



Board Meeting Agenda for Tuesday, August 18, 2020 @ 6:30 pm

Four Corners Water & Sewer District Office, 495 Quail Run Road,

Bozeman, MT, 59718 VIA ZOOM

If you would like to attend the meeting via Zoom, please call

406-585-4166 for the Zoom ID.

Regular Monthly Meeting

- 1) Call to Order
- 2) Approval of Draft Meeting Minutes from June 16, 2020
- 3) Public Comment: Non-Agenda Items- Time Limit on public comment 5 minutes

I. General Business

- 1) Ordinance 2020-06 Pierce- First Reading
- 2) Ordinance 2020-07 Dysktra- First Reading
- 3) Resolution 2020-06- Tax Assessment
- 4) Discussion Irrigation
- 5) Engineer's Report
- 6) Monthly Operation & Maintenance Report
- 7) Monthly Financial Report
- 8) General Manager Topics
- 9) Board Member Topics

II. Next Meeting Date – Tuesday September 15, 2020

III. Adjourn Meeting

FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, June 16, 2020

Call to Order

President Cory Klumb called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:30 pm on Tuesday, June 16, 2020, at the office of the Four Corners Water & Sewer District at 495 Quail Run Road, Bozeman, Montana.

Board Members present: President Cory Klumb, member Brad Early, member Bob Thelen

Staff/Public present (including those attending via Zoom): Amy Ellingson, Erik Lucksley, and Phil George from FCWSD; Brad Hammerquist from MMI; Thomas J. Kallenbach; and Joy Davis, Secretary

Approval of Minutes

May 19, 2020 Board Meeting:

Motion: Member Bob Thelen moved to approve the minutes as written; member Brad Early seconded. The minutes were approved 3-0.

Public Comment on Non-Agenda Items:

None were raised.

GENERAL BUSINESS

Ordinance 2020-05 Felker 2nd Reading

Ordinance 2020-05: An Ordinance Accepting the Annexation Petition of Fawn Felker, 81133 Gallatin Road, Bozeman, MT 59718 for Annexation. This is for one EDU. Both sewer and water services are nearby and there is an existing well on the property for irrigation.

Motion: Member Brad Early moved to pass the second reading of Ordinance 2020-05; member Bob Thelen seconded. No public comment. Motion passed 3-0.

Irrigation Rate Increase Discussion

The irrigation rate increase discussion continued from last month. The District is currently considering moving all irrigation-only customers from a Category 6 rate structure to a Category 2. This would eliminate Category 6 and give irrigation-only customers a tiered rate structure like the rest of the District's customers. Phil will come back to the board at the next meeting with more information about the break-even point for well subsidies and on whether a rate hearing would be necessary with this change. On average, drilling a 60' well with steel casing (no pumping equipment) would cost approximately \$3,000. There would be no rate increase until at least October. Brad Early noted that a rate hearing could be used to educate customers on the advantages of moving to a well for irrigation.

The District has yet to make a firm recommendation and is open to other ideas.

Engineer's Report

Brad Hammerquist provided the report. The WRF project continues, along with material testing and inspection on site.

Work also continues on the Four Corners discharge permit for increased disposal capacity. That work is in tandem with getting engineering plans and specifications approved to replace the existing subsurface disposal with aboveground disposal basins which will allow the District easier access for maintenance.

Baxter Crossing project is nearing completion. Water is in and the contractor is working on getting the sewer infrastructure in place. That should be done relatively soon.

Monthly Operations & Maintenance Report

Phil George provided the report:

- Baxter Lane Sewer and Water Extension project started April 20th and is nearing completion. Water infrastructure is 100% complete and the sewer infrastructure is 85% complete. It should be done by July 1, 2020.
- WRF project: underground piping is done. Precast walls should start on Monday. There has been a one-week delay, but WRF Phase 1 is projected to be complete by August 28th.
- A pilot test of new technology for the treatment of the septicity in the force mains is still on hold due to COVID-19.
- Piping and floor drains are complete for the Sludge Dewatering Building at the EGWWTP. Concrete placement for the floor slab is scheduled for this week.

General Administration Report and Monthly Financial Report

Amy Ellingson provided the General Administration Report:

- The addition to garage is well underway. Everything is being done internally. It should be done by the end of June.
- Late fees/Disconnect notices: District is still not assessing late fees or disconnecting service until the Governor has lifted the restriction. Two weeks ago, notices were sent to everyone whose bill is more than 60 days overdue. There are around 45 customers out of 2,000 who are late on their payments. All available methods of payment seem to be well-used by customers (ACH, online bill pay, paper checks).
- 2019 Water Quality Report is online. Hard copies are also available in the office.
- Website continues to be updated with construction of WRF. We will be able to post new pictures once walls have gone up.

Amy Ellingson provided the Monthly Financial Report:

- Usage has gone up and billing as well.
- In shared expenses, we are over budget in vehicle expenses due to the two vehicles purchased in August. We are over in personnel expenses due to the three pay periods in May.
- Water has higher than expected revenue. Budget for repairs and maintenance overran some, but that was expected. Revenue Bond payment information has been added to the summary sheet. The monthly payment has increased from \$23,000 to \$38,000.
- Sewer has higher than expected revenue and system operation expenses are below budget. Budget for repairs and maintenance overran some, but that was expected. Revenue Bond payment information has also been added to the summary sheet.
- Amy also reviewed the capacity that has been sold in the last twelve months. This money either stays in the fund reserve or funds the following year's capital projects.
- Capital Projects:
 - The office remodel and C1 fence have both been completed and paid for. Both projects came in under budget and the additional funding for those projects has paid for the awning project.
 - The Elk Grove Well upgrade is not quite completed, but should underrun.
 - The C1 Clear RI Basins has begun and is expected to underrun.

- Elk Grove Lift Station is done and overran the budget by about \$2,000.
- Elk Grove Covers & Odor's only cost so far are for the manhole covers.
- Elk Grove De-Watering Facility has just begun so bills will start coming in. So far, only \$86,000 of the \$240,000 budgeted has accrued.
- Disposal Permit project has been added to the list for visibility. \$28,600 has accrued so far.

2020-2021 Budget Approval

Key assumptions are 1) sewer operating budget will remain the same because the cost benefit of the EGWWTP will be somewhat offset by the operational costs of a second sewer plant; 2) the District will contribute to the water revenue bond at the level previously agreed upon; 3) the District will pay down the sewer revenue bond as affordability exists; and 4) District will create a Sewer Short Term Assets Reserve in the amount of \$36k as a requirement of the bond.

Numbers from the May meeting have all stayed the same except for water income and sewer income, which have increased to \$1.500MM and \$1.410MM, respectively. Phil suggests that the Board pass a resolution to adopt this budget for the 2020-2021 fiscal year. Member Brad Early moved to accept the proposed 2020-2021 budget as written. Member Bob Thelen seconded. Resolution passed 3-0.

Manager Topics

Discharge Permit: District continues working on getting DEQ approval to expand existing basins and approved volume.

Sewer Capacity Discussion: The District is currently processing 2,134 EDU and have obligations for 1,229 more. The state government and DEQ require District to maintain capacity for obligations, which results in underused facilities and limited revenue. Contracts going forward will give the District the option to either charge for unused EDUs or recall them. Phil is working on a way to be able to do that for current obligations as well.

With the Elk Grove and WRF Phase A and B capacity, District will be able to service 4,375 EDU, which leaves 1,012 available to sell, and Phil has had inquiries well in excess of that number.

Reserves: Phil reviewed with the Board the water, sewer and bond reserves, which are all currently with state investment fund, and the liens currently on the water and sewer sides.

Board Member Topics

There were no further comments.

Next Meeting Date: Tuesday, August 18, 2020 (In lieu of a July meeting, Board members are welcome to set up a tour of District facilities with Phil.)

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District meeting of June 16, 2020 adjourned at 7:23 p.m.

Joy Davis, Secretary

Ordinance 2020-06

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF PIERCE BUILDINGS, LLP, PO BOX 80707, BILLINGS, MT 59108. ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Pierce Buildings LLP, submitted a petition for annexation of Lot 4 & 5 Kennedy Subdivision, Bozeman, MT 59718 (4.08 acres), being located in the Kennedy Subdivision lot 4 & 5 of Section 35, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

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

WHEREAS, on June 16, 2020, 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 has capacity to provide service to the new proposed residence to be located on the Property; and

WHEREAS, Pierce Buildings LLP, will provide evidence of purchased of water rights to serve the property need to be provided for 7 EDU (1120 gpd total) and agree to pay the water & sewer capacity fee per EDU to the District; and

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

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property described as Pierce Building LLP, submitted a petition for annexation of Lot 4 & 5 (4.08 acres), being located in the Kennedy Subdivision of Section 35, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") into the District to provide after transfer of water rights & payment of fees water and sewer service to the Property for 7 Edu (1120 gpd total).

