

AGENDA
CITY COUNCIL - CITY OF ONTARIO, OREGON
December 20, 2010, 7:00 p.m., M.T.

1) Call to order

A) Roll Call: Norm Crume ___ Charlotte Fugate ___ John Gaskill ___
Susann Mills ___ David Sullivan ___ Ron Verini ___
Joe Dominick ___

2) Pledge of Allegiance

This Agenda was posted on Wednesday, December 15, 2010, and a study session was held on Thursday, December 16, 2010. Copies of the Agenda are available at the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) Motion to adopt the entire agenda

4) Consent Agenda: Motion Action Approving Consent Agenda Items

A) Approval of Minutes of Regular Meeting of 12/06/2010 1-3
B) Resolution #2010-159: Acknowledge Receipt of 2010-11 ODOT Grant Funds in General Fund and
Appropriate Expenditures for Traffic Safety Coordinator 4-6
C) Approval of the Bills

5) Public Comments: Citizens may address the Council on items not on the Agenda. Council may not be able to provide an immediate answer or response, but will direct staff to follow up within three days on any question raised. Out of respect to the Council and others in attendance, please limit your comment to three (3) minutes. Please state your name and city of residence for the record.

6) New Business

A) City Manager Employment Agreement Amendment #1 7-11
B) Ontario/Fruitland Building Inspection Agreement Addendum #1 12-34

7) Correspondence, Comments and Ex-Officio Reports

8) Executive Session(s): Thursday

A) ORS 192.660(2)(e)
B) ORS 192.660(2)(h)

9) Adjourn

MISSION STATEMENT: TO PROVIDE A SAFE, HEALTHFUL AND SOUND ECONOMIC ENVIRONMENT, PROGRESSIVELY ENHANCING OUR QUALITY OF LIFE

The City of Ontario does not discriminate in providing access to its programs, services and activities on the basis of race, color, religion, ancestry, national origin, political affiliation, sex, age, marital status, physical or mental disability, or any other inappropriate reason prohibited by law or policy of the state or federal government. Should a person need special accommodations or interpretation services, contact the City at 889-7684 at least one working day prior to the need for services and every reasonable effort to accommodate the need will be made. T.D.D. available by calling 889-7266.

**COUNCIL MEETING MINUTES
December 6, 2010**

The regular meeting of the Ontario City Council was called to order by Mayor Joe Dominick at 7:00 p.m. on Monday, December 6, 2010, in the Council Chambers of City Hall. Council members present were Norm Crume, Joe Dominick, Charlotte Fugate, John Gaskill, Susann Mills, David Sullivan, and Ronald Verini.

Members of staff present were Henry Lawrence, Tori Barnett, Larry Sullivan, Chuck Mickelson, Mark Alexander, Dawn Eden, and camera operator Delaney Kee.

Susann Mills led everyone in the Pledge of Allegiance.

AGENDA

Susann Mills moved, seconded by John Gaskill, to adopt the Agenda as presented. Roll call vote: Crume-yes; Fugate-yes; Gaskill-yes; Mills-yes; Sullivan-yes; Verini-yes; Dominick-yes. Motion carried 7/0/0.

CONSENT AGENDA

Councilor Crume recused himself from voting on the consent agenda as his business had a payment on the bills.

John Gaskill moved, seconded by David Sullivan, to approve Consent Agenda Item A: Approval of Minutes of regular meeting of 11/15/2010; Item B: Ordinance #2653-2010: Request for Right-of-Way Vacation – Portion of SE 13th Street (Boyd Yee) – Final Reading; Item C: Meetings Calendar: January-June, 2011; Item D: Liquor License Application-Change of Ownership: El Erradero II; Item E: Resolution #2010-157: Abstract of Votes: November 2, 2010 General Election; and Item F: Approval of the Bills. Roll call vote: Crume-abstain; Fugate-yes; Gaskill-yes; Mills-yes; Sullivan-yes; Verini-yes; Dominick-yes. Motion carried 6/0/0/1.

NEW BUSINESS

Resolution #2010-156: Adding to the List of Prohibited Intoxicating Chemicals

Mark Alexander, Interim Police Chief, stated the proposed resolution would add to the list of prohibited intoxicating chemicals established under Ordinance #2651-2010. Section 1 (B) of the ordinance allowed additional intoxicating chemicals to be added by resolution.

On October 4, 2010, the City Council passed Ordinance #2651-2010, which prohibited the possession, sale, distribution and consumption of certain intoxicating chemical compounds. The creation of the ordinance was the result of businesses selling or opening to sell synthetic cannabis, more commonly known as "Spice". Some of these compounds could even be obtained over the Internet. The ordinance banned the use, possession, sale, distribution and display for sale of the intoxicating compounds listed. At the time the ordinance was created, some of the compounds listed were not yet considered illegal by either the Drug Enforcement Administration or the Oregon Pharmaceutical Board.

Law enforcement was challenged with the control of legal substances being used in ways that contributed to illegal behavior and that was detrimental to the health and welfare of the user. The identification, creation, sale and promotion of legal substances that created similar effects to illegal drugs were always being sought. The police department recently became aware of such a new substance - Mephedrone. It was also known as 4-methylmethcathinone (4-MMC), 4-methylephedrone and 3,4-Methylenedioxypropylvalerone (MDPV).

Mephedrone was a synthetic stimulant of the amphetamine and cathinone classes. Mephedrone was reportedly manufactured in China and was chemically based on the cathinone compounds found in the khat plant of eastern Africa. Mephedrone came in the form of tablets or powder, which users could swallow, snort, or inject, producing similar effects to amphetamines and cocaine. It was packaged and sold as plant food and bath salt under names such as Ivory White, Vanilla Sky and Purple Wave.

Under Section 1(B) of Ordinance #2651-2010, the Council had authority to add to the list of prohibited intoxicating chemicals by resolution. Therefore, the police department was asking to add the following prohibited intoxicating chemicals to the existing list: Mephedrone (2-methylamino-1-*p*-tolylpropan-1-one) also known as 4-methylmethcathinone (4-MMC), 4-methylephedrone; and 3,4-Methylenedioxypyrovalerone (MDPV).

Ron Verini moved, seconded by Norm Crume, that the Mayor and Council approve Resolution #2010-156, A RESOLUTION ADDING TO THE LIST OF PROHIBITED INTOXICATING CHEMICALS. Roll call vote: Crume-yes; Fugate-yes; Gaskill-yes; Mills-yes; Sullivan-yes; Verini-yes; Dominick-yes. Motion carried 7/0/0.

Resolution #2010-158: Declaring Necessity and Intent for Acceptance of Road Right-of-Way from Poole Real Estate Corporation

Dawn Eden, Engineering Technician I, stated as part of the PC Energy development along SE 6th Avenue near the railroad crossing, PC Energy was asked to donate the right of way for SE 6th Avenue adjacent to their development. During the building permit review process for the PC Energy development, it was noted that there was no right of way dedication for SE 6th Avenue at the railroad crossing. Properties on each side of SE 6th Avenue own to the centerline of the street. PC Energy was requested to donate 35 feet of right of way that would become the south half of SE 6th Avenue. With the construction completed on the PC Energy project, the right of way acceptance was being brought before the City Council.

Charlotte Fugate moved, seconded by Susann Mills, that the Mayor and City Council adopt Resolution #2010-158, A RESOLUTION DECLARING THE NECESSITY AND INTENT FOR ACCEPTANCE OF ROAD RIGHT-OF-WAY FROM POOLE REAL ESTATE CORPORATION. Roll call vote: Crume-yes; Fugate-yes; Gaskill-yes; Mills-yes; Sullivan-yes; Verini-yes; Dominick-yes. Motion carried 7/0/0.

Bid Award: 18" Force Mainline Repair Project to Titan Technologies, Inc.

Chuck Mickelson, Public Works Director, stated on June 15, 2009, Council approved the 2009-2011 budget, which included the CIP SEW-12, Rehabilitate 18" Force Main. This authorized \$120,000 from the Sewer Fund to complete the rehabilitation of the existing 18" force main from the 8th Avenue Lift Station to the Wastewater Treatment Plant. This project would repair the leak under the culvert crossings that city staff was unable to accomplish due to the size of equipment needed to do the work. It was not known if this project would be the last of the repairs needed on this existing 18" force main, but it put the city closer to reinstating this line for future use. Once the work was complete, city staff would resume testing of the 18" force mainline to complete the rehabilitation work.

Bids were opened November 10, 2010, for the project, which consisted of replacing 100 lineal feet of existing 18-inch diameter sewer force mainline with 18" HDPE pipe at the Dork Canal crossing on Malheur Drive. Also included was the installation of 75 lineal feet of 24-inch steel casing pipe, traffic control, dewatering and surface restoration. The project (SEW-12) included the cleaning, testing and reinstatement of the 8,150 linear foot long 18" force mainline that was mothballed in 1993 when the 8th Avenue lift station was upgraded, and the 20" force main was put into service. City crews found and repaired various leaks along this pipeline. In July of this year, a major leak was discovered under two 48" diameter culvert crossing pipes at the Dork Canal on Malheur Drive.

Titan Technologies, Inc of Boise, Idaho was the apparent lowest responsive and responsible bidder at \$29,550.00. Titan Technologies' bid came in over the engineer's estimate of \$25,000; however, the budget for project SEW-12 was \$120,000.00 and approximately \$1,500.00 had been billed against it to date.

