

Payette Lakes Recreational Water & Sewer District

Regular Meeting
September 17, 2025

Directors Present

Ellen Holm, Chairperson
Bill Weida, Vice-Chair

Dallas Young
Todd Fereday
Brian Renstrom

Advisors Present

Adam Christenson, Legal Advisor
David Watkins, J-U-B Engineers
Maggi Lloyd, J-U-B Engineers

Staff Present

Tammie Richardson
Jeff Bateman

Also Present

Craig Groves, Pine Creek Ranch

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

Roll Call

Approve Regular Meeting Minutes for August 20, 2025

Bill moved to approve the Regular Meeting Minutes for August 20, 2025, it was seconded by Dallas and the motion carried.

Approve August 2025 Treasurer's Report

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

Public Hearing: (Idaho Code §63-1311A): Proposed Increase to Equipment/Staff Charges

Ellen stated the public Hearing had been advertised and 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.

Approve Increase to Equipment/Staff Charges

Jeff explained that it had been a couple of years since we evaluated the Equipment/Staff Charges. He called McCall Rentals and got some prices, and we adjusted the prices to reflect 2025.

Brian moved to approve the rate schedule as proposed to the Equipment/Staff Charges, it was seconded by Todd and the motion carried.

Consider Approval of Contract for Managed Services with Northwind & Web Designs Boise for IT Services

Tammie informed the Board that we have been with 4Corners for years. Jeff Luff, the owner, came in a couple of months ago to let us know he will no longer do the managed services for IT. He told us he would write us a letter formally with an end date and refer us to some places that

offer managed services. We did not hear from him. I texted, called, and emailed him. I researched some places and found Northwind & Web Designs. They came up and introduced themselves and looked over our server and computers. She feels that they will be a good company to work with. Their managed services will be more than what we were paying 4 Corners, but they hadn't done an increase for six years, so she feels that it is a reasonable price.

Bill moved to approve the contract for managed services with Northwind & Web Designs Boise for IT services, it was seconded by Dallas and the motion carried.

Consider Approval of Line Extension for Idaho & Ward, LLC (Washington Street)

Jeff explained that the individual who used to own the trailer park where Mike Hormaechea is doing his project on 600 Ward St, his service line went over the top of the hill all the way into the trailer park. 600 Ward St must be tied into Washington Street for any onsite exploratory excavation to begin. It is a small line extension that needs to be reconnected to Washington Street.

Bill moved to approve the line extension for Idaho & Ward, LLC (Washington Street), it was seconded by Dallas and the motion carried.

Consider Approval of Agreement with JUB Engineers for Master Plan Surveying Collection 2025

David explained that the following contracts are Master Plan projects funded through bonds and grants on the capital improvement list. Maggi went over the agreement. This agreement will cover the survey work for C1 & C2 Wildhorse Subdivision Sewer Replacement, C3 Jasper Subdivision Sewer Replacement, E1 Wooley Ave, Spruce Street between Davis and Louisa Ave, and Lake Street CIPP and Offset Repair. The project will include collecting all survey data associated with the projects. The project's goal will be to collect all data in the late summer and fall of 2025.

Bill moved to approve the agreement with JUB Engineers for Master Plan Surveying Collection 2025, not to exceed \$124,900, it was seconded by Dallas and the motion carried.

Consider Approval of Agreement with JUB Engineers for Wooley Ave & Spruce Street Sewer Replacement

Maggi explained that the project involves installing approximately 420 LF of new gravity sewer and 1,375 LF of sewer replacement involving 10-inch and 12-inch to relieve capacity-deficient segments. As a reminder, Wooley is the only capacity project we are doing early in the capital improvement plan because it aligns with the City's paving. Brian asked to pull it up on a map because he had questions about the pipe's size. David pulled it up on the TV screen to review where the work would take place. Spruce Street is replacing approximately 543 LF of existing 8-foot gravity sewer on Spruce Street between Davis Ave and Louisa Ave. The existing pipe is old and dilapidated with multiple structural defects and requires replacement as it is a huge I&I issue.

Brian moved to approve the agreement with JUB Engineers for Wooley Ave & Spruce Street Sewer Replacement not to exceed \$245,500, it was seconded by Todd and the motion carried.

Consider Approval of Agreement with JUB Engineers for Lake Street CIPP & Point Repair

Maggi explained that this project involves installing 328 LF of 8-inch CIPP and CIPP lateral top-hats in services, repairing an offset joint, and abandoning the existing sewer main to the east. We worked on some other concepts to get the sewer in the street. The problem is an insufficient slope or ground to reroute the gravity sewer. There is a lift station, so unless we add another tiny lift station for that little bit of flow, there wasn't a good way to get out from under the building, and we have the added issue of trying to re-plumb their sewer out from under the building. Jeff explained that it is an old clay line, and when the City put that park in there, the original plan was to have a small grinder station for that bathroom at the park. Somehow, in their wisdom or lack thereof, they decided to drop that line excessively deep so it could pick up that bathroom. Everybody flushes paper towels and other things that shouldn't be flushed, and because that manhole by the building is offset, the 10-inch comes into the 8-inch, it causes a dam, then it backs up and comes out the floor drain in the bathroom. That is a trouble line and has to be cleaned every week in the summer. Every time we put the cleaner's nozzle in that old clay line, it increasingly destroys the clay pipe.

Bill moved to approve the agreement with JUB Engineers for Lake Street CIPP & Point Repair not to exceed \$61,000 , it was seconded by Brian and the motion carried.

