

OUTLET BAY SEWER DISTRICT

BOARD MEETING MINUTES

JULY 17, 2025

The Board of Directors of the Outlet Bay Sewer District met on Thursday, July 17, 2025 at the District Office. Present were Chairman Tom Bell, Directors Jeff Stockdale, Justin Bradbury, Fred Simpson (via phone) and Kristy Pettit. Also present were Fritz Broschet, Jason Eveland, Todd Burke and Kari Davis.

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

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

The minutes of the June meeting were read and approved.

NEW/OLD BUSINESS

Todd Burke told the board that the 9 acre parcel of land owned by Al Brende on highway 57 was in negotiations for sale. In the service contract between the district and Mr. Brende, an allowance was made to transfer unused System Development Charges from the Millie's/Eagle Subdivision project to the 9-acre parcel, once the buildout was complete. It was also stipulated that the one-time transfer would be non-transferrable or refundable. Mr. Burke requested that those two stipulations be removed to allow the sale and transfer of 7 System Development Charges to the new owner. The anticipated buildout at the Eagle Subdivision is 134, plus a possible 9 more for commercial use. Jeff Stockdale made a motion to draft an agreement between all parties for a one-time transfer of up to 7 SDC's to the new owner. Motion was seconded by Kristy Pettit. Motion passed.

The board asked Mr. Burke when the paving would be done in front of the Little Store. This will happen soon.

Highway 57 Upgrade

The board discussed the need for preauthorization of up to \$20,000 be granted to board members attending the weekly construction meetings to enable them to make decisions in a timely manner. Motion was made by Jeff Stockdale to preauthorize up to \$20,000 for construction change orders

to board attendees at weekly meetings. Over \$20,000 will require a quorum. Justin Bradbury seconded the motion. Motion passed.

The board discussed compensation for the weekly meetings. The attendees will receive \$150 per meeting, paid from construction funds and not general funds.

The board discussed the request of Jake Wray of Sonray to change the contract from 5% retainage to retainage bonds. Kristy Pettit made a motion to maintain retainage per the contract. Fred Simpson seconded the motion. Motion passed.

The district received a complaint about a drilling fluid spill. Sonray will do immediate cleanup and restoration to the district's satisfaction as soon as possible.

Rules and Regulations Update

Kristy provided the board a rough draft of major topics for the update to the policy manual. Over the next year the board and employees will work through these topics. Everyone was pleased with the layout.

Safety

Jeff Stockdale made a motion to purchase a wearable gas detector device. Fred seconded the motion. Motion passed.

MAINTENANCE REPORT

Fritz and Jason discussed boat trailers being left on district property. This is a liability issue and we will notify offenders they have 5 days to remove the trailers or the district will have them towed at their expense.

The trash pump at the lagoon is losing prime. The entire assembly needs replaced and the estimated cost is \$1049.

The generator part needed for repairs was estimated to be \$1000, but Jason found it on Ebay for \$450.

The part for the aerator was approximately \$1,000, Fritz ordered three.

SECRETARY/TREASURER'S REPORT

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

The board discussed a price for the selling of firewood by the truck load. It was agreed that the price will be \$1250 per load, plus hauling costs. We will get a notification on the website for the sale. Loggers must provide proof of insurance.

Kari reviewed Sonray's Pay Request #2 with the board. Jeff made a motion to approve Pay Request #2, seconded by Kristy. Motion passed.

There being no further business to brought before the meeting, it was adjourned at 5:36 pm.

Respectfully Submitted,

Kari Davis
District Secretary