

Coolin Sewer District
Regular Meeting Minutes
March 4, 2026

The Coolin Sewer District Board of Directors met on March 4, 2026, 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 attached sign in sheet for community members present. Jake called the meeting to order at 4:00pm.

Jake stated that a position on the Board of Directors remains unfilled.

UNFINISHED BUSINESS

Josh motioned to approve the February 2026 meeting minutes as written. The motion was seconded by Paul and carried.

Paul motioned to approve the February 2026 bill payments and treasurer's report. The motion was seconded by Jim and carried.

The Idaho Department of Land (IDL) lease renewal was discussed. The District's Reuse Permit (M-013-05; issued by Idaho Department of Environmental Quality (IDEQ)) states, *The permittee shall submit an updated lease agreement with the Idaho Department of Lands six (6) months prior to lease termination on December 31, 2026.* It was noted that an extension of the current lease was not allowed. The District understands that upon Reuse Permit renewal in 2030, additional acreage will be required due to weather station changes. It was decided to renew the land lease with no additional acreage at this time. The District will submit a new land lease application when additional acreage is needed.

Alongside the conversation about the IDL land lease, Jake read an email received from Katy Baker-Casile (IDEQ Regional Engineering Manager). The District had asked her whether IDEQ would require them to plan for growth right away, or if it would be acceptable to focus initially on just Local Improvement District (LID) connections and changes to the reuse permit.

From: Katy Baker-Casile <Katy.Baker-Casile@deq.idaho.gov>
Sent: Thursday, February 26, 2026 4:58 PM
To: Zack Wallin; Chris Westerman
Cc: Jake Copeland; Jordan Brooks; Kyle Meschko
Subject: RE: Coolin Sewer District Bonding Amount-IDEQ Input

Hi Zack,

DEQ does not generally dictate the phasing of improvements to a system, as long as the system continues to meet their permit requirements. However DEQ cannot approve additional connections to the system if the collection and treatment capacity is not adequate to serve the additional connections. The economy of scale should be considered when determining the scope of the project. Construction of the additional improvements to cover the 940 ERUs will likely never be cheaper than right now.

Septic permits will likely continue to be issued for adequately sized lots within the District until the ability to serve those connections is less than a year out. This may even occur on LID properties that are not currently served by the District and for which the collection/treatment capacity does not adequately cover.

I hope that helps. Please let me know if we should schedule a meeting to discuss any questions you or the board may have.

Kind Regards,

Katy

Katy R. Baker-Casile, PE CPM | Regional Engineering Manager

Idaho Department of Environmental Quality

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Jake stated that was a somewhat typical response from IDEQ.

Jim commented that during a Bonner County Planning hearing in February, Panhandle Health District (PHD) stated that neither PHD nor IDEQ had any means of requiring a septic system to connect to the District once capacity is available. Mike Budig suggested that the District might want to hire an Idaho lawyer who focuses on development law.

NEW BUSINESS

James & Jenifer Gunn (44 N Rocky Pt Rd) along with their project representative Eric Owens (Sok Design) attended the meeting to discuss plans to rebuild their cabin. Eric explained that after having the property surveyed and the sewer line located, it was discovered that the main line starts inside the utility easement and then veers outside of the easement, using up valuable buildable space on the property. The Gunn's intended to connect with the District to discuss the necessary steps and explore viable solutions. Initial response from the Board was that the District Engineer's, Keller Associates, would need to review the site plan and so long as everything is done properly, including a working agreement, the District did not see an issue with the main line being moved. It was stated that approval was not being given at that time. It was noted that the cost would be on the property owner to have the relocation completed. Eric and the property owners did not entirely agree that costs should fall on them. The allocation of costs will be re-evaluated following additional research. The proposed solution involves relocating the main line to a minimum distance of 10 feet from the planned

cabin and amending the easement to allow for the construction of a garage on the opposite side of the easement which is more level ground. Further discussion was planned to take place at the April regular board meeting.