Consider Approval of Scope Addition for the Lagoon Liner Replacement, PER Update, and CMGC Process

David explained that the liner was on hold while we were waiting for a response from DEQ. We have received a response, and more discussions need to be had. There is enough to know that we should start working on the next steps. Before it advertises, we will need a workshop with a couple of board members to help as the selection committee of the Construction Manager General Contractor (CMGC). It is a qualification-based selection of a contractor who is the general contractor for the liner project. They are hired before construction. He explained that we negotiate a price with them, and then they put it out to bid, and we see what they get for bids from subcontractors. There are a lot of benefits, it helps us with weird items, like temporary treatment and solids removal at the bottom of the pond. The other benefit that Adams' peer told us was that through the CMGC, he can put qualifications on the subcontractors. David believes he has to pick three subcontractors, and then he can request qualifications from them during the CMGC process. That was one of our limiting factors when we tried to prequalify. The state statute is not set up so we can do a prequalification on a subcontractor; it creates a situation where we cannot guarantee a good installer.

David reminded the board that the budget for this task had already been approved. However, this updates the task to include the CMGC Process and updates the Preliminary Engineering Report (PER) for DEQ to reflect the latest plan. It's not adding a budget; it's just changing the scope of the task. The board discussed which board members would be on the selection committee. Brian and Todd volunteered.

Brian moved to approve the scope addition for the Lagoon Liner Replacement, PER Update and CMGC Process not to exceed \$69,400, it was seconded by Todd and the motion carried.

Mission Street Update

Maggi reported that we accepted all the lines. The contractor is still working on the City's project. They are scheduled to pave on the 29th or 30th. They are pushing the pavement as far as they can. We are waiting for some CCTV on one four inch service that they have not gotten to

us due to programming issues. They can't pave until they get that as well. Overall, she and Jeff think they did well. Jeff reminded the board that we did this project ahead of others because the City was doing its project, so we did not have to pay for paving except for the piece in the ITD right-of-way. Jeff stated he was surprised that ITD allowed us not to pave before the rest of the project gets paved, which was nice of them, so it will be a nice project when it is all completed.

Engineer's Report

David reported that he has been busy with a lot of meetings and discussions about the pond liner project and the Pine Creek Ranch hearing. There is nothing else to report that we haven't already discussed.

Pond Liner Update

David stated there is a potential path forward, and we are working on it and will come back before the Board at a later board meeting.

Legal Report

Adam reported that he assisted with the Equipment/Staff charges fee increase and the Northwind IT Agreement. Also working through the items for the Public Hearing for Pine Creek Ranch. He reported that we continue to work through the internal environment working group regarding the phosphorus allocation at the treatment plant, which we will discuss more in the special meeting next week. He prepared and updated the sewer improvements agreement for the Idaho & Ward multi-family project, sent it out, and received it back with signatures. We are still waiting on a couple of things, and it's not quite ready for the Board to sign that yet. He prepared transfer documents, which include a bill of sale, contractor's affidavit, and easement agreement for the line extension for the Kokanee Cove project. We are waiting on the State for a couple of documents. He reported working on a sewer improvement agreement relative to the Dawson Trails project. This is a road paving project that is associated with that project, which has some manholes that will need to be raised, and some work associated with those in connection with that paving project.

Staff Report

1. Tammie reported that we sold three permits in August and one so far in September.
2. Tammie reported that the minutes are on the website now. We just did the year 2025.
3. Tammie updated the board that the FCS Group has everything they need to do a rate refresh. She hopes we will not need to raise the rates in January.
4. Jeff reported that at lift station 17, the new owner of that residence asked not to walk through their property anymore. Staff will need to walk the back side of their house, and in the winter, it will be more challenging because it is between two houses with metal roofs with a fairly good pitch, so snow piles there.
5. Jeff commented that, as Adam said, we sent a development agreement for the Dawson Trails project, which has two manholes on Dawson Street and one on Spruce, that must be addressed.
6. Jeff reported that he sent out the Kokanee Cove closing documents. The contractor returned his affidavit, but we have not yet received anything from the State.
7. Jeff stated that the Boydston Street Project has been a cluster since day one. All the sewer lines are installed, but we have not approved anything. We have not seen any CCTV work, but it's in the process of getting done.

8. Jeff reported that the Trails Edge on First Street & Colorado can have 48 connections. They are just starting some preliminary drawings on that.
9. Jeff reminded the Board that the vacuum cleaner (white whale), we looked into the pricing on some of these solenoid valves, and decided to send it off to SWS equipment. They have been around for 25 years. They recently opened an office in the Valley. By the time we started pricing out some of these valves, we would have 10k into it. We did get a quote from them to go through the hydraulics. Their estimate was about 6k to go through all the hydraulics; hopefully, they can get it working better. We will send the white whale down next month.
10. Jeff reported that staff will be doing a bunch of dye testing on that line underneath all those buildings. Staff will have the camera there, and dye testing every bathroom, sink, and toilet to find out which services we can cover up when we do that CIPP work, and which ones we need to keep active. It will be essential for us to get that appropriately documented.

Brian commented that District staff have been replacing manhole covers down the street from him, and as before, they are just great to talk with and super helpful, and explain everything, good training for him.

General Public Comment (Limited to 3 minutes per individual)

Craig Groves presented his support for the annexation and a Summary of Projected Sewer Revenues to be posted as the only testimony he will provide today. He asked if the Board had any questions, and he would happily answer them.

Executive Session: § 74-206(1)(f)

Bill moved to enter executive session Pursuant to Idaho Code § 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement; it was seconded by Brian. In a roll call vote, the motion carried unanimously.

Decision from Executive Session

Brian moved to authorize JUB to survey 1535 Warren Wagon Road and to report back to the Board for solutions, it was seconded by Todd and the motion carried.

Jeff will get ahold of Jeff McFadden from Valley County to see what his requirements for the road will be. He will take Maggi and get photos.

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

Submitted by: Tammie Richardson



Ellen Holm, Chairperson

