



Board Meeting Agenda for Tuesday, October 20, 2020 @ 6:30 pm

Four Corners Water & Sewer District Office, 495 Quail Run Road,

Bozeman, MT, 59718 VIA ZOOM

If you would like to attend the meeting via Zoom, please call

406-585-4166 for the Zoom ID.

Regular Monthly Meeting

- 1) Call to Order
- 2) Approval of Draft Meeting Minutes from August 18, 2020
- 3) Public Comment: Non-Agenda Items- Time Limit on public comment 5 minutes

I. General Business

- 1) Ordinance 2020-06 Pierce- Second Reading
- 2) Ordinance 2020-07 Dysktra- Second Reading
- 3) Ordinance 2020-08 Maxwell- First Reading
- 4) Ordinance 2020-09 Haggerty- First Reading
- 5) Ordinance 2020-10 Randell- First Reading
- 6) Ordinance 2020-11 Mari- First Reading
- 7) Ordinance 2020-12 Dysktra Farms- First Reading
- 8) Discussion Irrigation
- 9) Engineer's Report
- 10) Monthly Operation & Maintenance Report
- 11) Monthly Financial Report
- 12) General Manager Topics
- 13) Board Member Topics

II. Next Meeting Date – Tuesday November 17, 2020

III. Adjourn Meeting

FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, August 18, 2020

Call to Order

President Cory Klumb called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:30 pm on Tuesday, August 18, 2020, at the office of the Four Corners Water & Sewer District at 495 Quail Run Road, Bozeman, Montana.

Board Members present: President Cory Klumb, member Bob Thelen, member Peter Thatcher, member Nancy Flikkema

Staff/Public present (including those attending via Zoom): Amy Ellingson, Erik Lucksley (left 7:05), and Phil George from FCWSD; Larry Powers and Brad Hammerquist from MMI; Thomas J. Kallenbach (left at 6:33); and Joy Davis, Secretary

Approval of Minutes

June 16, 2020 Board Meeting:

Motion: Member Bob Thelen moved to approve the minutes as written. Member Peter Thatcher seconded. The minutes were approved 4-0.

Public Comment on Non-Agenda Items:

None were raised.

GENERAL BUSINESS

Ordinance 2020-06 Pierce – 1st Reading

Ordinance 2020-06: An Ordinance Accepting the Annexation Petition of Pierce Buildings, LLP, PO Box 80707, Billings, MT 59108 for Annexation. This is for two lots and up to seven EDUs. One EDU is guaranteed per lot. More than one is dependent upon availability. Phil recommends approval of the petition.

Motion: Member Nancy Flikkema moved to pass the first reading of Ordinance 2020-06; member Peter Thatcher seconded. No public comment. Motion passed 4-0.

Ordinance 2020-07 Dykstra – 1st Reading

Ordinance 2020-07: An Ordinance Accepting the Annexation Petition of Dykstra Family, LP 600 E Valley Center, Tract A of COS 2805B Belgrade, MT, 59714 for Annexation. This is for five EDUs. Phil recommends approval of the petition.

Motion: Member Nancy Flikkema moved to pass the first reading of Ordinance 2020-07; member Bob Thelen seconded. No public comment. Motion passed 4-0.

Resolution 2020-06 – Tax Assessment

The total tax levy per parcel decreased by \$19 to \$603.95.

Motion: Member Nancy Flikkema moved to accept Resolution 2020-06; member Peter Thatcher seconded. No public comment. Motion passed 4-0.

Irrigation Rate Increase Discussion

The irrigation rate increase discussion continued from last meeting. The District is currently considering moving all irrigation-only customers from a Category 6 rate structure to Category 1, a residential category. Phil looked at the impact on three current customers with high-, mid-, and low-level water usage. The increase to their water bills ranges from ~\$191 to ~\$2,220 yearly, according to their usage. This is the same rate the board applied in October 2018.

The Northstar water system currently requires the District to augment all water pumped. The augmentation process requires extensive labor throughout the year. For the other public water system at Elk Grove, Phil suggested the District begin increasing irrigation-only rates by 4.9% annually to start discouraging using potable water for irrigation in common areas. However, the board preferred not to have two different approaches for each water system. Phil also recommended that the District subsidize the drilling of wells up to \$3,000 per account to remove the need for the District to provide potable water.

