

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. Special accommodations to see, hear, or participate in the public meeting should be made at City Hall within two days of the public meeting.

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. We are a city that welcomes all people.

**AGENDA
CITY COUNCIL MEETING
Bonners Ferry City Hall
7232 Main Street
267-3105
April 4, 2023
6:00 pm**

Join video Zoom meeting: <https://us02web.zoom.us/j/176727634>

Meeting ID: 176727634

Join by phone: 253-215-8782

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

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

REPORTS

Police/Fire/City Administrator/City Engineer/Urban Renewal District/SPOT/Golf/EDC

CONSENT AGENDA – {action item}

1. Call to Order/Roll Call
2. Approval of Bills and Payroll
3. Approval of minutes from the March 21, 2023, meeting.

NEW BUSINESS

4. **City-** Consider contract with Tyler Technologies for tutoring assistance on Enterprise Resource Planning software [attachment] {Action Item}.
5. **City-** Consider Contract with Farmers Market for 2023 Season [attachment] {Action Item}.
6. **Water/Sewer-** Consider wages of Water and Sewer Department [attachment] {Action Item}.
7. **Planning and Zoning-** Consider Resolution 2023-008 to amend the comprehensive plan pursuant to file ZC02-21 from Residential to Commercial. [attachment] {Action Item}.
8. **Planning and Zoning-** Have first reading, by title only, for Ordinance #606 to amend the Official Zoning Map of the City of Bonners Ferry, Idaho to rezone lands from Residential A to Commercial for properties along Comanche street, adjacent to U.S. Highway 95 and 6497 Comanche Street. These properties are also associated with file ZC02-21. [attachment] {Action Item}.

9. **Planning and Zoning-** Consider dispensing with the rules and adopting Ordinance #607 and authorizing the publication of the Ordinance summary to the Herald in compliance with I.C. 50-901 {Action Item}.
10. **Planning and Zoning-** Consider Resolution 2023-009 to amend the comprehensive plan pursuant to file ZC03-22 from Residential to Commercial [attachment] {Action Item}.
11. **Planning and Zoning-** Have first reading, by title only, for Ordinance #607 to amend the Official Zoning Map of the City of Bonners Ferry, Idaho to rezone lands from Residential B to Commercial for properties along Comanche street, adjacent to U.S. Highway 95 and 6497 Comanche Street. These properties are also associated with file ZC03-22 [attachment] {Action Item}.
12. **Planning and Zoning-** Consider dispensing with the rules and adopting Ordinance #607 and authorizing the publication of the Ordinance summary to the Herald in compliance with I.C. 50-901 {Action Item}.
13. **City-** Authorize expenditure for mailers and flyers for mailing local option tax information to voters {Action Item}.

ADJOURNMENT

**MINUTES OF THE
CITY COUNCIL MEETING
March 21, 2023
6:00 pm**

Mayor Dick Staples called the Council meeting of March 21, 2023, to order at 6:00 pm.

Council members present were Brion Poston, Valerie Thompson and Rick Alonzo.

Staff present were City Administrator Lisa Ailport, Police Chief Brian Zimmerman, City Engineer Mike Klaus and Hydro Operator Adam Isaac. City Attorney Andrakay Pluid attended via Zoom.

Members of the public included: Tony Garcia, David Sims, Gerald Higgs, Denise Winey, Hailey Paterson Morgan, Lorretta Hunsaker, David Clark, Fay Almond,

PLEDGE OF ALLEGIANCE

The Mayor began the meeting with the pledge of allegiance.

PUBLIC COMMENTS

The Mayor asked if there was any who wished to speak.

Hailey Patterson Morgan spoke with the council regarding her trash situation, noting that it was fixed, and she is very appreciative of the help from the city.

REPORTS

City Engineer Mike Klaus spoke about the relicensing process for the Hydro facility. He shared a PowerPoint slideshow presentation summarizing the process for how to do relicensing. He mentioned that the process for relicensing will take 5-6 years, noting the different areas associated with relicensing, such as the clean water act, any affected environmental agencies, the Kootenai Tribe of Idaho, US Forest Service.

He then noted that there are three processes for relicensing, noting that we will likely follow the traditional or integrated process based on our needs and timeline.

Costs associated with the process for relicensing the hydro ranges from \$400,000-5,000,000 dollars. Mike stated he feels that we will likely pay between \$400,000-\$500,000 and that rates will have to be adjusted to plan for this cost.

Next steps include the selecting a consultant within the calendar year to stay on track with relicensing. A request for proposals may be necessary, or we can select a firm that we already work with on our hydro project. Mike will come back to council with a recommendation on contracting with an engineering firm and will likely do so within the next 3 months.

Val asked if there was value in hiring a consultant that already knows our system. Mike said that may play into our decision.

Brion Poston asked if the decision on who we hire will come back to the city council. Mike responded that yes it will.

David Sims commented on the EDC luncheon and that Nancy Mabile spoke about the update to the regional economic comprehensive plan.

USDA was up to discuss the funding for the value-added producer grant. They did meet with a few producers who may apply for the funds.

CONSENT AGENDA – {action item}

1. Call to Order/Roll Call
2. Approval of Bills and Payroll
3. Approval of minutes from the March 7, 2023, meeting.

City Administrator, Lisa Ailport noted that there were two errors in the March 7, 2023, minutes. The first was the wrong date and the second did not include Ron Smith as in attendance that evening. The draft minutes have been corrected with the two errors caught and if approved the motion should include the changes that staff stated.

Rick Alonzo moved to approve the consent agenda noting the changes to the minutes by the city administrator.

The motion was seconded.

Result:	Approve
Moved by:	Rick Alonzo
Seconded by	Val Thompson
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo,
Voted No	
Absent	

NEW BUSINESS

4. **Electric-** Consider approval of Change Order for new turbine for Unit 1 with Riverside Inc. [attachment] {Action Item}

Mike summarized the proposal of the need to replace the turbine for Unit 1, stating that the two quotes that came in come from a manufacturer in China and the other in the US. After discussing the project with other hydro around the region, his recommendation was that we go with the turbine from China over the US version. The total cost to purchase the unit is around \$106,000.

Val Thompson moved to approve the purchase of unit 1 turbine at \$106,000 and authorize the Mayor to sign change order #2.

Motion was seconded.

Result:	Approve
Moved by:	Val Thompson
Seconded by	Rick Alonzo
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo,
Voted No	
Absent	

5. **Utilities-** Consider contract with BDS to provide monthly utility billing. [attachment] {Action Item}

City Administrator, Lisa Ailport summarized the process of why the city moved away from using BDS services, while it wasn't clear why exactly the move occurred at this time the cost of administering the bills in-house was costing the city an additional \$500 per month, plus what was unaccounted for was the lost time on other projects that staff was unable to get to because they were consumed with getting bills out. Additionally, Lisa mentioned

she has spoken with some customers who were also frustrated with the bills lacking envelopes and perforated strips for removing the payment portion. Overall, the move back to BDS will improve our customer service as well as our bottom line.

Brion asked if this process will, free up time for staff to do other projects with the city. Deby Garcia responded that it will.

Rick Alonzo moved to authorize the Mayor to sign the contract with BDS. The motion was seconded.

Result:	Approve
Moved by:	Rick Alonzo
Seconded by	Val Thompson
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo
Voted No	
Absent	

- 6. **City-** Consider Mayor Appointment of Deby Garcia to the Clerk / Treasurer Position and approve wage/salary. [attachment] {Action Item}

Lisa Ailport summarized the memo that was submitted to council regarding the job acceptance by Mrs. Garcia. With the acceptance of the position Mrs. Garcia could be appointed to the city clerk/treasurer position upon appointment by the full council.

Rick made a motion to appoint Deby Garcia as the city Clerk/Treasurer.

The motion was seconded.

Result:	Approve
Moved by:	Rick Alonzo
Seconded by	Val Thompson
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo
Voted No	
Absent	

City- Mayor to perform swearing in of Deby Garcia, Clerk / Treasurer.

The Mayor recognized Mrs. Garcia, by asking her to raise her right hand and repeat after him the following statement,

"I Debra Garcia, do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of the office of City Clerk/Treasurer according to the best of my ability."

Mrs. Garcia completed this task as read by the Mayor, and then the Mayor announced her new role as City Clerk for the City of Bonners Ferry.

7. **City-** Consider wages in the Clerk's office [attachment] {Action Item}.

Lisa summarized a proposal of increasing wages for all the clerk's positions as she referenced the handout that was submitted to them.

Brion commented that he supported the higher end of the increases, noting that was \$21 dollars for the Deputy Clerk and three dollars an hour for the other positions. He commented that it wouldn't impact the general fund with that move.

Val commented that she also supported the move to \$21 and 3\$ an hour increase.

Rick Alonzo made mention that future 1% tax will not impact the utility funds.

Brion Poston commented that the costs are warranted, and he wants to keep the people that we currently have and supports raising the pays for the clerks.

Rick commented he was for the \$21 for the deputy clerk and \$3 / hour for the other two positions.

Brion asked why the billing clerk and the frontend clerk was so different from each other. Deby responded that there are more duties on the utility clerk including after hours and most notably was the length of time the person has been with the city.

Brion made a motion to raise the deputy clerk position to \$21/hour and the other two positions to provide a \$3/hour raise.

The motion was seconded.

