

OFFICIAL IBSD MINUTES

JANUARY 22, 2014
IONA-BONNEVILLE SEWER DISTRICT (IBSD)
MONTHLY BOARD MEETING

Meeting called to order by Chairman Kelly Howell at: 7:00 p.m.

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

IBSD Staff: Cindy Wellman, Manager

Attorney: Tony Sasser, Sasser Law Office

Public: Christian Taylor, Taylor Construction; Tory Taylor, Taylor Construction

Agenda Items:

1. R. Jay Taylor Construction/ Ridgeview Subdivision: Discussion
2. Policy Manual: Discussion
3. Fairmont Lift Station: Update/Discussion
4. 2014 Aerial Photography with City of Idaho Falls
5. Approval of bills

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

00:00:00 **R. JAY TAYLOR CONSTRUCTION/ RIDGEVIEW SUBDIVISION:
DISCUSSION**

Tory Taylor, with Taylor Construction, introduced himself to the Board. He referred to an article in the Post Register announcing that School District #93 is planning on building schools on a property to the east of Ridgeview Estates. Taylor Construction is the original developer of Ridgeview and had a development agreement with IBSD for an area of 100 acres but they only developed 23 of those acres. As part of this agreement IBSD required them to improve and make changes to the infrastructure on First Street. Mr. Taylor is requested that a pro rata share of the expense of the construction be passed to School District #93 as part of the School's Development Agreement.

Mr. Sasser stated that this is a request that could be made of School District #93 if the Board decides but it is unknown how they will respond. The pro rata rate that Taylor Construction is requesting is based on their total cost of the improvements divided by the total acreage of the area minus what they developed. They would have liked to continued developing the area but the owner sold the property to the school.

Mr. Klingler believes that this would set a precedent to have other developers who have installed infrastructure come back and make the same requests. He understands the developer has made

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an investment but it is a gamble for the developer. There are several other subdivisions in the District where developers were required to install infrastructure offsite for a project.

Mr. Taylor believes this is not an unprecedented situation. He noted the construction for the Rigby High School in Jefferson County where they bought into the sewer system. Mr. Klingler can see this being a mess with developers requesting reimbursement for systems put in years ago. Mr. Howell noted his experience with water lines where a "sunset" clause is put in the agreement where the developer has the possibility of being reimbursed for a period of time.

Mr. Blundell stated he believes this is a reasonable request since the developer has to put out an investment for the use of others. Neither a commitment or agreement has been made to School District #93.

Mr. Sasser recommended including the School District in this conversation before making a decision. He could foresee the School opposing this agreement since they were not a party to the original agreement. He is not comfortable with moving forward with making an arrangement to have the school reimburse the developer at this time.

MOTION: Mr. Blundell made a motion that IBSD make a good faith effort to collect a pro rata portion of about \$65,000.00 or an amount deemed fair from School District #93 or whoever develops the remaining portion of the 100 acres noted in the development agreement with Taylor Construction when a development agreement for the remaining acreage is executed.

MOTION SECONDED: Mr. Howell seconded. **MOTION FAILED:** 2-2 (Yay: Mr. Blundell, Chairman Howell; Nay: Mr. Klingler Mr. Esplin.)
00:48:15

The Board will keep this issue in mind when School District #93 requests service and it can be discussed again at a later date. The School is in the process of requesting bonds for new schools.

Mr. Taylor asked what the status of his development agreement is since it covers the entire 100 acre parcel. Mr. Klingler noted that this agreement was made with Taylor Construction for land they did not own.

Mr. Sasser asked if the Board would like him to write a letter notifying the School about this request and was directed to do so.
00:53:45

00:53:45 **POLICY MANUAL: DISCUSSION**

The policy manual has been updated with changes and formatting that were suggested at previous meetings. The Board reviewed a few sections and asked that the requirement to have a public hearing for the approval of policies be removed.

Mr. Sasser suggested a review of commercial connections fees since it is known that there will be requests for larger commercial developments in the near future. He suggested having a special meeting to discuss this and how the Board would like to proceed with connection fees.

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Currently commercial connection fees are a base fee plus a fixture fee. Mr. Klingler is concerned this will not allow enough revenue to keep the system maintained.

