 20.63
Skid Steer	\$ 46,720.00	3,000	\$ 10.00	\$ 21.68
Sweeper	\$ 150,000.00	3,000	\$ 30.00	\$ 67.50
Water Truck	\$ 143,320.00	3,000	\$ 12.50	\$ 48.33

*Hourly charge rate equals replacement cost divided by hourly life, multiplied by 75% plus operational cost. Salvage value assumed at 25%.

Adopted by City Council 3-16-10

**City of Bonners Ferry Fire Department
Incident Equipment and Personnel Cost Sheet**

Equipment Cost Per Hour

Engine 1	\$	150
Engine 2	\$	150
Ladder 1	\$	150
Brush 1	\$	100
Brush 2	\$	100
Water Tender - City	\$	150
Water Tender - 1200 Gallon	\$	175
Hazmat Trailer	\$	150
Support 1	\$	100
Rescue 1	\$	175
Unit 51	\$	50

Personnel Cost Per Hour

Fire Officer	\$	15
Firefighter	\$	15
Engineer	\$	15
Hazmat Tech I & II	\$	45
Wildland Firefighter	\$	15

Adopted by Council 11-5-13

CITY OF BONNERS FERRY, IDAHO

TITLE: FEE SCHEDULE FOR BUILDING PERMITS AND ASSOCIATED SERVICES (the "Schedule").

WHEREAS, Ordinance No. 486 (the "Construction Code Ordinance") of the City of Bonners Ferry (the "City"), provides that the City shall adopt by resolution a Fee Schedule for Building Permits and Associated Services to contain, but not be limited to, fees for permits and associated services required by the Ordinance; and,

WHEREAS, the City believes it would be in the best interest of the citizens to review the Fee Schedule for Building Permits and Associated Services, but not be limited to, fees for permits and associated services required by the Construction Code Ordinance annually; and

NOW, THEREFORE, the following documents, attached and made a part hereof by this reference, are hereby adopted as fees by the City Council:

1. Section 107, "Fees," and Table 1-A out of the Uniform Building Code, 1997 Edition in conjunction with Building Valuation Data, established August 2010, as published by the International Code Council, shall be used in determining building permit fees. The Building Valuation Data shall be used in determining total valuation of the project for the application of the building permit fees.
2. The fee for a plan review on all building permits shall be sixty-five (65%) percent of the building permit fee and shall be charged in addition to the building permit fee.
3. In determining total valuation of a project for the application of a building permit, the valuation for decks shall be \$6.00 per square foot.
4. The fee to approve the placement of a mobile, modular and/or manufactured home shall be \$125.00.
5. The fee to approve the placement of a commercial coach shall be \$125.00.
6. The valuation of a project for the determination permit fees for a change of use and/or occupancy, remodel or signs shall be based upon the contractor's valuation of the project. The Building Official shall have final authority to modify the contractor's valuation to reflect the actual valuation of the proposed project.
7. Demolition permit fees shall be fifty dollars (\$50.00) per one thousand (1000) square feet or fraction thereof, up to a maximum of five hundred dollars (\$500.00).

The fees identified above shall become effective as of January 18, 2005.

Building Valuation Data – August 2010

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2011. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2009 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and

does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB
 Area: 1st story = 8,000 sq. ft.
 2nd story = 8,000 sq. ft.
 Height: 2 stories
 Permit Fee Multiplier = 0.0075
 Use Group: B

1. Gross area:
 Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
 B/IIB = \$143.16/sq. ft.
3. Permit Fee:
 Business = 16,000 sq. ft. x \$143.16/sq. ft x 0.0075
 = \$17,179

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c, d}

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	209.03	201.94	196.75	188.15	176.47	171.57	181.48	161.35	154.50
A-1 Assembly, theaters, without stage	191.23	184.13	178.94	170.34	158.71	153.81	163.67	143.59	136.74
A-2 Assembly, nightclubs	160.09	155.52	151.22	145.17	136.30	132.65	139.79	123.65	119.04
A-2 Assembly, restaurants, bars, banquet halls	159.09	154.52	149.22	144.17	134.30	131.65	138.79	121.65	118.04
A-3 Assembly, churches	193.14	186.04	180.85	172.26	160.58	155.68	165.58	145.46	138.61
A-3 Assembly, general, community halls, libraries, museums	162.16	155.07	148.87	141.28	128.60	124.70	134.60	113.47	107.62
A-4 Assembly, arenas	190.23	183.13	176.94	169.34	156.71	152.81	162.67	141.59	135.74
B Business	161.58	155.71	150.53	143.16	129.88	125.17	137.22	114.17	108.80
E Educational	175.15	169.10	163.94	156.43	144.88	137.56	151.05	126.61	121.84
F-1 Factory and industrial, moderate hazard	96.91	92.37	86.79	83.63	74.69	71.55	80.00	61.55	57.91
F-2 Factory and industrial, low hazard	95.91	91.37	86.79	82.63	74.69	70.55	79.00	61.55	56.91
I-1 High Hazard, explosives	90.85	86.31	81.73	77.57	69.81	65.67	73.94	56.67	N.P.
I-234 High Hazard	90.85	86.31	81.73	77.57	69.81	65.67	73.94	56.67	52.03
I-5 HPM	161.58	155.71	150.53	143.16	129.88	125.17	137.22	114.17	108.80
I-1 Institutional, supervised environment	162.37	156.65	152.01	145.43	133.42	129.91	141.65	119.85	115.15
I-2 Institutional, hospitals	271.73	265.86	260.68	253.31	239.20	N.P.	247.37	223.49	N.P.
I-2 Institutional, nursing homes	189.29	183.43	178.25	170.87	157.89	N.P.	164.93	142.19	N.P.
I-3 Institutional, restrained	184.09	178.22	173.04	165.67	153.62	147.91	159.73	137.92	130.54
I-4 Institutional, day care facilities	162.37	156.65	152.01	145.43	133.42	129.91	141.65	119.85	115.15
M Mercantile	119.23	114.67	109.36	104.31	95.08	92.44	98.94	82.44	78.82
R-1 Residential, hotels	163.76	158.05	153.40	146.82	134.98	131.47	143.21	121.40	116.71
R-2 Residential, multiple family	137.01	131.30	126.66	120.08	108.90	105.39	117.13	95.33	90.63
R-3 Residential, one- and two-family	128.70	125.13	122.06	118.84	114.47	111.50	116.87	107.27	100.95
R-4 Residential, care/assisted living facilities	162.37	156.65	152.01	145.43	133.42	129.91	141.65	119.85	115.15
S-1 Storage, moderate hazard	89.85	85.31	79.73	76.57	67.81	64.67	72.94	54.67	51.03
S-2 Storage, low hazard	88.85	84.31	79.73	75.57	67.81	63.67	71.94	54.67	50.03
J Utility, miscellaneous	70.31	66.34	62.07	58.69	52.32	48.93	55.76	40.58	38.66

- Private Garages use Utility, miscellaneous
- Unfinished basements (all use group) = \$15.00 per sq. ft.
- For shell only buildings deduct 20 percent
- N.P. = not permitted

SECTION 107 - FEES

107.1 General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

107.2 Permit Fees. The fee for each permit shall be as set forth in Table I-A.

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table I-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table I-A.

