

**GREENFERRY WATER AND SEWER DISTRICT
MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING
August 18, 2023 10:00 AM, at the District Office and Via Zoom**

CALL TO ORDER

Chairperson Carol Rassier opened the meeting at 10:07 am.

Board Attendance:

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

Staff Attendance:

Manager, John Austin
Engineer, Roger Glessner
Operator, Bob Kuchenski (via Zoom)

Guests in Attendance:

Sarah Loader
Mike Reynolds
Steve Tanner (via Zoom)

NEW BUSINESS

Dr. Stiger discussed the issues that are pending in the District and need immediate attention and potential funding. He first discussed the need to assure electrical power is available, chiefly with backup generators at the pump house and booster stations at Bella Ridge and Greenferry. It was noted there are already backup generators at the new booster stations for the Tanglewood/Snowshoe reservoirs.

Mr. Glessner discussed the costs associated with the generators and can get a more current quote. Mr. Reynolds affirmed Dr. Stiger's discussion on possibly renting a generator when there are emergency conditions like with the recent fire in the District. The Board discussed possibly acquiring a generator for the pump house and having one on standby with the fire district. After discussion, the Board directed staff to get an update on the costs for a generator at the pump house and one for each booster station. Mr. Grace recommended that this be a priority since the timeline to acquire booster stations could be several months.

Action: Mr. Glessner will get current quotes on a backup generator at the pump house and one for each booster station at Bella Ridge and Greenferry.

Due Date: August 23, 2023

The Board then discussed funding options for the needed pump #2 replacement, which is a priority with its age exceeding its useful life by five years. Mr. Austin presented his analysis just received that morning from Kootenai County on the valuation of the district, in the event the Board opted for a property tax levy. With a base valuation of \$469 million, and utilities assessed by the State at \$1.3 million, coupled with new construction (all from Riverview Heights) of \$9.1 million, he estimated a property tax levy of \$300,000 would be \$15.64 for a home valued at \$425,000 (with Homeowners' Exemption) and more based on higher levies. Mr. Austin said the \$300,000 was chosen as a sample because it would help to fund the District's outstanding Capital Improvement Plan (CIP) projects of \$3.3 million (when offset by \$200,000 in currently-unrestricted funds) over a ten-year period. Mr. Reynolds recommended a time limit on the levy, such as for the ten years, which the Board agreed would make it more acceptable to residents. Mr. Grace noted the amount could be reduced if grants are received or as new construction continues in the District, including on unbuilt properties at Riverview Heights and Bella Ridge.

Mr. Tanner then presented possible funding alternatives via grant programs that typically provide 50% of funding, including WaterSMART, Water Efficiency and Small-Scale operator grants. He noted they are due within 30 days. The Board directed that the GWSD Advisory Committee discuss the application process at their next meeting. Dr. Stiger also provided contact information for Tiffany Westbrook for Kootenai County Emergency Management Mitigation.

The Board then discussed the presentation for the August 23, 2023 public hearing on the property tax issue. They directed Mr. Austin to work with Dr. Stiger on the presentation and have it available by the regular meeting on August 21, 2023.

Action: The GWSD Advisory Committee with work with Mr. Austin on grant applications.

Due Date: September 11, 2023

Action: Mr. Austin will prepare a Powerpoint presentation with Dr. Stiger's help for the public hearing on September 23rd.

Due Date: August 21, 2023

ADJOURN

With no further business to come before the Board, the meeting adjourned at 12:07 pm.

Carol Rassier, Chairperson

John F. Austin, Manager