

Payette Lakes Recreational Water & Sewer District

Regular Meeting
July 16, 2025

Directors Present

Ellen Holm, Chairperson
Bill Weida, Vice-Chair

Dallas Young
Todd Fereday (absent)
Brian Renstrom

Advisors Present

Adam Christenson (telephone)
David Watkins, J-U-B Engineers(telephone)
Maggi Lloyd, J-U-B Engineers

Staff Present

Tammie Richardson
Jeff Bateman

Also Present

Bill Hendrickson, Patron
Candi Millar, Patron
Elaine Murray, Citizen

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

Approve Regular Meeting Minutes for June 18, 2025

Tabled

Approve Special Meeting Minutes for June 30, 2025

Dallas moved to approve the Special Meeting Minutes for May 29, 2025, it was seconded by Bill and the motion carried.

Approve June 2025 Treasurer's Report

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

Public Hearing: Proposed Sewer Fee Increase Effective September 1, 2025

Ellen stated the public hearing had been advertised and the budget published as required. She opened the public hearing. Tammie reported that she received one email comment. She read the comment into the record: "In regards to your proposed 25% fee increase, we are adamantly opposed to it! We don't recall any particular mention of a 25% increase in any of your notifications prior to the bond issue vote, only that fees would be increasing AND if the bond issue didn't pass fees would increase substantially. 25% is a substantial increase, and why wasn't the bond issue for more than it was to cover system upgrades and increased operating costs? We don't believe you were at all forthcoming in what the fee increase would be, with or without passage. Instead, you are passing on this burden to your patrons!" Phil and JoEllen Yribar, 2280 Payette Drive and 1073 Northview Drive, McCall, ID 83638. Tammie informed the Board that she answered Mr. & Mrs. Yribar's questions and sent them the public outreach we had during the bond process showing we were seeking a 25% increase in rates. There were no public comments from the audience. Ellen closed the public meeting.

Consider Approval of Resolution Establishing Monthly Sewer Service Fee Effective September 1, 2025 (Resolution No. 2025-3)

Bill moved to approve the Resolution Establishing Monthly Sewer Service Fee Effective September 1, 2025 (Resolution No. 2025-3), it was seconded by Dallas and the motion carried.

Authorize Bill Weida, Vice Chair of the Board, as Signer on Bank Accounts at Idaho First Bank
Dallas moved to authorize Bill Weida, Vice Chair of the Board, as signer on bank accounts at Idaho First Bank, it was seconded by Brian and the motion carried. Bill Weida abstained from voting.

Consider Approval for Line Extension for 500 N. 1 Street, CCG McCall, LLC Project

Jeff requested the Board to Table this item.

Request Authorization to Pay AME Electric, Inc. \$194,700 for the Replacement of the Lab MCC Panels

Jeff stated that we had budgeted \$177,800 for the MCC panels. He explained that he made a mistake and did not catch it when some things were added, like some breakers to the main distribution panel, changing out the main breaker, adding some other feeder breakers, and adding an internal surge protector. He didn't know it was going to be an additional \$17k.

Brian asked about the panels and if JUB reviewed them. JUB's electrical engineer reviewed the panels, and a lot of this stuff was changed through his recommendations.

Dallas moved to authorize payment to AME Electric, Inc. \$194,700 for the replacement of the Lab MCC panels at the treatment plant, it was seconded by Bill and the motion carried.

Mission Street Update

Jeff reported that the contractor has started some exploratory excavations this week. There was a preconstruction meeting last week. He thinks they will start laying some pipe this week.

Consider Approval for Contract Amendment from JUB Engineers for Mission Street Project

Jeff explained that with all the back and forth that has taken place on Mission Street, it has ended up costing us a little bit more. Maggi commented that JUB had to bid on this project three times, which is what the bulk of the amendment is for. We also went back and forth with ITD more than we thought, which was based on some pipe material requirements that they had added to their specifications but had not been issued yet. It was a little bit of a surprise. Jeff stated that could change some numbers of our piping projects in ITD's right-of-way.

Brian moved to approve the contract amendment from JUB Engineers for the Mission Street Project not to exceed \$14,000, it was seconded by Dallas and the motion carried.

Engineer's Report

Maggi gave an update for lift station 27. She said we finally got comments back from DEQ on the PER. They gave tentative approval for the non-valve option. We have a list of significant comments and will address all those to DEQ. Then, we will get a copy back to Jeff and resubmit it to DEQ. We can progress the design for construction next year. She reported that JUB has done two QLPEs that are in process, Dawson trails, and a line extension at the airport.

David reported that JUB is working on record drawings for the electrical system that was finished at the treatment plant. He noted that JUB worked on some information for the Pine Creek Ranch public hearing. We are continuing to work with DEQ on the phosphorus offset project. The next step is a meeting to get a complete list of comments from them. This piece is what is holding up the liner project. We can't continue the pond liner project until this part is figured out. David hopes this will happen before the next board meeting so that we can have better direction at the next meeting.