Result:	Approve
Moved by:	Brion Poston
Seconded by	Rick Alonzo
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo
Voted No	
Absent	

After conducting the business of the city, the Mayor noted the meeting was over. The time reflected was 6:35 pm.



MEMO

CITY OF BONNERS FERRY
OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council
FROM: Lisa Ailport, City Administrator *LMA*
DATE: March 30, 2023
RE: Admin Update

The following update is provided to the Mayor and Council for review and consideration.

STAFFING CHANGES

On Monday, April 3, we will be fully staffed in the Clerk's office. Stephanie Lewandowski has accepted the Deputy Clerk/Accounts payable position.

T.J. Bryant has accepted the position of Operator at the Moyie Power Plant. He will work with Adam Isaac over the course of the next 3-6 months to learn how to operate the powerplant.

With T.J.'s move and with the retirement of another Water/Sewer operator, we will look to fill two positions becoming available in the water and sewer department.

BUDGET FOR 2024- WAGE ANALYSIS

The city staff have been looking into wage analysis for the upcoming 2024 budget year. We have seen some staff leave and others move around within the city and it has forced us to consider wages that are more aligned with industry means. That said, I wanted to inform the council that this budget season we will need to consider this for all the departments, including general fund. We must continue to strive to provide livable wages for our existing workers and to attract new employees to our team when we need to. That said, I would ask the council to start meeting with me regularly to discuss this over the coming months as we prepare for our new budget year.

WEBSITE UPGRADES

I have been working with our new website designer and we are working quickly to try and have available for this pool season, online registration for folks looking to sign up for swim lessons.

Additionally, I am working with him to do an website overhaul to make the site more user friendly and to make certain public records more accessible.

ANNUAL SEWER STUDY

Behind the scenes staff is working through the updates to the sewer study, water ordinance and utility ordinance. We are excited to bring to the council a more robust and usable ordinance that will help to direct staff and the public to what the standards are around how to assess the sewer study each year as well as how to administrate our utility billing. We expect that to come before the council in the next month or so.

Please let me know if you have any questions.



MEMO

CITY OF BONNERS FERRY
OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council
FROM: Lisa Ailport, City Administrator
DATE: March 29, 2023
RE: Tyler Technologies- Accounts Receivable and Tutoring Plan

The attached supplemental contract is before you for consideration and appendment to our existing contract with Tyler Technologies. The two costs of service include the Accounts Receivable module and 40 hours of tutoring time for our staff.

The accounts receivable module wasn't purchased when we transitioned to Tyler Technologies. We are currently using Black Mountain for this software. This makes it difficult to send invoices from our accounting software because you have to use another outdated software to make the invoice, and then there is no way to track what invoices are sent. Essentially, the initial sender in most cases is the only person at the city who knows if an invoice was sent, paid or otherwise tracked.

This system won't work when we are sending many invoices in a fiscal year. Staff can point to a recent issue where we were looking for an invoice that was supposedly sent to a customer but couldn't locate it because it was in another accounting program. The amount of time spent looking and tracking invoices amounts to a lot of time wasted and moving us to a system that is integrated with our existing software is more reasonable for future tracking and accounting purposes.

Next, the second part of the contract is for tutoring with a Tyler expert on how to use many systems in the city's accounting software. The previous clerk did this with Tyler, however, the existing staff received little or no training on some of the modules. This has led to many of our staff feeling frustrated and stuck. We are hopeful that this next step will allow us the time it takes to be trained on the software and to start using it as it was designed to be used.

FISCAL IMPACT:

The amount of both the module and the time will be broken out against the utilities and the general fund, presumably over the same breakout of the amount of the original purchase. That includes the General Fund receiving 10% of the cost and the utilities 90%.



AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at One Tyler Drive, Yarmouth, Maine 04096 ("Tyler") and the City of Bonners Ferry, Idaho, whose mailing address is PO Box 149, Bonners Ferry, Idaho 83805 ("Client").

WHEREAS, Tyler and the Client are parties to an agreement dated November 18, 2020 ("Agreement"); and

WHEREAS, Tyler and Client desire to amend the terms of the Agreement as provided herein.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and the Client agree as follows:

1. The items set forth in the sales quotation attached as Exhibit 1 to this Amendment are hereby added to the Agreement as of the first day of the first month following the Amendment Effective Date and, notwithstanding anything to the contrary in Exhibit 1, ending coterminous with the SaaS Term as defined in the Agreement. Payment of fees and costs for such items shall conform to the following terms:
 - a. The annual SaaS fees payable under the Agreement shall be increased in the amount of \$4,437.00, for the Tyler Software added herein. The first year's annual SaaS Fees shall be invoiced on the first day of the first month following the Amendment Effective Date, prorated for the time period commencing on such date and ending concurrently with the Client's annual SaaS Term under the Agreement. Subsequent SaaS Fees shall be invoiced in accord with the terms of the Agreement.
 - b. Unless otherwise provided herein, services identified at Exhibit 1 and added to the Agreement pursuant to this Amendment, along with applicable expenses, shall be invoiced as provided and/or incurred.
2. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.
3. Except as expressly indicated in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

Tyler Technologies, Inc.

City of Bonners Ferry, ID

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Exhibit 1
Amendment Investment Summary

The following Investment Summary details the software, products, and services to be delivered by us to you under the Agreement. This Investment Summary is effective as of the Effective Date, despite any expiration date in the Investment Summary that may have lapsed as of the Effective Date. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement. In the event of conflict between the Agreement and terms in the Comments section of this Investment Summary, the language in the Agreement will prevail.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK



Sales Quotation For:

City of Bonners Ferry
 7232 Main St
 Bonners Ferry ID 83805-0149

Quoted By:

Tanner Cate

Quote Expiration:

09/19/23

Quote Name:

Tyler Annual Software – SaaS

Description	Annual
ERP Pro powered by Incode	
ERP Pro 10 Financial Management Suite	
Accounts Receivable Access	\$ 900
Accounts Receivable	\$ 3,537
TOTAL:	\$ 4,437

Services

Description	Hours/Units	Extended Price	Maintenance
ERP Pro 10 Financial Management Suite			
Professional Services	12	\$ 1,740	\$ 0
Other Services			
Project Management	1	\$ 250	\$ 0
TOTAL:		\$ 1,990	\$ 0

Summary	One Time Fees	Recurring Fees
Total SaaS		\$ 4,437
Total Tyler Services	\$ 1,990	
Summary Total	\$ 1,990	\$ 4,437
Contract Total	\$ 6,427	

Detailed Breakdown of Professional Services (Included in Summary Total)

Description	Hours	Extended Price	Maintenance
ERP Pro powered by Incode			
ERP Pro 10 Financial Management Suite			
Accounts Receivable	12	\$ 1,740	\$ 0
Sub-Total		\$ 1,740	\$ 0
TOTAL:		\$ 1,740	\$ 0

Comments

- Work will be delivered remotely unless otherwise noted in this agreement.
- Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Accounts Receivable Access: Note that the customer pays \$1.25 fee per transaction for payment on-line. Accounts Receivable Access Component displays account status, accounts for payment, has Security-(Secure Socket Layer), and payment processing via credit cards. Payment packet is created to be imported to accounts receivable system.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software accessible to the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the Agreement.

- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - o Implementation and other professional services fees shall be invoiced as delivered.
 - o Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - o Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
 - o Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - o If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - o Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler’s SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____



Sales Quotation For:

City of Bonners Ferry
 7232 Main St
 Bonners Ferry ID 83805-0149

Quoted By:

Tanner Cate

Quote Expiration:

09/19/23

Quote Name:

Services

Description	Hours/Units	Extended Price	Maintenance
Other Services			
Project Management	1	\$ 250	\$ 0
Tutoring	40	\$ 6,000	\$ 0
TOTAL:		\$ 6,250	\$ 0

Summary	One Time Fees	Recurring Fees
Total Tyler Services	\$ 6,250	
Summary Total	\$ 6,250	\$ 0
Contract Total	\$ 6,250	

Comments

- Work will be delivered remotely unless otherwise noted in this agreement.
- Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

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- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software accessible to the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the Agreement.
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Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____
Print Name: _____ P.O.#: _____



MEMO

CITY OF BONNERS FERRY
OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council
FROM: Lisa Ailport, City Administrator
DATE: March 30, 2023
RE: 2023 Farmers Market Contract

The attached contract is for the Farmers Market. The Market this year is seeking an additional 7 spaces for vendors, and they are requesting a metered electric pedestal be placed near their leased area for vendors to use. The pedestal will replace the outlets that the city placed on one of the vegetative islands.

With the new meter pedestal, the Market will receive a monthly bill and pay a per kilowatt charge each month. Since it is unclear what the yearly \$500 fee covered, other than the use of the electric outlet and for the city to put up and take down the two banners, with the replacement of the electric meter staff is recommending that we remove the annual \$500 from the contract.

RECOMMENDATION:

The economic benefit that the Farmers Market offers for our community and downtown businesses far exceeds the cost of the use on the city taxpayers. I recommend the council authorize the Mayor to sign the contract with the farmers market for this 2023 season.

