

OFFICIAL IBSD MINUTES

OCTOBER 28, 2011
IONA-BONNEVILLE SEWER DISTRICT (IBSD)
SPECIAL BOARD MEETING

Meeting called to order by Chairman Kelly Howell at: 3:07 p.m.

Board Members Present: Kelly Howell (Chairman); Mike Klingler (via teleconference); Jason Blundell; Glen Clark; Robert Esplin

IBSD Staff: Cindy Wellman, Manager; Donna Bridges, Field Coordinator

Attorney: Tony Sasser, Sasser Law Office

Public: Greg Johnson, Sawmill Woodworks; Dean Mortimer, Comfort Construction; Marvin Fielding, Schiess & Associates

Agenda Items:

1. Fairmont lift station easement access – Greg Johnson
2. Ammon Park Connection Fees – Dean Mortimer
3. Adjournment

Meeting minutes: For additional information, please reference the meeting recording.

Mr. Howell asked if there were items to be added to the agenda. Ms. Wellman stated that Mr. Dean Mortimer asked to be placed on the agenda to discuss his connection fees for Ammon Park. Mr. Blundell asked what the urgency is regarding the connection fees. Ms. Wellman stated that Mr. Mortimer does not want additional delays to his project.

MOTION: Mr. Blundell made a motion to add to the agenda Ammon Park Connection Fees – Dean Mortimer. **MOTION SECONDED:** Mr. Klingler seconded. **MOTION PASSED:** 3-0 (Yay: Mr. Klingler, Mr. Blundell, Chairman Howell; Nay: Mr. Clark, Mr. Esplin)

00:02:25

00:02:25 **FAIRMONT LIFT STATION EASEMENT ACCESS – GREG JOHNSON**

Mr. Howell stated that the Board was recently made aware by Greg Johnson that the easement for the lift station in Fairmont Estates was not adequate for access for maintenance. Mr. Johnson is building a home on the lot just south of the lift station and would like to construct a fence. The lift station is on deeded property with easements but the south side of the deeded lot does not have an easement. The City of Idaho Falls has stated that an additional 10 feet is needed to allow their truck access for maintenance.

Mr. Johnson is willing to work with IBSD and would like a proposal. The additional square footage is approximately 150 S.F. The lot size is 0.28 acres.

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Mr. Klingler believes that there was an agreement with the developer, Eric Scoresby, proposing this lot would not be built on. The staff checked with Bonneville County Recorder's office and nothing has been recording for this lot. The only easements are the ones shown on the original plat. Mr. Johnson would like the easement on the east side of the property to be deeded to IBSD so there is no future question. He plans to install the fence on the existing easement line on the eastside and would grant IBSD a 10-foot easement on the sound side of the lift station.

MOTION: Mr. Clark made a motion that in exchange for receiving the property from Greg Johnson IBSD will rebate the price of the connection fee, pay for the survey and have the pavement cut from the property. **MOTION SECONDED:** Motion failed for lack of second.
00:15:10

Mr. Clark stated that this has to be done and he believes Mr. Johnson is being fair and needs to be justly compensated. The Board discussed various options for compensating Mr. Johnson. The estimated cost for surveying would be about \$500.00.

MOTION: Mr. Blundell made a motion to waive the connection fee and provide a survey; Mr. Johnson will take care of cutting and removing the pavement on his property and deed the Eastern easement plus the new piece to IBSD to allow permanent access. **MOTION SECONDED:** Mr. Esplin seconded. **MOTION PASSED:** 5-0 (Yay: Mr. Klingler, Mr. Blundell, Mr. Clark, Mr. Esplin, and Chairman Howell)
00:24:00

The Board requested Schiess & Associates to perform the survey as soon as possible so Mr. Johnson can install the fence.
00:28:15

00:28:15 **AMMON PARK CONNECTION FEES - DEAN MORTIMER**

Mr. Dean Mortimer stated at the previous meeting he understood there would be a connection fee for each unit for his proposed strip center but was surprised by the fee of \$12,950.00 (\$1,850.00 for seven units). He believes this is high and unreasonable.


Mr. Blundell stated that other entities also charge a connection fee per unit but on a build out basis. He also noted the Facility Planning study is in process which will have recommendations on connection fees and if the ones in place are appropriate.

Mr. Mortimer proposed doing some additional research on permitting and coming back to the Board. Ms. Wellman will put this on the agenda for the next meeting.
00:39:00

00:39:00 **ADJOURNMENT**

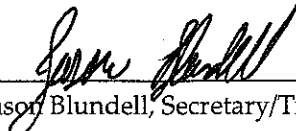
The meeting Adjourned at 3:50 p.m.

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John Price, Chairman of the Board of Directors
Kelly Howell

11-30-11
Date



Jason Blundell, Secretary/Treasurer

11/18/11
Date