

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE REGULAR BOARD OF DIRECTORS MEETING
June 20, 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 Vice Chairperson Carol Rassier, Secretary Treasurer Ron Utz, Rex Grace, and Robert Stiger were present at the Greenferry office.

Staff present was John Austin, Manager, Bob and Ian Kuchenski, Water Operators, who all joined via Zoom and Debbie Swenson, Accountant, at the Greenferry Office.

Guests were Dave Shults, Joe Franks, Lorna Morgan in person at the office, and Van Hegbloom from LaRivierre Construction via Zoom.

PUBLIC COMMENTS

Next, Mr. Franks stated he had a pressure issue that damaged his shower and is asking for the District's help in paying for the costs of repair. Mr. Ian Kuchenski stated it would be appropriate to assist with the costs of repair. He stated there might be others impacted as well. Vice Chairperson Rassier made a motion, seconded by Mr. Grace to approve the cost, with Dr. Stiger including that staff investigate the ICRMP Insurance policy for reimbursement. Mr. Franks also notified the Board that Mr. Harless's house on Riverview is connected to one of the lines and that once it is disconnected, he may not have water.

Action: Mr. Glessner and Mr. Ian Kuchenski will confirm that Mr. Harless's water line is not compromised

OLD BUSINESS

Next, the Board heard from Mr. Hegbloom from LaRivierre Construction on extra charges because of price increases since the Board accepted the bid on the Greenferry Terraces project. He stated he could provide the actual invoiced costs versus what was bid last year. Mr. Utz stated there is no obligation to pay for the increases, as there is no allowance for that in the agreement with LaRivierre. There is also the issue of the Highway District and its cut pavement permit fee. Mr. Utz stated it would be appropriate to have a special meeting to review the entire list of costs and to approve their costs incurred to date on the project.

Action: Mr. Glessner will provide a summary of the issues and their costs for the Board to review. Mr. Austin will check with the Highway District on the multiple cut fees.

The Board heard from Mr. Shults on the Water Facility Plan and how are the comments from the public meeting submitted. Chairman Tanner stated the engineer would submit the comments to the Idaho Department of Environmental Quality (DEQ). Mr. Shults asked if the Board will address the comments on the Plan and Chairman Tanner said after the 30-day comment period the Board would do so and encouraged him to provide any additional written comments to the Board. Mr. Shults then asked about the Bayshore Estates development and Chairman Tanner said the Board is in receipt of his public records request and there is no update on that. Mr. Shults said he is concerned with the modeling involved with the Nutrient Pathogen Evaluation (NPE) Level II study being reviewed by DEQ. He discussed the process to date between the developer's engineer and DEQ. He also discussed the 5-acre rule the County is considering.

Dr. Stiger stated it is a big issue for those living in the District because there are people unable to get water in any other way. He said it is imperative that the County formation where the GFW&S's wells are located. The County may not have the ability to add this area to the SV-RP Aquifer since protect the aquifer in the boundaries are set by other agencies. Mr. Shults argued it is the County's responsibility to protect the Aquifer. He said the agencies should be getting together to work with the County on this issue. He then stated he thought the location of Well #3 should be better reviewed also, to ensure its source is not contaminated from nearby septic systems. Chairman Tanner said that is the reason the Board rescinded the Will Serve letter to the developer and required them to do the NPE Level I and then Level II studies, to the satisfaction of DEQ, as a condition of providing water. He said it is in the purview of other agencies and asked if the Board wants the District to provide testimony to the County about concerns for the water source. Dr. Stiger said the District should do so. Mr. Shults said there is a public hearing pending at the County on the issue of the 5-acre rule as an emergency action. Chairman Tanner then asked for a motion to send a letter to the County in support of the 5-acre rule protecting the Aquifer. He also noted there is a Greenferry Water Source Assessment Report from 2001 that shows the need to protect the two District wells. Mr. Austin stated it has happened at the city of Coeur d'Alene that all homes needed to be taken off septic tanks as it was enforcing the issue of the city over the Aquifer. It would be possible that could happen in our District as well. The Board then directed staff to review the letter previously sent to DEQ and to revise it based on Board input.

Action: Mr. Austin will get copy of the 2021 Greenferry Water Source Assessment Report and send it to the Board for review.

PUBLIC HEARINGS

Next, Chairman Tanner opened the public hearings at 5:58 PM on the utility assessment fee and hydrant meter rental fee. With no public comments, the hearings were closed at 6:00 PM.

OLD BUSINESS - CONTINUED

Next, the Board heard from Mr. Bob Kuchenski on the Water Operator Report and the water usage over the last six years. The Board discussed the generator project and Mr. Grace stated the District should move ahead with getting them. Vice Chairperson Rassier motioned to accept the Operator Report and Mr. Utz seconded the motion.

Action: Mr. Glessner will provide information to the Board on acquiring the generators.

Next, the Board reviewed the minutes of previous meetings from May 16 and June 13, 2022. The May 16, 2022, minutes were approved following a motion by Mr. Grace and seconded by Dr. Stiger and the June 13, 2022 minutes were tabled to the next meeting.

Next, the Board reviewed the Financials, Invoice and Delinquent Lists. The Financials, Invoice and Delinquent List were approved following a motion by Secretary Treasurer Ron Utz and second by Mr. Grace

Next, the Board heard from Mr. Glessner on the Greenferry Terraces project, stating the contractor is working on Kelly Road this week. He stated he has spoken with property owners and there is only one driveway culvert right now.

He said the Greenferry Bypass vault has been ordered and should be shipped within two weeks and that they needed to be street rated.

Next, the Board heard from Mr. Glessner on the Bella Ridge Reservoir project, and the Easements are circulating for signatures. Once he gets the signatures, he will forward to the Board. Mr. Glessner stated Mr. Samways is concerned with the brush clearing process with chips and logs from trees. Mr. Glessner will check with Mr. Samways once the brush-clearing process is done.

Next, the board heard from Mr. Glessner on Riverview Heights, and he is working with Aspen on accepting the assets in the development. Mr. Ian Kuchenski said the meter is installed at the Booster Station.

Action: Mr. Glessner will do the meter testing and staff will let Aspen know.

Next, there were no new updates on the MIOX chlorination system.

Next, there was no update on the Kootenai County Emergency Aquifer Ordinance.

NEW BUSINESS – ACTION ITEMS

Next, the Board approved the new Utility Assessment Fee, following a motion by Vice Chairperson Rassier and second by Mr. Grace. Next, the Board approved the increase in the Hydrant Meter Rental Fee to \$1,500, following a motion by Mr. Grace and second by Dr. Stiger.

Next, the Board reviewed Section III – Rates and Payments Policy to change the amount of the hydrant meter rental fee, as the cost to replace the meter is over \$1,500. Mr. Utz made a motion, seconded by Vice Chairman Rassier, to change the Policy to reflect the new and increased fees. The motion passed unanimously.

Next, the Board reviewed Section II – Administrative Policy, to change to the language of Section E. (1) to allow staff to also sign checks, as designated by the Board. Mr. Utz made a motion to approve the change to the Policy to reflect that change. The motion was seconded by Mr. Grace and approved unanimously.

Next, the Board approved the Annual Water Quality Report and directed staff to post it on the website and have a copy available in the office.

Action: Mr. Austin will post the Report on the website.

The Board then set a Special Meeting for July 6, 2022, at 4:00 PM to discuss the pay requests for LaRivierre and get an update on the generators.

ADJOURN

With no further business to come before the Board, Vice Chairperson Rassier motioned to adjourn the meeting, Dr. Stiger seconded the motion, and the meeting adjourned at 7:45 PM.

6/20/22 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).