

# Payette Lakes Recreational Water & Sewer District

Regular Meeting  
April 16, 2025

## Directors Present

Ellen Holm, Chairperson  
Ken Patterson, Vice-Chair

Dallas Young (telephone)  
Bill Weida  
Mark Larson (telephone)

## Advisors Present

Adam Christenson, Legal Advisor (telephone)  
David Watkins, J-U-B Engineers  
Maggi Lloyd, J-U-B Engineers  
Rebecca Coulter, The Langdon Group

## Staff Present

Tammie Richardson  
Jeff Bateman

## Also Present

Russ Fogel, Patron  
Brian Renstrom, Patron  
Candi Millar, Patron  
Bill Hendrickson, Patron

---

Chairperson Ellen Holm called the meeting to order at 9:00 am.

## Approve Regular Meeting Minutes for March 19, 2025

**Bill moved to approve the Regular Meeting Minutes for March 19, 2025, it was seconded by Ken and the motion carried.**

## Approve March 2025 Treasurer's Report

**Ken moved to approve the Treasurer's report for March 2025, it was seconded by Dallas and the motion carried.**

## Mission Street Sewer Replacement Bid Results

Maggi reported that the bid opening was on April 3, and we only received one bid from 450 Development, LLC. They did not have an active Idaho Public Works License required when they bid the project. Maggi sent a TM evaluation summarizing the bid evaluation and recommending rejecting it because they are not licensed in Idaho. After speaking with Adam, the following steps are rebidding the project or soliciting a bid from a licensed contractor. We are not required to rebid based on the code. Jeff has preliminarily spoken to Woodhouse Construction. Tyler from Woodhouse has his public works license and is willing to do the job. David said the first step is getting a price from Tyler to ensure it is not over the 450 Development, LLC bid. Maggi will send Tyler the same bid form to fill out.

**Mark moved to reject the bid from 450 Development, LLC for \$402,217 due to not having an Idaho Public Works Contractor's License, it was seconded by Bill and the motion carried.**

Mark asked why someone who does not have an Idaho Public Works Contractor's License submits a bid that requires that. Maggi assumes that since they were out of state, they just submitted an Idaho general contractors' license. She guesses they didn't know they needed it. When Maggi talked to them about it, they applied for it afterward.

Adam stated that the District could move forward without further competitive bidding procedures, but would want the board to approve the Woodhouse Construction agreement. The board decided to have a special board meeting when JUB has the agreement from Woodhouse Construction.

#### Review Draft Excavation Policy of the District (Resolution No. 2025-2)

Jeff explained that he briefly brought this up about a year ago, considering all the direct boring in McCall. We have had a few incidents where these direct boring companies are going through service lines and doing quite a bit of damage. There is a lot of infrastructure, especially in the city system, for which we do not have records. This resolution revolves around direct boring and unlocatable lines that he would like a policy that will require the contractor, subcontractor, or whoever is doing the work, if they are doing direct boring or hard digging, to hydro excavate that area to identify where the infrastructure lies. It protects the sewer district and patrons' service lines, especially near the treatment plant and the reuse line. There is talk of a lot of direct boring going on in that area in the future. Adam pointed out that the District is governed by the digline statutes that require marking and their procedures; this does not change any of that. What this talks about is the method of excavation, which isn't subject to the digline statute, so we are not changing the District's marking requirements or timing requirements. We are changing the method that has to be used around the district infrastructure to protect it. Given the nature of the District's infrastructure, what happens when that is hit creates a lot of problems. This policy aims to ensure that the excavation method around district infrastructure is done in a way that protects the district system, environment, and public health.

Tammie reminded the board that this will go to the City for a 30-day comment period.

#### Consider Approval of IT Services Agreement with Treasure Valley IT

TABLED

#### Engineer's Report

David reported that most of the work this month has been with the pond liner, master plan, and preparing for the bond election. He stated that JUB hasn't run the sewer model for the annexation request from Pine Creek Ranch because we have not resolved their exact plan. The next step will be a meeting with the developer to discuss it further. Jeff stated he had a meeting tomorrow with Crestline, their engineer, to review some of the issues pointed out to them.

David commented that JUB has started to look at a cost estimate for a well at the treatment plant property. He went over the progress on lift station 27, moving forward on design. DEQ is considering the PER. We asked them to approve our approach for the well and the valve vault. Jeff commented that DEQ wants us to install a valve vault at lift station 27, but we don't have room for a valve vault in the confined area. He explained that what we have existing has all the plumbing in the wetwell, and so that is what we want to keep to keep the footprint as small as possible because it is tight. We are waiting for DEQ to approve having the valves in the wetwell as we have them. There was a comment on surface repair and cost estimates. It is hard to apply

that everywhere because until you get into the design, you don't always know. For example, the patron built permanent objects within the easement that complicate the cost estimate and how you address it. We will do everything possible to ensure we are working with that landowner. Jeff said that after we get DEQ approval, he will contact the owner and let them know the plan.