These changes will require District to hold a change hearing ahead of the next meeting. Cory suggested that Phil work up an impact study for each of the irrigation-only customers who would be affected and send those with the change hearing notification.

In the long run, Phil is confident that paying \$3,000 per well will be worth it. Some customers will be able to consolidate and share the cost of a well. That decision will be based on the recommendation of the drilling and irrigation companies, but the District will encourage consolidation and final drilling authorization rests with the District.

Cory asked if the District can go ahead and drill wells for irrigation-only customers and then bill them incrementally for it over the next several years. Phil will talk to Susan to determine if that is a feasible option, will work up the impact studies, and come back to the board with more research.

Engineer's Report

Brad Hammerquist provided the report.

- The WRF project is in the final stages. Walls are all in place, roofing, process equipment and piping, electrical and controls installation is underway. The project is slated to be completed in mid-September.
- Construction on the Sludge Dewatering Building at the EGWWTP is nearing completion. Process equipment and piping, electrical and controls installation is underway.
- MMI has also been working on improvements to outfalls where the treated sewage goes. A proposal has been submitted to DEQ and permitting will probably take a year. Currently there is more capacity in the permit than District has treatment capacity.
- MMI is replacing the subsurface infiltration system with an open infiltration system which will help with maintenance.

Monthly Operations & Maintenance Report

Larry Powers provided the report:

- Baxter Lane Sewer and Water Extension project is completed except for the seeding of all disturbed areas. Seeding was deferred to this fall.
- There have been multiple instances of lift station pumps plugging up due to the busy construction season in the District. Some contractors aren't careful about keeping rocks and debris from entering the Sewer Collection System, causing the pumps to plug.

- The District experienced an extreme power spike from NWE causing multiple issues. Middle Creek Booster station, NS Wells, Augmentation Basin and NS Booster were all affected.
- Larry also took the board through multiple projects that are nearing completion or were completed throughout the 2019-2020 fiscal year, including work on the Rapid Infiltration Basin, Black Bull #1 Lift Station, the Elk Grove Lift Station, C-1 Lift Station, the WRF Project, the EGWWTP Sludge Drying Facility, and the Baxter Lane Water and Sewer Main Extension.
- Brad Hammerquist commented that he is very impressed with the amount and quality of work performed by the District.

General Administration Report and Monthly Financial Report

Amy Ellingson provided the General Administration Report:

- Late fees: In June the governor lifted some restrictions, so late fees and disconnect notices have begun again with August billing.
- Garage Addition: It is complete along with new asphalt that runs between water tank and main garage for a parking lot.
- Headworks at WWTP: Phil and Larry found company to build a vent cover for odor control. It should reduce the smell and community complaints.
- Tank Anodes: Liquid Engineering installed "sacrificial" anodes in three water tanks to prolong the life of tanks. They will erode over time instead of the tank. LE will come back periodically to replace anodes that have dissolved. To replace a tank would cost ~\$250,000.
- Website continues to be updated with WRF progress.
- Capacity payments for 2019/2020, which are used to fund capital projects are as listed:
 - Water: \$794,937
 - Sewer: \$1,063,028
 - Total: \$1,857,965
- Audit: Everything has been submitted. District is waiting on questions for the auditors and hoping to have it presented in October.

Amy Ellingson provided the Monthly Financial Report:

- In shared expenses, District is under budget in all categories except Professional Services.
- Water has higher than expected revenue. Operating Expenses have overrun, but much of those costs will be reimbursed. Repairs and Maintenance have overrun due to purchased equipment for an upcoming project.
- Sewer was within \$400 of projected revenue. Hauling costs were slightly over budget, but that should change as the year progresses, due to the new drying facility.
- Capital Projects: The list is just as it was presented in June, expect that the SCADA project is now projected to cost \$400,000 instead of \$200,000. Phil is exploring other options in order to bring that cost down.

Manager Topics

Reserves: Phil reviewed with the Board the water, sewer and bond reserves, which are all currently with state investment fund, and the liens currently on the water and sewer sides.

