

Hayden Lake Irrigation District
2160 W. Dakota Avenue
Hayden, ID 83835-5122

March 2, 2021
Regular Meeting

The following are minutes of the regular meeting of the Hayden Lake Irrigation District Board of Directors, held at 2160 W. Dakota Avenue, Hayden, Idaho, at 5:00 p.m. on March 2, 2021.

- A. **CALL TO ORDER:** Meeting was called to order at 5:00 p.m. by Chairman Fleming.
- B. **ROLL CALL TO ESTABLISH QUORUM:** Present were Chairman Fleming and Director Antrim. Director Holton was absent.
- C. **DECLARATION OF A QUORUM:** A quorum was declared.
- D. **APPROVAL OF AGENDA:** (*Action Item*) Director Antrim made a motion to approve the March 2, 2021 agenda, seconded by Chairman Fleming, motion passed.
- E. **CONFLICTS OF INTEREST ON AGENDA:** (*Action Item*) None
- F. **APPROVAL OF MINUTES & FINANCIALS:** (*Action Item*) There are 30 checks (14096-14125) and three auto pays, totaling \$100,971.34. An itemized list may be found in the minutes book. Director Antrim made a motion to approve the February 2, 2021 regular minutes, and the March 2, 2021 financials as presented, seconded by Chairman Fleming, motion passed.
- G. **PUBLIC COMMENT:** None
- H. **OLD BUSINESS:**
 - 1. **Strawberry Fields:** Attorney Mike Schmidt appeared for Strawberry Fields Subdivision. Also present was the HOA president and groundskeeper. District Attorney Susan Weeks participated with the conversation by zoom. The Development Agreement signed with Hayden Lake Irrigation District in September of 2004, and discrepancies in the Strawberry Fields common grounds' square footage, were discussed.

Attorney Schmidt believes the District held a responsibility to inspect the common grounds after development and prior to the private sales. The District determined the square footage based on information provided by the Strawberry Fields Subdivision developer. The developer failed to follow the Developer Agreement of 2004 and did not comply with the connections required by the District. The District agrees Strawberry Fields Subdivision has more square footage than previously reported but feels the error in the reporting lies with the developer and not the District.

Attorney Schmidt proposed a resolution to resolve the dispute on behalf of Strawberry Fields. They propose the District recognize the common areas as being 5.29 acres, the Board give credit for the excess water fees paid in previous years (\$13,312.07 or \$7,57653), the District install two additional connections at the District's cost, and the District grant Strawberry Fields a higher allotment based on their need. The groundskeeper for Strawberry Fields spoke on their behalf to explain why the subdivision should be given a higher allotment based on their landscaping needs to produce and maintain lush green lands. The landscape believes that the District approved 326,000-gallon allotment of irrigation water per acre is not enough water to maintain the landscaping to the subdivisions' standards and they should be given special consideration. The groundskeeper believes the subdivision should be set to different standards than the allotments provided by the District currently. The issue was not resolved but will be revisited at the April 6, 2021 board meeting.

2. **Tank 2 / 375 Lacey / Bond:** The Lacey waterline should begin soon. JUB drafted a revision to the tank plans to include the Lacey line and will go over the plans with the District Administrator shortly. JUB had hoped to save the District money during the winter months and tank downtime but with the waterline being added, JUB spent time on the Lacey plans. The District is facing some complications with the overhead power and utilities by the waterline. A meeting with the City of Hayden will be scheduled soon.

3. **Personnel Handbook:** (*Action Item*) Director Antrim made a motion to approve the Personnel Handbook, seconded by Chairman Fleming, motion passed.

4. **Bureau of Reclamation:** The Bureau has been in contact with the District. They hope to present the contract soon. Their other title transfers are winding down and they hope to be of assistance to the District before long.

5. **Website Update:** (*Action Item*) The Administrator had hoped to have the website update contract available for the meeting. The website designer has been ill, but the District is confident the update will move forward right away. The price of the proposed updates cannot be reduced below the estimated amount due to the District's many update requests. The District should have more information regarding the contract before the next meeting.

6. **Ramsey Road / Wyoming to Lancaster, Phase 1A & 1B:** (*Action Item*) The District does not service Lancaster, but we do have A/C lines in the airport. The District intends to put in a new main down Sundler and continue down Ramsey, allowing us to abandon the waterlines located in the back of properties. The District will receive a late comers fee for future connections and will relocate meters.

I. **NEW BUSINESS:**

1. **Lacey Main Project:** The Lacey Main Project was discussed with Old Business #6, the Ramsey Road / Wyoming to Lancaster project.

2. **Stockpile Pipe & Supplies:** (*Action Item*) The District Administrator wants to stockpile pipes for future projects. He would like to purchase 4,000 10", 12" and 18" pipes and fittings when the price goes down. This would allow the District to lock on to prices when the materials become available for lower than the current

rates. The wait on materials seems to be increasing. Currently, the wait is 12 to 15 weeks out. If the District would have ordered the materials a month ago, we could have saved \$20.00 per foot. That is a big savings. When the prices decrease, the Administrator hopes to get estimates for the materials for the Lacey project. Director Antrim made a motion to authorize the District Administrator to purchase and stockpile pipes and fittings for upcoming projects, seconded by Chairman Fleming, motion passed.

3. **Will Serve for Hance Estates:** (*Action Item*) Hance Estates Subdivision will consist of five residential lots located at 895 W. Lacey, a 2.35-acre lot, parcel # H-4050-14-118-AB. Director Antrim made a motion to approve the Will Serve for Hance Estates Subdivision, seconded by Chairman Fleming, motion passed.

K. STAFF REPORT:

Administrator Report: Administrator's report was given orally. He provided a review of the upcoming month's schedule.

A motion was made by Director Antrim to transfer \$300.00 from MWB Checking account (2557) to MWB Connection account (5866), seconded by Chairman Fleming, motion passed.

The Board authorized the Administrator to draft a letter to North Kootenai Water District regarding abandoning a line in the future and their need to be ready.

SETTING DATE FOR NEXT MEETING: - April 6, 2021

L. EXECUTIVE SESSION:

Chairman Fleming made a motion at 7:10 p.m. to hold an Executive Session under Idaho Code 74-206(b): To consider the evaluation, dismissal or discipling of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student, seconded by Director Antrim, motion passed.

Roll call vote:

Chairman Fleming	Yes
Director Antrim:	Yes

A motion was made by Director Antrim to end executive session at 7:25 p.m. and return to the regular board meeting, seconded by Chairman Fleming, motion passed.

A motion was made by Direct Antrim to direct the District Administrator to make the necessary changes affecting the District personnel and Board as discussed, seconded by Chairman Fleming, motion passed. All Board members were in agreement, none opposed.

With no further business, a motion to adjourn was made by Director Antrim and seconded by Chairman Fleming. The meeting adjourned at 7:30 p.m.

Respectfully submitted:
Dawn Chidester
District Clerk

Approved by:
Branden Rose
District Administrator