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 August 18, 2020 with a vote of__ in favor and__ against and second reading on September ____, 2020 with a vote of_ in favor and__ against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:
District Dated: August 18, 2020
Attested: _ Secretary

Four Corners County Water and Sewer

Its: _____

Attested: _____ Secretary
2nd Read and approved: _____
_____, _____ 2020

Four Corners County Water and Sewer District Dated: _____

Its: _____

Attested: _____

Four Corners County Water
and Sewer District Secretary

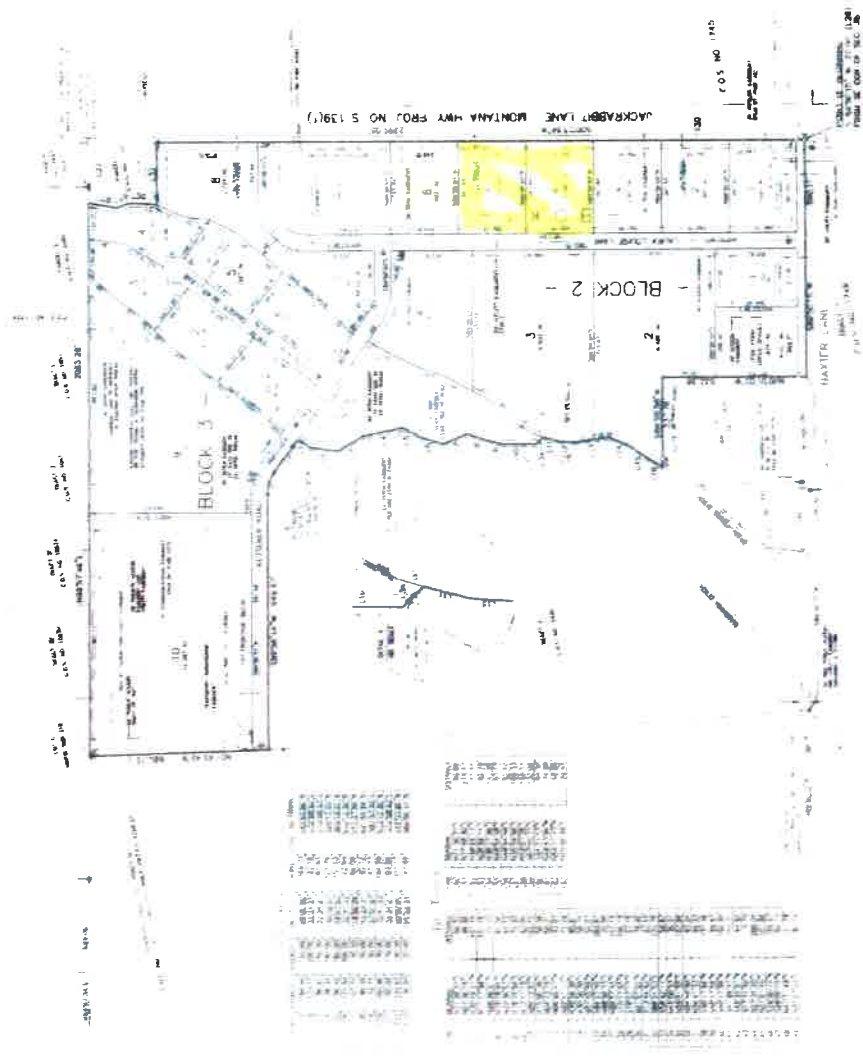
FINAL PLAT OF
J-456

KENNEDY SUBDIVISION

A TRACT OF LAND BEING THE REMAINDER OF TRACT B OF COS 2420
 SITUATED IN A PORTION OF THE SE 1/4, SEC. 35, T. 1 S., R. 4 E., P.M.M.
 GALLATIN COUNTY, MONTANA

PREPARED FOR JEM DEVELOPMENT, LLC
 PREPARED BY JEM ENGINEERING, INC
 SCALE 1" = 200'

NOVEMBER 2006
 BOZEMAN, MONTANA



- BASE OF HEARING CERTIFICATE OF SURVEY NO. 2420
- = FOUND SURVEY WITNESS CORNER OR REFERENCE MONUMENT
 - = FOUND PROPERTY CORNER MONUMENT
 - = SET 30 WITNESS CORNER MONUMENT 5/8" X 18" REBAR WITH CAP MARKED "15273LS ENGINEERING INC BOZEMAN MT MONUMENT SET ON LINE 30' FROM TRAIL CORNER
 - ▲ = 3" X 4" REBAR WITH PLASTIC CAP MARKED "15273LS ENGINEERING INC BOZEMAN MT TO BE SET UPON TRAIL CORNER WITHIN 10' OF TRAIL CORNER WITHIN 10' OF TRAIL CORNER THAN MARCH 1, 2007 FOR CONSTRUCTION ACTIVITIES BUT NOT LATER
 - = LOCATION OF CENTRAL MAIL RECEIPT



DETAIL B
 NOT TO SCALE

2256812

Warehouse Lots 4 & 5 Kennedy Commercial Subdivision

Four Corners . Montana

index of drawings
cover
sheet 1
site plan
main level plan
site plan
main level plan
site plan

April 17th 2020 issued for review

cover

cover

lots 4 & 5 WAREHOUSE
Kennedy Commercial Subdivision
Four Corners
Montana

visser
architect

2020
17th
April

cover

a3.1
ELEVATIONS

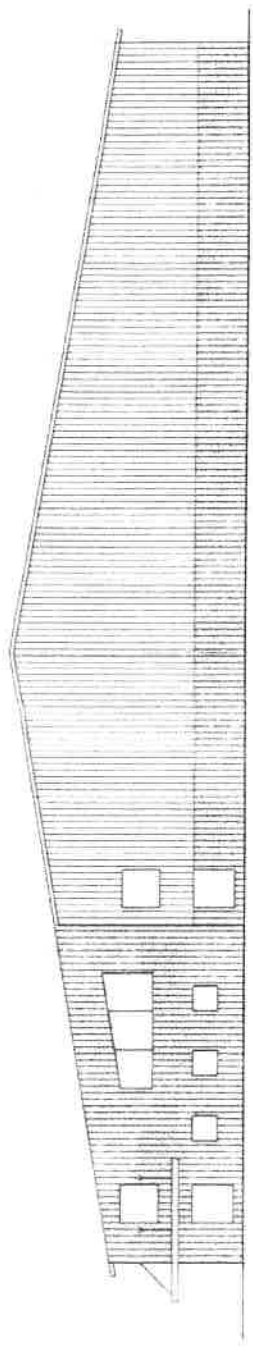
GANDY VISSET ARCHITECT
11700 N. 29th Ave.
Suite 100
Denver, CO 80238
(303) 473-1000
www.gandyvisset.com

LOTS 4 & 5 WAREHOUSE
Kennedy Commercial Subdivision
Four Corners
Montana

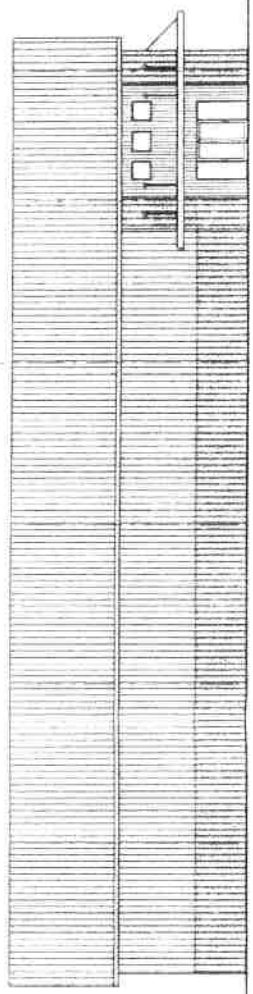


Project No. 17
April 2020
Issued for
Permitting

a3.1
exterior
elevations
drawing



north elevation 1
a3.1



west elevation 2
a3.1

Return to:

Security Title Company
P.O. Box 6550
Bozeman, MT 59771-6550

STC-6081912

WARRANTY DEED

FOR VALUE RECEIVED, JEM DEVELOPMENT, LLC, a Montana limited liability company, the Grantor, with mailing address of 53 Sheridan Place, Bozeman, MT 59718, does hereby grant, bargain, sell, convey and confirm unto PIERCE BUILDINGS, LLP, the Grantee, with mailing address of P.O. Box 80707, Billings, MT 59108, the following described real property, situated in the County of Gallatin, State of Montana, to-wit:

Lots 4 and 5 in Block 1 of the Final Plat of Kennedy Subdivision, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Gallatin County, Montana. (Plat Reference: J-456)

Together with all of the metals, stone, oil, gas, coal, and mineral rights appurtenant to the hereinbefore described real property owned by the Grantor. No warranty is made as to the status or extent of such rights.

Together with the water rights appurtenant to the hereinbefore described real property and the ditches and ditch rights to the extent used in connection with such water rights. No warranty is made as to such water and ditch rights.

