

BOARD OF THE LOCAL IMPROVEMENT DISTRICT NO. 1101
MINUTES OF THE SPECIAL MEETING
THURSDAY, OCTOBER 25, 2012
11:00 A.M.

The Board of the Local Improvement District (Board) met this date in an Open Meeting in the Commissioners' Conference Room of the Ada County Courthouse Complex to act on the following items. Staff members present: Chris Rich, Clerk's Office; Vicky McIntyre, Treasurer's Office; Dave Logan, Scott Williamson, and Bruce Krisko, Operations; and Ted Argyle, Prosecuting Attorney's Office. Minutes Recorder: Sue Axtman.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Rick Yzaguirre called the meeting of the Board of the Local Improvement District No. 1101 for the Sage Acres Water Project to order at 11:02 a.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Rick Yzaguirre and Sharon M. Ullman were present.

[Commissioner David L. Case joined the meeting at approximately 11:12 am.]

III. CHANGES TO THE AGENDA:

There were no changes to the agenda.

IV. NEW BUSINESS:

- Review of Construction, Performance and Easement Questions

R. Yzaguirre stated that the purpose of the meeting was to discuss issues raised by Kim Blough at the October 22, 2012, meeting and requested K. Blough re-state his name for the record and present his concerns.

K. Blough of Markim Investments LLC stated his name and address for the record. He explained that he believed certain aspects of the LID agreement were not being adhered to by Eagle Water. He provided the Board a copy of the engineering plans and an example of the piping that is going to be used for the project and expressed his concerns for its ability to deliver the appropriate pressure and volume of water to each property. He presented a copy of the original plat map and a copy of the plans for the water lines. He stated that the contract included 53 meter bases, lines and taps. He said that the plans have changed from 53 meter bases to a single tap line splitting on the property line to two single meter bases. He stated that Robert DeShazo inaccurately conveyed to ACHD that he had spoken with each of the homeowners to discuss the plans, as he has been unable to schedule a meeting with R. DeShazo. He stated that Eagle Water has failed to do the due diligence required in the contract to assure that the proper pressure and volume of water will be delivered to each property. He said the current plans are inadequate. He argued that the LID was going to cause financial hardship to several residents and requested that a safety net be established to protect those homeowners. He stated he did not believe there has been adequate oversight of the installation, that the contract is not being adhered to and that Eagle Water has not communicated with the homeowners. He said the neighbors still don't know where the meters are going to be placed and that R. DeShazo has advised them that they will have to pay an additional fee if they want the meters moved. He stated that R. DeShazo should be required to meet with each of the 53 neighbors to determine where the meters should be placed and the rights of the parties involved.

R. DeShazo responded that many statements made by K. Blough were untrue. He said that he has conducted many meetings and has met with many of the neighbors. He said the only additional charge a homeowner would incur would be if they required a double tap. He said Eagle Water was using 1 1/2 inch feeder lines for the meters, which is the size that has been used for the last twenty years. He said Eagle Water has not had water flow or pressure problems due to the size of the lines.

Cathy Cooper of SPF Water Engineering reminded the Board that the initial project was priced at over one million dollars. She stated that the County looked at alternative delivery methods to get the price down to approximately six hundred thousand dollars. She said she and R. DeShazo were working closely with Don Fry

and the homeowners association to do a lot of the oversight and interaction with the homeowners.

S. Ullman inquired if C. Cooper had met with the homeowners' association. She said she is concerned about the information presented and recommended a meeting with the homeowners to address and clarify their concerns. She discussed her concerns regarding the possible financial burden that may be placed on some of the homeowners and suggested the County look into possible solutions.

D. Logan stated that they have had some quality control issues that have been addressed. He said R. DeShazo has been cooperative and is making the necessary corrections.

R. Yzaguirre agreed that the parties should meet with the homeowners and report back to the Board.

D. Logan stated that would be a good time to possibly discuss the location of the meters to allow the residents input. He stated they would schedule a meeting and report back to the Board.

Monique Hale said the pipe was not buried deep enough to avoid frost and freezing.

Kathleen Raply inquired if the homeowners could be provided information on other subdivisions with domestic water at the next meeting.

S. Ullman suggested the homeowners' association obtain that information.

K. Blough inquired if the project should continue based on the information provided.

R. Yzaguirre stated he believed the work should continue.

D. Logan stated they are trying to design a system for the subdivision and control costs. He said they hoped to find locations to share meters and provide everyone their own tap, however he didn't believe the residents would want the increased price of having separate taps. He didn't believe it would make a difference in the quality of the water or pressure of the system.

R. Yzaguirre suggested D. Logan have a separate meeting with K. Blough to review the plans.

K. Blough reiterated his concerns with proceeding with the project in light of the issues he raised. He said that he believes the homeowners' association has intentionally withheld information from him and the residents that did not support the LID.

C. Cooper stated she was willing to meet with the homeowners to discuss the technical side of the project, but did not want to discuss the other issues, as the project will continue.

V. McIntyre suggested the homeowners leave an email address if they desired to be included on correspondence sent by the County to the association.

VI: IN THE MATTER OF RECESS:

There being no further business to come before the Board at this time, the meeting was recessed at 11:38 a.m.

Rick Yzaguirre, Chairman

ATTEST:

Christopher D. Rich, Ada County Clerk