

# Bayview Water & Sewer District

16401 E Emerson Dr., Bayview, ID 83803

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Broadcasted over Zoom

## SPECIAL MEETING MINUTES

July 10, 2025 – 10:00 AM

**Call to Order and Roll Call:** Chairman Shon Luoma opened the meeting at 10:00 AM and a roll call confirmed, directors Ted Bare, Dan Tindall and Jeanna Hofmeister were also present.

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

**Guests Present:** A few members of the public.

### Agenda Items

1. Workshop: Equivalent Residential Unit (ERU) - Sewer Connections; Violations and Multi-Family Dwellings with Water: Ms. Hofmeister opened the discussion, stating that the focus should be on defining what constitutes a violation, identifying which customers are in violation, and determining how the District will investigate and maintain a continual tracking program. The Board discussed the necessity of having an operator onsite to accomplish these objectives. It was determined that the operator should be present in the District office at a minimum on Mondays and Wednesdays during regular office hours. Having an operator regularly onsite would also serve to inform customers that the District is actively monitoring for any unauthorized connections. The Board directed Ms. Howard to draft a Request for Proposal (RFP) for the water and sewer system operating position to include more time onsite and holding office hours. The Board then discussed a few questions they would like Ms. Howard to present to the District attorney:
  - Whether the District may back-charge customers for additional connections, and if so, the extent to which charges may be applied retroactively.
  - Whether a statute of limitations exists for these situations, and whether certain customers may be considered “grandfathered in” following the moratorium placed in 2007.
  - The source of the District’s legal authority in this matter, including the legal basis for issuing fines or fees related to violations, in order to ensure that the Board’s actions are conducted lawfully.
  - The legal authority regarding a District official entering a customer’s home to perform inspections. While such inspections are not intended, the Board noted that some members of the public have requested that they be conducted.
  - Whether the District may legally charge customers for unused Equivalent Residential Units (ERUs) that have been pre-purchased, and the legal framework supporting such charges.

**Public Comment Period:** Ms. Burdick suggested the District develop a “New Comer” packet or brochure to inform new residents of the District’s rules.

With no further business to discuss the special meeting was adjourned at 11:04 AM following a motion from Mr. Tindall and seconded by Mr. Bare. All were in favor, motion carried.

Respectfully Submitted and Approved:

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Jessie Howard  
Administrative/Treasurer

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Shon Luoma  
Chairperson of the Board