

Mayor David Sims called the special council meeting/workshop of March 3, 2017 to order at 7:00 a.m. The purpose of the workshop was to discuss water and sewer utility service area with Elaine Clegg from the City of Boise. Present for the workshop were Mayor Sims, Council President Rick Alonzo, Council Members Ron Smith, Ken Toline, and Adam Arthur, Clerk Kris Larson, and City Administrator Mike Klaus. Also present was Elaine Clegg from the City of Boise.

The purpose of the special council meeting/workshop was to discuss water/sewer service area with Elaine Clegg from the City of Boise.

Rick Alonzo moved to add a late agenda item to authorize additional funding for the penstock screening project. Ken Toline seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Ken Toline “yes”, Adam Arthur “yes”.

Mike Klaus spoke to council regarding the work being done at the Moyie Dam. He said there is a large amount of material that needs to be removed near the screening system. Mike is requesting funding for the additional work of removing debris near the Dam. There will be a \$400 mobilization fee besides the additional \$5,000 per day. Mike said there are six sections of screen, and we should be able to drop five new screens in place before the contractor is done. Adam Arthur moved to authorize additional funding of \$25,000 for the penstock screening project. Rick Alonzo seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Ken Toline “yes”, Adam Arthur “yes”.

Mayor Sims introduced Elaine Clegg to the group.

Mayor Sims explained the policy of the City for serving utilities outside the City limits. He said the area south of town between city limits and the golf course is served water and sewer if they consent to annexation, but other areas will only be served if they are annexed.

Elaine said the City of Boise has annexed property twice in the past 13 years. She said both of them have been very difficult.

City Planner Lisa Ailport joined the meeting at 7:15 a.m.

Elaine gave a power point presentation regarding serving utilities outside city limits.

When Boise decided to serve outside their city limits the area being considered had to comply with Boise’s standards including their subdivision standards. Rather than annex only the area of service being provided the City of Boise decided to annex a larger area. She said there are many amenities in the City that the outliers do not pay for.

Mayor Sims said with E911 service the properties in and out of city limits should be known. Elaine said if there is life at stake the City of Boise Fire Department responds, but if it is only buildings or structures they do not respond.

Elaine said if property is contiguous to city limits it can be annexed but does not have to be in the area of impact. She said acreage consent must be considered when annexation is being looked

at. Boise did a category B annexation. She said signed consent to annexation does not mean agreement to annexation.

Elaine said property tax that the City of Boise would be receiving from the annexation plus the cost of capital improvements that need to be made are in balance, just barely.

Elaine cautioned council to think about decisions they make today and how the decisions will affect future council 40 years down the road.

Lisa explained the ways to annex. Type A is 100 percent consent from landowners. Type B is based on 50 percent consent. Type C is hostile takeover according to Lisa. Mayor Sims said a Type B can be used if there are less than 100 parcels and five acre agricultural parcels can be exempt. Category B has to be in the area of impact and there has to be a detailed annexation plan. Elaine recommended many public meetings for Category B. Category C is less than 100 parcels and less than 50 percent consent but requires vote of the people.

Elaine said Category B cannot be challenged if there is over 50 percent consent. She said there is great concern that if Boise annexes the area that they have over 50 percent consent, that the landowners will protest because they are not in agreement and the Legislature will change the law making annexation more difficult.

If you give capacity to others outside city limits it limits the capacity for the City. Elaine thinks we should consider annexing the North Hill and South area as those folks use the City of Bonners Ferry. Trade, geographic boundaries, and density are factors to be considered for city area of impact.

Mike Klaus said the City of Bonners Ferry needs to consider its area of impact and possibly reduce the area, as we probably won't develop the entire area. He thinks this is a starting point for the City. Lisa said we need to renegotiate with the County but also work with them to help them better understand it.

Area of impact law was written in 1976 but no educational outreach was done on it according to Elaine. She is hopeful to do a regional workshop with Bonner County and Boundary County to help people better understand area of impact.

Elaine suggested when the right time to annex being based on: are residents in the impact area hooked up to city infrastructure (50%); are residents in the area of impact using other city services such as parks, library, cultural assets; are city residents subsidizing costs within the area of city impact; can the City provide full service to the area of impact.

Annexation has to be contiguous. Elaine said council needs to consider the impact annexation or service outside city limits will affect the future. Look at capacity of the sewer system, capacity at vacant sites, then look at what the best use of the capacity would be.

The workshop concluded at 8:53 a.m.

David Sims, Mayor

Attest:

Kris Larson, City Clerk