

**GREENFERRY WATER DISTRICT
MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
February 1, 2021 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 and Ashley Williams, Welch Comer Engineers.

OLD BUSINESS

Next, the Board heard from Ms. Williams on the Water Facility Plan with a presentation. She discussed the process to test the pumps and the timeline for it. She also discussed where to pump the water during the 24 hour test and the Board recommended pumping it into the river. She then shared the cost of pulling the pumps (\$45,000 to \$60,000) and the total to upgrade pumps and the backup generator is \$750,000. She stated there are ways to reduce the cost, including DEQ and staff assisting with the testing (\$2,100) and also potentially using the upgraded pump as the test pump and leaving it in after the successful test. The risk is investing in the upgraded pump before testing the well. Another issue may be to drill a 12" third well (\$112,000 just for drilling the well) and leave the other two wells alone. Chairman Tanner asked why two tests are required and Ms. Williams said DEQ may be concerned about the high and low levels of the river (and therefore aquifer). Chairman Tanner said DEQ might consider allowing one test under certain circumstances and believes once one test is successful there should be no need for a second one. Mr. Glessner then discussed his work to determine if there were any issues with septic tanks and drain fields within 100 feet of the wells. He noted the third well allows placement based on his preliminary review. Chairman Tanner asked Ms. Williams to determine the closest location to the existing wells. Mr. Bob Kuchenski stated if the three qualify as a well field it can have positive financial advantages based on routine testing. After discussion, the Board directed that Ms. Williams follow up with the issues and report back on options the Board has, particularly for the placement of the third well.

Next, the Board discussed a contract amendment for the Water Facility Plan to allow for the pump tests at the well house. After discussion the Board tabled the amendment to allow for more research into the best option moving ahead.

Next, the Board heard Mr. Austin on a financial update, explaining the issues with the December financials being the first month of the fiscal year and a new accounting system being put into place. He stated all months beginning in February will be available well in advance of the Board meetings and staff will be more responsive to questions and comments concerning the financials.

Next, the Board heard from Mr. Austin on a proposed fee addition for those properties with a prepaid capitalization fee being required to pay the Capitalization Reserve Fee of \$15/month. He noted there are several parcels at Bella Ridge and potentially other developments including Riverview Heights and Cedar Creek. The Board also heard from Mr. Austin on a proposed fee addition for those properties within 300 feet of a water service main being required to pay the Capitalization Reserve Fee of \$15/month. He noted other Districts utilize this as a 'standby fee' because these properties have the benefit of a water system for fire safety. After discussion, the Board directed Mr. Glessner to determine those properties that would be eligible for the fee and report back to the March meeting. The Board also directed staff to submit the policy changes to legal counsel for review and to request they appear at the meeting on February 15, 2021.

Next, the Board discussed the location of the third well near the other two wells, and directed that staff determine the location of the septic tanks and drain fields on the adjoining properties. That will help the Board to determine if a third well is feasible at the current well site, or if another site needs to be acquired.

ADJOURN

Next, the Board adjourned the meeting at 6:09 PM, following a motion by Ms. Rassier and second by Mr. Utz.

Respectfully Submitted,

Stephen Tanner, Chairman

John Austin, Manager