107.4 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to re-new action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

107.5 Investigation Fees: Work without a Permit.

107.5.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

107.5.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table I-A. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

107.6 Fee Refunds. The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

EXTRACTED FROM 1997 UNIFORM BUILDING CODE

TABLE NO. 1-A – BUILDING PERMIT FEES

This is a “valuation” based permit schedule

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.00
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$47.00 per hour *
2. Reinspection fees assessed under provisions of Section 305.8	\$47.00 per hour *
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour *
4. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour *
5. For use of outside consultants for plan checking and inspections, or both	Actual costs **

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BONNERS FERRY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, REPEALING AND REPLACING BONNERS FERRY CITY CODE TITLE TWELVE, CHAPTER FIVE, CONCERNING MINOR SUBDIVISIONS IN ORDER TO PROVIDE APPLICABILITY LANGUAGE; PROVIDING FOR CLARITY IN EXMPTIONS STANDARDS; PROVIDING FOR ADMINISTRATIVE PROCEDURES FOR REVIEWING AND APPROVING MINOR SUDIVISIONS; PROVIDING FOR FINAL PLAT PROCEDURES; PROVIDING SEVERABILITY; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing in accordance with Idaho Code 67-6509 and Idaho Code 67-6511 on September 15, 2016; and

WHEREAS, the City Council held a public hearing in accordance with Idaho Code 67-6509 and Idaho Code 67-6511 on _____; and

WHEREAS, the Mayor and City Council have deemed it in the public interest to enact new provisions within Bonners Ferry City Code Title Twelve, Chapter five, for the purpose of providing minor subdivision to be administratively reviewed and approved;

NOW THEREFORE, Be it ordained by the Mayor and the Council of the City of Bonners Ferry, Idaho, as follows:

Section 1: That Bonners Ferry City Code Chapter 5, Title 12 is hereby repealed in its entirety.

Section 2: That Chapter 5, Title 12, Bonners Ferry Code is herby replaced to read as follows:

12-5-1: APPLICABILITY

The division of land into four (4) or fewer contiguous lots, parcels, tracts or sites may be considered a minor subdivision provided it meets all criteria outlined in this section. If any one of the following criteria is not met, the developer must file a regular subdivision plat as outlined in this title. A minor subdivision shall be subject to all development standards established by this title. The proposed minor subdivision and all of the proposed development shall meet the following criteria:

- A. Comply with all minimum standards and requirements of the zoning ordinance, and shall not require a zone change;
- B. All lots shall maintain frontage on and access onto an existing public street meeting the city street standards and the standards contained herein. Dedication of additional right of way for future improvements may be required as a condition of approval; (Ord. 495, 12-20-2005)
- C. At the time of preliminary plat submittal, all lots shall have adequate sewer and water services available to the subdivision;

D. The subdivision does not require extensions or improvements to sewer or water mains other than individual lateral connections to serve the future lots. Including installation of booster stations, pressure mains, and lift stations.

12-5-2: EXEMPTIONS:

The provisions of this chapter shall not apply to the following:

A. The transfer of land between two (2) adjacent property owners, which does not result in the creation of any additional lot or parcel.

B. Any division of land made by testamentary provision or the laws of descent. Parcels of land so created must comply with lot size, frontage, and other standards established by this code and other applicable laws to be eligible for a building permit or to qualify for establishment of a regulated land use

C. Any acquisition or division of land by a public agency for public right of way purposes. (Ord. 495, 12-20 2005)

12-5-3: APPLICATION:

An application for a minor subdivision must be submitted to the city with the following:

A. A fee if an amount is established by resolution of the council;

B. Proof of ownership and consent from any lien holder granting authorization to subdivide the property;

D. One full sized copy of the proposed plat, one eleven inch by seventeen inch (11" x 17") copy of the proposed plat, and one digital copy of the proposed minor subdivision, prepared by a surveyor licensed in the state of Idaho, and which shall contains all applicable items listed at section 12-3-4(A) of this Title and shall be prepared in accordance with Title 50, Chapter 13 of the Idaho Code as it now exists or is subsequently amended.

12-5-4: PROCEDURE FOR APPROVAL OF MINOR PRELIMINARY PLAT:

A. The applicant shall file an application for a preliminary minor plat with the city, pursuant to the procedures of this title.

B. Upon the determination of by the administrator that an application is complete, the city shall:

1. Provide copies of submitted documents, as necessary, by first class mail to agencies, departments and jurisdictions, which, in the judgment of staff, may be affected by the proposal, allowing not less than fourteen (14) days for response.
2. Provide notice of the proposed subdivision by first class mail to all property owners of record within three hundred feet (300') of the external boundaries of the land being considered. The notice shall, at a minimum, include the applicant's name, a description of the proposed subdivision and the general location of the property. The notice shall advise of a fourteen- (14) day written comment period beginning the day after notice is postmarked.

3. Provide notice to the official county newspaper of record. The notice shall provide a summary of the proposal and advise of the fourteen-(14) day comment period.

C. At the close of the comment and review period and upon a determination by the administrator that the agency review comments have been addressed by the applicant, the administrator shall issue a staff report containing, at a minimum, proposed findings, reasoned decision and conditions of approval and a recommendation for action. Any response to the staff report by the applicant or interested parties shall be received by the city not later than ten (10) days after the issuance of the report.

D. Following the ten (10) day response period, the administrator shall consider the application for the preliminary minor plat, any comments received, the facts on the record and the standards for considering the subdivision application and may:

1. Approve the preliminary minor plat, as presented;
2. Approve the preliminary minor plat, as modified;
3. Continue action on the minor plat, pending changes to be made in the application, the subdivision design or the receipt of additional information;
4. Deny the application for preliminary minor plat;
5. Recommend the council hold a public hearing pursuant to the public hearing noticing requirements and procedures set forth in Idaho Code 67-6509, based upon the extent of public comment or other contested factors in the case which warrant a full hearing before the council. This option may be selected at any time following the initiation of the review and comment period when evidence of the record supports it, to ensure prompt processing of the application for hearing.

E. The administrator shall render a written decision, setting forth the ordinance provisions and standards as provided for at section 12-3-4H, the facts of the application and such conclusions that support the decision. If the administrator denies the preliminary minor plat, the administrator shall specify in the decision the actions, if any, which the applicant could take to obtain approval.

F. As a part of the decision for approving an application for a preliminary plat, the administrator may stipulate conditions to be placed on the final plat provided evidence of record is sufficient, which may include:

1. Minimizing adverse impacts on adjacent properties.
2. Designating the exact location and nature of development.
3. Requiring the provision of on- or off-site public facilities or services.
4. Assuring the development is maintained properly.

G. The preliminary minor plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the preliminary minor plat, an applicant may make a written request to the administrator for an extension of the preliminary minor plat for a period up to two (2) years. The administrator shall consider such request for extension and the request must be approved or denied prior to the expiration date of the preliminary plat.

H. Any determination made by the administrator in the administration of this section may be appealed to the council by notifying the city in writing of the intent to appeal within ten (10) calendar days from the date of the written determination. Upon receipt of the appeal, the administrator shall schedule the application for a public hearing before the council, allowing sufficient time for notice. The council shall conduct a public hearing and consider the application, in accordance with the noticing procedures set forth in Idaho Code 67-6509.

12-5-5 MINOR PLAT, CONTENTS OF FINAL PLAT, PROCEDURE FOR APPROVAL OF FINAL PLAT:

A. The contents of the final plat for minor subdivisions processed under the minor plat procedure shall be as set forth in Chapter 4 of this title.

