

**GREENFERRY WATER AND SEWER DISTRICT  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
4:00 pm, February 23, 2026  
District Office and Via Zoom**

**CONVENE REGULAR MEETING**

Chairperson Carol Rassier opened the meeting at **3:59pm**

**ROLL CALL**

**Board of Directors in Attendance:**

Carol Rassier, Chairperson  
Bob Stiger, Vice-Chairperson-via Zoom  
Sue Sloyka, Secretary/Treasurer  
Sarah Loader, Director  
Pat Bethke, Director

**Staff in Attendance:**

Rex Grace, District Manager  
Bob Kuchenski, Water Operator  
Debbie Swenson, Accounting  
Roger Glessner, District Engineer

**AGENDA CHANGES** – Mr. Grace requested to add a financial report discussion to new water rates in old business

**BOARD MEMBER CONFLICTS - None**

**PUBLIC COMMENTS – None**

**CONSENT AGENDA – ACTION ITEMS**

Motion to approve consent agenda made by Dr. Bob Stiger, Seconded by Ms Sue Sloyka

- Water Operator Report
- Engineers' Report
- Manager's Report
- Advisory Committee Report
- Financial Report, Invoice and Delinquent List Approval
- Approval of the Minutes of the January 26, 2026 meeting.
- Approval of Advisory Committee Minutes, February 10, 2026
- Action List, CIP – Projects/Issues and Timelines

**OLD BUSINESS - ACTION ITEMS**

1. Hydrogeologist candidate  
Ms Sloyka contacted Shane Kostka, Associate Geologist at Landau Associates. Mr Kostka requested and was sent some District info pertaining to our water source and production statistics.  
**ACTION:** Mr. Grace will follow up with Mr. Kostka as to status and if he requires any further information from the District.  
**DUE DATE:** March 2, 2026
2. Bayshore communication update  
No communication has been received from the Bayshore development post the District's letter to their engineer, Drew Dittman on 1/29/2026.
3. Septic Policy/MOU update  
Steve Tanner is reviewing and updating the policy and MOU.  
**ACTION:** Mr. Grace will call a meeting for Tuesday, March 3 to review Steve's updates .  
**DUE DATE:** March 3, 2026

4. New water rates  
Review of financials from the past year indicate that rates need to be adjusted to cover O&M costs.  
**ACTION:** Ms. Swenson, Ms. Sloyka and Mr. Grace will meet to **continue reviewing the District's budget in preparation for a potential rate adjustment?**  
**DUE DATE:** February 26, 2026
5. Public Meeting, April 16, 2026 – Septic Policy? and rate change  
To allow further financial analysis, the decision for the public meeting will take place at the March Board meeting.
6. Grant payment updates  
Payment has been requested for the well house expansion DEQ grant and was expected to be delivered to us by this meeting. Payment request for the meter replacement SWEP grant is in process.  
**ACTION:** Mr. Grace will continue to work with the grant agencies on payment requests.  
**DUE DATE:** March 23, 2026
7. District Engineer Contract  
ACE Engineering rates have increased. However, Mr Glessner is not raising his rates for general engineering services of attending District meetings.
8. Banner Bank Loan reserve funds  
This account can be moved to a longer term, higher interest CD at Banner Bank to increase our interest return.  
**ACTION:** Ms. Swenson and Mrs. Sloyka will work with Mr. Grace to determine to which CD to move the funds.  
**DUE DATE:** March 23, 2026

## NEW BUSINESS – ACTION ITEMS

1. ADU septic policy  
The District currently does not have an ADU policy. Ms. Sloyka brought to our attention that most all other water districts do have an ADU policy.  
**ACTION:** Ms. Sloyka will work with Mr. Grace to draft an ADU policy for Board review.  
**DUE DATE:** March 23, 2026
2. Board & Staff IRWA Training  
This 2 hour training can be held at the District office. Dates need to be confirmed.  
**ACTION:** Ms. Loader will coordinate with IRWA, Tondee Clark, to determine best date.  
**DUE DATE:** March 11, 2026
3. APD Grant Application  
Application for Aquifer Protection District (APD) grant to purchase transducers and for education on septic maintenance is due by March 2, 2026.  
**ACTION:** Mr. Grace will work with Ms. Loader to submit the District's application by Friday February 27, 2026.  
**DUE DATE:** February 27, 2026
4. Notification of a failure to monitor violation  
4<sup>th</sup> quarter 2025 water test for toluene was not completed by the District.  
**ACTION:** Mr. Kuchenski will include the failure notice in our 2025 water quality report which will be posted on the District's website. Mr Kuchenski will also perform the 2026 toluene test before November 30, 2026.  
**DUE DATE:** September 1, 2026
5. Electric demand charges  
Kootenai Electric has raised electric demand charges. These demand periods will be considered when designing our new PLC to help reduce electric energy costs.

6. Grant Writer  
Mr. Grace discussed the possibility of hiring an independent grant writer.  
**ACTION:** Mr. Grace will research costs for hiring an independent grant writer.  
**DUE DATE:** March 23, 2026
  
7. Eye Wash Station  
Two eye wash station options were discussed. A plumbed-in version and a portable version.  
**ACTION:** Mr. Glessner will work with Mr. Grace to purchase and install a portable eye wash station.  
**DUE DATE:** March 23, 2026
  
8. Cross flow connection  
Ms. Swenson advocated to send out letters earlier this year.  
**ACTION:** Ms. Swenson & Mr. Grace will prepare the crossflow connection letter and complete the mailing.  
**DUE DATE:** March 6, 2026
  
9. BoD monthly meeting date  
Discussed several options. Keep on 4<sup>th</sup> Monday for now.

## **EXECUTIVE SESSION PURSUANT TO IDAHO CODE TITLE 74, CHAPTER 2**

Action from Executive Session – Executive session not held.

**ADJOURNED at 5:55pm**