

# Bayview Water & Sewer District

16401 E. Emerson Dr., Bayview, ID 83803  
Broadcasted over ZOOM

## SPECIAL MEETING MINUTES

February 3, 2022

**Call to Order and Roll Call:** Chair Colleen Dahlseid opened the meeting at 12:00 PM and a roll call confirmed Vice-Chair Ted Bare, directors Patricia Johnson (via Zoom) and Shon Luoma (via Zoom) were also present.

**Others Present:** District operators Bob Hansen and Bob Kuchenski, and District treasurer Jessie Roe (via Zoom).

**Guests Present:** None.

### Agenda Items

Chair Dahlseid asked to re-organize the agenda items to place item number five as item number two because she felt the discussion would help determine an amount to be set for the former item number two topic. Mr. Bare motioned to move item number five as item number two and move the following items down the list. This motion was seconded by Mr. Luoma. All were in favor, motion carried.

1. Approve Reimbursement Agreement: The reimbursement agreement was approved following a motion from Mr. Bare and seconded by Mr. Luoma. All were in favor, motion carried.
2. Discuss Department of Environmental Quality (DEQ) Comments on Lakestone Development Request for Will Serve: Chris Westerman with DEQ responded to the inquiry from the District engineer regarding the possible undersized 4" mainline needing to be an 8" to serve the subdivision. DEQ has these areas of concern:
  - A.) An outdated sewer facility plan done in 1988 and only addressing system capacity up to 2008.
  - B.) The mainlines are undersized and currently do not have manholes.
  - C.) Unclear if the lift stations can accommodate the increased flow.
  - D.) Unclear if the treatment site can accommodate the increased flow.

The District operator, Mr. Hansen, and District engineer have already had conversation with the developers regarding the possible undersized 4" mainline needing to be increased to serve their proposed subdivision. The District is not sure when DEQ changed their requirements to a minimum of an 8" line but any modification to the mainline would need to meet current DEQ standards and capacity for the subdivision to connect to the Bayview system. Mr. Hansen reviewed the use at the wastewater reuse irrigation site, as well as the drain fields and took a conservative approach. He believes the District is in really good shape for capacity in those areas. Chair Dahlseid said the only thing the District can do next is turn the issue over to legal counsel for evaluation and review; but before this can be done the District will need to have a reimbursement agreement signed from Lakestone Development before any more time or costs are incurred. Mr. Luoma motioned to hand the issue over to the District's legal counsel to give recommendations to see if they can define the current rules and how to proceed with the developer, subsequent to having the reimbursement agreement signed by Lakestone Development. The motion was seconded by Mr. Bare. All were in favor, motion carried.

3. Approve Reimbursement Amount for Lakestone Development Reimbursement Agreement: The Board agreed to set the deposit amount to \$5,000 with the full deposit amount expected up-front. Ms. Johnson requested that the agreement include language to reflect the signer's responsibility to pay for any costs incurred by the District on the signers behalf before signing the agreement. Ms. Roe said she would reach out to the District attorney and have this incorporated and then brought back to the Board. The agreement was approved with the additional request from Ms. Johnson following a motion from Mr. Bare and seconded by Mr. Luoma. All were in favor, motion carried.
4. Approve the Standards for Public Works Construction: The operator and the Board still have edits they want incorporated to the document before making it final. Ms. Roe said she would get out an email for everyone to include their suggested edits and then hand it over to the District engineer for a final revision and bring back to the Board for approval.
5. Contract Amendment from Keller Associates for \$38K + for Additional Surveying and Other Expenses: Chair Dahlseid is working more with Keller to determine the amount of work required to set definitive amendment amounts.
6. Review Requirements from DEQ for Water Maintenance Items to be Reimbursed Through State Revolving Fund (SRF) Loan: Ms. Dahlseid updated the Board that a meeting is set with the District engineer to establish the next steps in getting the water maintenance items reimbursed under the Davis-Bacon tracking requirements that DEQ is requiring.
7. Status of Easements on Limekiln Booster Station: Chair Dahlseid said there is a small portion of the water line that is outside the boundaries of the existing easement. At a later point, this section will no longer be in use through the course of the water improvement project. The easement lines need to be reviewed and a title report has been ordered; this also is holding up the final figures in the contract amendment with Keller Associates.

With no further business to discuss the special meeting was adjourned at 1:21 PM following a motion from Mr. Bare and seconded by Mr. Luoma. All were in favor, motion carried.

Respectfully Submitted and Approved:

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Jessie Roe  
Administrative/Treasurer

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Colleen Dahlseid  
Chairperson of the Board