Subject to all real property taxes and assessments for the year 2008 and subsequent years, all deed restrictions and protective or restrictive covenants of record, and all easements, reservations, and rights of way of record and those which would be disclosed by an examination of the property.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee, its successors and assigns forever, and the said Grantor does hereby covenant to and with the said Grantee that it is the owner of said premises, and that it will warrant and defend title to the same, subject to the limitations set forth, from all lawful claims whatsoever.

2316307

Page 1 of 2 12/01/2008 10:37:35 AM Fee \$14.00
Charlotte Mills - Gallatin County, MT DEED



Warranty Deed: JEM Development, LLC to Pierce Buildings, LLP
Page 2 of 2

DATED this 26 day of November 2008.

JEM DEVELOPMENT, LLC, a Montana limited liability company

By: Jack C Murray
Jack C. Murray
Its: Member

STATE OF MONTANA)
 : ss.
County of Gallatin)

On this 26 day of November, 2008, before me personally appeared Jack C. Murray, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same as Member of, and for and on behalf of, JEM DEVELOPMENT, LLC, a Montana limited liability company.

Tiffany Stratman
(Print Name Tiffany Stratman)
Notary Public for the State of Montana
Residing at: Bozeman MT
My Commission Expires: 9/1/2009

(SEAL)



REQUEST FOR CAPACITY
EDU WATER CALCULATIONS

for
Warehouse Lots 4 & 5
Laura Louise Lane
Kenny Subdivision
Gallatin County, MT

Estimation

The proposed building will be utilized as a warehouse. This type of business normally sees employees in the daytime periods between 8:00 am to 5:00 pm. Limited wastewater use will be seen during peak morning and evening hours.

Wastewater Flow:

The proposed business will see approximately 80 employees per day. Each employee uses on average 13 gpd (MDEQ flow estimation).

Based on MDEQ estimated flows for employees:

Daily Design Flow:

$$\begin{array}{l} 80 \text{ Employees} \times 13 \text{ gallon per day per employees} = 1040 \text{ gallons per day (GPD).} \\ 4\text{-Corners Water and Sewer District EDUs-} \quad 1 \text{ EDU} = 160 \text{ GPD} \\ (1040 \text{ GPD}) \times (1\text{EDU}/160\text{GPD}) \quad = \quad 6.5 \text{ EDUs} \end{array}$$

The Owner has requested a total of 7 EDU to coincide with the existing flows from their proposed business.



July 8, 2020

Four Corners Water & Sewer District
Phil George, General Manager.
495 Quail Run Road
Bozeman, MT 59718

RE: Petition of Annexation
Lots 4 & 5, Block 1 of Kennedy Subdivision, Gallatin County, MT.
Laura Louise Lane

Dear Phil:

Pierce Building LLP is requesting annexation and water /sewer connection to the Four Corners Sewer District (FCWSD) for lots 4 & 5, Block 1 of Kennedy Subdivision. Currently lots 4 & 5 are vacant. They do have MDEQ approval for onsite water and sewer, however the owners wish to annex into the district and connect to water and sewer services. This proposal consists of connection to the existing sewer manhole located on the southern end of Laura Louise Lane. The connection will be made by using a 2-3" low pressure sewer main that will travel along the west side of Laura Louise Lane to the sewer manhole located on the southern end of Lot 2 Block 2. Water will be connected through a 1 ½ "service to the future water main (proposed by Tyson Olson) that will be located on the east side of Laura Louise Lane.

The purpose for the annexation and water & sewer connection is that Pierce Building LLP needs the available area within lots 4 & 5 for a structure and parking, see enclose layout.

Please find attached for your review:

- Petition of Annexation
- Annexation Agreement
- Ownership Deeds
- Layout
- Flow Evaluation

If you have any questions or need additional information, please feel free to call (406-539-9954) or email (bdreyer@alpinemsurveying.net).

Sincerely,
Alpine Surveying & Engineering

William Dreyer, P.E.
Senior Civil Engineer

Attachment(s): As stated

FOUR CORNERS COUNTY WATER & SEWER DISTRICT

**In regard to the Annexation of Property to the
Four Corners County Water and Sewer District Petition of Annexation**

1. Pierce Building LLP, (Lots 4 & 5 of Block 1 of Kennedy Subdivision) is the owner (hereinafter referred to as Owner, whether singular or plural) of all that land set forth and described on **Exhibit A** attached hereto.
2. The owner(s) and registered voters within the boundaries of that property set forth on Exhibit A are identified on **Exhibit B** attached hereto.
3. The Owner, as set forth in paragraph 1 and the registered voters as set forth in Exhibit B, if applicable, hereby petition the Four Corners County Water and Sewer District (the District) to annex and otherwise incorporate all that property set forth and described on **Exhibit A** attached hereto within the jurisdictional authority and territory of the District.
4. The Petitioner(s) desires to obtain *(Please check applicable services)*⁺:

Sewage and other wastewater collection and treatment, and potable water supply for the uses of those lands set forth on **Exhibit A**; or

Petitioner understand they will need to provide potable water rights to the District. They will all be responsible to provide irrigation water for the property being annexed, as required.

Sewage and other wastewater collection and treatment for the uses of those lands set forth on Exhibit A; or

Potable water supply for the uses of those lands set forth on Exhibit A.

5. The real property described in **Exhibit A** is *(Please check applicable location)*:

Contiguous to the current District boundary; or

Non-contiguous to the current District boundary.

Petitioner(s) understands the District's right to add a Special Assessment Equalization Tax and/or rate to fund the districts debts.

6. Notice is provided to the Petitioner(s) of property requesting annexation that the Board will consider the petition for annexation. If the property petitioning annexation is contiguous to the

current District boundary and if the District determines that the District has a water facility and/or a sewer facility with a capacity greater than required to meet the needs of the current District. The Board of Directors of the District may proceed to:

It is fully within the Board's discretion to conduct an election on the petitioning land, even when the petitioning land is contiguous to the current District and capacity is available. If the petitioning land is non-contiguous, the Board is required to conduct an election on the question of whether or not to annex the petitioning land. Therefore, the Board of Directors of the District may proceed to:

- Annex the petitioning contiguous land without conducting an election on the petition for expansion of the District, or
- Annex the petitioning contiguous or non-contiguous lands after conducting an election of District residents and property owners. If the election is conducted by ballot 40% of the ballots must be returned and a majority vote of the received ballots must be in favor of the annexation prior to the annexation being approved by the District Board of Directors.

I, _____, As the sole owner(s) of the property described on **Exhibit A**, the undersigned further gives consent to the inclusion of such land in the District and agrees to comply with all rules and regulations of the District if the property is annexed.

Done this 2 Day of July, 2020

Pierce Burdick LLP



EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY REQUESTING ANNEXATION

Legal Description: Lots 4 and 5 of Block 1 of Kennedy Subdivision, Gallatin County,
MT.

Section 35, T1S, R4E, PMM

Assessment Code: 00RFF58227 & 00RFF58226

Geocode: 06-0903-35-4-02-07-0000 & 06-0903-35-4-02-05-0000

**FOUR CORNERS COUNTY WATER AND SEWER DISTRICT
ANNEXATION AGREEMENT FOR
LOTS 4 & 5, BLOCK 1 OF KENNEDY SUBDIVISION**

The following is a binding Agreement dated this 8 day of July 2020, between Four Corners County Water and Sewer District, a political subdivision of the State of Montana with address of 495 Quail Run Road, Bozeman, Montana 5971 ("District") and Pierce Building LLP (owner of Lots 4 & 5 of Block 1 of Kennedy Subdivision), with an address of P.O. Box 80707, Billings, MT. 59108 ("Owner"). Collectively, the District and Owner are the Parties.

The Parties agree to the requirements for annexation of the Pierce Building LLP's lots , more particularly described as: Lots 4 and 5 , Block 1 of Kennedy Subdivision, Gallatin County, Montana, which must be completed and fulfilled as conditions of the District's agreement to annex the Pierce Building LLP's lots into the District boundaries.

Owner submitted a petition for annexation into the District. The District considered the petition and agreed to grant the petition upon the following terms and conditions:

1. The Owner shall enter into a Water Supply and Wastewater Treatment Agreement substantially in the same form as is attached hereto as **Exhibit A**.
2. The Owner grants herein the right of the District to inspect the property, lots 4 & 5, Kennedy review and consider the "as built" plans for the water and sewer infrastructure on the Pierce Building LLP's lots .
3. The Owner agrees and understands that the District will proceed with the annexation process pending the payment required as set forth in the Water Supply and Wastewater Treatment Agreement.
4. The Owner agrees and understands that the District will charge rates for water and sewer usage shall be billed separately and monthly. Nothing contained herein negates or reduces the obligation to pay the billed rates.
5. The Parties agrees that prior to annexation or the District agreeing to provide water and or sewer service to the Property, the owner shall secure sufficient water rights for the development of the Pierce Building LLP's Property. Said water rights shall be transferred to the District.
6. The provisions, covenants and terms of this Agreement shall run with the land and bind the present owners, their devisees, heirs, successors, and assigns; and any and all parties claiming by, through, or under them, shall be taken to agree and covenant with each of the parties to this Agreement, their devisees, heirs, successors and assigns, to conform to the provisions, covenants and terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day, month and year first hereinabove written.

