

Payette Lakes Recreational Water & Sewer District

Regular Meeting
March 18, 2026

Directors Present

Ellen Holm, Chairperson (telephone)
Bill Weida, Vice-Chair

Dallas Young (telephone)
Todd Fereday
Brian Renstrom

Advisors Present

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

Staff Present

Tammie Richardson
Jeff Bateman

Also Present

Attached

Todd Fereday called the meeting to order at 9:00 a.m., and Directors Ellen Holm, Brian Renstrom, Bill Weida, Dallas Young, and Todd Fereday all answered roll call.

Approve Regular Meeting Minutes for February 18, 2026

Bill moved to approve the Regular Meeting Minutes for February 18, 2026, it was seconded by Brian and the motion carried.

Approve February 2026 Treasurer's Report

Brian moved to approve the Treasurer's report for February 2026, it was seconded by Bill and the motion carried.

Consider Approval of CM/GC Pre-Construction Phase Services by IMCO, Contingent on IDEQ Approval

David reported that the different sides are still working on the agreement with the attorneys. There are some larger revisions that IMCO requested, and they're being reviewed by their attorney, JUB's attorney, and the District attorney. We don't quite have it yet, but as soon as those revisions are settled, the scope has already been reviewed, so we should be able to get it in front of the Board, either at a special meeting or at the next board meeting. Brian stated that he would like to reemphasize the urgency and encourage all parties to get this done quickly.

Engineer's Report

David reported JUB is working on some meter modifications at the reuse sites. District staff is helping with that. We've been helping coordinate those and strategizing which ones require DEQ approval. Some of them are meters that may need to be swapped out; nothing to move forward on yet. I think staff is still looking at one or two of them. Jeff commented that we did get a bid to move from that vault that keeps flooding out and mount it on the pivot itself. David explained that it will require something in the permit to be modified, just stating where the meter's at and what it measures, because it'll change from measuring one stream of flow to the combined stream of flow, and so you have to be clear with DEQ.

David reported that the State requested an updated contact list for the storage pond. The

original list was submitted to the State back in 2001. We've been working to update that information and return it to the State. He continued that JUB has started a couple of QLPEs. Those QLPEs are back with the developers and their engineers, so they are being updated, and then we'll finish them. He explained that JUB can review smaller projects instead of DEQ, which speeds things up and means people don't have to wait for DEQ review. This is a pass-through cost to the developer/person. We also completed a model run for IR 26-02 on 3rd Street and will send it back to the developer.

David reminded the Board that JUB has been working on updating the sewer density map and has made a few edits since our last meeting. If the Board has any comments, before you vote to adopt the policy, it would be good to get them so he can make those edits before that meeting. David reported that JUB has been seeking additional funding. One is with the Army Corps of Engineers, which has a recurring funding pool. It doesn't mean we will get awarded, but it's good to include the project names so we can start talking with them. We submitted to them on some of the collection system projects to see if anything comes with that. Bill stated that if we are awarded, we have to follow federal regulations. David commented that we would have to sit down and weigh the pros and cons, and that it may make sense for certain projects. We wanted to get our foot in the door as much as possible, so we submitted for a handful of projects. He is also looking over USDA grants, which, again, are federal money, and theirs is even more difficult because they have to approve the facility plan. There could be some early planning work, such as a tech memo we need to write to meet USDA's requirements. They like to see the information in a certain format. We're going to sit down and talk with them and see what the likelihood of funding is through that. Sometimes it's not very favorable because their grants are usually tied to income levels, and we've already been down that path with the CBDG, which didn't work out for you guys. Most likely, the USDA would be another potential source of a loan. If it has too many strings, then the District bond would be the best option.

We have worked on some of the website content. He will double-check whether they're ready to roll out the full thing, and then maybe at the next board meeting we can put it up on the screen and walk through it.

David stated that we met with ITD, Jeff, and the contractor at the bridge downtown. There's no clear path forward right now. ITD does not consider it an emergency. The information we showed them yesterday didn't convince them that it's an emergency. They want you to go through a bunch of steps to prove to them why you need an open trench. We have to write a report that goes through every feasible alternative for installing a pipe and explains why each is or is not feasible. Bill asked if ITD has looked at the area. Jeff answered that they were out there yesterday. Bill stated he would view it as having some negative attributes, since the trench must be below the lake's high-water mark by about 4 feet. And while he is an economist and not something else, he can even guess what will happen at that point, since it's right next to the lake. He asked if that concerned them. David replied that they are concerned about items. They do not think this is an emergency right now, since sewage is not flowing through that line because that bathroom is closed. We are not experiencing a high-flow event, so the north siphon isn't needed at this time. But if we get a high-flow event or the bathroom wants to open, then it should be an emergency. He went over the sinkhole argument; it wasn't very convincing, given that it's 12 feet deep and under a concrete road surface. So far as they can tell, there's no sinkhole yet. Even though the risk of a sinkhole is real, that's not a convincing argument to them right now. We are working with Jeff on the next steps, which will be a technical memo. Jeff stated that ITD wants us to shore up the bridge, which is ridiculous. David explained that they're nervous about the bridge when you excavate 12 feet down, because the bridge abutment is 20 to 30 feet away. Jeff stated that it's down pressure, it's not side pressure. David explained

that we determined that we are not under the bridge slab. We are not under the approach slab. We're actually just under some concrete pavement adjacent to the approach slab, which is a good thing.