District Look Forward:

Water:

- Possible water line for APK
- Water Loop for Middle Creek/Black Bull to Gallatin Heights systems
- Possible expansion of water storage

- Monitor water use vs. pumping capacity to evaluate when to install additional well.
- Replace Elk Grove Booster Station

Wastewater:

- Finish Phase 1 & 2 (A and B) of the WRF: 400,000/day of treatment (Sept. & Mar.)
- Expand RI Basin to handle 1.1 million gallon per day
- Plan Phase 3 of the WRF: Add on to Phase 1 and 2 with two additional SBRs for a capacity expansion of 400,000 gallons/day and digesters. Would bring District Capacity to a total of 1.1 million gallons/day. Whether or not the District should expand to that capacity is a board discussion for the future.
- Life extension of existing Elk Grove Treatment Facility: new screen, concrete repair, gates, covers, instrumentation, odor, etc.
- Effluent Delivery System: Reduce lines from 16" to practical size
- Complete Elk Grove Drying Facility between Sept. 15 and Oct. 1.
- Life extension of lift stations: liners study to downsize 16" from Valley Center to Baxter/Baxter to Northstar Lift – pipes and pumps.
- Flow meter for Commerce Park and Northstar Lift stations
- VFDs for all remaining lift stations
- Potential expansion locations for ponds this fall.

Board Member Topics

There were no further comments.

Next Meeting Date: Tuesday, September 15, 2020

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District meeting of August 18, 2020 adjourned at 7:44 p.m.

Joy Davis, Secretary

Ordinance 2020-06

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF PIERCE BUILDINGS, LLP, PO BOX 80707, BILLINGS, MT 59108. ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Pierce Buildings LLP, submitted a petition for annexation of Lot 4 & 5 Kennedy Subdivision, Bozeman, MT 59718 (4.08 acres), being located in the Kennedy Subdivision lot 4 & 5 of Section 35, Township 1 South, Range 4 East, Gallatin County, Montana ("Propet1y") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the property is contiguous to the District boundary; and

WHEREAS, on June 16, 2020, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the new proposed residence to be located on the Property; and

WHEREAS, Pierce Buildings LLP, will provide evidence of purchased of water rights to serve the property need to be provided for 7 EDU (1120 gpd total) and agree to pay the water & sewer capacity fee per EDU to the District; and

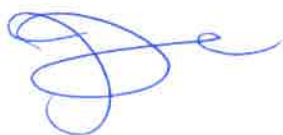
WHEREAS, the property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property described as Pierce Building LLP, submitted a petition for annexation of Lot 4 & 5 (4.08 acres), being located in the Kennedy Subdivision of Section 35, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") into the District to provide after transfer of water rights & payment of fees water and sewer service to the Property for 7 Edu (1120 gpd total).

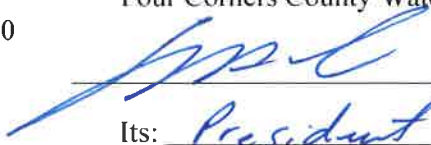
Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on August 18, 2020 with a vote of_ in favor and_ against and second reading on September ____, 2020 with a vote of_ in favor and_ against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:
District Dated: August 18, 2020
Attested: _ Secretary



Four Corners County Water and Sewer



Its: President

Attested: _ Secretary
2nd Read and approved:
_____, ____ 2020

Four Corners County Water and Sewer District Dated:

Its: _____

Attested: _

Four Corners County Water
and Sewer District Secretary

Ordinance 2020-07

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF DYKSTRA FAMILY, LP, 600 E VALLEY CENTER, TRACT A OF COS 2805B BELGRADE, MT 59714 and ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Dykstra Family, LP, submitted a petition for annexation of 600 E Valley Center, Belgrade, MT 59718, Tract A of COS 2805B, Bozeman, MT 59718 (48.93 acres), being located in Section 25, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the property is contiguous to the District boundary; and

WHEREAS, on June 16, 2020, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the new proposed residence to be located on the Property; and

WHEREAS, Dykstra Family LP, will provide evidence of purchased of water rights to serve the property need to be provided for 5 EDU (800 gpd total) for 5 commercial tracts and agree to pay the water & sewer capacity fee per EDU to the District; and

WHEREAS, the property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property described as Dykstra Family LP, submitted a petition for annexation 600 E Valley Center, Belgrade, MT 59718, Tract A of COS 2805B, Bozeman, MT 59718 (48.93 acres), being located in Section 25, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") into the District to provide after transfer of water rights & payment of fees water and sewer service to the Property for 5 EDUs (800 gpd total).

