

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

Call to Order

President Cory Klumb called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:31 pm on Tuesday, March 16, 2021, 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 Brad Early, member Nancy Flikkema

Staff/Public present: Phil George from FCWSD and Joy Davis, Secretary

Approval of Minutes

February 16, 2021 Board Meeting:

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

Public Comment on Non-Agenda Items:

None.

GENERAL BUSINESS

Ordinance 2021-04 McLoed – 2nd 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 second reading of Ordinance 2021-04; member Brad Early seconded. No public comment. Motion passed 4-0.

Ordinance 2021-05 C Jaimeson Properties – 2nd 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 40 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. District will not service lift station. Phil recommends approval.

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

Resolution 2021-04: Category Residential 1.1

Resolution 2021-04: A Resolution of the Four Corners County Water and Sewer to Establish a New Residential Water Category

The District no longer provides irrigation water for new residential customers. This resolution would create a new rate category for those customers. As written, Category 1.1 would keep the exact same

Phil George provided the Monthly Financial Report:

- In shared expenses, District is still waiting for Office Expenses to even out. The Other Expenses category will grow by about \$14,000 now that District has the WRF insurance. Overall, under budget for February.
- Water has higher than projected revenue and is under budget overall for expenses.
- Sewer has higher than projected revenue and is under budget overall for expenses.
- For reserves, District moved about \$400,000k from both water and sewer.
- There has been no action from the bank on the action item from the last audit. Phil will follow up with them.

Manager Topics

The District is down to 662 EDUs worth of capacity for sale, which could potentially be sold soon. Phil suggests keeping out a small number of EDUs to allow for infill at the rate of less than five per property owner. This will help develop vacant lots in existing neighborhoods.

Phil will put together some concepts and possibilities for divestiture of District property, which could potentially fund other projects. District may not expand after construction of SBR 3 and 4. Board will need to form a subcommittee to focus on land.

District's goal is to keep the base rate for water the same; Phil is looking at paying off revenue bonds to that end.

Board Member Topics

Bob brought a request from his neighbors regarding the condition of Milwaukee Road where it passes the WRF. He asked that the District leave the road in better condition than they found it. Phil agreed to look into the issue.

Public Comment:

No public comment.

Next Meeting Date: Tuesday, April 20, 2021

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District meeting of March 16, 2021 adjourned at 7:34 p.m.

Joy Davis, Secretary