SPACE RENTAL AGREEMENT

AGREEMENT made between THE CITY OF BONNERS FERRY, a municipal corporation of the State of Idaho, herein "ENTITY," and BOUNDARY COUNTY FARMERS MARKET, herein "USER",

THE PARTIES AGREE AS FOLLOWS:

1. **USE OF PREMISES:** ENTITY hereby rents to USER the non-exclusive use of approximately 10,000 square feet of parking lot, Saturday mornings beginning April 29, 2023, and concluding October 1, 2023. The general area of use is as shown in Exhibit A, attached hereto.
2. **RENTAL FEE:** ENTITY agrees to lease the area to the USER for the contract period without a rental fee except for utility costs separately agreed to herein. ENTITIY reserves the right to review the rental fee in the future contracts should the ENTITIY discover additional cost being created by the lease.
3. **MEMBERSHIP IN CHAMBER OF COMMERCE AND TOURIST CENTER:** The parties to this Agreement recognize that the Farmers Market has the public benefit of attracting business to our community. As part of that community involvement the USER agrees to be a member of the Bonners Ferry Chamber of Commerce and the Bonners Ferry Tourist and Visitors Information Center.
4. **PURPOSE:** USER agrees to use the above Premises solely for the purpose of the sale of locally produced goods and for no other purpose.
5. **USE AND SECURITY:** USER acknowledges that this premise is designed for the public and shall not perform any activities or take any action which would endanger the public safety.
6. **HOUSEKEEPING:** USER agrees to keep the premises clean and attractive at all times and return it to ENTITY in a good and clean condition. USER agrees not to alter the Premises or attach anything to the premises without first obtaining written approval of ENTITY. USER shall be responsible for garbage cans for the market.
7. **VENDORS:** The USER will be solely responsible for the conduct of all market vendors.
8. **UTILITIES:** The USER agrees to the terms of the city's electric policy as existing or as amended from time to time for the electric pedestal that will be installed at the request of the USER by the ENTITY. The USER is subject to all requirements of that utility, including monthly usage fees and base rates. USER shall have exclusive use of this pedestal, but shall no longer utilize the previous provided outlet.
9. **CONTACT:** All notices or compliance issues concerning this Lease shall be directed to the following individuals:

ENTITY:

Lisa Ailport
City Administrator
PO Box 149
Bonners Ferry, ID 83805
208-267-4379

USER:

Kristynne Cranford.
kriscranford@gmail.com

10. **INSURANCE:** USER agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy in the minimum amount of \$1,000,000.00, which shall name and protect USER, all USER's employees, ENTITY, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the USER's acts. USER shall provide proof of liability coverage as set forth above to ENTITY prior to commencing its performance as herein provided, and require insurer to notify ENTITY thirty (30) days prior to cancellation of said policy.
11. **INDEMNIFICATION:** USER agrees to indemnify, defend, and hold harmless ENTITY, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any

performances or activities of USER, USER's agents, employees, or representatives under this Agreement.

12. **USE:** USER agrees not to store, generate, use or bring upon the property hazardous waste as defined by applicable laws or otherwise use the property in a manner that will increase ENTITY's insurance rates for the property.

The USER agrees that all vendor vehicles not integral to the product being sold will not be parked in the City Parking Lot or the Meeker Parking lot. Parking is available on Riverside Street, Arizona Street, and at the Fire Hall Parking Lot.

13. **TERMINATION:** This Agreement may be terminated immediately by ENTITY for breach of this Agreement by USER and either party may terminate this Agreement by 30 days written notice of termination to the other party.

14. **ENTIRE AGREEMENT:** This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

15. **ATTORNEY FEES:** Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination.

16. **COMPLIANCE WITH LAWS:** USER agrees to comply with all federal, state, city, and local laws, rules and regulations.

DATED this ____ day of _____, 2023.

ENTITY:

CITY OF BONNERS FERRY

By:

James R. Staples, Mayor

ATTEST:

Deborah Garcia, Clerk

USER:

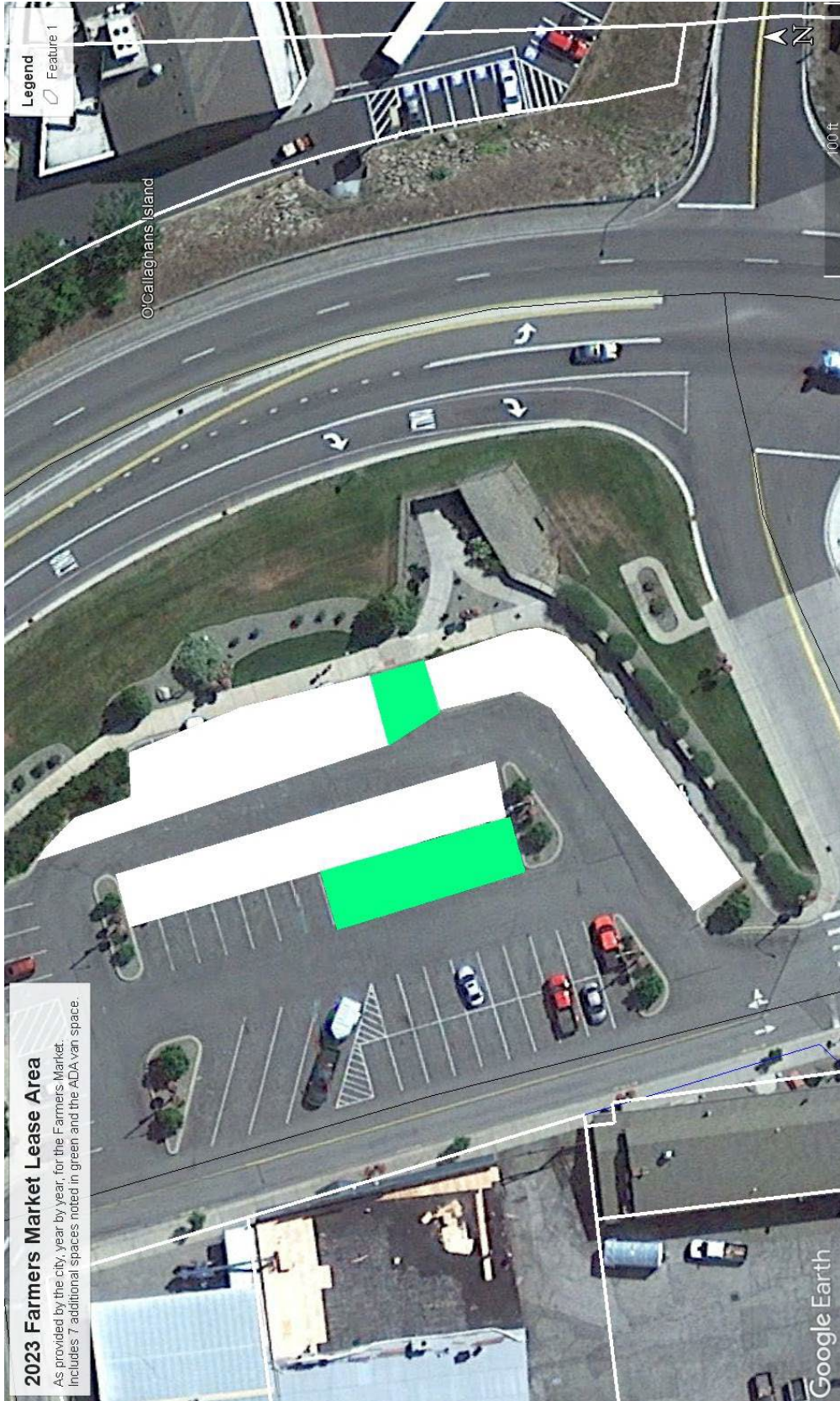
BOUNDARY COUNTY FARMERS
MARKET

By:

WITNESS:

Form and content approved by Andrakay Pluid as attorney for the City of Bonners Ferry.

Exhibit A





MEMO

CITY OF BONNERS FERRY
OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council
FROM: Lisa Ailport, City Administrator
DATE: March 29, 2023
RE: Consider Water and Sewer Wages

In review of the US Bureau of Statistics, Water and Wastewater operators mean (aka average) wage rate in May 2021 was \$25.12 for local government employees (see attached slide and here is the link for more in-depth review. <https://www.bls.gov/oes/current/oes518031.htm>). The median wage is \$23.02. The median number is the middle most number of all the numbers presented.

Since May of 2021 inflation rates are up 12%. That would make the 2021 mean rate of \$25.12 more like a mean of \$28.13 in today's dollars.

Here is a diagram of the wage breakouts by percentiles to the median wage. Again, this is for the 2021 numbers.

Percentile wage estimates for Water and Wastewater Treatment Plant and System Operators:

Percentile	10%	25%	50% (Median)	75%	90%
Hourly Wage	\$ 14.46	\$ 18.14	\$ 23.02	\$ 29.20	\$ 37.10
Annual Wage (2)	\$ 30,070	\$ 37,720	\$ 47,880	\$ 60,740	\$ 77,170

Here is a version that shows 12% inflation based on May 2021 rates.

Based on 12% inflation increase since May of 2021					
Percentile	10%	25%	50% (Median)	75%	90%
Hourly Wage	\$ 16.64	\$ 20.62	\$ 25.78	\$ 32.70	\$ 41.55
Annual Wage	\$ 33,678.40	\$ 42,246.40	\$ 53,625.60	\$ 68,028.80	\$ 86,430.40

With that background, I have attached two scenarios which look to bring the base rates of all the water and wastewater operators up from the existing wage either \$3 or \$4 dollars an hour.

