

FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, November 18, 2025

Call to Order

Vice President Jeff Sipes called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:30 pm on November 18, 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 Kuenene, Secretary

Approval of Minutes

October 21, 2025 Board Meeting

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

Public Comment on Non-Agenda Items:

No public comment occurred.

GENERAL BUSINESS

Ordinance 2025-08 2nd Reading

Ordinance 2025-08: An Ordinance Accepting the Annexation Petition of Rae Holdings LLC, 7310 Springhill Community Road, Belgrade, MT 59714, Gallatin County for annexation into the Four Corners Water and Sewer District

The property is located in Rainbow Subdivision. The petition is for 1 EDU. Phil recommends approval.

Motion: Member Brad Early moved to pass the 2nd reading of Ordinance 2025-08; member Michele Piazza seconded. No public comment occurred. The Motion passed 3-0.

Monthly Financial Report

Amy Ellingson provided the report.

- The DA reviewed upcoming annexations.
- The DA updated the board on Employee changes and needs.
- Monthly Housing stipends from the 2023 Resolution will continue with a decrease from \$250 to \$225 for the 2026 calendar year.
- No December Board Meeting will occur.
- The employee who maintains FCWSD's website is retiring but is helping integrate the new hire.
- The DA reviewed contracts for 4-year billing. Charges collected move up to the bond monthly.
- The Stip Bond water status is at \$1,451,617 and sewer status is at \$159,871.
- The DA reviewed the October 2025 budget vs. actual for the shared, sewer, and water expenses.

Monthly Operations and Maintenance Report

Phil George offered the report.

- The Tertiary Filtration final tests and operational issues are still being resolved.
- The Northstar Lift Station pump issue investigations continue.
- Valley Center work is completed.
- Zoot Wells, Status 1 and 2 are operational. Well 3 needs work; a redrill may need to be requested from DEQ.
- The Baxter waterline extension bid has been awarded.
- 2 vehicles will be traded in for ones with equipment service frames and Tommy lifts for employee safety.
- A crane truck is being repaired and will be returned tomorrow, but it won't remain reliable and functional in the long run. The GM will ask Belgrade, Big Sky, and Bozeman what equipment they use, if they have similar issues, and if sharing cranes is an option.
- A request was made for a water study update including future recommendations.
- The GM continues looking into employee housing.

General Manager Topics

Phil George offered the report.

- The Capacity Status is at 935.

Board Member Topics

No Board Member topics arose.

Next Meeting Date: January 20, 2026

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District Meeting of November 18, 2025 adjourned at 7:06 p.m.



Secretary