

## RESOLUTION #20- 115

### AUTHORIZATION FOR FULL RELEASE OF SURETY

**WHEREAS**, the **Bonner County Board of Commissioners** and **Langley Properties, LLC.**, hereafter referred to as **Applicant** entered into a surety agreement on October 23, 2018, in the amount of **\$37,000.00** for completion of the sewer improvements for the plat of Merle's Estates, File #S1888-17; and

**WHEREAS**, the above described improvements have been constructed by the Applicant with regard to certain real property described, as follows:

**THAT PROPERTY DEPICTED ON THE PLAT OF MERLE'S ESTATES, AS RECORDED IN BOOK 13 OF PLATS, PAGE 56, RECORDS OF BONNER COUNTY, IDAHO.**

**WHEREAS**, a surety in the said amount was posted in the form of a **cashier's check** for the specified improvements; and


**WHEREAS**, the Coolin Sewer District certified in a letter dated August 29, 2020, that the improvements to the property regarding the sewer plan have not failed pursuant to the conditions of approval for the subdivision.

**NOW, THEREFORE**, the Bonner County Board of Commissioners hereby accepts the sewer improvements as complete subject to the terms of the surety agreement, File #S1888-17, and hereby authorizes the final release of the surety or **\$18,500.00**. The Board of Commissioners hereby further authorizes the Bonner County Treasurer to release as soon as practical, allowing sufficient time for processing, said **\$18,500.00** of the surety specified herein.

**BONNER COUNTY BOARD OF COMMISSIONERS:**

  
Dan McDonald, Chairman

  
Jeff Connolly, Commissioner

  
Steve Bradshaw, Commissioner

Jess Webster  
By Deputy Clerk

B. Wilson

**Merle's Estates**  
**Surety Release - Planning Department File #1888-17**  
**Page | 2**



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

September 1, 2020

### Memorandum

To: Board of County Commissioners

From: Milton Ollerton, Planning Director

Re: Full Surety Bond Release, Merle's Estate, File #S1888-17

Merle's Estates is a 14 lot subdivision located in the Priest Lake area between Dickensheet and Eastriver Road. The final plat was approved with the placement of the surety on October 23, 2018. The sewer improvement surety was for the cost, plus 50%, of installing the sewer upgrades as required by the Coolin, Cavanaugh Sewer District in the amount of \$37,000.

Once the improvements are deemed completed, the surety is reduced to 50% of the original amount and is maintained for one more year to guarantee workmanship and ensure materials are not defective. Once the year passes and workmanship and materials are verified the full surety is released.

The year is complete and the developer is requesting a full release of the bond. A letter from Coolin, Cavanaugh Sewer District confirming there are no defects in the installation is included with the memo. This project is deemed complete and the surety can be released in full, a final amount of \$18,500.

The resolution is attached.

A handwritten signature in black ink, appearing to read "Milton Ollerton".

Legal Review: \_\_\_\_\_

Distribution: Milton Ollerton  
Jeannie Welter  
Cheryl Piehl

(Recommendation)

Staff recommends the Board approve the resolution releasing, in its entirety, the surety bond due for the completion of the requirements for Merle's Estate, File S1888-17.

Based on the information before us, I move to approve Resolution Number 200-65 releasing, in its entirety, the cash surety for Merle's Estate File #S1888-17.

Recommendation Acceptance: ☒ Yes ☐ No

 Date: 9/8/20

Commissioner Dan McDonald, Chairman

To: Coolin, Cavanaugh Sewer District

Chris Morris

From: Janet Langley, Langley Properties, LLC

Subject: Verification of sewer installation

Date: August 29, 2020

This is to certify that no improvements have failed on the subdivision of Merle's Estates. The surety bond may be released.

  
Chris Morris, in charge of inspection for the Sewer District

**RECEIVED**

AUG 31 2020

BONNER COUNTY  
PLANNING DEPARTMENT