The overall suggestion does provide a more comparative wage to what we are seeing nationally, but more importantly it makes us competitive with our neighbors. Furthermore, it is another way to provide a livable wage when we see that the cost of living has been increasing locally over the past 5 years.

FISCAL IMPACT STATEMENT

The impact on the budget by FY ranges from \$51,000 to \$65,000 depending on which model is chosen, if any. Regardless, the city will need to do something to attract and keep our local talent.

With the General Fund Transfer no longer occurring we are seeing a swing in favor of the utilities of around \$120,000.00. My recommendation is to increase all wages by a minimum of \$3.00 / hour and agree to look at the numbers again come budget season.

With that increase the following would be advertised for the two positions we have to fill in the coming weeks/months.

LICENSES	MINIMUM STARTING RANGE	MAXIMUM STARTING RANGE**
Operator in Training	\$19.00/HR.	\$25.00/HR.
LEVEL I	\$20.50/HR.	\$26.50/HR.
LEVEL II	\$21.00/HR.	\$28.00/HR.
LEVEL III	\$21.50/HR.	\$28.50/HR.
** Based relevant working experience upon hire		

The rates for the existing operators would be as follows:

	Current Wage	\$3.00 Raise	Hire Date	Years of Service
Superintendent	\$ 32.92	\$ 35.92	9/17/2007	15 6 months
Operator W/S	\$ 25.77	\$ 28.77	4/9/2018	5
Operator W/S	\$ 25.10	\$ 28.10	5/24/1999	24
Operator W/S	\$ 24.58	\$ 27.58	2/16/2021	2 2 months
Operator III W/S	\$ 23.18	\$ 26.18	2/5/2018	5 2 Month

Please let me know if you have any questions.

Thank you.



Occupational Employment and Wage Statistics

Search Occupational Em [OEWS Home](#)[OEWS Publications](#)[OEWS Data](#)[OEWS Methods](#)[About OEWS](#)[Contact OEWS](#)

Occupational Employment and Wages, May 2021

51-8031 Water and Wastewater Treatment Plant and System Operators

Operate or control an entire process or system of machines, often through the use of control boards, to transfer or treat water or wastewater.

[National estimates for Water and Wastewater Treatment Plant and System Operators](#)[Industry profile for Water and Wastewater Treatment Plant and System Operators](#)[Geographic profile for Water and Wastewater Treatment Plant and System Operators](#)**National estimates for Water and Wastewater Treatment Plant and System Operators:**

Employment estimate and mean wage estimates for Water and Wastewater Treatment Plant and System Operators:

Employment (1)	Employment RSE (3)	Mean hourly wage	Mean annual wage (2)	Wage RSE (3)
121,150	1.3 %	\$ 25.15	\$ 52,320	0.5 %

Percentile wage estimates for Water and Wastewater Treatment Plant and System Operators:

Percentile	10%	25%	50% (Median)	75%	90%
Hourly Wage	\$ 14.46	\$ 18.14	\$ 23.02	\$ 29.20	\$ 37.10
Annual Wage (2)	\$ 30,070	\$ 37,720	\$ 47,880	\$ 60,740	\$ 77,170

Industry profile for Water and Wastewater Treatment Plant and System Operators:Industries with the highest published employment and wages for Water and Wastewater Treatment Plant and System Operators are provided. For a list of all industries with employment in Water and Wastewater Treatment Plant and System Operators, see the [Create Customized Tables](#) function.

Industries with the highest levels of employment in Water and Wastewater Treatment Plant and System Operators:

Industry	Employment (1)	Percent of industry employment	Hourly mean wage	Annual mean wage (2)
Local Government, excluding schools and hospitals (OEWS Designation)	91,950	1.71	\$ 25.12	\$ 52,260
Water, Sewage and Other Systems	14,460	27.06	\$ 24.38	\$ 50,720
Waste Treatment and Disposal	1,760	1.80	\$ 29.93	\$ 62,250
Animal Slaughtering and Processing	1,040	0.20	\$ 21.36	\$ 44,430
State Government, excluding schools and hospitals (OEWS Designation)	830	0.04	\$ 30.03	\$ 62,460

Industries with the highest concentration of employment in Water and Wastewater Treatment Plant and System Operators:

Industry	Employment (1)	Percent of industry employment	Hourly mean wage	Annual mean wage (2)
Water, Sewage and Other Systems	14,460	27.06	\$ 24.38	\$ 50,720
Waste Treatment and Disposal	1,760	1.80	\$ 29.93	\$ 62,250
Local Government, excluding schools and hospitals (OEWS Designation)	91,950	1.71	\$ 25.12	\$ 52,260
Commercial and Service Industry Machinery Manufacturing	480	0.56	\$ 19.02	\$ 39,560
Pulp, Paper, and Paperboard Mills	390	0.45	\$ 27.85	\$ 57,930

Top paying industries for Water and Wastewater Treatment Plant and System Operators:

Industry	Employment (1)	Percent of industry employment	Hourly mean wage	Annual mean wage (2)
Natural Gas Distribution	(8)	(8)	\$ 43.82	\$ 91,150
Aerospace Product and Parts Manufacturing	70	0.02	\$ 40.37	\$ 83,970
Management of Companies and Enterprises	(8)	(8)	\$ 38.37	\$ 79,800

CITY OF BONNERS FERRY RESOLUTION NO. 2023-008

AMENDMENT TO FUTURE LAND USE MAP

FILE #AM14-21, FJC, LLC/BOUNDARY COMMUNITY HOSPITAL

RESOLUTION TO AMEND THE CITY OF BONNERS FERRY COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE AS “COMMERCIAL” CERTAIN LANDS LOCATED WITHIN THE INCORPORATED CITY LIMITS OF BONNERS FERRY, IDAHO.

WHEREAS, Idaho Code §67-6509 provides that any person may petition the planning commission or governing body for a comprehensive plan amendment at any time; and

WHEREAS, Landowner FJC, LLC and Applicant Boundary Community Hospital have petitioned the City of Bonners Ferry, Idaho to amend the comprehensive plan Future Land Use Map designation for certain lands at 6497 Comanche Street from Residential to Commercial; and

WHEREAS, the subject property is described in attached Exhibit A; and

WHEREAS, the Bonners Ferry Planning and Zoning Commission held a duly noticed public hearing on July 21, 2022, in accord with the procedures of the Local Land Use Planning Act, Title 67, Chapter 65, Idaho Code, and local code and recommended to the City Council approval of the Future Land Use Map amendment; and

WHEREAS, the City Council considered the Commission recommendation at its regular public meeting August 2, 2022, and approved the amendment to the Future Land Use Map, as recommended by the Planning and Zoning Commission; and

WHEREAS, Idaho Code §67-6509 provides that no plan shall be effective unless adopted by resolution by the governing board.

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

1: That the City of Bonners Ferry hereby approves and adopts the amendment to the City of Bonners Ferry, Idaho Comprehensive Plan Future Land Use Map to designate lands owned by FJC, LLC at 6497 Comanche Street from Residential to Commercial, as described in Exhibit A and illustrated in Exhibit B, the copies of which are attached and hereby made a part of this resolution.

2. Staff is hereby authorized to update the electronic version of the map on the City website, which is not intended to be relied upon as the official version.

This Resolution is hereby **ADOPTED** and made **EFFECTIVE** by the City of Bonners Ferry this _____ day of _____, 2023.



CITY OF BONNERS FERRY, IDAHO

BY: _____
James R. "Dick" Staples, Mayor

Attest:

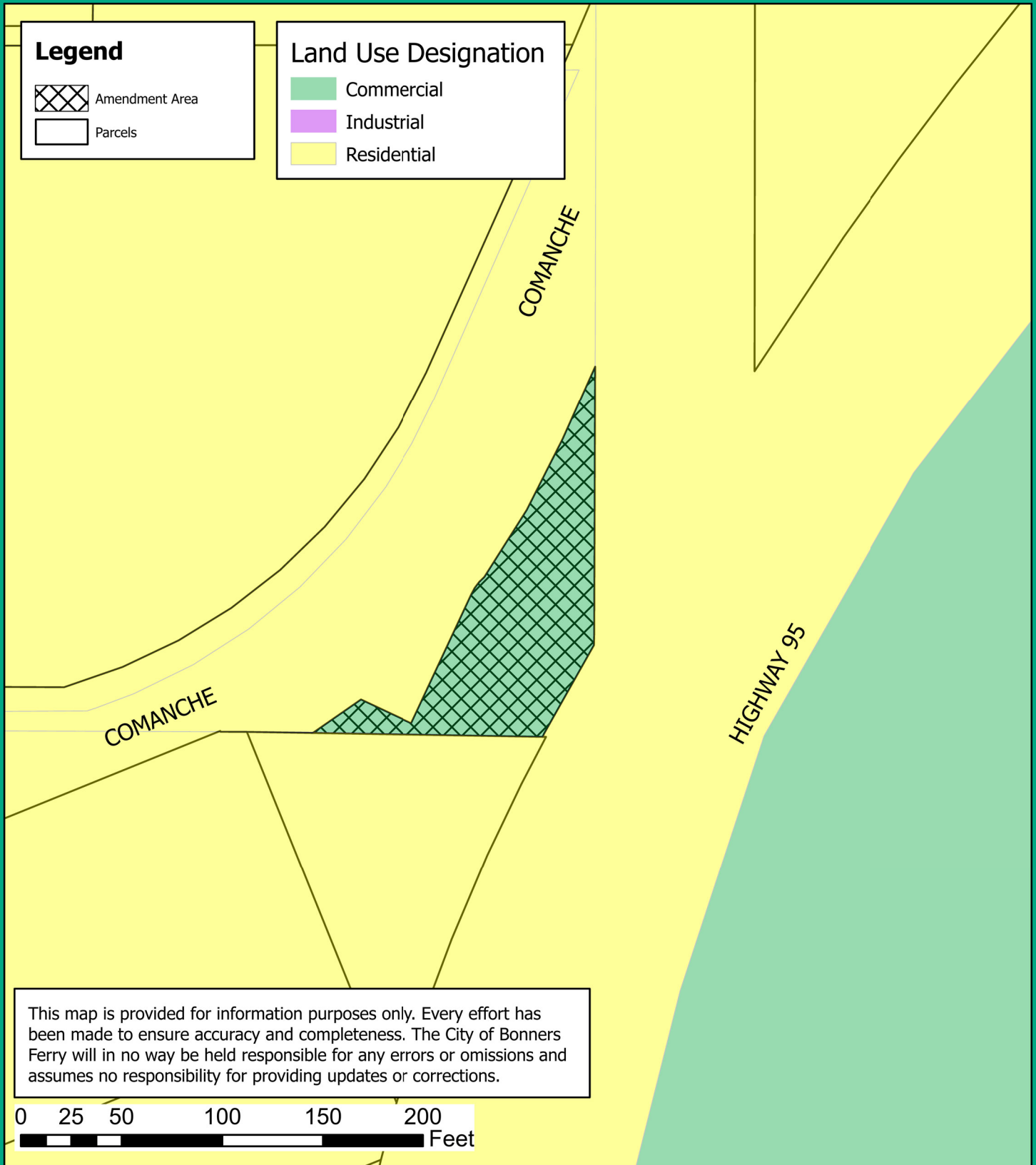
Deby Garcia, Clerk, City of Bonners Ferry

