

**GREENFERRY WATER AND SEWER DISTRICT  
MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING  
TO HEAR COMMENTS ON THE 2022 WATER FACILITY PLAN  
June 13, 2022, 5:00 PM, Post Falls Senior Center**

**CONVENE MEETING AND ROLL CALL**

Chairman Stephen Tanner opened the meeting at 5:00 pm. A roll call confirmed Rex Grace, Dr. Bob Stiger, Secretary Treasurer Ron Utz and Vice Chairperson Carol Rassier were present. Staff present were John Austin, Manager, Ian Kuchenski, Water Operator and Roger Glessner, Engineer. Engineers Ashley Williams and Cory Hodgson from Welch Comer Engineers were also in attendance. Guests were: Mike and Nadine Ferry, Al Sims, Kent Lunders, Gloria and Ernie Laker, Adam Cummings, Scott Samways, Alan Honea, Vince and Pam Sexton, David Shults, Pat and Lineta Bethke, Lorna Morgan, Joe Franks, Kyle Cotton, Chris McDowell, Robert Morris, Jane Morgan, Sarah Loader, Ed Lopez, Steve and Tammy Silberberger.

**PUBLIC MEETING**

Next, Chairman Tanner opened the public meeting on the District's Water Facility Plan, as prepared by the District's Engineers. After introducing the Board and staff, he introduced Ms. Williams, who began the discussion with an outline of the Plan and the process that got the District to this point. She noted the issues in the District, including capacity requirements of the Department of Environmental Quality (DEQ) and fire flow issues. She noted the current system requires an upgrade to its two wells or drilling a third well in order to have a well in reserve if its largest well goes down. The Board has chosen the option to drill the third well. Until that happens, the capacity of the system is on hold at the current total of 397 hookups. As such, no new hookups beyond those already committed to may come online at this time. She also noted the capacity issues, including getting water from the wells to the four reservoirs. She then discussed the financing options in place, including the bond approval in 2018 and other options available to the Board.

She concluded by stating that comments on the Plan can be submitted to the District through July 13, 2022.

Next, Chairman Tanner opened the meeting for public comments. The following residents spoke about the Plan:

- David Shults (non-resident): stated the District should prioritize its plans to improve the system for current residents before expansion for future development. He specifically noted the Bayshore Development. This was not an issue for this meeting.
- Jane Morgan: thanked the Board for their efforts on behalf of the residents. She said the Plan is a great step forward and protecting safe water is a large element of it. She talked about Kootenai County's 5-acre rule for minimum lot sizes that must be adhered to and encouraged the Board to continue to be advocates for that rule.
- Kyle Cotton: asked if there were any DEQ violations. Ms. Williams said they require a sanitary survey annually to assure protection of the water source and there are no deficiencies. Mr. Kuchenski stated there are system deficiencies as noted in the Plan and the next review of that is in 2023. He then asked about fire flow deficiencies and Ms. Williams said that is more of a public safety issue with the Post Falls Fire District. Chairman Tanner stated because of the fire flow deficiencies, approving additional

hookups at this time would place the District further out of compliance with the next survey.

- Robert Norris: asked if current residents will be paying for future hookups under the Plan. Ms. Williams said no, but buffers will be in place for contingencies. She noted the other projects will required funding from other sources, which the Board and staff are actively procuring. He noted why should the District expand as it places a stress on other agencies' resources. Ms. Williams said the Capitalization Fees in place on new growth are used for that purpose.
- Mike Ferry: asked about some of the data in the Plan. He asked about capacity issues and why are there over 400 hookups? Mr. Kuchenski said there are only 375 active accounts, with the rest of the 397 reserved (by paying a Capitalization Fee or other arrangement). He asked why the third well next to the other two. Ms. Williams said it's unlikely the District will find a better site for the size required by the third well. The District is ensuring there is capacity at that site by doing pump tests of the other two wells.
- Kent Lunders: asked if it is correct we can only use one pump at a time and Ms. Williams said yes because of the piping we are limited. He asked about the water right for the three wells and she said the District can get the right but only pump from two wells at the same time. He then discussed the aquifer boundary and its limitations. He then discussed the Bella Ridge development and how they provided assets to the District.

With no further comments relevant to the Plan, Chairman Tanner closed the public meeting at 6:17 pm.

## **ADJOURN**

With no further business to come before the Board, Vice Chairperson Rassier motioned to adjourn the special meeting. Mr. Grace seconded the motion and the meeting adjourned at 6:18 pm.

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Stephen Tanner, Chairman

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John Austin, Manager