Payette Lakes Recreational Water & Sewer District

Regular Meeting
May 20, 2026

Directors Present

Ellen Holm, Chairperson (telephone)
Bill Weida, Vice-Chair
Dallas Young
Todd Fereday (absent)
Brian Renstrom

Advisors Present
Adam Christenson, Legal Advisor (telephone)
David Watkins, J-U-B Engineers
Bennett Welco, J-U-B Engineers

Staff Present
Tammie Richardson
Jeff Bateman

Also Present
See Attached List

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

Approve Regular Meeting Minutes for April 15, 2026
Bill moved to approve the Regular Meeting Minutes for April 15, 2026, it was seconded by Dallas and the motion carried.

Approve Special Meeting Minutes for April 27, 2026
Dallas moved to approve the Special Meeting Minutes for April 27, 2026, it was seconded by Bill and the motion carried.

Approve April 2026 Treasurer's Report
Bill moved to approve the Treasurer's report for April 2026, it was seconded by Dallas and the motion carried.

Consider Approval of Line Extension for Pine Creek Ranch LLC
Jeff presented the line extension proposed by Mr. Groves for a three-phase project at Pine Creek Ranch. We received preliminary drawings for phase one, and they look good. JUB ran the model to see what needs to happen. He stated everything looks good on his end based on the model run and does not have a problem with approving this line extension for phase one. David added that the number of units in phase one does not trigger a new bottleneck, as the model run showed. He thinks there's one bottleneck well downstream, but they already know about that one. He believes Mr. Groves is participating in the E4 project. Jeff commented that Tim Davis is still working on getting a few signatures for that, but he believes he's still following through. Brian asked Craig about how many phases there are. Craig replied that he potentially has three phases. Brian asked if he had a schedule for phases two and three at this time. Craig stated the total is 176 units and shouldn't take more than 5 years to build; it could take us another year to get approvals. Brian stated one of his concerns on this is that he is always looking for holistic problem-solving and avoiding sub-optimization, which means

tearing out the rework. He would really like to see the entire sewer plan today, even though we're only looking at phase one to make sure that we're not painting ourselves into a corner and that, in phases two or three, we don't have to go back and do a bunch of rework. He knows we looked at the drawings from the earlier Pine Creek Ranch, where those are done. Will that be the same design minus the Stockton 90, or will there be a new design for the sewer system for the full build-out? Craig answered that essentially, it's the same layout, and we've looked at phases two and three. JUB and our engineer have determined that a lift station will be required to service, I think, what's going to be in phase two, depending on how we do it. So we're aware of that. Brian responded that there is no risk of rework or undoing things that we do in phase one. David answered not that I'm aware of, no. The lift station is the hardest thing to rework, and that will be the one we'd have to look at the closest to, but it should be in the same area as the gravity stuff's pumping to or flowing to. The original development was more complicated because determining the split between north and south was difficult, and it could change the hydraulics and the lines they feed into. Now everything's just going to one line.

Bill moved to approve the line extension application for Phase 1 of Pine Creek Ranch, totaling 68 units, provided no connections to the District's system may occur until Project E4 is complete, and subject to the following additional limitation:

1. **A Sewer Improvements Agreement between the District and Developer must be entered into before the applicant Developer may undertake any work on projects E4, B4, and B6.**
2. **If Project E4 is completed by a different developer, Pine Creek Ranch, LLC will be required to enter into a Sewer Improvements Agreement with the District to address Projects B4 and B6, together with such other conditions as the Board then determines, prior to the Board's approval of subsequent phases of development.**
3. **Development of Phase 1 must occur in a manner consistent with all policies and procedures of the District.**

It was seconded by Brian and the motion carried.