18" Force Mainline Repair Bid Results	
COMPANY	TOTALS
TITAN TECHNOLOGIES, INC	\$29,550.00
WARRINGTON CONSTRUCTION	\$32,611.00
EASTERN OREGON CONSTRUCTION	\$43,800.00
ENGINEERS ESTIMATE	\$25,000.00

Susann Mills moved, seconded by John Gaskill, that the Council award the 18" Force Mainline Repair Project to Titan Technologies, Inc., the lowest responsive and responsible bidder, in the amount of \$29,550.00 and authorize the City Manager to be signatory to an agreement with Titan Technologies, Inc. Roll call vote: Crume-yes; Fugate-yes; Gaskill-yes; Mills-yes; Sullivan-yes; Verini-yes; Dominick-yes. Motion carried 7/0/0.

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Chuck Mickelson stated that there was a crew of 17 people working on the snow removal, which included staff from Public Works, Streets, Utilities, Water Treatment, Wastewater Treatment, and Parks, laying down deicer, plowing and sanding. There was approximately 80 miles of pavement in Ontario, with even more lane miles. Beginning Tuesday and running to Saturday, they worked for 630 hours, 316 as overtime, with crews working 12-16 hours a day. They were running in two 12-hour shifts, 3p-3a and 3a-3p. Equipment was breaking down, as some of the items were old, but the crews were doing a great job. They started with the major arterials, and moved to the minor ones. They were trying to get some residential areas done, but not everyone would be happy. There had been some complaints about plowing driveway entrances, or covering up the path to the mailboxes, but they were doing their best. They had also done the railroad crossings. Now they needed to focus somewhat on the melting, to ensure no flooding in the storm drains.

Mayor Dominick stated he had heard both good and bad comments. There were a lot of thank yous, but some were not happy about being "buried". He encouraged patience to the citizens, and reminded them this was an unusual amount of snow this early, probably in the last five years, and he believed the crews had done a great job.

Councilor Fugate stated her area had been cleared by the 3rd day of the snowfall, and she appreciated that. If more snowfall was received this year, would staff rotate on where the plowing started?

Mr. Mickelson stated they tried to get to areas as quickly as they could. Usually within a few days, the snow became soft and slushy, which was not safe for motorists. Also, during all this, a major water line broke, so his staff was definitely tired.

Henry Lawrence said the crews did an amazing job. Boise didn't even plow residential areas. Friday night, staff was plowing residential areas all night., and he thanked each and every member dealing with all of that mess. Equipment issues would be reviewed this coming budget cycle, as some pieces were extremely old and needed to be replaced.

- Councilor Verini stated at the Chamber of Commerce Forum that day, John Breidenbach complimented the city employees for all the work done to enhance the parade. The job was above and beyond the call of duty, and was well received. The community certainly appreciated it. Also, getting all those people out for the tree lighting, to successfully put it all together during the storm, was commendable.
- Mayor Dominick asked about the status of the new Fire Storage Facility. Had the final inspection taken place?

Mr. Mickelson stated staff had received the keys to the building that day. The final payment had just been approved that evening, but the city retained \$25K. That would probably be released soon, following the final of everything, but everything was essentially completed. There were some minor painting issues, and the generator had not received the electrical permit yet as it needed some parts to meet code. The building itself had been turned over to the city. Chief Higinbotham was getting read to move in, and a ribbon-cutting ceremony would be set-up.

- Councilor Verini has a warning for all the veterans in the community, based on information received from Kevin Secore, liaison to the Department of Veteran's Affairs. There was an organization in the area, calling themselves Veteran's Affairs Service, who indicated they were providing benefit information. They were gathering personal information from the veterans; however, they were NOT affiliated with the VA. He cautioned the community, and advised them to be aware and very careful when sharing personal information.

ADJOURN

John Gaskill moved, seconded by David Sullivan, that the meeting be adjourned. Roll call vote: Crume-yes; Fugate-yes; Gaskill-yes; Mills-yes; Sullivan-yes; Verini-yes; Dominick-yes. Motion carried 7/0/0.

ATTEST:

Joe Dominick, Mayor

Tori Barnett, MMC, City Recorder

CONSENT AGENDA REPORT

December 20, 2010

TO: Mayor and City Council

FROM: Mark Alexander, Interim Police Chief

THROUGH: Henry Lawrence, City Manager

SUBJECT: RESOLUTION #2010-159: ACKNOWLEDGING RECEIPT OF 2010-11 ODOT GRANT FUNDS WITHIN THE GENERAL FUND AND APPROPRIATING EXPENDITURES FOR A TRAFFIC SAFETY COORDINATOR

DATE: December 2, 2010

SUMMARY:

Attached is the following document:

- Resolution 2010-159

PREVIOUS COUNCIL ACTION:

Council has approved receipt of similar annual grants since 2005.

BACKGROUND:

The Oregon Department of Transportation has renewed a grant to fund the Traffic Safety Coordinator on a part-time basis. The grant has been in effect since October 2005. Each year it is uncertain whether the grant will continue.

The grant has been awarded to Malheur County Traffic Safety Commission in the amount of \$33,000 for the period October 1, 2010 through September 30, 2011. The Police Department proposes to continue to manage the grant on the Commission's behalf. The grant will pay part-time wages along with materials and supplies relative to the project.

A Traffic Safety Coordinator oversees and assists all traffic safety related activities and programs throughout all of Malheur County. The Coordinator performs activities such as preparing and presenting public safety programs, and a variety of administrative duties in support of the Malheur County Traffic Safety Commission, including grant reporting, grant writing, research, public education, and clerical tasks.

ALTERNATIVE:

The Council could determine that the City of Ontario and its Police Department should not manage the grant and have another entity or partner do so.

FINANCIAL IMPLICATIONS:

The grant revenues of \$30,000 would be received within the General Fund and expenditures will be reflected in the Administration Department's personnel and material and supply budgets that are specific to this project. It is proposed that expenditures for this project will be limited to grant funded items.

RECOMMENDATION:

Staff recommends the Council adopt Resolution 2010-159, allowing the City of Ontario and its Police Department to continue managing this grant and to make the requested adjustment to the City's FY 09-11 budget.

PROPOSED MOTION:

I move that the Council adopt Resolution 2010-159, A RESOLUTION ACKNOWLEDGING RECEIPT OF 2010-11 ODOT GRANT FUNDS WITHIN THE GENERAL FUND AND APPROPRIATING EXPENDITURES FOR A TRAFFIC SAFETY COORDINATOR.

RESOLUTION NO. 2010-159

**A RESOLUTION ACKNOWLEDGING RECEIPT OF 2010-11 ODOT GRANT FUNDS
WITHIN THE GENERAL FUND AND APPROPRIATING EXPENDITURES
FOR A TRAFFIC SAFETY COORDINATOR**

WHEREAS, the City of Ontario adopted the 2009-2011 budget document based upon known or anticipated revenues and expenditures; and

WHEREAS, Malheur County was successful in obtaining a \$33,000 grant funding a part-time Traffic Safety Coordinator and related project supplies; and

WHEREAS, the City of Ontario will manage the grant and its personnel; and

WHEREAS, the City of Ontario desires to modify the 2009-2011 General Fund Budget to acknowledge grant proceeds, and appropriate expenses to complete the 2010-11 Traffic Safety Coordinator project.

NOW THEREFORE, BE IT RESOLVED by the Ontario City Council to approve the following adjustments to the fiscal year 2009-2011 Budget:

Line Item	Item Description	FY 09-11 Budget	Amount of Change	Adjusted Budget
GENERAL FUND				
Administration				
Revenue				
001-000-456100	Traffic Safety Coord Grant	\$ 37,400	\$ 33,000	\$ 70,400
Expenses				
001-002-512100	Part Time - Traffic Safety	\$ 20,000	\$ 19,136	\$ 39,136
001-002-515000	Workmans Compensation	\$ 1,202	\$ 811	\$ 2,013
001-002-516500	Social Security	\$ 29,376	\$ 1,467	\$ 30,843
001-002-614920	Traffic Safety Supplies	\$ 15,922	\$ 11,586	\$ 27,508
	Total Expenses		\$33,000	

Effective Date: Upon adoption

Passed and adopted by the Ontario City Council this _____ day of December 2010.

Ayes:

Nays:

Absent:

Approved by the Mayor this _____ day of December 2010.

ATTEST:

Joe Dominick, Mayor

Tori Barnett, MMC, City Recorder

AGENDA REPORT
December 20, 2010

TO: Mayor and City Council

FROM: Larry Sullivan, City Attorney

THROUGH: Henry Lawrence, City Manager

SUBJECT: ONTARIO CITY MANAGER EMPLOYMENT AGREEMENT AMENDMENT NO. 1

DATE: December 13, 2010

SUMMARY:

Attached is the following document:

- Ontario City Manager Employment Agreement Amendment No. 1.

This amendment deletes a provision of the employment contract with Henry Lawrence requiring the City Council to approve the hiring of department heads.

PREVIOUS COUNCIL ACTION:

June 2, 2008	Council approves Resolution No. 2008-127, authorizing the Mayor to sign the city manager employment contract with Henry Lawrence, effective May 27, 2008.
November 5, 2010	Council approves contract Addendum#1 with a retroactive raise for Mr. Lawrence.

DISCUSSION

An amendment to the City Manager's employment contract is necessary to resolve a conflict between Section 2.2(a) of the contract and two provisions of the Ontario City Charter, Charter Sections 4.3(f) and 4.5. Section 4.3 of the Ontario City Charter designates the city manager as the chief administrative officer of the City government. Section 4.3(f) gives him the authority to "[a]ppoint and remove all appointive officers and employees except as otherwise provided by this Charter."

Section 4.5 of the City Charter provides as follows:

No member of the Council shall directly or indirectly, by suggestion or otherwise, attempt to coerce the city manager in the making of any appointment or removal of any officer or employee or in the purchase of supplies; or attempt to exact any promise relative to any appointment from any candidate for manager; or discuss directly or indirectly with him the matter of specific appointments to any City office or employment. Nothing in this section shall be construed, however, as prohibiting the Council while in open session from fully and freely discussing with or suggesting to the city manager anything pertaining to City affairs or the interests of the City.