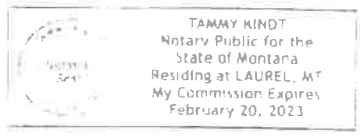
By [Signature]
in Laurel

State of Montana
County of Yellowstone

On this 8 day of July, 2020, before me, the undersigned, a Notary Public for the State of MT personally appeared Eric R. Pierce, known to me to be the person whose name is subscribed to the instrument within, and acknowledged to me that he executed the same [as the duly authorized Manager of, and for and on behalf of Pieris Building LP Montana limited liability company] or [as owner of the real property].

Tammy Kindt
Notary Public for the State of MT
Residing at Laurel
My Commission Expires 2-20, 2020

(NOTARIAL SEAL)



FOUR CORNERS COUNTY WATER AND
SEWER DISTRICT
A political subdivision of the State of Montana

General Manager

State of Montana)
 : ss
County of Gallatin)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____ known to me to be the General Manager of the Four Corners County Water and Sewer District, is the person whose name is subscribed to the instrument within and acknowledge to me that he executed the same on behalf of the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(NOTARIAL SEAL)

Notary Public for the State of _____
Residing at _____
My Commission Expires _____, 20____

Ordinance 2020-07

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF DYKSTRA FAMILY, LP, 600 E VALLEY CENTER, TRACT A OF COS 2805B BELGRADE, MT 59714 and ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Dykstra Family, LP, submitted a petition for annexation of 600 E Valley Center, Belgrade, MT 59718, Tract A of COS 2805B, Bozeman, MT 59718 (48.93 acres), being located in Section 25, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") requesting that the property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

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

WHEREAS, on June 16, 2020, 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 has capacity to provide service to the new proposed residence to be located on the Property; and

WHEREAS, Dykstra Family LP, will provide evidence of purchased of water rights to serve the property need to be provided for 5 EDU (800 gpd total) for 5 commercial tracts and agree to pay the water & sewer capacity fee per EDU to the District; and

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

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the property described as Dykstra Family LP, submitted a petition for annexation 600 E Valley Center, Belgrade, MT 59718, Tract A of COS 2805B, Bozeman, MT 59718 (48.93 acres), being located in Section 25, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") into the District to provide after transfer of water rights & payment of fees water and sewer service to the Property for 5 EDUs (800 gpd total).

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 August 18, 2020 with a vote of_ in favor and_ against and second reading on September ____, 2020 with a vote of_ in favor and_ against. This Ordinance shall be in effect 30 days after the date of the second reading.

[signature to follow]

1st Read and approved:
Dated: August 18, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

2nd Read and approved:
Dated: August 18, 2020

Four Corners County Water and
Sewer District

By: _____
Its: _____

Attested:

Secretary

July 22, 2020

Four Corners Water & Sewer District
495 Quail Run Road
Bozeman, MT 59718

Attn: Phil George, General Manager

**RE: Tract A – COS 2805B – Annexation Request
Gallatin County, MT**

Dear Phil,

On behalf of the owners of the above referenced tract of land it is my pleasure to submit an annexation request for this tract to be included into the Four Corners Water & Sewer District. This property is located at the SE corner of Jackrabbit Lane and Valley Center Road; and is contiguous to the existing District boundary.

The property would like to connect to both potable water and sewerage facilities. Initially the owners are proposing to subdivide a portion of Tract A into 5 commercial tracts. The owners would like to request at this time 5 EDU with this annexation. Irrigation water is planned via an exempt well, with irrigation demands being low.

Once again, thank you for the opportunity to provide you with this annexation request. Please let me know if you have any questions or comments.

Respectfully Submitted,



Mike Stenberg, PE, LEED-AP
Principal

Encl: Annexation Petition
 Exhibit A – legal Description
 Exhibit B – List registered voters
 FCWSD Annexation Contract
 Project Preliminary Sitemap
 COS 2805B

Cc: File – 203407
 Owner – Dykstra Family, LP

FOUR CORNERS COUNTY WATER & SEWER DISTRICT

In regard to the Annexation of Property to the Four Corners County Water and Sewer District

Petition of Annexation

1. DYKSTRA FAMILY, LP is/are the owner(s) (hereinafter referred to as Owner, whether singular or plural) of all that land set forth and described on **Exhibit A** attached hereto. *(Please include a map view and narrative description of the property that includes plat references, tax parcel numbers, quarter section, section, township and range.)*

2. The registered voters within the boundaries of that property set forth on **Exhibit A** and **Exhibit B** attached hereto.

3. The Owner, as set forth in paragraph 1 and the registered voters as set forth in Exhibit B, if applicable, hereby petition the Four Corners County Water and Sewer District (the District) to annex and otherwise incorporate all that property set forth and described on **Exhibit A** attached hereto within the jurisdictional authority and territory of the District.

4. The Petitioner(s) desires to obtain *(Please check applicable services):*

Sewage and other wastewater collection and treatment, and potable water supply for the uses of those lands set forth on **Exhibit A**; or

Petitioner understand they will need to provide potable water rights to the District. They will all be responsible to provide irrigation water for the property being annexed, as required.

Sewage and other wastewater collection and treatment for the uses of those lands set forth on Exhibit A; or

Potable water supply for the uses of those lands set forth on Exhibit A.

5. The real property described in **Exhibit A** is *(Please check applicable location):*

Contiguous to the current District boundary; or

Non-contiguous to the current District boundary

Petitioner understands the District's right to

add A Special Assessment Equalization Tax to
fund the districts debit.

6. Notice is provided to the Petitioner(s) of property requesting annexation that the Board will consider the petition for annexation. If the property petitioning annexation is contiguous to the current District boundary and if the District determines that the District has a water facility and/or a sewer facility with a capacity greater than required to meet the needs of the current District. The Board of Directors of the District may proceed to:

the needs of the current District. The Board of Directors of the District may proceed to;

It is fully within the Board's discretion to conduct an election on the petitioning land, even when the petitioning land is contiguous to the current District and capacity is available. If the petitioning land is non-contiguous, the Board is required to conduct an election on the question of whether or not to annex the petitioning land. Therefore the Board of Directors of the District may proceed to:

- Annex the petitioning contiguous land without conducting an election on the petition for expansion of the District; or
- Annex the petitioning contiguous or non-contiguous lands after conducting an election of District residents and property owners. If the election is conducted by ballot 40% of the ballots must be returned and a majority vote of the received ballots must be in favor of the annexation prior to the annexation being approved by the District Board of Directors.

7. As the sole owner(s) of the property described on **Exhibit A**, the undersigned further gives consent to the inclusion of such land in the District and agrees to comply will all rules and regulations of the District if the property is annexed.

Done this 30 day of July, 20

Ryan Dyke

[Signature lines for Owner]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY REQUESTING ANNEXATION

Legal Description

A parcel of land located in the northwest $\frac{1}{4}$ and west $\frac{1}{2}$, of Section 25, Township 1 South Range 4 East, P.M.M., Gallatin County, Montana, and more particularly described as follows:

Tract A of Certificate of Survey No. 2805B.

Said parcel contains 48.9397 acres more or less and subject to all easements of record or apparent on the ground.

Tract A

Geo Code: 06-0903-25-2-01-10-0000

Tax ID#: RFF63780

EXHIBIT A

EXHIBIT B

LIST OF REGISTERED VOTERS WITHIN THE BOUNDARIES OF THAT PROPERTY SET FORTH ON EXHIBIT A

Printed Name(s)	Signature(s)	Address(es)
Dykstra Family Limited Partnership		PO BOX 11726 Bozeman, MT 59719
Partners		
Curtis Dykstra (Tract A)		54 Cedar Shade Lane Bozeman, MT 59718
Ryan Dykstra (Tract A)		257 Hulbert Road E. Bozeman, MT 59718
Kristin Dykstra (Tract A)		340 Valley Center E Bozeman, MT 59718
Linda Dykstra (Tract A)		600 Valley Center E Bozeman, MT 59718

FOUR CORNERS COUNTY WATER AND SEWER DISTRICT
ANNEXATION AGREEMENT FOR
TRACT A - COS 2805B PROPERTY

The following is a binding Agreement dated this ___ day of _____ 20___, between Four Corners County Water and Sewer District, a political subdivision of the State of Montana with address of 495 Quail Run Road, Bozeman, Montana 59718 ("District") and DYKSTRA FAMILY, LP, with address of 54 CEDAR SHADE LANE, BOZEMAN, MT 59718 ("OWNER"). Collectively, the District and DYKSTRA FAMILY, LP are the Parties.

