

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING
April 25, 2022, 2:00 PM, via Zoom and at the Office.**

CONVENE MEETING AND ROLL CALL

Chairman Stephen Tanner opened the meeting via Zoom at 2:00 pm. A roll call confirmed Rex Grace and Secretary Treasurer Ron Utz were present at the Greenferry office. Dr. Bob Stiger and Vice Chairperson Carol Rassier joined via Zoom. Staff present were District Manager John Austin and Debbie Swenson, Accountant, and Roger Glessner, District Engineer, who joined via Zoom and Bob and Ian Kuchenski, Water Operators, Integrity Water Management, at the Greenferry Office.

CHANGE TO THE AGENDA

Chairman Tanner requested a motion to discuss the water main line break off Driftwood. Mr. Grace motioned to discuss line break and Mr. Utz seconded. Chairman Tanner stated that he was called about the water line break on 9336 Driftwood and he was able to turn off water. Mr. Ian Kuchenski was able to repair the break.

OLD BUSINESS

Next, the Board heard an update on the Well #1 and #2 pump test from Mr. Glessner. The start date for the pump test is scheduled for May 11, 2022, as long as the river level doesn't drop to a low level. Mr. Glessner, Mr. Ian Kuchenski and RC Worst will be present for the pump test.

Next Mr. Glessner reported that the Greenferry Terraces project is scheduled to start May 9, 2022. Riverview Drive will be the first area to start construction. Chairman Tanner asked if service lines will be replaced, and Mr. Glessner stated some of the older lines will be replaced when a meter is also replaced. Vice Chairperson Rassier requested Mr. Glessner to call Jon Gamble, a guest from the April 18, 2022 meeting, regarding the Gamble's concrete driveway and impact from the easement work.

Action: Mr. Glessner will discuss the driveway easement issue with Jon Gamble.

Next the Board heard from Chairman Tanner about the Facility Plan and his meeting with Ladonn Taylor from IDEQ and Ashley Williams from Welch Comer. Chairman Tanner stated for Greenferry to be reimbursed the \$25,000.00 they will have to do a minimal Environmental Impact Review and hold a Public Meeting. Mr. Glessner has an Environmental Review that ACE Solutions did a few years ago that may suffice.

Action: Mr. Glessner will forward the Environmental Review to Mr. Austin and Ms. Williams at Welch Comer.

Next Mr. Glessner updated the Board on the Bella Ridge Power Project. ACE Solutions will pay the \$250.00 KEC application fee and Greenferry will reimburse them. Once the Easement is in place, KEC will schedule work.

There was no update on the Department of Environmental Quality Level II Nutrient Pathogen Evaluation (NPE).

Next the Board was updated on accepting the Riverview Heights System. Mr. Glessner reported he is still waiting for the Aspen Homes Site Plan sign off. Mr. Ian Kuchenski is still waiting for Bigfoot Construction regarding the Booster Station.

Next Mr. Grace reported the Greenferry Office Remodel specification sheets have been compiled and ready to go out for bids to three contractors. Mr. Grace would like to get an on-demand hot water heater because the Office is only occupied once a week on Thursdays and when there is a Board meeting. Mr. Grace said it would more than pay for itself as well as save money for the District.

Next Mr. Glessner reported that the MIOX system is estimated to cost around \$107,000.00. However, having the MIOX system the District could reduce the size of the Well House and there would not be a need for separate heating and cooling. Mr. Glessner will do comparisons for the Board.

Next Chairman Tanner reported on the Kootenai County Aquifer Ordinance. He said it appears the County has put in place a rule that the five acre minimum for septic systems will stay in place for another 8 months. Chairman Tanner wants to include this on the Agenda for the May Board Meeting.

EXECUTIVE SESSION

Next, the Board entered into Executive Session at 2:44 PM. A roll call was taken and Mr. Grace, Vice Chairman Rassier, Secretary Treasurer Utz were in attendance in the office. Chairman Tanner and Dr. Stiger attended via Zoom, along with staff John Austin, Manager and Bob and Ian Kuchenski, Water Operators.

The Board exited Executive Session at 3:47 PM via a motion by Dr. Stiger and second by Mr. Grace. A roll call was taken and the motion passed unanimously.

NEW BUSINESS

The Board then discussed the issues from Executive Session, including changes to the Integrity Water Management agreement.

Action: The Board directed that the changes in the Integrity Water Management agreement be incorporated into a new agreement and submitted to the Board for review. The Board also directed that changes to the ACE Solutions agreement be submitted to the Board for review. The Board then directed that Chairman Tanner sign the agreements following review by the Board.

The Board then set a special meeting for 2:00 PM on May 9, 2022 to review the Accounting, Financial and Management Services agreement with Practical Accounting Solutions.

ADJOURN

Vice Chairperson Rassier motioned to adjourn the meeting and Mr. Grace seconded and the meeting adjourned at 4:01 PM.

Stephen Tanner, Chairman

John Austin, Manager/Debbie Swenson, Accountant