

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING
August 23, 2023 4:00 PM, at the Post Falls Library**

CALL TO ORDER

Chairperson Carol Rassier opened the meeting at 4:00 pm.

Board Attendance:

Vice Chairman, Dr. Bob Stiger
Secretary/Treasurer, Ron Utz
Member, Rex Grace
Member Susan Sloyka

EXECUTIVE SESSION

The Board then entered Executive Session at 4:00 pm after a roll call approved by all Board members.

The Board exited Executive Session at 4:45 pm and took no action.

PUBLIC HEARING

Chairperson Rassier then opened the hearing on the proposed property tax levy. She discussed the process of the hearing, including a presentation from staff, followed by comments and question from the public

Staff Attendance:

Manager John Austin
Accountant Debbie Swensen
Engineer Roger Glessner
Operator Ian Kuchenski

Guests in Attendance:

Sarah Loader, Kent Lunders, Tim & Lynn Scott, Andrew Kotschevar, Kent Blanton, Skip Elford, Patrick & Lineta Bethke, Larry Mack, Deanna Mack, Mike Reynolds, Steve Tanner, Lisa Houston, David Boyer, David Muncney, Mike Gould

Mr. Austin then provided a PowerPoint presentation, discussing the projects completed over the last seven years, including implementing a Capital Reserve Fee, proposing and passing a \$1.8 million bond issue for District improvements, approving two developments that provided nearly \$350,000 in Capital Improvement Fees and \$1 million in new infrastructure, including two booster stations at Riverview Heights. He noted total improvements have totaled nearly \$3 million. He then discussed the projects yet to be funded from the approved Water Facility Plan, totaling over \$3.7 million.

He then discussed the impact of the proposed \$400,000 levy, for 10 years only. He said a \$425,000 owner-occupied home would pay around \$25/month in new taxes.

Chairperson Rassier then asked for public comments:

- Mr. Tanner acknowledged that the Board was doing a great job and he appreciated all the work they have done. Mr. Tanner then asked if the levy were to pass could the Board elect not to levy every year? Mr. Austin responded that if in a particular year the Board didn't find the need to levy that year they were not obligated to do so.
- Mr. Lunders asked why the Board would not just increase water rates as they have done in the past? Mr. Austin explained by levying a tax on all property owners, instead of just those receiving water service, the District would be able to cover its capitalization needs within the 10-year levy.
- Ms. Scott wanted to know what happened at the beginning of summer this year when there wasn't any water? Mr. Glessner explained with the high temperatures a fuse blew that ran the well pump and caused an electrical melt down in the panel. The Board has installed a 24,000 BTU air conditioner in the pump house to deal with the heat on the controls.
- Mr. Bethke asked was the District considering a third well for development? Vice Chairman Stiger said no that the Department of Environmental Quality required a redundant well for fire protection and the two wells can be redundant on each other. Mr. Austin noted a third well would be provided by any potential developer, if they wanted water from the District. Additionally, Mr. Austin pointed out the Highland Reservoir had structural problems causing leaking.
- Mr. Boyer asked about the District Boundaries and how many parcels are not hooked up to our water? Mr. Glessner pointed out the District map and said he could supply that number with some research.
- Mr. Gould asked if the District had a vote on Levy or is this something the Board could pass without a vote? Chairperson Rassier explained the Board wanted to hear from the District hence the Public Hearing, but yes, they could approve the Levy.
- Kent Blanton asked how many hydrants the District had and was this enough for fire protection? Mr. Glessner responded that he thought there were 46 hydrants and the District needed 1 hydrant every 600 feet.
- Skip Elford commented that he thought the Board was doing a great job with communications and projects in District. He wanted to know what was the alternative of not Levying taxes?

Mr. Austin replied that we currently only have \$200,000.00 available for projects and doesn't cover the cost high priority projects.

- Mr. Tanner said he was in favor of levying taxes and he understood why the Board has come to this decision. As the past Board Chairman he is well aware of the need for money to have a more reliable system. However, Mr. Tanner did suggest that the Board send out letters showing how the tax dollars are spent. Mr. Tanner also suggested to install Smart Meters as part of the District's projects. Chairperson Rassier suggested the Community Action Committee look for possible grants to help with installing Smart Meters in the District.

Chairperson Rassier thanked all who attended and closed the public hearing at 6:50 pm.

ADJOURN

With no further business to come before the Board, the meeting adjourned at 6:51 pm.

Carol Rassier, Chairperson

John F. Austin, Manager, Debbie Swensen, Accountant