

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE REGULAR BOARD OF DIRECTORS MEETING
April 18, 2022, 4:00 PM, via Zoom and at the Office.**

CONVENE MEETING AND ROLL CALL

Chairman Stephen Tanner opened the meeting via Zoom at 4:00 pm. A roll call confirmed Rex Grace, Secretary Treasurer Ron Utz and Vice Chairperson Carol Rassier were present at the Greenferry office. Dr. Bob Stiger joined via Zoom. Staff present were District Managers Stephanie Mueller and John Austin, Practical Accounting Solutions, Andy Doman, District Legal Counsel, Bob and Ian Kuchenski, Water Operators, Integrity Water Management, who all joined via Zoom and Debbie Swenson, Practical Accounting Solution at the Greenferry Office. Guests were Jane Morgan, Dave Shults and Sarah Loader via Zoom and Mr. and Mrs. Jon Gamble in the office.

PUBLIC HEARING

Upon a recommendation from Mr. Doman, Vice Chairman Rassier made a motion, seconded by Mr. Grace to move the Public Hearing to the top of the agenda. The motion passed unanimously. Chairman Tanner then opened the public hearing on the new fees for delinquent accounts and a fee for unauthorized access and use of District facilities. With no public comment, the hearing was adjourned at 4:05 PM.

Action: The Board directed that staff bill the new fees in June. Mr. Loman will create the resolution for Mr. Austin to put on the Greenferry Website under Section III, Rates and Payments Policy.

PUBLIC COMMENTS

Mr. Gamble asked about the issues on the Greenferry Terraces project, and the impact on their driveways. Chairman Tanner said he would ask District Engineer Roger Glessner to contact them, reaffirming that the driveways will be put the same or better than before construction.

OLD BUSINESS

Next, Vice Chairman Rassier made a motion, seconded by Mr. Grace to move up the issue of the Department of Environmental Quality (DEQ) – Level II Nutrient Pathogen Evaluation (NPE) for Bayshore Estates. Mr. Shults then stated there is a group working to preserve the water quality of the District. He presented the case against the Board consideration of granting water to Bayshore Estates, based on 57 septic systems located close to the water wells. He also alleged that Mr. Austin was counting on the Capitalization Fees from the development to fund future expansion to accommodate them. Mr. Austin strongly refuted this, stating that the development is still under discussion by DEQ and that both the Board and staff have done their due diligence to ensure there is no impact from any development on the water source for residents. He acknowledged that a draft Capital Improvement Program (CIP) included fees from the development, but only if and when other agencies determine there is no impact. Also included was ARPA funding, for if and when that was approved. As it was not, that element will be removed. He said the Board would be negligent if they did not plan for all contingencies available to them in order to fund the Water Facility Plan.

Mr. Austin then noted that many elements of the Plan are currently unfunded, despite the Board's excellent management of the system since 2002. He noted elements of that management, including adding the capital reserve fee in 2016 and passage of the bond issue it has funded. He also noted that the Board's action in opposition of the original zoning of 3 lots per acre on that site resulted in the lower density that was granted. He said also that the requirement for the NPE was driven by the Board to fully ensure the safety of residents' water source. Mr. Shults responded, saying the Board should only be considering projects in the Plan that provide better fire flows to current residents, and not expansion. Mr. Austin responded that the Well #3 project is not necessarily for expansion, as it is required as a redundant source to the District's largest well. Chairman Tanner stated there are other agencies (like DEQ and ultimately Kootenai County) who will determine the viability of the development, and if there are impacts to the District's water source. That is why the Board has been diligent in requiring those Agencies' approval as a condition of the will serve letters to the Bayshore Estates developer.

Next the Board reviewed the minutes of previous meetings. The issue was tabled to the next regular meeting.

Action: Chairman Tanner requested Mr. Austin to resend the minutes from March 21, April 6, April 13, and April 18 to all Board members for review and presented for approval at the regular Board meeting May 16, 2022.

