

Fairway Pines Sanitation District Board Meeting

July 20, 2021

After substantial discussion the Board passed a resolution to provide a Will Serve Letter for the inclusion of up to 28 Town homes within the district boundary provided the standard connection design criteria of the district are met and adhered to. Once the final platting of the townhomes is completed the property will be subject to the appropriate number of Facilities Charges with Tap Fees required upon Building Plan Approvals. The resolution was approved by a 2-1 vote with members Peters and Stashick recusing themselves. The project will have the potential to generate \$308K in tap fees and an additional \$19K in annual operating revenue which will help to offset future costs of Plant Expansion and Pond Lining costs associated with obtaining a new permit.

Based on projections of accelerated growth and the new Townhomes we may require a plant expansion in 4-5 years. To determine the cost of a plant expansion we will request a preliminary estimate from JVA who designed the existing plant.

Discussions were held with Nick Marcotte of Element Engineering relative to the process for obtaining a new permit that requires plant discharge into lined ponds. In a separate email Nick provided the costs of approximately \$115K for completing the application to the state with design and project specifications along with construction bidding and oversight. Including final review and approval by the State we will not likely be able to begin construction of the ponds until next year. The project will require the construction of approximately 10 acres of lined ponds on the 18.3 acre green space behind the existing golf course reservoir. There may be a need to obtain county concurrence so John Peters agreed to prepare a notification to the county of our intended

plans. There may also be issues with water rights since the discharged water will be evaporated rather than entering the water table.

A request from Tom Adkins to waive the Connection Fee on lot 545 was reviewed. It was determined that the developer in 2001 indicated he would waive the Connection fee on this and several other lots he sold at auction. However the developer did not pay the connection fee to the Sanitation District or obtain approval from the District Board to waive these fees. Therefore based on the Sanitation District records and the testimony of a Board member in 2001 the Board resolved that the Connection Fee was still due and the Developer had no right to represent the fee as being waived. This is consistent with information our accounting office has provided to all perspective buyers and sellers.

A next Board meeting will be scheduled for August to review the status of the projects referenced previously and begin the 2022 Budgeting process.

In attendance were Alan Abrahamson, John Moss, John Peters, Paul Stashick and Glen Yoder as Board Members. In addition Anthony Ramsey and Nick Marcotte attended portions.