When Henry Lawrence was hired as city manager, the terms of his employment were set out in his contract with the City, which includes the following Section 2.2(a):

2.2 Notwithstanding Section 2.1 of this Agreement, Manager shall exercise the following authority only with the approval of the City Council:

- (a) To hire any department head.

This contract provision imposes two restrictions on the city manager: first, it obligates him to submit his department head hiring decisions to the Council before he makes them; second, it prevents him from acting on those hiring decisions without the Council's approval.

Reading Charter Sections 4.3(f) and 4.5 together, it is impossible to reconcile those two Sections with the second restriction imposed by Section 2.2(a) that prevents the city manager from hiring a department head without the Council's approval.

The Ontario City Charter defines the authority of the City Council. The case of *Harder v. City of Springfield*, 192 Or 676, 683, 236 P2d 432 (1951) states:

A city charter constitutes the organic law of a municipality. It must be first consulted to determine the rights, powers and privileges and the limitations of the authority of the city's legislative body. The municipality's action must find its support therein and everything to the contrary must give way to the mandate of that body of the city's organic law, unless the charter itself is in conflict with the constitution of the state.

Section 4.3 vests the city manager, not the Council, with the authority to hire employees. The Council may not enter into a contract with the city manager that expands the authority of the Council beyond that authorized by the City Charter. The Council may not prevent the city manager from hiring a department head without obtaining the Council's consent first. Inasmuch as Section 2.2(a) of the contract imposes a restriction that is contrary to Section 4.3(f) of the Charter, it is unenforceable and should be deleted. The proposed amendment to Henry Lawrence's employment contract deletes Section 2.2(a) from the contract.

This change does not prevent the Council, acting in open session, from making suggestions to the City Manager about City affairs or matters of City interest. The Council's right to make such suggestions is specifically authorized by the last sentence of Charter Section 4.5, which is worded broadly enough to include suggestions about hiring department heads. However, those suggestions may not rise to the level of "attempted coercion" as prohibited by the first sentence of Charter Section 4.5. In addition, all such suggestions must be made in open session, not in executive session. See the case of *Still v. Benton*, 251 Or 463, 445 P2d 492 (1968), in which the Oregon supreme court allowed a fired police chief to recover a personal judgment against the mayor for ordering the city manager to fire the police chief during an executive session.

STAFF RECOMMENDATION:

Staff recommends the Council approve Amendment No. 1 to the Ontario City Manager Employment Agreement, which deletes Section 2.2(a).

PROPOSED MOTION:

"I move that the Mayor and City Council approve Amendment No. 1 to the Ontario City Manager Employment Agreement, and authorize the Mayor to sign it on behalf of the City."

**ONTARIO CITY MANAGER
EMPLOYMENT AGREEMENT
Amendment No. 1**

THIS AMENDMENT No. 1, made and entered into this _____ day of _____, 2010, by and between the CITY OF ONTARIO, a municipal corporation of the State of Oregon (the "City"), HENRY LAWRENCE, an individual (the "Manager"), both of whom understand as follows:

WHEREAS, City and Manager entered into an employment agreement (the "Employment Agreement") on May 27, 2008, in which Manager agreed to act as City Manager for City; and

WHEREAS, Section 2.2(a) of the Employment Agreement requires Manager to obtain the City Council's approval before hiring department heads; and

WHEREAS, this Section is contrary to Sections 4.3(f) and 4.5 of the Ontario City Charter and is unenforceable.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree that Section 2.2(a) of the Employment Agreement is deleted. All remaining provisions of the Employment Agreement, including Addendum #1 to the Employment Agreement entered on November 5, 2010, shall remain in full force and effect.

///

///

///

///

///

IN WITNESS WHEREOF, the City of Ontario has caused this Agreement to be signed and executed in its behalf by its Mayor, and duly attested by its City Recorder; and Manager has signed and executed this Agreement, both in duplicate, the day and year first above written.

MANAGER:

HENRY LAWRENCE

CITY OF ONTARIO
By:

Joe Dominick, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder

Agenda Report
December 20, 2010

To: Mayor and City Council
From: Henry Lawrence, City Manager
Subject: Fruitland/Ontario Building Inspection Agreement Addendum No. 1
Date: December 20, 2010

Summary:

Attached are the following documents:

1. Contract Expense History Summary
2. Fruitland/Ontario Addendum No. 1 – Dec. 2010
3. Fruitland/Ontario Building Inspection Agreement – Oct. 2005

Background:

The City of Ontario, Oregon and City of Fruitland, Idaho entered into an intergovernmental agreement in October 2005, wherein Fruitland agreed to assist Ontario in administering the Ontario building and mechanical permit inspection program. In exchange for 50% of the applicable inspection and plan review fees, Fruitland provides certified inspection personnel, a vehicle and related expenses.

The parties propose to extend the contract for an additional five years, with one minor revision. Paragraph 4 of the old agreement provided for a guaranteed minimum payment of \$20,000 from Ontario. The new agreement eliminates this minimum charge provision.

Financial Implications:

50% of chargeable inspection fees

Recommendation: Approve

Proposed Motion:

"I move that the City Council approval Contract Addendum No. 1 of the Fruitland/Ontario Building Inspection Agreement, and authorize the Mayor and City Manager to execute the agreement on behalf of the City of Ontario.



City of Ontario Building Permit Revenue & Contract Expense History

Fiscal Year	Total Number of Permits Issued		Building Permit Revenue	City of Fruitland Payment	State Assessment Payment	Total Disbursements	% of Total Revenue Disbursed	Balance of Bldg Permit Revenues to City Building Dept
	Structural	Mechanical						
2005	152	98	\$ 125,647.48	\$ -	\$ 4,878.21	\$ 4,878.21	3.88%	\$ 120,769.27
2006 *1/1-6/30/06	187	124	\$ 194,098.34	\$ 25,179.02	\$ 8,309.05	\$ 33,488.07	17.25%	\$ 160,610.27
2007	207	119	\$ 167,792.26	\$ 81,147.79	\$ 8,162.11	\$ 89,309.90	53.23%	\$ 78,482.36
2008	162	127	\$ 243,094.45	\$ 113,385.14	\$ 9,795.91	\$ 123,181.05	50.67%	\$ 119,913.40
2009	162	94	\$ 202,963.26	\$ 93,937.81	\$ 15,885.74	\$ 109,823.55	54.11%	\$ 93,139.71
2010	127	132	\$ 69,068.86	\$ 27,699.03	\$ 4,604.12	\$ 32,303.15	46.77%	\$ 36,765.71
2011 to 11/30/10	43	66	\$ 29,374.94	\$ 15,321.65	\$ 1,966.96	\$ 17,288.61	58.85%	\$ 12,086.33
	1,040	760	\$ 1,032,039.59	\$ 356,670.44	\$ 53,602.10	\$ 410,272.54	39.75%	\$ 621,767.05

*Contract Start Date 1/1/2006

**FRUITLAND/ONTARIO
BUILDING INSPECTION AGREEMENT,
Addendum No. 1**

THIS ADDENDUM NO. 1 to the Fruitland/Ontario Building Inspection Agreement, made and entered into this _____ day of _____, 2010, by and between the CITY OF FRUITLAND, a municipal corporation of the State of Idaho, hereinafter referred to as "Fruitland", and the CITY OF ONTARIO, a municipal corporation of the State of Oregon, hereinafter referred to as "Ontario".

WITNESSETH:

WHEREAS, on October 11, 2005, Fruitland and Ontario entered into a Building Inspection Agreement (the "Agreement") for Fruitland to assist Ontario in administering Ontario's building and mechanical permit and inspection programs; and

WHEREAS, the Agreement had an expiration date of June 30, 2010; and

WHEREAS, the parties desire to continue the Agreement on the terms and conditions set forth in this Addendum No. 1 to the Agreement.

NOW, THEREFORE, BOTH PARTIES AGREE AS FOLLOWS:

1. The Agreement is continued in full force in effect, with the following modifications:
 - a. Paragraph 4 of the Agreement, entitled "Payment", is modified by deleting the last sentence. Paragraph 4 shall read as follows:

Ontario agrees to pay for the cost of Fruitland providing the services performed pursuant to this agreement. Cost shall be determined as follows.

Ontario shall pay an amount equal to fifty percent (50%) of all chargeable fees, whether or not collected, for building, mechanical, manufactured dwellings, and applicable fire and life safety, permits issued in Ontario for structures for which inspections are requested. Chargeable fees are the fee amounts in the fee schedule that is discussed in paragraph 5 of this agreement. The payment of the aforesaid sum shall be made on or before the 15th day of each month following the month during which the services are performed.

- b. Paragraph 6 of the Agreement, entitled "Term", is modified to read as follows:

This agreement shall continue until June 30, 2015. It may be amended or modified upon the written approval of both cities. Either party upon 180 days written notice to the other may terminate this agreement. This is the entire agreement between the parties with respect to the services provided hereunder and supersedes all prior agreements, proposals or understandings relative to inspection services.

IN WITNESS WHEREOF, Ontario and Fruitland pursuant to appropriate action taken by their respective City Councils have duly caused this Addendum No. 1 to be signed by their authorized representatives as of the day and year hereafter written.

CITY OF FRUITLAND

CITY OF ONTARIO

Ken Bishop, Mayor

Joe Dominick, Mayor

Rick Watkins, City Administrator

Henry Lawrence, City Manager

ATTEST:

Tori Barnett, MMC, City Recorder

**FRUITLAND / ONTARIO
BUILDING INSPECTION AGREEMENT**

THIS agreement, made this 11th day of October, 2005 between the CITY OF FRUITLAND, a municipal corporation of the State of Idaho, herein referred to as "Fruitland", and the CITY OF ONTARIO, a municipal corporation of the State of Oregon, herein referred to as "Ontario".

