

**FOUR CORNERS WATER AND SEWER DISTRICT MINUTES
REGULAR MEETING, August 19, 2025**

Call to Order

Vice President Jeff Sipes called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:34 pm on August 19, 2025, at the office of the Four Corners Water & Sewer District at 495 Quail Run Road, Bozeman, Montana.

Board Members present: Vice President Jeff Sipes, Member Brad Early and Member Michele Piazza.

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

Approval of Minutes

June 17, 2025 Board Meeting

Motion: Member Michele Piazza moved to approve the Minutes as written. Member Brad Early seconded. No public comment occurred. The Minutes were approved 3-0.

Public Comment on Non-Agenda Items:

No public comment occurred.

GENERAL BUSINESS

Ordinance 2025-06 2nd Reading

Ordinance 2025-06: An Ordinance Accepting the Annexation Petition of Bobcat Auto Investments, LLC for annexation into the Four Corners Water and Sewer District

The property is located at the northwest corner of Baxter and Jackrabbit. The petition is for 4 EDUs. Phil recommends approval.

Motion: Member Michele Piazza moved to pass the 2nd reading of Ordinance 2025-06; member Brad Early seconded. No public comment occurred. The Motion passed 3-0.

Ordinance 2025-07 1st Reading

Ordinance 2025-07: An Ordinance Accepting the Annexation Petition of Jeremy and Michele Shea for annexation into the Four Corners Water and Sewer District

The property is located in the Coolwater Subdivision. The petition is for 2.5 EDUs. An ADU will be included. Phil recommends approval.

Motion: Member Michele Piazza moved to pass the 1st reading of Ordinance 2025-07; member Brad Early seconded. No public comment occurred. The Motion passed 3-0.

Resolution 2025-05: Special Assessment

Resolution 2025-05 : A Resolution of the Four Corner County Water and Sewer District Special Assessment

This Resolution reduces the tax per parcel from about \$510 to \$477.10 for the new tax year. Two bond payments a year will continue to occur.

Motion: Member Michele Piazza moved to approve Resolution 2025-05; Member Brad Early seconded. No public comment occurred. The Motion passed 3-0.

Resolution 2025-06: Suspension on the Reserve Rate

Resolution 2025-06 : A Resolution of the Four Corners County Water and Sewer to Suspend the Reserve Rate

This Resolution suspends the Reserve Rate. Suspension will take place in the October billing cycle. Notification will occur in the September bill to let all members know their bill will go down \$4.

Motion: Member Michele Piazza moved to approve Resolution 2025-06; Member Brad Early seconded. No public comment occurred. The Motion passed 3-0.

Monthly Financial Report

Amy Ellingson provided the report.

- The DA reviewed upcoming annexations.
- FCWSD's audit is underway. The Auditor's field day will occur on 9/10/25 and they will present at the 10/25 Board Meeting.
- The DA reviewed returned EDU's.
- Boy Scouts painted hydrants for FCWSD this summer and hope to continue next summer, likely finishing the project.
- The Stip Bond water status is at \$1,533,833 and sewer status is at \$48,759.
- The DA reviewed contracts for 4 year billing.
- The DA reviewed the July 2025 budget vs. actual for the shared, sewer, and water expenses.

Monthly Operations and Maintenance Report

Phil George offered the report.

- The Tertiary Filtration startup will occur in September.
- All the Odor Control Improvement equipment is installed; startup will occur in September.
- The Northstar Lift Station construction is complete and operating still waiting for VFD #3.
- Scheduled installation of the new Valley Center equipment will be completed by September.
- Zoot Wells, Status 1 and 2 are operational. Well 3 needs work.
- The Baxter waterline extension is in the bid process.
- Utility Solutions, a client of FCWSD, is drawing water from FCWSD wells to provide water for the Crazy Mountain Ranch Golf Course. FCWSD water supply won't be impacted.

General Manager Topics

Phil George offered the report.

- The capacity status is at 977

Board Member Topics

No Board Member topics arose.

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

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

Next Meeting Date: September 16, 2025

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District meeting of August 19, 2025 adjourned at 7:42 p.m.

A handwritten signature in cursive script, appearing to read "Libby Kueneke".

Libby Kueneke
Secretary