

# OFFICIAL IBSD MINUTES

JUNE 22, 2011

## IONA-BONNEVILLE SEWER DISTRICT (IBSD) MONTHLY BOARD MEETING

Meeting called to order by Chairman John Price at: 7:00 p.m.

**Board Members Present:** John Price (Chairman); Mike Klingler; Jason Blundell; Glen Clark; Kelly Howell

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

**Attorney:** Tony Sasser, Sasser Law Office

**Public:** Sally Price, patron; Richard Clayton, Clayton Real Estate; Brandon Lerwill, Action Excavation; Mitchell Greer, Rocky Mountain Engineering; Jay Cornchison, Rocky Mountain Engineering; Dan Gubler, Bonneville County Fire Commission; Jeff Freiberg, Keller & Associates; Paul Scoresby, Schiess & Associates; Bob Larson, Eagle Farms; Lee Radford, Attorney for Eagle Farms; Shane Thomas, Eagle Farms; Daniel Meda, Eagle Farms

### Agenda Items:

1. PUBLIC HEARING: Annexation for property owned by Catherine Linderman
2. Rocky Mountain Engineering: Introduction to IBSD Board of Directors
3. Eagle Farms: Discussion regarding connection to IBSD sewer line
4. Fire station sewer connection – Dan Gubler
5. Manhole condition report
6. Panorama Hills update: Schiess & Associates
7. Engineer supervision re: Ammon separation – Sasser Law Office
8. Building update: Landscape options for IBSD lot, ventilation quotes, security quotes, map storage quotes
9. Agenda item revision
10. Approval of minutes: 06/02/11, 06/09/2011 and 06/15/2011
11. Payment of bills
12. Executive Session: Idaho Code 67-2345 (1)-(f)
13. Adjournment

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

00:00:00            **PUBLIC HEARING: ANNEXATION FOR PROPERTY OWNED BY  
CATHERINE LINDERMAN**

The Chairman opened the public hearing requesting comments for or against from patrons for the annexation of the property owned by Catherine Linderman. No one in attendance had any comments or objections to the petition for annexation and the Board has agreed to this as long as this property could be served with gravity lines.

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**MOTION:** Mr. Klingler made a motion to annex the property described in the petition.

**MOTION SECONDED:** Mr. Howell seconded. **MOTION PASSED:** 4-0 (Yay: Mr. Klingler, Mr. Blundell, Mr. Clark, Mr. Howell; Chairman Price abstains)

00:03:55

00:03:55            **ROCKY MOUNTAIN ENGINEERING: INTRODUCTION TO IBSD BOARD OF DIRECTORS**

Mitchell Greer, owner and Principal Engineer for Rocky Mountain Engineering, introduced himself and his firm to the Board. His company has a lot of work experience with sewer projects. His firm provides honest engineering at an honest wage. He tries to provide good recommendations so that the client can make good decisions. His staff is experienced and a waste water engineer is on staff.

Upon being asked by Mr. Clark, Mr. Greer stated that they have worked for the City of Ammon in the past but do not have ongoing projects nor are they pursuing projects at this time.

00:10:40

00:10:40            **EAGLE FARMS: DISCUSSION REGARDING CONNECTION TO IBSD SEWER LINE**

Shane Thomas, Eagle Farms, is asking to revisit a request to connect to IBSD lines. The proposal is for up to 10,000 gallons per day discharge. He provided information regarding the strength of discharge. Mr. Price stated that he does not believe there is any objection to having Eagle Farms connect as long as the capacity is available. Ms. Bridges stated that Kevin Harris, Forsgren Engineering, has reviewed flow data from meters placed by the City of Idaho Falls as well as visually inspected the flow in several manholes on Lincoln Road and it appears that the line does have capacity for additional flow. The line was also verified as being 21-inch in size.

Eagle Farms had previously requested 80,000 gallons per day but have reduced that amount by recycling. It was requested that a flow meter be required so that flow could be monitored. Lee Radford stated that he has spoken with Chad Stanger who shared some experiences Idaho Falls has had with fresh pack sheds.

A connection fee will need to be determined for an industrial user since IBSD does not currently have a policy. The Board requested the staff research and find out the rates and criteria in place with other municipalities.

00:24:30

00:24:30            **FIRE STATION SEWER CONNECTION – DAN GUBLER**

Dan Gubler stated Bonneville County is in the process of constructing a fire station on Leihm Lane. The plans have been submitted, the building is a commercial building with a grease trap in the garage. The sewer line for Falls Water currently cuts through the property. Falls Water has been requested to relocate the cleanout. He is also requesting that the connection and monthly fees be waived since this is tax payer funds.

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Mr. Price stated the monthly fees are hard to negotiate since that is an actual cost to the District.  
Mr. Price stated the lateral line is the responsibility of the owner and does not impact IBSD.

Mr. Blundell stated that the information the Manager found was that it is not typical for fees to be waived for other government entities. The Board requested that the manager look into it further.

00:37:25

00:37:25           **MANHOLE CONDITION REPORT**

Ms. Bridges stated that the manhole condition report was given to a few contractors for bids. Brandon Lerwill , Action Excavation, came to the meeting to share a couple ideas regarding the scope of work for the sixty-plus manholes requiring .

Mr. Lerwill stated that the list is a myriad of work items. He did not feel comfortable giving a flat rate bid so he is proposing a time and materials cost at a discounted rate. Some of the items are extensive so he is not sure if the total will be less than the \$25,000 limit for bid but a “not to exceed” clause could be included in the contract. Ms. Bridges stated Landon Excavation has also submitted a bid for the project.