A special meeting to discuss connection fees is scheduled for February 12th at 7:00 p.m. It is requested that Kevin Harris of Forsgren Associates be invited to give options on establishing rates for commercial connections.

01:16:50

01:16:50 FAIRMONT LIFT STATION: UPDATE/DISCUSSION

Ms. Wellman informed that Board that the lot where the Fairmont lift station is located is still in Eric Scoresby name and he has been receiving a property taxes bill for the lot. She is working on getting the lot deeded into IBSD name. In the meantime she paid the 2013 tax bill so it would not be delinquent until this issue is resolved.

01:22:40

01:22:40 2014 AERIAL PHOTOGRAPHY WITH CITY OF IDAHO FALLS

Derek Bates, with the City of Idaho Falls, has sent an email asking if IBSD would like to participate in a new aerial photography project for 2014. IBSD participated and obtained photography data in the 2012 project. The Board discussed participating and only requesting information for quadrants that have improvements. The office is not currently using the existing data due to the GIS not being implemented. The Board agreed to just wait and not participate in the 2014 project.

Ms. Wellman also noted that Bonneville County has contacted her regarding their project which utilizes photography. She will let the Board know as more information is known regarding this project is known.

01:29:10

01:29:10 APPROVAL OF BILLS

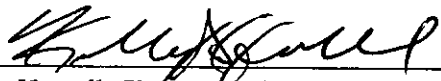
MOTION: Mr. Blundell made a motion to pay the bills. **MOTION SECONDED:** Mr. Klingler seconded. **MOTION PASSED:** 4-0 (Yay: Mr. Klingler, Mr. Blundell, Mr. Clark, Mr. Esplin, and Chairman Howell)

01:40:00

01:40:00 ADJOURNMENT

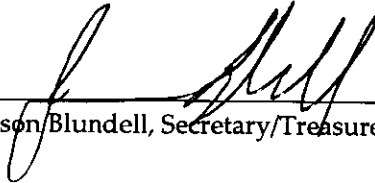
The meeting adjourned at 8:45 p.m.

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Kelly Howell, Chairman of the Board of Directors

2-26-2014
Date



Jason Blundell, Secretary/Treasurer

02/26/14
Date

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BONNEVILLE SEWER DISTRICT

Monthly Expenses - January 22, 2014

ACE Hardware	Office Supplies	\$	52.98
AFLAC	Insurance	\$	464.10
Amazon.com	Office Supplies	\$	5.61
Bank of Commerce	Replenish Office Account	\$	1,619.61
BK Professional Services	Lawn Maintenance	\$	897.50
Blue Skies Product Distributing	Bottled Water for Office	\$	10.00
Bonneville County Taxes	Property Taxes	\$	921.03
Buff N Shine Building Maint.	Office Cleaning	\$	165.00
Caselle	Software Support	\$	598.67
Century Link	Telecommunications	\$	315.41
Chase Paymentech	Merchant Processing Fees	\$	337.16
City of Ammon	Sewage Treatment - Below the Meter	\$	8,128.00
City of Idaho Falls	Sewage Treatment/Maintenance	\$	56,528.40
Eagle Rock Sanitation	Trash - Yearly	\$	180.00
Electrical Support Services	Building Maintenance-Additional Circuits	\$	210.00
Falls Water	Office water and sewer line flushing	\$	58.75
Forsgren Associates	Wildwood lift force main design	\$	3,370.00
Healthsmart Benefit	NCPERS - PERSI Ins	\$	32.00
Intermountain Gas	Office Utility - Gas	\$	69.15
Lincoln Employee Benefit	Payroll, Employee, Board	\$	18,609.46
Mountain West Title & Escrow	Book/Lien Guarantee - Fairmont Lift Station	\$	125.00
PC Plus	IT Support	\$	487.50
Post Register	Legal Notice - 2014 Monthly Meetings	\$	71.37
Rocky Mountain Power	Utility - Lifts, Meters, Office,	\$	718.62
Sam's Club	Office Supplies	\$	74.24
Sasser Law Office	Legal	\$	2,247.50
United Mailing Direct	Monthly Statements	\$	2,009.76
Utility Billing - Refunds	Refunds to patrons	\$	86.00
Xpress Bill Pay	Online Banking	\$	1,020.50

Total \$ 99,413.32