The consulting agreement with Water Systems Management (Bob Hansen) was reviewed. Jake and Paul previously met with Bob Hansen to discuss the District's need for an evaluation and operational support. The objective is to obtain a report identifying key areas of focus for the District. Additional agreements will be considered as specific support is recommended or acquired. Jim motioned to approve the Water Systems Management consulting agreement. The motion was seconded by Josh and carried.

MAINTENANCE REPORT

1. Heuett – toilet paper stuck in pump, cleared and tested, all worked fine
2. RC Worst installed a new pump and motor at Clipper Marina – an upgraded control panel will be installed soon as well
3. Keenan – the current pump system installed is not a standard system ordered through the District. The system was purchased through the homeowner's contractor during Covid due to lack of inventory available through RC Worst. It was discovered that the pump discharge line did not have a check valve installed on it. The service line to Keenan's is shared with multiple other systems. The pump did not come on and flooded the bathroom and utility room. The floats need to be addressed still. Chris stated that he helped install the tank at the time, but it was a package deal all put together with the pump already installed. Chris stated that he contacted the District's insurance company (ICRMP/Idaho Counties Risk Management Program) to initiate a claim on behalf of the homeowner. Further discussion and context were needed on the incident and will be addressed at a future meeting.
4. Alice – toilet paper stuck in pump, twice in 2 weeks, the pump was replaced
5. Rocky Kennedy replaced all the valves in the shop bathroom and office sink

BOARD COMMENT

Jake re-stated that there is still a vacancy on the Board.

Jake stated a reminder that there is a public comment form posted on the website. The comment form should be utilized for questions or comments that should be addressed to the Board and discussed during a meeting.

Jake read an email Jordan received which stated the following:

Question(s): *"Hi Jordan- I'm curious why the board is considering revenue bonds. I thought the enormous increase in our quarterly rates was intended to fund system replacements and improvements. Did I miss something? Do customers vote on the issuance of revenue bonds?"*

Board response: The rates for each quarter cover operations and maintenance and were established based on a rate study conducted by the District Engineers (Keller Associates). The existing three-year rate adjustment plan is designed to align rates with what they should have been in 2024, while also supporting the District in achieving appropriate reserve funding for future asset replacement. Instead of adopting one large increase in 2024, the Board decided to spread the adjustments over three years. The annual budget includes a dedicated line for long-term assets. It is recommended that this allocation constitutes 10% of the total asset replacement cost. Although higher fees are expected to be helpful in the future, they haven't been in place long enough to support the current improvements needed. If rates had gradually increased since the last system update, the District's financial situation would likely be very different today.

The Board is considering a revenue bond to pay for expansion to serve LID (Local Improvement District) holders, and to address improvements needed for upcoming reuse permit changes in 2030. The reuse permit is issued by Idaho Department of Environmental Quality (IDEQ) and is what the District follows for irrigation limits etc. (See [CSD Minutes - 11.3.25](#) for further reuse permit discussion). Idaho voters registered within the Coolin Sewer District would vote in an official election. Per the Bonner County Elections Office (1.16.26), the registered voter roll count included 127 individuals.

An additional comment was made by Jim that the system was designed for 40 gallons per day/per ER, and now IDEQ is requiring 200 gallons per day/per ER, which makes the system not functional, just by changing the design standards.

No further business was discussed, and Jim made a motion to adjourn the meeting at 5:17pm. The motion was seconded by Josh and carried.

Submitted by,

Jordan Brooks
Clerk | Treasurer
Coolin Sewer District

Coolin Sewer District

Meeting Sign in Sheet

3/4/26

Print your first and last name below. Thank you!

1. Jennifer & Jim Gunn
2. ERIC OWENS
3. MIKE BUDIC
4. John Stockton
- 5.
- 6.
- 7.
- 8.
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- 11.
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