<u>Engineer's Report</u>
David reported that a few things have been going on. We made some progress with ITD and the sewer collapse. The main point is that they dug in their heels about the location being too close to the bridge abutment. After a deeper dive into the geotechnical report for the bridge, we unfortunately agree with them. It's the soil between us, and the bridge is pretty loose material. So even when digging down to start putting in the trench boxes, there's a risk of soil collapse. We have a current plan we've worked through with the contractor, and ITD is generally on board. Bennett went over the suggested approach. Doing a 6-inch HDPE line, coring in through that south manhole, and slipping that 6-inch HDPE line through the existing line. We'd clear out all the debris beforehand. Once that's in, we'd use the gap there to go from the top pothole to fill the void, and from the bottom, inject grout to fill that void, then grout around the line that's been put in between the two manholes. This would be a temporary solution with the idea of being a more major project somewhere down the line. That could involve making a more robust infrastructure in the area. David added that the six-inch will limit capacity on that line. Right now, there's the sewer service from the park that goes through it, and that definitely can flow through without any problem. The biggest problem is that if both siphons are needed during a high-flow event, the flow from the north siphon to the sewer system will be limited. So we've not really had an event recently where both siphons were at their max flow. The risk is

there. It's not a huge risk, but it's there. The part of the thing Jeff and he talked about is that both siphons are really old and need to be replaced at some point. The idea is that when they get replaced in the future, we'll start looking for funding almost immediately and see if we can find a good funding source. But both siphons can be moved south, which gets you away from the bridge, so you don't have that cluster around the bridge. Right now, you go around the bridge and then south again, so it's like the worst-case scenario for the sewer. Brian asked if we could come south and install a new siphon under the bridge and maintain the existing running, so we don't have any complications. David answered that the new project will keep the existing siphons running, and we'll add 2 new siphons to the south. Then we could plug them and demo those siphons. I think both siphons run on the bed of the river, too, so demoing them should be possible. Jeff commented on the ones visible; the other one you can't see. He thinks the south one is the one you can't see. Bill asked if we had a timeline. Jeff replied that it could be 10 to 20 years down the road.

David pointed out that many of the recent funding packages have included extra points for aging infrastructure. I think we have a really good argument for aging infrastructure and critical infrastructure for these. He is hopeful that we can score well with that. The problem is that all that funding is drying up right now because a new package hasn't been released. So, until the feds issue a new infrastructure funding bill, we're still in a funding downswing.

Jeff commented that right now, the south siphon is taking all the flow and has no issues. So he thinks we're okay until we have a major storm event or more development takes place over there. If we have a bunch of development over there, we're really going to have to look into it.

David stated that this plan removes the risks of collapse, voids, and sinkholes while at least maintaining its current capacity. The fix will last a long time. Jeff added that he has met with the contractor out there several times, and we've brainstormed over everything we could think of. The proposal we're talking about now is the best we could come up with after reviewing it.

Brian asked if, in the unlikely event of a high-flow event, it would be feasible to drop a pump in that north manhole and pump over the roadway to get around that six-inch bottle? Jeff answered that we have a contingency plan. We've got the road crossings we can set up there. Brian stated that it'll work 99% of the time, and for the 1% that we've got, the backup plan. He likes that.

David reported that he has finished working through some of the meters at the modified reuse sites. There have been a few troublemakers among the staff. We worked through approval with DEQ on those updates.

Staff did the annual soil sampling. We helped deliver that to Anatek. The groundwater data has been coming in. We've been looking it over for the staff, and that data tells them when they can start irrigating. I think they've charged the line, but it's not flowing yet. Jeff responded that we will charge the line here next week or so. We hope to have it emptied by the end of July.

David, the hope is that we can get to the bottom of the pond once it's emptied the first time and start collecting biosolids samples. It will have a big impact on what they can do with the material once they get it all out. The other thing is septage testing. DEQ pushed and wants us to seeptage test pond 1 at the treatment plant this summer, so we submitted a testing procedure, and DEQ is reviewing it. It's like a five-day test.

David reported that JUB has worked on plan reviews for Black Bear, Idaho & Ward, Trail's Edge, and MYL Sewer Extension. We sent you a new sewer map for the website. I think that's been swapped out. Jeff stated he looked at it, and it hasn't been swapped out.

