

Payette Lakes Recreational Water & Sewer District

Regular Meeting
August 20, 2025

Directors Present

Ellen Holm, Chairperson
Bill Weida, Vice-Chair

Dallas Young (telephone)
Todd Fereday (telephone)
Brian Renstrom

Advisors Present

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

Also Present

Craig Groves, Pine Creek Ranch
Sierra Christie, Star News (telephone)
Bill Hendrickson, Patron
Candi Millar, Patron
Elaine Murray, Citizen

Staff Present

Tammie Richardson
Jeff Bateman

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

Approve Regular Meeting Minutes for June 18, 2025

Bill moved to approve the Regular Meeting Minutes for June 18, 2025, it was seconded by Brian and the motion carried.

Approve Regular Meeting Minutes for July 16, 2025

Bill moved to approve the Regular Meeting Minutes for July 16, 2025, it was seconded by Brian and the motion carried.

Approve July 2025 Treasurer's Report

Brian moved to approve the Treasurer's report for July 2025, it was seconded by Bill and the motion carried.

Public Hearing: FY2026 Proposed Budget

Ellen stated the public hearing had been advertised and the budget published as required. She opened the public hearing. No one commented, and Tammie reported that she did not receive any written comments. Ellen closed the public hearing.

Adopt FY2026 Budget & Certify Property Tax Levy

Bill moved to approve the Fiscal Year 2026 Budget and certify the property tax levy to Valley County, it was seconded by Dallas and the motion carried.

Dispute from Will Hazzard on 1080 Mos Way Regarding Main Line Blockage

Mr. Hazzard stated that a lot of what he wanted to inform the Board has been said in emails. He wanted to add that Mr. Booth's memo about the manhole cover said the water was clear and he could see all the way to the bottom. He stated he did his sewer connection nine days prior. He does not see how it could have been clogged up; even if he added to it, he does not think he was the sole contributor. Jeff commented that he disagrees with that statement. Jeff stated that he has pictures of the sewer line from 2023, and it is a pretty new sewer line, which was installed in 2020 or 2021. It is all good PVC pipe. He explained that the thing with debris getting into our sewer lines is that if it's in there very long, it turns black, and any wastewater that is in there stuck behind a blockage will turn septic, which none of that wastewater was septic. He showed pictures of the manhole when staff cleaned the line, and none of that debris is black; all fresh sand, rock, and gravel. Jeff stated another part that aggravates him about Mr. Hazzard's comment is that he assumed there was enough water to push that down the line. In other words, he didn't care about our infrastructure. If the debris ends up in our lift station, it could destroy our pump. Jeff stated that he has been here for over thirty years, and this is the worst connection for the amount of debris getting into our line that he has seen. Mr. Hazzard had improper equipment to do the job, and the groundwater table is very high, which he knew from this spring when his foundation was a swimming pool. The improper equipment, such as a small excavator that can't dig a proper sump hole for your pump. To Jeff, it's negligence as far as he is concerned. Mr. Hazzard stated that he did have the right equipment. Jeff disagreed.

