

**FOUR CORNERS WATER AND SEWER DISTRICT MINUTES
REGULAR MEETING, February 16, 2021**

Call to Order

President Cory Klumb called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:37 pm on Tuesday, February 16, 2021, at the office of the Four Corners Water & Sewer District at 495 Quail Run Road, Bozeman, Montana.

Board Members present (including those attending via Zoom): President Cory Klumb, member Bob Thelen, member Brad Early, member Nancy Flikkema

Staff/Public present (including those attending via Zoom): Amy Ellingson and Phil George from FCWSD; and Joy Davis, Secretary

Approval of Minutes

January 19, 2021 Board Meeting:

Motion: Member Nancy Flikkema moved to approve the minutes as written. Member Brad Early seconded. No public comment. The minutes were approved 4-0.

Public Comment on Non-Agenda Items:

None.

GENERAL BUSINESS

Ordinance 2021-01 M&M Hospitality – 2nd Reading

Ordinance 2021-01: An Ordinance Annexing a Portion of a Tract of Land Located in Section 25, T1S R4E, Gallatin County, MT (M&M Hospitality, LLC) into the Four Corners Water and Sewer District

This is for a piece of property on Jackrabbit Lane, north of Kennedy subdivision. It is for one EDU, for both water and sewer. The District has connection capabilities in the northwest corner of the property. Phil recommends approval.

Motion: Member Nancy Flikkema moved to pass the second reading of Ordinance 2021-01; member Bob Thelen seconded. No public comment. Motion passed 4-0.

Ordinance 2021-02 Dykstra Family, LLC – 2nd Reading

Ordinance 2021-02: An Ordinance Accepting the Annexation Petition of Dykstra Farms, LLC, 4498 Jackrabbit Lane, Bozeman, MT 59718 into the Four Corners Water and Sewer District

This is for one EDU only. Any development of the land requiring more EDUs will require additional approval from the District. Phil recommends approval.

Motion: Member Nancy Flikkema moved to pass the second reading of Ordinance 2021-02; member Brad Early seconded. No public comment. Motion passed 4-0.

Ordinance 2021-03 MVGR, LLC – 2nd Reading

Ordinance 2021-03: An Ordinance Accepting the Annexation Petition of MVGR Land, LLC, 1280 E Baxter Lane, Bozeman, MT 59718 into the Four Corners Water and Sewer District

This property is located on Baxter Lane about .25 mile west of the YMCA. They are requesting 128 EDUs and have paid for them, pending approval of the second reading. There is still capacity available and the property has close access to water/sewer line connections. Phil recommends approval.

Motion: Member Nancy Flikkema moved to pass the second reading of Ordinance 2021-03; member Brad Early seconded. No public comment. Motion passed 4-0.

Ordinance 2021-04 McLoed – 1st Reading

Ordinance 2021-04: An Ordinance Accepting the Annexation Petition of Blayne W. and Barbara I. McLoed for annexation into the Four Corners Water and Sewer District

The property is located south of Gallatin Heights. The petition is for 3 tracts and 3 EDUs, but there is a planned development of 148 units. There is still capacity available and the property has close access to water/sewer line connections. Phil recommends approval.

Motion: Member Nancy Flikkema moved to pass the first reading of Ordinance 2021-04; member Bob Thelen seconded. No public comment. Motion passed 4-0.

Ordinance 2021-05 C Jaimeson Properties – 1st Reading

Ordinance 2021-05: An Ordinance Accepting the Annexation Petition of C. Jaimeson Properties LLC, for annexation into the Four Corners Water and Sewer District

This property is located east of Love Lane, between Baxter Lane and Durston. They are putting in storage units and plan to build 35 homes. They are requesting one EDU at this time. There is still capacity available and the property has close access to water/sewer line connections. Phil recommends approval.

Member Bob Thelen started a discussion about the process by which developments are approved by the Board and District. All capacity is sold on a first-come, first-serve basis and depends on availability. Once a property's annexation into the District is approved by the board, additional EDUs for that property are handled by the General Manager. Bob asked, does the Board and/or District need a strategy for development in the District? Would focusing on density rather than sprawl be more cost-effective and efficient?