The Parties agree to the requirements for annexation of the TRACT A - COS 2805B Property, more particularly described as: TRACT 1 OF COS 2805B Gallatin County, Montana, which must be completed and fulfilled as conditions of the District's agreement to annex the TRACT A IF COS 2805B Property into the District boundaries.

DYKSTRA FAMILY, LP submitted a petition for annexation into the District. The District considered the petition and agreed to grant the petition upon the following terms and conditions:

1. DYKSTRA FAMILY, LP shall enter into a Water Supply and Wastewater Treatment Agreement substantially in the same form as is attached hereto as **Exhibit A**.
2. DYKSTRA FAMILY, LP grants herein the right of the District to inspect the property, _____, _____ to review and consider the "as built" plans for the water and sewer infrastructure on the TRACT A - COS 2805B Property.
3. DYKSTRA FAMILY, LP agrees and understands that the District will proceed with the annexation process pending the payment required as set forth in the Water Supply and Wastewater Treatment Agreement.
4. DYKSTRA FAMILY, LP agrees and understands that the District will charge rates for water and sewer usage shall be billed separately and monthly. Nothing contained herein negates or reduces the obligation to pay the billed rates.
5. DYKSTRA FAMILY, LP agrees that prior to annexation or the District agreeing to provide water and or sewer service to the TRACT A - COS 2805B Property, DYKSTRA FAMILY, LP shall secure sufficient water rights for the development of the TRACT A - COS 2805B Property. Said water rights shall be transferred to the District.
6. The provisions, covenants and terms of this Agreement shall run with the land and bind the present owners, their devisees, heirs, successors, and assigns; and any and all parties claiming by, through, or under them, shall be taken to agree and covenant with each of the parties to this Agreement, their devisees, heirs, successors and assigns, to conform to the provisions, covenants and terms of this Agreement.

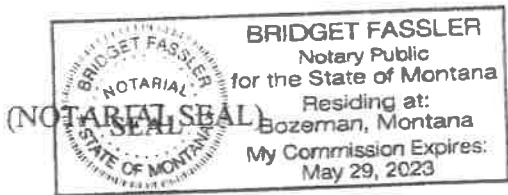
IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day, month and year first hereinabove written.

Ryan Dykstra

By: DYKSTRA FAMILY, LP
Its: _____

State of Montana)
 : ss
County of Gallatin)

On this 29 day of July, 2020, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Ryan Dykstra, known to me to be the person whose name is subscribed to the instrument within, and acknowledged to me that he executed the same [as the duly authorized Manager of, and for and on behalf of Dykstra Family, a Montana limited liability company] or [as owner of the real property] . LP



Bridget Fassler
Notary Public for the State of Montana
Residing at Bozeman, Montana
My Commission Expires 5-29, 2023

FOUR CORNERS COUNTY WATER AND
SEWER DISTRICT
A political subdivision of the State of Montana

General Manager

State of Montana)
 : ss
County of Gallatin)

On this _____ day of _____, 20 _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____ known to me to be the General Manager of the Four Corners County Water and Sewer District, is the person whose name is subscribed to the instrument within and acknowledge to me that he executed the same on behalf of the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(NOTARIAL SEAL)

Notary Public for the State of _____
Residing at _____
My Commission Expires _____, 20 _____

EXHIBIT A

See attached template “Water Supply and Wastewater Treatment Agreement:”



2122333

Page 1 of 3
09/04/2003 02:32P

Shelley Vance-Gallatin Co MT DEED

18 00


Quit Claim Deed

For value received, Kristin Dykstra Toews, Ryan Dykstra and Curt Dykstra, of located at 600 E. Valley Center Road, Belgrade, Montana 59714, GRANTORS, do hereby convey, remise, release and forever quit claim unto the DYKSTRA FAMILY LIMITED PARTNERSHIP, located at 600 E. Valley Center Road, Belgrade, Montana 59714, GRANTEE, all of the Grantor's right, title and interest in and to the real property situated in the County of Gallatin, State of Montana, as set forth in Exhibit "A", attached hereto and made a part hereof as if set forth below in its entirety.


Together with all tenements, hereditaments and appurtenances thereunto belonging or on anywise appertaining.

TO HAVE AND TO HOLD the said premises unto the said Grantee and its heirs and assigns forever.

Dated this 3rd day of September, 2003.



Kristin Dykstra Toews



Ryan Dykstra



Curt Dykstra

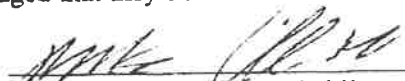
STATE OF MONTANA)
) SS
COUNTY OF GALLATIN)



2122333
Page: 2 of 3
09/04/2003 02 32P

Shelley Vance-Gallatin Co MT DEED 18.00

The foregoing Deed was acknowledged before me this 3rd day of September, 2003 by Kristin Dykstra Toews, Ryan Dykstra and Curt Dykstra, whose identity was proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same.



Brian F. Close - Notary Public
Residing at Bozeman, Montana
My Commission Expires 11/13/2003





2122333

Page: 3 of 3
09/04/2003 02:32P

EXHIBIT A

(A):

The West Half of the West Half (W 1/2 W 1/2) of Section 25 (25), Township One (1) South, Range Four (4) East, M.P.M., excepting therefrom a strip of land off of the South side thereof containing 14.04 acres, more or less, the excepted portion being more particularly described as follows: Beginning at a point which bears South 89°38' East a distance of 101.0 feet from the Southwest corner of said Section Twenty-Five (25); thence continuing South 89°38' East along the south line of said Section a distance of 1223.1 feet; thence North 0°19' East and parallel to the West line of said Section Twenty-Five (25) a distance of 500.0 feet; thence North 89°38' West a distance of 1224.3 feet; thence South 0°11' West along the East right of way of Highway Project F.A.S. 139(1), also known as Jack Rabbit Lane, a distance of 500.0 feet to the point of beginning.

Subject to existing easements for irrigation ditches, power lines, telephomne lines, roads and ighways as the same now exist; and there is excepted from this conveyance a strip of land along the West side heretofore conveyed to the State of Montana for highway purposes;

Together with One Hundred Forty (140) inches of decreed water of the Wes Gallatin River and the right incident thereto through the Beck & Border Ditch, excepting therefrom reserving Thirty (30) inches of the water right heretofore used in connection with the said lands and a ditch right for the same through said Beck & Border Ditch for use on said 14.04 acres of land excepted from this conveyance.

(Deed Reference: Book 153 of Deeds at page 67)

(B):

All water rights held jointly in the Middle Creek Supply ditch Company (48.91 miner inches); and

(C):

All water rights held jointly in the Beck Border Ditch (159 miner inches).

HYALITE
2304 N 7th Ave. Ste. L
Bozeman, MT 59715
Tel: (406) 582 2781
Fax: (406) 579 9225
www.hyaliteeng.com

DYKSTRA MINOR SUB.