Brian asked Mr. Hazzard if this was his residence or if he was working as a contractor. Mr. Hazzard stated that this is his residence. Brian asked what the schedule was for getting the work done, such as a deadline for getting the job done. Mr. Hazzard replied that whenever he gets it done. Brian asked what the invert path was that he was working on. Mr. Hazzard replied that it was about 5 feet. Brian asked if he had any shoring material on-site to block the opening. Mr. Hazzard replied that he did not because the power and cable line run right across it, the main line stub runs past it, so he could not put any kind of box without that being in the way, which is why he had a pump. Brian asked if he had anyone else on-site to help him or if he was working alone. Mr. Hazzard replied that his general showed up later that day to help because he would dig down, and by the time he got off the excavator and moved the pump water out, it would fill in with more mud. He stated it was challenging. Brian was curious if he didn't have a deadline, why he did not pause at that point and get better equipment in place, or get some extra help and some shoring, a bigger pump, what was the urgency in connecting. Mr. Hazzard replied that some of the mud did not go down the drain and that the pump was big enough to maintain it. When he would dig a hole past the sewer line, by the time he would get back down there, it would just fill back in, which was the hard part, but he feels the pump pumped out the water just fine. Jeff said he probably busted the stub while trying to find it since he ripped out the marker. On June 24, Mr. Hazzard called in a dig line, and then called Jeff asking why the staff did not locate that because you said there was green marking out there, and Jeff told Mr. Hazzard that it was probably a storm drain that was marked. Craig went there that day, locating the stub on the main and pointing out that you ripped our service marker out and it was lying in the field. Jeff speculated that what probably took place was that, in the process of digging, he busted the stub because that stub has a cap on it, and if you had found the end of the stub first, you probably wouldn't be in this position. Mr. Hazzard said it is not completely accurate that the stub was just sheared off. He did find it, but yes, he did puncture it because every time he dug, the trench would collapse, and then it was just covered in mud. The tooth went in the end, which is why he put the shovel in the end.

Todd feels that proper shoring and a pump to make that doable so as not to have repeated collapses would have been a good way to mitigate Mr. Hazzard's issue. He would like to make sure that shoring and proper pump sizes are being used.

Tammie explained the dispute over the invoice billed for \$3,050.00. We had four employees out there, plus our large & small hydro cleaner, and had to camera the line to ensure all the debris blocking the line was clear.

Brian moved to retain the fee of \$3,050.00 and not reduce it, it was seconded by Bill and the motion carried.

Bill noted that had the gravel and stuff gotten down to the lift station, we would be discussing him reimbursing us for six figures for a pump, so he is getting off cheap.

Set Public Hearing on Petition for Annexation of Property filed by Pine Creek Ranch, LLC
Bill moved to set the public hearing for the annexation of property filed by Pine Creek Ranch LLC, for September 17, 2025, at 12:00, it was seconded by Dallas and the motion carried.

Consider Approval of Hardship Discount Program (Resolution No. 2025-4)

Tammie went over the resolution for the hardship discount program. We did have what was called "Circuit Breaker" or "PTR" a few years ago. This is the same program we would like to reimplement this policy. Tammie spoke with Valley County, and there are about twenty-eight patrons in this program. She believes that some seniors will struggle with the 25% rate increase. This would give them a 20% discount. Valley County & The State of Idaho do the heavy lifting so that we do not have to go into the patrons' finances. The State has some pretty strict income guidelines and documentation requirements. She went over other hardship cases, like how Boise City does it, they look at their tax returns, and I am not sure we want to get into that. If someone has a hardship, they could come before the board, so there is an avenue for other hardship cases. Brian asked how that would affect the budget. Tammie said it would not have much effect with only 28 qualified people in our District.

Bill moved to approve the Hardship Discount Program (Resolution No. 2025-4), it was seconded by Todd and the motion carried.

Mission Street Update

Maggi reported that we are in the final construction phase. We have approved one of the two segments they installed, and the second one will be the camera next week. There was miscommunication on their end for the compaction testing, so they had to redig some sections and redo them, which should have been done today. ITD has agreed to let them pave in September.

Master Plan Update

David informed the Board that we have received final approval from DEQ. The board has adopted the Master Plan, and DEQ has approved it. Maggi and he will work on keeping our hard copy up to date with all the final documents, public comments, and environmental stuff. He explained that the final process took a while, especially having pretty much categorical exclusion for most of the environmental pieces, because we are fixing most of the existing sewer lines, which is the majority of the capital projects.

Engineer's Report

David reported that the reuse system is turned off for the season. Jules worked with staff to check on the meters; generally, there was a big difference from the last five years. The meters are working better and getting better data, and it's easier to see what is happening out there. Maggi stated that JUB has reviewed the Pinedale and Boydston project bypass plan. She reported that we did get the PER for lift station 27 approval with DEQ, so we are progressing on the design and should have the 60% soon.