Legend

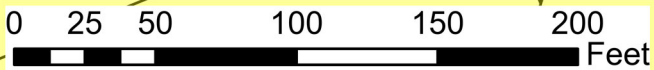
-  Amendment Area
-  Parcels

Land Use Designation

-  Commercial
-  Industrial
-  Residential



This map is provided for information purposes only. Every effort has been made to ensure accuracy and completeness. The City of Bonners Ferry will in no way be held responsible for any errors or omissions and assumes no responsibility for providing updates or corrections.



CITY OF BONNERS FERRY, ID

OFFICIAL FUTURE LAND USE MAP AMENDMENT
FILE #AM014-21, FJC, LLC & BOUNDARY COMMUNITY HOSPITAL
EXHIBIT B



EXHIBIT A

RECEIVED

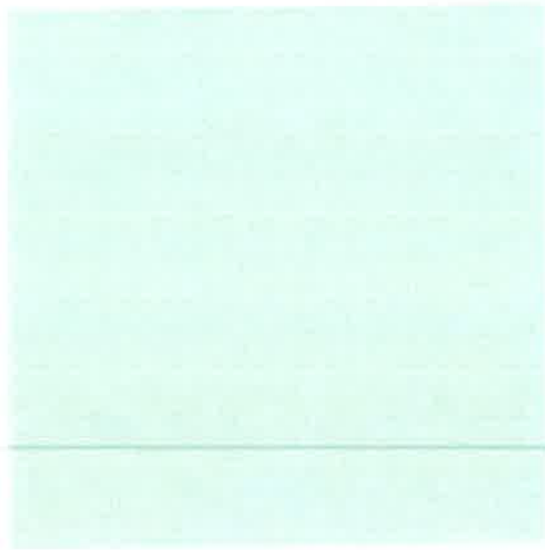
MAY 05 2022

CITY OF BONNERS FERRY

Parcel 1 - .096 Acres

A tract of land in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twenty-two (22), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; being a part of that property defined in Book 15 of Deeds, Page 98 in the records of Boundary County, and more particularly described as follows:

Beginning at the intersection of the easterly line of the SW1/4 of the SE1/4 of said Section 22 and the northwesterly right of way of U.S. Highway No. 95, as defined by that right of way deed duly recorded in Book 21 of Deeds, Page 225, records of Boundary County, said point being $N00^{\circ}59'55''E$, 44.06 feet from the southeast corner of the SW1/4 of the SE1/4; thence, along the east line of the SW1/4 of the SE1/4, $N00^{\circ}59'55''E$, 86.48 feet, to the southeasterly right of way of Commanche Street as defined in that right of way deed duly recorded in Book 4 of Instruments, Page 381, records of Boundary County thence, along said right of way, $S24^{\circ}32'55''W$, 31.57 feet; thence on a curve to the right having a central angle of $13^{\circ}46'10''$ and a radius of 226.64 feet, for an arc distance of 54.47 feet (chord = $S31^{\circ}26'00''W$, 54.34 feet), thence following the easterly boundary of that right of way deed duly recorded in Book 22 of Deeds, Page 319, records of Boundary County, $S25^{\circ}29'55''W$, 51.29 feet; thence $N64^{\circ}30'05''W$, 18.39 feet; thence along the right of way of Commanche Street on a curve to the right having a central angle of $07^{\circ}25'30''$ and a radius of 226.64 feet, for an arc distance of 29.37 feet (chord = $S55^{\circ}50'23''W$, 29.35 feet), to the south line of Section 22; thence, along said south line, $S89^{\circ}40'24''E$, 82.15 feet, to the northwesterly right of way of U.S. Highway No. 95; thence, along said right of way on a curve to the right having a central angle of $02^{\circ}14'04''$ and a radius of 1246.30 feet, for an arc distance of 48.60 feet (chord = $N25^{\circ}17'52''E$, 48.60 feet), to the TRUE POINT OF BEGINNING; encompassing an area of 0.096 acres.



**SUMMARY FOR PUBLICATION
CITY OF BONNERS FERRY ORDINANCE NO. 606
REGARDING AMENDMENT TO THE OFFICIAL ZONING MAP
FILE #ZC02-21, FJC, LLC/BOUNDARY COMMUNITY HOSPITAL**

Pursuant to Idaho Code Section 50-901A, the City of Bonners Ferry, Idaho hereby gives notice of the adoption of City of Bonners Ferry Ordinance No.606 adopted on April 4, 2023. The full title of the ordinance is:

An ordinance of the City of Bonners Ferry, a municipal corporation of the State of Idaho, amending the official zoning map of Bonners Ferry from Residential A to "Conditional" Commercial for certain lands located within the incorporated city limits of Bonners Ferry, Idaho; providing severability and providing this ordinance shall be in full force and effect after its passage, approval, and publication according to law.

The legal description of the subject 0.096 acres of land is: The site is known as a portion of Tax 195 & Tax 196 less Tax 215, in Section 22, Township 62 North, Range 1 East, B.M., and addressed at 6497 Comanche Street.

The ordinance amends the Official Zoning Map to rezone the subject lands owned by FJC, LLC from Residential A to Commercial.

The full text of Ordinance No.606 is available at Bonners Ferry City Hall, 7232 Main Street, Bonners Ferry, Idaho 83805, during regular business hours.

City of Bonners Ferry, Idaho

ATTEST:

James R. "Dick" Staples, Mayor

Deby Garcia, City Clerk

City Attorney Statement Pursuant to Idaho Code Section 50-901A(3)

I, Andrakay Pluid, duly appointed City Attorney for the City of Bonners Ferry, Idaho, certify that the above summary is true and complete and provides adequate notice to the public.

Dated: _____

CITY OF BONNERS FERRY, IDAHO

AMENDMENT TO OFFICIAL ZONING MAP FILE #ZC02-21, FJC, LLC/BOUNDARY COMMUNITY HOSPITAL

ORDINANCE NO. 606

AN ORDINANCE OF THE CITY OF BONNERS FERRY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING THE OFFICIAL ZONING MAP OF BONNERS FERRY FROM RESIDENTIAL A TO “CONDITIONAL” COMMERCIAL FOR CERTAIN LANDS LOCATED WITHIN THE INCORPORATED CITY LIMITS OF BONNERS FERRY, IDAHO; PROVIDING SEVERABILITY AND PROVIDING THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Whereas, Idaho Code §67-6511 provides the authority and procedures for cities to amend zoning maps and ordinances; and

Whereas, Bonners Ferry City Code, Title 11, Chapter 6, provides a process for consideration of zoning map amendments; and

Whereas, Landowner FJC, LLC and Applicant Boundary Community Hospital filed an application with the City to conditionally rezone properties described in Exhibit A and illustrated in Exhibit B, located adjacent to U.S. Highway 95 and 6497 Comanche Street, from Residential A to Commercial; and

Whereas, the Bonners Ferry Planning and Zoning Commission held a duly noticed public hearing on July 21, 2022, in accord with the procedures of the Local Land Use Planning Act, Title 67, Chapter 65, Idaho Code, and local code and recommended to the City Council approval of the amendment to the Official Zoning Map; and

Whereas, the City Council considered the Commission recommendation at its regular public meeting on August 2, 2022, and approved the conditional rezoning of the property to Commercial, as recommended by the Planning and Zoning Commission; and

Whereas, the City, Landowner, and Applicant have executed a development agreement, recorded at Instrument #293880, records of Boundary County, Idaho, setting forth the terms and conditions for the use of the subject parcel.