WITNESSETH:

WHEREAS, Fruitland, through its Building Division has an inspection program to conduct building and mechanical plans reviews and inspections; and,

WHEREAS, Fruitland has personnel certified to perform plans review and inspections as provided in ORS Chapter 456; and

WHEREAS, Ontario has maintained a Building Inspection program for building and mechanical inspections, however, does not presently have on staff a State certified Building Official and State certified inspector; and,

WHEREAS, Ontario does require the indicated inspection services which Fruitland has the capability to perform; and

WHEREAS, Fruitland and Ontario are authorized by ORS 190.003-190.110 and other pertinent State statues of Idaho and Oregon to enter into Intergovernmental Agreements for the performance of the functions and activities herein indicated.

NOW, THEREFORE, BOTH PARTIES AGREE AS FOLLOWS:

That Fruitland will assist Ontario in administering the Ontario building and mechanical permit and inspection programs mandated by State statutes and related Ontario ordinances as follows:

1. Duties and Responsibilities of Ontario
 - a. Ontario shall receive applications for building, mechanical, and manufactured home permits, and issue permits to builders and owners.
 - b. Ontario shall calculate and collect all fees for building, mechanical, and manufactured home plan reviews and permits issued in Ontario in accordance with the fee schedule attached as Exhibit A.
 - c. Ontario shall keep records of all permits issued and shall make such records available to Fruitland upon request.
 - d. Ontario shall require builders/homeowners who are issued permits by Ontario to notify Fruitland 24 hours in advance of all inspections to be performed by Fruitland.
 - e. Ontario shall have sole authority and responsibility for determining and enforcing compliance with zoning, land use and other laws separate and distinct from the International Building, Mechanical, or Fire Codes adopted by the State of Oregon.
 - f. Ontario grants the City of Fruitland the authority to enforce and administer the International Building, Mechanical, and Fire Codes, as adopted by Ontario. The City of Fruitland accepts this authority and agrees to enforce and administer the International Building, Mechanical, and Fire Codes in Ontario. The Building Official of the City of Fruitland shall

act as Building Official for Ontario for purposes of administering the aforementioned codes including issuing stop work and similar orders. Ontario shall maintain full control and responsibility for the prosecution of any violation of the Building-related Specialty Codes referenced in this agreement. All costs of such prosecution shall be paid by Ontario.

- g. Ontario shall collect any and all fees and surcharges levied or assessed by the State of Oregon or other jurisdictions, perform all accounting functions associated therewith and make payment as appropriate.
- h. Ontario shall perform all other duties and responsibilities ordinarily associated with development and construction of the properties and structures within the City of Ontario that are not specifically enumerated below as responsibilities and duties under this agreement with Fruitland. Duties and responsibilities shall include a basic understanding of requirements for issuing building, mechanical, and manufactured home permits.
- i. Ontario shall enter into an agreement with Malheur County to provide temporary building code enforcement services, to cover periods of vacation, illness and short periods of time due to the resignation or discharge of the building official.

2. Duties and Responsibilities of Fruitland. Fruitland shall be responsible for and shall perform the following functions and activities for Ontario.

- a. Fruitland shall provide a Building Official who is State of Oregon certified to conduct plan reviews and inspections for Building, Mechanical, Fire, and Manufactured Housing related construction.
- b. Fruitland shall make all State certified inspections ordinarily performed by the State certified inspectors up to and including a final inspection. Upon completion of the final inspection, Fruitland shall notify Ontario to issue a certificate of occupancy or final inspection.
- c. Fruitland's Building Official shall attend court, testify as a witness and cooperate with Ontario's efforts to enforce applicable building codes, as the case may be.
- d. Fruitland shall perform special inspections required or necessary to be performed by certified building inspectors on existing or occupied structures in Ontario upon the request of Ontario; payment therefore shall be upon the basis set forth below.
- e. Fruitland shall prepare such information as may be required by the State Department of Commerce associated with the reporting of building inspection activities and provide such information to Ontario.
- f. Fruitland shall pick up applications and plans from Ontario, review the applications, check the plans for compliance with the building, mechanical, Fire and associated codes, and return the applications and plans to Ontario.
- g. Fruitland shall pay the wages and all related benefits to the building inspector performing the services hereunder.
- h. Upon request for inspection, from a person issued a permit by the City of Ontario, a State certified inspector will perform inspections to determine compliance for the permit holder with the applicable building codes.
- i. Fruitland shall perform the aforesaid work without giving priority to either Ontario's or Fruitland's inspection requests and shall perform said work consistent with the efficient employment of Fruitland's State certified inspector.
- j. Fruitland shall coordinate the service enumerated herein with the Ontario Development Services Department.

3. Applicable Building Code: This agreement is entered into by the parties hereto upon the assumption that the International Building, Mechanical, Fire, and Manufactured housing codes,

as promulgated by the Department of Commerce, State of Oregon, shall be the codes in effect and used by Ontario.

4. Payment: Ontario agrees to pay for the cost of Fruitland providing the services performed pursuant to this agreement. Cost shall be determined as follows.

Ontario shall pay an amount equal to fifty percent (50%) of all chargeable fees, whether or not collected, for building, mechanical, manufactured dwellings, and applicable fire and life safety, permits issued in Ontario for structures for which inspections are requested. Chargeable fees are the fee amounts in the fee schedule that is discussed in paragraph 5 of this agreement. The payment of the aforesaid sum shall be made on or before the 15th day of each month following the month during which the services are performed. Upon the completion of each fiscal year for Ontario, if the total fee paid to Fruitland is less than \$20,000, Ontario will pay an amount that will guarantee Fruitland a minimum of \$20,000 in reimbursements for the fiscal year. (July – June)

5. Fee Schedule: The fee schedule attached hereto, marked Exhibit "A" is part of this agreement as though fully set forth herein. The fee schedule may be changed from time to time by mutual agreement of the parties, in accordance with state regulations governing such fees (OAR 918-020-0220). The City of Ontario reserves the right to charge fees that are higher than the attached fee schedule but in no event shall Ontario charge fees that are less than the adopted fee schedule.

6. Term: This agreement shall have an effective date of the 30th day of January, 2006, and may be amended or modified upon the written approval of both cities and shall continue until June 30, 2010. Either party upon 180 days written notice to the other may terminate this agreement. This is the entire agreement between the parties with respect to the services provided hereunder and supercedes all prior agreements, proposals or understandings relative to inspection services.

7. Administrative Procedures: All administrative procedures governing the implementation of this agreement shall be in written form, approved by both Ontario and Fruitland prior to implementation.

8. Insurance and Indemnity: Fruitland agrees to maintain workers compensation, health and accident insurance on any building inspector employed by Fruitland who performs service under this agreement and further agrees to provide liability insurance upon any vehicle employed by such persons while performing service within Ontario.

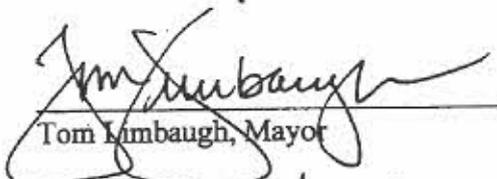
- a. Ontario shall defend, hold harmless and indemnify Fruitland against liability for damage to life or property arising from Ontario's negligent activity under this agreement, including but not limited to settlements, judgments, costs and attorneys' fees.
- b. Fruitland shall defend, hold harmless and indemnify Ontario against liability for damage to life or property arising from Fruitland's negligent activity under this agreement, including but not limited to settlement, judgments, costs and attorneys' fees.

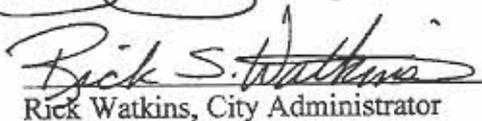
9. Coordination of Administration: The Building Official shall coordinate his/her functions with the Ontario Development Services Director or designated individual whenever necessary.

10. No Benefit to Third Parties: Ontario and Fruitland are the only parties to this Agreement and as such are the only parties entitled to enforce its terms. Nothing in this Agreement gives or shall be construed to give or provide any benefit, direct or indirect, or otherwise to third parties unless third persons are expressly described as intended to be beneficiaries of its terms.
11. Personnel. Fruitland shall have the exclusive right to select the building inspectors who will perform the services provided for by this agreement and such individuals will remain employees of Fruitland.
12. General Provisions:
 - a. Any supplement, modification or waiver of any provision of this agreement must be in writing and signed by authorized representatives of both parties.
 - b. If any portion of this agreement is found to be invalid or unenforceable, the parties agree that the remaining portions shall remain in effect. The parties further agree that in the event such invalid or unenforceable portion is an essential part of this agreement, they will immediately begin negotiations for an agreement.
 - c. If either party ever fails to enforce any right or remedy available to it under this agreement, that failure shall not be construed as a waiver of any right or remedy with respect to any other breach or failure by the other party.
 - d. This agreement will be considered null and void if not approved by the State of Idaho Attorney Generals office.

IN WITNESS WHEREOF, Ontario and Fruitland pursuant to appropriate action taken by their respective City Councils have duly caused this agreement to be signed by their authorized representatives as of the day and year hereafter written.