Pond Liner Update

David called DEQ to check on the status of the phosphorus allocation tech memo; they are still reviewing. DEQ said the response letter is finished, but it has to go through legal and be reviewed by four other divisions at DEQ. The groundwater, surface water, and reuse are all looking at it. DEQ would not tell him what's in the letter, but thought we would have the letter within the next two weeks. He reminded the Board that the liner design is done, we are at 90% and can seal it as soon as we know what is happening. We have two pieces that are not done depend on what the resolution is with DEQ, we may have to add a temporary treatment component during construction to treat the water at the wastewater treatment plant to a higher level, so that piece has not been designed. The other piece is that if we switch to CMGC, an RFP needs to be prepared and advertised. We can not do that until we know the schedule.

Brian asked what the current level of the pond is. Jeff replied that it is about 8 feet. David explained that in years that we don't have to draw down all the way, we leave some water in the bottom because it helps with order issues, and most years we don't need that much storage, so it works fine to go into the next year with a little bit of water. Brian asked that when we get into the construction season, how early in the season do you anticipate draining the pond. Jeff replied that it depends on whether DEQ will let us apply before the regular irrigation season and if the farmers are willing to take it. When Jeff spoke to them earlier this winter, they said they would as long as the ground would absorb it. David commented that most of the welding could be done for a single pond liner in a month. JUB just did some one in Nez Perce, and they installed it at that rate. That is promising as long as they can get all the liner there before they start and have enough crews to weld and inspect simultaneously. Theoretically, they can do it in a month and then test it, and it would be ready for water. That assumes no delays, nothing goes wrong with the crews, welds aren't bad, a lot of things could go wrong. Brian asked about the contract that goes with that and if there is a liquidated damage clause. David explained that the current draft has some pretty hefty LDs. We had to do it in milestones, so there is the milestone where you can put water in the pond, which is the one that has the largest LDs, and then there is the final milestone for wrapping up the project and cleaning up the site, and that has a separate LD associated with it. He explained that going with the CMGC process would be much simpler because we would deal with one construction manager as the general contractor, and their contract would have all those milestones.

Bill would like to reiterate that if the issue with the liner is that it is contributing to the fact that Cascade Reservoir is an impaired body of water, he thinks we need to note that as of Monday morning, the Forest Service had dropped 577,000 pounds of Phos-Chek on the water shed in the Cascade Reservoir and that does not account for the next two days. If it was impaired before, it's probably solid phosphorus by now. David reminded the Board that the District receives rinse water from that facility, so the Forest Service stores it and tests it, and then, if it is within certain limits, the District takes it. Jeff stated that we just received some test results for the newer

product they are using for the fires, and that the phosphorus level is lower than it used to be. David commented that for a frame of reference, your wastewater effluent is like four milligrams per liter. Last year, the sample from the Forest Service was 1,000 milligrams per liter. The rinse water is not a large volume but very rich in phosphorus. Bill stated that they dumped one pound of phosphorus into our system last year. That is being applied on farmland, so it is a good use for the rinse water, but unfortunately, since we are getting heavily regulated for it, we may need to take a look and decline to take the rinse water from the Forest Service.

Legal Report

Adam reported that he has continued working with Jeff and Tammie on the Pine Creek Ranch public hearing process, and we will do more of that as we get closer to September 17. As Tammie indicated, we discussed the hardship discount resolution that the board approved today; otherwise, nothing else needs to be discussed.

Staff Report

Tammie introduced Rebecca Coulter from the Langdon Group, who is helping with the Pine Creek Ranch public hearing. Rebecca gave an update on the website. She presented the website on our screen, explaining that this is a basic landing page website. One is information on the public hearing, and the second is to provide an opportunity for folks to provide written comments, since we know there is no verbal testimony. She wanted it to be straightforward and not get into the weeds. She wants the Board to review the proposed website and provide comments and feedback. She reviewed the tabs on the website: Introduction, Public Comment, Resources, and Contract Information. She did put on the Americans with Disabilities Act Notice disclaimer.

