

**GREENFERRY WATER AND SEWER DISTRICT  
MINUTES OF THE REGULAR BOARD OF DIRECTORS MEETING  
August 26, 2024 4:00 PM, at the District Office**

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

**Additional Board in Attendance:**

Vice Chairman, Dr. Bob Stiger  
Secretary Treasurer Ron Utz  
Member, Rex Grace  
Member Susan Sloyka

**Staff in Attendance:**

John Austin, Manager  
Roger Glessner, Engineer  
Bob Kuchenski, Water Operator Via Zoom  
Ian Kuchenski, Water Operator

**Guests:**

Sierra Jordan, Advisory Committee Chairperson  
Mike Reynolds, Advisory Committee  
Penny Jane Morgan Via Zoom

**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)
- Financial Report, Invoice and Delinquent List Approval
- Approval of the Minutes of the June 17 and July 8, 2024 meetings
- Action List – Projects/Issues and Timelines For Action

The Board then took the following action:

**Action:**. Mr. Austin will post the Advisory Committee Reports/Minutes on the Consent Agenda along with the other staff reports.

**Due Date:** September 23, 2024

The Consent Agenda was then approved unanimously.

**OLD BUSINESS**

Ms. Jordan then provided the Community Advisory/Action Committee Report (minutes attached), including that a SWEP grant seminar will be held on August 29<sup>th</sup> at 12:00 noon. Mr. Austin will also attend the seminar at the office. The Board discussed the next SWEP application, which will be for the alley meters.

Mr. Grace and Mr. Austin met recently to determine the timeline and funding availability and should be able to meet the January 14, 2025 deadline for the next application, with construction in late 2025 or early 2026. Mr. Glessner will complete his alley surveys so the easement can be established, along with all utilities in it. Ms. Jordan also discussed the Bayshore Development, which the Committee was advised of at the meeting. She said the same issue of being able to serve the development exists with the possible LID for Crystal Bay Road. The Board discussed the capacity issues, and the timeline for completing a redundant well source to the newly-upgraded Well #2 pump and motor.

Mr. Glessner then discussed the Well #2 project. He said RCWorst is working with Franklin Pumps to get the original pump returned, as it could be within 2-4 weeks. The Board discussed whether to purchase a new motor and keep the replacement as a backup or possibly to sell when the original pump was returned. Mr. Glessner said he's been advised that it would be difficult to sell a pump once it's delivered. The Board then directed staff to wait on the replacement pump and to develop a timeline for its install and testing.

Mr. Glessner then updated the Board on the Well House Expansion, noting Calm Water Construction will begin around September 1<sup>st</sup>.

Mr. Austin discussed the Crossflow Connections and the results of the letter sent out to those who were not in compliance.

**Action:** Staff will place turnoff notices on the non-compliant residences, with the turnoff one week from said notice.

**Due Date:** August 28, 2024

The Board then denied the second high-pressure repair request from Brittney Jensen, for the costs of her faucet as it was not within the original request. Mr. Austin will send a letter to Ms. Jensen on the denial.

The Board then discussed the Lead Pipe Survey and directed staff to mail out the survey to residents.

**Action:** Staff will mail out the survey to residents.

**Due Date:** August 31, 2024

## **NEW BUSINESS**

The Board then discussed the Bayshore Development and the results of a meeting Dr. Stiger and Ms. Sloyka had with Seth Oliver, the Department of Environmental Quality hydrogeologist who approved the Nutrient Pathogen Evaluation, Level II for the development. Dr. Stiger said Mr. Oliver directed the District to attend a meeting of the Aquifer Protection District, to assert the claim that the development is on the aquifer and therefore subject to the 5-acre rule at the County. He said Mr. Oliver based his finding of little impact from the 57 septic systems based on this modeling of 400 homes drawing from the source of water.

Dr. Stiger argued that the count of homes, with projected growth even beyond Bayshore's 57 lot request, is 200 new residences and that the impact could be greater if the model was based on that projection. The Board directed that staff notify the County to get on the agenda for the September 18, 2024 Aquifer Protection District meeting. Mr. Austin will also notify the developer that the District is working on the issue of the Will Serve Letter they've requested, that is needed by the developer before the matter can be heard by the County Hearing Examiner. Mr. Austin will also discuss the matter with the District's legal counsel so he is apprised of the issues involving the Will Serve Letter. Mr. Glessner will also work on determining the septic locations of the Greenferry Terraces' septic tanks, to begin a possible Septic Management Program.

**Action:** Staff will arrange to be on the agenda of an upcoming meeting of the Kootenai County Aquifer Protection Board and will notify the developer of the District working on their requested Will Serve Letter. Mr. Austin will discuss the matter with legal counsel at his earliest availability and will notify the Board if they wish to attend the meeting. Mr. Glessner will work with PHD to research the location of septic systems east of Greenferry Road to Rainbow Road.

**Due Date:** September 23, 2024

## **ADJOURN**

With no further business to come before the Board, the meeting adjourned at 6:20 pm.

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Carol Rassier, Chairperson

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John F. Austin, Manager

## 8/26/24 Greenferry Water System Report

### A. Water Production/Consumption update.

20,817,000 gallons produced by the wells during July. 15,803,000 gallons registered through customer meters.\* This works out to 510,000 gallons per day or 1,298 gallons per day, per customer. This equals 24% unaccounted for water lost (393 connections).

\*Multiple cellular meters on Michael Way are not reading, new, stronger antennas have arrived and are being installed.

