

Four Corners County Water and Sewer District
Minutes For
July 26, 2005

Meeting was held at the Cafeteria at the Zoot Enterprises Building located at Four Corners at 555 Zoot Enterprises Lane. Present at the Board meeting were Board members: Chris Nelson and John Hulme. Dennis Simpson arrived five minutes late. Upon Director Simpson's arrival, the three board members constituted a quorum. Members of the public were also present. District counsel and acting Secretary John C Brown was not present.

The meeting was called to order by Chairman John Hulme at approximately 6:12pm.

Chairman Hulme presented the first reading of Ordinance 05-02 re: Annexation Request.

Dennis Simpson arrived at approximately 6:17pm. The Board reviewed the Water and Sewer Service letter for the Galactic Park Subdivision Chairman Hulme sent to the Gallatin County Commissioners

Chairman Hulme next requested a capacity commitment letter from Utility Solutions for Tier 1 properties. This commitment letter would guarantee that Utility Solutions would set aside sufficient capacity for all properties with in the Tier 1 area thereby allowing the District to possibly annex these properties in the future.

Upon a unanimous vote the Board approved the minutes from the May 24th board meeting.

Next, the Middle Creek Subdivision Survey report was read by Chairman Hulme. The survey showed very little interest by the residents for central water and sewer service to be provided by the District via Utility Solutions. A member of the public, George Metcalfe, stated that most were not interested because of the \$15,000 hookup fee being required up front and that more residents would be interested if the District offered long term bonding for the improvements. Director Nelson pointed out that the District was unable to obtain bonding due to the lawsuit filed by certain individuals questioning the validity of the District.

Chairman Hulme moved that the District send a similar Survey to residents of the Rainbow Subdivision in order for the District to gauge the capacity required for future annexation. Director Nelson seconded the motion and the motion passed unanimously.

The Board agreed to postpone the report on Zoot wells by John Brown until next meeting.

Chairman Hulme then gave an update on Utility Solution drain field location. Utility Solutions has changed the location of a drain field from Potter Clinton's original location within the North Star Subdivision to 9 commercial lots next to the Rainbow Subdivision.

The reason for the change was two-fold: First, to use the old location, the Beck and Border ditch would have to be moved and placed into culvert. Second, the new location allows for more disposal of treated effluent. Clinton Cain, a member of the public, stated that he would oppose the location all the way to the Supreme Court. Mr. Cain went on to ask Chairman Hulme why if the Gallatin County Commissioners declined the location did Utility Solutions think that it could still move the drain field. Barb Campbell of Utility Solutions responded that Utility Solutions had already received the necessary approvals from DEQ and DNRC, and that the Gallatin County Commission did not have the authority to decide where utility lots could be placed within a subdivision.

George Metcalfe, a member of the public, questioned location of the drain field.

Dennis Poore, a member of the public, commented that he would like to see the District pump downhill to Belgrade. He requested more details on the current design. Barb Campbell of Utility Solutions encouraged him to contact her or her engineers for more information.

Mike Kavasnic, a member of the public, stated that he would like service. He is frustrated with not being able to hook up. Barb Campbell of Utility Solutions said that if he would get plans and appropriate approvals he would be welcome to install his own pipe into Utility Solutions' main line.

Chairman Hulme corrected misinformation contained in an email Tony Kolnik sent about John Cok having a side deal with Utility Solutions for 200,000 gallons of waste water treatment. John Brown relayed that Mr. Cok had traded an easement on his property for 20,000 gallons of capacity and a cash payment with the previous owners of the Elk Grove subdivision and that Utility Solutions had inherited the deal.

During the public comment period on non-agenda items, Randy Cain wanted to know when his property will be annexed. Board member Nelson asked Chairman Hulme if he and John Brown could create a process template with rough time lines for any property owner wishing to annex their property. Jimmy Lohmeier asked when will properties be annexed. He also asked if there was a date for the next Board member election. Chairman Hulme responded that the next election for board members will be this November.

After consideration of their calendars, the Board then concluded the next meeting will be on Wednesday, August 17 at 7:00 a.m. in the Zoot Enterprises Cafeteria. That same meeting will also be the hearing for the Petition to Exclude Garden Center real property from the District. The meeting was adjourned at 7:19 p.m.


CHRIS NELSON, Acting Secretary