CITY OF FRUITLAND

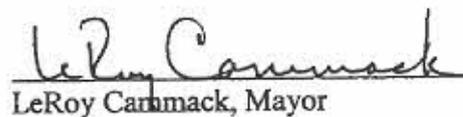

 Tom Limbaugh, Mayor


 Rick Watkins, City Administrator

Date: October 11, 2005



CITY OF ONTARIO


 LeRoy Carmack, Mayor


 Scott Trainor, City Manager

Date: October 3, 2005

ATTEST:


 Tori Ankrum, City Recorder

RESOLUTION #2005-105

A RESOLUTION INCREASING BUILDING PERMIT FEES FOR THE CITY'S BUILDING DEPARTMENT

- WHEREAS,** Current permit fees for the Building Department are not sufficient to cover the actual costs of the Department and of work performed; and
- WHEREAS,** Any surplus fees obtained will be placed in a dedicated fund for the Building Department; and
- WHEREAS,** A review should be performed every three years to evaluate the permit fees; and
- WHEREAS,** Ordinance 2534-2004 authorizes the City Council to set fees by resolution; and
- WHEREAS,** Staff requests authority to increase fees for the building department permits and related fees; and
- WHEREAS,** Staff request that the schedule entitled "City of Ontario Building Department Rates and Charges" be adopted.
- WHEREAS,** Staff requests authority to charge the fees adopted.

NOW, THEREFORE, BE IT RESOLVED by the Ontario City Council:

The Building Permit fees shall be as adopted as follows:

CITY OF ONTARIO BUILDING DEPARTMENT RATES AND CHARGES		
Building / Mechanical Permits Fees:		
Other fees may apply, see the State of Oregon Structural Specialty Code, as adopted. Valuations are determined by the Building Official or are based on Ontario's existing adopted 1994 published Building Valuation Data table as amended. Amendments are without state-specific modifier, 10% deduction for shell only buildings.		
Building Permit Fee Table:		
Total Valuation	Fee	Description
Minimum permit fee plus permit times modifier.	\$30.00 for all structural permits	Minimum fee / base
Residential		Use current fee schedule
Commercial up to 50000 sq. ft.		1.9 times figure arrived at by using current fee schedule.
50000 sq. ft. and over		Use existing fee schedule
Building Plan Review fees. Minimum of \$200.00 deposit to be paid when submitted for commercial.	65% of Building Permit Fee	This is in addition to building fees
Fire and Life Safety Plan Review Fee	40% of Building Permit Fee.	This is in addition to building fees

Sprinkler, Alarms	30% of Building Permit Fee for each plus plan review fee	This is an addition to building fees
Demolition permits.	\$50.00 residential \$100.00 commercial. \$500.00 refundable deposit.	Plans and scope of work shall be submitted showing all work. Plans may be required to be engineered. Proof of DEQ permits shall be submitted. <i>Triplex or larger.</i>
Re-inspection Fees (min charge one hour) for not being ready for called in inspection, locked out, no answer at door. Payable prior to reinspection.	\$50.00 per hr.	Per hour or fraction thereof plus seven percent state surcharge (or current state rate).
Inspections outside normal business hours (minimum charge two hours)	\$50.00 per hr.	Per hour or fraction thereof plus seven percent state surcharge (or current state rate). Fees payable prior to final inspections.
Inspection for which no fee is specifically indicated (Minimum charge of one hour)	\$50.00 per hr.	Per hour or fraction thereof plus seven percent state surcharge (or current state rate). Fees payable prior to final inspections.
Starting construction prior to obtaining a permit	Base fee. Admin/handling \$50.00. plus	Double permit fee first offense, triple permit fee second offense.
Changes, additions or revisions to approved plans will require a review. (Minimum charge of one-half hour)	\$50.00 per hr.	Per hour or fraction thereof. Fees payable prior to final inspections.
Plans submitted under SB 711,	Min fee \$150.00 plus \$50.00 per hour, min 1 hour	
Re-stamp plans.	\$20.00 for 1-5 sheets, \$50.00 for 6 and up sheets, plus	\$50.00 per hour. Min of one hour.
Temporary Residential C of O	not issued	
Residential: Notice of Satisfactory Completion Certificate	no charge	
Temporary Commercial Certificate of Occupancy	\$50.00 per request	
Additions to existing residential structures. Additions to commercial	Use building permit fee schedule for sq. ft. Fee based on valuation or sq. ft	
Commercial Certificate of Occupancy	no charge	Required by law
Mechanical Permit Fees:		

Commercial, One-and-Two Family and Manufactured Dwelling Mechanical Permit Fees for New Construction, Additions, Alterations and Repairs	Use current existing unmodified building permit schedule	Permit fee will be based on valuation of the project.
Base permit fee Minimum.	\$20.00 residential, \$30.00 commercial	Residential; .8 times the current unmodified building schedule.
Residential Mechanical Plan Review Fee	No charge	
Commercial Mechanical Plan Review		40% of Mechanical Permit Fee.
State Surcharge		7% of Mechanical Permit Fee (or current state rate).
Re-inspection Fees (min charge one hour) for not being ready for called in inspection, locked out, no answer at door.	\$50.00	Per hour or fraction thereof plus seven percent state surcharge. Payable prior to reinspection.
Inspections outside normal business hours (minimum charge two hours)	\$50.00	Per hour or fraction thereof plus seven percent state surcharge.
Inspection for which no fee is specifically indicated (Minimum charge of one hour)	\$50.00	Per hour or fraction thereof plus seven percent state surcharge .
Additional plan review required by changes, additions or revisions to approved plans (Minimum charge of one-half hour)	\$50.00	Per hour or fraction thereof. Must be paid prior to inspection.
Re-stamp plans	\$50.00	Per hour. Min of one hour. Requires a review.
Single Family Residential Fire Sprinkler System Permit Fees: (these are in addition to building fees)	initial structural fee of \$30.00 plus	
Total Square Footage Including attached garage	Fee includes plan review	
2000 sq. ft	\$75.00	
2001 sq. ft - 3,500 sq. ft	\$100.00	
3,501 sq. ft - and up	\$150.00	
Minimum fee for All signs excluding paper signs and temp banners:	\$20.00 plus \$1.00 per sq. ft.	Drawings to be submitted for all signs. Letter signs will be calculated by gross area used. Temp signs; 30 days. Vinyl, canvas etc. are exempt up to 9 sq. ft. Sandwich board signs are exempt up to 6 sq. ft. with a max. of 30 inches in height.

Signs over 20 sq. ft. or over 10 ft. high requires plan review.		Signs over 12 feet high will require the foundation to be engineered. Sign heights are measured from the top edge to grade.
Sign plan review fee	permit fee times .65	
Replace existing sign panels same size same business or new business.	permit fee times .5	
Manufactured Dwelling Installation Permit:		
Manufactured home set-up and installation fee (\$175.00 1st unit) (second unit \$100.00) (includes electrical feeder for existing services). Includes portable commercial buildings such as but not limited to classrooms etc.	\$175.00 single wide units	Includes prescriptive foundation system, plumbing and crossover connections, 30 lineal feet of sanitary sewer, storm and water lines, the \$30 state cabana fee is additional (unless state rates are modified). Manufactured home set up <u>does not</u> include; garage's, car ports, decks, patio's,
Other fees, refunds		
Phased Permitting	\$100.00 per phase	Commercial, \$100.00, residential \$75.00 per phase, in addition to the permit and plan review fee for the phase plus an additional 10% of the plan review fee.
Deferred Submittals	\$100.00 per submittal	Fee shall be 65% of the building permit fee for the particular submittal. This fee is in addition to the plan review fee for the submittal.
Refund of any plan review that has started.	\$50.00 Per hour or fraction thereof.	Minimum of \$25.00
Refund of any plan review that has been completed.	no refund -	
Refund of any building permit issued.	75% of fee paid	Building permit only and prior to any work started.
Transfer of a Building Permit	\$50.00 processing fee	
Temporary Job trailers, food vendors; when hooked to public sewer/water. Self contained see City requirements for temporary permits.	\$50.00 processing fee	
Electrical/Plumbing Permits		Issued and inspected by Malheur County

All surplus revenue will be placed in a dedicated fund for the Building Department.

Every three years a fee review will be performed to evaluate the fee structure and surplus account.

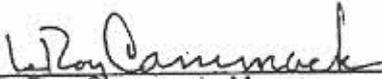
PASSED AND ADOPTED by the Ontario City Council this 4th day of April 2005,
by the following vote:

Ayes: Cummings, Gaskill, Cammack, Cheatham, Mosier, Jacobs

Nays: None

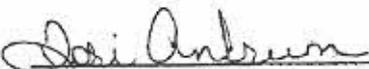
Absent: Allen

APPROVED by the Mayor this 4th day of April, 2005.



