

Coolin Sewer District Regular Meeting Minutes September 3, 2025

The Coolin Sewer District Board of Directors met on September 3, 2025, at the Coolin Civic Center. Those present were Paul LaCasse, Jim Morse, Josh Christensen, and Jake Copeland. Also present were Chris Morris, Skyler Day, Jordan Brooks, and Thad O'Sullivan. See sign in sheet for community members present. Jake called the meeting to order at 4:03pm.

UNFINISHED BUSINESS

Paul motioned to approve the August 6th meeting minutes. The motion was seconded by Jim and carried.

Jim motioned to approve the August 22nd meeting minutes. The motion was seconded by Josh and carried.

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

The Board reviewed emails from Gary Baird sent after the August 6th meeting, during which Mr. Baird's application for service was considered. They addressed his request to set his connection fee at \$5,000 instead of the current rate of \$25,000. The application reviewed on 8/6/25 reflected the previous connection fee, as the Board was in the process of updating the application with current provisions. The Board noted that the connection fee increase had been discussed publicly several times in the fall of 2024 and was subsequently approved in January 2025, with an effective date of February 1, 2025. It was clarified that, regardless of the amount listed on the submitted application, the Board did not approve the application on 8/6/25 but confirmed that a connection was assessed in the 2006 Local Improvement District (LID) and that a Preliminary Engineering Report (PER) must be completed and approved by the Idaho Department of Environmental Quality (IDEQ) before the District could give final approval. A connection fee invoice will be issued upon receipt of an IDEQ-approved PER. Mr. Baird also requested that his application be given priority over non-LID applicants. The Board explained that LID patrons would receive priority, but there is no waitlist or further level of priority beyond that.

Jordan reported that Henry (Ted) Stiles sent an email regarding the decommissioning status of their system on Block 2 Lot 3 (Berta/Steamboat). Ted explained that the decommissioning would not occur this year due to scheduling constraints, but communication with the District will continue when the project resumes. The email also indicated that the billing account balance will be made current.

Jordan reported that Steve and Lori Yob have requested a “will not serve letter” from the District regarding Block 12, Lots 4 and 5, to support their property tax appeal with Bonner County. This request considers the recent non-approval of PERs within the District by IDEQ and a substantial increase in their property taxes, which they believe is unjustified due to the current inability to connect to the sewer system. Thad advised the Board that since the District previously approved the Yobs’ sewer application in September 2024, issuing a “will not serve letter” would not be appropriate, and the matter should be addressed with IDEQ. Additionally, it was emphasized that the District has no legal obligation to assist in appeals related to property valuation.

NEW BUSINESS

Jim motioned to deny Eric Owens’s sewer service application for Sundance Acres Lot 2. The motion was seconded by Josh and carried.

Jim motioned to approve the building location permit review sign off for Jack Toepfer, for a dry shop, on parcel RP60N04W273750A. The motion was seconded by Paul and carried.

BOARD COMMENT

Jordan reported that IDEQ has announced the implementation of a reuse permit fee, which will be invoiced in September 2026. The invoice will cover the prior fee year, from October 1, 2025, through September 30, 2026. The fee schedule is determined according to the population served by each reuse facility. Coolin Sewer is expected to be classified under the Municipal category for populations under 1,000, with a fee of \$500.

Jake referenced a Bonner County Daily Bee article titled "[City to pursue \\$130 million wastewater treatment plant improvement bond](#)" to highlight that other regional plants also require major upgrades. He directed Jordan to link the article on the District website for reference.

MAINTENANCE REPORT

Chris stated there were 6 locates completed for the month of August.

1. Hargreaves – wipe stuck in the pump - the Board discussed service calls for foreign objects and debated if there should be a fee associated with certain repairs such as this.
2. Keith Carver – discharge line in pump tank split, replaced fitting in the pump tank – about 6 connections tie into one service line in this location, isolations valves were discussed for areas like this.
3. Todd Bates – high level alarm, pumped the tank down manually, replaced the pump float
4. Teri Carlson – pulled the pump, put a new fitting on and replaced the pump

5. Paul Horn – breaker and controller tripped, reset the breaker, ran water into the tank, working fine after that
6. Travis Garske – breaker tripped, everything had cleared prior to arrival, ran water into the tank, pump kicked on and pumped down, working fine after that
7. Rick Betts – odor complaint, Chris found a pool of sewage behind the house near the road, once excavated it was found that Northern Lights (NLI) had trenched power through the sewer service line when they connected McBurney/Strauss. This was due to an inaccurate locate on the District's part. NLI came out to shut off the power so Chris could repair the sewer service line. Once repaired, everything was working fine. Chris reported the leak to IDEQ. Chris stated he would update the maps for the service line on the property.
8. Todd Davis had roots in his septic tank. The roots had grown between the tank and the lid. Chris and Skyler worked on removing the roots over the course of 3 days.
9. Mrs. Davis on E Cavanaugh Bay Rd had a breaker issue, but it was found to be a non-district issue.

R.C. Worst installed a solids handling pump and a temporary pump float at the north lift station.

R.C. Worst pulled the irrigation pumps, the irrigation screens were caked up, each screen was cleaned on the pumps as well, everything was working fine after cleaning the screens and the pressure issue appeared to be resolved. However, the pressure gauge was still reading at 20 psi and likely needs to be replaced.

A technician from Beckwith and Kuffel inspected the blower leak at the lagoon and identified potential issues with a few drain plugs. He removed and retightened the plugs, though Chris reported that the leak persisted after further operation. Chris stated he would contact the technician to troubleshoot the problem further. The technician additionally recommended changing the motor overloads.

EXECUTIVE SESSION

A motion was made by Paul to move into executive session per Idaho Code 74-206(f). The motion was seconded by Jim. A roll call vote was conducted and passed unanimously. Executive session started at 5:18pm. A motion was made by Jim to come out of executive session at 6:03pm. The motion was seconded by Paul and carried.

Jim motioned to adjourn the meeting at 6:04pm. The motion was seconded by Paul and carried.

Submitted by,
Jordan Brooks
Clerk | Treasurer
Coolin Sewer District

Coolin Sewer District

Meeting Sign in Sheet

9/3/25

Print your first and last name below. Thank you!

1.

ASHK

2.

ERIC DWENS

3.

CORY YOST

4.

Bob McCRAY

5.

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