

**GREENFERRY WATER DISTRICT  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
January 28, 2020 5:30 PM, District Office, Coeur d'Alene, Idaho**

**CALL TO ORDER AND ROLL CALL**

Chairman Stephen Tanner opened the meeting at 5:30 PM. A roll call confirmed that Ron Utz, Bob Foster and Carol Rassier were also present. Staff present were John Austin, Manager, Ian Kuchenski, Water Operator and Roger Glessner, Engineer.

**OLD BUSINESS**

Next, the Board discussed the policies, including Section XI, Construction Drawings. Mr. Glessner discussed the portions adopted in November and updated the Board on changes he's recommending on the drawings, as follows:

- W-1 approved
- W-2 approved, add specifications for hydrant lock
- W-3 approved, change packer joint to 1-foot brass nipple and brass coupler
- W-4 approved, add isolation valve to main line, change note on item 5
- W-5 approved, note 4 correct miss spelling
- W-6 approved
- W-7 approved
- W-8 approved, item 13 specify 24 mesh screen, Item 14 add valve to drain
- W-9 approved, reference associated highway district road cut detail
- W-10 approved, add note for gate and lock, add wire coating
- W-11 approved, add isolation valves to outside of manhole upstream and down stream
- W-12 approved, add isolation valves to outside of manhole upstream and down stream

After discussion, the Board approved Section XI as amended, following a motion by Mr. Utz and second by Ms. Rassier.

Next, the Board reviewed Section IX, Extension and Annexation of the District (attached). The Board changed 'Board' to 'District' on 9 occasions. The Board also discussed the annexation 'in excess of one lot' in C2, and the fee should be determined by the District. After discussion, the Board approved SECTION IX, Extension and Annexation of the District, following a motion by Ms. Rassier and second by Mr. Utz.

Next, the Board reviewed Section X, District Property Rights. The discussion centered on the 'fine' noted in the policy. Mr. Foster stated the District should cite an appropriate statute, if one exists. After discussion, the Board directed counsel to review the policy and how to better word the issues of impediments, dogs, etc

Next, the Board review Section I, Definitions, adding 1. Policy: Documents adopted by the District to govern the operation of the system. And add 14.the Construction

Improvement Agreement (CIA): Written agreement between the developer and the District to define the responsibilities of each party concerning a development.  
Next, the Board tentatively set another special meeting for February 11, 2020, based on the availability of Mary Cusack.

**ADJOURN**

With no further business to come before the Board, the meeting adjourned at 7:20 pm, following a motion by Mr. Utz and a second by Ms. Rassier.

Respectfully Submitted,

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Stephen Tanner, Chairman

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John Austin, Manager/ Secretary



**SECTION IX: EXTENSION AND ANNEXATION OF THE DISTRICT**  
**Greenferry Water and Sewer District**

**A. PURPOSE**

The purpose of the policy is to detail the issues for the extension of the District, or annexation into it.

**B. EXTENSION OF THE DISTRICT**

1. All expenses related to and a result from any application for extension of the existing water system shall be paid for in their entirety by the petitioner(s).
2. At the District's sole determination and discretion, all physical parts of any approved extensions of the water distribution system, including but not limited to land, easements for use of land, and any other tangible item paid for by the petitioner(s) becomes the sole property of the District when water service is established and accepted by the District. Such acceptance is at the sole discretion of the District.
3. All such extensions of the water distribution system shall be installed and constructed under the sole direction and/or control of the District, the District engineer, their management, supervision, and shall be subject to all Policies, regulations and policies of the District and relative Idaho code, and the District construction policy.

**C. ANNEXATION OF LAND INTO THE DISTRICT:**

1. All such petitions emanating from the subdivision of land will be approved or rejected by the District based upon District economics, policies, projected and existing deliverable water and Idaho Code.
2. No petition requesting annexation of land in excess of one lot to the District will be considered by the District until such time as the preliminary plat of the project requesting water service is approved by the respective Kootenai County authorities.
3. All expenses related to any petitioners' request for annexation of land to the District including but not limited to attorney fees, engineering studies, staff time, administrative costs, purchase of real property, purchase of land, use of land, rentals, consultants, and all purchased services shall be paid for in their entirety by the petitioner. A nonrefundable annexation fee in the amount determined by the District will be due and payable prior to the issuance of any will serve letter to the applicant(s). Any will serve letter issued to a petitioner will be specific to only those lots shown on a dated plat, as noted by the District.

Any such will serve letter shall not apply to additional lots, land not included on such dated and noted plat, or further subdivision of lots. All such payments to the District shall be in the form and time as determined by the District.

4. Annexation approval of any property by the District does not constitute guarantee of any delivery of water to any property.
5. All petitions for water service requesting more than one water service shall be accompanied by a reasonable non-refundable filing fee in an amount determined by the District. The total amount of such filing fee shall be based upon the potential E.Rs. or buildable lots within the project, as determined at the sole discretion of the District. Multiple applications for individual water services emanating from a single tract development or parcel will not be allowed.