B. The procedure for processing final plats of minor subdivisions utilizing the minor plat procedure shall be as set forth in Chapter 4 of this title.

Section 3: PROVISIONS SEVERABLE: The provisions of this Ordinance are hereby declared to be severable and if any provision of this Ordinance or application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

Section 4: EFFECTIVE DATE: This ordinance shall be effective upon its passage and publication in the manner provided by law.

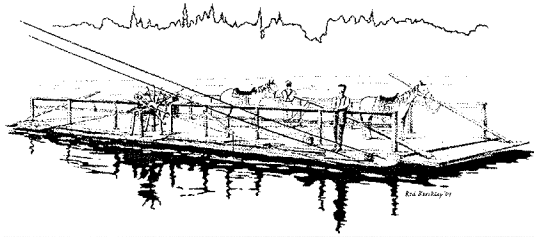
APPROVED by the Mayor and City Council of the City of Bonners Ferry this _____ day of _____, 201__.

CITY OF BONNERS FERRY, IDAHO

BY: _____
Mayor

Attest:

Clerk, City of Bonners Ferry



MEMO

OFFICE OF THE CITY ATTORNEY

TO: City Council

FROM: Andrakay Pluid, City Attorney

DATE: December 12, 2016

RE: Bar Licensing Dues

As requirement of practicing law in the State of Idaho, all attorneys are required to pay annual licensing fees to the Idaho State Bar. These fees are approximately \$450 per year per attorney.

Because being licensed is a pre-requirement of acting as the City Attorney and City Prosecutor, I am asking that the City pay a portion of my licensing fees. I would ask that City pay for half of the licensing fees for a total of \$225 for my 2017 Bar Licensing through the State of Idaho.

Andrakay

ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (hereinafter referred to as "Assignment") is made and entered into this ____ day of 12/5/2016, 20____, by and between **CAROLYN TESTA** (hereinafter referred to as "Assignor," and **BRUCE MCCANDLESS** (hereinafter referred to as "Assignee").

WITNESSETH:

WHEREAS, Assignor has sold to Assignee property 6371 Kootenai Street, Bonners Ferry, Idaho, commonly known as the "Bonnerport Building;" and

WHEREAS, a tract of land located in the front of the property is owned by the City of Bonners Ferry and is subject to a Lease dated October 1, 2004 (attached hereto for reference); and

WHEREAS, Assignor currently holds a leasehold interest as tenant with the City of Bonners Ferry for the tract of land detailed in the attached lease; and

WHEREAS, Assignor desires to assign said leasehold interest to Assignee; and Assignee desires to assume the same; and

WHEREAS, in order to effectuate the assignment of such Lease, Assignor desires to make and execute this assignment of lease conveying all of her rights, title, and interest in and to the described Lease to Assignee; and Assignee desires to assume the same.

NOW THEREFORE, the parties hereto agree as follows:

Assignor does hereby assign and transfer to Assignee, without warranty, that certain Lease, a true and accurate copy of which is attached hereto as "Exhibit "A" pertaining to the underlying real property as described above and in the attached Lease, and Assignee assumes all of the obligations, duties, and responsibilities of the Lease. From and after the date hereof, Assignee shall have succeeded to all of Assignor's right, title, and interest in and to the foregoing Lease and thereafter Assignee shall perform all of the obligations, duties, responsibilities, and terms of the Lease to be performed by the Lessee therein from and after this date in accordance with the obligations, duties, responsibilities, and terms of the Lease.

DATED this 9th day of December, 2016.

ASSIGNOR:

CAROLYN TESTA



ASSIGNEE:

BRUCE MCCANDLESS

CONSENT

The City of Bonners Ferry, as Lessor under the above-described Lease, does hereby consent to and approve the terms of the foregoing Assignment and Assumption as set out in the Lease at section 16.

DATED this ___ day of _____, 20__.

CITY OF BONNERS FERRY

BY: _____
David Sims, Mayor

ATTEST:

City Clerk

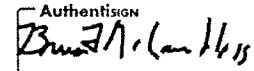
DATED this ____ day of _____, 20__.

ASSIGNOR:

CAROLYN TESTA

ASSIGNEE:

BRUCE MCCANDLESS

 12/5/2016
12/5/2016 8:15:54 PM PST

CONSENT

The City of Bonners Ferry, as Lessor under the above-described Lease, does hereby consent to and approve the terms of the foregoing Assignment and Assumption as set out in the Lease at section 16.

DATED this ____ day of _____, 20__.

CITY OF BONNERS FERRY

BY: _____
David Sims, Mayor

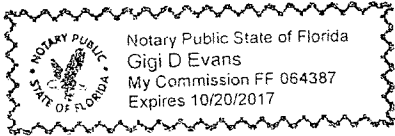
ATTEST:

City Clerk

STATE OF FLA)
 : SS
COUNTY OF PASCO)

On this 9th day of DECEMBER, 2016, personally appeared CAROLYN VESTA, known or identified to me to be the person executed the instrument and acknowledged to me that he/she executed the same.

SUBSCRIBED AND SWORN to before me this 9th day of DECEMBER, 2016.



Gigi D. Evans
NOTARY PUBLIC
Residing at: _____
My Commission Expires: _____

STATE OF _____)
 : SS
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared _____, known or identified to me to be the person executed the instrument and acknowledged to me that he/she executed the same.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 201____.

NOTARY PUBLIC
Residing at: _____
My Commission Expires: _____

Acceptance 20LEASE

THIS AGREEMENT, entered into this 1 day of October, 2004, by and between the CITY OF BONNES FERRY, an Idaho municipal corporation (City), and SAM and CAROLYN TESTA (Testa):

WHEREAS, City has made a study of the hereinafter described property to determine the present needs of the City; and,

WHEREAS, City has determined that said property is not presently needed for any use by City, beneficial or otherwise; Now, Therefore,

WITNESSETH:

That for and in consideration of the terms, covenants, and conditions hereinafter outlined, City agrees to lease to Testa, and Testa agrees to lease from the City the property described as:

A tract of land in Lots One (1), Two (2), Three (3), and Four (4) of Block Two (2) of Bonnerport Addition to the City of Bonners Ferry, Boundary County, Idaho; as recorded in Book 1 of Plats, page 5, and being more particularly described as follows:

Commencing at the southeast corner of Lot One (1), Block Two (2) of Bonnerport; thence, along the south line of said Lot, South 83 degrees 08" 55" West, 20.65 feet; thence North 07 degrees 11' 22" West, along the west line of that property deeded to the Village of Bonners Ferry and recorded in Book 24, page 387, 2.15 feet to the TRUE POINT OF BEGINNING; thence, North 07 degrees 11' 22" West, 87.46 feet; thence North 82 degrees 45' 27" East, 7.57 feet; thence South 07 degrees 12' 56" East, 87.46 feet; thence South 82 degrees 45' 27" West, 7.61 feet; to the TRUE POINT OF BEGINNING, encompassing an area of 663.79 square feet.

