

1. The meeting was called to order at 6:11 pm.
2. The Pledge of Allegiance was led by Mayor Moser.
3. Roll Call: Trevor Black, Evan Brown, Kevin Sair, and Mayor Moser were present. Dale Kingsley arrived late at 6:17 pm. Legal Counsel was excused. Town Clerk Nathan Bronemann took minutes.
4. Declarations of conflict of interests.  
  
None Stated.
5. Training for the Special Service District with Rod Mills

Rod Mills said that the engineering study had been completed and would be submitted to the State next week. He distributed a handout (see attached.) He said that he would be addressing the progress, schedule, priorities, possible outcomes, and funding.

Rod Mills said that the Water Resource Optimization Study had been finished and ended up being much longer than expected. He said that there may be some significant issues with the valuation of the current water systems. He said that connecting the two systems did not appear to be the best option. He said that they are recommending acquiring the two systems with major improvements, specifically with the Apple Valley Water Company and its fire flow issues.

He said that the priorities of the SSD should be acquisition negotiations, operational parameters, public funding process, development and inter-local interface, and technical assessment of district resources. He said that the cost of a new system is a benchmark of what the value of the current systems should be. He said that the water company's are over-valuing their companies since there are such drastic improvements that are needed. He said that they (Ensign Engineering) included the total number of platted and recorded lots to determine how much water would be needed. He said that they are only recommending purchasing what is currently needed.

Rod Mills said that they were still in negotiations with the current water companies.

Kevin Sair asked if Rod Mills was talking about just a portion of the current water companies.

Rod Mills said that the Cedar Point Water Company was in pretty good condition and that if it was replaced it would be replaced with similar equipment. The wells are another issue as they do not produce a lot of water and will be higher maintenance. He said that they are needed and they recommend acquiring the Cedar Point system. The Apple Valley Water Company is a completely different situation. Connecting the systems would not likely remedy the low flow issues with the Apple Valley Water Company system. He said that the majority of the Apple Valley Water Company system would need to be replaced with larger diameter pipe to provide sufficient flows. He said that they did not recommend purchasing the Apple Valley distribution system.

Rod Mills said that the Apple Valley Water Company had good wells and water rights that they would recommend purchasing. The Apple Valley Water Company wells are negotiable. He said that there would likely be some disagreements on the valuations.

Marcia Miner asked if there was actually as much water as there was water rights.

Mayor Moser said that the State was looking into that issue right now and if there isn't enough water, then that issue will be the State's responsibility to rectify.

Rod Mills said that is the reason that they are recommending to acquire enough water for the Town as it currently stands and not for future development. Future developers will have to bring water with them in order to develop.

Rod Mills addressed the Division of Drinking Water that would take place next week. He said that he expected to see some great funding options available for the SSD.

Rod Mills said that any water or sewer services within the Town are now under the governing authority of the newly created SSD. He said that time was of the essence in getting the water services up and running.

Rod Mills continued stating that it would be imperative to collaborate with the other involved parties and discuss the future of the water systems. He said that it is important to analyze the pent up demand on the part of the current owners in order to properly evaluate the purchase opportunities.

In summary, Rod Mills said that he was both optimistic and pessimistic. He said that he was optimistic about the funding that will be available. He said that he was concerned with the acquisition process.

Evan Brown said that he was impressed with Rod's approach.

#### 6. Adjournment

Motion made by Trevor Black to adjourn the meeting. Evan Brown seconded the motion. Vote: Trevor Black-yes, Evan Brown-yes, Dale Kingsley-yes, Kevin Sair-yes, and Mayor Moser-yes. The motion passed 5/0.

Meeting adjourned at 7:00 PM.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Richard Moser

# Apple Valley Town Council Meeting

November 3, 2011

Work Session and SSD Orientation



---

---

---

---

---

---

---

---

## Tonight's Agenda

- Progress Report
- Schedule
- Setting Priorities for Board Activity
- Possible Outcomes in the short term
- Funding



---

---

---

---

---

---

---

---

## **Progress Report**

- **Water Resource Optimization Study.**
  - Final Draft Completed (subject to review)
  - System Valuations
  - Analysis – Consolidation
  - Recommending Acquisition and Infrastructure Improvements



---

---

---

---

---

---

---

---

### Schedule

- Public Funding
- Work and Training Sessions
- SSD Meetings
- Acquisition Discussions



---

---

---

---

---

---

---

---

### Big Plains Water and Sewer SSD Priorities

- Acquisition Negotiations
- Operational Parameters
- Public Funding Process
- Development and Inter-local interface
- Technical Assessment of District Resources



---

---

---

---

---

---

---

---

### Short Term Outcomes

- Collaboration Imperatives
- Assess Development Opportunities
- Qualify the Overall Acquisition Opportunity
- Others



---

---

---

---

---

---

---

---