

**GREENFERRY WATER AND SEWER DISTRICT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
September 21, 2020 4:00 PM, via Zoom**

**CALL TO ORDER AND ROLL CALL**

Chairman Stephen Tanner opened the meeting at 4:00 PM via Zoom. A roll call confirmed that Ron Utz, Rex Grace Carol Rassier, Vice Chairperson and Bob Stiger (via Zoom) were also present. Staff present were John Austin, Manager and Bob and Ian Kuchenski, Water Operators and Roger Glessner, Engineer (via Zoom). Guests were Ashley Williams, Welch Comer, Gary Stevens, Department of Environmental Quality (DEQ), Drew Dittman, Ren Hone, Penney Jane and Mike Ferry.

**NEW BUSINESS**

Next, Chairman Tanner brought forward the issue of Bayshore Estates and a discussion of the Nutrient Pathogen Evaluation (NPE). He introduced Mr. Stevens, who stated there was no issue with reviewing the evaluation since the County is requiring it. Mr. Stiger asked about Level I versus Level II, stating he would expect a Level II evaluation. He stated his view is that the development is over the aquifer, even though the County doesn't recommend it. He also stated since we're in a dry period would be better to wait until spring for the evaluation. Mr. Stevens explained what the NPE is and said nitrates are a constituent of concern because it travels easily through soil and groundwater. He discussed the levels in which it becomes a concern. The NPE is a groundwater model and is based on assumptions based on the site. He said they'd meet with the consultant and determine the proper model for the site. If there's sufficient information the model can be constructed. He stated there are two models, an analytical model and numerical model. The latter is a grading system and requires a lot of information. The process has to be very transparent. He stated he's not sure about the seasonality, until he discusses the site with the consultant. Chairman Tanner then discussed the amended will serve letter and that the Board would need to approve the consultant so he discussed the issue with Mr. Stevens. Mr. Austin stated the County is bound by the official maps showing the development is not over the aquifer. Mr. Ferry stated he believed the meetings should be held in person, with everything going on. Mr. Utz stated the office is too small but meeting at the Senior Center would be best so 50 people can attend if the six-foot distancing is observed. Mr. Hone asked Mr. Stevens about the aquifer, and is the development over it. Mr. Stevens discussed the history of the aquifer and that it is a sensitive resource and the boundary in on the north side of the river. So, by rule this development is not over the aquifer. He said in the early 2000s there were concerns about development and issues about the quantity of water, and created a groundwater model to guide growth in Idaho and how it impacts the balance of those in Washington. They determined the current model, showing the boundary north of the river, was sustained. A hydrologist for Idaho Department of Water Resources has determined a map showing a different boundary but it is for water quantity purposes and not quality purposes.

Mr. Hone said he is concerned about the impact of the 57 homes and Mr. Stevens stated that's why the NPE is being conducted. Mr. Stevens said the requirements of a development that is over the aquifer is much different otherwise. Mr. Stevens stated to get the boundary changed could be done or a second option would be to add a separate boundary. He said a request to review the boundary can be made to DEQ but it would have to be approved by the legislature and the governor. He said the map from IDWR would take a great amount of review because of the process. Chairman Tanner then discussed the purpose of this action item, and that is to approve the consultant, Inland Earth Sciences. Mr. Grace asked if the NPE could support the fact that the development is indeed over the aquifer and Mr. Stevens said there's no way to know until the evaluation is done but with supporting information could assist in the process to move ahead to DEQ for revising the boundary. Mr. Stiger stated he believed the consultant was qualified, discussing his background. He said he checked with the consultant's professors and they recommended him. After discussion, the Board unanimously approved the consultant, Inland Earth Sciences, following a motion by Mr. Stiger and second by Ms. Rassier. Chairman Tanner then stated the Board should consider having DEQ attend a meeting about what the District could do to act in its capacity as a sewer District.

## **OLD BUSINESS**

Mr. Austin then updated the Board on Welch Comer's progress to get the Water Facility Plan approved, as stated in an email from Ashley Williams. She indicated she is working with Bob and Ian Kuchenski on several questions on the data.

Next, the Board considered the minutes of the August 17, 2020 meeting. The Board tabled the minutes until revisions are made. The Board then tabled the minutes of the August 31, 2020, September 8, 2020 and September 10, 2020 special meetings until the revisions can be made.

Next, Mr. Kuchenski presented the Water Operator Report, including water usage over the last five years. The Board discussed possibly replacing the oldest meters to help account for the unaccounted for water loss. The general issues on his report were on the agenda and were addressed next. The report was approved following a motion by Mr. Stiger and second by Ms. Rassier.

Next, Mr. Austin presented the financial report, delinquent list and invoice approval list. After discussion, the Board approved the report and lists following a motion by Mr. Utz and second by Mr. Grace.

Next, the Board discussed the new website. Mr. Austin stated he is updating the site with all documents on the old site and expects it to be operational within a week. The temporary new site is [greenferrywater.myruralwater.com](http://greenferrywater.myruralwater.com).

Next, Mr. Utz stated to the Board that the ALU issue at Kelly Road and W. Riverview Road was resolved, with the County requiring the owner to close off access to the basement. Craig Davidson of Kootenai County Community Development stated that the property owner would need to pay the \$115 review fee, after which the water would be turned back on. Mr. Davidson is to contact Mr. Utz when the fee is paid. The Board thanked Mr. Utz for his diligent work on this issue.

## **NEW BUSINESS**

Next, the Board approved reducing the water bill for G0237 by half of the amount of the overage for the leaking irrigation line they had fixed, following a motion by Ms. Rassier and second by Mr. Utz.

Mr. Glessner then discussed the progress on the booster stations at Riverview Heights, including that the lower station was nearly finished. The upper station can begin construction following the CUP hearing in October.

Chairman Tanner then asked Mr. Utz to expound on why the public showed up at the office for this meeting, and he stated apparently because of the message on the back of the bill we send out states "meetings are held on third Monday of month at 4pm at office 9191 W. Michael Way. VISITORS ARE WELCOME. After discussion, staff was directed to change the back of the bill to indicate the phone number to call in to the meeting.

With no further business to come before the Board, the meeting was adjourned at 7:19 pm following a motion by Ms. Rassier and second by Mr. Utz.

Respectfully Submitted,

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Stephen Tanner, Chairman

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John Austin, Manager