Pond Liner Update

David wanted to remind the board that the 90% design could be wrapped up, sealed, and get off DEQ as soon as we get answers from DEQ and get it out to bid. One piece will have to be added to the design if the permit is figured out with DEQ, and it requires additional treatment, like a temporary treatment facility or a filter for phosphorus removal. That piece would still need to be added to the design.

Legal Report

Adam worked with Jeff to wrap up the sewer lateral abandonment issue at 707 Mission. He also assisted with the monthly sewer fee increase resolution that the board adopted today. Otherwise, just ongoing day-to-day type things.

He did want to note that some revisions were made to the public records law in the last legislative session and became effective on July 1. He has already discussed this with Jeff and Tammie, but wanted the board to be aware of it for educational purposes. Most notably, the bill differentiates between residents and nonresidents regarding response times. For residents, we still have three working days or up to 10 days, if more time is needed. For nonresidents, the time period is twenty-one days for the initial response or up to thirty-five days if more time is needed. Under the law, a resident means a person whose domicile has been within Idaho continuously for a period of thirty days. There is also a written declaration component that folks will need to do to establish they are a resident when making a request. These are just some operational changes in how the District will respond to public records requests.

Discussion of the Draft Fiscal Year 2026 Budget

Tammie presented the draft budget for fiscal year 2026. The only change she made from last month was the 1% COLA to a 2% COLA for a difference of \$13,749. The fiscal year 2026 proposed budget is \$6,957,641. There was a discussion about the new overtime rule starting in January 2026. Staff usually take their on-call pay as comp time instead of overtime. That may change since they will not be taxed on the overtime.

Fiscal Year 2026 Budget Workshop with Revenue Bond Funds and Grant

Tammie handed out the Master Plan Project Planning worksheet. Maggi reviewed the general plan, starting with Wooley Avenue, with design and bidding. The goal is to have construction start next summer, and we will combine that with a sewer replacement over on Spruce Street. She went over the Lake Street CIPP. A sewer line by the lake runs under some buildings, so we want to CIPP and repair the offset joint. This is a big priority for the District, so that we will do so as a stand-alone project as design, bidding, and construction next summer. She pointed out the C1 and C2 projects included in the Master Plan, which are the Wildhorse subdivision; the whole subdivision needs to be replaced.

We plan to put that as C1 and C2 because it is a large project. We will start the design after the Wooley Ave & Spruce Street project is done and continue into the next fiscal year. We are planning on surveying all the projects in 2026. It is more efficient for JUB staff because they come from Boise. We also plan on doing the Blower project at the WWTF in 2026. The design, bidding, and construction are with the understanding that the blowers are a long lead item, so they may take longer to get to the construction, depending on how that pans out. We have the seepage testing in Pond 1, which will also happen next summer. Depending on those discussions, we have a placeholder for the environmental projects and the storage pond. We showed the overall sequencing going over into 2027: the C1 & C2 Wildhorse subdivision finishing the design, bidding, and construction, which will be in two construction seasons based on the size. Once we wrap up that design, we go into C3, the Jasper subdivision, where the whole line will be replaced. She went over the dredging project at the treatment plant for 2027. Ross is testing an enzyme that hopefully reduces the amount that needs dredging, but it will depend on those results.

Bill asked about the Lake Street project. If the State decides to move the highway, we may want to think about how to handle that. Jeff explained that when the City did the park there, the original design was to have a grinder pump in that bathroom. Instead, they lowered the line, which created a bad offset joint six feet under that building. That 12-inch line, the invert, is way lower than the 8-inch line invert. What happens in that bathroom when they flush paper towels causes a dam that emerges from the floor drains. We have had a few spills there right after we took over the system until we figured out what was happening. That is a trouble line that staff cleans every week. We need to get that fixed and line up the inverts, so that will be a big project involving ripping out part of those stairs. Jeff had discussed this with Kurt Wolfe, and Kurt said they were getting ready to replace those stairs. Jeff asked him to make it two zones since they will be heated stairs, so we can rip out the top zone and replace the concrete rather than replacing all the heating. We will have to do that one section. We also have a major amount of I&I coming down that line from the north when the City abandoned that upper section, but it was not appropriately plugged. We want to eliminate 2/3 of that line heading north and make a dead-end manhole upstream from that bathroom, which will take care of a lot of I&I and get rid of that trouble spot from those offset joints. He explained that the line under the building is an old clay line, and we are cleaning it backwards at times because that is the best access. Every time we clean it, it breaks little pieces off the clay line. We need to CIPP the whole line so it will last. We looked at rerouting that line so it would not go underneath the building and move it out to the front. That will not pan out because we would have to replumb every one of those buildings. This is the best option we have. Bill suggested he go to his contact to see if they can set up something with the State to come by and discuss their long-range planning.

Tammie reminded the Board that we have the \$4.1M grant from IDEQ Legislative, 1/3 project match (pond liner) from Aging Infrastructure Grant, the low-interest loan of \$2,813,745 for IDEQ, and the bond of \$4,186,255.