RTUSBRADY DAT

EXPERIMENTAL PAVING W. EP
MAY 2015 - NOV 2015
MAY 2016 - PRESENT

NO.	DATE	DESCRIPTION

REVISIONS
DATE
07/07/2020

203407

SHEET TITLE
PRELIM LAYOUT
DESIGN BY
MS
SCALE
AS NOTED

C
1.0

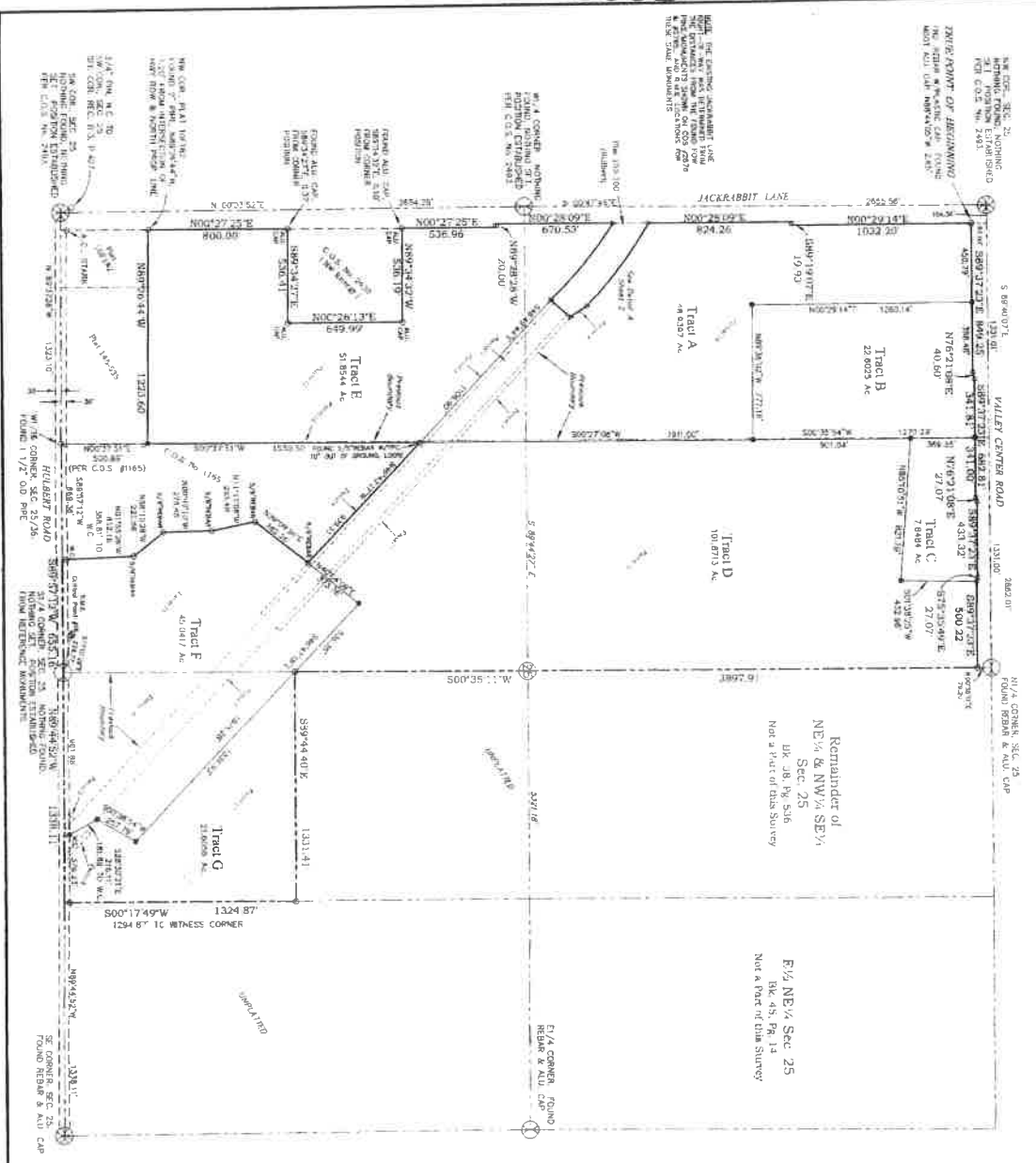


1 DYKSTRA MINOR SUB - PRELIMINARY LAYOUT

COS 2805B

CORRECTION CERTIFICATE OF SURVEY NO. 2805B

A TRACT OF LAND LOCATED IN THE WEST 1/4 AND NE 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, PRINCIPAL MERIDIAN OF MONTANA
GALLATIN COUNTY, MONTANA
TO CORRECT TWO LOT DIMENSIONS ON TRACTS B & C



LEGEND

- SET 3/4" BRASS WITH YELLOW PLASTIC CAP MARKED "H-CENTER 5853 CS"
- FOUND 5/8" BRASS W/PLASTIC CAP OR AS NOTED
- ▲ FOUND "Y" BRASS CAP, 1 1/2" DIAMETER
- ⊙ FOUND CENTER 1/2 SECTION CORNER AS NOTED
- ⊗ FOUND 3/4" X SECTION CORNER AS NOTED
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊖ FOUND PLASTIC (SUNSET) CAP
- ⊘ FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MARKUMENT
- ⊙ FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MARKUMENT
- W/C WITNESS CORNER

2416607
 CERTIFICATE OF SURVEY NO. 2416607
 COUNTY OF GALLATIN, STATE OF MONTANA



BASELINE BEARINGS

Bearings are referenced to the geoidal meridian through R.M.E. Control Monument 1110037, as derived by GPS observation with energy grade receivers, and can be referenced to the Montana coordinate system (NAD83(MONTANA)) with precision by an accurate rotation of +11.526 to 970 arcseconds.

Prepared by:
Rocky Mountain Engineers PLLC
 1300 Hill View Street, Suite 107
 Helena, Montana 59716 (406)266-4594
 Drawing File Name: 1372-2805B.dwg 05/16/2012

RESOLUTION 2020-06

A Resolution of the Four Corner County Water and Sewer District Special Assessment

RECITALS

WHEREAS, the Four Corners County Water and Sewer District (“District”) is a county water and sewer district duly established in 2003; and

WHEREAS, the District, after notice and pursuant to the laws of the State of Montana, annually establishes the special assessment amount to fund the obligations to the District; and

WHEREAS, the District, on the date of the public meeting set forth below, the Board, considered the special assessment amounts as well as public comment, if any.

NOW THEREFORE, the Four Corners County Water and Sewer District resolves to adopt the special assessments as set forth below. The District acknowledges on the date of passage there are 2,233 lots, parcels, tracts and units within the District which will be assessed.

Payment Date	Bond Payments	Tax Levy (Payment /2,233)
RD- Water Special Assessment Bond, Series 2015 (\$6.7M)		
12/23/2020	\$179,292.00	\$80.29
6/23/2021	\$179,292.00	\$80.29
Total	\$358,584.00	\$160.58
SRF- Wastewater Special Assessment Bond, Series 2015 (\$9.3M)		
1/1/2021	\$226,050.00	\$101.23
7/1/2021	\$226,550.00	\$101.46
Total	\$452,600.00	\$202.69
SRF- Wastewater Special Assessment Bond, Series 2019 (\$11.3M)		
1/1/2021	\$269,037.50	\$120.48
7/1/2021	\$268,400.00	\$120.20
Total	\$537,437.50	\$240.68
Summary		
Total Payments:		\$1,348,621.50
Total Assessed Parcels:		2233
Total Tax Levy Per Parcel:		\$603.95

Dated this ___ day of August, 2020.

Cory Klumb, President

ATTESTED:

Joy Davis, Secretary



Irrigation Only Discussion

Recommendation: Change Category 6 to Category 1

Background: Public Water system #MT004284 per Montana DNRC the District is required to augment (replace) all water pumped.

Augmentation Process: See attached

Impact

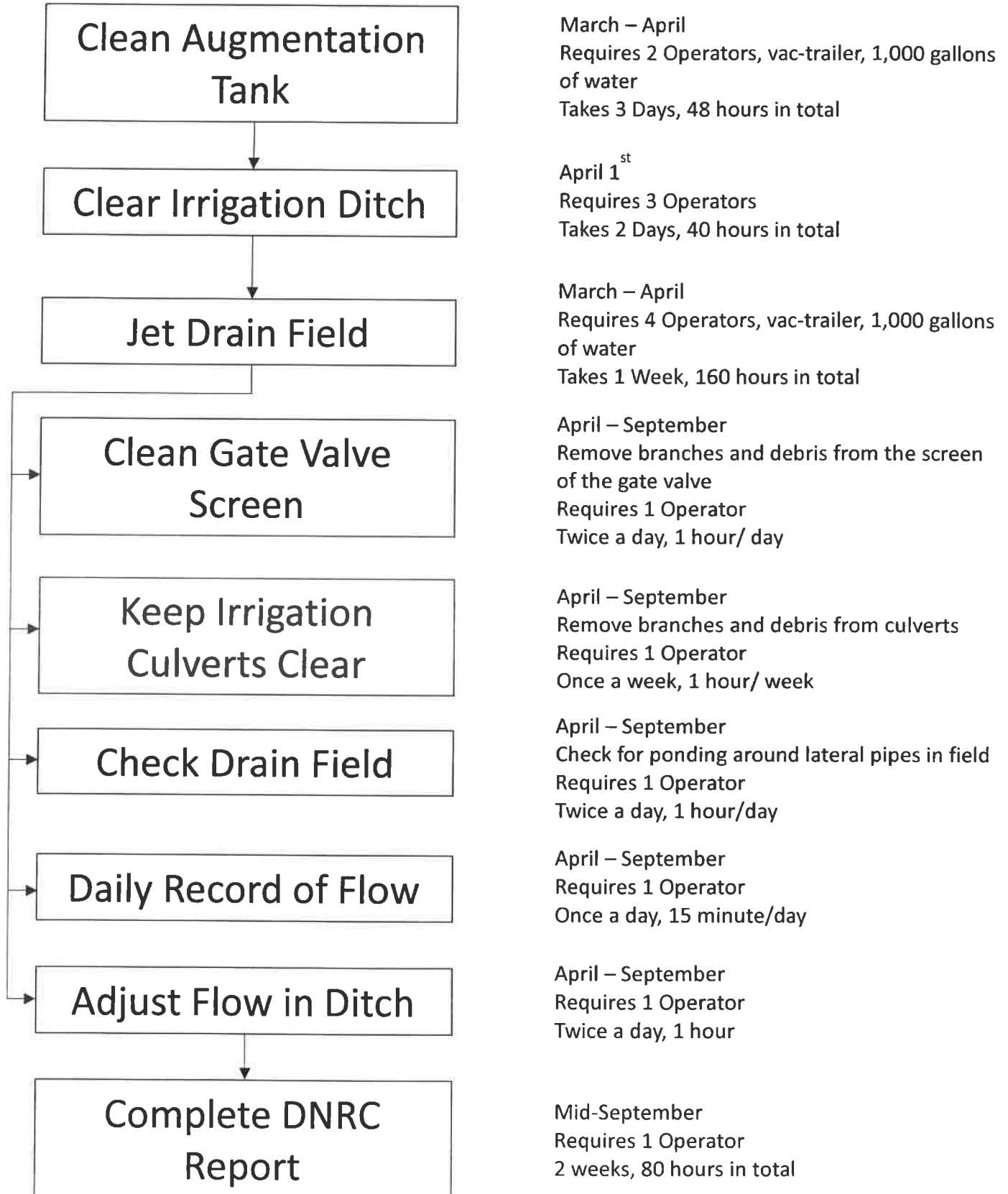
Case #1-	552,000 gallons	
2019-	Category 6-\$1,840.47	Proposed Category 1- \$4,063.10
Case #2-	226,000 gallons	
2019	Category 6-\$951.20	Proposed Category 1- \$1,442.10
Case #3-	153,000 gallons	
2019	Category 6-\$582.30	Proposed Category 1- \$773.10

