

**North Kootenai Water District  
Board Meeting Minutes - Unapproved  
May 3, 2012**

**A. Call to Order/Roll Call:**

Meeting called to order at 12:30 p.m. by President Tom Crimmins.

Present: Tom Crimmins, Director/President  
Shirley Stoller, Director/Vice President  
Alanna Brooks, Director/Secretary  
Jim Omerso, Director/Treasurer  
Jack Hern, Director

Staff Present: Mike Galante, District Manager  
Necia Maiani, PE, District Engineer  
Robin Potts, Accounts Specialist

Excused: Brian Werst, District Attorney

Visitors: Brad Rasor, Mountain West Bank  
Cory Trapp, Longwell + Trapp Architects

**B. Consent Agenda:**

1. Minutes of 04/19/12 Board Meeting
2. Minutes of 04/30/12 Special Board Meeting

Motion was made to accept the Consent Agenda including the 4/19 Board Meeting minutes with the correction of a spelling error, and the 4/30/12 Special Board Meeting minutes.

Director Stoller – motion, Director Omerso – second.  
Motion approved unanimously.

**C. Oral Communications:**

1. Mr. Galante introduced Brad Rasor, representing Mountain West Bank. He explained the \$200,000 straight line of credit the District had requested for the new Meyer Road property. The interest rate is 2.96%.
2. Mr. Galante also introduced Cory Trapp of Longwell + Trapp Architects. Mr. Trapp explained that the low bidder on the Meyer Road pole building, Ginno Construction, was extracting their bid due to a misunderstanding of the bid information from a new employee. Next lowest bidder was Steel Structures of America. Lowest bidder on the office remodel was Small's Construction.

The motion was made to accept the contract with Steel Structures of America in the amount of \$85,519 for pole barn construction.

Director Stoller – motion, Director Omerso – second.  
Motion approved unanimously.

3. The motion was made to accept the contract with Small's Construction in the amount of \$71,231 for the office remodel.  
Director Stoller – motion, Director Omerso – second.  
Motion approved unanimously.

4. Mr. Galante asked the Board to consider a reduction to the charges on the account of 3425 W. Echo Dr, Post Falls. The gentleman that owned this property was found deceased at the residence and the water was running at the time. This increased the charges significantly. The Board agreed to reduce the charges by half the overage.

**D. Written Communications:**

None

**E. Treasury Report – Jim Omeroso**

None

**F. Employee Matters:**

None

**G. District Attorney – Brian Werst:**

Excused

**H. District Engineer – Necia Maiani, PE:**

1. Project Status Report

Ms. Maiani reported that contractors has begun work on the Avondale project but had to stop due to the soil becoming saturated from the rain. Contractors on the Lancaster Bike Path are waiting on a paving window. Mr. Galante reported that he had obtained the easement from Betty Bishop for the Chilco West Project. A portion of this report was e-mailed to Board members and can be viewed at the District office.

2. Pay Requests/Change Orders

None

3. Cap Fee/Water Rates

The Board members felt there was no need for further discussion on this topic.

4. Rimrock Pressure Zone Investigation

None

**I. District Manager – Mike Galante**

1. Executive Session

None

2. Notice for Public Hearing – Rates & Cap Fees

During the Special Board meeting on 4/30/12, the Board of Directors made the decision to increase the Cap Fees and System Access Fees. A Public Hearing is needed to receive feedback from the customers.

The motion was made to set a Public Hearing on Cap & Rate Fees for June 6 at 7 p.m. to be held at the Hayden Lake City Hall.

Director Hern – motion, Director Omeroso – second.  
Motion approved unanimously.

3. Meyer Road Office

Mr. Galante reported that the electrical work had begun on the Meyer Road office building. Employees will be painting the office. Some of the Board members volunteered to help paint and bring in some brushes, rollers, etc.

4. Cell Tower Leases

Mr. Galante has been working with Unison to sell the Cell Tower leases. A motion was made to accept the bid from Unison for the sell of the cell tower leases in the amount of \$121,603. Any new leases for this site will be revenue split on a 50/50 basis.

Director Stoller – motion, Director Brooks – second.  
Motion approved unanimously.

5. Water Rights

Mr. Galante informed the Board that we would be identifying possible future District service areas for the Area City Impact (ACI) plan.

**J. Board Members:**

1. Jack Hern requested to view a section of pipe that showed some inferior work done by a previous construction company on the Avondale project.
2. A motion was made to enter into Executive Session under Idaho Code § 67-2345(1)(b) for personnel.

Director Hern – motion, Director Omeroso – second.

Roll Call Vote:

Ayes – Directors Brooks, Stoller, Omeroso, Hern and Crimmins

Nays – None

The Board entered into Executive Session at 2:10 p.m.

The Board was out of Executive Session at 2:31 p.m.

**K. Adjournment:**

Motion was made to adjourn the meeting.

Director Hern – motion, Director Omeroso – second.

Motion approved unanimously.

Meeting adjourned at 2:32 p.m.

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Alanna Brooks  
Secretary