Approve Proposed FY26 Budget for Publication

Dallas moved to approve the Proposed FY26 Budget for Publication for \$6,957,641, including the Revenue Bond, IDEQ State Revolving Loan, IDEQ Legislative Grant, and the Aging Infrastructure Grant, it was seconded by Bill and the motion carried.

Staff Report

1. Tammie reported that we sold five permits in June and four so far in July.
2. She reported that she and Lorraine are gearing up for the supplemental billing for September. We sent out a message to the customers about the rate increase effective September 1.
3. Tammie went over the delinquent accounts for certification to the County. We are down to 22 delinquent accounts.
4. Tammie wanted to poll the Board to see a date for the public hearing on Pine Creek Ranch. The Board agreed that September 17 at 1200 would work. Tammie will check with Idaho First Bank to see if the room is available.
5. Tammie went over the public comments from the last board meeting. There was a request to do a roll call at the beginning of the meeting. She thinks this would be a good idea if the Board agreed. Also, there was a request to have the board information packet on the website. Tammie went over some concerns with that. Sometimes we do not get everything until the day before the meeting. She will look into it and see about posting information on the website.
6. Jeff reported that we had the St. Luke's workforce housing preconstruction meeting. They will be starting soon.
7. Jeff stated that St. Luke's Hospital disconnected some service lines and then decided those lines were still active, so they had to dig them back up and connect one and cap another. That whole project has been a cluster since day one. It is the most unorganized project he has ever been around.
8. The white whale is the cleaner with the vacuum unit, where the hydraulic pump blew up. We still have metal shavings coming through all the time. We are taking valves apart, cleaning them, and talking to Metroquip, who said we will find metal shavings for the unit's life. Hopefully, the filter does its job and catches everything before it goes into the pump again.
9. Jeff reported that he has been working with Natalie at Ziple to figure out lift lines. Half of our lift station alarm lines have not been getting invoiced. He thinks it's figured out, and our bill will double for the alarm lines.
10. Jeff reported he went down to the Valley County Commissioner meeting for the AOI. They asked him to say something about the sewer boundary, and he stated that he does not see our sewer boundary changing, but overall, that is a board decision.
11. Jeff will review the equipment cost and staff time to present to the Board at the next meeting.
12. Jeff went over 525 Park Street, where the owner wants to add an ADU, which he does have the density to do an ADU, but will need a line extension. Since this would be a 250 to 300-foot service line and with all the issues he has been dealing with on long service lines, he wants the owner to follow the district specs, which call for a line extension.
13. Brian added to the staff report. He said that staff came through his neighborhood to do the annual flushing, so he got to observe. He said they were super helpful and answered all his questions.

General Public Comment (Limited to 3 minutes per individual)

Bill Hederikson, a resident of McCall, had a couple of comments. He applauded the table and schedule for the Master Plan Project Planning. He said this is a great document for designing, procuring, and constructing. This will help us understand how the District spends the bond & grant money and priorities. I hear there is a lot about industry standards and design standards

relative to service lines. He asked if there were published standards that we have. He also talked about the tracer wire being a commercial standard. Putting a tracer wire over any buried utilities is standard and good practice. He had a question about the Master Plan status.

Candi Millar thanked us for the roll call and for looking into getting the attachments online. She commented that she lives in Rio Vista and met our staff the other day because she has a 300-foot-long service line. She knows where her line is, cleanouts, and where her neighbors are. There is a neighbor to the east of her, and she wasn't home, and they spent three days looking for her line. They brought a gadget yesterday, and they could locate the PVC service line. She stated that something to consider is maybe sending out a public notice to locate your cleanouts and service lines, like you would locate your water shutoff. She wanted to bring up the annexation agreement. She understands there was a requirement in the annexation agreement that we had to notify the City of the public hearing within 30 days of the public hearing. She wanted to know if the Board is familiar with the annexation agreement and if it is available for public review. She also informed us that we can look at the plans for the State of Idaho routes, which would give us an idea of their five-year plan, and perhaps Lake Street is mentioned.

Elaine Murray is an advocate for attainable housing. She had a thought as we were talking about the main line vs service line, being wary of liability on the service lines. She sees the importance of knowing where the service lines are, but maybe working with Adam to get some agreement with the land owner to find them with the camera and share some liability. Jeff explained that a lot of these service lines we can not camera. The older places don't have cleanouts, and the other thing about camering these service lines is that if they have 90s in them, we can not push our camera far past them because the cable starts winding up in there. If it's a straight shot, we can go 100-300 feet in the right conditions, but the more bends, the more resistance we have on that cable, and sometimes we can only go 20 feet, depending on how it is plumbed in.

David commented that this is a struggle for communities around the State. We are seeing a lot of small communities see the importance of having a standard spec, at least the ones we work with; we have been encouraging them to do practices similar to those of the District, which is to watch the construction more closely. Don't just let plumbers put in service lines; ensure they have the available standards. The best thing to do is set a standard, hold the standard, and try to fix what you can as you find it.

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

Submitted by: Tammie Richardson



Ellen Holm, Chairperson