00:44:30

00:44:30           **PANORAMA HILLS UPDATE: SCHIESS & ASSOCIATES**

Paul Scoresby reported to the Board what he determined when looking at what is required to accept the lift station at Panorama Hills. He interviewed City of Idaho Falls Sewer Superintendant who stated the entire system has to be accepted, not just portions, in order for them to take over maintenance.

He also interviewed the developer, Brady Belliston, who would like to have the development accepted but does not have the funds to complete the development. Mr. Scoresby suggested that the developer remove part of the development from the scope of the project in order to get a portion accepted.

Mr. Price suggested a work meeting with the City of Idaho Falls, Brady Belliston and IBSD to develop a plan so that the lines and lift station can be accepted. Mr. Scoresby commented on the fact that other entities are dealing with this problem since the economic downturn.

00:55:40

00:55:40           **ENGINEER SUPERVISION RE: AMMON SEPARATION – SASSER LAW OFFICE**

Mr. Sasser recommended having an engineer review the Midway/Eagle Interceptor plans and also to have an IBSD representative onsite. The preconstruction meeting is July 18, 2011 so it would be ideal to have someone selected by then. The Board agreed and discussed how often they would like a representative onsite.

**MOTION:** Mr. Klingler made a motion to advertise a Request for Proposal for Engineering Services. **MOTION SECONDED:** Mr. Clark seconded. **MOTION PASSED:** 4-0 (Yay: Mr. Klingler, Mr. Blundell, Mr. Clark, Mr. Howell; Chairman Price abstains)

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01:03:00

Mr. Blundell asked that the RFP be for specific services and the Board will make a decision based on submittals.

01:04:10

01:04:10           **BUILDING UPDATE: LANDSCAPE OPTIONS FOR IBSD LOT,  
VENTILATION QUOTES, SECURITY QUOTES, MAP STORAGE QUOTES**

The Board discussed if the lot recently purchased next to the building should be landscaped. Mr. Clark suggested bringing the lot up to grade and landscaping with a sprinkler system. Mr. Howell suggested building a storage building and leasing it to BLM; Mr. Gubler stated that he had wanted to purchase the lot before IBSD had for a building to be used by BLM. The Board discussed and decided to wait to make a decision.

Ms. Wellman stated she would like to acquire map storage for the construction drawings in the office. She researched and put a couple bids together for the Boards review. The Board discussed whether to have hanging files or rolled storage and directed Ms. Wellman to proceed with ordering storage.

Ms. Wellman has made some inquiries for Security Systems with varying price ranges. She needs a little more time to make sure the information from each vendor is the same.

Ms. Wellman also stated she is experiencing the same issue with bids for the ventilations. She has received quotes but each has a different approach to fixing the ventilation issues in the basement so she needs more time for review.

01:29:00

01:29:00           **AGENDA ITEM REVISION**

Mr. Sasser stated there needs to be a cure to the meeting minutes for the emergency meeting held on June 15, 2011. He stated the agenda should have noted the code and reason for the meeting.

**MOTION:** Mr. Klingler made a motion to amend the minutes for the emergency meeting held June 15, 2011 to state pursuant to Idaho Code 67-2343 (2) a special meeting was held and an emergency situation was presented involving immediate financial loss. **MOTION SECONDED:** Mr. Clark seconded. **MOTION PASSED:** 4-0 (Yay: Mr. Klingler, Mr. Blundell, Mr. Howell, Mr. Clark; Chairman Price abstains)

01:32:00

01:32:00           **APPROVAL OF MINUTES: 06/02/11, 06/09/2011 AND 06/15/2011**

**MOTION:** Mr. Klingler made a motion to approve the minutes for June 2, 2011, June 9, 2011 and June 15, 2011. **MOTION SECONDED:** Mr. Clark seconded. **MOTION PASSED:** 4-0 (Yay: Mr. Klingler, Mr. Blundell, Mr. Howell, Mr. Clark; Chairman Price abstains)

01:32:50

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01:32:50            **PAYMENT OF BILLS**

Ms. Wellman stated that the checks received from Bonneville County for tax certification amounts are now broken down by the account. This is due to the persistence of many people and is the first time the delinquent amounts filed with the county can be matched to accounts.

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

01:41:55

01:41:55            **EXECUTIVE SESSION: IDAHO CODE 67-2345 (F) PENDING LITIGATION**

**MOTION:** Mr. Clark made a motion to move into Executive Session pursuant to Idaho Code 67-2345 (f) pending litigation. **MOTION SECONDED:** Mr. Howell seconded. **MOTION PASSED:** 4-0 (Yay: Mr. Klingler, Mr. Blundell, Mr. Howell, Mr. Clark; Chairman Price abstains)

01:42:40

00:00:00 Tape 2


The meeting returned to open session at 9:10 p.m.

The Board stated they would follow advice of council as discussed in Executive Session.

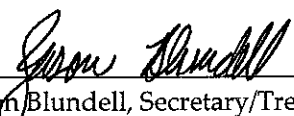
00:00:40 Tape 2

00:00:40 Tape 2            **ADJOURNMENT**

The meeting Adjourned at 9:11 p.m.

  
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John Price, Chairman of the Board of Directors

9-2-11  
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Date

  
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Jason Blundell, Secretary/Treasurer

8/31/11  
\_\_\_\_\_  
Date