1. TERM: The term shall be ninety-nine (99) years, commencing the 1st day of July, 2004, PROVIDED, HOWEVER, that at any time City should determine that

it should need the hereinbelow described property, this lease can be terminated by City in the following manner:

- a) During the first lease year by giving five (5) lease years notice to Testa or their successors or assigns;
 - b) During the second lease year by giving four (4) lease years notice to Testa or their successors or assigns;
 - c) During the third lease year and thereafter by giving three (3) lease years notice to Testa or their successors or assigns.
 - d) Abandonment of this lease by Testa shall terminate this lease, and 15 days notice of the intent to apply this sub-paragraph is adequate.
2. CONSIDERATION: ONE DOLLAR (\$1.00) per year, plus costs of providing information for and drafting of this lease, payable in advance.
3. ENTRY FOR INSPECTION: The City or its agent shall have the right to enter upon said leased premises at all reasonable times to inspect the same. Testa also agrees to perform all the covenants hereof and to make the payments as herein specified; to comply with all effective laws, rules, ordinances and regulations; to permit no lien or levy to attach to the leased premises which will in any way minimize the value of the property to lessors; and to keep noxious weeds off the property as far as reasonably possible.
4. CONDITION OF PREMISES UPON TERMINATION: At the expiration of this lease or at any earlier termination thereof or any holding over, Testa shall surrender the leased property in an orderly condition. Testa further agrees that

upon termination the improvements will be in as good condition as the same now are, reasonable wear and tear by the elements excepted.

5. FIXTURES AND EQUIPMENT AND BUILDING: During the term of this lease and within a reasonable time thereafter, Testa may remove from the leased premises any fixtures and equipment owned and installed by them for their operation on the premises, so long as their removal will not substantially damage the property, and otherwise the said fixtures become the property of the City, provided, however, the benefits to Testa of this provision are subject to the condition that the consideration is not delinquent at the date of termination.

6. RUNOFF: Testa will provide a drainage method to prevent street and parking runoff from entering the sidewalk and adjoining building.

7. RIGHTS OF INGRESS AND EGRESS: Each party heretogives to the other such rights of ingress and egress as necessary for performance of and compliance with the terms, covenants and conditions of this lease.

8. DEFAULT: In the event Testa shall fail, neglect or refuse to make any payment or perform any covenant herein contained on their part to be made or performed, City may terminate this lease and retake possession of the premises and property herein devised unto Testa. Provided, however, that City shall give fifteen (15) days notice in writing to Testa of its intention to so terminate and provided further that if Testa shall within ten (10) days after receipt of such notice make such payment or perform such covenant, as they may be in default, then such notice of termination shall have no force nor effect.

9. NOTICES: Any and all notices required herein shall be deemed complete compliance with the terms hereof if sent in writing by United States registered or certified mail, postage prepaid, addressed to the respective party as hereinafter set forth:

To City at: City of Bonner Ferry
P.O. Box 149
Bonners Ferry, Idaho 83805

To Testa at: Sam and Carolyn Testa
1068 Standard Drive
Atlanta, GA 30319

The above addresses may be changed at any time hereafter by giving written notice thereof. Deposit in the mail properly addressed as described above shall constitute delivery.

10. BANKRUPTCY OR RECEIVERSHIP: In the event proceedings in bankruptcy are commenced against Testa or Testa is adjudicated bankrupt, or a receiver is appointed and qualified, then in such event, either of the parties as the case may be, may terminate this agreement and all further rights and obligations thereunder by thirty (30) days notice in writing to the other, in which event, upon the termination of said thirty (30) days from the mailing of said notice, this lease shall terminate, expire and come to an end.

11. SUCCESSORS: The terms shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

12. ACTIONS: In the event litigation should arise hereunder, the parties agree that the prevailing party shall be awarded reasonable attorney's fees from the other party upon final termination of the litigation. "FINAL

TERMINATION" means a disposition of the litigation so that no appeal rights remain.

13. TAXES: It is understood and agreed between the parties hereto that Testa shall pay all taxes and assessments levied upon the leasehold interest herein.

14. LIABILITY INSURANCE AND INDEMNITY: Testa shall indemnify and save harmless City as to any and all claims for damages or injury made by third persons arising from or, in anyway, related to this lease. This includes acts by Testa and Testa's agents, employees, assigns, sublessees and guests. To that end, Testa shall carry and keep in force at all times premises liability insurance in an amount not less than that required from time to time under the Idaho Tort Claims Act to provide full coverage of City of any amount of claim not covered by sovereign immunity. Such insurance shall include City in its coverage as an additional insured.

15. HOLDING OVER: Should Testa hold over after the expiration of this lease, Testa shall be deemed tenants from month to month and shall be subject to all terms and conditions herein contained. The rental for such tenancy shall be TWENTY THOUSAND DOLLARS (\$20,000.00) per year.

16. TRANSFER, ASSIGNMENT OR SUB-LETTING: Testa shall not transfer, assign, or subject the premises or any portion thereof or any of the property herein without the express written consent and approval of the City herein.

17. RIGHT OF OCCUPANCY: Testa shall have the exclusive right of occupancy and use of the premises herein devised unto them.

18. ACCEPTANCE OF CONDITION OF PROPERTY: City makes no representations as to the condition or quality of any of the property leased to Testa and Testa accepts all the property in an "as is" condition.

19. TIME OF ESSENCE: Time is of the essence of this lease and every term, condition and covenant thereof.

20. SURRENDER OF POSSESSION: Upon termination of this lease, either at the expiration of the term hereof or upon termination as otherwise herein provided because of the default of Testa, Testa does covenant and agree to peaceably surrender possession of said premises and property to the City in as good condition or state of repair as the same now are, except for normal wear, tear and depreciation.

21. NO GUARANTEE: Nothing herein shall be construed as a statement or guarantee of City that it has authority to participate in this lease. Testa agrees to not hold City liable in the event, during the term hereof, it is determined that City does not have the authority to enter this lease.

22. PRIOR LEASES:

a) No Guarantee: Specifically, and without limiting the broad scope of Paragraph 21, above, Paragraph 21 does not apply to the lease of the above described property by and between the City of Bonners Ferry as lessor and Kermit S. Black and Dorothy A. Black as lessees, which lease (City/ Black Lease) is dated June 25, 1986.

b) No Guarantee: Specifically, and without limiting the broad scope of Paragraph 21, above, Paragraph 21 does not apply to the lease of the above described property by and between the City of Bonners Ferry as lessor and George H. Elliot and Shirley Elliot as lessees, which lease (City/ Elliot Lease) is dated March 8, 1989.

c) Testa's do state that they do now claim the property described in this lease hostely and adversely to any claim under the lease described in Paragraph 22 a) and 22 b) or otherwise.

23. SPECIFIC INDEMNITY BY TESTA: City has fully disclosed to Testa the leases and terms described in Paragraph 22, above. Testa has received copies of the above stated leases and has fully studied them.

Testa does hereby indemnify and hold City harmless from any and all claims from the above stated leases arising from or relating to said leases.

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals on this 14th day of October, 2004.

CITY OF BONNERS FERRY

By: 

Mayor, DARRELL KERBY

ATTEST:



KRIS LARSON

Clerk for City of Bonners Ferry

218846

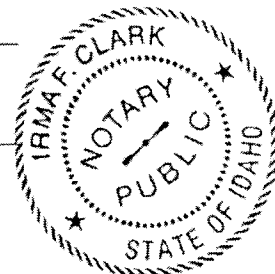
Sam Testa
SAM TESTA

Carolyn Testa
CAROLYN TESTA

STATE OF IDAHO :
County of Boundary : ss

On this 14th day of October, 2004, before me, the undersigned Notary Public, personally appeared DARRELL KERBY and KRIS LARSON, known or identified to me to be the Mayor and clerk respectively, of the CITY OF BONNERS FERRY, and known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the said instrument for and on behalf of said City, and acknowledged to me that such City executed the same.

