

Ordinance 2025-06

ORDINANCE ANNEXING BOBCAT AUTO INVESTMENTS LLC, 8450  
HUFFINE LANE, BOZEMAN, MT 59718., GALLATIN COUNTY  
MONTANA INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, BOBCAT AUTO INVESTMENTS LLC with address of 8450 Huffine Lane, Bozeman, MT 59718, as owner of the Property described herein, submitted a petition for annexation of a parcel of land described as Lot 1, Block 1 of Kennedy Subdivision, located in Section 23, 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 water and sewer services; and

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

WHEREAS, on May 20, 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, BOBCAT AUTO INVESTMENTS LLC will provide evidence of purchased water rights to serve the Property need to be provided for 4 EDU (640 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 Property, described above, into the District after transfer of water rights and payment of fees water and sewer service for 4 EDUs (640 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 utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on June 17, 2025 with a vote of 3 in favor and 0 against and second reading on Aug 19, 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: 6/17, 2025

Jeff R. Lopez  
Its: Vice President

Attested: Mary Krenke  
Secretary

2<sup>nd</sup> Read and approved: Four Corner's County Water and Sewer District

Dated: Aug 19, 2025

Jeff R. Lopez  
Its: Vice President

Attested: Mary Krenke  
Secretary