

Ordinance 2025-04

ORDINANCE ANNEXING TWG BOZEMAN, LLC Property,  
Tract 1 of Certificate of Survey No. 2805C. Gallatin County Montana INTO THE  
FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, TWG BOZEMAN, LLC, with address of 1413 E. Hawthorne Rd, Spokane, WA 99218, as owner of the Property described herein, submitted a petition for annexation of a parcel of land described as Tract 1 of Certificate of Survey No. 2805C, located in NW ¼ Section 25, T01 S, R04 E, Gallatin County Montana hereinafter also referred to as "Property" requesting that the Property be annexed into the Four Corners County Water and Sewer District for both water and sewer service; and

WHEREAS, the Property is contiguous to the District boundary; and

WHEREAS, on April 15, 2025 at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems will have sufficient future capacity to provide service to the Property.

WHEREAS, the Property will need to provide its own irrigation water.

WHEREAS, TWG BOZEMAN, LLC will provide evidence of purchased of water rights to serve the Property need to be provided for 5 EDU (800 gpd total) average daily flow of 160 gallons per day per EDU and have agreed to pay the water and wastewater fee per EDU to the District.

NOW THEREFORE, be it ordained by the board of directors of the Four Corners County Water and Sewer District Board, by passage of this ordinance, the District does agree to annex the Properties, described above, into the District after transfer of water rights and receiving payment of fees water and sewer service for 5 EDUs (800 gpd total) average daily flow of 160 gallons per day per EDU.

The District shall not provide water for irrigation.

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilize water or sewer on the Property be added, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures or more uses.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on May 20, <sup>2025</sup>2024 with a vote of 5 in favor and 0 against and second reading on June 17, 2025 with a vote of 3 in favor and 0 against.

This Ordinance shall be in effect 30 days after the date of the second reading.

1<sup>st</sup> Read and approved:

Four Corner's County Water and Sewer District

Dated: 5/20/25, 2024<sup>25</sup>

Nancy A. Filibona  
Its: President

Attested: Moby Kuenke  
Secretary

2<sup>nd</sup> Read and approved:

Four Corner's County Water and Sewer District

Dated: 6/17, 2024<sup>25</sup>

Jeff R. Jones  
Its: Vice-President

Attested: Moby Kuenke  
Secretary