Irma F. Clark
Notary Public for Idaho
Residing in Bonners Ferry
Commission Expires: 3-21-09



STATE OF Georgia :
County of Dekalb : ss

On this 1 day of October, 2004, before me, the undersigned Notary Public, personally appeared SAM TESTA and CAROLYN TESTA, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

BEVERLY E. PURTYMUN
Notary Public, DeKalb County, Georgia
My Commission Expires May 14, 2005

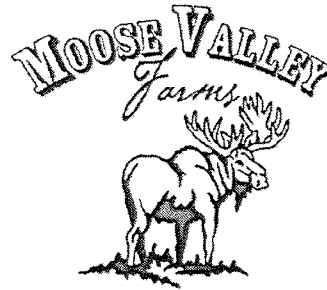
Beverly E. Purtymun
Notary Public for Dekalb County, GA.
Residing in Dekalb County
Commission Expires: May 14, 2005

STATE OF IDAHO } ss
County of Boundary }
Filed By: City of Bonners Ferry
on 2-3-05 at 12:05
Glenda Poston
County Recorder C. Peterson
By Deputy

8. LEASE

Fee \$ 0
Mail to City of Bonners Ferry

Moose Valley Farms
PO Box 289
138 Latigo Lane – Naples, ID 83847
www.moosevalleyfarms.com
cindikimball@moosevalleyfarms.com
208-267-5108



November 28, 2016

City of Bonners Ferry
ATTN: JEAN DIEL
P.O. Box 1409
Bonners Ferry, ID 83805

PROPOSAL FOR 2017 HANGING FLOWER BASKETS

Please consider the following proposal:

BASKETS SIMILAR TO 2016 :

75 Hanging Baskets (16"), planting, maintenance.....\$ *55.00 ea
Total \$4,125.00

*if the 2016 16" metal hangers are re-used, the price decreases to \$ 50.00 ea.

BASKETS SIMILAR TO SANDPOINT'S (18" Pulp Pots)

*larger basket, more plants, unfortunately, the hangers cannot be reused.

75 Hanging Baskets (18"), planting, maintenance..... \$65.00 ea
Total \$4,875.00

These prices are for planting and growing the baskets through May 31st, 2017.
There will be an additional charge of \$0.75 per pot, per week, starting June 1st,
2017. These prices are for pick-up at Moose Valley Farms. An additional flat fee
of \$100.00 would be incurred for delivery to the city parking lot.

We propose to plant similar species & cultivars as we did in our 2016 pulp baskets. If a different species or basket is desired than the above listed, the proposal will differ slightly. Again, we will do a final pesticide and fungicide treatment prior to the baskets' departure, and a bag of fertilizer will be supplied to the city for application by the city personnel or crew. Additional fertilizer can be purchased through Moose Valley.

Thank you for your consideration; please notify us as soon as possible if you are interested so that we may secure plant material, pots, and allocate greenhouse space for this project.

Feel free to submit recommendations for plant requests, colors, etc., we are flexible to whatever requests and input you would like. Also – which ones were your favorite? We would love to make sure, if selected to provide your baskets, that you are 100% pleased, and your input and feedback is very important to us.

Thank you again for your continued business and opportunity to provide a proposal for baskets for 2017; your business is always appreciated.

A handwritten signature in black ink that reads "Cindi Kimball". The signature is written in a cursive style with a large, looped initial "C".

Cindi Kimball

Moose Valley Farms

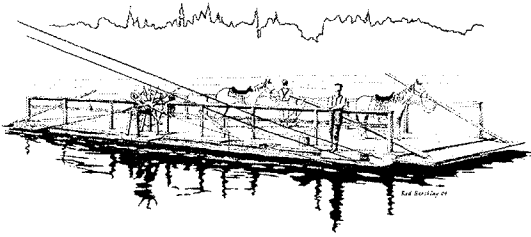
cindikimball@moosevalleyfarms.com

12-16-16

Sugar Plum Floral will have a quote for the flower baskets to us on Monday, but it was not available for inclusion in the council packet prepared today.

Thanks,

Kris



MEMO

CITY OF BONNERS FERRY
CITY ENGINEER/ADMIN

Date: December 20, 2016
To: Mayor and City Council
From: Mike Klaus, City Engineer/Admin
Subject: Electric Department - Purchase of Ditch Witch

Mayor and Council,

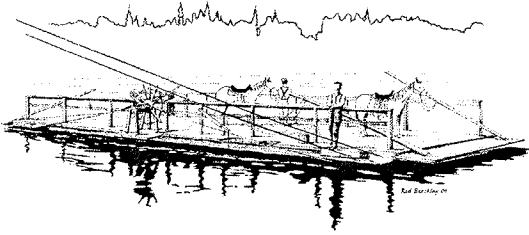
With this memo, I am proposing to purchase a trencher that is manufactured by Ditch Witch. Right now the electric department is using a vibratory plow that is worn out and somewhat dangerous because of the force that it exerts on the tires of the machine. This year, while installing underground conductor, a tire flew off of the machine.

I have attached pictures of a Ditch Witch machine that available through Federal Surplus in Caldwell. I am requesting the authority to purchase the Ditch Witch for \$22,500.00, contingent upon our mechanic's inspection and recommendation to purchase. This would require that our mechanic travel to Caldwell to inspect the machine as soon as possible.

Please call with any questions.

Thank you,

Mike



MEMO

CITY OF BONNERS FERRY
CITY ENGINEER/ADMIN

Date: December 20, 2016
To: Mayor and City Council
From: Mike Klaus, City Engineer/Admin
Subject: Electric Department - Purchase of Meter Tester

Mayor and Council,

With this memo, I am proposing to purchase an electric meter tester. Right now the electric department is unable to test the accuracy of installed electric meter, without having to send the meter to a third party tester. I would like to purchase the meter tester that is attached with this memo, so that our electrician can test meter accuracy where the meter is installed. I am requesting the authority to purchase the meter tester for \$9,595.00.

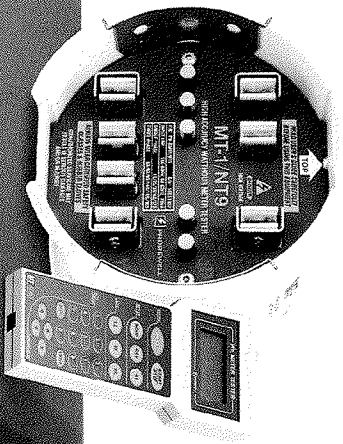
Please call with any questions.

Thank you,

Mike

MT-1/NT9

Ultimate All-in-one



The MT-1/NT9 is the ultimate all-in-one portable meter tester with advanced features such as VARh testing, kW demand test, THD consumer line monitoring and bidirectional testing for Net Metering installations. No other equipment needed. The test socket weighs only 6.4 lb!

A fast and accurate test is done within a few minutes! No setup wiring necessary. It is an ideal tool for field testing and periodic sampling and can also be used instead of a test board in the meter shop.

The MT-1/NT9 can test commercial and industrial 3-phase meter forms 65, 85, 1S, 12S, 14S, 15S and 16S along with residential meter forms 1S, 2S, 3S, 4S and 2S(N).

The MT-1/NT9 comes with a complete calibration report certifying accuracy for both Wh and VARh scales over the entire operating range using a reference standard traceable to NIST.

Full-featured tester at a budget-friendly price!

