

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE REGULAR BOARD OF DIRECTORS MEETING
May 27, 2025 4:00 PM, at the District Office and Via Zoom**

Chairperson Carol Rassier opened the meeting at 4:00 pm.

Additional Board of Directors in Attendance:

Vice Chairman Dr. Bob Stiger
Secretary Treasurer Ron Utz
Director Rex Grace
Director Susan Sloyka
Director-elect Sarah Loader

Staff in Attendance:

John Austin, Manager
Roger Glessner, Engineer
Bob Kuchenski, Water Operator
Ian Kuchenski, Water Operator via Zoom
Debbie Swensen, Accountant via Zoom

Guests:

Mike Reynolds, Advisory Committee

CONSENT AGENDA

Dr. Stiger made a motion to approve the Consent Agenda. Ms. Sloyka seconded it. Discussion ensued on the following issues:

- Water Operator Report (attached)
- Engineers Report (attached)
- Advisory Committee Report (attached)
- Financial Report, Invoice and Delinquent List Approval
- Approval of the Minutes of the April 28, 2025 meeting
- Action List, CIP – Projects/Issues and Timelines For Action

After discussion, Mr. Grace made a motion to create a shield for the chlorine connection. Ms. Sloyka seconded the motion and the motion passed.

ACTION: Mr. Bob Kuchenski will work on the Chlorine shield.

DUE DATE: June 1, 2025

Mr. Bob Kuchenski stated the Bella Ridge overflow issue has been resolved with a culvert on the property. Mr. Austin will monitor the issue as construction concludes there.

ACTION: Staff will monitor the construction of the culver for the booster station overflow.

DUE DATE: July 1, 2025

The Consent Agenda was then approved unanimously.

OLD BUSINESS

The Board discussed Bayshore Estates, which Mr. Austin stated has had no change since the last meeting.

The Board then discussed the Welhouse Expansion. Mr. Austin stated he has been working with Michael at the county, in the lead inspector's absence from the office. He said he expects to have the final inspection by the end of the month.

ACTION: Staff will work with the county on the final inspection of the wellhouse and checking on the test results.

DUE DATE: June 2, 2025

NEW BUSINESS

The Board discussed the recent Board election results, with Chairperson Rassier retaining her position and Ms. Loader being elected for Seat #3 previously held by Mr. Utz. Ms. Loader will be admitted to the Board at the next June meeting.

The Board then discussed the Septic Management Policy, which has been posted on the website. Dr. Stiger stated he is still working on the policy and provided a map of the Cedar Creek basin that is subject of the policy. The Board tabled the issue of setting the public meeting until the policy is finalized.

Mr. Glessner gave an update on the Highland Reservoir Booster pump, which has been installed. Mr. Bob Kuchenski said the contractor updated the control panel and that has made the difference as no outages have occurred for over a week.

The Board then discussed staff contracts for the next fiscal year and tabled the issue until an Executive Session scheduled for Thursday, May 29, 2025 at 2:00 pm.

The Board then discussed a request by a homeowner at 10372 W. Riverview for assistance on a repair bill for work done by the Greenferry Terrace project in 2023. The Board agreed to pay their costs since it was a District issue from the install of the meter during the Greenferry Terraces project.

ADJOURN

With no further business to come before the Board, the meeting adjourned at 5:45 pm.

Carol Rassier, Chairperson

John F. Austin, Manager

5/27/25 Greenferry Water System Report

A. Water Production/Consumption update.

3,140,000 gallons produced by the wells during April. This works out to 105,000 gallons per day or 267 gallons per day, per customer. (393 connections).

3,794,000 gallons produced by the wells during April last year. This works out to 126,000 gallons per day or 321 gallons per day, per customer. (392 connections).

3,926,000 gallons produced by the wells during April 2 years ago. This works out to 131,000 gallons per day or 333 gallons per day, per customer. (393 connections).

2,918,000 gallons produced by the wells during April 3 years ago. This works out to 97,000 gallons per day or 247 gallons per day, per customer. (392 connections).

3,577,000 gallons produced by the wells during April 4 years ago. This works out to 119,000 gallons per day or 340 gallons per day, per customer. (358 connections)

2,952,000 gallons produced by the wells during April 5 years ago. This works out to 98,000 gallons per day or 280 gallons per day, per customer. (350 connections)

B. General issues.

1. 30 gpm leak at 10372 Riverview determined to be on customer's side of the water meter.
2. New chlorine line plumbed for well #2.
3. DEQ required well #1 samples taken. All tests have passed, except that we are still waiting for the radiological results which we may not receive until the end of June.
4. Yard & office cleanup, dump fees charged by the ton.

Greenferry Water and Sewer District

May 19, 2025

Engineers report

Well 1 project:

RC Worst and Woodhawk have completed the VFD and pump motor startup procedures and settings.

DEQ has approved the pump install and they have requested additional water sample testing which is in process now. We have received several of the required test results back but still wait for the remainder.

Pump House expansion:

Kootenai County is in process finalizing the well house expansion permit. ACE solutions have submitted construction photos from the ACE inspections as well as from the contractor. ACE has also submitted asbuilt drawings highlighting the eave extensions over the chlorine room and the transfer switch. We believe the county has everything they need currently.

Highland Reservoir:

RC Worst received the new pump and motor. They installed it but could not get it to run properly. After several checks it was decided the motor was faulty from the factory and they will need to send it back. They removed it and reinstalled the old pump. The system is functioning properly.

ADVISORY COMMITTEE MINUTES
May 13, 2025, District Office 3:00 PM

Attendance:

Manager John Austin, and Committee Members Sarah Loader, Steve Tanner and Pat Bethke were in attendance along with Board members Dr. Bob Stiger and Sue Sloyka.

OLD BUSINESS

Ms. Loader began the meeting with a discussion of the next Board Meeting, moved to Tuesday, May 27th at 4:00 PM to account for Memorial Day.

Mr. Austin then gave an update on the Water District, including the pending final inspection of the Well House and the approval of the Well #1 pump awaiting test results on some samples. He noted the three residents seeking to hook up should be able to do so once the Pump install is approved. The Highland booster pump failed upon install and RC Worst will install a new pump. The Committee recommends a discussion with Integrity Water Management on the viability of a second pump as backup (or keeping the old pump as backup).

The committee then discussed the Aquifer Protection Board Grant, which was approved pending funding by the County Commissioners. If funded, it will provide \$15,000 for 4 new transducers.

The committee then discussed the SWEP Grant for the alleys between Kelly and Bret and Bret and Rainbow. Ms. Loader said the grant funds for future meters are still on hold. She also discussed the timing of the 99 meters that are approved, and that 66 meters for IWM to add this summer. She also recommended submitting the RFP for excavation services for this fall for those 33 installs in early 2026. The deadline for the grant that is funded is October 2026.

Dr. Stiger discussed his progress on the Septic Policy, and the edits by Mr. Tanner.

NEW BUSINESS

The committee then discussed open issues, including posting the APB Board meeting schedule at the office, to which the Committee agreed. Ms. Loader and Mr. Austin attended the DEQ grant funding webinar and that future projects may be in jeopardy.

The meeting adjourned at 4:14 pm.