

**NOVEMBER 19, 2025  
IONA-BONNEVILLE SEWER DISTRICT (IBSD)  
MONTHLY BOARD MEETING**

**Board Members Present:** Brady Belliston, Chairman; Robert Esplin; Jeff Miner; Kurt Nelson; Michael Cousin

**IBSD Staff:** Stacy Lapsansky, District Manager; Shelli Davis, Administrative Assistant

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

**Public:** Dave Noel, Forsgren & Associates; Kevin Harris, Forsgren & Associates; Evan Mann, City of Iona; Kyle Johnson, Peak Excavating; Emily Knowles, Patron; Christina Simmons, Patron; Paul Peterson and Daniel Steele, Developers

**Agenda Items:**

1. Action Item – Will Not Serve – Knowles (5229 E Lincoln Rd) & Simmons (2620 E Simmons Ln)
2. Action Item - Panorama Hills Permitting
3. Action Item – Extension of Sewer Main East 49<sup>th</sup> North Update and Discussion - MOU
4. Action Item – Wastewater Treatment Facility Discussion and Update
5. Action Item – Iona Road Manhole Relocation
6. Action Item – 1<sup>st</sup> Street Sewer Main Update
7. Action Item – IBSD Rate Review & Discussion
8. Action Item – IBSD Annual Health Insurance Review
9. Action Item – Scheduling of 2026 Board meeting dates
10. Action Item – IBSD Holiday Schedule, Party & Bonuses
11. Action Item – Additional Board Meetings: Investment Meeting Discussion & Approval (10/30/2025)
12. Action Item – Approval of Minutes: 10/15/2025
13. Action Item – Payment of Bills
14. Executive Session: Idaho Code: 74-206 (1)(c) interest in real property

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

Meeting called to order by Brady Belliston at: 6:01 p.m.

00:00:25            **WILL NOT SERVE – KNOWLES (5229 E LINCOLN RD) & SIMMONS (2620 E SIMMONS LN)**

Ms. Lapsansky presented the properties to the board that would like the will not serve letters. The properties do meet the requirements as discussed in previous meetings to receive the will not serve letters.

00:2:35

**MOTION:** Mr. Cousin made a motion to approve the Will Not Serve letter for 5229 E Lincoln Rd & 2620 E Simmons Ln. **MOTION SECONDED:** Mr. Miner seconded. **MOTION PASSED:** 4-1 (Yay: Mr. Belliston, Mr. Nelson, Mr. Miner, and Mr. Cousin) (Abstain: Mr. Esplin)

00:3:40

00:3:40                    **PANORAMA HILLS PERMITTING**

Paul Peterson proposed a plan for 6 lots to have septic systems along with will not serve letters from the Board and the remaining 4 lots to have individual pressurized systems that will connect to the IBSD line but will be maintained by the property owners and IBSD will not own those lines.

Mr. Noel presented to the Board on what it would intel and cost if IBSD chose to put in the sewer lines so that all of the lots could connect to the IBSD lines.

00:35:15

**MOTION:** Mr. Cousin made a motion to approve the lots with a pressurized system with engineering approval. **MOTION SECONDED:** Mr. Miner seconded. **MOTION PASSED:** 4-1 (Yay: Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin) (Abstain: Mr. Belliston)

00:37:30

Proceeded to Action Item 4

00:37:30                    **WASTEWATER TREATMENT FACILITY DISCUSSION AND UPDATE**

Mr. Noel updated the Board on how the progress is going on the rebuilding of the land for the treatment plant. There are a few concerns about the material that is being placed in the area and photos were presented to the Board. Forsgren has spoken with Peak Excavating and from now on it will only be clean fill that is placed in the area. Mr. Noel also addressed the Board to ask if they would like Peak Excavating to remove some of the non-clean fill that was placed.

Forsgren and Associates has also done percolating testing on the land and the testing was reporting good. Along with the testing there were concerns for future growth and as a result there was a meeting with DEQ to get an additional permit to use Sandcreek as a surface water discharge.

