

Payette Lakes Recreational Water & Sewer District

**Regular Meeting
March 19, 2025**

Directors Present

Ellen Holm, Chairperson (telephone)
Ken Patterson, Vice-Chair

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

Advisors Present

Brandon Helgeson, Legal Advisor (telephone)
David Watkins, J-U-B Engineers
Maggi Lloyd, J-U-B Engineers

Staff Present

Tammie Richardson
Jeff Bateman

Also Present

See attached list

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

Approve Regular Meeting Minutes for February 19, 2025

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

Approve February 2025 Treasurer's Report

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

Update Regarding Public Educational Outreach for Revenue Bond Election

Tammie reported working with Rebecca Coulter at the Langdon Group to send out the first mailer. She presented a copy of the mailer called Bond Election Information Sheet. BDS, who prints and mails out the District's monthly invoices, will mail this out next week. Rebecca has also set up a website directing anyone with questions to email or call about the bond. We had a call yesterday with Idaho Secretary of State Phil McGrane, his staff, Valley County Clerk Doug Miller, Elections Coordinator Kierstin Oxford, Langdon Group, and Brandon Helgeson from Hawley Troxell to make sure we are all on the same page. We discussed using the Elector's Oath & Application for Absentee Ballot like in 2017. Tammie went over the dates for the two open-house workshops. The first one will be April 16, 2025, from 11:00 to 1:00. The second one will be May 12, 2025, from 5:00 to 7:00 pm. We can have two board members present at the workshop.

Set the FY26 Budget Public Hearing Date for August 20, 2025

Ken moved to set the FY26 Budget Public Hearing Date for August 20, 2025, it was seconded by Bill and the motion carried.

Consider Approval for Line Extension for Black Bear Condos

Jeff reminded the Board that Black Bear Condos is up by the fire department. This project started in 2020. We have a development agreement that Black Bear Condos has but has not returned a signed copy. Jeff realized that the line extension had not been done. He stated the plans look good but will not stamp them until they have signed the development agreement.

Bill moved to approve the line extension for Black Bear Condos, it was seconded by Ken and the motion carried.

Mission Street Sewer Replacement Update

Maggi reminded the Board that this is the sewer improvement on Mission Street between Park and Lake Street. She reported that DEQ has approved the design, and JUB is getting ready to advertise the project to bid. It will be advertised on QuestCDN until April 3 and in the Star Newspaper. She said she would have the bids to present to the Board at the April meeting. Construction will be in June before the City has its CRABS project. We want to be done with our part before the City starts. The only change since the last meeting was that ITD had a few changes to the sewer design. They want us to use HDPE pipes in ITDs right-of-way.

Pond Liner Update

David reminded the Board that at the last board meeting, the Board canceled the prequal bids. JUB did call a few of the contractors we had discussed about the project before it went out to bid to see why they did not bid. Generally, the consensus was they were busy, and this project didn't pique their interest. Some contractors are qualified based on what we sent out, but they did not choose to do a project in the middle of McCall with a tight schedule and deadlines. He stated that the design was done. We are holding off sending it to DEQ until we know how to proceed. The big hurdle is to meet with DEQ again. We need to update DEQ on the schedule and how this project might progress. The CAS must still be updated to reflect the current schedule and project. The meeting is scheduled for March 31. The plan is for Jeff, Bill, Mike, and David to go to Boise and meet with DEQ to work through how to update the CAS.

As we were working through the prequalification process, one thing came up: a CMGC process. He gave a quick overview, and when we get closer to preparing, we will do a deeper dive with the Board so everyone understands the ins and outs of the CMGC process. It's considered an alternative delivery method. You essentially hire the general contractor based solely on qualifications during design. It moves the general contractor into the design phase, and the District pays him a professional service fee during design to do a constructability review and cost estimating. Then, you negotiate a guaranteed maximum price with him, which transitions into construction. He puts it out to bid to liner installers. It is another way of trying to control the quality of installers, but it's through the general contractor. He is the one who would do the bidding process and qualification selection of the installers. It's used often, especially in universities and private endeavors, but using alternative delivery on municipal projects is becoming more common in Idaho. The City of Lewiston has done the CMGC process. It's also helpful if you have complex construction or tight schedules because you get his opinion and arguments during design, work through them, settle on a price, and then move forward with construction.