### Pond Liner Update

David reported that the big update is that Jeff, Bill, and he went to a meeting with DEQ. It was a good meeting, but the DEQ follow-up has not gotten back to us since that meeting. We discussed the liner project, what compliance looks like through the project, and the long-term compliance and risk to the District with the groundwater having phosphorus. It seems like there is a path forward to apply for a permit for the underdrain, which is important for the long-term compliance and protecting your risk from contained groundwater upstream. That was all good things, but DEQ had to talk internally about what that permit would look like. It's a unique permit because a wastewater permit typically outlines what kind of treatment process you use. You have a lagoon, you get this much flow, and treat it, the allfluent quality has to be this. An underdrain, by design, isn't tied to the treatment process, so the question is, how do you fill out that permit, and what kind of effluent quality should you expect. Theoretically, if you collect groundwater, there is no treatment for it. We will have more on that once DEQ gets back to us. The next step will be a tech memo from JUB that outlines the approach to applying for the permit, followed by a schedule for doing the permit and the construction project. Bill commented that he thought it was a funny meeting just because by the time we had been there, which was the allocated time for the meeting, he was ready to get up and leave since nothing had been accomplished. After the meeting time was up, almost everything was accomplished in the next 20 minutes. Bill will be interested in seeing what DEQ writes up.

### Legal Report

Adam reported he has been working with Tammie on the upcoming bond and board election. He has also provided an ongoing review of the Pine Creek annexation petition. He noted the legislation is now adjourned, and to his knowledge, no bills were passed during this session that significantly impact the District.

### Staff Report

1. Tammie reported that we sold one permit in March and five so far in April.
2. Tammie stated that she has been busy working on the bond election.
3. Tammie reviewed the invitation to the Building Contractors Association of Southwestern Idaho (BCA) with the Board. She emailed them, inviting them to the open houses the District hosts on April 16 and May 12.
4. Jeff reported that we had another water leak at the treatment plant. The six-inch line broke again. That is three within less than a year. It could be that the bedding and just the hydraulics of how the headworks work with that booster pump for the backwash on the Huber. When it broke last time, we checked the pipe before we backfilled it and didn't feel any major hammering on it, but it's still unknown why it keeps breaking. He is having David look into a few things on that.
5. Jeff reported that the 24-inch valves installed at the 450 station are not actuating all the way, so we have a contractor digging them up, exposing them, and then evaluating to see the problem.
6. I&I season is in full swing. Staff are fixing manholes and chasing water.

7. Jeff reached out to AME Electric regarding the MCC panels at the treatment plant, asking about the status of all the parts and pieces to make sure they have arrived and to see when we have been out on the schedule. He has not replied yet.

#### Update Regarding Public Educational Outreach for Revenue Bond Election

Rebecca Coulter from the Langdon Group gave an update about the public outreach. Some of the things we have completed and will continue to work on are the two-page information sheet and the public website that we have been promoting, which has all the information on the upcoming special revenue bond election and is posted on the website. We distributed another mailer about promoting the open house today, information about the election, and other ways to stay involved. She gave a summary of what had been mailed out. Two pieces of information have been mailed out to community patrons; we have also done a press release and a newspaper ad. We are kicking off the workshop series today at 11-1; the second workshop is on May 12, 5-7. From what she has received, we have some great feedback. One of the main questions is How do I get an absentee ballot. The other question is whether I am qualified to vote. It has been going smoothly, and she is excited to see the turnout today. There has been a lot of outreach through traditional and online promotion to educate and share information about the upcoming election.

#### Public Comment on Master Plan

Candi Millar, McCall, Idaho, commented that she is a candidate for Zone 2 in full disclosure. Reading through the master plan, she stated that she is not an engineer but a community planner, so some facts jump out at her. She saw that we estimated a 2.4% population growth rate for the build-out model. She has been talking to the Community Development Director from the City of McCall, and she estimates a 2.8% growth rate, so she would like someone to explain the difference. David responded that JUB looked at the County and City growth rate that they use in their comp plan, also looked at the districts sewer connection growth rate that is probably most apples to apples with what the sewer district would experience because they are not just the City they are in the impact area and part of the county and things like that. We looked at all those, and 2.4% was right in the middle of all those.

Bill Hendrickson, McCall, Idaho, stated that David mentioned there would be category responses to the public comments at the last meeting, and was wondering if that has been done or will be done. David commented that all of the comments went out to the Board. David gave a summary of the comments. Four comments were from an environmental group; their response concerned the environmental process, and which alternatives have an environmental impact. There was a group of comments from one individual. It gets confusing because they could only fill out so many words, so some of the comments came as multiple comments, but it's one long comment. One of those went through many sections of the master plan and was more engineering-related. For example, they commented on stormwater and how some parts of the system could have stormwater removed. The problem is the whole sewer system; connecting your stormwater to the sewer is illegal, and we don't know which areas are illegally connected, and the City has not built the entire stormwater system. The District works as best it can to encourage people to connect their systems to the stormwater, not the sewer. Most I&I is from the top of the manhole during snow melt and through broken or damaged manholes. 99% of the rest of the comments are from Cascade. It is not that they are not valid comments, any nutrients going into the environment impact Cascade and the algee bloom issue. But all those comments said you need to prioritize the liner, which is the priority for the

District. It is the one big compliance item the District is under consent agreement with DEQ. Bill Hendrickson wondered if the comments would be made public. David stated that the comments will be attached to the Master Plan. Tammie commented that she could email the comments to him.