Pond Liner Update

David commented that we are still trying to resolve the CMGC contract. We are still waiting to meet with DEQ to go over how this will all work on the permitting and compliance side. We are waiting for Adam to come back, then trying to schedule a meeting with DEQ. We are hoping that's in the next week or two, if possible. Kevin and the State AG will be at that meeting as well to discuss the next steps, and that should align with getting the CMGC under contract. Bill asked about fixing the rips. David explained that one thing we added to the CMGC scope is that they'll conduct an early visit as soon as the contract's signed. They have subs that they have worked with a lot that do the liner repairs. They'll probably either have one of them with them, or they'll take a bunch of photos and then meet with a few of those liner companies to talk about what repairing those rips would look like versus, you know, getting their thoughts on how to replace the liner. CMGC will get involved right after their contract is signed, focusing on those two things. Bill stated that then we should be set up to really take a lot of data, after this stuff is fixed. David agreed that once those are fixed, we should increase the sampling frequency. Jeff stated that once the pond is low enough to repair the rips, we will conduct a visual inspection of the entire pond to address anything we can see. David added that there are still multiple paths ahead of you, so you could replace the liner this year, which would mean you don't need to fix the rips. If it's looking less feasible to get it done this year, it may be to repair the rips this year and replace the liner in 2027. David stated that once the contract is signed, we will start the cost estimating process with the CMGC. Right now, it probably isn't a good time to get bids on HDPE pipe. We will see what they say and what information they get from the liner companies. There could be a lot of liner on the shelf, but he kind of doubts it. He thinks they make it on demand. Jeff commented that it sounded like it was on demand. Bill commented that, from what he can see, the two least expensive sources are Saudi Arabia and Qatar, which seem to be otherwise occupied right now. Brian commented that, considering HDPE is a petroleum product, we should anticipate a price increase. David stated that other items may have long lead times, such as the mobile treatment. It might be that we can get the liner in time and still stay within budget, but the mobile treatment can't arrive this summer, which could also affect the schedule.

Discussion on Comment Letter to the Department of Environmental Quality Regarding the 2023 and 2024 Monitoring Report and Authorize Brian Renstom to Sign

Brian commented that he thinks the letter's been revised a bit from what you guys saw at the last meeting, based on additional review comments he got. He wanted to know whether the Board would like to sign the letter with him or if he should send it on his own. Tammie stated the Board did receive the revised copy. Brian is trying to gather more information so we can inform the public about the issues, ensure we all have the same data, and perform more diagnostics. This report describes the current condition, but it doesn't really give us anything to help us diagnose the source of the problems or mitigate them. Bill thinks the Board needs to take a stand on this. We've been subjected to many years of gaslighting from the folks down there about what's going on in that reservoir, so he would like more data and agrees this letter would be a good start. Todd agreed it should be from the Board.

Bill moved to approve the Board of Directors' comment letter to the Department of Environmental Quality regarding the 2023 and 2024 Monitoring Report and to authorize Brian Renstrom to sign, it was seconded by Todd, and the motion carried.

