

NORTH LAKE RECREATIONAL SEWER & WATER DISTRICT

MINUTES

Regular Monthly Board Meeting

Friday

February 11, 2022

11:00 AM Monthly Board Meeting

1. Call to Order at
2. Roll Call: Present were the following directors: Kurt Holtan, Mike Lane, Dave Parrish, Chris Renfro, and John Sommerwerck

Also Present were Cheryl Beach: District Treasurer, Travis Pryor: Operations Manager, Amanda Vawter: Recording Secretary, Drew Dodson of the Star-News. Petitioners were present for their portions. They were Craig Groves (via telephone) and Bonnie Layton for Donnelly 225 and Joe Pachner and Tyler Hess for Tamarack Falls Subdivision.

3. Petitions for Annexation:
 - a. Donnelly 225 Development: Craig Groves (via telephone) and Bonnie Layton. The total project will contain 225 acres and be a combination of Residential and Commercial spaces. It will have single and multi-family spaces with lots varying in size. The initial concept is to have a 216-unit Apartment complex, 60 townhomes in one area and 80 townhomes in another. There will also be 200-250 single family residence lots. Also planned is a 100-space luxury RV Resort. For commercial space they are planning a community center, a grocery store and more. They plan to have the foundation for the Apartment complex completed by fall 2022, this would be in the portion that is already annexed as the Donnelly 80 and has 50 EDUs assigned to it. Kurt would like to put this on the agenda for the March 11, 2022 meeting as a public hearing at 10:00am
 - b. Tamarack Falls Subdivision: Tyler Hess and Joe Pachner. This subdivision will consist of 115 acres and have a total of approximately 128 units. The plan is to have 102 single family residence lots ranging from .5 to 1 acre lots. There will also be 26 fourplexes. They have spoken with the District's engineer about sewer connections and the construction of a sewer lift station. They would also like to connect to Hawks Bay Water System. They would like to break ground as soon as possible. Kurt would like for this to be added to next month's public hearing at 10am.
4. Approval of minutes of preceding meetings
 - a. January 14, 2022 **ACTION ITEM:** Dave Parrish moves to approve minutes with clarifications made. John Sommerwerck seconds. All in favor.
5. Treasurer's Report
 - a. January 31, 2022 **ACTION ITEM:** Kurt Holtan motioned to approve the treasurers report. John Sommerwerck Seconds. All in favor
 - b. Cheryl Beach, District Treasurer: Cheryl went over the year end balances for 2020-2021 Fiscal year. There has also been a request made by Valley County Assessor's and Tax Collectors that we update our GIS mapping because our current taxing district map does not match what the county has which does not match what the state tax commission has. The county GIS coordinator has said that once that is completed everything can be updated to have the correct information. She has offered to do the work for us but Cheryl has not heard back from her on a price. Travis is also going to talk to Keller Associates

to see if this is something they would be able to complete. Cheryl brought up the COLA increases to make the board aware that those would take effect starting with the March payroll cycle. The board had thought those were to take place when the new fiscal year started so they asked that a report of what wages should have been for everyone had the increases taken effect starting with the December 2021 pay cycle. The board also asked that there be a budget workshop scheduled for after the adjournment of the regular meeting on March 11.

6. Old Business

- a. Update on Bylaws: Continuation from January 14, 2022 meeting: John Sommerwerck and Dave Parrish will work on amending the currently recorded by-laws from 1995 to include changes made by Resolution or Ordinance over the past years to make the document more current.

Kurt ordered a 5-minute recess at 12:34pm.

The meeting was called back to order at 12:40pm

7. Operations Manager's Report

- a. Tamarack Expansion: Tamarack is almost done with the infrastructure for the two new subdivisions they are working on. They are also planning on starting on Employee Housing later this year and Travis has a meeting scheduled later in February to go over specifics pertaining to multiple items including EDU's.
- b. General Operations Update: Timbercreek Reserve COA's have been completed by the attorney and returned to Travis for review. Travis is anticipating receiving 5 more COA's in the coming weeks plus the potential of 3 additional future COA's with the new Public Hearings coming up. Keller submitted RFI's (requests for information) regarding the Master Plan Project. Sewer collection lines are performing fairly well. Ziply call services are the biggest obstacle with phone lines constantly needing service and repairs. The Wastewater Treatment Plant is doing well but we lost a pressure sensor in the reactivated sludge train. Cheryl approved Travis ordering a new sensor that was roughly \$1000 but it has a 12-week lead time. That water side of things is going well. Hawks Bay kept having issues with losing power but AME came out and replaced the control relay to solve the issue.

8. Engineers Report: Jason King called in for this portion of the meeting

- a. Headworks Building Repair Update & Screen Purchasing Option **ACTION ITEM:**
The equipment submittal was done on January 27th for one new screen and there is a 24-week path submittal to receiving the product. There is extreme potential for the necessity of a second screen which would cost approximately an additional \$212K. Buying them together, versus one at a time, would save \$28k on the purchase alone plus more savings with only having to remove the roof of the headworks building once and pay to have an installation crew here once. It will also increase the efficiency of the headworks buildings by having 3 functional screens working until the existing screen quits working and even then, having two functioning screens working at all times. The total project estimate would be between \$500-600 thousand and a decision must be made before the release of the submittal later in February.
John Sommeverck Motions to Approve the purchase of the second screen and Chris Renfro Seconds. Roll call vote was taken: John Sommerwerck-yes, Chris Renfro-Yes, Dave Parrish-Yes, Mike Lane-Yes, and Kurt Holtan-Yes. Motion Passed.

9. New Business-There is no new business at this time.

10. Executive Session – Request/motion by Board to go into Executive Session per Idaho Code Section #74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear

complaints or charges brought against a public officer, employee, staff or individual agent or public-school student. **ACTION ITEM** Kurt Holtan moves to go into executive sessions at 1:48PM. John Sommerwerck Seconds.

- a. Discuss/Approval of action resulting from Executive Session per Idaho Code Section #74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against a public officer, employee, staff or individual agent or public-school student. **ACTION ITEM** The board came out of executive session at 2:53PM. They have asked to have added to the next agenda an Action Item of Manager Evaluation Merit increase up to a potential 4.2%

11. Adjournment **ACTION ITEM**

- a. Motion by Board to adjourn: John Sommerwerck Motioned to adjourn the meeting at 2:55PM. Seconded by Dave Parrish.