### Consider Adoption of the Master Plan, Including Finalizing Public Comments and Selecting an Alternative

David asked the board if they had any questions about the comments sent out or any changes they requested regarding the master plan. Bill said he had read through all the comments, and this prompted him to want to change the name of the Master Plan. Most people who look at this and say this is the Master Plan for the Sewer District don't understand that it is not what it is. It is the Master Simulation Model for the Sewer District, but the plan differs. The plan is the density chart that is hanging on the wall. While it's a slight difference it's a major difference because without this model which is a great simulation model we would be operating completely in the dark but what we are doing is we are seeing what the impact is on density plan which is that is what we had to come up with when we built the sewer system and what we had to modify when we picked up the City system We had to have a tool to look at that, and that is what we call the Master Plan, and what we ought to call, in his opinion, the Sewer Simulation Model.

Jeff commented that with all the uncertainties that the District is going through with DEQ over the phosphorus offset related to replacing the reuse pond liner and the condition of the dilapidated collection and treatment facility we need to stay with the current interim sewer desity map which is very important and take a hard look at keeping the district boundary as it is. He reminded the Board that the district boundary was discussed with the stakeholders (City, County) at the workshops. We need all the information from DEQ to take care of what we have in place right now. Also, he pointed out that if we have two heavy, wet years in a row with heavy snow and rainfall, there is a high probability that we would have to discharge to the river under the emergency discharge permit. The only reason it was approved was because of the emergency discharge permit. He feels that relying upon an emergency discharge permit is risky year after year.

David pointed out that at the end of that section of the Master Plan, it points out that the District should continue looking for a location for the second pond. As you reduce I&I, the risk does go down somewhat. Jeff commented that the amount of I&I we are tackling which cost a lot of money, and the amount of I&I we are tackling is getting eaten up by new connections. David stated that there are a lot of communities with I&I and chasing their tails for a long time because you feel like you are making progress, but when your sewer has a lot of holes, it's like an area drain, and the more holes you plug it seems like water still finds a way in.

David asked Bill to clarify if he wants to change the name of the Master Plan. Bill suggested calling it the Master Sewer Simulation Model because that is what it is, enabling us to refer to it as the MSSM. He wants people to understand that this is what we are looking at and approving right now. David explained that the challenge is that the Master Plan is referred to throughout all four volumes, so that it would be a hefty change. He would also need to run it by DEQ because they think of it a certain way. The model is the heart of it, but there are other things in it, like condition assessment, prioritization, and documenting all our equipment and facilities.

Jeff agrees with Bill, but he wants to make it known that if we adopt it as it is, he wants to be able to use the interim sewer density map as the Map.

David did ask the Board to reconfirm which alternative the Board was choosing to replace the pond liner. David read through the alternatives to remind the board. R1 A is the double liner relacing the existing liner with a double liner, R1B is repair the existing liner, R1C is replacing the existing with a single liner, R1 D is a new storage pond, R1 E is a permanent allocation go through the TMDL process to get secure a permanent phosphorus allocation, RI F replace half of the liner, R1 G collect the underdrain this would be don't fix the liner collect the underdrain treat it and potentially get a permit. Bill stated that we would like a permanent allocation in addition to replacing the single pond liner. We are seeking a permit for the underdrain that would have offsets.

Bill stated the central issue here is that the default position of not only the Idaho DEQ but DEQs across the country has been if they had trouble calculating what you might be able to put back into the system after you process the waste, they went to a default position and say you are allowed zero allocation. We are faced with a situation where we have, for example, a fairly substantial amount of phosphorus suspended in the water in the lake. That water gets the phosphorus from the drainage area, so one would presume that you would at least be able to have the same amount, whether or not it goes through the sewer plant. He commented that we should get an allocation for underneath if we are measuring something, and they answered that no, we are not allowed any allocation at all. That puts Jeff and the Sewer District at risk, so that is one of the things we are fighting for now.

**Bill moved to adopt the Master Plan, including the finalized public comments using the current interim Sewer Density Map as the Map, replacing the pond liner with a single pond liner and seeking a permanent phosphorus allocation for the underdrain, it was seconded by Ken and the motion carried.**

**Ellen moved to adjourn the meeting, it was seconded by Ken and the motion carried.**

Submitted by: Tammie Richardson

  
Ellen Holm, Chairperson