

**Bayview Water & Sewer District**  
16401 E Emerson Dr., Bayview, ID 83803

**SPECIAL MEETING MINUTES**

January 8, 2026 – 10:00 AM

**Call to Order and Roll Call:** Madam Chairman Jeanna Hofmeister opened the meeting at 10:00 AM and a roll call confirmed Vice-Chair Mark Lewis and directors, Shon Luoma and Dan Tindall (via Zoom) were also present.

**Others Present:** District treasurer Jessie Howard, system operator Bob Hansen.

**Guests Present:** Members of the public.

**Agenda Items**

1. Workshop - Annual Water Allowance of 60,000; Winter/Summer Usage Roll Forward Flexibility: The Board opened the workshop by reviewing the number of active water accounts being billed (576), the annual water usage allowance (60,000 gallons) before overage charges apply, and the amount of water usage allowed during non-meter reading months (35,000 gallons). This discussion led to consideration of the number of customers who are seasonal residents (“snowbirds”) and are typically present in Bayview during the summer months but absent during the winter. The Board discussed the importance of treating all customers fairly and avoiding any appearance of favoritism. It was noted that allowing unused wintertime water usage to be credited toward a customer’s summer allowance would disproportionately benefit seasonal residents and would be unfair to full-time Bayview residents. Following discussion, the Board determined that no changes would be made to the existing billing procedures.
2. Property Owner Well Located Within Setback Limits of Land Application Site: Mr. Hansen informed the Board that, during the filing of the District’s 10-year sewer reuse permit, a private well located on an adjoining parcel to the west was identified as being within the required 500-foot setback of the land application reuse site. Based on available aerial mapping, the well appears to be approximately 100 feet from the nearest spray zone. The Board directed staff to obtain a title report and the associated well driller’s permit for further review. It was noted that the District was not previously notified of the well, and that the well location was not restricted by the Idaho Department of Water Resources based on the District’s existing infrastructure. As a result, the matter was not identified or communicated to the District at the time of well installation. The Board discussed the potential use of drone mapping to more precisely confirm the location of the private well in relation to the District’s spray zones. Following discussion, the Board directed Mr. Hansen to contact Maul Foster & Alongi, the firm performing the reuse permit filing, to assist in clarifying the following:
  - How many acres of irrigation capacity the District would lose if spray zones within the 500-foot setback are removed;
  - Whether the District has unused acreage available to offset any potential loss; and
  - The typical well depth in the surrounding area, should relocation of the private well need to be evaluated.

With no further business to discuss, the special meeting was adjourned at 10:50 AM following a motion from Mr. Luoma and seconded by Mr. Lewis. All were in favor, motion carried.

Respectfully Submitted and Approved:

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Jessie Howard  
Administrative/Treasurer

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Jeanna Hofmeister  
Chair of the Board