

**GREENFERRY WATER DISTRICT  
MINUTES OF THE REGULAR BOARD OF DIRECTORS  
January 18, 2021 4:00 PM, via Zoom**

**CALL TO ORDER AND ROLL CALL**

Chairman Stephen Tanner opened the meeting via Zoom at 4:03 PM. A roll call confirmed Vice-Chair Carol Rassier, Rex Grace, Ron Utz, and Bob Stiger were also present. Staff present were John Austin and Stephanie Mueller, Water District Accountants, Bob and Ian Kuchenski, Water Operators, and Roger Glessner, Engineer. Guests were Caitlin Kling, the Water District Attorney, Ashley Williams, Engineer from Welch Comer Engineers.

**NEW BUSINESS**

Ms. Rassier made a motion to add Bayshore Estates to the Agenda. It was approved following a second by Mr. Utz. Ms. Kling then discussed her conversation with an attorney representing the developers about the timeline for the water facility plan (WFP) approval so the capacity issue can be resolved to allow the development. Ms. Williams said she believed the final technical approval could be by the summer of 2021 and final approval by the fall. Ms. Williams stated it's all up to DEQ on this timeline.

Ms. Kling then discussed the issue of assessing the cap fee reserve fee on lots that aren't hooked up but have access to the water, and for whom the capitalization fee has been paid and reserved for service. She cautioned to make the fees related to the service of providing water and that the fees can be supported. Chairman Tanner asked about the process to add the fee and she said it requires a public hearing on the new fee. The Board directed staff to bring the issue to the February meeting.

She also addressed the idea of a reduced fee for those within 300 feet of a service main and she said that is allowed as long as the fee is rationally related to the service received. Mr. Bob Kuchenski noted at the Remington Water District their attorney relied upon a Supreme Court ruling that it was allowed.

Ms. Williams then discussed the next steps for the WFP and that the District could proceed with the pump tests, to which Chairman Tanner asked about the engineering contract amendment for that if they were to coordinate the work. She said she'll determine that and a schedule to do the work. Mr. Austin recommended a special call meeting to discuss that and consider the comments from the Board on the WFP.

Chairman Tanner then had the subject of the Water Facility Plan contract amendment moved to the next subject in recognition of Ms. Williams time constraints. Ms. Williams discussed the reasons for the amendment, which is for the additional work on the hydraulic modeling and additional meetings with the Board. After discussion, the Board approved the amendment, following a motion by Mr. Grace and second by Mr. Utz. The Board set a special meeting for February 1, 2021 at 4 pm via Zoom. Also included is a discussion on Aspen Homes' request for reimbursement of costs they claim to have incurred on behalf of the District.

Mr. Austin then discussed the member elections, noting only Mr. Stiger is up for election in May, as Bob Foster's term expires. He noted he will update the information to the County Elections office and place the form on the District website.

**OLD BUSINESS**

The minutes from the December 21, 2020 meeting were presented by Ms. Sherman. After discussion the minutes were unanimously approved, based on Ms. Williams' review, following a motion by Mr. Stiger and a second by Ms. Rassier. The minutes of the January 4, 2021 minutes were then approved following a motion by Ms. Rassier and second by Mr. Grace.

Next, Mr. Kuchenski gave the Water Operator Production and Consumption Report for the month of December. He discussed the new well meters and that he will know the actual usage once the District meters are read in June. The report were then approved following a motion by Ms. Rassier and second by Mr. Grace

Next, Ms. Mueller presented the financial reports and Invoices for Approval List. The financials show the budget to actual by months now, rather than by year. Ms. Mueller said that FY 18-19 fiscal year is about to be submitted to the auditor and then FY 19-20 will be submitted shortly thereafter. Mr. Utz made a motion to accept the financial reports and Invoices for Approval List and Ms. Rassier seconded. The motion passed unanimously. Then Mr. Austin presented the Delinquent List. After discussion, Mr. Utz motioned for approval of the list. Ms. Rassier seconded the motion and it passed.

**ADJOURN**

With no new business to discuss, Ms. Rassier motioned for the meeting to be adjourned and Mr. Utz seconded the motion. The motion was unanimously passed at 6:47 PM.

Respectfully Submitted,

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Stephen Tanner, Chairman

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John Austin, Manager