

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**

4:00 pm, March 23, 2026

District Office and Via Zoom

Meeting ID:

Passcode:

Phone:

Call TO ORDER - 4:03pm

**ROLL CALL: Chairperson, Carol Rassier
Vice-Chair, Bob Stiger
Secretary/Treasurer, Sue Sloyka
Director, Sarah Loader
Director, Pat Bethke
District Manager, Rex Grace
District Engineer, Roger Glessner
Water Operator, Bob Kuchenski
Assistant Water Operator, Ian Kuchenski
Accounting, Deb Swenson**

Guests: Steve Tanner, John Bityukov and associate of Magnus Solutions

AGENDA CHANGES AND/OR BOARD MEMBER CONFLICTS - None

PUBLIC COMMENTS – ACTION ITEM

**CONSENT AGENDA – ACTION ITEMS - Motion to Accept made by: Director Sloyka, 2nd
Director Stiger. Motion approved unanimously.**

All matters listed with the Consent Agenda have been distributed to each member of the Greenferry Water & Sewer Board of Directors for reading and study, are considered routine, and will be enacted by one motion of the Board with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular Agenda by request.

- Water Operator Report
- Engineers' Report
- Manager's Report
- Advisory Committee Report
- Financial Report, Invoice and Delinquent List Approval
- Approval of the Minutes of the February 23, 2026 meeting
- Approval of Advisory Committee Minutes, March 10, 2026
- Action List, CIP

OLD BUSINESS - ACTION ITEMS

1. Septic Policy/MOU update – Presented by John Bityukov, Magnus Solutions Enhanced septic system provider. Magnus Solutions product, named “Sledgehammer”, \$8-12K, electric aerator with enzymes and claims to reduce nitrates by up to 73%.
ACTION ITEM: Mr. Tanner will check with PHD as to the approval status of this product in Kootenai County.
DUE DATE: April 1, 2026
2. Hydrogeologist – Report from Shane Kostka, Landau Solutions
Report was well done & well received. They asked for us to provide some follow up data. Shane will outline next steps he believes we should take.
ACTION ITEM: Mr. Grace will follow up with Mr. Kostka to receive a copy of their presentation and to confirm additional data they require.
DUE DATE: April 1, 2026

3. Bayshore communication – Reduced density update
Bayshore's most recent email communication was sent to our attorney Brian Werst on March 9.
ACTION ITEM: Mr. Grace will follow up with Mr. Werst and schedule a meeting with the board to consult about Bayshore's new proposal.
DUE DATE: April 1, 2026
4. Water rate Study – Report from Dion Holton
Mr. Grace reported that he met with Mr. Holton on March 20th to provide Mr. Holton with necessary data to provide the district with a rate study. Mr. Holton said he believes he will have a completed the rate study within 4 weeks, April 20th.
ACTION ITEM: Mr. Grace will follow up with Mr. Holton to ensure he has all the data he requires and inquire about when the study will be complete.
DUE DATE: April 6, 2026
5. ADU septic policy – no update. This will be moved to the April board meeting agenda.

NEW BUSINESS - ACTION ITEMS

1. IRWA training in house on April 13 at 2pm.
All board members and staff invited.
2. Advisory Committee Recommendations
 - a. **RECOMMENDATION:** Direct board and staff to write a newsletter for publishing at the end of March.
ACTION ITEM: Ms. Loader & Ms Sloyka will create a newsletter for publishing on the website.
DUE DATE: March 31, 2026
 - b. **RECOMMENDATION:** Create maintenance procedure guidelines and log when maintenance is completed.
ACTION ITEM: Mr. Grace will work with Mr. Kuchenski to create a list of routine maintenance items and a schedule for the maintenance.
DUE DATE: April 27, 2026
 - c. **RECOMMENDATION:** Work toward board meetings aimed at deliberation of actionable items and making a decision(s). Less staff required for each board meeting.
Discussion revealed some were in favor of this direction, some were not.
More deliberation on this topic to come in future meetings.
 - d. **RECOMMENDATION:** Apply for next SWEP Grant for the last 36 meters.
Application closing date is June 2, 3:00 pm PDT
ACTION ITEM: Mr. Glessner will work with Ms. Loader on the SWEP application project narrative.
DUE DATE: April 17, 2026

EXECUTIVE SESSION PURSUANT TO IDAHO CODE TITLE 74, CHAPTER 2

Action from Executive Session, If Any – no exec meeting held

**ADJOURN 5:27 pm- Motion to adjourn made by Director Stiger, 2nd by Director Sloyka.
Motion approved unanimously.**