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on August 18, 2020 with a vote of _ in favor and _ against and second reading on September ____, 2020 with a vote of _ in favor and _ against. This Ordinance shall be in effect 30 days after the date of the second reading.


[signature to follow]

1st Read and approved:
Dated: August 18, 2020

Four Corners County Water and
Sewer District

By: 
Its: President

Attested:


Secretary

2nd Read and approved:
Dated: 8/18/20, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

Ordinance 2020-08

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF MAXWELL INVESTMENTS, LOT 94 & 95 RAINBOW SUBDIVISION, BOZEMAN, MT 59718 and ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Maxwell Investments, submitted a petition for annexation of Lot 94 & 95 Rainbow Subdivision Bozeman, MT 59718, (.22 acres), being located in Section 14, Township 2 South, Range 4 East, Gallatin County, Montana ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the property is contiguous to the District boundary; and WHEREAS,

on August 18, 2020, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the new proposed residence to be located on the Property; and

WHEREAS, Maxwell Investments, will provide evidence of purchased of water rights to serve the property need to be provided for 4 EDU (640 gpd total) and agree to pay the water & sewer capacity fee per EDU to the District; and

WHEREAS, the property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property described as Maxwell Investments, submitted a petition for annexation Lot 94 & 95 Rainbow Subdivision Bozeman, MT 59718, (.22 acres), being located in Section 14, Township 2 South, Range 4 East, Gallatin County, Montana ("Property") into the District to provide after transfer of water rights & payment of fees water and sewer service to the Property for 4 EDUs (640 gpd total).

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on October 20, 2020 with a vote of _ in favor and _ against and second reading on November 17, 2020 with a vote of _ in favor and _ against. This Ordinance shall be in effect 30 days after the date of the second reading.

[signature to follow]

1st Read and approved:
Dated: October 20, 2020

Four Corners County Water and Sewer District

By: _____
Its: _____

Attested:

Secretary

2nd Read and approved:
Dated: November 17, 2020

Four Corners County Water and Sewer District

By: _____
Its: _____

Attested:

Secretary

Ordinance 2020-09

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF RACHEL HAGGERTY FOR
80155 GALLATIN ROAD and ANNEXATION INTO THE FOUR CORNERS WATER &
SEWER DISTRICT

WHEREAS, Rachel Haggerty submitted a petition for annexation of 80155 Gallatin Road, Gallatin County, with legal description of COS 449, Section 29, T2S, R4E, Gallatin County Montana being 10.52 acres in size ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the property is contiguous to the District boundary; and

WHEREAS, on August 18, 2020, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the Property; and

WHEREAS, Alpine Surveying and Engineering on behalf of Haggerty provided that water rights to serve the Property need to be provided for three (3) EDUs for a total of 480 gpd to serve 1 commercial use and 2 residential uses; and

WHEREAS, the Property is seeking sewer service and treatment for 3 EDU for the existing buildings on the Property and agrees to pay the sewer capacity fee per EDU to the District; and

WHEREAS, the Property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property commonly referred to as 80155 Gallatin Road, Gallatin County, and more specifically described as COS 449, Section 29, T2S, R4E, Gallatin County Montana being 10.52 acres, which is incorporated herein. into the District to provide, after payment of sewer service to the Property for 3 EDUs.

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on October 20, 2020 with a vote of ____ in favor and ____ against and second reading on November 17, 2020 with a vote of ____ in favor and ____ against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:
Dated: October 20, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

2nd Read and approved:
Dated: November 17, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

Ordinance 2020-10

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF EDITH RANDALL FOR 525
CHERRY AVE and ANNEXATION INTO THE FOUR CORNERS WATER & SEWER
DISTRICT

WHEREAS, Edith Randall submitted a petition for annexation of 525 Cherry Ave, Gallatin County, with legal description of Lots 84-87 Rainbow Subdivision, Section 14, T2S, R4E, Gallatin County Montana being .44 acres in size ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the property is contiguous to the District boundary; and

WHEREAS, on August 18, 2020, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the Property; and

WHEREAS, Edith Randall provided that water rights to serve the Property need to be provided for one (1) EDUs for a total of 160 gpd to serve 1 residential use; and

WHEREAS, the Property is seeking sewer service and treatment for 1 EDU for the Property and agrees to pay the sewer capacity fee per EDU to the District; and

WHEREAS, the Property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property commonly referred to as 525 Cherry Ave, Gallatin County, Section 14, T2S, R4E, Gallatin County Montana being .44 acres, which is incorporated herein. into the District to provide, after payment of sewer service to the Property for 1 EDUs.