SPECIFICATIONS

COMPATIBLE METERS

Single-Phase	1S, 2S, 3S*, 4S, 12S(N)
Three-Phase	6S, 8S, 9S, 12S, 14S, 15S, 16S
Class	10, 20, 100, 200, 320

TEST SOCKET

Input Voltage	100 - 600VAC
Line Frequency	58 - 62Hz
Power Consumption	75VA (maximum)
Circuit Breakers	2 x 1A (press to reset mechanism)

CURRENT SYNTHESIZERS

Adjustable Current	0.25 to 50A
Phase Angle (Wh)	Unity and 60° Lag
Phase Angle (VARh)	90° and 30° Lag

3-PHASE WATTHOUR STANDARD

Typical Accuracy	±0.02%
Guaranteed Accuracy	±0.05%

TEMPERATURE

Operation	-4° to 140°F (-20° to 60°C)
Storage	-4° to 140°F (-20° to 60°C)

PHYSICAL DIMENSIONS (HxLxD)

Test Socket (Diam. x D)	6.9" x 7.7"
Remote Control	8.3" x 3.9" x 1"
Carrying Bag	11" x 11" x 8"

WEIGHT

Test Socket	6.4 lb
Remote Control	0.6 lb
Overall with Carrying Bag	9.1 lb

WARRANTY

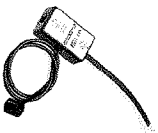
Parts and Labor	1-year limited
-----------------	----------------

*An adapter may be required for some 3S form meters.

ACCESSORIES



Metrcam Disk Sensor



Optical Pick-Up



Focus Adapter



Magnetic Adapter



Quick Release Latch



NTData One software and USB device



PROBEWELL

1-866-626-1126 info@probewell.com
PROBEWELL.COM



Probewell Lab Inc.
 4715, des Replats, suite 199
 Quebec (QC) G2J 1B8 Canada
 Tel: (418) 626-1126 Fax: (418) 626-1424

QUOTATION

NO: 290916-4
 DATE: 2016/09/296

CUSTOMER:

City of Bonners Ferry
 7232 Main Street
 Bonners Ferry, ID 83805
 Attn: Steve Neumeyer
 Tel: 208-267-3105

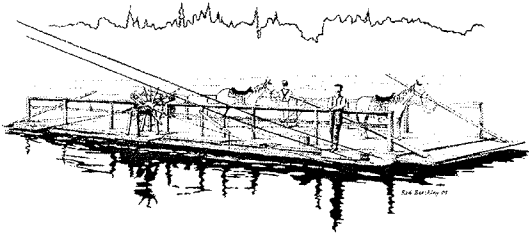
SHIPPING ADDRESS:

Same or as requested

VALID UNTIL	TERMS	SHIP VIA	FREIGHT	SHIPPING DATE
90 days	NET 30 days from date of invoice	Courier	Prepaid DDP & Add	4 - 5 weeks ARO
QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	
		\$ US	\$ US	
1	MT-1/NT9 (Portable Wh meter tester) For testing forms 1S, 2S, 3S, 4S, 6S, 8S, 9S, 12S, 14S, 15S and 16S Input voltage 100-600VAC. Built-in three-phase current synthesizer up to 50A to simulate resistive and inductive loads. Built-in electronic standard with an accuracy of ±0.02% typical and ±0.05% max. guaranteed. Accuracy can be checked against a reference standard traceable to NIST. The MT-1/NT9 provides measurements for active (Wh) and reactive (VARh) energy, as well as harmonic content (THD) display and bi-directional testing capability for solid-state meters. Comes with a complete calibration report. Includes handheld remote with data viewer and storage, one cable and carrying bag. Weight overall with carrying bag: 9.1 lbs.	\$ 7,995.00	\$ 7,995.00	
1	MT-1/CAM-2 (Metercam disk sensor) (PW-8991) The Metercam is a digital camera disk sensor to automate the testing of Wh meters. With four suction cups on its backside, it is installed within seconds. The digital camera has the ability to lock automatically onto the disk without alignment and is insensitive to even direct sunlight. No cumbersome cables.	\$ 515.00	\$ 515.00	
1	MT-1/PUL-3 (Pulse pickup with suction cups) (PW-9073) Pulse pick-up for electronic meters such as the Centron. Picks up both visible and infrared pulses.	\$ 325.00	\$ 325.00	
1	MT-1/LAT (Stainless steel latch for ring-type meter base)	\$ 75.00	\$ 75.00	
1	MT-1/LOG-1 (NTDataOne software with USB device) (PW-9110) PC Data Logging Option, includes PC software and USB interface to allow data transfer from handheld remote to PC and from PC to handheld remote, including USB auto-launch feature - for WINDOWS XP and up.	\$ 515.00	\$ 515.00	
	Shipping/Insurance/Brokerage	\$ 170.00	\$ 170.00	
Testers and accessories come with a one year material and workmanship warranty.				

QUOTED BY:
 John Barbeau
 Email: john@probewell.com
 Toll-Free: 1-866-626-1126

SALE AMOUNT	\$ 9,595.00
MISC. CHARGES	
SALES TAX	
TOTAL (\$ US)	\$ 9,595.00



MEMO

CITY OF BONNERS FERRY
CITY ENGINEER/ADMIN

Date: December 20, 2016
To: Mayor and City Council
From: Mike Klaus, City Engineer/Admin
Subject: Water/Sewer Department Pick-Up

Mayor and Council,

At the December 6, 2016 Council meeting, the Council approved spending up to \$16,000 on a used pick-up for the Water Department. The City received announcements from Federal Surplus on December 5th regarding several used pick-ups that were available for approximately \$16,000.

After further consideration, I believe that purchasing a new vehicle would be in the best interest of the City. My reasoning is based on a much greater expected life of a new vehicle versus the used pick-ups that are available at this time. I have looked at new vehicles on the State Purchasing list and found that a vehicle that would meet the needs of the Water Department would cost approximately \$29,000.

There are several ways to evaluate vehicle purchasing. In this case, I've looked at an assumed life-time mileage limit of 150,000 miles for a vehicle. Our Water Department typically puts on approximately 6,000 miles per year per vehicle. Considering those two factors, a used vehicle would cost approximately \$0.21/mile and the new vehicle would be approximately \$0.19/mile.

A new vehicle would also come with a warranty that the used pick-up wouldn't. With this memo, I am requesting permission to purchase a new pick-up for the Water Department, not to exceed \$29,000. As discussed at the Council meeting of December 6, 2016, approximately \$13,000 of the new pick up cost would come from the electric fund. I am proposing that the remaining \$16,000 required for the purchase would be split between the water and sewer departments.

Please call with any questions.

Thank you,

Mike

December 12, 2016

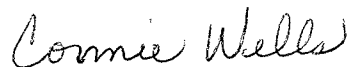
City of Bonners Ferry
P.O. Box 149
Bonners Ferry, ID 83805

Mayor and Council,

I appreciate the effort that has been made to keep me on the Council and I feel like I am letting people down, but with the Council meetings being filmed, I don't feel comfortable attending the meetings, therefore I am resigning my position as of December 31, 2016. I'm sure most people think I'm being silly but I have to do what makes me feel comfortable and I think the camera distracts from the workings of the Council, at least it does for me.

I have enjoyed the past nine years serving the City and working with all the great City employees. If you are ever in need of someone to serve on a committee or some other capacity for the City, that is not being filmed, please give me a call.

