

OFFICIAL IBSD MINUTES

OCTOBER 6, 2016
IONA-BONNEVILLE SEWER DISTRICT (IBSD)
SPECIAL BOARD MEETING

Meeting called to order by Chairman Jason Blundell at: 7:05 p.m.

Board Members Present: Jason Blundell (Chairman); Robert Esplin; Matt Porter; Stephanie Bird; Brady Belliston

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

Attorney: Tony Sasser, Sasser Law Office (absent)

Public: Dave Noel, Forsgren & Associates

Agenda Items:

1. Discussion of establishing policy for IBSD infrastructure improvements by District and outside entities

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

00:00:00 **DISCUSSION OF ESTABLISHING POLICY FOR IBSD INFRASTRUCTURE IMPROVEMENTS BY DISTRICT AND OUTSIDE ENTITIES**

Mr. Blundell welcomed everyone to the meeting. The purpose of the meeting is to discuss possible ideas for establishing a policy for infrastructure improvements that will potentially be made by the District. This is a follow up to discussions at previous meetings. The Board decided to have a special meeting to discuss this issue more in depth.

Mr. Esplin believes that the current policy of having the developer take on all the costs of improvements without the ability to recoup some of the costs is unfair. At the same time he does not think the District should subsidize developments at the cost of the patrons. Mr. Belliston believes there are two different issues. One is that a developer runs a mainline to get to a development then later others benefit by connecting to this line. The other issue is requiring lines to be bigger than is needed for the development.

Mr. Noel stated that there are state guidelines that prevent a public entity for speculation. At the same time entities do need to be aware of and plan for future use. The District should avoid having current patrons pay for structures that benefit future developers. A tool that has been put in place to help with this is to have agreements to reimburse the developer if anyone else connects to this line. There are a couple ways to allow the reimbursement, one way is percentage of usage and cost based on capacity. The other way is frontage fee which is a fee per foot based on the linear feet of the line in front of the property.

There are instances where the line is installed deeper than the developer requires. This is not a cost that is recovered by the Developer. If an 8-inch is required verses a larger size, then the cost

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difference of the pipe would be reimbursable. This would be part of a development agreement with the Developer.

One of the problems with undeveloped areas that are in the District, primarily in Panorama Hills, is property owners are requesting letters that will allow them to install septic tanks. There are sewer lines in some of the areas but not all and there are areas that have not been completed. Mr. Belliston does not understand why this is responsibility of the District to be a developer. Ms. Wellman has concerns about these area being part of the District, with all the rights that provides, but are not receiving service.

00:47:00

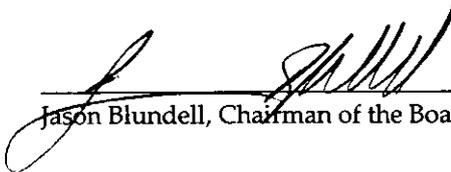
Mr. Noel stated that another way to construct infrastructure is to create a Local Improvement District, or LID. An LID assists individuals in getting services to their properties. It does appear that the Rydalch family is the primary owner of most of the lots in question. There are not any services or paved roads in this area.

Mr. Blundell suggested having Mr. Sasser prepare a Development Agreement for Mackay Acres that requires that a 10-inch line be installed. Since this is bigger than the Developer requires there should be a way for them to recoup their costs.

01:00:30

01:00:30 **ADJOURNMENT**

The meeting adjourned at 8:06 p.m.



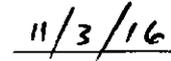
Jason Blundell, Chairman of the Board of Directors



Date



Matt Porter, Secretary/Treasurer
Brady Belliston - Director



Date