

**GREENFERRY WATER DISTRICT
MINUTES OF THE SPECIAL BOARD OF DIRECTORS
August 4, 2021, 4:00 pm, via Zoom and at the District Office**

CONVENE MEETING AND ROLL CALL

Chairman Stephen Tanner opened the meeting in the office at 4:00 PM. A roll call confirmed Vice Chairman Carol Rassier, Bob Stiger, Rex Grace and Secretary Treasurer Ron Utz were also present. Staff present was John Austin, Manager, Debbie Swenson, Accountant and Roger Glessner, District Engineer and Bob and Ian Kuchenski, Water Operators. Guest was Robert Norris.

PUBLIC COMMENTS

Next, Mr. Norris presented his case regarding the 2014 application for a water connection. He paid with a check and it was accepted, but now there are issues since it's been past the 6 months allowed by policy to connect to the system. He stated he did not connect back then because of his aging parents. Mr. Austin found in minutes that the connection was approved but no evidence of an extension. Mr. Bob Kuchenski found the application and stated the application had a handwritten comment saying "waiting for legal review", from former Accountant Ken Thompson.

Action: Mr. Glessner, Dr. Stiger and Mr. Bob Kuchenski are going out to Mr. Norris's property on Friday, August 6, 2021 to evaluate the site. Mr. Austin will look into archived minutes to reveal further information on Mr. Norris' application. Ms. Rassier wants the attorney to review the legalities of the situation and have Mr. Austin see if previous Board members remember anything about the outcome of Mr. Norris's application. Mr. Grace stated he'd like the attorney to inform the Board legally what the Board has to honor given the length of time. The Board may then schedule a special meeting after more information is available.

OLD BUSINESS:

Mr. Glessner reported on the mobilization cost on the LaRivierre bid for construction of the Greenferry Terrace and Bypass projects, which was questioned based on the high amount of the line item. Mr. Glessner received an email from both bidders explaining mobilization cost. NANNC had a more detailed breakdown of what the mobilization entailed and LaRivierre said it would be two mobilizations. LaRivierre had no cost breakdown. Mr. Glessner said that it would not be appropriate to negotiate the bid unless every bidder is granted the same opportunity. He said the Board cannot change the specification of bids. Once the bid is awarded, the Board could negotiate to some extent. Chairman Tanner asked if the bids could be rejected and Mr. Glessner said they could be if the Board chooses as they exceeded the engineer's estimate. Mr. Grace stated he thought the Board should approve the LaRivierre bid to allow the District to move ahead with the project pending since voters approved the financing 3 years ago. Ms. Rassier agreed as long as the District can afford the bid as it's higher than the estimate. Mr. Austin said the District can afford the bid because although higher than the estimate it's below the \$1.8 million approved by voters. Chairman Tanner then asked about the financing.

Mr. Austin presented the Bond financing rates and terms from two financial institutions, First Federal and Banner Bank (attached). He said he was amazed that rates of 2.47% were received with a term of 20 years fixed. He said that's the lowest he's seen for that term in his 34 years of financing debt. He specified to offset cash flow an interim construction loan is used to cover costs, and then when the project is complete the loan is retired by the bonds. He also provided the options for financing, including raising the Capital Reserve Fee from its current \$15.00 per month or using the Capital Reserve Fund to assist with debt service. The Board can decide that at another time according to Mr. Austin

Mr. Utz said the bids could be rejected and let again in January or February 2022 or the Board could split the projects and Mr. Glessner agreed those are options.

Action: Chairman Tanner asked for a motion to vote on the construction bids. Mr. Grace made motion and Dr. Stiger seconded the motion. Discussion continued, with Mr. Grace and Dr. Stiger noting they had reservations about the mobilization but were in favor of the bid award. Chairman Tanner then called for the vote and it passed 3-1, with Mr. Utz abstaining.

Next, the Board discussed the neighbor's request for the Board to assist with the cost of a new fence he's building. He stated the cost is around \$3,800 but that's for the entire fence.

Chairman Tanner stated he'd like to see a 6 foot security fence placed around the entire site and is therefore concerned about this type and style of fence. The Board then tabled the issue to the next meeting.

The Board of Directors tabled the issue of taking minutes.

ADJOURN

With no new business to come before the Board, Ms. Rassier motioned for the meeting to be adjourned and Mr. Utz seconded the motion at 6:20 pm.

Respectfully Submitted,

Stephen Tanner, Chairman

John Austin, Manager