Now therefore,

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

Section 1. Adoption of Ordinance Rezoning Lands

The City of Bonners Ferry hereby amends the Official Zoning Map of the City of Bonners Ferry, Idaho to rezone from Residential A to Commercial properties described in Exhibit A and depicted in Exhibit B. Said exhibits are attached and hereby made a record of this ordinance.

Section 2: Severability.

The sections of this ordinance are severable. The invalidity of a section shall not affect the validity of the remaining sections.

Section 3. Effective date.

This ordinance shall be in full force and effect upon the passage and publication of the ordinance or ordinance summary in one (1) issue of the official newspaper for the City of Bonners Ferry.

This ordinance passed under suspension of rules and duly enacted as an ordinance of the City of Bonners Ferry, Idaho on this **4TH DAY OF APRIL, 2023**, and publication of this ordinance by summary in the official newspaper is hereby approved upon the following roll call vote:

ROLL CALL:

ROLL CALL:

- Council President Alonzo _____
- Council Member Poston _____
- Council Member Thompson _____
- Council Member Smith _____

CITY OF BONNERS FERRY, IDAHO

BY: _____
Mayor James R. "Dick" Staples

Attest:

Deby Garcia, Clerk, City of Bonners Ferry, Idaho

EXHIBIT A

RECEIVED

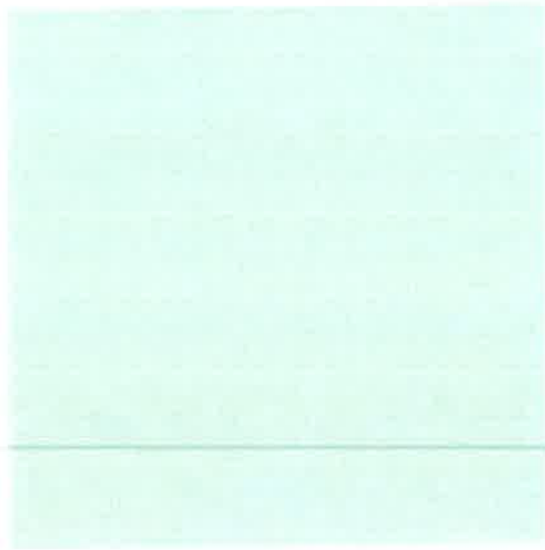
MAY 05 2022

CITY OF BONNERS FERRY


Parcel 1 - .096 Acres


A tract of land in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twenty-two (22), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; being a part of that property defined in Book 15 of Deeds, Page 98 in the records of Boundary County, and more particularly described as follows:

Beginning at the intersection of the easterly line of the SW1/4 of the SE1/4 of said Section 22 and the northwesterly right of way of U.S. Highway No. 95, as defined by that right of way deed duly recorded in Book 21 of Deeds, Page 225, records of Boundary County, said point being $N00^{\circ}59'55''E$, 44.06 feet from the southeast corner of the SW1/4 of the SE1/4; thence, along the east line of the SW1/4 of the SE1/4, $N00^{\circ}59'55''E$, 86.48 feet, to the southeasterly right of way of Commanche Street as defined in that right of way deed duly recorded in Book 4 of Instruments, Page 381, records of Boundary County thence, along said right of way, $S24^{\circ}32'55''W$, 31.57 feet; thence on a curve to the right having a central angle of $13^{\circ}46'10''$ and a radius of 226.64 feet, for an arc distance of 54.47 feet (chord = $S31^{\circ}26'00''W$, 54.34 feet), thence following the easterly boundary of that right of way deed duly recorded in Book 22 of Deeds, Page 319, records of Boundary County, $S25^{\circ}29'55''W$, 51.29 feet; thence $N64^{\circ}30'05''W$, 18.39 feet; thence along the right of way of Commanche Street on a curve to the right having a central angle of $07^{\circ}25'30''$ and a radius of 226.64 feet, for an arc distance of 29.37 feet (chord = $S55^{\circ}50'23''W$, 29.35 feet), to the south line of Section 22; thence, along said south line, $S89^{\circ}40'24''E$, 82.15 feet, to the northwesterly right of way of U.S. Highway No. 95; thence, along said right of way on a curve to the right having a central angle of $02^{\circ}14'04''$ and a radius of 1246.30 feet, for an arc distance of 48.60 feet (chord = $N25^{\circ}17'52''E$, 48.60 feet), to the TRUE POINT OF BEGINNING; encompassing an area of 0.096 acres.



Legend

 Amendment Area

 Parcels

Zoning

 Commercial

 Downtown

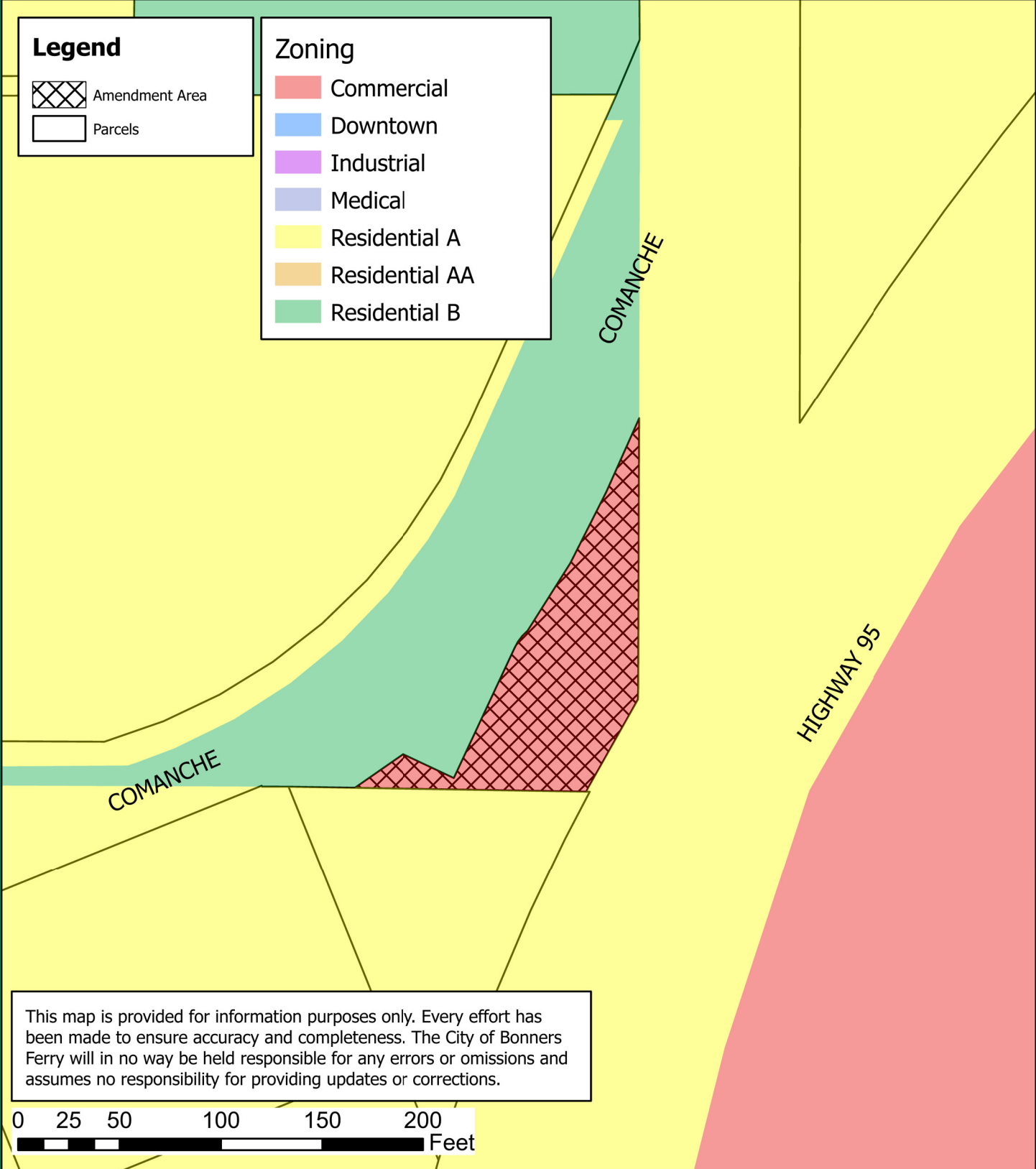
 Industrial

 Medical

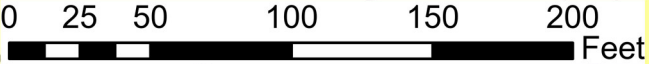
 Residential A

 Residential AA

 Residential B



This map is provided for information purposes only. Every effort has been made to ensure accuracy and completeness. The City of Bonners Ferry will in no way be held responsible for any errors or omissions and assumes no responsibility for providing updates or corrections.



CITY OF BONNERS FERRY, ID
 OFFICIAL ZONING MAP AMENDMENT
 FILE #ZC02-21, FJC, LLC & BOUNDARY COMMUNITY HOSPITAL
 EXHIBIT B



CITY OF BONNERS FERRY RESOLUTION NO. _____

AMENDMENT TO FUTURE LAND USE MAP

FILE #AM18-22, WILLIAM BAKER (BOUNDARY TRACTOR)

RESOLUTION TO AMEND THE CITY OF BONNERS FERRY COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE AS “COMMERCIAL” CERTAIN LANDS LOCATED WITHIN THE INCORPORATED CITY LIMITS OF BONNERS FERRY, IDAHO.