LeRoy Cammack, Mayor

Attest:



Tori Ankrum, City Recorder

COMMERCIAL
UNDER
50,000 SQ FTTABLE ~~PERMIT TO BUILD~~

LOW - HIGH	NEW BASE	SURCHARGE	PERMIT SUBTOTAL	65% PLAN REVIEW	PERMIT FEE
		7%		65%	
1 - 500	49.00	3.43	52.43	31.85	84.28
500 - 600	51.85	3.63	55.48	33.70	89.18
601 - 700	54.70	3.83	58.53	35.56	94.08
701 - 800	57.55	4.03	61.58	37.41	98.99
801 - 900	60.40	4.23	64.63	39.26	103.89
901 - 1,000	63.25	4.43	67.68	41.11	108.79
1,001 - 1,100	66.10	4.63	70.73	42.97	113.69
1,101 - 1,200	68.95	4.83	73.78	44.82	118.59
1,201 - 1,300	71.80	5.03	76.83	46.67	123.50
1,301 - 1,400	74.65	5.23	79.88	48.52	128.40
1,401 - 1,500	77.50	5.43	82.93	50.38	133.30
1,501 - 1,600	80.35	5.62	85.97	52.23	138.20
1,601 - 1,700	83.20	5.82	89.02	54.08	143.10
1,701 - 1,800	86.05	6.02	92.07	55.93	148.01
1,801 - 1,900	88.90	6.22	95.12	57.79	152.91
1,901 - 2,000	91.75	6.42	98.17	59.64	157.81
2,001 - 3,000	103.15	7.22	110.37	67.05	177.42
3,001 - 4,000	114.55	8.02	122.57	74.46	197.03
4,001 - 5,000	125.95	8.82	134.77	81.87	216.63
5,001 - 6,000	137.35	9.61	146.96	89.28	236.24
6,001 - 7,000	148.75	10.41	159.16	96.69	255.85
7,001 - 8,000	160.15	11.21	171.36	104.10	275.46
8,001 - 9,000	171.55	12.01	183.56	111.51	295.07
9,001 - 10,000	182.95	12.81	195.76	118.92	314.67
10,001 - 11,000	194.35	13.60	207.95	126.33	334.28
11,001 - 12,000	205.75	14.40	220.15	133.74	353.89
12,001 - 13,000	217.15	15.20	232.35	141.15	373.50
13,001 - 14,000	228.55	16.00	244.55	148.56	393.11
14,001 - 15,000	239.95	16.80	256.75	155.97	412.71
15,001 - 16,000	251.35	17.59	268.94	163.38	432.32
16,001 - 17,000	262.75	18.39	281.14	170.79	451.93
17,001 - 18,000	274.15	19.19	293.34	178.20	471.54
18,001 - 19,000	285.55	19.99	305.54	185.61	491.15
19,001 - 20,001	296.95	20.79	317.74	193.02	510.75
20,001 - 21,000	308.35	21.58	329.93	200.43	530.36
21,001 - 22,000	319.75	22.38	342.13	207.84	549.97
22,001 - 23,000	331.15	23.18	354.33	215.25	569.58
23,001 - 24,000	342.55	23.98	366.53	222.66	589.19
24,001 - 25,000	353.95	24.78	378.73	230.07	608.79
25,001 - 26,000	362.50	25.38	387.88	235.63	623.50
26,001 - 27,000	371.05	25.97	397.02	241.18	638.21
27,001 - 28,000	379.60	26.57	406.17	246.74	652.91
28,001 - 29,000	388.15	27.17	415.32	252.30	667.62
29,000 - 30,000	396.70	27.77	424.47	257.86	682.32
30,001 - 31,000	405.25	28.37	433.62	263.41	697.03
31,001 - 32,000	413.80	28.97	442.77	268.97	711.74
32,001 - 33,000	422.35	29.56	451.91	274.53	726.44

COMMERCIAL
UNDER
50,000 SQ FT

LOW - HIGH	NEW BASE	SURCHARGE	PERMIT SUBTOTAL	65% PLAN REVIEW	PERMIT FEE
		7%		65%	
33,001 - 34,000	430.90	30.16	461.06	280.09	741.15
34,001 - 35,000	439.45	30.76	470.21	285.64	755.85
35,001 - 36,000	448.00	31.36	479.36	291.20	770.56
36,001 - 37,000	456.55	31.96	488.51	296.76	785.27
37,001 - 38,000	465.10	32.56	497.66	302.32	799.97
38,001 - 39,000	473.65	33.16	506.81	307.87	814.68
39,001 - 40,000	482.20	33.75	515.95	313.43	829.38
40,001 - 41,000	490.75	34.35	525.10	318.99	844.09
41,001 - 42,000	499.30	34.95	534.25	324.55	858.80
42,001 - 43,000	507.85	35.55	543.40	330.10	873.50
43,001 - 44,000	516.40	36.15	552.55	335.66	888.21
44,001 - 45,000	524.95	36.75	561.70	341.22	902.91
45,001 - 46,000	533.50	37.35	570.85	346.78	917.62
46,001 - 47,000	542.05	37.94	579.99	352.33	932.33
47,001 - 48,000	550.60	38.54	589.14	357.89	947.03
48,001 - 49,000	559.15	39.14	598.29	363.45	961.74
49,001 - 50,000	567.70	39.74	607.44	369.01	976.44
50,001 - 51,000	573.40	40.14	613.54	372.71	986.25
51,001 - 52,000	579.10	40.54	619.64	376.42	996.05
52,001 - 53,000	584.80	40.94	625.74	380.12	1005.86
53,001 - 54,000	590.50	41.34	631.84	383.83	1015.66
54,001 - 55,000	596.20	41.73	637.93	387.53	1025.46
55,001 - 56,000	601.90	42.13	644.03	391.24	1035.27
56,001 - 57,000	607.60	42.53	650.13	394.94	1045.07
57,001 - 58,000	613.30	42.93	656.23	398.65	1054.88
58,001 - 59,000	619.00	43.33	662.33	402.35	1064.68
59,001 - 60,000	624.70	43.73	668.43	406.06	1074.48
60,001 - 61,000	630.40	44.13	674.53	409.76	1084.29
61,001 - 62,000	636.10	44.53	680.63	413.47	1094.09
62,001 - 63,000	641.80	44.93	686.73	417.17	1103.90
63,001 - 64,000	647.50	45.33	692.83	420.88	1113.70
64,001 - 65,000	653.20	45.72	698.92	424.58	1123.50
65,001 - 66,000	658.90	46.12	705.02	428.29	1133.31
66,001 - 67,000	664.60	46.52	711.12	431.99	1143.11
67,001 - 68,000	670.30	46.92	717.22	435.70	1152.92
68,001 - 69,000	676.00	47.32	723.32	439.40	1162.72
69,001 - 70,000	681.70	47.72	729.42	443.11	1172.52
70,000 - 71,000	687.40	48.12	735.52	446.81	1182.33
71,001 - 72,000	693.10	48.52	741.62	450.52	1192.13
72,001 - 73,000	698.80	48.92	747.72	454.22	1201.94
73,001 - 74,000	704.50	49.32	753.82	457.93	1211.74
74,001 - 75,000	710.20	49.71	759.91	461.63	1221.54
75,001 - 76,000	715.90	50.11	766.01	465.34	1231.35
76,001 - 77,000	721.60	50.51	772.11	469.04	1241.15
77,001 - 78,000	727.30	50.91	778.21	472.75	1250.96
78,001 - 79,000	733.00	51.31	784.31	476.45	1260.76
79,001 - 80,000	738.70	51.71	790.41	480.16	1270.56

COMMERCIAL
UNDER
50,000 SQ FT

LOW - HIGH	NEW BASE	SURCHARGE	PERMIT SUBTOTAL	65% PLAN REVIEW	PERMIT FEE
		7%		65%	
80,001 - 81,000	744.40	52.11	796.51	483.86	1280.37
81,001 - 82,000	750.10	52.51	802.61	487.57	1290.17
82,001 - 83,000	755.80	52.91	808.71	491.27	1299.98
83,001 - 84,000	761.50	53.31	814.81	494.98	1309.78
84,001 - 85,000	767.20	53.70	820.90	498.68	1319.58
85,001 - 86,000	772.90	54.10	827.00	502.39	1329.39
86,001 - 87,000	778.60	54.50	833.10	506.09	1339.19
87,001 - 88,000	784.30	54.90	839.20	509.80	1349.00
88,001 - 89,000	790.00	55.30	845.30	513.50	1358.80
89,001 - 90,000	795.70	55.70	851.40	517.21	1368.60
90,001 - 91,000	801.40	56.10	857.50	520.91	1378.41
91,001 - 92,000	807.10	56.50	863.60	524.62	1388.21
92,001 - 93,000	812.80	56.90	869.70	528.32	1398.02
93,001 - 94,000	818.50	57.30	875.80	532.03	1407.82
94,001 - 95,000	824.20	57.69	881.89	535.73	1417.62
95,001 - 96,000	829.90	58.09	887.99	539.44	1427.43
96,001 - 97,000	835.60	58.49	894.09	543.14	1437.23
97,001 - 98,000	841.30	58.89	900.19	546.85	1447.04
98,001 - 99,000	847.00	59.29	906.29	550.55	1456.84
99,001 - 100,000	852.70	59.69	912.39	554.26	1466.64

PERMIT: 100,001 and above - 433.00 for the first \$100,000 plus \$2.50 for each additional 1,000 sq. ft.