Additional Recommendation:

Increase irrigation only in PWS #MT004248 by 4.9% thereby increasing amount from \$3.10/thousand to \$3.35/ thousand.

Also to provide subsidy of \$3,000 per account for the installation of a well to remove the need for the District to provide potable water.

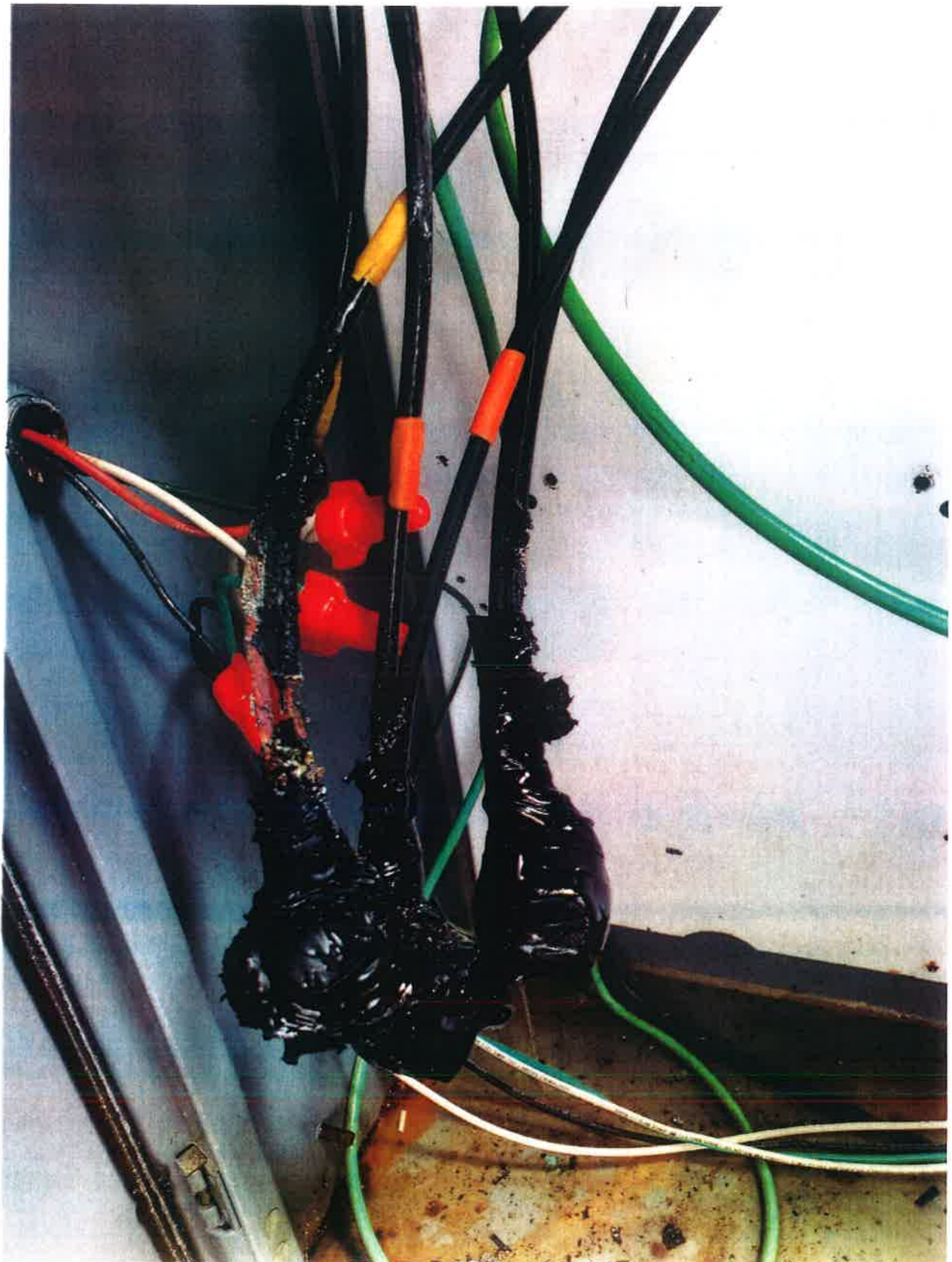
Water Augmentation





Operation & Maintenance Report- August 12, 2020.

- 1. Baxter Lane Sewer and Water Extension project is completed except for the seeding of all disturbed areas. Seeding was deferred to this fall.**
- 2. WRF project is in the final stages. Walls are all in place, roofing, process equipment, electrical, piping and odor control components are being installed.**
- 3. Construction of the Sludge Dewatering Building at the EGWWTP is nearing completion, process equipment and piping, electrical and controls installation is underway.**
- 4. We have experienced multiple instances of lift station pumps plugging up due to the busy construction season in the District. Some contractors aren't careful about keeping rocks and debris from entering the Sewer Collection System causing the pumps to plug.**
- 5. The District experienced an extreme power spike from NEW causing multiple issues. Middle Creek Booster station, NS Wells, Augmentation Basin and NS Booster were all affected. The attached picture is of the melted 460 volt wires to NS Well 3.**

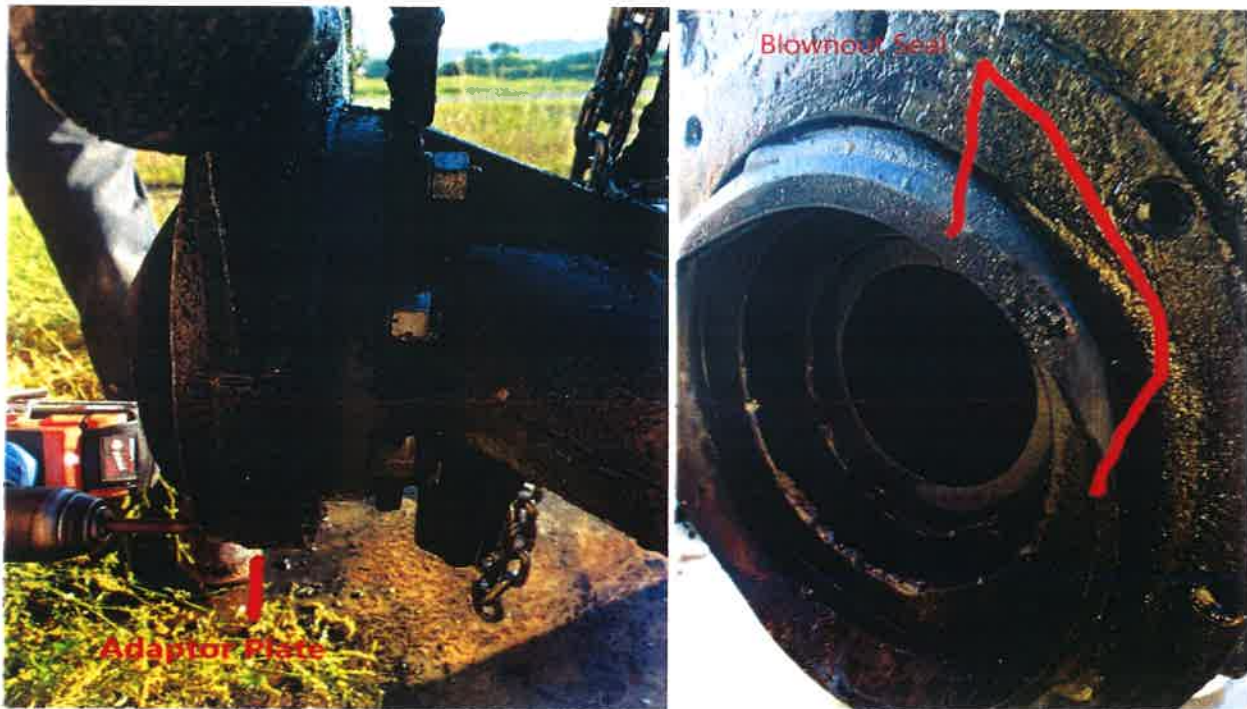


Additional Projects 2020

In addition to the regular and emergency maintenance work the District personnel is performing multiple projects, some have been completed or are nearing completion.