WHEREAS, Idaho Code §67-6509 provides that any person may petition the planning commission or governing body for a comprehensive plan amendment at any time; and

WHEREAS, Landowner William Baker has petitioned the City of Bonners Ferry, Idaho to amend the comprehensive plan Future Land Use Map designation for certain lands at 6659 Augusta Street from Residential to Commercial; and

WHEREAS, the subject property is described in attached Exhibit A; and

WHEREAS, the Bonners Ferry Planning and Zoning Commission held a duly noticed public hearing on January 19, 2023, in accord with the procedures of the Local Land Use Planning Act, Title 67, Chapter 65, Idaho Code, and local code and recommended to the City Council approval of the Future Land Use Map amendment; and

WHEREAS, the City Council considered the Commission recommendation at its regular public meeting February 7, 2023, and approved the amendment to the Future Land Use Map, as recommended by the Planning and Zoning Commission; and

WHEREAS, Idaho Code §67-6509 provides that no plan shall be effective unless adopted by resolution by the governing board.

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

1: That the City of Bonners Ferry hereby approves and adopts the amendment to the City of Bonners Ferry, Idaho Comprehensive Plan Future Land Use Map to designate lands owned by William Baker, 6659 Augusta Street, from Residential to Commercial, as described in Exhibit A and illustrated in Exhibit B, the copies of which are attached and hereby made a part of this resolution.

2. Staff is hereby authorized to update the electronic version of the map on the City website, which is not intended to be relied upon as the official version.

This Resolution is hereby **ADOPTED** and made **EFFECTIVE** by the City of Bonners Ferry this _____ day of _____, 2023.



CITY OF BONNERS FERRY, IDAHO

BY: _____
James R. “Dick” Staples, Mayor

Attest:

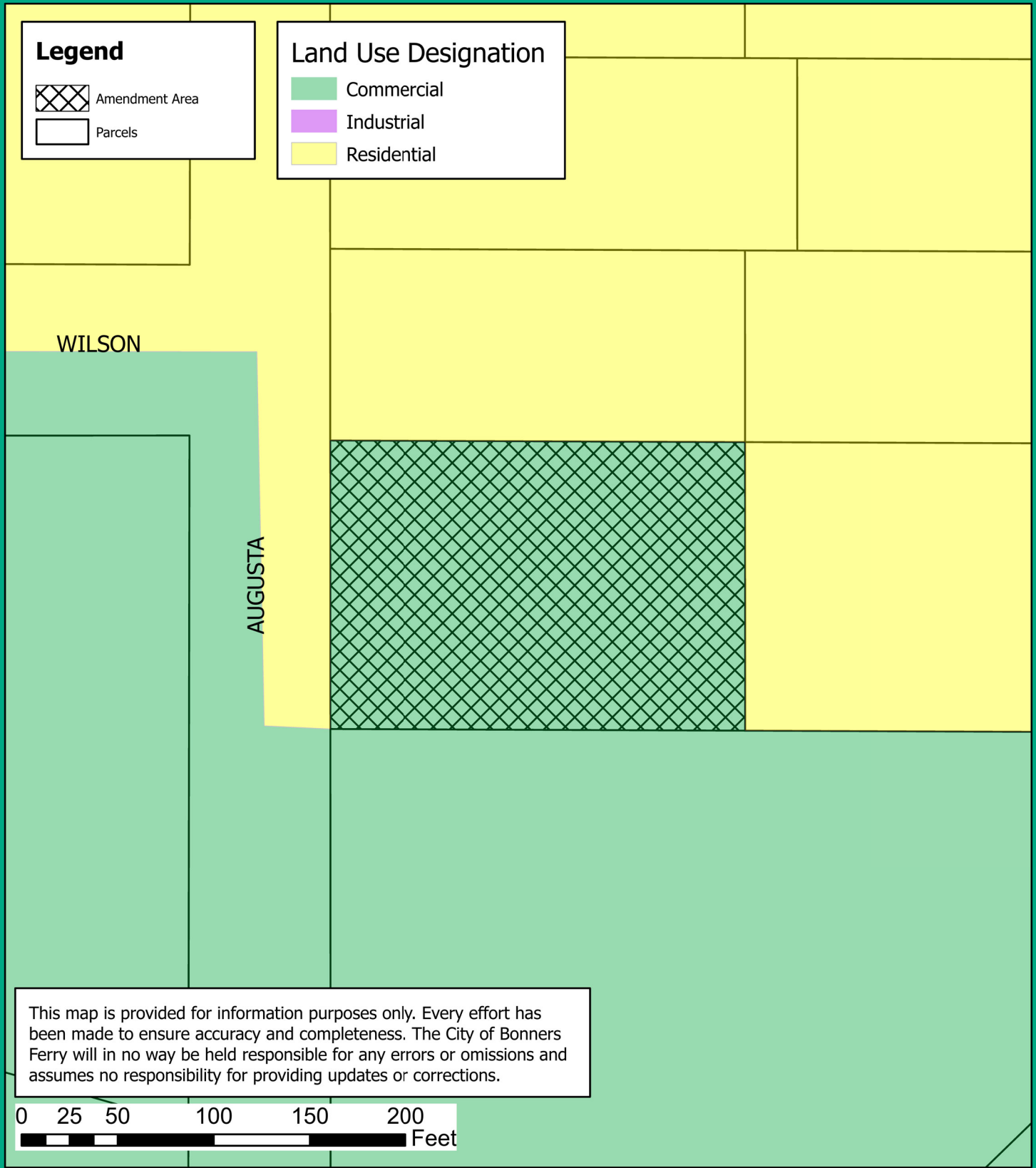
Deborah Garcia, Clerk, City of Bonners Ferry

Legend

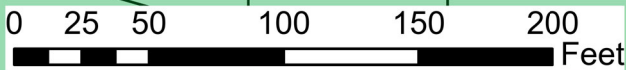
-  Amendment Area
-  Parcels

Land Use Designation

-  Commercial
-  Industrial
-  Residential



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CITY OF BONNERS FERRY, ID

OFFICIAL FUTURE LAND USE MAP AMENDMENT
 FILE #AM018-22, WILLIAM BAKER
 EXHIBIT B



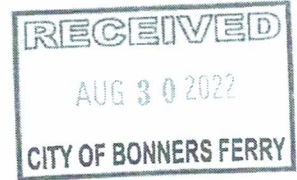
2003-22

EXHIBIT A

**William Baker Property
Section 34, T62N, R1E, B.M.**

*The West Half (W1/2) of Lot Eighteen (18) of Jackson's Sunny Home Sites
as it is recorded in Book 1-C of Plats, Page 77 records of Boundary County, Idaho.*

LESS the South Half of the South Half of said Lot Eighteen (18).



CITY OF BONNERS FERRY, IDAHO

AMENDMENT TO OFFICIAL ZONING MAP FILE #ZC03-22, WILLIAM BAKER (BOUNDARY TRACTOR)

ORDINANCE NO. 607

AN ORDINANCE OF THE CITY OF BONNERS FERRY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING THE OFFICIAL ZONING MAP OF BONNERS FERRY FROM RESIDENTIAL B TO COMMERCIAL FOR CERTAIN LANDS LOCATED WITHIN THE INCORPORATED CITY LIMITS OF BONNERS FERRY, IDAHO; PROVIDING SEVERABILITY AND PROVIDING THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Whereas, Idaho Code §67-6511 provides the authority and procedures for cities to amend zoning maps and ordinances; and

Whereas, Bonners Ferry City Code, Title 11, Chapter 6, provides a process for consideration of zoning map amendments; and

Whereas, Landowner William Baker filed an application with the City to rezone properties described in Exhibit A and illustrated in Exhibit B, located at 6659 Augusta Street from Residential B to Commercial; and

Whereas, the Bonners Ferry Planning and Zoning Commission held a duly noticed public hearing on January 19, 2023, in accord with the procedures of the Local Land Use Planning Act, Title 67, Chapter 65, Idaho Code, and local code and recommended to the City Council approval of the amendment to the Official Zoning Map; and

Whereas, the City Council considered the Commission recommendation at its regular public meeting on February 7, 2023, and approved the rezoning of the property to Commercial, as recommended by the Planning and Zoning Commission; and

Now therefore,

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

Section 1. Adoption of Ordinance Rezoning Lands

The City of Bonners Ferry hereby amends the Official Zoning Map of the City of Bonners Ferry, Idaho to rezone from Residential B to Commercial properties described in Exhibit A and depicted in Exhibit B. Said exhibits are attached and hereby made a record of this ordinance.

Section 2: Severability.

The sections of this ordinance are severable. The invalidity of a section shall not affect the validity of the remaining sections.

Section 3. Effective date.

This ordinance shall be in full force and effect upon the passage and publication of the ordinance or ordinance summary in one (1) issue of the official newspaper for the City of Bonners Ferry.