Bennett gave an update on LS#27. We awarded the bid to K2 Excavation. The project will be carried out later this year. Lake Street, that project got approved by DEQ, and we're putting it out to bid on the 28th. For Spruce Street, we have the final design just about wrapped up and

will submit it to DEQ for approval by the end of the week. We will get that pushed out to bid as soon as possible to keep our schedule of getting that project done by the end of the summer. Bennett gave the Board an update on funding sources they are pursuing. We looked into the US Army Corps of Engineers, which could apply for several of our projects. That's a really competitive grant, but we've applied for it for many of the projects we have coming up. I'm going to contact the Bureau of Reclamation to confirm project eligibility for a couple of projects and for a couple where the scope has slightly changed from what they initially awarded in the master plan, to make sure we're all good with that. Specifically, we're going to apply for a Water Smart grant to replace and upgrade the telemetry for all the reuse meters. And then we're also going to apply for the Water Smart Drought Response Program grant for the Jasper pipe upgrades coming next year. We also have a couple more projects on the radar for future years that we're not applying for yet, but we're working to get ahead of them. Aside from that, we've looked into other USDA funding options. Due to the area's high median income, we are not eligible for any grants, so funding's a little bit out the window. We've reached out to DHS and FEMA regarding their BRICS grant, which is scheduled for later this year. They're still unreachable because of the funding hiatus, even though it's over. As soon as we can get in touch with them, we'll work on getting some projects for them. We're also going to reach out for the Urban Renewal District funding and see if there's any path forward for that as well.
Bennett went over Wooley Avenue. Once Spruce gets kicked off its bidding, we're going to get that across the line for the 30%. It's already in a pretty good place right now, so getting the 30% across the line should be pretty easy after Spruce has gone out to bid and been awarded. Lake Street is out to bid, and we should have that for the Board to approve at the June meeting. David reminded the Board that's the line that goes under the buildings; we're slip lining it and doing a spot repair.

Pond Liner Update

David reported that we had a good kickoff meeting with Imco. They are already working on their first schedule, cost estimate, and constructability review. The brainstorming with testing the solids came out of that meeting. They're waiting, just like we are, for more information from DEQ before they finish their schedule. The other piece, I think I've given some of you an update on this: they are also tracking the liner prices with the vendors. And with the current war, the estimates aren't great right now. It could be as much as a 50% increase because it's all synthetic liner, all petroleum-based liners; we haven't heard of a shortage of supplies. You're just going to pay a premium for it. We are tracking it; we'll see. It depends on when they order it. So the war ends, and we haven't ordered it yet. That would be a good thing for us.

Legal Report

Adam reported that things are still busy as always, but not much to discuss here. We've been working on a couple of easement terminations and easement declarations. Those are in process. He has also been working through some dig line issues and the legal connection stuff with Jeff. And then, as always, just a number of one-off things that we don't need to discuss today, but that's all I've got.

Presentation from Boise State University of the Resiliency Plan from Dr. Brittany Brand

Dr. Brand from Boise State University gave the Board a presentation on the resiliency plan. She explained their mission and their process. Then went over their strategy. She showed the Board what their website looks like.

Consider Approval to Send Ramvac 2600 (White Whale) to MetroQuip for Rebuild & Repair for $30,661.82

Jeff, as we discussed in the last board meeting, we have had some major issues with the cleaner since the first hydraulic motor blew up. He went over the history of repairs, trying to clear the metal shavings. We've reached out to a few manufacturers on getting a new machine built as we talked about last board meeting no one has reached out to contact us yet so we're going to have to really step up our game and really push these guys to come up and see what we have because it is going to be a unique build because it has to fit on that barge so we can access our collection system around the lake. But to keep the system working properly and get the vacuum unit working when we need it in emergencies, we're stuck getting this thing fixed until we have another one built. This has been frustrating and aggravating, but we have this machine, and it needs to be in proper working order.

