

Bayview Water & Sewer District

16401 E Emerson Dr., Bayview, ID 83803

SPECIAL MEETING MINUTES

June 25, 2026 – 10:00 AM

Call to Order and Roll Call: Madam Chairman Jeanna Hofmeister opened the meeting at 11:00 AM and a roll call confirmed Vice-Chair Mark Lewis and directors, Shon Luoma (Zoom) and Dan Tindall were also present.

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

Guests Present: Courtney Savoie with Maul Foster & Alongi (MFA).

Agenda Items

1. Discuss Equivalent Residential Units (ERUs)/ Sewer Connections and Multi-Family Dwellings: The Board discussed the current ordinance language regarding recreational vehicle (RV) usage. The ordinance allows an RV to remain connected to the District's system without time restrictions *if* the property has an additional Equivalent Residential Unit (ERU) assigned to it. Without an additional ERU, RV occupancy is limited to 30 days within a 45-day period before additional charges or compliance requirements apply. The Board expressed concern that the current language is difficult to enforce and discussed whether the ordinance should instead prohibit *any* unauthorized connection or use. Under this approach, any observed unauthorized connection or use could constitute a violation subject to enforcement. The Board also discussed developing a compliance process that is fair, consistent, and enforceable across a variety of situations, including more permanent multifamily dwellings and Additional Dwelling Units (ADUs). Ms. Howard reminded the Board of previous discussions with neighboring water districts and the City of Coeur d'Alene regarding their compliance practices. She noted that the City of Coeur d'Alene does not typically assess fines but instead records a notice against the property, commonly referred to as "clouding the title," to document that the property is in violation due to an unauthorized connection. The notice remains in place until the violation has been corrected. Madam Chairman Hofmeister suggested that the Board further review the existing ordinance language and consider revising provisions that the District is not prepared to implement or enforce immediately.
2. Discuss Rate Schedule: Madam Chairman Hofmeister proposed revising the fee schedule language from "Administrative fee to transfer a vacant or reserved ERU to an occupied or active status when no connection fee is due or required: \$200" (changes underlined). Mr. Lewis agreed that the revised wording provides greater clarity.
3. Approve Resolution 2026-003: The resolution adopting the newly formatted rate schedule was approved following a motion by Mr. Lewis and a second by Mr. Luoma. All were in favor, motion carried.

With no further business to discuss, the special meeting was adjourned at 10:43 AM following a motion from Mr. Tindall and seconded by Mr. Lewis. All were in favor, motion carried.

Respectfully Submitted and Approved:

Jessie Howard
Administrative/Treasurer

Jeanna Hofmeister
Chair of the Board