She went over the Public Comment tab. She has it capped at 2000 words, but can make it longer if the Board wants it longer. We can post all the written comments received. Once folks submit it online, we can export it into a PDF and post it. She went over the example from K. Jones. She has some questions on this section and wants our thoughts. Do we want it to say comment 1,2,3,4, or have the name. Do we want to provide folks a box to provide contact information if they choose. She went over the Resource tab, explaining that she has included the Petition and all relevant documents for the Petition. If there are any revisions, she can get done quickly and get this live.

Brian commented that regarding comments, he would prefer a serialized or a document number. It makes it a lot easier to sort through Excel. Jeff feels the individual's name needs to be on there as well. Todd agrees with that. Todd would at least like an option to leave their name. Brian commented that he would like more details when looking at the General Information and Public Hearing Information. For example, a timeline stating what will happen in those two hours. He would also like to stick to sewer-related items and not go down a rabbit hole for other things like traffic control. The question is, how can we provide some guidance to the public. Rebecca stated that she is working on an introduction piece that will set the ground rules and framework, as well as what topics should be addressed and what the intent of the meeting is. So when folks show up there, all those ground rules and those parameters are in place to set the stage. She will continue to finetune.

David asked if we would have a laptop at the meeting where people can write their comments and have the comments pulled up in real time. Rebecca stated she can get comments in real time. She explained that when the comments are submitted online, we export them from the back end, which is exported into an Excel file. We can create whatever numerical or tracking

system we want with each comment. Just know that whatever is submitted online will be exported into a PDF, which will be posted online, making it easier for the public to view.

1. Tammie reported that we sold four permits in July and three so far.
2. She reported that Lorraine did a terrific job getting the supplemental bills out for the upcoming 25% rate increase. The office has been busy with payments coming in.
3. Tammie informed the board that she spoke to the FCS group about doing a rate refresh, hoping they will show that we do not need another increase in January. Some of the changes that I think will help are the low-interest loan from DEQ, and we did not request a big amount for plant equipment in 2026.
4. Tammie reported that we have had some requests to post the minutes on the website. She and Lorraine will work on that after the billing.
5. Tammie wanted to poll the room about general public comments and whether everyone likes having the comment period at the end or changing it to the beginning of the meeting. Tomi Grote brought up a good point about why we should have it at the start of the meeting if someone wanted to comment and not sit through the whole board meeting. The consensus was to leave it at the end, since there is an option if someone wants to speak to the Board, they could get on the agenda.
6. Jeff reported that we had to replace the water line out front last month because it went bad. When Jefferys owned the building, they put some old garbage pipe in, which finally developed a hole, and we replaced it.
7. Jeff reported that staff will work on putting the barge's canopy at the treatment plant next month.
8. Jeff reminded the Board about the cleaner (white whale) with the sucker on it, having issues, and it seems to be getting worse. He thinks we will try to take apart some of the hydraulics this winter and see if we can flush it out. Staff will spend quite a bit of time taking the hydraulics apart. When the pump goes out, they find these little metal shavings throughout the system because they are tiny and get stuck in every little crevice. It's starting to affect the operation, so we must rev it up and get the RPM so high to get the boom to move and activate correctly. He is not sure what it will cost us at this point. It's a valuable piece of equipment we rely on.
9. Jeff commented that Ross, our Wastewater Superintendent, oversees Riggins's Rapid River collection system. He would like to rent our staff & equipment to go and clean the collection system this fall or early winter. He said he hired a private outfit and was not impressed with how they did it, so he wants to get our equipment and a couple of our guys to go down there when it slows down.
10. Jeff commented The Payette Inn (Miracle Heights) has come up again. There was a digline that said connecting the house to the sewer. Jeff spoke to the guy, and it sounds like the same people we have already told that they are allowed three hookups. He will keep an eye on it.
11. Jeff reported that Kokanee Cove has its sewer line installed and is paving this week. We looked at the TV reports, and they looked good. They may be done this year.
12. Jeff reported that the employee housing for St Luke's, he was told that phase one of the collection system has been installed, they were planning on camering it by the end of this week.
13. Jeff stated that Mike Hormaechea contacted him the other day with a couple of line extension applications. He will not present the line extension to the board until he has signed the drawings and the development agreement.

