

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, FEBRUARY 25, 2015
6:00 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Public Hearing Room of the Ada County Courthouse Complex. Staff members present: Mark Perfect, Development Services; and Ted Argyle, Prosecuting Attorney's Office. Minutes Recorder: Judy Morris.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Jim Tibbs called the meeting to order at 6:05 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Jim Tibbs and David L. Case were present.

III. IN THE MATTER OF CHANGES TO THE AGENDA:

There were no changes to the agenda.

IV. IN THE MATTER OF NEW BUSINESS:

- **201500040-CID, AVIMOR CID PETITION:** Consideration of a petition requesting the formation of a Community Infrastructure District. The proposed district is comprised of an undeveloped portion of the Avimor Planned Community lying east of Highway 55, and is generally located north and east of Avimor's developed property. Please reference map and legal description for exact location.

J. Tibbs opened the public hearing.

M. Perfect presented the Staff report and reviewed the procedural steps taken to date.

T. Argyle advised that a resolution was prepared for consideration and addresses only to the 640 acres that were proposed to be the basis of the district. He explained the original general plan contained improvements not relating to the current district and new plan. He stated that the City of Eagle raised concerns regarding annexation or expansions outside of the area. He advised that the county has requested the border on the West side of the district be moved to include Highway 55, however, council has not had an opportunity to discuss the request with the city. He then entered an Affidavit of Chris Ragland into the record.

Carter Frolic, Applicant, stated his name and address for the record. He provided a PowerPoint presentation outlining the development and financing of the proposed Community Infrastructure District (CID). He discussed the estimated cost to each homeowner within the CID and the anticipated schedule and timeline for moving forward should the Board approve the establishment of the CID.

T. Argyle asked C. Frolic to explain the property ownership within the district. C. Frolic stated he would defer to Dan Richter.

D. Richter stated his name and address and presented testimony identifying the current ownership of the property and the district boundaries.

Nicole Baird-Spencer stated her name and address for the record. She stated that she was present on behalf of the City of Eagle should the Board have any questions for the City.

Susan Buxton, Attorney for City of Eagle and Spring Valley, stated her name and address for the record. She presented testimony explaining the City's limited consent to the CID and requested certain language be included in the development agreement consistent with the City's limitations.

Jonathan McGee, stated his name and address for the record. He presented testimony in opposition of the CID. He raised concerns regarding the debt for the CID and maintenance of the project.

Lars Honan, stated his name and address for the record. He presented testimony stating the original homeowners would not be included in the district. He asked for written affirmation that he would not be paying any portion of the CID.

Mayor Jim Reynolds presented testimony advising the Board that the City would withdraw their consent to the CID should the County find the City's limited consent unacceptable.

C. Frolic re-approached the podium to address testimony and concerns raised. He explained two types of possible debt default events and their effects on the residents in the CID. He affirmed that the CID would not include residents that currently reside in the boundaries of Avimor. He also discussed the specific portions of the infrastructure that would be financed.

D. Richter re-approached the podium and presented testimony reiterating that current property owners would not be annexed into the district. He affirmed Applicant accepts the limitations requested by the City of Eagle.

D. Case inquired if the boundary could be extended to include Highway 55. D. Richter responded that he agreed that would be beneficial, if authorized.

J. Tibbs closed the public hearing.

The Board stated they supported the CID and affirmed that the current property owners would not be included in the CID or be responsible for the debt.

ACTION: D. CASE MOVED TO APPROVE ITEM 201500040-CID, AVIMOR CID PETITION. J. TIBBS SECONDED.

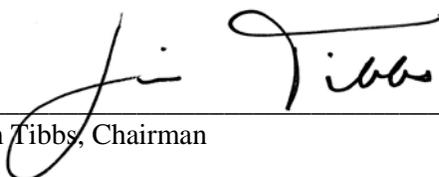
DISCUSSION: J. TIBBS REQUESTED THE RESOLUTION APPROVING THE FORMATION OF THE CID BE READ INTO THE RECORD.

D. Case read Resolution No. 2037 into the record.

ACTION: D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

V. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 7:08 p.m.



 Jim Tibbs, Chairman

ATTEST:



 Christopher D. Rich, Ada County Clerk