

OUTLET BAY SEWER DISTRICT

BOARD MEETING MINUTES

MAY 18, 2023

The Board of Directors of the Outlet Bay Sewer District met on Thursday, May 18, 2023 at the district office. Present were Chairman Tom Bell, Directors Kristy Pettit, Justin Bradbury, Jeff Stockdale and Fred Simpson via telephone. Also present were Fritz Broschet and Kari Davis.

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

There being no additions or deletions to the agenda, it was approved as written.

The minutes of the April 2023 board meeting were amended under Old Business to add to paragraph one, *"The Board relied on the engineering report to identify the areas needing upgrading and also to identify the costs of such upgrades. The new FUP shows a completely new area of line that is now needing replaced, with a price tag of \$1,250,000. This information comes as a complete surprise to the Board."* With this modification, the minutes of the April board meeting were approved.

MAINTENANCE REPORT:

Fritz was contacted last year by a homeowner in Outlet Bay Owner's Association wanting to move a manhole. He also talked about whether or not he could build over the district's line. Fritz explained that this is not something he should do because we must have access. We would need easements and access. Today Fritz discovered that he was going ahead with building a garage over the corner of the line. Fritz and Jeff inspected the property and found that indeed a cement footing had been poured covering a corner of line and was closer than we wanted to the mainline than we felt comfortable with. Fritz notified the homeowner and told him he needs to meet with the board asap and work out an agreement on how to give us access.

The control panel at Hanksville is now fully replaced and is working great.

The leak in Lakeshore is now fixed. When the line was dug up, they discovered a leaky valve.

The break in the line at the golf course is now fixed. New bedding was laid down.

Tammy Sprenkel reported a problem with her tank in Shady Pines. Fritz found the tank completely full. Fritz ran a snake and found roots. He is going to try a high heat drain opener.

Fritz replaced another pump at Hill's condo units. He has completed spring pumping at Hill's (6 tanks), Millies and Chimney Rock.

Irrigation is going. The aerator motors are here now. Jeff found U-joints so now we are ready to get them back in at the lagoon.

Next project is the air-vac on Highway 57.

SECRETARY/TREASURER'S REPORT:

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

Kari told the board the Service Agreement with Priest Lake Brewery needs updated to reflect new owners. Jeff suggested adding a renewal clause that states the agreement terminates upon new ownership.

The rate committee has been meeting and working on an overhaul of the district's rate schedule for commercial entities as well as residential, and to explore a rate increase to meet needs. The recommendation to the board is an increase of \$10.00 per month due to rising costs in parts, fuel, operations, the hiring of an assistant for maintenance, diagnosing and repair of old lines, diagnosing infiltration in our aging infrastructure, replacing old control panels, performing a leak test in 2024 which is required by our permit with DEQ, thinning the laterals, and maintaining our reserves to meet upcoming demands. The committee went through its report with the board and a copy is attached hereto. After discussion, Fred Simpson made a motion to approve the committee's findings as presented. Justin Bradbury seconded the motion. Motion unanimously passed. A letter to all customers will be going out asap explaining our new rate structure and the reasons for the increase, along with an explanation of our terms, definitions and abbreviations. Kari will also begin meeting individually with business owners to explain their new individual rate schedules.

The board discussed the FUP report and how the scope of work has increased compared to the previous engineering report. The next step is determining what the SDC should increase to in order to fund our necessary upgrades. Kari will set up a meeting with Todd Burke to discuss the additional funding required for his development to be connected to the system.

Jeff Stockdale told the board that there was talk about the West Priest Lake Fire Dept. wanting a water main up Highway 57 for fire protection. Since the district will be digging a ditch up 57 also, perhaps an opportunity to work together with the fire department and explore joint funding would be possible.

There being no further business, the meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Kari Davis
District Secretary