14. Jeff explained that Mike Eckhart has requested the Board regarding the outfall line from the wastewater plant's emergency discharge. He does have a structure over part of it, but it is removable. He is concerned about the pavers and landscaping on top of the outfall line. If we ever have to work on it, is the District willing to replace the landscaping or put it back to its original state, or how will the District look into that if we have to dig into that line and do any repairs. Jeff explained that we have done a few small projects where people have had stuff on our easement, but it's just been some trees and shrubbery. Bill asked if Deer Forest had a deal where they built patios over the line in the back. Jeff does not recall if those are right on the line, and the last time he was out there, nothing was built on top of it. Mike explained that the easement was with the City and that it was vague. During this time, the building department said he could build it, but it must be removable. David asked if there was anything unique about the pavers. Mike noted the landscaping, some boulders, and pavers. Brian is concerned about what precedent we are setting. Jeff is looking for direction on that. If someone puts trees, shrubs, or pavers on our easement and we need to rip them up, do we put them back, and if so, what would be the dollar limit. Brian stated that it defeats the point of an easement if we have to spend a lot of time and money restoring it when we are done. David noted that some of the most expensive surface repairs you do are paving, and we have a lot of sewer under pavement right now. Brian commented that we are responsible for restoring it to the original grade, and don't want to leave it five grades higher than before, for example. Restore the contour of the dirt, but replacing plants and trees, he feels, is a slippery slope. Jeff commented that we may need Adam to write a resolution on whether the board wants to put a dollar amount on it. Jeff feels we are going to deal with this more and more. For example, when the district system was put in, we paid for the decks at Shady Beach. Jeff wants direction because he is not sure what to tell Mr. Eckhart. Adam explained that the easement will set out the responsibility of the District regarding the easement, what the District will need to do to work within the easement, and the fact that the grantor will not plant trees, etc., on the easement. A lot of that is set up contractually; we can't alter that by resolution. Depending on the executed easement, some of this is fact-specific in each instance. In many instances, it was an easement that went to the City originally, and that the District inherited. The Board asked Mike to put together an estimate and bring it back before the Board. Brian stated that we are trying to balance Mike's interest against protecting all the rate payers and ensuring we do everything possible to keep rates low.

Bill wanted to segway back to the Rapid River issue. We have had agreements like this before, and it seems to him the best course on this, if they want to do it, is to have a formalized agreement like we used to have, like with Jug, so it is contractually obvious to our rate payers that they are not paying for that. Brian supports the idea. We have some great equipment and staff, and leveraging that to keep them busy, especially in the offseason and at a reasonable rate, helps our rate payers keep their rates lower. There is no benefit to having equipment sitting idle.

General Public Comment (Limited to 3 minutes per individual)

Craig Groves wanted to comment on the public hearing and ask questions. He is on board with Brian's comments regarding limiting public comments to sewer-related issues. This is not a land use hearing, and he is afraid that 75% of the comments will be land use-related, and he would

suggest that those comments not be accepted. He also feels the person making the comments should provide a personal address. He understands that it is voluntary, but the comment we showed on the website presentation of K. Jones is that she does not live in McCall; he built her house. She might be moving back, but he believes it would be better if we knew where these comments were coming from and where these people live. He has noticed in his public information meetings that he has done multiple of them, most of the major negative comments we have come from people who don't live here permanently. Also, for the record, a tech memo was done in September 2021, which was done by JUB. There was a petition for annexation in 2021. We agreed to pull that Petition of annexation at the previous District Manager's request so that the Master Plan could be completed. He feels that, for the record, you can decide if you want to include that on your website, but we will include it in our presentation. He wanted to know if he could review a draft development agreement before the public hearing.

