

**GREENFERRY WATER DISTRICT
MINUTES OF THE WORKSHOP OF THE BOARD OF DIRECTORS
December 14, 2020 4:00 PM, Via Zoom**

CALL TO ORDER AND ROLL CALL

Chairman Stephen Tanner opened the meeting via Zoom at 4:00 PM. A roll call confirmed Vice Chairman Carol Rassier, Rex Grace Ron Utz and Bob Stiger were also present. Staff present were John Austin, Manager, Bob and Ian Kuchenski, Water Operators and Roger Glessner, Engineer. Guests were Caitlin Kling, Attorney, David Shultz, Sewer Consultant, Ashley Williams, Engineer from Welch Comer Engineers and Penny Jane, Member.

OLD BUSINESS

Next, Ms. Williams discussed the progress on the Water Facility Plan (WFP). She showed the capacity issues facing the District, including the need for either pump upgrades or a new well. She also discussed water rights, the latter owing to the growth from Bayshore and other new development within the Reasonably Anticipated Future Needs (RAFN) area. The existing right is 1.25 cfs (cubic feet per second), with a beneficial use by December of 2023 allowing another 0.8 cfs. Additionally, a new 4.63 cfs is available via the RAFN process done by Bob Haynes. The total water right would be 6.68 cfs. She also talked about storage in the reservoirs and the hydraulic model she's working on from the ACE Solutions model. There are two scenarios based on normal operations at 40 psi and after firefighting efforts are complete and a requirement of 20 psi remaining.

Next, the Board discussed a petition before the Board of Department of Environmental Quality (DEQ) by Mr. Shults concerning the Bayshore development. He is requesting the responsible parties adopt the Idaho Department of Water Resources (IDWR) boundary showing the Bayshore development is over the aquifer. Chairman Tanner asked what Mr. Shults would want the Board to do. He said he'd like to see the Board respond to the government agencies involved and continue to voice concern about the District being over the aquifer. He said DEQ is questioning why members are petitioning instead of the Board. Ms. Kling next noted that from the will serve letter to the developer that issues have changed since its issue. She stated a new will serve letter should be sent with the new issues enumerated. Mr. Utz stated the District should simply rescind the letter until these issues are resolved. He then made a motion to rescind the September 10, 2020 will serve letter. The Board took the motion under discussion, with staff to develop an amended will serve letter to the developer and the county, with the capacity issues outlined, including the new requirements for the developer. Mr. Shults said the petition is before the Board at DEQ on February 11, 2021 at 8:00 AM Pacific Time and encouraged the Board to support the petition at that time. Mr. Utz then withdrew his motion pending further discussion of the WFP.

Next, Ms. Williams continued her presentation of the WFP. She discussed growth issues in the District with potential buildout. She noted 367 hookups currently would increase to 461 hookups under Growth A, 552 hookups under Growth B and 703 under 'Growth C'. She then discussed proposed improvements, including upsizing the wells and installing generators.

She then provided the context by which the District may proceed with select infrastructure projects prior to the full approval of the Water Facility Plan and the key points from a meeting with DEQ. Ms. Williams stated she needs to complete her hydraulics study of the system to ensure the projects are sufficient for the long term operation of the District. That should be complete by the first of the new year, after which the following projects can be readied for bid specs to be prepared:

1. Greenferry Bypass: Mr. Glessner noted this project has been approved and was bid out earlier this year, with only one bidder responding. The Board rejected the bid so the process can now begin again at any time. He recommended submitting it as part of the larger construction project in the new year.
2. Greenferry Terrace: Mr. Glessner noted he has partial plans ready for this submittal, including the upgrade to the current 3" mains to 8" on Michael and Patrick, plus the 10-12" dedicated line on Kelly, with fire hydrants every 600 feet to assure improved fire safety. He noted in a discussion with DEQ that this project approval could be fast, once the hydraulics are completed. Ms. Williams stated a Preliminary Engineering Report (PER) would be prepared for approval by DEQ. Mr. Glessner stated he can provide costs estimates by street, so the Board can decide how to proceed for construction in the Spring.

Ms. Williams concluded by stating she'll complete her modeling and be ready for more comments at the December 21, 2020 meeting.

Chairman Tanner then suggested that the Board not rescind the will serve letter to the Bayshore Estates developer, but instead update the letter stating the District cannot serve them until there are additional resolutions from outside agencies. The Board concurred and directed staff to work with Chairman Tanner and Ms. Kling on the new letter.

ADJOURN

Next, the Board adjourned the meeting at 7:25 PM, following a motion by Mr. Stiger and second by Mr. Grace.

Respectfully Submitted,

Stephen Tanner, Chairman

John Austin, Manager

Greenferry Water and Sewer District, 9191 Michael, Coeur d'Alene, Idaho

November 12, 2020

Vlad Finkel
Planner II
Kootenai County Community Development
Box 9000
Coeur d'Alene, ID 83816

RE: Bayshore Estates

Dear Mr. Finkel:

The Board of Directors of the Greenferry Water and Sewer District met in a special meeting on November 12, 2020 to consider the recommendation of Mr. Gary Stevens from the Idaho Department of Environmental Quality (IDEQ) concerning the Nutrient Pathogen Evaluation (NPE) conducted for the Bayshore Estates development.

The developer's consultant completed a level I NPE. Mr. Stevens' letter states that the level I evaluation was not sufficient to properly evaluate the groundwater impact to the Aquifer and the District's wells. He is recommending a level II NPE be completed. The board agrees with Mr. Stevens' recommendation, which the board is required for the developer to comply with the amended will serve letter provided to the county and the developer on September 10, 2020. This amended will serve letter required the developer to complete an NPE that is acceptable to IDEQ for their approval.

Based on Mr. Stevens' letter the submitted level I NPE is not acceptable to IDEQ. Therefore the Board is requiring that the level II NPE be completed. The Board also recommends that the level II NPE approved by IDEQ before the preliminary plat is considered for approval. The Board also asks that the NPE be evaluated by the Idaho Groundwater Quality Rule criteria used for the Rathdrum Prairie Sensitive Resource Aquifer since the new finding by the Idaho Department of Water Resources (IDWR) shows this development and the District's wells are over the Rathdrum Aquifer.

In addition, the Board received new information from the District's engineer at a special board meeting on November 10, 2020 that indicated the District does not have the pumping capacity from their wells to serve any additional connections at this time. This new information was based on new data as a result of installing new electronic water meters on the district wells in August 2020. The District's well pumps will need to be upgraded or an additional well will need to be installed as per IDEQ rules in order to serve any additional connections. This new finding will require an amendment to the current will serve letter or a new will serve letter being issued by the District. The Board would require the developer to participate in the cost of this capacity upgrade.

Please don't hesitate to call or email should you have any questions or comments on this matter. Thank you for your continuing assistance to the District.

Sincerely,

John Austin

Manager

(208) 651-2192

Austin.consultingcda@gmail.com