

OUTLET BAY SEWER DISTRICT

BOARD MEETING MINUTES

AUGUST 21, 2025

The Board of Directors of the Outlet Bay Sewer District met on Thursday, August 21, 2025, at the District Office at 4:00 p.m. Present were Chairman Tom Bell, Directors Jeff Stockdale, Justin Bradbury, Kristy Pettit and Fred Simpson (via phone). Also present were Fritz Broschet, Jason Eveland and Kari Davis.

Chairman Bell called the meeting to order at 4:00 pm.

There being no additions or deletions to the agenda, it was approved as written.

The minutes of the July meeting were read and approved.

NEW/OLD BUSINESS:

HIGHWAY 57 UPGRADE – The Board reviewed Pay Request #3 from SonRay in the amount of \$152,194.87. Justin Bradbury made a motion to approve Pay Request #3, seconded by Jeff Stockdale. Motion passed.

RULES AND REGS UPDATE:

Kristy Pettit made a motion to adopt the following policies:

Camping on Private Property Policy:

The OBSD will allow camping on private property without a direct sewer hookup for property owners and their guests under the following conditions:

- Private Use Only – Non Commercial
- Camping duration temporary.
- Property owners must adhere to proper waste disposal by regularly transporting waste water to RV dump station.
- Property owners shall review Bonner County Zoning Ordinances to ensure compliance.

Any violations of these conditions may be subject to an OBSD civil penalty and the property owner reported to Panhandle Health District and Bonner County Planning and Zoning Department.

Portable Toilets (Porta-Potty) Policy:

Portable toilets are allowed on private and commercial properties in the district. Portable toilets do not replace the requirement for a sewer connection when a connection is warranted.

OBSD does not deploy or maintain portable toilets. There are a number of local vendors that perform that service.

Justin Bradbury seconded the motion. Motion passed.

FIREWOOD SALES:

Jeff Stockdale made a motion to drop the firewood price from \$1200 to \$600 per load, plus delivery costs. Justin Bradbury seconded the motion. Motion passed.

TIMBER THINNING:

The board discussed the Silva Culture Plan and the recommendation for thinning what is left after the logging operation. The property was inspected by American Forest Management and it was determined that the thinning would have to be all hand work. They will be putting together a proposal for this work. All work will be paid for out of the logging proceeds.

MAINTENANCE REPORT:

The part for the trash pump (check valve) has been installed.

The generator parts have been installed.

The new bushings for the aerators are in.

There was a plugged line on Annette Avenue. The big snake went down 90 feet and hit something hard, probably tree roots. This will have to be dug up and cleaned out.

Irrigation is almost complete and we are on track for winter. Our nitrogen count came back good.

Fritz is arranging to have our flow meters calibrated.

Fritz and Jason are busy pumping tanks.

DEQ has notified us that it will be implementing a new fee for everyone with a reuse permit.

SECRETARY/TREASURER'S REPORT:

The board reviewed the monthly bills. Justin made a motion to pay the bills, seconded by Kristy. Motion passed.

Kari reviewed with the board the proposed budget for FY 2025-2026. The district is facing expense increases in insurance, licensing and permits, subscriptions, postage, utilities, fuel, chemicals and maintenance costs. In addition, the district will be employing another full-time maintenance operator. Because of these increases, there is not enough revenue to fund our Future Repairs, Testing and Compliance Fund, the Depreciation Fund or the Sludge Removal Fund. If the reserves are not funded, our five-year plan will be delayed. The board looked at several different options for increasing maintenance fees to cover the shortages. It was decided to hold another budget work session in a week to go over the proposed budget shortfalls and come up with a solution.

The board went into executive session. The board came out of executive session. Jeff made a motion to employee Jason Eveland full time. Kristy seconded the motion. Motion passed.

There being no further business to be brought before the meeting, it was adjourned at 6:25 p.m.

Respectfully submitted,

Kari Davis
District Secretary