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on October 20, 2020 with a vote of ___ in favor and ___ against and second reading on November 17, 2020 with a vote of ___ in favor and ___ against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved: Four Corners County Water and

Dated: October 20, 2020

Sewer District

By: _____
Its: _____

Attested:

Secretary

2nd Read and approved:
Dated: November 17, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

Ordinance 2020-11

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF RICHARD LEE MARI, JR
FOR LOT 2, MONFORTON MINOR 441 and ANNEXATION INTO THE FOUR CORNERS
WATER & SEWER DISTRICT

WHEREAS, Richard Lee Mari, JR submitted a petition for annexation of Lot 2, Monforton Minor 441, Gallatin County, with legal description of Lot 2 Monforton Minor 441, Located in the E1/2 of Section 12, T2S, R4E, Gallatin County Montana being 4.74 acres in size ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the property is contiguous to the District boundary; and

WHEREAS, on August 18, 2020, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the Property; and

WHEREAS, Richard Lee Mari, JR provided that water rights to serve the Property need to be provided for one (1) EDUs for a total of 160 gpd to serve 1 EDU use; and

WHEREAS, the Property is seeking sewer service and treatment for 1 EDU for the Property and agrees to pay the sewer capacity fee per EDU to the District; and

WHEREAS, the Property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property commonly referred to as Lot 2, Monforton Minor 441, Gallatin County, Section 12, T2S, R4E, Gallatin County Montana being 4.74 acres, which is incorporated herein. into the District to provide, after payment of sewer service to the Property for 1 EDUs.

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on October 20, 2020 with a vote of ____ in favor and ____ against and second reading on November 17, 2020 with a vote of ____ in favor and ____ against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:
Dated: October 20, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

2nd Read and approved:
Dated: November 17, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

Ordinance 2020-12

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF DYKSTRA FARMS, LLC FOR
4498 JACKRABBIT LANE BOZEMAN, MT 59718, TRACT 2 & 4 OF COS 2829B and
ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Dykstra Farms, LLC submitted a petition for annexation of 4498 Jackrabbit Lane, Bozeman, MT 59718. Tract 2 & 4, Gallatin County, with legal description of Tract 2 & 4 of cos 2829B, Section 24, T1S, R4E, Gallatin County Montana being 40.20 acres in size ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the property is contiguous to the District boundary; and

WHEREAS, on August 18, 2020, at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the Property; and

WHEREAS, Dykstra Farms, LLC shall provide water rights to serve the Property for Two (2) EDUs, one for each tract for a total of 320 gpd to serve 2 residential use prior to final reading of this annexation ordinance; and

WHEREAS, the Property is seeking sewer service and treatment for 2 EDU for the Property and agrees to pay the sewer capacity fee per EDU to the District; and

WHEREAS, the Property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property commonly referred to as 4498 Jackrabbit Lane, Bozeman, MT 59718. Tract 2 & 4 of cos 2829B, Gallatin County, Section 24, T1S, R4E, Gallatin County Montana being 40.20 acres, into the District to provide, after payment of sewer and water service and water rights to the Property for 2 EDUs, one for each tract.

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on October 20, 2020 with a vote of ___ in favor and ___ against and second reading on November 17, 2020 with a vote of ___ in favor and ___ against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:
Dated: October 20, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

2nd Read and approved:
Dated: November 17, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary



Irrigation Only Clients

- Change from category 6 to category 1
- Aligns irrigation only customers to be charged the same as residential water rate customers
- Impact varies depending on amount used

- Action

- Notify Irrigation only – (typically HOA/COA) of the proposed change

- To be discussed and voted on at the next meeting



Operation & Maintenance Report- October 20, 2020.

