

Coolin Sewer District Regular Meeting Minutes November 5, 2025

The Coolin Sewer District Board of Directors met on November 5, 2025, at the Coolin Civic Center. Those present were Paul LaCasse, Jim Morse, Josh Christensen, and Jake Copeland. Also present were Chris Morris and Jordan Brooks. See sign in sheet for community members present. Jake called the meeting to order at 4:00pm.

PUBLIC COMMENT

John Stockton talked about the condition of the lake and preserving its purity. He expressed concern for what other agencies in the area are allowing for wastewater disposal. He shared an article titled *The Phosphorus Story at Priest Lake* written by Dr. James Lea in the spring of 2020. He said even as a business owner he believes less is more, as the rural aspect of Priest Lake is important. He had concerns with funding from outside sources that could have possible strings attached. He stressed the important position that Coolin Sewer is in when determining how to move forward with possible expansion. He said it's reasonable for citizens to pay for updates to the current system, but not expansion.

Jake provided clarification on the scenarios shown in the Preliminary Engineering Report (PER) Kickoff Meeting notes from 10.29.25. Jake stated the main concern is that the Idaho Department of Environmental Quality (IDEQ) is changing the weather station used by the District for data collection, from Sandpoint to the west side of the lake (Nordman/PL Ranger Station) in 2030. He said the weather data collected directly corresponds to Coolin Sewer's reuse permit for irrigation and the shift in weather stations will immediately put the District 50% over capacity, even if the District didn't allow a single new connection from right now. He said the irrigation area needs to approximately double in size, which in turn means the storage space also needs to double. He stated the additional lagoons shown in the draft PER plans are to directly meet what is coming from IDEQ so that the District remains compliant with the reuse permit. He also noted that even if the build out from the previous facility plan from 20 years ago were to be carried out, the District would still end up over capacity with permit changes.

Jim further added that scenario 2 would be for Local Improvement District (LID) expansion which factors in permit changes and allowing LIDs to connect, and scenario 3 would be for growth outside of LID connections.

Matt Rudolf asked about the Idaho Department of Lands (IDL) feedback on adding additional lagoons and irrigation. Jake stated that the District has been in conversation with them and the application is one-page and will accompany the PER once finalized. He said IDL has not shown concern beyond just filling out the application and providing details of the land use. Jim mentioned that IDL has said to anticipate the land lease payment to double or potentially triple upon renewal in 2026. It was noted that the current irrigation area is 54 acres.

Matt Rudolf expressed concern about the connection fee for LID holder's vs non-LID holders.

Bill Papesh stated a letter was sent out to Selkirk Conservation Alliance members summarizing the 10.29.25 meeting.

UNFINISHED BUSINESS

Paul motioned to approve the October meeting minutes. The motion was seconded by Josh and carried.

Jim motioned to approve the October bill payments and treasurer's report. The motion was seconded by Jim and carried.

Jim motioned to approve a service call fee for foreign object removal at \$160 per hour, with 1 warning letter sent prior to any charges. The motion was seconded by Josh and carried. It was clarified that the average service call for an alarm would not be charged a fee.

Paul motioned to adopt the 2026 fiscal year budget as presented at the budget hearing on 8/22/25. The motion was seconded by Josh and carried.

NEW BUSINESS

Josh motioned to approve the building location permit review sign off for John Groves at 567 Scranton Ave. The motion was seconded by Jim and carried.

Josh motioned to approve the building location permit review sign off for John Stockton at 164 Warren Beach Rd. The motion was seconded by Jim and carried.

There was discussion regarding current property insurance coverage for equipment and buildings through Idaho Counties Risk Management Program (ICRMP). Josh motioned to obtain a premium quote to increase replacement values to:

- Maintenance Building value \$400,000/Contents Value \$100,000
- 2013 Ford \$80,000
- 1974 Chevrolet \$25,000
- South Lift Station \$200,000
- North Lift Station \$200,000
- Lagoon/WWTP \$400,000

The motion was seconded by Paul and carried. The values used would be determined based on the premium increase.

MAINTENANCE REPORT

1. Darrin Propst – alarm, replaced contacts (may need to address issue with electrician if contacts need to be replaced again).
2. Steve Pryor – alarm, pump over amping, everything was clear, replaced the pump.
3. Rob Craven – alarm, pump continuously running, pumped down, discharge line and valve in the tank melted, replaced melted parts.

Chris stated he had 6 locates.

Chris installed a pump tank at Shoff's and ran the service line up to the main line but didn't connect. He also installed a replacement tank at Unterseher's. He provided parts lists to be billed for Kearny and Unterseher tank replacements.

Chris said RC Worst worked on the blowers at the lagoon to address why they would shut off after running for a short period of time. They found that the over and under current wasn't set right on the triple 7. Adjustments were made to the undercurrent.

Chris had a service line repair at Scott Naccarato's. There was bubbling up in the road when the pump was on. They found two holes in the galvanized pipe of the service connection. The check valve was replaced.

Robert with Selkirk Power Generation replaced two fuses on one of the generators. Chris said the south lift station generator hasn't been cycling through its weekly maintenance exercise like it should. Robert's son will work on that soon.

Chris stated they will be working on the valve replacement at the lagoon next week.

BOARD COMMENT

Jim mentioned he had heard of Black Rock Investments buying local sewer districts that are struggling.

Jake made a quick comment regarding the City of Sandpoint's bond passing the day before and wanted to again shed light on another system in the region that requires many improvements.

Paul stated concern for the surface aerators and the 3-strand barbed wire proposed in the PER. He would like to see the diffuser aerator system used in any new lagoons and have the chain link fence continued around any new lagoons instead of barbed wire. He'd like to see a cost comparison of the different aerator systems.

Jim motioned to adjourn the meeting at 5:26pm. The motion was seconded by Paul and carried.

Submitted by,
Jordan Brooks
Clerk | Treasurer
Coolin Sewer District

Coolin Sewer District

Meeting Sign in Sheet

11/5/25

Print your first and last name below. Thank you!

1. MATT Rudolf

2. John Stockton

3. Bill Pines

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