Bill Hederikson, a resident of McCall, had a couple of comments.

He wanted to thank Tammie for getting back to him on some of his questions and the public comment for the Master Plan. He asked about the date of the approved Master Plan. David replied that he would need to look into that. Bill would like to talk about the liner. He supports the CMGC approach, is happy to hear the design is complete, and understands we are waiting on the phosphorus offset situation. Many things are setting us up for success in 2026 to replace the liner. He wants to reiterate that a lot of the public comments on the Master Plan had to do with the liner being the number one priority and putting it into place as soon as possible. As a member of the watershed workshop, he would like to emphasize that the public in town expects the liner to be replaced in 2026. David replied that everyone is committed, and this is the District's number one priority, but the problem is that we can't proceed until the pieces are in place. We risk an illegal discharge, so unless you ask the District to move ahead and have an illegal discharge, we can't bid this. We can't move forward. If DEQ gets back to us with a clear legal path forward, the goal is to replace the liner in 2026. If DEQ does not respond or take another six months, which we have been through already, it won't happen in 2026. Bill just wanted to emphasize that he has confidence that this team can manage and would not ask us to do anything illegal. He is just encouraging us to set this up for success, so he comes to the monthly meetings to ensure progress.

Elaine Murray stated she is a big proponent and a strong advocate for this area's workforce housing. She wanted to bring to the attention of the Board and staff that the Idaho legislature recently formed a subcommittee to focus on housing affordability. They are focusing on resort towns in addition to the rest of Idaho. Our workforce shortage is tied directly to housing. So they are looking for solutions to support density and less commuting. They are also trying to make it easier for the processes to build a workforce and density homes. Here in McCall, we already know we are at that point where we don't have affordable housing for our locals, and we know that mostly 80% commute from New Meadows, Council, etc. If we don't think bigger and figure out our future, generally, what happens is they move to Boise, or what will happen when the current towns they live in get big enough that their jobs will be there, and then we will end up with fewer workers. In 2022, the City's Local Action Plan set a target of 50 local homes per year, but since then, we have only built 16 houses. She does not know for certain, but she believes 60 workforce units entitled to the City have not been built. She does not know how many are sitting and is still trying to work with the sewer district because she knows we are still utilizing density maps from 2017, but we are trying to fix 2025 problems. According to the 2024 West Central Housing Study, the region needs 900 new local homes by 2030 for households

earning up to \$109,000 annually. If we don't plan for that, we will only support millionaire homes starting now. If we expect workforce housing elsewhere, we will create traffic problems. She understands the need to address the cracked pipes and aging infrastructure, but if we wait twenty to thirty years to fix all the pipes we inherited, it is not a forward-thinking plan; it's just in a moment plan. Elaine stated she has a possible solution. Tammie said it was up to the Board to give her more than three minutes. Brian suggested she get on the agenda if she wants to talk more about affordable housing and solutions.

Candi Millar stated that she is also an advocate of affordable housing and knows that the sewer district is important and is very instrumental in facilitating both growth and housing. It does so through its policies and its operations. She suggests that this Board take time to review aspects of its operations that promote or limit affordable housing. And we know that they are the density map, for instance, needs to be updated to align with the City's comprehensive plan and the zoning. It hasn't been done since annexation. The operation model you run for each development, do you know what the variables are, and what exceptions are? Are they conducive to affordable housing or putting up unnecessary limits? You need to have a good understanding of this model and a demonstration of it. You also need to look at your existing policies. We don't know all of them; we know one residence, one connection policy, whether this is fair, and how much it limits affordable housing. She thinks we should look at these issues and systemically approach them, put them on your agenda. Put together an annual work plan to schedule, prepare, and organize the discussion on these issues. You can tackle them and partner with them to provide affordable housing in this community.

Bill moved to adjourn the meeting, it was seconded by Brian and the motion carried.

Submitted by: Tammie Richardson



Ellen Holm, Chairperson

