

Coolin Sewer District
Regular Meeting Minutes
October 2, 2024

The Coolin Sewer District Board of Directors met on October 2nd, 2024, at the Coolin Civic Center. Those present were Paul LaCasse, Jim Morse, Josh Christensen, and Jake Copeland. Also present were Jordan Brooks, District Attorney Thad O’Sullivan, and District Engineers Kyle Meschko, and Zack Wallin. Not present, Chris Morris. Community members present listed on attached sign in sheet. Jake called the meeting to order at 4:01pm.

UNFINISHED BUSINESS

Paul motioned to approve the meeting minutes from September 4th. The motion was seconded by Jim and carried.

Jim motioned to approve the meeting minutes from September 25th. The motion was seconded by Paul and carried.

Josh motioned to approve the bill payments and treasurer’s report for September. The motion was seconded by Jim and carried.

NEW BUSINESS

Zack and Kyle discussed the recent connection fee study completed by Keller Associates. Zack stated their job was to establish a max value that should be used as a connection fee. He said the two key things they look at are the capacity of the system and the value of the existing infrastructure. With that information you can determine the value for someone to buy into the system. Zack said the facility planning efforts helped when trying to determine the value of the current infrastructure. The typical way to find the value of the current infrastructure would be from bid records and actual cost of the system installation. He said the District did not have that information, which is not atypical, so to find the value they used typical planning values and industry standard values. For capacity they used 200 gallons per ERU per day as was used in the facility plan. Zack stated that when using those numbers, the MAX recommended connection fee per ERU would be \$48,800. Kyle mentioned that when comparing connection fees to other Districts in the area many are under \$10,000, he believes that a lot of communities alluded to just picking a number without a basis or principle, it was just matching what they believed to be market conditions and then the number doesn’t get updated for 25 years. Zack then noted each system is unique with their design and certain systems with more components are going to be more expensive to operate and update. Zack also stated their recommendation is to revisit these numbers regularly to make sure fees are accurately assessed. Jim asked if the other comparison communities are also pressurized systems like Coolin. Zack and Kyle didn’t believe any of them were pressurized. It was discussed that having a fully pressurized system that’s spread across a long distance is generally more expensive than a gravity or pressurized system in a smaller area. Also, the number of customers within the

area determines how the cost is spread out. Southside Sewer would be a good comparison as they are similarly sized and feature a similar treatment and disposal system, although they aren't fully pressurized, they do have some pressurized components. Overall, it's not apples-to-apples when comparing systems. Kyle gave an example and stated if Coolin had 2000 connections, spreading the cost across the connections would plummet the fee amount.

Zack stated another factor to consider is the change in weather stations and how that will ultimately affect capacity as well. Jim questioned how the revised weather station came about. Zack responded that DEQ had been working with another District in the area and they found new data was showing for the Priest Lake weather station and decided Priest Lake vs Sandpoint would make more sense given the location is closer. Zack said DEQ knows it's not reasonable to have communities switch weather stations immediately, but they are planning to address the change with permit renewals. Kyle said it's not finalized, and he felt they did point out some good reasons why this change wouldn't be favorable when they met with DEQ. His points were the mountainous area, elevation, precipitation amounts and the fact that the District has been using the Sandpoint data for 20+ years. Zack said it's something worth planning for instead of being caught off guard. Kyle stated he would not recommend going anywhere close to the max recommended amount for an updated connection fee. He said somewhere around double what the current fee is would make more sense. Zack stated that at no point in the study did they include having the connection fee pay for growth.

Josh made a motion to approve the 2022 Engagement Letter from Magnuson, McHugh & Dougherty, CPAs. The motion was seconded by Jim and carried.

Josh made a motion to approve the building location permit for Gretchen & Sean LaSalle. The motion was seconded by Jim and carried.

Josh motioned to approve the building location permit for Unterseher LLC, with the stipulation that all costs to relocate would be paid by the homeowner. The motion was seconded by Jim and carried.

Josh motioned to deny the sewer service application for Lisa Douglass at 825 N. Steamboat Bay Rd. The motion was seconded by Jim and carried.

Paul motioned to deny the sewer service application for Lisa Douglass at 821 N. Steamboat Bay Rd. The motion was seconded by Josh and carried.

No further business was discussed. Jim made a motion to adjourn the meeting at 4:44pm. The motion was seconded by Paul and carried.

Submitted by,

Jordan Brooks
Clerk | Treasurer
Coolin Sewer District

Coolin Sewer District

Meeting Sign in Sheet

October 2nd 2024

Print your first and last name below. Thank you!

1. Kyle Meschko - Keller Ass.
2. Zack Wolk - Keller Associates
3. Lisa Bennett-Douglass
4. Bill Papech
5. CAROL NICHOLSON
6. Mike Left
7. JOHNT DAWN SHUSTER
8. MIKE BUDIG
9. John Stockton
10. Lorry Wagner
11. Harley Douglas
- 12.
- 13.
- 14.
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- 20.