

**GREENFERRY WATER DISTRICT
MINUTES OF THE REGULAR BOARD OF DIRECTORS
July 19, 2021 4:00 pm, via Zoom and at the Greenferry Office, Coeur d'Alene, Idaho**

CONVENE MEETING AND ROLL CALL

Vice Chairman Carol Rassier opened the meeting in the office at 4:00 pm. A roll call confirmed Chairman Stephen Tanner (via Zoom), Bob Stiger, Rex Grace (via Zoom) and Secretary Treasurer Ron Utz were also present. Staff present were John Austin, Manager, Debbie Swenson, Accountant and Roger Glessner, District Engineer (in the office) and Bob and Ian Kuchenski, Water Operators, Bob Haynes, Reasonably Anticipated Future Needs (RAFN) Consultant and Ashley Williams, Welch Comer Engineers, Well consultant (via Zoom) and Dan Sturgis from the Idaho Department of Water resources. Guests were John Powers, Kent Lunders, Mike Ferry, Sandy Young, Skip Elford and Mike Reynolds.

PUBLIC COMMENTS

Mr. Powers then asked that the Board consider paying for a portion of the cost of the neighboring fence. He said he's building it himself and the cost is \$3,800.00. After discussion, the Board placed the issue on the agenda for the next meeting.

Next, the Board heard from Mr. Ferry about his water usage of 68,000 gallons. Mr. Ian Kuchenski said it appears there was an error in the meter report and the numbers issued were from October to June. Staff will investigate and reissue as needed. Mr. Ferry then discussed the meeting place and time. He said it would be better if the Board met at the Senior Center in Post Falls. And he's all right with the 4:00 pm time as long as the public can be heard after business hours. Dr. Stiger stated the Board may go back to meeting via Zoom with the new COVID Delta variant spreading.

Next, Ms. Young discussed a property that she'd like to get a second meter on. She said she'd pay for the cost. The Board stated they'd research the issue and get back to her.

Next, Mr. Reynolds talked about reading meters on the 5th instead of the 1st. Mr. Austin stated that is the new schedule for reading the meters. He also stated he saw water being trucked from a hydrant. Mr. Austin stated they paid via a meter and paid for the 30,000 gallons at \$3/thousand gallons.

Next, the Board heard from Mr. Elford about the 57-lot subdivision and the NPE (Nutrient Pathogen Evaluation Study - Level II) study. Dr. Stiger stated the Level II is underway and will be reported to the State. He then asked about the bond project and Mr. Austin stated the bids for the Greenferry Terrace project will be opened on July 21, 2021 and under construction this summer.

Mr. Lunders then asked about the cost of the sold water from the hydrant and Mr. Austin reiterated it was \$3/thousand gallons. He then asked about the reservoir levels and Mr. Glessner said with both wells operating all is okay. He said there was an issue when both wells couldn't pump at the same time due to a power failure, and that is being addressed by Kootenai Electric Cooperative.

OLD BUSINESS

Next, Ms. Williams updated the Board on the Well #3 project. She said the drawdown of the two wells did not significantly affect the water level but she's concerned and is working with Tom Mullen from Northwest Groundwater Consultants about the possibility of drilling a test well. She said the cost would be estimated at \$50,000. The cost of the well drilling a production well is about \$100,000. Mr. Sturgis stated the test well would not change the findings of the two 'test wells' (the District's wells #1 and #2 already in place). Ms. Williams stated there was a 2-foot drop in the water level during pumping, which Mr. Sturgis said that may or may not be accurate because the elevation of the wells is often reported incorrectly by the drillers on the well logs. He said IDWR would not require another test well and that a test well would not be permitted for use by the district for drinking water because it would not meet construction standards for a public water supply well. He said he wouldn't trust well logs in the first place and drilling reports the same, as noted above. After discussion, the Board said they were in favor of moving ahead with the Well #3 project. She then discussed the septic setbacks which Mr. Glessner said were moving ahead with the relocation on the Sferra property to the south of the well site. It was also stated by Mr. Glessner that the Sferra septic system is not a setback issue for the well #3 drilling site on the well lot.

Next, the Board heard from Mr. Haynes about the RAFN analysis, which is ready for submittal. With no discussion on the analysis, the Board approved the submittal and directed that any comments come back to the Board. The Board also approved additional hours for Mr. Haynes should the Idaho Department of Water Resources have any questions of him.

Next, the Board reviewed the revised minutes of the meetings of June 21 and July 6, 2021, which were approved following a motion by Dr. Stiger and second by Mr. Utz.

Next, the Board heard from Mr. Ian Kuchenski on the Water Operator Report, including usage over the last several years. He noted there were about 15 million gallons, 474,000 per day or over 1,324 per day per user.

Regarding the construction projects, Mr. Glessner stated a quote from Big Foot was a 200 KW generator at \$150,000 would be needed at the well house in order to run the three well pumps. It would be natural gas and could be converted to propane. The Greenferry booster pump would need a 48 KW natural gas with auto-transfer switch would be \$42,000. The Bella Ridge booster would need the same thing in order to run both pumps and the option for a third pump at both booster stations. So, it would be around \$250,000 for the three generators.

Next, the Board heard from Ms. Swenson on the Financial Report, Invoice Approval List and Delinquent List. She discussed the properties to receive a warning letter and that two that were

scheduled for turn off have paid. She then discussed the invoices, including the deposit for the Big Foot proposal. Mr. Austin stated he'll need to move \$50,000 in funds from the Capital Reserve Fund to cover the cost of the Variable Frequency Drives. Mr. Utz then made a motion, seconded by Dr. Stiger to approve the Report and Lists.

Mr. Utz then updated the Board on the Kelly Duplex Issue. He recommended the water remain turned off and the billings continue. The Board agreed.

The Board then heard from Mr. Austin on the audit and bond issue from the 2018 election. He said the 2019 audit (for 17-months) would be presented at the August 16, 2021 regular board meeting, with the 2020 to follow shortly thereafter. He stated the audits are required for the bond sale, which is pending until the amount of the bids is known. He said he's working with bond counsel Laura McAloon and with multiple banks on the issue. He noted the interest rates on the 20-year bonds would be favorable, but the \$15.00 per month Capital Reserve Fee slated via the Bond Election for payment on the bonds may not be sufficient. He noted that rate was based on the original USDA financing over 40 years, which the Board opted not to pursue because of the increased cost to borrow funds over that time. He said he will provide a schedule to the Board on the construction project and acquiring the bond proceeds to fund it.

The Board then heard about a change in the domain for the Greenferry.com site. He stated the previous webmaster, Ben McGaughey has moved his business to Hagadone Business. The cost would remain the same, so the Board authorized the transfer of the domain as recommended by Mr. McGaughey. Dr. Stiger made a motion to approve the transfer. Mr. Utz seconded and the motion passed.

ADJOURN

With no more business to come before the Board, Mr. Utz motioned to adjourn the meeting. Dr. Stiger seconded it and the meeting adjourned at 7:07 pm.

Respectfully Submitted,

Stephen Tanner, Chairman

John Austin, Manager/Debbie Swenson, Accountant