This ordinance passed under suspension of rules and duly enacted as an ordinance of the City of Bonners Ferry, Idaho on this **4TH DAY OF APRIL, 2023**, and publication of this ordinance by summary in the official newspaper is hereby approved upon the following roll call vote:

ROLL CALL:

Council President Alonzo _____

Council Member Poston _____

Council Member Thompson _____

Council Member Smith _____


CITY OF BONNERS FERRY, IDAHO


BY: _____
Mayor James R. "Dick" Staples

Attest:

Deborah Garcia, Clerk, City of Bonners Ferry, Idaho

Legend

 Amendment Area

 Parcels

Zoning

 Commercial

 Downtown

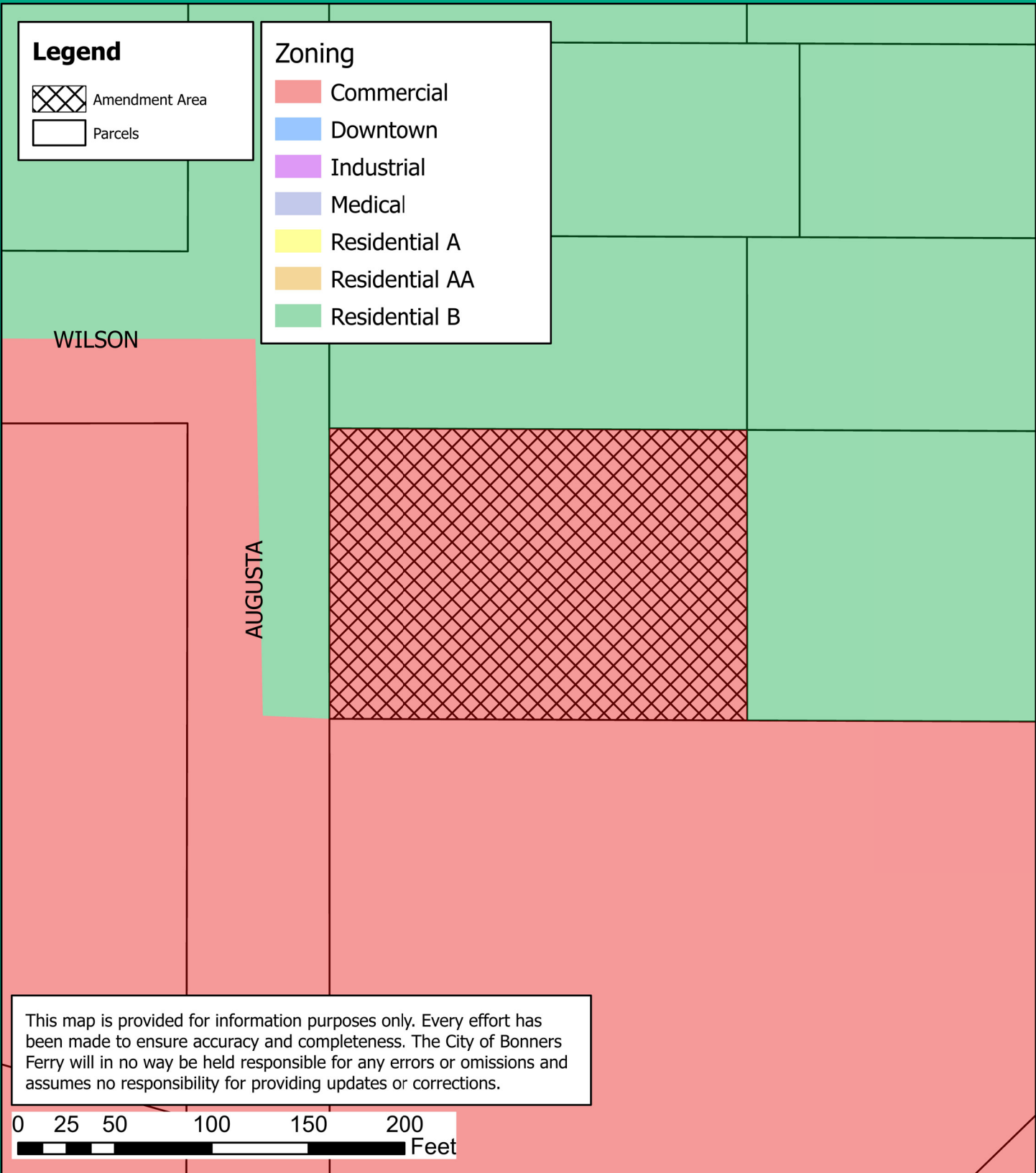
 Industrial

 Medical

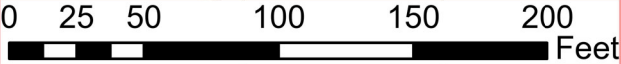
 Residential A

 Residential AA

 Residential B



This map is provided for information purposes only. Every effort has been made to ensure accuracy and completeness. The City of Bonners Ferry will in no way be held responsible for any errors or omissions and assumes no responsibility for providing updates or corrections.



CITY OF BONNERS FERRY, ID

OFFICIAL ZONING MAP AMENDMENT
 FILE #ZC03-22, WILLIAM BAKER
 EXHIBIT B



**SUMMARY FOR PUBLICATION
CITY OF BONNERS FERRY ORDINANCE NO. 607
REGARDING AMENDMENT TO THE OFFICIAL ZONING MAP
FILE #ZC03-22, WILLIAM BAKER (BOUNDARY TRACTOR)**

Pursuant to Idaho Code Section 50-901A, the City of Bonners Ferry, Idaho hereby gives notice of the adoption of City of Bonners Ferry Ordinance No. 607 adopted on April 4, 2023. The full title of the ordinance is:

An ordinance of the City of Bonners Ferry, a municipal corporation of the State of Idaho, amending the official zoning map of Bonners Ferry from Residential B to Commercial for certain lands located within the incorporated city limits of Bonners Ferry, Idaho; providing severability and providing this ordinance shall be in full force and effect after its passage, approval, and publication according to law.

The legal description of the subject 0.33-acre property is: The West Half of Lot 18 of Jackson's Sunny Home Sites, as it is recorded in Book 1-C of Plats, Page 77, records of Boundary County, Idaho, LESS the South Half of the South Half of said Lot 18.

The ordinance amends the Official Zoning Map to rezone the subject lands owned by William Baker from Residential B to Commercial.

The full text of Ordinance No. 607 is available at Bonners Ferry City Hall, 7232 Main Street, Bonners Ferry, Idaho 83805, during regular business hours.

City of Bonners Ferry, Idaho

ATTEST:

James R. "Dick" Staples, Mayor

Deborah Garcia, City Clerk

City Attorney Statement Pursuant to Idaho Code Section 50-901A(3)

I, Andrakay Pluid, duly appointed City Attorney for the City of Bonners Ferry, Idaho, certify that the above summary is true and complete and provides adequate notice to the public.

Dated: _____

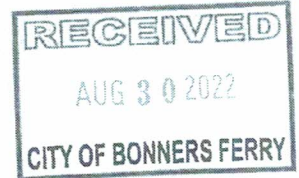
2003-22

EXHIBIT A

**William Baker Property
Section 34, T62N, R1E, B.M.**

*The West Half (W1/2) of Lot Eighteen (18) of Jackson's Sunny Home Sites
as it is recorded in Book 1-C of Plats, Page 77 records of Boundary County, Idaho.*

LESS the South Half of the South Half of said Lot Eighteen (18).





MEMO

CITY OF BONNERS FERRY
OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council
FROM: Lisa Ailport, City Administrator
DATE: March 30, 2023
RE: Local Option Tax Flyers/Mailers

Staff have been working with members of the public as well as the EDC Director to put together a handout and mailers on facts around the Local Option Tax ballot measure set to go before voters in May. A copy of one such handout is provided to you. This one was prepared by a local citizen and with the help of some photos provided by the city, she is meeting with folks over the weekend to discuss this necessary and important vote.

Next, the EDC Director and I are working on putting together a ½ page mailer that will cover similar topics as the handout. We are hoping to have the mailers out to voters sometime in late April or early May. In order to print and ship these to voters we need authorization from the council in the form of a motion to expend these monies in support of this.

I am working with the EDC Director on costs and by the time of the council meeting I should have more firmed up actual costs for consideration.

VOTE Local Option Tax (1%)

The City of Bonners Ferry is facing an unprecedented challenge, unlike any in the past for smaller towns.

The Idaho Supreme Court has ruled that using utility funds such as those generated by Moyie Dam Power Facilities can no longer be used to support taxed base services. This leaves Bonners Ferry with a wide gap in what was once steady forms of revenue for the city's operation.

Now, we must look at options to maintain the city's infrastructure and services through a means that fairly spreads the burden to all who use and enjoy the city's resources.

Other small towns in Idaho have faced somewhat the same issues, and have resolved most of their revenue needs and budgetary adjustments for essential services.

- *Anticipated shortfall \$480,000*
- *Must balance budget each year*
- *Items supported by tax services: police, fire, streets & parks, administration, pool, golf course, visitor center. (ex. \$15 groceries – pay extra 15 cents) Items over \$1,000 not charged.*
- *Who can vote? Only voters within city of Bonners Ferry. Must be approved by 60% of voters.*
- *Many towns have 1% sales tax: Ponderay, Sandpoint, Cascade, Crouch, Donnelly, Driggs, Hailey, Irwin, Kellogg, Ketchum, Lava Hot Springs & Mackay.*
- *Questions/Comments, call or email City Administrator: lailport@bonnersferry.id.gov, 208-267-3105.*



VOTE :

May 16, 2023

**Have Your
Voice Heard!!**