Yours truly,

A handwritten signature in cursive script that reads "Connie Wells".

Connie Wells

DEC 07 2016

4:12 p.m.

NOTICE OF TORT CLAIM

December 7, 2016

TO: Kris Larson
Bonners Ferry City Clerk
7232 Main Street
P.O. Box 149
Bonners Ferry, ID 83805
Phone: (208) 267-3105

cc: City Attorney

In accordance with Idaho Code Sections 6-901 et seq., the undersigned does hereby make and present his claims against the City of Bonners Ferry, State of Idaho.

1. The full name and post office address of Claimant:

Donnie Plato
511082 Highway 95
Bonners Ferry, ID 83805

2. Residence of the Claimant:

Donnie Plato
511082 Highway 95
Bonners Ferry, ID 83805

1 – NOTICE OF TORT CLAIM

CONFIDENTIAL

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3. All communications and notices relating to this claim shall be given to:

Thomas A. Bushnell, Attorney at Law, 672 Meadow Creek Road, Bonners Ferry, ID 83805; (208) 946-5714 Fax; (208) 267-9321 phone.

4. Purpose of Notice: The Purpose of this Notice is to put the City of Bonners Ferry on notice of any and all common law or statutory causes of action that could result from the actions that the City of Bonners Ferry has taken against Donnie Plato.

5. Basis of the Claim:

This claim is based upon the intentional and/or grossly negligent acts of the named individuals and the City of Bonners Ferry, State of Idaho, hereinafter, "The City" which resulted in the following specific Causes of Action as well as any other Cause of Action that arises from these facts. The Causes of Action include, but are not limited to: Intentional or Negligent Infliction of Emotional Distress, Defamation, False Light in the Public Eye, Assault, Battery, Trespass to Chattels and Negligent Hiring and/or Supervision.

6. Statement of Facts:

On Saturday, the 20th day of August, 2016, during the fair, Donnie Plato was working at the Fairgrounds. At approximately 3:00 p.m. Donnie drove his

truck, around from where he had been working on the public address system on the North side of the horse arena, to his assigned parking stall. Donnie's parking stall was the last parking stall at the west end of the newly paved parking lot on the South side of the fair grounds. This parking stall was near the Auction Barn/4H Office and directly South of the food court. When Donnie went to pull his truck into his stall he saw that a Bonners Ferry patrol car was parked in his assigned parking space. Donnie then parked in the next stall to the East of his stall. Donnie parked completely within the marked lines of the parking stall.

As Donnie was walking West down the open area just North of the Auction Barn/4-H Office he was approached by Sargent Cowell of the City of Bonners Ferry Police Department. Sargent Cowell was visibly upset and started yelling and swearing at Donnie. Sargent Cowell immediately started yelling very loudly at Donnie Plato. Cowell screamed: "Do you see that fucking sign on my door?" "Move your fucking truck!" "I can park any anywhere I fucking want!" "I'm going to fucking arrest you for obstruction!" "I am the God dam law around here!" "You better sober your ass up before you drive."

Donnie told Sargent Cowell that he was working hard and that he was just trying to make the fair a good experience for everyone, especially the kids. There were many children and families all around Cowell and Plato at this time. This was because sign up for family fun night at the fair ended at 3:00 pm and a pie eating contest had just ended at this location. Donnie tried to inform Sargent

3 – NOTICE OF TORT CLAIM

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Cowell that Cowell had parked in Plato's assigned parking stall. Sargent Cowell screamed at Donnie that he could "Park anywhere he God dam wanted to!" "He was the dam law around here!" He further screamed at Donnie that "You better sober up before you drive!" because he was going to pull Donnie over. As Donnie attempted to get in his truck and move it, Sargent Cowell got between Donnie and the door; continued screaming and swearing sat him and shoved Donnie backwards breaking his glasses which were in his vest pocket. A hard object that was attached to Cowell also struck Donnie in the chin. Once Sargent Cowell allowed Donnie to get into his truck, Donnie moved his truck forward and waited several minutes while Cowell sat in his car before he pulled out. When Cowell did finally pull out he did so at a high rate of speed that was entirely too fast for the conditions (children walking in the area) as he pulled out he came within 10 -15 feet of striking a child on a bicycle. The time from Cowell first accosting Donnie Plato and when he allowed Donnie to get into his truck was approximately 5-7 minutes.

All of this was very upsetting to Donnie Plato. Donnie was not under the influence of drugs, nor had he consumed any alcohol. The only thing Donnie had to drink that day was water and Gatorade. Cowell's demeanor, his face red with rage, his body shaking with anger, the hatred in his eyes and his screaming threats and false accusations at me made Donnie fearful for his safety and it was

embarrassing in front of so many families and children. In an attempt to diffuse

4 – NOTICE OF TORT CLAIM

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the situation Donnie kept his voice calm and low at all times. Donnie never raised his hands or threatened Cowell. Donnie kept his hands at his side or in his front pockets at all times. It was clear to Donnie and many witnesses that Cowell was trying to provoke Donnie into saying or doing something that Cowell could consider hostile or resisting. Donnie is 100% sure that if at any time he had offered any resistance, or taken any action that could have been considered hostile, Cowell would have thrown him to the ground and arrested him. After this incident Donnie made sure that he had someone riding with him every time he drove because he was afraid for his safety. Specifically, that Cowell would pull him over under a false pretense and either beat him, arrest him, or both.

Cowell has taken wrongful actions in the past against citizens and the City of Bonners Ferry has not conducted a proper investigation of Cowell's wrongful past actions. Even though the City was made aware of this, Cowell's latest violation of citizen's rights, by no less than four different written complaints, they have failed to properly investigate this incident or take proper action to assure that this will not happen in the future.

7. Conclusion:

Cowell wrongfully assaulted, battered, defamed, intimidated and damaged the personal property of Donnie Plato. Cowell committed a battery in the presence of many minors, who were aware of and scared by Cowell's

actions. Cowell's actions resulted in physical and mental damage to Donnie Plato.

8. The individuals involved in said claim are:

- a. Donnie Plato
- b. Willie Cowell
- c. Victor Watson

9. Witnesses:

- a. Donnie Plato
- b. Kelly Spangler
- c. Danielle Rinehart
- d. Philip Sweet
- e. Joshua Bladzick
- f. There are numerous minors who witnessed Cowell's outrageous actions.

Because the City of Bonners Ferry has violated State Law by releasing personal contact information of witnesses in the past. For the protection of the children their names will not be released to the City until the Plaintiff files suit against the City and or Willy Cowell.

10. The Damages:

Donnie Plato suffered property damage, personal injury, a deprivation of his constitutional rights and mental suffering resulting from the wrongful, illegal and outrageous conduct of Sargent Cowell.

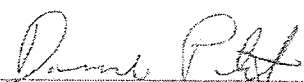
11. Time and place of the damage and injury:

Saturday, August 20, 2016 at approximately 3:00 pm at the Boundary County Fairgrounds

12. Amount of damages claimed:

Donnie Plato is demanding Thirty Thousand Dollars (\$30,000.00) for compensation for the wrongful actions taken by the City of Bonners Ferry and its employee(s).

DATED this 7th day of December, 2016.