Bill commented that he wants to ensure that we have it locked in place, that the liner has to be here, and that all the parts and pieces are ready so we don't get hung up with something not arriving. All materials need to be onsite before the project starts. David said we can still put requirements on construction milestones or that all liner material must be onsite before demolition. Another version is when you want to remove all liability and put most liability on the contractor, which is called design-build. That means you get a price, and you put your requirements; the contractor hires the engineer and does the design, and he gets it done under that price. You would have to step back and allow them to do what they will do. Those are the ones that owners get frustrated with because the contractor does not always have the same ideas. That is another alternative delivery method; some entities use it, and many complain. Another benefit is if you get them on board early, you can issue early work packages that include buying materials. If materials become a critical path and we are trying to hit a tight schedule, you could start ordering materials during the design phase. There are some risks as we may not have settled on a price.

Master Plan

David reported that DEQ has approved the environment section of the Master Plan. We have technical approval and environmental approval. The only remaining step is requesting that the Board hold a public hearing, and after the public hearing, if there are no modifications that the Board requests that David makes, then the Board can adopt the Master Plan. He will send all the comments sent online to Tammie, and she can send them out to the Board. There were about 110 comments; most of them, like 90%, live near Cascade and are concerned about the reservoir. They want to see the liner repaired. Some comments said they wish it were a double liner but want it fixed as soon as possible. That is the majority of the comments. He will seal it one more time before April's board meeting. We will need to hold a public comment period at the next board meeting, have a sign-in sheet, and set a time for the public to comment.

Bill commented that after talking to people in the community, he would bet that over 80% of people do not understand what the Master Plan is. They don't know that it is a dynamic model you use for interacting. He would like David to have an explanation of what the Master Plan Design is. He said people see the word plan and think it means planning for the future. It does in a certain way, but it's the same sort of plan you have when you climb in a car, and you are going to drive down to the Mexican restaurant, and every turn you take alters what will happen after that, and people don't understand that because it's so dynamic, you cannot do what they think is planned twenty years in the future. All he is asking is, let's think a little about how we might present an example with a couple of things happening simultaneously to show how the plan changes. David said he could give a short presentation on it. If we get many comments and run out of time, we can table it for next month and hold another public comment period at the next board meeting. The final step is board approval and sending DEQ a copy; he will ensure our hard copies get updated with the final version.

Engineer's Report

David updated the Board on Lift Station 27. JUB has finished the draft of the PER and sent it to Jeff for review. We are getting closer to working on design. He commented that JUB had one major model run for Pine Creek. JUB is prepping for soil sampling and working on maps for district staff to do the soil samples. JUB is preparing a list of compliance items for the reuse

system. It is an update to the Operational Maintenance Plan. We must finalize those compliance items, document the plan, and submit it to DEQ.

Staff Report

1. Tammie reported that we sold four permits in February and one so far in March.
2. Tammie reported working with Jeff, Mike, and David on the Construction Funding Application for the SRF Loan.
3. Jeff stated that the Hardy project across from the Marina and the Boydston Pinedale project will start soon.
4. Jeff reported that he talked with McCall RV Park about wanting to start phase 3.
5. The MCCS panels for the treatment plant are supposed to be shipped out today, and the installation should be a week later.
6. Jeff reported that the hydraulic pump on the hose reel had gone out to the Hydrovac cleaner (white whale). We are in the process of replacing it.
7. Staff have done a lot of equipment maintenance this year, preparing for the busy summer.

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

Submitted by: Tammie Richardson



Ellen Holm, Chairperson