Staff Report

1. Tammie reported that we sold eleven permits in February. We had Ponderosa and St. Luke's purchase their permits, and we've sold one permit so far in March.
2. Tammie reported that we have an upcoming JWAG meeting on April 2.
3. Tammie informed the Board that she is about to start the FY27 Budget process.
4. Jeff reported that he has been working with JUB on some of the reuse meters, relocating a few and replacing some that aren't communicating.
5. He has also been working with JUB on the contact information for the reuse pond and the Department of Water Resources (IDWR).
6. Jeff reported that there have been several phone calls about new developments: the Blackwell on 1st Street with six EDUs. Trail's Edge with 42 EDUs, which can have up to 48 on that particular parcel. Had some inquiries about Floyd Street at the McCall Care Center, which wants to put some workforce housing on the property. They can have up to 21 EDUs on that property. They're using 9.75, so figure they can have 11 more connections. 600 Roland, where the old concrete plant used to be, wants 23 EDUs, whereas the model run a few years ago was for 14 EDUs. He told them they're going to have to run another model because, for the units with commercial underneath, we need to know what type of commercial it will be before we can say how many EDUs it will be associated with.
7. Jeff reported he has had a couple of inquiries: one for 300 Floyd Street, which is two parcels totaling not quite an acre and could have up to 27 EDUs. The other is four different parcels they want to buy, which could account for 34 EDUs. They want to combine it, which brings me to the density policy, which comes back to some of the concerns you two, Bill and Brian, had at the last meeting about 25 connections before the model run is done. I'm still comfortable with that number, but he didn't think about an individual coming in and buying, you know, four or five different lots right there. He thinks we need to have a clause in the new density policy that, at the District's discretion, any development we think might cause us an issue should require a model run, even if it doesn't meet that 25 threshold. He will discuss it with Adam.
8. Jeff reported that JUB completed a QLPE for the master plan project E4. That's the one down at the river. Everything looks good on that. I know they're looking at bids for that project right now. We are having some issues with the property owner whose property that line runs through right now. He hasn't been available to contact. I know Crestline has reached out with a certified letter and several phone calls. I called someone in town who actually knows him. He said he was supposed to meet with the property owner and would relay that we would like to talk to him, or that Crestline would like to talk to him, to vacate a section of the easement through there where the existing line is right now. There'll still be an easement there, but it'll be much shorter because we want to cross the road diagonally. We are waiting for the property owner to contact us.
9. Jeff commented that next month, we'll put Mr. Eckhart back on the agenda because the minutes don't specifically state that he would be responsible for the cost of relocating that line if something happens. Mr. Eckhart wants something black-and-white that says he's not going to be responsible, and Jeff can't say he supports that. So that'll be brought

back to the board to make a motion that either he will be responsible for the cost of relocating that outfall line if it ever needs to be moved, or that we would be responsible.

10. Jeff informed the Board that he is considering purchasing additional bypass hose. We've got quite a bit, but a lot of it is 30 years old, and we can get 1,200 feet. If we're going to do a major bypass, this hose we have now is old, and we're going to test it out. But I would like to have enough 4-inch bypass hose that's designated as bypass-only, so he knows it's in good, proper working condition. The price is \$5,885 for a 1200-foot good lay-flat discharge hose, to make sure we don't have a spill when we're trying to do a bypass. This item will be on the agenda next month because we did not budget for it, and it exceeds the purchasing threshold.

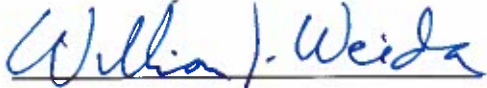
General Public Comment (Limited to 3 minutes per individual)

Craig Groves, 154 Shadows Trail. He wanted to address the board this morning about the new density map and his concerns or anxiety about it. First of all, he is trying to be a good partner with the District. He is participating with Tim Davis, Zeke Johnson, and maybe the airport on the E4 upgrade. He continues to invest money in the community. But feels as if this is dragging on. He had two tech memos drafted by David and submitted a line extension request. Under the old policy for the 68 acres behind the Woodlands, Jeff decided we needed to wait until the new density map and the new policy came out. He has been cooperating, but is concerned that there could be so many changes to that that it will just keep dragging out my project. He has been working on this for 5.5 years now, and he would like the Board to consider evaluating the 68 acres and his first phase under the existing policy while the other policy works its way through the system. He is happy to pay for a new model run if that's required. He does not think there's going to be a whole lot that changes on that. Respectfully, he would like a little cooperation from the District.

Bill Hendrickson, 302 Mather Road. He stated that when he started attending these meetings, he was representing the watershed workshop and water quality issues in Valley County, specifically the liner. So I've asked a lot of questions about the liner. He wanted to let the Board know he is now on the West Central Mountains Economic Development Council Infrastructure Working Group. He has been asked to lead on that and evaluate the basic infrastructure systems, roads, sewer, water, et cetera, and how they are contributing or limiting responsible growth within Valley County. It's just getting off the ground and is supported by Boise State. He just wanted to let the Board know that he has a new, all-volunteer affiliation. The other thing is, he knows you can't answer the question, but he will put it out there anyway. Is it possible to see a concept project schedule? David, for the liner, one that might include milestones for decision-making by DEQ, the Board, whatever, to order the long-lead materials and get them installed this year. In other words, just a Gantt chart project schedule on the front page. Hopefully, it would help the Board and DEQ. Bill answered that no, it's not possible at this point, and it isn't that we haven't tried. He is sorry he can't be more fulsome than that, but we're well aware of the problem, as old teachers of perk charts and so on. He is well aware of what we should be doing, and so is most everybody else here. However, we're working through DEQ, and we're pushing as hard as we can.

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

Submitted by: Tammie Richardson

A handwritten signature in blue ink that reads "William J. Weida". The signature is written in a cursive style with a horizontal line underneath the name.

William Weida, Vice-Chair