

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
4:00 pm, April 27, 2026
District Office and Via Zoom**

Call TO ORDER: Chairperson Rassier called the meeting to order at 4:00 pm

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, via phone
Joie and Jason Grout
Jaymie Sommer and Carol Toothacker

AGENDA CHANGES AND/OR BOARD MEMBER CONFLICTS – Director Loader requested we discuss the next Board Meeting date in New Business.

PUBLIC COMMENTS

On April 17th; homeowner Jason Grout, hit a 4-inch water main line at 3.5 feet depth (expected 5 feet) while digging on his property after calling 811.

Response time: Approximately 45 minutes from call to shutoff; Ian was ill that day.

Line location: Main was 15-20 feet off anticipated alleyway alignment; no accurate mapping exists for 50-year-old lines.

Affected Properties

Jamie Sommer: Lawnmower, weed whackers filled with water; storage shed and crawl space flooded with silt/clay; winter firewood soaked.

Carol Toothacher: Fence dropped 1.5 inches; concerned about foundation settlement from water saturation under house.

Jason Grout: Shop redesign required (grade level now at pipe top); needs 3 feet cover to prevent freezing. Shop size reduced due to water line location.

Standard process would be homeowners file with their carriers, who coordinate with district insurance. Some customers members expressed concerns regarding the water main break causing damage to personal property, and stated they had consulted with legal counsel.

ACTION ITEM: Mr. Grace to contact district insurance to assess all damages, document claims, obtain signed settlements to ensure all damage is addressed and avoid future claims.

DUE DATE: April 28, 2026

CONSENT AGENDA – ACTION ITEMS

Motion to approve the consent agenda made by Ms. Sloyka, 2nded by Ms. Loader, no objections.

- Water Operator Report
- Engineers' Report
- Manager's Report
- Advisory Committee Report
- Financial Report, Invoice and Delinquent List Approval
- Approval of the Minutes of the March 23, 2026 meeting.
- Approval of Advisory Committee Minutes, April 14, 2026
- Action List, CIP

OLD BUSINESS - ACTION ITEMS

1. Septic Policy/MOU

Attorney Werst has provided comments on the draft policy.

ACTION ITEM: Mr. Grace and Mr. Tanner will review Mr. Werst's edits, update the policy and provide a new draft for the board to review.

DUE DATE: 5/8/2026

2. Hydrogeologist

Landau proposals (\$50,000+) on hold; alternative discussions with University of Idaho for student research resources. The district will gather pumping data via well transducers over the next 6 to 12 months. The District will then decide how best to proceed to analyze this data.

3. Water rate Study

Mr. Dion Holton, IDWR, reported he is close to completing the rate study. Board will wait for Dion Holton's rate study data before finalizing multi-year rate increase plan; new meters may affect revenue calculations. Data delivery is expected in May for June public hearing; analyzing 70 million gallons annual usage against current revenue shortfall.

4. ADU septic Policy

Advisory committee recommended that the District hire attorney Werst to create the ADU Policy based on input from the District.

ACTION ITEM: Mr. Grace will engage Mr. Werst to create the ADU Policy.

DUE DATE: 7/1/2026

5. Public Hearing Date

Public Hearing for the preliminary budget, tax levy amount and rate adjustment was set for June 30, 2026, 5:30pm.

ACTION ITEM: Mr. Grace will confirm June 30th at 5:30 PM; venue TBD between district office (rearranged), Post Falls Library, or Q'emlin Park building

DUE DATE: 4/30/2026

NEW BUSINESS - ACTION ITEMS

1. CIP Project-updates

a. Meter upgrades

Meter upgrades are on track. 150 of 250 meters replaced; 100 remaining with June 15th target completion. Two meters require excavation (\$5,000 each) – one under

asphalt driveway, one with snapped valve; district will repair asphalt as courtesy. Project completion date was moved by Bureau of Reclamations for project completion by June 15, 2026. Switching from 3/4-inch to 1-inch meters where possible (\$20-25 difference after accounting for extenders).