Donnie Plato
Claimant



Thomas A. Bushnell
Attorney for Donnie Plato

7 -- NOTICE OF TORT CLAIM

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**CITY OF BONNERS FERRY ELECTRIC FUND
MONTHLY FINANCIAL AND OPERATING REPORT**

REPORT FOR THE MONTH OF: **November, 2016**

	DOLLARS		KWH SOLD		# of Cust. This Month
	This Month	Year to Date	This Month	Year to Date	
ENERGY SALES					
1 Residential & Farm	\$140,206	\$254,545	1,929,336	3,455,282	1,986
2 Residential Seasonal					
3 Commercial - small (50 KVA or less)	\$39,914	\$77,311	574,324	1,105,058	455
4 Commercial - large (over 50 KVA)	\$82,954	\$164,480	1,318,062	2,599,672	184
5 Industrial	\$94,525	\$177,696	1,809,354	3,341,790	12
6 Irrigation and/or drainage pumping	\$2,914	\$5,546	35,449	72,397	8
7 Public Street Lighting	\$2,438	\$4,876			3
8 Interdepartmental	\$4,303	\$8,660	62,863	122,655	27
9 Self Consumed	\$247	\$501	3,211	6,537	3
10					
11					
12 Total (1 thru 11)	\$367,501	\$693,615	5,732,599	10,703,391	2,678
INCOME STATEMENT					
OTHER REVENUES					
13 Pole Use				This Month	Year to Date
14 Connects	\$1,078	\$2,408		\$461,458	\$789,735
15 Conservation	\$92,784	\$92,784			
16 Misc. Electric Revenue	\$95	\$928		\$261,484	\$379,079
17 Total Misc. Revenue (13 thru 15)	\$93,957	\$96,120		\$40,235	\$80,470
18 Total Operating Revenue (12 + 16)	\$461,458	\$789,735		\$23,073	\$39,488
OPERATING EXPENSES					
19 Generation	\$16,824	\$34,633		\$1,139	\$1,841
20 Power Purchases - BPA	\$166,245	\$166,245			
21 Power Purchases - Other				\$1,168	\$1,899
22 Maintenance - General Property	\$2,113	\$6,140		\$15	\$30
23 Conservation	\$0	\$5,318			
24 Customer's Srvc & Record	\$3,806	\$4,474		\$1,183	\$1,929
25 Total Ops & Treatment Expense				\$136,710	\$290,786
26 Administrative and General	\$38,233	\$104,882			
27 Transmission	\$638	\$3,526		\$2,603	\$5,205
28 Distribution	\$27,797	\$45,261			
29 Rolling Equipment	\$5,828	\$8,600			
30 Total Operating Expenses (19 thru 29)	\$261,484	\$379,079			
19. Total Income deductions (14 thru 18)				\$2,603	\$5,205
20. Net Income (13 minus 19)				\$134,107	\$285,581

**CITY OF BONNERS FERRY WATER FUND
MONTHLY FINANCIAL AND OPERATING REPORT**

REPORT FOR THE MONTH OF: **November, 2016**

	SALES	DOLLARS		Cubic Feet Sold		# of Cust.	
		This Month	Year to Date	This Month	Year to Date	This Month	Year to Date
1	Residential	\$50,116	\$102,119	508,634	1,272,837	1,082	
2	Commercial - small	\$21,005	\$45,184	324,387	844,482	221	
3	Commercial - large	\$10,719	\$24,863	196,228	548,079	73	
4	Interdepartmental	\$454	\$1,035	5,737	38,731	6	
5	Wholesale						
6	Industrial	\$341	\$682			2	
7	Pumping & Drainage	\$76	\$153			1	
8	Total (1 thru 7)	\$82,711	\$174,036	1,034,986	2,704,129	1,385	
INCOME STATEMENT							
9	OTHER REVENUES						
9	Bulk Water Sales						
10	Coin Op Sales	\$0	\$184		\$85,760		\$177,419
11	Misc. Water Revenue				\$36,462		\$82,007
13	Connect Fees	\$3,049	\$3,199				
14	Grant Revenue						
15	Total Misc. Revenue (9 thru 14)	\$3,049	\$3,383		\$28,670		\$57,340
16	Total Operating Revenue (8 + 15)	\$85,760	\$177,419		\$4,288		\$8,871
OPERATING EXPENSES							
17	Source of Supply	\$501	\$1,511		\$69,420		\$148,218
18	Pumping	\$781	\$2,487		\$16,340		\$29,201
19	Treatment	\$13,159	\$28,363				
20	Transmission	\$639	\$781		\$89		\$170
21	Distribution	\$9,221	\$15,109				
22	Line Operation/Maintenance	\$2,144	\$3,339		\$89		\$170
23	Meter Maintenance/Reading	\$800	\$1,756		\$16,429		\$29,371
24	Structure Maintenance		\$445				
25	Customer Service						
26	Customer Accounting	\$1,590	\$1,719				
27	Rolling Equipment	\$805	\$1,224				
28	General & Administrative	\$6,822	\$25,273				
29	Conservation						
30	General Property Maintenance	\$0	\$0				
31	Total Operating Expenses(17 thru 28)	\$36,462	\$82,007		\$0		\$0
	Net Income (13 minus 17)				\$16,429		\$29,371

**CITY OF BONNERS FERRY SEWER FUND
MONTHLY FINANCIAL AND OPERATING REPORT**

REPORT FOR THE MONTH OF: *November, 2016*

	SALES	DOLLARS		Cubic Feet Sold		# of Cust. This Month
		This Month	Year to Date	This Month	Year to Date	
1	<i>Residential</i>	\$27,822	\$55,543			1,001
2	<i>Commercial - small</i>	\$16,531	\$33,060			202
3	<i>Commercial - large</i>	\$10,155	\$20,309			68
4	<i>Interdepartmental</i>	\$26	\$51			1
5	<i>Wholesale</i>					
6	<i>Industrial</i>	\$51	\$103			2
7	<i>Pumping & Drainage</i>					
8						
9	Total (1 thru 7)	\$54,585	\$109,066	0	0	1,274
INCOME STATEMENT						
OTHER REVENUES						
10	<i>Junk or Salvage Sold</i>				\$55,479	Year to Date \$110,239
11	<i>Flusher Truck Rental</i>		\$279			
12	<i>Misc. Sewer Revenue</i>				\$26,948	\$58,028
13	<i>Connect Fees</i>	\$894	\$894			
14	<i>Grant Revenue</i>					
15	Total Misc. Revenue (10 thru 14)	\$894	\$1,173		\$5,700	\$11,400
16	Total Operating Revenue (9 + 15)	\$55,479	\$110,239		\$2,774	\$5,512
OPERATING EXPENSES						
17	<i>Pumping & Lift</i>	\$2,208	\$5,705			
18	<i>Treatment</i>	\$13,908	\$26,266		\$35,422	\$74,940
19	<i>Dredging</i>	\$983	\$2,269		\$20,057	\$35,299
20	<i>Transmission</i>		\$4,165		\$50	\$132
21	<i>Distribution</i>	\$3,705	\$4,164			
22	<i>Collection</i>					
23	<i>Operation Lines</i>	\$721	\$721		\$50	\$132
24	<i>Maintenance of Lines</i>					
25	<i>Structure Maintenance</i>		\$59			
26	<i>Customer Service</i>					
27	<i>Customer Accounting</i>	\$83	\$162			
28	<i>Rolling Equipment</i>	\$2,130	\$2,515			
29	<i>General & Administrative</i>	\$3,210	\$12,002			
30	General Property Maintenance				\$0	\$0
31	Total Operating Expenses(17 thru 30)	\$26,948	\$58,028		\$20,107	\$35,431