00:57:05

00:57:05            **EXTENSION OF SEWER MAIN EAST 49<sup>TH</sup> NORTH UPDATE AND  
DISCUSSION - MOU**

Mr. Noel updated the Board on the progress on 49<sup>th</sup> North. He did a quick overview on how the upgrading of the 8-inch line to the 15-inch line will increase how many homes and businesses will be able to connect. He also presented a cost estimate on what it could be to upgrade to the 15-inch line. Mr. Noel also asked for some clarification from the Board on how to proceed with the MOU understanding.

01:14:05

01:14:05            **IONA ROAD MANHOLE RELOCATION**

An email was sent out for a vote to approve the proposal to relocate the manholes. Mr. Harris updated the Board on why the manholes needed to be relocated.

01:19:40

**MOTION:** Mr. Miner made a motion to ratify the decision that was made via email to pay for the manhole relocation. **MOTION SECONDED:** Mr. Cousin seconded. **MOTION PASSED:** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

01:19:55

01:19:55            **1<sup>ST</sup> STREET SEWER MAIN UPDATE**

Mr. Harris updated the board on the widening of 1<sup>st</sup> Street and that there will be some manhole relocating as well. More information to come in the future once the project gets started.

01:22:55

01:22:55            **IBSD RATE REVIEW & DISCUSSION**

Ms. Lapsansky asked the Board if they would like to increase the rates for the 2026 year. Mr. Harris is to prepare a usage & rate analysis and will present it to the Board when it is finished. The Board will increase the rate for the 2026 year.

01:28:00

**MOTION:** Mr. Cousin made a motion to increase the rate to \$33.00 a month starting January 1<sup>st</sup>, 2026. **MOTION SECONDED:** Mr. Belliston seconded. **MOTION PASSED:** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

01:28:15

01:28:15            **IBSD ANNUAL HEALTH INSURANCE REVIEW**

Ms. Lapsansky presented the annual health insurance review. Ms. Lapsansky also stated that she did discuss the rate with Cornerstone, and the existing policy is the best deal currently.

01:30:35

01:30:35            **SCHEDULING OF 2026 BOARD MEETING DATES**

Ms. Lapsansky presented the schedule for next year's board meeting dates. It was agreed that the meetings will continue to be the third Wednesday of the month except for the month of April the meeting will be conducted on the fourth Wednesday for 2026.

01:33:35

**MOTION:** Mr. Miner made a motion to approve the 2026 Board meeting dates. **MOTION SECONDED:** Mr. Cousin seconded. **MOTION PASSED:** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

01:33:50

01:33:50            **IBSD HOLIDAY SCHEDULE, PARTY & BONUSES**

Ms. Lapsansky brought up the upcoming holiday schedule for the office with Christmas and New Year approaching. She also brought up what date would be good for the annual IBSD Christmas party and employee bonuses for 2025. It was decided to have the party on December 9<sup>th</sup>.

01:37:35

01:37:35            **ADDITIONAL BOARD MEETINGS: INVESTMENT MEETING  
DISCUSSION & APPROVAL (10/30/2025)**

Mr. Esplin and Mr. Nelson attended a financial meeting on 10/30/2025 with Chris Bateman from TVI Investments to go over a bond that had been called.

01:38:35

**MOTION:** Mr. Cousin made a motion to approve the investment meeting that Mr. Esplin and Mr. Nelson attended. **MOTION SECONDED:** Mr. Belliston seconded. **MOTION PASSED:** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

01:38:45

01:38:45            **APPROVAL OF MINUTES: 10/15/2025**

**MOTION:** Mr. Esplin made a motion to approve the minutes with the change of explanation for an action item that was added for October 15, 2025. **MOTION SECONDED:** Mr. Belliston seconded. **MOTION PASSED:** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

01:40:35

01:40:35            **PAYMENT OF BILLS**

**MOTION:** Mr. Cousin made a motion for payment of the bills. **MOTION SECONDED:** Mr. Nelson seconded. **MOTION PASSED:** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

01:43:45

01:43:45            **EXECUTIVE SESSION: IDAHO CODE: 74-206 (1)(C) INTEREST IN REAL PROPERTY**

**MOTION:** Mr. Belliston made a motion to go into Executive session: Idaho code: 74-206 (1)(c) interest in real property. **MOTION SECONDED:** Mr. Cousin seconded. **MOTION PASSED:** **Roll Call Vote** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