Other members see the role of the Board as managing infrastructure and capacity in a fiscally responsible way, rather than determining where or by whom development occurs within the District. The Board does not wish to unnecessarily hold up development.

Phil and Bob agreed to meet in person at another time to go through District maps together and continue this discussion.

Motion: Member Nancy Flikkema moved to pass the first reading of Ordinance 2021-05; member Brad Early seconded. No public comment. Motion passed 4-0.

Resolution 2021-02: Eliminate Category 6 Irrigation

Resolution 2021-02: A Resolution of the Four Corners County Water and Sewer to Eliminate a Category 6 Irrigation Only Rate Structure

No customers have responded to the proposed changes in rate structure. After approval of Resolution 2021-02, changes will go into effect on April 20, 2021 for the next irrigation season.

Motion: Member Nancy Flikkema moved to approve Resolution 2021-02; member Bob Thelen seconded. No public comment. Motion passed 4-0.

Discussion and Resolution 2021-03 – SBR 3 & 4

Resolution 2021-03: A Resolution of the Four Corners County Water and Sewer Authorizing the GM to proceed with early Engineering/Design of SBR 3&4

As discussed at the last meeting, Phil is requesting authorization for a short-term budget to begin the engineering and design work for SBR 3 and 4 so that construction can begin Spring 2022. It appears that the discharge permit will be approved and issued April 1, 2021, but the approved amount is still unknown. The budget request is for \$100,000 from capacity funds.

Motion: Member Nancy Flikkema moved to approve Resolution 2021-03; member Bob Thelen seconded. No public comment. Motion passed 4-0.

Engineer's Report

Phil George provided the report.

- Still working through a couple of problems at the Water Reclamation Facility (WRF), but making progress. Axwell Group came by to dispute the liquidated damage issues/charges.
- Proposed discharge permit should be approved and issued by April 1.

Monthly Operations & Maintenance Report

Phil George provided the report:

- The WRF is almost complete. The outstanding items to complete are being addressed by the contractor, engineers, and FCWSD staff.
- Construction of SBR 2 is underway. Plumbing, airline piping, heating, and electrical work has started.
- Extreme cold weather caused problems for the staff at EGWWTP and some lift stations. Pump controls freezing in the ice, malfunction of sensors, etc.
- Odor control covers for the EGWWTP have been fabricated and will be installed weather permitting. Icing in digesters prevents installation at this time.

General Administration Report and Monthly Financial Report

Amy Ellingson provided the General Administration Report:

- Meeting with the Bank – One audit finding was that the District has more funds in the bank than is insured under FDIC. Amy and Phil found a solution that will take effect April 1.
- Meeting with Insurance Companies – Open enrollment begins in April. District will stay with Blue Cross Blue Shield.
- New Meter Reader – New handheld meter reader is faster and easier to use.
- District will purchase the body for the new crane truck from Ressler instead of waiting until 2022. Old crane truck will be repurposed into a flatbed.

Amy Ellingson provided the Monthly Financial Report:

- In shared expenses, still waiting for Office Expenses and Other Expenses to even out after laptops were purchased and balloon payments came due.
- Water has higher than expected revenue and is under budget overall for expenses. Expenses have overrun due to some work in the Northstar wells and the new meter reader.
- Sewer has higher than expected revenue and is under budget overall for expenses.

Manager Topics

In order to avoid future issues, Phil proposes to pass a resolution in the next meeting that creates a new rate category for residents who are not authorized to use District water for irrigation. Residents who exceed their wintertime average during the summer months will be charged for the excess water use. This will help defray the cost of offsetting that additional potable water use.

Phil will come back to the Board at the next meeting with a draft resolution.

Board Member Topics

Member Bob Thelen asked that the Board continue to work on audio issues for Zoom meetings. It is difficult for those not in the office to hear everything. The Board will investigate different microphones and/or protocols to aid audibility.

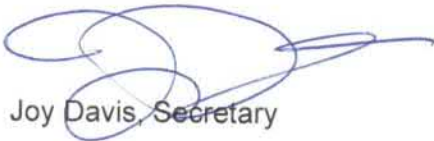
Public Comment:

No public comment.

Next Meeting Date: Tuesday, March 16, 2021

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District meeting of February 16, 2021 adjourned at 7:39 p.m.



Joy Davis, Secretary