- 1. The Elk Grove Sludge Dewatering facility is operational, the first load of dried sludge went to the Logan Landfill on Monday, October 19th.**
- 2. The WRF project is nearing operational status, tentative schedule to begin processing wastewater by Nov. 1st.**
- 3. Multiple lift station pump plugging problems continue to arise, Commerce Park lift station is still the worst one.**
- 4. Construction of the Water and Sewer Main extensions from Gallatin Heights Eastward along Valley Center Lane and across Jackrabbit Lane to serve the new Town Pump is nearing completion.**



October 20, 2020

General Administration Actives and Issues:

1. New asphalt around the WWTP
2. Website continues to be updated with construction of WRF
3. Insurance Review
4. Audit



Month End YTD Budget vs. Actual

September 2020

Shared Expenses

	<u>September 2020</u>	<u>Budget</u>
Income/Expense		
Expense		
500-Shared General Admin Expenses		
510- Board Members	348	3,000
520- Personnel Expenses	152,109	173,499
530- Office Expenses	14,368	12,000
540- Vehicle Expenses	5,392	12,999
550- Professional Services (Shared)	49,696	60,000
560- Other Expenses (Shared)	14,693	13,998
Total	236,606	275,496



Month End YTD Budget vs. Actual

September 2020

Water

	<u>September 2020</u>	<u>Budget</u>
Income/Expense		
Income		
400- Operating Revenues		
410- Water Revenues	570,220	391,251
Expense		
600- Water O&M Expenses		
610- System Operating Exp (Water)	52,183	42,501
620- Repairs/ Maintenance Expenses	21,260	17,499
630- Professional Services (Water)	924	2,499
Total 600- Water O&M Expenses	74,367	62,499
Half of Shared Expenses	118,303	137,748
Total Expenses	192,670	200,247

* Revenue Bond yearly payment \$268,560



Month End YTD Budget vs. Actual

September 2020

Sewer

	<u>September 2020</u>	<u>Budget</u>
Income/Expense		
Income		
400- Operating Revenues		
420- Sewer Revenues	372,389	375,000
Expense		
700- Sewer O&M Expenses		
710- System Operating Exp (Sewer)	64,187	81,249
720- Repairs/ Maintenance Expenses	14,923	23,751
730- Professional Services (Sewer)	0	1,251
Total 700- Sewer O&M Expenses	79,110	106,251
Half of Shared Expenses	118,303	137,748
Total Expenses	197,413	243,999

* Revenue Bond yearly payment \$204,536



Capital Projects

2020-2021

Joint

- SCADA Upgrade 400K

Water

- Replace Elk Grove Booster Design/Approval 40K
- Design Water Loop Design/Approval 40K
- 80K

Sewer

- Elk Grove Treatment Plant
 - o Process Covers 100K
 - o Odor Control 100K
 - o Life Extension 400K
- Discharge Permit 20K
- Expand RI Basin 150K
- C1 Lift Station 60K
- Lift Station VFD'S 80K
- SBR#2 Completion 500K
- 1.41M



Reserves

September 30, 2020

Stip Status

- Bond \$779K

Sewer \$3.3M

- Liens
o WRF Ph 1 & 2 2.3M

Water \$1.2M

- Liens
o Water Rights 200K



FOUR CORNERS

Water & Sewer District

July 1, 2020

Capacity Sold Since July 1, 2020

	<u>Water</u>	<u>/</u>	<u>Sewer</u>
1. Gabe Roffe-Hydrant Access	\$ 8,400		
2. Jayme Swenson-Hydrant Access	\$ 11,200		
3. Fawn Felker	\$2,890		\$9,110
4. Summit and Sky	\$144,375		\$288,750
5. 3B- 4 EDU's	\$11,560		\$36,440
6. Your Space- 1 EDU	\$2,890		\$9,110
7. RDO			\$9,110
8. Town Pump	\$28,900		\$91,100
9. Thrift store			102,000
10. Sunrise ADU x3	\$4,320		\$13,680
11. Brodie Pielstick ADU	\$1,100		\$3,032
12. Lilly II	\$26,250		\$52,500
13. Lucas Kleinsasser ADU	\$1,455		\$4,555
14. Knox ADU- making payments			\$3,632

Total

\$38,370

\$59,230