01:44:22

ES 00:00:10

**MOTION:** Mr. Nelson made a motion to come out of Executive session: Idaho code: 74-206 (1)(c) interest in real property. **MOTION SECONDED:** Mr. Miner seconded. **MOTION PASSED:** **Roll Call Vote** 5-0 (Yay: Mr. Belliston, Mr. Esplin, Mr. Nelson, Mr. Miner, and Mr. Cousin)

ES 00:00:35

As a result of Executive session, no action was taken.

**ADJOURNMENT**

The meeting was adjourned at approximately 7:53 p.m.

  
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Brady Belliston, Chairman of the Board of Directors

12/17/25  
Date

  
\_\_\_\_\_

Robert Esplin, Secretary/Treasurer

12/17/25  
Date



Monthly Expenses 12/17/2025

Advantage Emp Solutions	Payroll, Employee, Board
Amazon	Office Supplies
BK Professional	Cleanup/Setup Fertilizer/Weed
Bonneville County	Property Taxes
Buff N Shine	Office Cleaning
Calendars.com	Office calendars
Caselle	Software Support
Chase Paymentech	Merchant Processing Fees
Christmas Party	Carinos/Sams/Hobby Lobby/Maverick/Winco
City of Ammon	Windsor Drive Repair
City of Ammon	Sewer Treatment
City of Ammon	Fiber Optics
City of Idaho Falls	Connection Fees
City of Idaho Falls	Sewer Treatment
Costco	Office Supplies/Membership Renewal
Delta Dental	Dental Ins
Dropbox Inc	Dropbox software
Falls Water	Office Utility Water-bldg./Hydrant
Forsgren	Engineering Services
Forsgren	Waste Water Treatment Facility
Freedom Mailing	Monthly Statements/Shut off notices
Intermountain Gas	Office Utility - Gas
Jive = GoTo	Office Telephone Service
MCCI	Laserfiche Renewal
Mike Henricksen	Contracting
PC Plus	IT Services
Progressive Irrigation	Property Taxes
Public Retirement System	PERSI
Regence BS	Health Insurance
Rocky Mountain Power	Electrical, Lift Stations, Meters, Office
State Insurance Fund	Payroll Report
Town Web	Web Page
Utility Billing Refunds	Patron Overpayment
Walgreens	Christmas Bonus
Western Recycling	Curbside Recycle
Xpress Bill Pay	Online payments
Lookout Credit Union	Replenish Office Account

Previous Month	Current Month
\$ 10,138.44	\$ 10,599.37
\$ 168.18	
\$ 517.13	
	\$ 3,832.99
\$ 250.00	\$ 250.00
\$ 113.41	
\$ 1,141.00	\$ 1,141.00
\$ 2,209.62	\$ 2,177.58
	\$ 1,035.25
	\$ 7,400.00
\$ 4,539.60	\$ 4,539.60
\$ 55.50	\$ 55.50
\$ 13,968.00	\$ 12,222.00
\$ 160,666.02	\$ 144,223.29
\$ 97.51	
\$ 133.98	\$ 133.98
\$ 19.99	\$ 19.99
\$ 249.63	\$ 139.15
\$ 5,500.00	\$ 24,122.50
\$ 13,050.00	\$ 18,600.00
\$ 2,818.94	\$ 2,759.09
\$ 27.20	\$ 43.29
\$ 157.48	\$ 157.48
	\$ 1,426.07
	\$ 1,375.00
\$ 56.25	\$ 150.00
	\$ 100.00
\$ 2,030.88	\$ 2,164.86
\$ 6,530.63	\$ 2,826.69
\$ 837.19	\$ 811.73
	\$ 223.00
	\$ 765.00
\$ 1,536.97	\$ 116.00
	\$ 622.13
	\$ 60.00
\$ 4,309.61	\$ 4,282.64
\$ 231,123.16	\$ 248,375.18
\$ 1,712.54	\$ 2,605.79