

Monday, August 11, 2025

## Farmers Union Ditch Meeting

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Board Present:

Sam Rosti, Paul Akins, John Schram, Bert Browen, Corey Blaine

Seth Kettering, Sean Kettering – Ditch Riders

Rosalie Cope, Secretary/Bookkeeper

Andrew Waldera, Attorney for FUD

Sam Rosti called the meeting to order at 5:21 p.m.

LONDON NORTHEY – VALNOVA SUB.

Mr. Northey provided the Board with an aerial photo of the property off Highway 16 and N Beacon Light Road. As part of the on-site wastewater treatment system there are two large lined ponds. In order to test the liners they filled them utilizing their water shares from the canal and the on-site well. Over the summer they have been using the irrigation pump station to pump water out of the ponds for compaction and dust abatement. There is still a significant amount of water in the ponds and they need them to be as low as possible because residents are beginning to move in and they will need to start operating the wastewater treatment system. They are proposing to pump the water back into the canal over the next couple of months. A memorandum/request to discharge was emailed to the Board. Seth & John met with Landon on-site and John requested the water be tested before Farmer's Union would consider taking it. The majority of the water was pumped in last October and has been sitting in the ponds since. Sam asked why they are not sprinkling the water on their own ground. Mr. Northey said don't have an area where the water can be utilized fast enough to empty one of the ponds by mid-October. The request is to pump approximately 35 million gallons (1.8 cfs, 500-600 gpm) over 45 days in order to meet the deadline. After meeting with Seth and John the temporary plan is to install a temporary line from the irrigation hydrant to the box culvert to the south which has a concrete apron for 150' and discharge the water straight into the canal. This will avoid any erosion to the canal. The box culvert is approximately 300' from the hydrant.

The Board went into executive session from 5:36 p.m. – 5:59 p.m.

Sam asked if any testing has been done or if they have any idea what the quality of the water in the ponds is. They are willing to have testing done. Aerators were used for several months in order to be tested. Sam stated if they had to rent a pump and sprinkle the water back on their ground there would be a cost as there will be a cost to Farmer's Union for additional time to manage flows. The Board asked for a \$25k fee

for taking the water. Mr. Northey said they currently have a 16" line that runs from the pond to the top of the development where they can pump the water into a creek bed that runs for 4 miles along the property. He said they brought the proposal to the Board in an effort to be a good neighbor. The cost to pump is the same whether they pump to their upper property or into the canal. Sam said the additional water is problematic for the company. There is not enough water to offset storage water use, the quality of the water is unknown and it will require more time of the ditch riders to manage. There is no advantage to changing the regulation of canal water flow, especially at the end of the season and at the bottom of the canal.

Will Mason provided the Board with the latest set of plans for the road from Chris Hopper. The plans show the road further to the north and the west. The remaining parcel is 0.81 acres. Will thinks the road could go even a bit more to the north and impact less of F.U.D.'s property. He added a rough sketch of the shop with proper setbacks and the septic drainfield. The footprint is 25' north of the pipeline to leave room to drive along the south side of the pipeline and around the shop. The septic could be moved to the 0.81 acre parcel to leave more room to move around with equipment. The shop is shown facing the south which may make it tough to get around the shop and in the doors with a dump truck with the trailer on. Sam said facing the shop north or west is problematic. He thinks we need at least 50' to get around the shop with equipment. One concern Will has is the building is going to be lower than the road. The Board asked Will to communicate with Chris Hopper to find out if the road can be moved more to the north and if the Highway District will need additional ground for a stormwater runoff pond.

Will reported there is a split on the Clover property. He has not had a chance to look into the easements yet. Bert has been working with Mike Ballantyne with TOK. They sold a trailer park just down the road and found that upon development there is a provision to have an easement reduced called the "right to shrink" which would leave more buildable ground. He valued the property anywhere between \$850k and \$950k as is with the existing easement. Bert said aside from the easement through the middle there is also a smaller easement to the north. The sewer line that runs through the middle may be able to be relocated however Will thinks that is unlikely. Bert is going to continue working with TOK. They are going to look into the easement then give Farmer's Union and in writing valuation to potentially list the property.

Minutes from the July meeting were mailed to the Board for review. John Schram moved to approve the July minutes; motion was seconded by Bert Browen. Motion was unanimously approved.

#### DITCH RIDER REPORT

Seth purchased the rake bucket from Coastline. They are using it in the pond right now. Coastline has a 2024 compactor that has been a rental and has only been rented out about 4 times. The cost of a new compactor is \$16-\$18k and they are asking \$9,350 for the one in stock. Seth would use it to pack Bentonite in areas that are prone to seepage and it could be used to aid in the replacement of headgates.

The Board authorized Seth to offer \$7,500 for the compactor with the option to go up to the asking price.

There are a couple of spots Seth would like to do tree work in the off-season. From Floating Feather toward Eagle Hills Golf Course there are small trees he would like to clear. There is a resident in the Clover area whose homeowners insurance was going to drop her because of the tree overgrowth. She is going to have some work done in the next couple of weeks. That area still needs to be addressed. From Collister there is a road that goes in approximately 100 yards. There is also a spot Seth can put the excavator in the canal. He would like to have Healthy Tree cut some trees down then Seth can drag them back to the cleared spot. There are patios and other encroachments on the easement all through that area. Seth said in one spot there are Townhomes built in the easement where he can't even drive past. John suggested doing some eco block work to make the road wider. It is 400-500 yards from the cleared area to the next cross street.

#### ATTORNEY'S REPORT

Planning and zoning commission recommended approval of the homeless shelter. Andy has not seen a copy of the final approval with conditions of approval to know if the gate recommendation made it in or not. If it is not a condition of approval the residents and/or Farmer's Union can still install gates or fences.

In September the Water Users Association will be meeting with the new Bureau of Reclamation point person on the Nez Perce Treaty negotiations. There have been discussions with the State regarding the State's position on flow augmentation. The Bureau, Water Users and the State have been looking into the most recent scientific data and reports discussing the efficacy of flow augmentation.

Anderson Ranch Dam Raise and the CAT Creek Water right application proceedings are continuing forward. Hydrological and environmental studies have been turned in to the Idaho Department of Water Resources for the CAT Creek application.

The Legislative amendment proposals to Title 42 Chapter 9 are moving forward.

Pre-lien letters were sent out today.

Bert said ICCU does not currently have any promotional rates. They have a 6 month CD for 4.3%, 12 months for 4.2%, 18 months for 4.05% and a 24 month for 3.85%. Bert's bank has a 24 month CD for 4.1%. He said ICCU will match rates from other banks. The Board agreed to renew the maturing CD for 24 months if ICCU will match the 4.1%. Otherwise they authorized Bert to renew the CD for 18 months.

John Schram moved to approve the financials; motion was seconded by Bert Brown. Motion was unanimously approved.

Corey Blaine moved to adjourn the meeting; motion was seconded by Paul Akins. Motion was unanimously approved. Meeting adjourned at 9:05 p.m.