

**GREENFERRY WATER DISTRICT
MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
August 31, 2020 2:00 PM, District Office, Coeur d'Alene, Idaho
And Via Zoom**

CALL TO ORDER AND ROLL CALL

Chairman Stephen Tanner opened the meeting at 2:00 PM via Zoom. A roll call confirmed that Ron Utz and Rex Grace in the office and Bob Stiger and Carol Rassier, Vice Chairperson (via Zoom) were also present. Staff included John Austin, Manager and Bob and Ian Kuchenski, Water Operators and Roger Glessner, Engineer (all via Zoom). Also in attendance was Caitlin Kling from Lake City Law (via Zoom).

OLD BUSINESS

The Board then reviewed a letter from members of the District to rescind the will serve letter for the Bayshore Estates development. Mr. Utz presented the reasons for the letter, including that the wells were over the aquifer based on a letter on the matter from the Idaho Department of Water Resources. Chairman Tanner asked if the development is over the aquifer also and Mr. Utz said the IDWR maps show the development is over the aquifer. He stated the people he's talked to will get an attorney and fight this development. Chairman Tanner suggested that the District request the county require DEQ to do a nutrient pathogen evaluation of the impact of having the additional septic near the District's wells. Ms. Kling recommended that Chairman Tanner and Mr. Austin attend the hearing before the County Commissioners, and to make the request for the pathogen evaluation. Ms. Kling stated that the developers proceeded based upon the District's action, so that rescinding the will serve letter could put the District in a litigious position. After discussion, Mr. Stiger made a motion for Chairman Tanner to prepare testimony to speak on behalf of the Board before the Board of Commissioners prior to consideration of the preliminary plat on September 10, 2020 and ask that a nutrient pathogen evaluation be conducted. The motion was seconded by Ms. Rassier and passed unanimously.

Mr. Austin then updated the Board on Welch Comer's progress to get the Water Facility Plan approved, as stated in an email from Ashley Williams. She indicated they are working through the customer meter and production meter data (this is the basis for almost all of their analysis) and has been in contact with Bob and Ian Kuchenski on several questions on the data, to clarify before moving forward with Mr. Glessner on the modeling.

Next, the Board considered the Bella Ridge Reservoir progress. Mr. Glessner has completed the survey, setting the easement corners. He stated there was budget available to set additional monuments to further document the site, which will take another day or so. After discussion, the Board directed that the additional monuments be set with flagging, following a motion by Mr. Grace and second by Mr. Stiger.

Next, the Board discussed the access utility easement issue at Snowshoe/Tanglewood Reservoir site (Dan Chance property). Mr. Austin stated he's asked Ms. Kling to include language that he'd worked out with the property owner. He said it's important to have the agreement signed before the hearing on the Conditional Use Permit October 1, 2020. After discussion the Board approved the Chairman signing the easement agreement after Ms. Kling's review, following a motion by Mr. Stiger and second by Ms. Rassier.

Next, Mr. Austin updated the Board on the new webmaster and their direction to begin work this week. Mr. Bob Kuchenski noted they'll need the new board members to be on the email string, along with all staffers.

Next, Mr. Glessner stated he's working on the Greenferry Terrace project, stating he and Mr. Ian Kuchenski walked the site. He also said he's updating the plan based upon mains on Michael and Patrick. He said he believes there will be a cost reduction on both streets. Mr. Stiger asked that Mr. Glessner enhance the drawings for better viewing by the Board. Mr. Glessner said he won't do the bid specs until DEQ has approved the project. After discussion, the Board directed that the whole project be ready to bid in the spring of 2021, with construction to follow thereafter.

The Board then discussed the procedure to set items on the agenda, with the Board directing that the Chairman approve all items for discussion and possible action.

Chairman Tanner concluded the meeting by stating he'd work with Mr. Stiger quickly on the comments for the County Commissioners, so they'd be ready for submittal to the County by September 3, 2020.

ADJOURN

With no further business to come before the Board, the meeting was adjourned at 3:45 PM following a motion by Mr. Utz and second by Mr. Grace.

Respectfully Submitted,

Stephen Tanner, Chairman

John Austin, Manager