

**OUTLET BAY SEWER DISTRICT**  
**BOARD MEETING MINUTES 4-18-2024**

The Board of Directors of the Outlet Bay Sewer District met on Thursday, April 18, 2024, at the District Office. Present were Chairman Tom Bell, Directors Jeff Stockdale, Kristy Pettit, Justin Bradbury and Fred Simpson (via telephone). Also present were Craig Hill, Missy Hill, Jake Hill and Brian Riley, Fritz Broschet and Kari Davis.

Chairman Bell called the meeting to order at 4:00 p.m.

The Board reviewed the Agenda. Jeff Stockdale requested we remove Sargent of Arms from the Agenda. There being no further additions or deletions to the agenda, it was approved.

Jeff asked that all board members review the Board Member Requirements document for discussion at the May 16<sup>th</sup> board meeting.

The Minutes of the March Board Meeting and April 6<sup>th</sup> Board meeting were read and approved.

**NEW/OLD BUSINESS**

Maintenance Assistant

Fritz and Jeff are fine-tuning a job description for summer help for maintenance. Jeff is working on an apprenticeship position description also. This position will require an OIT (operator in training) license. Requirements for certification are 2000 hours of on-the-job worktime. If applicant has post high school classes, that can be traded for 1 ½ years training.

Phase III Upgrades

Fritz will be working on upgrading panels in Phase III. All lift stations have two pumps operational for summer.

Mainline Extension/Golf Course Lots

The board discussed the Kasner proposal for the mainline extension at the PLGC. Jeff made a motion to finalize the agreement with Kasner as follows:

- (1) Lots 5 and 15 to complete and pay for the easement work.
- (2) Upon completion of the necessary easements, the district will replace the 1 ½ inch line with a 2" line and reconnect Lots 17, 16 and 6 and bring that line to the corner of Lot 15 and Lot 5. The district will bear the cost of this replacement.
- (3) Lots 15 and Lot 5 will extend that 2" line through Lots 15 and 5 at their expense.
- (4) Mainline Engineering costs will be split 2/3rds OBSD and 1/3 between Lot 15 and lot 5.

Justin Bradbury seconded the motion. Motion unanimously passed.

#### Update on Mainline Upgrade Hwy 57

Jeff Stockdale reported that Kevin Koesel has surveyed the property and installed control points for the project. He has drones scheduled to topography the project. Jeff has the name of the Forest Service contact to coordinate with for the construction of road access.

#### Hill's Resort Contract

Kristy Pettit addressed the Hill's Resort representatives and apologized for how contentious the negotiations have become. She explained that the Board's goal is to finalize this agreement which will give the Hills' 15-20 years to formally annex into the district. She asked if the last draft sent to them was acceptable?

Jake Hill addressed the Board and stated that because of the unusual negotiations, they will no longer be engaging with the Board.

Kristy Pettit asked what part is disagreeable so that we can address it and find resolution?

Jeff Stockdale asked whether or not Jake Hill is authorized to negotiate on behalf of Hill's Resort. Craig Hill said yes, he is.

Jake feels our responses from our counsel doesn't follow our negotiations.

Kristy reiterated that the board doesn't understand what the Hills' problems are exactly? She stated that the board's goal is to bring Hill's on and treat it exactly like any other customer of this district. She stated that Hill's Resort has been treated that way from the beginning and the district has even provided free labor for over 24 years to the Resort. She explained to them that by our next board meeting on May 16, 2024, a final arrangement will be made one way or the other but that this is costing the district thousands of dollars in legal fees and going nowhere.

Fred Simpson stated that he doesn't understand the problem as he thought we were all dialed in and working together. He feels a resolution one way or another must happen soon. Our attorney responded to all of Hill's questions, however Jake stated that the copies of the contract from our counsel does not have any notes accompanying it.

Kristy Pettit requested that Hill's counsel respond to the board, in writing, with bullet points outlining what is wrong with our proposal by next week and that at the next board meeting, May 16<sup>th</sup>, the board conclude this matter. She stated that we cannot work on resolutions if they chose to not tell us what they are upset about.

#### **MAINTENANCE REPORT:**

During the two weeks Fritz was gone, Jeff Stockdale handled service calls. Jeff had to pump in an emergency situation and had several service calls. Fritz was able to complete repairs upon his

return. Justin Bradbury also found a problem with the Lift Station on Woodrat Road. A fuse had blown but is now fixed.

Fritz is transferring from one lagoon to the other in preparation for our upcoming leak test. He plans to start testing in Lagoon Cell 2 then reverse the process to Cell 1. This allows him to begin irrigation on May 1<sup>st</sup>.

Fritz had a new hookup on Gordon Drive.

Fritz pulled the pumps from Millie's condos so that the tank can be moved. Jeff asked if DEQ was ok with this, and Fritz said they approved it. He explained that with the 8 and 4-plex units, all will be engineered and approved through DEQ and will only be hooked up after DEQ approves.

Gumaer Line Extension is beginning Monday. They will be digging up the intersection to install a manhole. Paul Storro is doing the work and he is fully bonded. The board discussed the bonding issue with the county – the county will not allow digging in easements without being bonded; either 50,000 bond from OBSD or the contractor. Fritz advised that Calum Nefziger is getting bonded so he will be able to do work for us.

Fritz is behind on spring pumping with all the other issues popping up. He hopes to get going asap.

#### SECRETARY/TREASURER'S REPORT

The board reviewed the monthly bills. Jeff made a motion to pay the bills, seconded by Justin. Motion passed.

Harvest Project - Kari and Jeff have been working on the bidding process. Jeff found out we can do an informal bid, not sealed, which allows us to evaluate the bids based on value. Bids will be due in the office by May 30<sup>th</sup>.

Kari will be taking a class on levies and budgeting through the State Tax Commission on May 1<sup>st</sup> and 2<sup>nd</sup> in Coeur d' Alene.

Kari thanked Jeff for all of his efforts and time expended during Fritz's absence. He went above and beyond by inspecting a property to expedite a building permit signoff for a customer so he didn't have to wait for Fritz to return. Much appreciated!

There being no further business to be brought before the meeting, it was adjourned at 5:15 p.m.

Respectfully Submitted,

Kari Davis  
District Secretary

