

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF Special Board Meeting
February 9, 2022, 4:00 pm, via Zoom and Greenferry Office.**

CONVENE MEETING AND ROLL CALL

Chairman Stephen Tanner opened the meeting via Zoom at 4:00 pm. A roll call confirmed Vice Chairperson Carol Rassier, Dr. Bob Stiger, and Secretary Treasurer Ron Utz were also present via Zoom and Rex Grace at the Greenferry Office. Staff present was John Austin and Debbie Swenson, Practical Accounting Solution Accountants and Roger Glessner, District Engineer, Bob and Ian Kuchenski, Water Operators, Integrity Water Management and Andy Doman, District Counsel via Zoom. Guests were Sarah Loader, Laura McAloon, Bond Counsel, Ashley Williams and Cody Hodgson, Welch Comer Engineers, and Charisse Neal, Brent Mathison and Darwin Parker, Banner Bank via Zoom.

New Business

Next the Board heard from Ms. McAloon on Water Revenue Bond Resolution No. 2022-01. Ms. McAloon recapped the elements of the Resolution for the issue of \$1.8 million in Revenue Bonds, as approved by voters in May 2018. The Board thanked Ms. McAloon for her patience over the years. Mr. Austin then introduced Mr. Parker, Mr. Mathison and Ms. Neal from Banner Bank and thanked them for their historically low interest rate on the bonds of 2.57% fixed for 20 years. Vice Chairperson Rassier then made a motion to approve Resolution 2022-01. The motion was seconded by Mr. Utz, and it passed unanimously.

Next the Board heard from Ms. Williams on the Water System Facility Plan for Greenferry Water District submitted to DEQ on January 29, 2021 and the 'Not Approved' finding via letter. Ms. Williams and Mr. Hodgson discussed with DEQ all comments on February 2, 2022 and will have an official response by the February 21, 2022 Greenferry Board meeting. Ms. Williams assured the Board that comments were basic, mostly editing corrections, and the only comment Welch Comer will spend time to quantify is the 'Dead Storage' comment page 2, number 10.

Mr. Austin asked the Board to add an Emergency Agenda Item regarding Accessory Dwelling Unit (ADU) on 758 Kelly Road. Mr. Utz motioned to allow an Emergency Agenda item, since the issue arose following the posting of the agenda and required action. The motion was seconded by Chairperson Rassier and approved unanimously. The contractor from, Idaho Dream Homes emailed to say that the code violation has been released and the residence needs water turned on. The contractor said the water was on but Mr. Ian Kuchenski said he had found it on illegally and has placed a lock on the meter. Mr. Austin said that if water had been turned on by the owner or contractor that it was a violation of our policies and is subject to a fine.

Action: Chairman Tanner requested that the Staff find out more information about the water meter at Kelly Road, and the Greenferry policy and add to the agenda for the February 21, 2022 Board meeting.

Next the Board heard from Mr. Glessner regarding the Bella Ridge Reservoir power issue and the options via easements. Mr. Glessner reported he spoke with Mr. Norm Waldo, who is the landowner of Lot 21 with the Conservation Easement. He stated he does not want to deal with the Greenferry Water District because of issues previously with the District. Mr. Austin noted those issues were caused by Mr. Waldo on the Cedar Creek Project. Mr. Glessner said he and Mr. Austin met with the Blaylocks, owners of Lot 19 and they will allow for the easement to Lot 21 on their property, with no requirement by the District, other than to maintain the easement to the reservoir. The best option was suggested to have Kootenai Electric Cooperative (KEC) set their meter about 20 feet off of the road. Chairperson Rassier asked if there was a risk associated with an exposed meter, and suggested a shed.

Action: Mr. Glessner will pursue KEC option and update all quotes to present at February 21, 2022 Board meeting.

Next the Board heard from Mr. Doman, District Counsel, on the Memorandum of Understanding (MOU) for Annexation. Mr. Doman recommended that he would make minor changes for clarification.

Action: Mr. Doman was directed to make changes and get back to the Board as soon as possible.

Next the Board heard from Mr. Bob Kuchenski regarding the Greenferry Office Bathroom repairs. Demolition is done and awaiting an estimate for remodel, with one estimate for leaving bathroom where it's currently located and one estimate for moving bathroom and attach to interior office space. Mr. Glessner suggested that the office be expanded into the back storage area, which the Board received with enthusiasm.

Action: Mr. Glessner will work with Mr. Ian Kuchenski on the new design of the office and bathroom, and provide an update on estimates at February 21, 2022 Board meeting.

ADJOURN

With no more business to come before the Board, Vice Chairperson Rassier motioned to adjourn the meeting. Mr. Grace seconded it and the meeting adjourned at 5:10 pm.

Respectfully Submitted

Stephen Tanner, Chairman

John Austin, Manager/Debbie Swenson, Accountant