Brian moved to send the Ramvac 2600 (White Whale) to Metroquip for Rebuild & Repair for $30,661.82, it was seconded by Bill and the motion carried.

Discussion on the Fiscal Year 2027 Budget

Tammie presented a rough draft of the 2027 Budget to the Board. She went over page 2 of the Revenue Worksheet, explaining the property tax levy and taking the allowable 3% increase. Working off the current FCS rate, she is requesting a 4% increase. On Page 3, Office Operations, the main takeaway is that all of our annual subscriptions have gone up, including Sage, Laserfiche, ESRI, etc. She commented that she does not yet have the ICRMP rates, but hopes it will not be a large increase. She kept the environmental attorney (Kevin) in the budget, as it looks like we will need him to continue working out issues with DEQ. She directed the Board to turn to page 4, titled "System Operations and Plant Equipment Purchases." We need to send out a CCTV camera every other year for maintenance and cleanup, which costs about $20,000, and we need to send it in for 2027. She raised the clothing allowance for the Operators from $400.00 to $600.00 per year. For capital purchases, we put in a request for a new cleaner for $750k. She went over the list of capital purchases. On page 5, Engineering and Sewer Infrastructure Replacement, she explained that LS 27 will have retainage that must be paid in 2027. Other than that, just the normal items. Continuing to page 6, Facilities & Utilities, Treatment Plant, and building maintenance. Everything at the Treatment Facility has gone up, including chemicals and the IPDES annual permit fee. Power, water, and garbage have also increased. She said she and Bill discussed the COLA raise and settled on a range of 3.5%- 4%. She did the COLA at 3%, concerned about medical insurance rates. She pointed the Board to page 1, bringing the budget total to $6,824,967. Brian commented that he would like her to consider raising the COLA to 4% to account for inflation and basic costs. That was the only comment from the Board. She stated she will continue to refine the budget and bring it before the Board again in June.

Staff Report

1. Tammie reported that we sold 9 permits in April and have sold 3 so far in May.
2. Tammie informed the Board that she will be attending a Budget/Levy workshop held by the Idaho State Tax Commission in May.
3. Jeff commented that he would keep this short because Tammie says he talks too much. As Adam indicated, we've been working on a couple of easement terminations.
4. Jeff reported that he has been working with all the developers who have a project in the works, and nothing's really broken ground yet. It will be a busy summer when they start breaking ground.

5. Jeff reported that one of the seals on lift station 22 went out on that pump last week. It is getting repaired. Other than that, there's just been a lot of day-to-day operation questions getting answered.

General Public Comment (Limited to 3 minutes per individual)

Craig Groves thanked the Board for pushing the motion forward today. It was five years ago this weekend that he had my first meeting with the Woodlands Homeowners Association. It's been a long, drawn-out process for us. He stated that he has a meeting today with the Parks and Rec Department, explaining that two years after he purchased this property, Parks and Rec updated their Master Plan. Their Master Plan calls for a neighborhood park in this location, which unfortunately doesn't really fit what he is calling the Woodlands 3 property because of the trees and stuff. More than likely, it's going to fall within the Stockton 90 property, which the District chose not to annex. He wants to make the Board aware of that because, more than likely, at some point, depending on how this application goes with this City, he will be back before you to annex a portion of Stockton 90 to serve the park's needs. Thank you.

Candi Millar presented Dr. Brandt's presentation to the Board. She suggested that the Board take a minute to look it over, because she thinks you'll agree that resiliency in our region is something we can all get behind. If a fire comes, they'll burn our houses, they'll burn your lift stations. So you know, it's something she thinks we're all concerned about, and not picking on any one agency or jurisdiction. It's been a lot of work, and there's still a lot left to do, and she hopes to see the sewer district here as a partner in the effort.

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

Submitted by: Tammie Richardson

Ellen W Holm

Ellen Holm, Chairperson