SWEP Grant

Hand-digging feasible for most remaining meters; project cost dropped from \$150,000 to \$40-50,000 (including 3 excavations at \$5,000 each). \$20,000-25,000 reimbursement still worthwhile; application due June 2nd. Updated support letters were promised from the DC contact and Senator Crapo

ACTION ITEM: Mr. Grace & Ms. Loader coordinate with Cammy on application, budget and schedule for remaining meter upgrades.

DUE DATE: 5/18/2026.

b. Highland Tank clean & seal

Drain tank May 6-7, Roger inspects May 11th, Aqua Drone sealing May 12-16th, refill and disinfection follows. Should be complete by May 30th. Water line for two Homes above the tank will be rerouted to booster station during work; chlorinated water disposal plan required.

c. Generator Diesel Tank

Roger to email full breakdown including containment/hookup for board review. Motion made by Dr Stiger to approve purchasing a 750 gallon sub-base tank not to exceed \$10,000. 2nded by Ms Sloyka, no objections.

ACTION ITEM: Mr. Glessner will confirm price for the tank is \$10,000 or less and order it.

DUE DATE: 5/15/2026

d. Pipe Refitting in Pump House

Design phase in progress with Woodhawk Controls; completion targeted end of May. Installation deferred to fall 2025 to avoid high summer production.

This capital project completion was moved to 4th qtr.

ACTION ITEM: Mr. Glessner will Complete pumphouse pipe refitting design.

DUE DATE: May 31, 2026 for fall installation.

2. Purchase Transducers for well monitoring

Daniel Sturgis unavailable until July due to budget cuts. Coordinate installation with Daniel in July. The board has decided to move ahead with purchasing 2 additional transducers which will be used along with our other two transducers and IDWR's one transducer to collect pumping data from 5 local wells.

ACTION ITEM: Mr. Grace was directed by the board to order two more transducers for well monitoring.

DUE DATE: May 8, 2026

3. Water Operations

*Line break in Rainbow alleyway
See public comments above.

*Meter replacement on Riverview

Shut off valve was known to be broken and Integrity planned to replace it. Before that took place the home owner turned the valve off and then could not turn the water totally back on. The board decided to replace the valve with no charge to the home owner.

*Purchasing procedure

ACE Hardware charged us \$5 on our charge account.

ACTION ITEM: Director Sloyka will contact ACE to determine why this occurred and try to get the \$5 taken off our billing.

DATE DUE: May 18, 2026

4. Policy Review(s)

Turn on/turn off rates

New Connection Policy

ACTION ITEM: Mr. Grace will review the turn-on/turn-off policy and Integrity's contract to ensure they match and post on the District website. Additionally, review the new connection policy and provide a revised versions of both policies to the board.

DUE DATE: May 8, 2026

5. Well Yard Maintenance

Evolve was hired to cut the grass/weeds every other week at the well yard.

6. Advisory Committee Recommendations

- a. Create maintenance procedure guidelines and log when maintenance is completed. Some maintenance procedures currently exist but need to be updated.

ACTION ITEM: Current maintenance logs to be reviewed and updated by Integrity and Mr. Grace. New procedures will be created for equipment if necessary.

DUE DATE: Oct 1, 2026

- b. One pump should be designated as the primary which runs 75%+/- of the time. The other pump should be run only 25%+/- of the time.

Discussion revealed that this may not be an issue with our pumps. Further discussion on this will occur during pump house pipe re-fitting and the new PLC design.

- c. All pumps that have grease zirks need to be routinely greased, even if they rarely or never run.

ACTION ITEM: Integrity will review the manuals for the fire pumps in question and determine the what manufacturers recommended maintenance calls for.

DUE DATE: July 27, 2026

7. May Board Meeting date: no discussion.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE TITLE 74, CHAPTER 2 – No executive session was held.

NEW BUSINESS (continued) – ACTION ITEM

1. Action from Executive Session, If Any - NONE

Motion to adjourn made by Director Stiger, 2nded by Director Sloyka, no objections

ADJOURNED at 5:48 PM

