

# Coolin Sewer District

## Regular Meeting Minutes

### May 6, 2026

The Coolin Sewer District Board of Directors met on May 6, 2026, at the Coolin Civic Center. Those present were Paul LaCasse, Josh Christensen, and Jake Copeland. Jim Morse was not present. Also present were Chris Morris, Jordan Brooks, and Thad O'Sullivan. See attached sign in sheet for community members present. Jake called the meeting to order at 4:00pm.

#### **UNFINISHED BUSINESS**

Paul motioned to approve the April 1, 2026, meeting minutes as read. The motion was seconded by Josh and carried.

Paul motioned to approve the April 15, 2026, meeting minutes as read. The motion was seconded by Josh and carried.

Josh motioned to approve the April 2026 bill payments and treasurers report.

The Board reviewed an email from Bob Hansen with Water Systems Management (WSM). Bob's email stated he had been reviewing District documents and continuing to work on developing digital irrigation data logs. He further stated that a WSM operator could be available to assist the District on-site 1-2 days per week any time after May 15, 2026.

Jordan stated that in a recent conversation with Zack Wallin (Keller Associates) it was made known that the Wastewater Treatment Plant Preliminary Engineering Report was at a stand still until a decision was made on how the District would like to move forward with improvements. The two improvement scenarios discussed were:

- Scenario 2: LID expansion - improvements to meet upcoming permit requirements and serve existing connections (633 ERUs) plus the remaining 2006 Local Improvement District (LID) connections (191 ERUs) (Total 824 ERUs) ~\$8 Million
- Scenario 3: Facility Plan projected growth – improvements to align with 2043 projection identified in facility planning study (Total 940 ERUs) ~\$10 Million
  - See [CSD Minutes – 10.29.25](#) on the District website for additional details about these scenarios.

Considerations discussed:

- The District's intent over recent years has been to serve LIDs, not to expand for growth beyond LIDs

- Construction costs are unlikely to be lower in the future. Since the District is already addressing permit changes and LID service, spending an additional \$2 million now would provide more capacity and help avoid facing the same issue again too soon.
- Revenue from Connection Fees as new connections hook up to the system (currently \$25,000 per ER – however, the District is justified up to \$48,800 per ER according to the most recent [Connection Fee Study](#))
- Additional charge beyond regular user fees: ~\$5.88 - \$7.85 per \$1 Million borrowed (per ER, per month)
- Idaho Department of Environmental Quality (IDEQ) recommendation to expand to 940 ERs, due to permit changes
- Septic systems permitted by Panhandle Health District (PHD) on LID and non-LID properties within Coolin Sewer District boundaries
- Overbuilding a system has potential drawbacks if not being used (i.e. lagoon liner baking in the sun)

Josh made a motion to proceed with Scenario 2: LID expansion, to advance the Wastewater Treatment Plant Preliminary Engineering Report and confirm the revenue bond amount to be placed on the November 2026 ballot. The motion was seconded by Paul and carried.

Jake and Jordan provided an update on the Idaho Department of Lands (IDL) lease renewal application. The application was submitted on 4/29/26. No other interested parties had applied for the lease. Coolin Sewer will work through the lease process with IDL over the next few months. It was stated that the acreage requested on the application remained unchanged from the current amount leased by the District.

Josh motioned to pause user fee charges for applicants with an approved sewer service application, who have no sewer equipment installed, who cannot connect due to IDEQ restrictions – effective April 1, 2026. Any charges prior to April 1, 2026, would remain payable. For applicants still within the two-year period under Condition #8 in the sewer service application – the remaining months from April 1, 2026, to their application’s two-year anniversary will resume once the IDEQ restrictions are lifted. The motion was seconded by Paul and carried. Thad stated he would draft a resolution to be reviewed for approval at the next meeting.

Jordan gave an update on the proposed sewer line relocation at James & Jenifer Gunn’s residence (44 N Rocky Pt Rd). She stated the recommendations from Keller Associates were emailed to Eric Owen’s, the project representative. In the email to Eric, it was also noted that a draft working agreement would need to be provided by the property owner, to be reviewed by the District’s legal counsel and engineers. Eric responded that he would be in touch soon.

## **NEW BUSINESS**

A sewer service application was received from Camille J. Sherlock for parcel RP053010020060A. The property was assessed 1 ER under LID #232. The applicant requested a letter from the District to Bonner County explaining the situation and to confirm that as an LID property, a connection would be available once upgrades have been made. The Board acknowledged the application and confirmed an LID was assessed on the property. Jordan will return the application to Camille and explain that a Preliminary Engineering Report must be completed and approved by IDEQ before the District can give final approval.

### **MAINTENANCE REPORT**

1. Clipper Marina – backing up into the building, thick mat in tank, pumped down manually and hosed down floats.
2. IDL house – hole in swing joint, replaced with new one.
3. Layne Sutton - Blown fuse, pulled pump and found toilet paper stuck in cutters, cleared, replaced fuse, everything working properly.
4. Eberts – pumped out septic tank for removal, customer is building a house, and the tank will be relocated, installed several ball valves for when the relocated septic & pump tank are installed.
5. RC Worst pulled irrigation pumps and cleaned the screens – the screens weren't as caked up as they were in the previous year.
6. Storro Excavation replaced 2 irrigation valves at the lagoon
7. 1 locate for the month of April

Paul requested that Chris purchase a new string trimmer to cut down the weeds at the shop and lift stations.

Paul proposed buying a small bumper-mounted crane for the service pickup at an estimated cost of about \$5,000. The Board agreed the crane would benefit the operator and that the purchase would fit within the budget.

Jake reported that Jordan was proceeding with IT support from Riverbend Systems to implement email security and data backup solutions.

Paul motioned to adjourn the meeting at 6:12pm. The motion was seconded by Josh and carried.

Submitted by,

Jordan Brooks  
Clerk | Treasurer  
Coolin Sewer District

# Coolin Sewer District

## Meeting Sign in Sheet

5/6/26

Print your first and last name below. Thank you!

1. Lori Yob
2. Ryan Yob
3. Steve Yob
4. Mike Budoic
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- 7.
- 8.
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- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
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- 20.