65%: 100,001 and above - 281/45 for the first \$100,000 plus 2.625 for each

ALL COMMERCIAL BUILDINGS OVER 50,000 SQ FEET - DOUBLE FEE
BASED ON CURRENT RESIDENTIAL BUILDING FEE SCHEDULE

RESIDENTIAL
AND
COMMERCIAL OVER 50,000 SQ FT

LOW - HIGH	BASE PERMIT FEE	SURCHARGE	PERMIT SUBTOTAL	65% PLAN REVIEW	PERMIT FEE
		7%		65%	
1 - 500	10.00	0.70	10.70	6.50	17.20
500 - 600	11.50	0.81	12.31	7.48	19.78
601 - 700	13.00	0.91	13.91	8.45	22.36
701 - 800	14.50	1.02	15.52	9.43	24.94
801 - 900	16.00	1.12	17.12	10.40	27.52
901-1,000	17.50	1.23	18.73	11.38	30.10
1,001 - 1,100	19.00	1.33	20.33	12.35	32.68
1,101 - 1,200	20.50	1.44	21.94	13.33	35.26
1,201 - 1,300	22.00	1.54	23.54	14.30	37.84
1,301 - 1,400	23.50	1.65	25.15	15.28	40.42
1,401 - 1,500	25.00	1.75	26.75	16.25	43.00
1,501 - 1,600	26.50	1.86	28.36	17.23	45.58
1,601 - 1,700	28.00	1.96	29.96	18.20	48.16
1,701 - 1,800	29.50	2.07	31.57	19.18	50.74
1,801 - 1,900	31.00	2.17	33.17	20.15	53.32
1,901 - 2,000	32.50	2.28	34.78	21.13	55.90
2,001 - 3,000	38.50	2.70	41.20	25.03	66.22
3,001 - 4,000	44.50	3.12	47.62	28.93	76.54
4,001 - 5,000	50.50	3.54	54.04	32.83	86.86
5,001 - 6,000	56.50	3.96	60.46	36.73	97.18
6,001 - 7,000	62.50	4.38	66.88	40.63	107.50
7,001 - 8,000	68.50	4.80	73.30	44.53	117.82
8,001 - 9,000	74.50	5.22	79.72	48.43	128.14
9,001 - 10,000	80.50	5.64	86.14	52.33	138.46
10,001 - 11,000	86.50	6.06	92.56	56.23	148.78
11,001 - 12,000	92.50	6.48	98.98	60.13	159.10
12,001 - 13,000	98.50	6.90	105.40	64.03	169.42
13,001 - 14,000	104.50	7.32	111.82	67.93	179.74
14,001 - 15,000	110.50	7.74	118.24	71.83	190.06
15,001 - 16,000	116.50	8.16	124.66	75.73	200.38
16,001 - 17,000	122.50	8.58	131.08	79.63	210.70
17,001 - 18,000	128.50	9.00	137.50	83.53	221.02
18,001 - 19,000	134.50	9.42	143.92	87.43	231.34
19,001 - 20,001	140.50	9.84	150.34	91.33	241.66
20,001 - 21,000	146.50	10.26	156.76	95.23	251.98
21,001 - 22,000	152.50	10.68	163.18	99.13	262.30
22,001 - 23,000	158.50	11.10	169.60	103.03	272.62
23,001 - 24,000	164.50	11.52	176.02	106.93	282.94
24,001 - 25,000	170.50	11.94	182.44	110.83	293.26
25,001 - 26,000	175.00	12.25	187.25	113.75	301.00
26,001 - 27,000	179.50	12.57	192.07	116.68	308.74
27,001 - 28,000	184.00	12.88	196.88	119.60	316.48
28,001 - 29,000	188.50	13.20	201.70	122.53	324.22
29,000 - 30,000	193.00	13.51	206.51	125.45	331.96
30,001 - 31,000	197.50	13.83	211.33	128.38	339.70
31,001 - 32,000	202.00	14.14	216.14	131.30	347.44
32,001 - 33,000	206.50	14.46	220.96	134.23	355.18

RESIDENTIAL
AND
COMMERCIAL OVER 50,000 SQ FT

LOW - HIGH	BASE PERMIT FEE	SURCHARGE	PERMIT SUBTOTAL	65% PLAN REVIEW	PERMIT FEE
		7%		65%	
33,001 - 34,000	211.00	14.77	225.77	137.15	362.92
34,001 - 35,000	215.50	15.09	230.59	140.08	370.66
35,001 - 36,000	220.00	15.40	235.40	143.00	378.40
36,001 - 37,000	224.50	15.72	240.22	145.93	386.14
37,001 - 38,000	229.00	16.03	245.03	148.85	393.88
38,001 - 39,000	233.50	16.35	249.85	151.78	401.62
39,001 - 40,000	238.00	16.66	254.66	154.70	409.36
40,001 - 41,000	242.50	16.98	259.48	157.63	417.10
41,001 - 42,000	247.00	17.29	264.29	160.55	424.84
42,001 - 43,000	251.50	17.61	269.11	163.48	432.58
43,001 - 44,000	256.00	17.92	273.92	166.40	440.32
44,001 - 45,000	260.50	18.24	278.74	169.33	448.06
45,001 - 46,000	265.00	18.55	283.55	172.25	455.80
46,001 - 47,000	269.50	18.87	288.37	175.18	463.54
47,001 - 48,000	274.00	19.18	293.18	178.10	471.28
48,001 - 49,000	278.50	19.50	298.00	181.03	479.02
49,001 - 50,000	283.00	19.81	302.81	183.95	486.76
50,001 - 51,000	286.00	20.02	306.02	185.90	491.92
51,001 - 52,000	289.00	20.23	309.23	187.85	497.08
52,001 - 53,000	292.00	20.44	312.44	189.80	502.24
53,001 - 54,000	295.00	20.65	315.65	191.75	507.40
54,001 - 55,000	298.00	20.86	318.86	193.70	512.56
55,001 - 56,000	301.00	21.07	322.07	195.65	517.72
56,001 - 57,000	304.00	21.28	325.28	197.60	522.88
57,001 - 58,000	307.00	21.49	328.49	199.55	528.04
58,001 - 59,000	310.00	21.70	331.70	201.50	533.20
59,001 - 60,000	313.00	21.91	334.91	203.45	538.36
60,001 - 61,000	316.00	22.12	338.12	205.40	543.52
61,001 - 62,000	319.00	22.33	341.33	207.35	548.68
62,001 - 63,000	322.00	22.54	344.54	209.30	553.84
63,001 - 64,000	325.00	22.75	347.75	211.25	559.00
64,001 - 65,000	328.00	22.96	350.96	213.20	564.16
65,001 - 66,000	331.00	23.17	354.17	215.15	569.32
66,001 - 67,000	334.00	23.38	357.38	217.10	574.48
67,001 - 68,000	337.00	23.59	360.59	219.05	579.64
68,001 - 69,000	340.00	23.80	363.80	221.00	584.80
69,001 - 70,000	343.00	24.01	367.01	222.95	589.96
70,000 - 71,000	346.00	24.22	370.22	224.90	595.12
71,001 - 72,000	349.00	24.43	373.43	226.85	600.28
72,001 - 73,000	352.00	24.64	376.64	228.80	605.44
73,001 - 74,000	355.00	24.85	379.85	230.75	610.60
74,001 - 75,000	358.00	25.06	383.06	232.70	615.76
75,001 - 76,000	361.00	25.27	386.27	234.65	620.92
76,001 - 77,000	364.00	25.48	389.48	236.60	626.08
77,001 - 78,000	367.00	25.69	392.69	238.55	631.24
78,001 - 79,000	370.00	25.90	395.90	240.50	636.40
79,001 - 80,000	373.00	26.11	399.11	242.45	641.56

RESIDENTIAL
AND
COMMERCIAL OVER 50,000 SQ FT

LOW - HIGH	BASE PERMIT FEE	SURCHARGE	PERMIT SUBTOTAL	65% PLAN REVIEW	PERMIT FEE
		7%		65%	
80,001 - 81,000	376.00	26.32	402.32	244.40	646.72
81,001 - 82,000	379.00	26.53	405.53	246.35	651.88
82,001 - 83,000	382.00	26.74	408.74	248.30	657.04
83,001 - 84,000	385.00	26.95	411.95	250.25	662.20
84,001 - 85,000	388.00	27.16	415.16	252.20	667.36
85,001 - 86,000	391.00	27.37	418.37	254.15	672.52
86,001 - 87,000	394.00	27.58	421.58	256.10	677.68
87,001 - 88,000	397.00	27.79	424.79	258.05	682.84
88,001 - 89,000	400.00	28.00	428.00	260.00	688.00
89,001 - 90,000	403.00	28.21	431.21	261.95	693.16
90,001 - 91,000	406.00	28.42	434.42	263.90	698.32
91,001 - 92,000	409.00	28.63	437.63	265.85	703.48
92,001 - 93,000	412.00	28.84	440.84	267.80	708.64
93,001 - 94,000	415.00	29.05	444.05	269.75	713.80
94,001 - 95,000	418.00	29.26	447.26	271.70	718.96
95,001 - 96,000	421.00	29.47	450.47	273.65	724.12
96,001 - 97,000	424.00	29.68	453.68	275.60	729.28
97,001 - 98,000	427.00	29.89	456.89	277.55	734.44
98,001 - 99,000	430.00	30.10	460.10	279.50	739.60
99,001 - 100,000	433.00	30.31	463.31	281.45	744.76

PERMIT: 100,001 and above - 433.00 for the first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof.

65%: 100,001 and above - 281/45 for the first \$100,000 plus 2.625 for each additional \$1000 or fraction thereof.

ALL COMMERCIAL BUILDINGS OVER 50,000 SQ FEET - DOUBLE RESIDENTIAL FEE

EXAMPLE:

100,000 square feet
valuation = \$3,187,000

Value	\$3,187,000.00
1st 100,000	-\$100,000.00
	\$3,087,000.00

\$8,150.50	base fee
\$10,595.65	65% plan check fee
\$1,141.07	7% state surcharge

\$28,037.72 TOTAL FEE

CITY OF ONTARIO
MECHANICAL PERMIT FEES - RESIDENTIAL
 AS OF APRIL 2005

C:\BUIK
 BUILD\ Exhibit A
 BUILDING FEES MECHANICAL
 TABLE AS OF APRIL 2005

LOW - HIGH	BASE MECH RESIDENTIAL	SURCHARGE	PERMIT SUBTOTAL
		7%	
1 - 500	28.00	1.96	29.96
500 - 600	29.20	2.04	31.24
601 - 700	30.40	2.13	32.53
701 - 800	31.60	2.21	33.81
801 - 900	32.80	2.30	35.10
901 - 1,000	34.00	2.38	36.38
1,001 - 1,100	35.20	2.46	37.66
1,101 - 1,200	36.40	2.55	38.95
1,201 - 1,300	37.60	2.63	40.23
1,301 - 1,400	38.80	2.72	41.52
1,401 - 1,500	40.00	2.80	42.80
1,501 - 1,600	41.20	2.88	44.08
1,601 - 1,700	42.40	2.97	45.37
1,701 - 1,800	43.60	3.05	46.65
1,801 - 1,900	44.80	3.14	47.94
1,901 - 2,000	46.00	3.22	49.22
2,001 - 3,000	50.80	3.56	54.36
3,001 - 4,000	55.60	3.89	59.49
4,001 - 5,000	60.40	4.23	64.63
5,001 - 6,000	65.20	4.56	69.76
6,001 - 7,000	70.00	4.90	74.90
7,001 - 8,000	74.80	5.24	80.04
8,001 - 9,000	79.60	5.57	85.17
9,001 - 10,000	84.40	5.91	90.31
10,001 - 11,000	89.20	6.24	95.44
11,001 - 12,000	94.00	6.58	100.58
12,001 - 13,000	98.80	6.92	105.72
13,001 - 14,000	103.60	7.25	110.85
14,001 - 15,000	108.40	7.59	115.99
15,001 - 16,000	113.20	7.92	121.12
16,001 - 17,000	118.00	8.26	126.26
17,001 - 18,000	122.80	8.60	131.40
18,001 - 19,000	127.60	8.93	136.53
19,001 - 20,001	132.40	9.27	141.67
20,001 - 21,000	137.20	9.60	146.80
21,001 - 22,000	142.00	9.94	151.94
22,001 - 23,000	146.80	10.28	157.08
23,001 - 24,000	151.60	10.61	162.21
24,001 - 25,000	156.40	10.95	167.35
25,001 - 26,000	160.00	11.20	171.20
26,001 - 27,000	163.60	11.45	175.05
27,001 - 28,000	167.20	11.70	178.90
28,001 - 29,000	170.80	11.96	182.76
29,000 - 30,000	174.40	12.21	186.61
30,001 - 31,000	178.00	12.46	190.46
31,001 - 32,000	181.60	12.71	194.31
32,001 - 33,000	185.20	12.96	198.16

CITY OF ONTARIO
MECHANICAL PERMIT FEES - RESIDENTIAL
AS OF APRIL 2005

LOW - HIGH	BASE MECH RESIDENTIAL	SURCHARGE	PERMIT SUBTOTAL
		7%	
33,001 - 34,000	188.80	13.22	202.02
34,001 - 35,000	192.40	13.47	205.87
35,001 - 36,000	196.00	13.72	209.72
36,001 - 37,000	199.60	13.97	213.57
37,001 - 38,000	203.20	14.22	217.42
38,001 - 39,000	206.80	14.48	221.28
39,001 - 40,000	210.40	14.73	225.13
40,001 - 41,000	214.00	14.98	228.98
41,001 - 42,000	217.60	15.23	232.83
42,001 - 43,000	221.20	15.48	236.68
43,001 - 44,000	224.80	15.74	240.54
44,001 - 45,000	228.40	15.99	244.39
45,001 - 46,000	232.00	16.24	248.24
46,001 - 47,000	235.60	16.49	252.09
47,001 - 48,000	239.20	16.74	255.94
48,001 - 49,000	242.80	17.00	259.80
49,001 - 50,000	246.40	17.25	263.65
50,001 - 51,000	248.80	17.42	266.22
51,001 - 52,000	251.20	17.58	268.78
52,001 - 53,000	253.60	17.75	271.35
53,001 - 54,000	256.00	17.92	273.92
54,001 - 55,000	258.40	18.09	276.49
55,001 - 56,000	260.80	18.26	279.06
56,001 - 57,000	263.20	18.42	281.62
57,001 - 58,000	265.60	18.59	284.19
58,001 - 59,000	268.00	18.76	286.76
59,001 - 60,000	270.40	18.93	289.33
60,001 - 61,000	272.80	19.10	291.90
61,001 - 62,000	275.20	19.26	294.46
62,001 - 63,000	277.60	19.43	297.03
63,001 - 64,000	280.00	19.60	299.60
64,001 - 65,000	282.40	19.77	302.17
65,001 - 66,000	284.80	19.94	304.74
66,001 - 67,000	287.20	20.10	307.30
67,001 - 68,000	289.60	20.27	309.87
68,001 - 69,000	292.00	20.44	312.44
69,001 - 70,000	294.40	20.61	315.01
70,000 - 71,000	296.80	20.78	317.58
71,001 - 72,000	299.20	20.94	320.14
72,001 - 73,000	301.60	21.11	322.71
73,001 - 74,000	304.00	21.28	325.28
74,001 - 75,000	306.40	21.45	327.85
75,001 - 76,000	308.80	21.62	330.42
76,001 - 77,000	311.20	21.78	332.98
77,001 - 78,000	313.60	21.95	335.55
78,001 - 79,000	316.00	22.12	338.12
79,001 - 80,000	318.40	22.29	340.69

CITY OF ONTARIO
MECHANICAL PERMIT FEES - RESIDENTIAL
AS OF APRIL 2005

LOW - HIGH	BASE MECH RESIDENTIAL	SURCHARGE	PERMIT SUBTOTAL
		7%	
80,001 - 81,000	320.80	22.46	343.26
81,001 - 82,000	323.20	22.62	345.82
82,001 - 83,000	325.60	22.79	348.39
83,001 - 84,000	328.00	22.96	350.96
84,001 - 85,000	330.40	23.13	353.53
85,001 - 86,000	332.80	23.30	356.10
86,001 - 87,000	335.20	23.46	358.66
87,001 - 88,000	337.60	23.63	361.23
88,001 - 89,000	340.00	23.80	363.80
89,001 - 90,000	342.40	23.97	366.37
90,001 - 91,000	344.80	24.14	368.94
91,001 - 92,000	347.20	24.30	371.50
92,001 - 93,000	349.60	24.47	374.07
93,001 - 94,000	352.00	24.64	376.64
94,001 - 95,000	354.40	24.81	379.21
95,001 - 96,000	356.80	24.98	381.78
96,001 - 97,000	359.20	25.14	384.34
97,001 - 98,000	361.60	25.31	386.91
98,001 - 99,000	364.00	25.48	389.48
99,001 - 100,000	366.40	25.65	392.05

PERMIT: 100,001 and above - 433.00 for the first \$100,000 plus \$2.50 for

CITY OF ONTARIO
MECHANICAL PERMIT FEES - COMMERCIAL
AS OF APRIL 2005

LOW - HIGH	BASE MECH COMMERCIAL	SURCHARGE	PERMIT SUBTOTAL	40% PLAN REVIEW	PERMIT FEE
		7%		40%	
1 - 500	40.00	2.80	42.80	16.00	58.80
500 - 600	41.50	2.91	44.41	16.60	61.01
601 - 700	43.00	3.01	46.01	17.20	63.21
701 - 800	44.50	3.12	47.62	17.80	65.42
801 - 900	46.00	3.22	49.22	18.40	67.62
901 - 1,000	47.50	3.33	50.83	19.00	69.83
1,001 - 1,100	49.00	3.43	52.43	19.60	72.03
1,101 - 1,200	50.50	3.54	54.04	20.20	74.24
1,201 - 1,300	52.00	3.64	55.64	20.80	76.44
1,301 - 1,400	53.50	3.75	57.25	21.40	78.65
1,401 - 1,500	55.00	3.85	58.85	22.00	80.85
1,501 - 1,600	56.50	3.96	60.46	22.60	83.06
1,601 - 1,700	58.00	4.06	62.06	23.20	85.26
1,701 - 1,800	59.50	4.17	63.67	23.80	87.47
1,801 - 1,900	61.00	4.27	65.27	24.40	89.67
1,901 - 2,000	62.50	4.38	66.88	25.00	91.88
2,001 - 3,000	68.50	4.80	73.30	27.40	100.70
3,001 - 4,000	74.50	5.22	79.72	29.80	109.52
4,001 - 5,000	80.50	5.64	86.14	32.20	118.34
5,001 - 6,000	86.50	6.06	92.56	34.60	127.16
6,001 - 7,000	92.50	6.48	98.98	37.00	135.98
7,001 - 8,000	98.50	6.90	105.40	39.40	144.80
8,001 - 9,000	104.50	7.32	111.82	41.80	153.62
9,001 - 10,000	110.50	7.74	118.24	44.20	162.44
10,001 - 11,000	116.50	8.16	124.66	46.60	171.26
11,001 - 12,000	122.50	8.58	131.08	49.00	180.08
12,001 - 13,000	128.50	9.00	137.50	51.40	188.90
13,001 - 14,000	134.50	9.42	143.92	53.80	197.72
14,001 - 15,000	140.50	9.84	150.34	56.20	206.54
15,001 - 16,000	146.50	10.26	156.76	58.60	215.36
16,001 - 17,000	152.50	10.68	163.18	61.00	224.18
17,001 - 18,000	158.50	11.10	169.60	63.40	233.00
18,001 - 19,000	164.50	11.52	176.02	65.80	241.82
19,001 - 20,001	170.50	11.94	182.44	68.20	250.64
20,001 - 21,000	176.50	12.36	188.86	70.60	259.46
21,001 - 22,000	182.50	12.78	195.28	73.00	268.28
22,001 - 23,000	188.50	13.20	201.70	75.40	277.10
23,001 - 24,000	194.50	13.62	208.12	77.80	285.92
24,001 - 25,000	200.50	14.04	214.54	80.20	294.74
25,001 - 26,000	205.00	14.35	219.35	82.00	301.35
26,001 - 27,000	209.50	14.67	224.17	83.80	307.97
27,001 - 28,000	214.00	14.98	228.98	85.60	314.58
28,001 - 29,000	218.50	15.30	233.80	87.40	321.20
29,000 - 30,000	223.00	15.61	238.61	89.20	327.81
30,001 - 31,000	227.50	15.93	243.43	91.00	334.43
31,001 - 32,000	232.00	16.24	248.24	92.80	341.04
32,001 - 33,000	236.50	16.56	253.06	94.60	347.66