Next, the Board heard from Mr. Bob Kuchenski on the Water Operator Report and the water usage over the last six years. Mr. Ian Kuchenski stated we are still waiting for the meter parts and road weight limits to be lifted. Mr. Grace motioned to accept the Operator Report and Vice Chairperson Rassier seconded and the motion passed unanimously.

Next, Ms. Mueller presented the financial report, invoice list and delinquent list. The Board also reviewed the delinquent list. Mr. Utz asked about the Greenferry Credit Card. Mr. Utz wants three credit cards with a limit of \$2,500 each. One credit card would be for the office and the other two for Mr. Bob Kuchenski and Mr. Ian Kuchenski. The report, invoice list and delinquent list were all approved following a motion by Mr. Utz and second by Vice Chairperson Rassier.

Action: Mr. Utz directed staff to get the Credit Cards.

Next, the Board discussed the Water Facility Plan, which has received technical approval from DEQ. Chairman Tanner outlined the steps required to complete the process. Chairman Tanner is attending a meeting with Ashley Williams from Welch Comer and with DEQ to find out about availability of DEQ funds next year. Chairman Tanner is going to invite Ms. Williams to our next regular Board meeting.

Action: Chairman Tanner will invite Ms. Williams to the May Board meeting.

Next, the Board confirmed that Greenferry Water District was not awarded any funds from the ARPA Grant. Mr. Austin noted that no water or sewer districts' requests were granted.

Next, the Board discussed the Bella Ridge Reservoir Power Issue. Mr. Loman reported that he has not looked at the Homeowners Association easement verbiage and will do so. Mr. Glessner stated Kootenai Electric Cooperative will not start until an easement is in place. Mr. Ian Kuchenski reported that the fence was in place and looked good.

Next, the Board tabled the Riverview Heights Update on Accepting the System, with Roger Glessner absent from the meeting.

Next, Mr. Grace updated the Board on the Office Remodel. Mr. Grace reported that the Board all agreed on the specification sheet and design and he will use the specification sheet for contractor bids. Mr. Grace will file for a building permit with the County. Volunteers are going to start clearing the back portion of building.

Next, the Board discussed the MIOX System. Mr. Bob Kuchenski reported the Miox system to be approximately \$106,000.

NEW BUSINESS

Vice Chairperson Rassier reported the Subcommittee Review of Contractor Agreements is waiting for Mr. Glessner's responses. On April 25, 2022 at 2:00 pm., the Executive Committee will meet to review Integrity Water Management's contract. Board members are to send comments to Dr. Stiger by Friday, April 22, 2022.

Next, the Board tabled the Sewer Engineering Study discussion.

ADJOURN

Vice Chairperson Rassier motioned to adjourn the meeting and Mr. Grace seconded and the meeting adjourned at 6:04 pm.

Stephen Tanner, Chairman

Stephanie Mueller and John Austin, Managers/Debbie Swenson, Accountant

4/18/22 Greenferry Water System Report

A. Water Production/Consumption update.

2,466,000 gallons produced by the wells during January. This works out to 80,000 gallons per day or 204 gallons per day, per customer. (392 connections).

2,586,000 gallons produced by the wells during January last year. This works out to 83,000 gallons per day or 237 gallons per day, per customer (350 connections).

2,295,000 gallons produced by the wells during January 2 years ago. This works out to 74,000 gallons per day or 211 gallons per day, per customer. (348 connections)

2,355,000 gallons produced by the wells during January 3 years ago. This works out to 76,000 gallons per day or 222 gallons per day, per customer. (342 connections)

2,431,000 gallons produced by the wells during January 4 years ago. This works out to 78,000 gallons per day or 231 gallons per day, per customer. (339 connections)

2,754,000 gallons produced by the wells during January 5 years ago. This works out to 89,000 gallons per day or 265 gallons per day, per customer. (335 connections).

B. General issues.

1. Booster station well meter repair.
2. Bella Ridge fence installation update.
3. Bella Ridge electric project.
4. Approval of office/bathroom remodel design (main agenda).
5. Update on Riverview Heights (Roger, Ian).
6. Generator update (Roger).
7. Well #3 update (Ian/Roger/Ashley).
8. Bayshore project update (main agenda).