

FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, May 20, 2025

Call to Order

President Nancy Flikkema called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:28 pm on May 20, 2025, at the office of the Four Corners Water & Sewer District at 495 Quail Run Road, Bozeman, Montana.

Board Members present: President Nancy Flikkema, Member Brad Early, Member Jeff Sipes, Member Justin Hart and Member Michele Piazza.

Staff/Public present: Phil George, General Manager (GM) from FCWSD; Amy Ellingson, District Administrator (DA) from FCWSD, Caleb Campbell, Trevor Campbell, Adam Schlegel and Libby Kueneker, Secretary

Approval of Minutes

April 15, 2025 Board Meeting

Motion: Member Jeff Sipes moved to approve the Minutes with the addition of “the additional water charge rate” at the start of the description for Resolution 2025-02. Member Brad Early seconded. No public comment occurred. The Minutes were approved 5-0.

Public Comment on Non-Agenda Items:

No public comment occurred.

GENERAL BUSINESS

Ordinance 2025-03 2nd Reading

Ordinance 2025-03: An Ordinance Accepting the Annexation Petition of John Rosa, Lot 48 for annexation into the Four Corners Water and Sewer District

The property is located in the Rainbow Subdivision of the Bozeman Hot Springs Tract. The petition is for 1 water and sewer EDU. Phil recommends approval.

Motion: Member Jeff Sipes moved to pass the 2nd reading of Ordinance 2025-03; member Justin Hart seconded. No public comment occurred. Motion passed 5-0.

Ordinance 2025-04 1st Reading

Ordinance 2025-04: An Ordinance Accepting the Annexation Petition of TWG Bozeman LLC for annexation into the Four Corners Water and Sewer District

The property is located East of Jackrabbit in the NW ¼ Section 25, T01 S, R04 E, in Gallatin Montana. The petition is for 5 EDUs. Phil recommends approval.

Motion: Member Jeff Sipes moved to pass the 1st reading of Ordinance 2025-04; member Justin Hart seconded. No public comment occurred. Motion passed 5-0.

Ordinance 2025-05 1st Reading

Ordinance 2025-05: An Ordinance Accepting the Annexation Petition of Richard J Ogle for annexation into the Four Corners Water and Sewer District

The property is located at the southeast corner of Valley Center and Jackrabbit. The petition is for 20 EDUs. Phil recommends approval.

Motion: Member Jeff Sipes moved to pass the 1st reading of Ordinance 2025-05; member Brad Early seconded. No public comment occurred. Motion passed 5-0.

Resolution 2025-03: A Resolution Changing the Bond Principal Payment

Resolution 2025-03 : A Resolution of the Four Corners County Water and Sewer to Change the Bond Principal Payment

This resolution would enable FCWSD to make a \$500,000 principal payment to the \$11.3 million bond. This decreases district members' property taxes. The District has suspended the reserves, so this month and succeeding months will be \$4 less, changing from \$91.75 to \$88.75. A notification will occur in the bills to inform the district's work and explaining how and why these changes are to the constituents' advantage.

Motion: Member Brad Early moved to approve Resolution 2025-03; Member Jeff Sipes seconded. No public comment occurred. The Motion passed 5-0.

Draft Budget 2025/2026

Phil George reviewed the draft of the 2025/2026 Budget.

- This Board will vote to finalize the Budget at the June Board Meeting.
- FCWSD will keep operating costs separate from capital costs.
- The DA requested the Board send feedback or questions by the June Meeting.

Monthly Financial Report

Amy Ellingson provided the report.

- The DA reviewed upcoming annexations.
- Regarding Contract 4 year billing, the GM asked the board if they should put a lien on a property. The Board requested totals, who hasn't paid, and who is on the list of actions.
- One employee moved states, so FCWSD placed an employment ad without responses; the position's responsibilities will be distributed amongst current employees. A new employee has been hired to fill a separate need.
- The DA updated the Board on Gallatin Gateway's status. 31 of 55 manholes had been buried under paved roads.
- The Stip Bond water status is at \$2,564,744 and sewer status is at \$393,666.
- The DA reviewed the April 2025 budget vs. actual for the shared, sewer, and water expenses.
- A request was made by a Finance Committee Member for an update on accounts. The DA will share those with the Board this week.

General Manager Topics

Phil George offered the report.

- WRF SBR 5 start up is scheduled for this week.
- The Tertiary Filtration electrical installation of UV and filtration wiring is underway.
- All Odor Control Improvement equipment is installed. FCWSD needs to install a retrofit for the digester (1-4) air. The GM will contact Board Members to tour the space.
- 80% of the new water line for the Zoot Water Main Extension needs to jack and bore under Norris Road, scheduled for June.
- The Northstar Lift Station construction is scheduled through July.
- The augmentation upgrade is complete but requires cleanup.

- The Valley Center building enlargement is completed, and a scheduled installation of new equipment will be completed by September 2025.
- The Capacity Status is at 893.
- The GM is communicating with Belgrade to create an interlocal agreement stating the two will communicate and share permission.

Board Member Topics

- SBR 5 is not redundant with any other SBR and will be the last SBR. The GM will show the Elk Grove Turn On plan in the fall.
- The GM updated the Board on remaining Elk Grove work, including work required to enclose the equipment in a simple, sturdy building to maintain safety and preserve equipment. The GM will show the Board drawings and prices at a future Meeting.
- The DA will get an updated, coded list of members who require a 2nd or 3rd payment.

Closed Meeting- Montana Code 2-3-203(4)(a)

A closed meeting occurred under Montana Code 2-3-203(4)(a).

Next Meeting Date: June 17th, 2025

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District meeting of May 20, 2025 adjourned at 7:15 p.m.



Secretary