

**REGULAR MEETING MINUTES**  
Southside Water and Sewer District  
P.O. Box D, Sandpoint, Idaho 83864  
June 15, 2022

**Call to Order and roll call:** Chairman Jack Howard opened the meeting at the District Maintenance Shop at 2:00 pm and a roll call confirmed that Jim Haynes, Kass Larson, Brett Babcock and Doug Bopp were also present.

**Others:** Treasurer Julia MacDonald and Engineer Kyle Meschko. Guest Troy Krumenacker.

**Members of the Public:**

Troy Krumenacker wants to get the sewer approval form signed for the County Permit. He said he doesn't think the Corp will approve a sewer line to the Fry Creek Peninsula where he wants to put 4 cabins, but needs the sewer approval to go forward with planning the project. Chairman Howard asked about access and said there are some conditions for the approval and he will write a will serve letter with the conditions.

**New Business:**

**Maintenance protocol for disposal of windfall:** Chairman Howard stated that he wants to be clear on the policies that the District should follow. After Board discussion the item was tabled for the next meeting.

**Low income assistance program participation:** Ms. MacDonald presented an available program through Health & Welfare that may help low income families with water and sewer utilities through September of 2023. After discussion the board instructed staff to send the application to Health and Welfare

**Policy Review – Monthly fees:** Chairman Howard opened with the potential advantages of advancing the monthly fee to the time of commitment. A patron lost the sale of property due to perceived ambiguity over the possession of the sewer connection. The patron said had the District been billing the monthly sewer fee, the matter would have never arisen. Ms. MacDonald presented the current policy and the Board discussed the concept of commitment based policy at the time of invoicing for the hookup. The Board tabled the discussion and directed staff to come back with language for the policy for review at the next meeting.

**Set Public Hearing Date/Time/Location on New Fees & Fee Structure Changes:**

Chairman Howard presented the recent updates from the attorney Susan Weeks regarding the hookup fees and expanded use fees for short term rentals which were both Okayed by legal with a change to the proposed hookup fee. After calculations, the valuation of the district would set the proposed hookup fee for sewer at \$17,000. The District would need sign-off from the engineers or go with the valuation that was calculated using land value. Mr. Meschko said to get a good number from good data as in an appraisal or a defensible valuation. Mr. Haynes commented that the current valuation should be defensible. Mr. Larson asked about an appraisal. Mr. Bopp commented that the rate was too low but agreed that the district should go forward with the valuation. Then Chairman Howard presented options for LID on unimproved properties to pay for the improvements for the lagoon and Mr. Haynes explained how the LID might be set up. Mr. Bopp asked about a property tax and Ms. MacDonald mentioned a monthly standby fee. The board agreed that the Public hearing would be at the WaterLife Discovery Center on June 28<sup>th</sup> at 5:00pm and Chairman Howard

presented the reasons for the fee changes and the improvements that the District needs. Mr. Bopp commented that the District system is over 40 years old. Chairman Howard also discussed the monthly fees for expanded use of short term rentals.

**New Building Permit Review:** Ms. MacDonald presented the current building permits for approval and the board approved with conditions.

### **Old Business – All Items are Action Items**

#### **Ratify Decisions for Rates – New or Changed Fees/Structure:**

As discussed the board will propose the rate and fee structure changes at the Public Hearing on June 28<sup>th</sup>.

### **Consent Agenda:**

Mr. Bopp commented on permitting and bonding for projects on the right of way.

Ms. MacDonald updated the Board on some new capital projects that were recently identified. After discussion and with a motion from Mr. Haynes and second from Mr. Larson the board unanimously approved to add \$10,000 to the approved capital budget for the easement improvements and to allocate \$8,000 from the Adhoc bucket for the Green Acres lift station panel replacement.

Chairman Howard commented on the programming of the pivot system at the land app site and the solution that they are working on for the end gun.

Mr. Larson then made a motion, seconded by Mr. Haynes to approve the attached Consent Items and the motion passed, with Mr. Bopp voting nay.

**Treasurer's Report  
Maintenance Report**

**Approval of Financials  
Engineer's Report**

**Approval of Paid Invoices  
Water Reclamation Report**

**Adjournment:** A motion by Mr. Larson and second by Mr. Bopp was made to adjourn the regular meeting of the Board of Directors at 3:41 pm. Motion carried unanimously.

Respectfully Submitted and Approved:

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Julia MacDonald  
Secretary/Treasurer

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Jack Howard  
Chairman of the Board