24,142,000 gallons produced by the wells during July last year.\*  
22,589,000 gallons registered through customer meters. This works out to 779,000 gallons per day or 1,987 gallons per day, per customer. Unaccounted for water lost equals 1,553,000 or 6% (392 connections).

\*The antennas from the pump house meters were moved during the A/C installation and the signal to the cellular network was too weak to record the readings over a period of a few days. The well production figure is an estimate.

15,318,000 gallons produced by the wells during July 2 years ago.\*  
9,496,000 gallons registered through customer meters. This works out to 511,000 gallons per day or 1,304 gallons per day, per customer. This equals 38% unaccounted for water lost (392 connections). \*Note that the Bella Ridge reservoir overflowed at times due to controls issues. We also have 11 meters not registering, 2 have been replaced so far.

20,474,000 gallons produced by the wells during July 3 years ago.  
16,683,000 gallons registered through customer meters. This works out to 556,000 gallons per day or 1,422 gallons per day, per customer. This equals 18% unaccounted for water lost. (391 connections).

15,175,000 gallons produced by the wells during July 4 years ago.  
12,119,000 gallons registered through customer meters. This works out to 404,000 gallons per day or 1,154 gallons per day, per customer. This equals 20% unaccounted for water lost. The Riverview Heights project continues to account for a portion of the unaccounted for water lost through line flushing, etc. (350 connections)

15,085,000 gallons produced by the wells during July 5 years ago.  
12,639,000 gallons registered through customer meters. This works out to 395,000 gallons per day or 1,152 gallons per day, per customer This equals 16% unaccounted for water lost. The Riverview Heights project continues to account for a portion of the unaccounted for water lost through line flushing, etc. (343 connections)

B. General issues.

1. Water main repair on Snowshoe. Line break at the same location as last year. Eliminated 45 degree pipe angles and installed through pipe with this repair for a more reliable repair.
2. Generator update.
3. Review & approve security camera options (main agenda).
4. Lead/Copper service line issues (main agenda).

## Greenferry Water and Sewer District

August 2024

Engineers report

### **Well 2 project**

The new pump is working as expected. RC Worst completed their startup procedure as required by Franklin Motors.

### **Well 1 project**

This project has been put on hold until this fall. We anticipate performing the well testing and pump replacement in the winter of 2024 - 2025. I have checked with RC Worst about the timeline for Franklin to perform their warranty check on the pump motor. I have not received a time yet.

### **Well house electric service upgrade project:**

Most of the well house electrical upgrades have been completed with the exception to the well 1 new vfd which will be installed with the well 1 pump project.

Talking with RC Worst it looks like the lead time for a new motor is going to be 2 – 4 weeks. This is shorter because we will not need to order another pump. They recommend we wait though because Franklin can repair the motor and send it back under their warranty.

### **Pump House expansion:**

There is no change for this project. I have included last month's notes for reference.

*I have added the future water main to the plan showing it stubbed out under the new foundation and past the electrical conduit to avoid digging up the area later. I have had a meeting with DEQ on this so they understand our construction process while the review the plans and specifications.*

### **Highland Reservoir:**

We are set to scan the bottom of the Highland reservoir tank, the first of November. Several days are scheduled and they will work through the weekend. Aqua Drone is also set to assist on site and will be providing the district with a quote for this service.

**ADVISORY COMMITTEE  
MINUTES**

**August 13, 2024, District Office and Via Zoom 4:00 PM**

Attendance:

Manager John Austin, Sarah Loader, Steve Tanner, Mike Reynolds and Pat Bethke were in attendance.

**UPDATE ON PROJECTS**

Mr. Ausitn opened the meeting with an update on pending issues, including that the Board will be discussing the next step of the SWEPP Phase II (survey of the alleyways for updating the mains and meters) and DEQ grant for the septic management program. He mentioned the work Mr. Tanner had done to identify the issue for funding from the DEQ grant. The group also discussed the quote received for the well house expansion from Calm Water Construction. Mr. Bethke said he had withdrawn his interest in the project due to other obligations but noted the quote seemed reasonable for the amount of work required.

**BAYSHORE DEVELOPMENT**

Discussion then ensued on the news that the NPE II study had been approved by DEQ hydrogeologist Seth Oliver. Mr. Reynolds noted his dismay at the decision, as it could mean the County could approve the Bayshore development, including the 57 drain fields and their proximity to the District's two wells. Mr. Austin said he'd spoken with Drew Dittman, at Chairperson Carol Rassier's request, to see what the approval meant for the development. He said the developer has an option to purchase the property from Jess Goetz if the preliminary plat is approved, and the matter will likely be referred back to the County Hearing Examiner since it has been four years since it was last addressed. Mr. Austin said the Board will meet in a special meeting on August 19<sup>th</sup> at 4 pm to discuss the District's options on the issue. He said the County will require a new Will Serve Letter, since the last one expired in March 2021. Mr. Austin then presented the 2020 Will Serve Letter. Issues the Board may consider in a new Will Serve Letter will be the need for a redundant well to its Well #2 upgrade to 125-hp pump. That could mean either an upgrade to Well #1 or a new Well #3. There was also previously a requirement to provide a Well Site for the new well plus a site for the Booster Station to the Highland Reservoir. The Letter also called for the payment of Capitalization Fees upfront, to help cover any replacement assets needed because of the development. The new fee of \$15,300 would mean a prepayment of over \$833,000 in fees. Additionally, since the Board is studying the Septic Management Program via the DEQ grant, the development would be required to comply with the program developed for that purpose. The Committee was invited to attend the Board meeting on the 19<sup>th</sup> for further information.

The meeting adjourned at 5:30 pm