The Rapid Infiltration Basin (Effluent discharge) IP Cells 14 & 15 were cleaned and reconditioned. The accumulated Bio-solids were removed and dried for disposal at the Landfill, the cells were reshaped to the original contours.

Black Bull #1 Lift Station underwent an upgrade to the pump discharge elbows. The original design was flawed, 4" pumps had been attached to 6" piping with an adaptor plate that didn't match the restraining hooks on the discharge elbow. This allowed the pump to push away from the elbow causing the seal between the 2 components to fail within days of replacement.



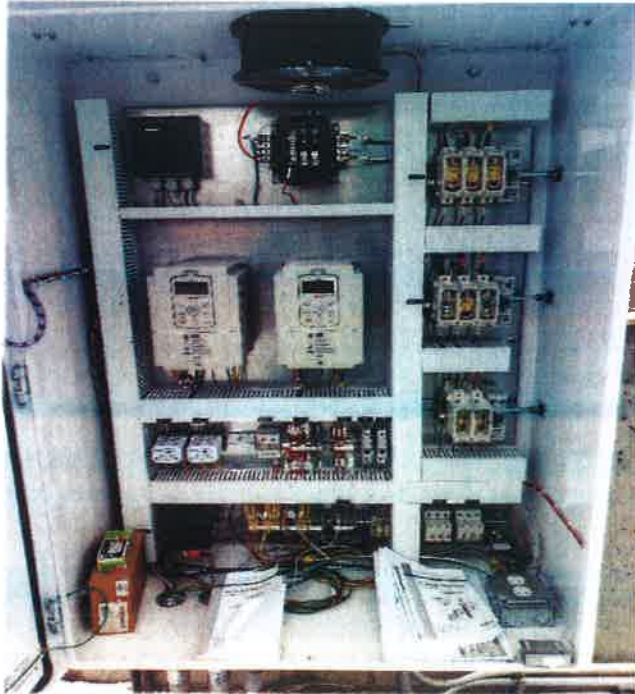
Once the seal is ruined the pumps were working at approximately 30% efficiency, 250 GPM instead of 1,000 GPM causing excessive wear and power consumption. The proper sized elbows incorporating a new design that eliminates the rubber seal and didn't require the adaptor plate were purchased and installed.

The ELK Grove Lift Station was upgraded replacing the worn out above ground suction pumps with submersible pumps and new controls including Variable Frequency Drives. The Lift Station Structure was examined for structural integrity and found to be in very good shape for its age. Due to the good condition of the concrete structure and the location of the Lift Station in the Elk Grove Slough, we chose to install a cast in place fiberglass liner to extend the life of the structure potentially for 50 years.

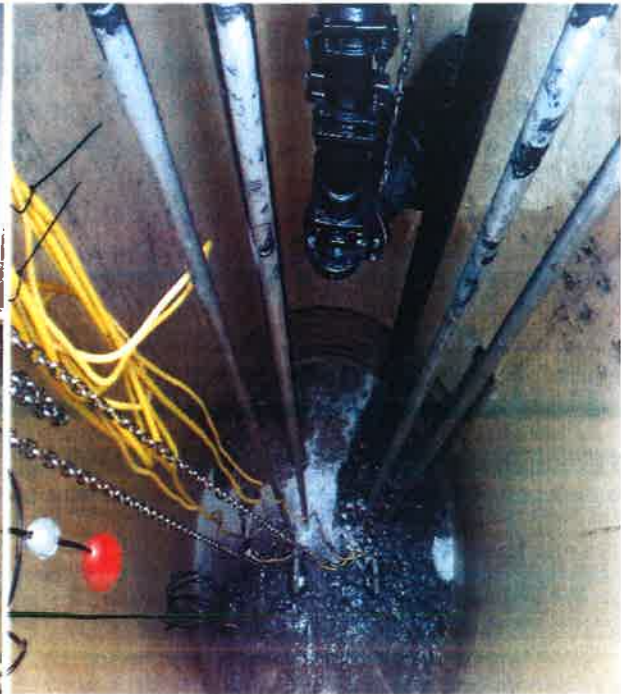
Cast in place liner bag being placed inside structure and after curing with steam and pressure.



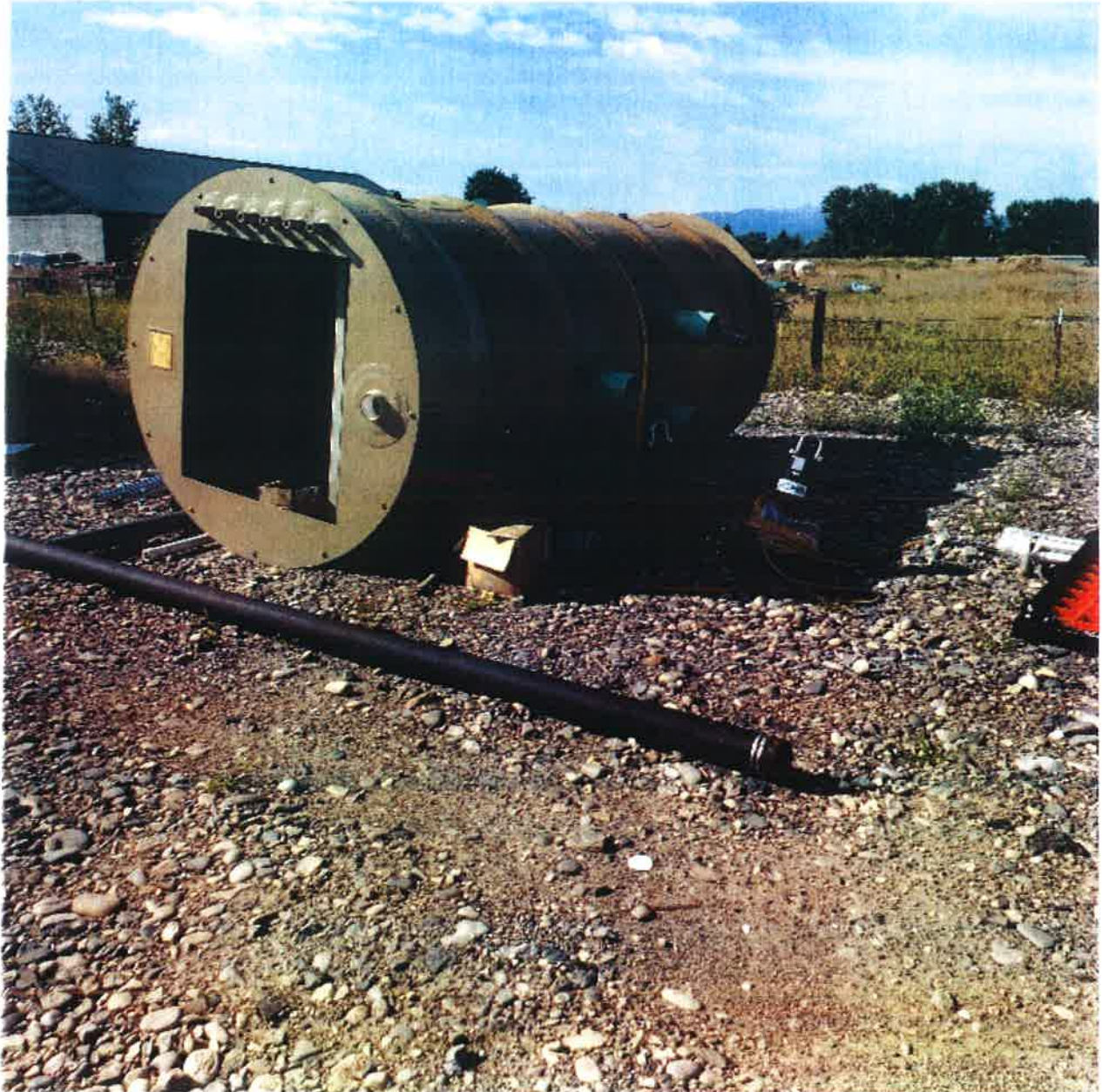
New Controls



New pumps in place and operational



C-1 Lift Station. Part of the WRF project requires rerouting the 16" Force Main around the existing C-1 Lift Station and abandoning the existing C-1 Lift Station and installing approximately 1,000' of new Sewer Main with Manholes to collect the small flow of wastewater generated from the Hot Springs area. FCWSD redesigned the plan for the new Sewer Main, deleting it from the project and will install a small lift station utilizing the existing controls, valve vault and wet well. The new fiberglass wet well will be installed inside the existing C-1 wet well after the old piping is removed, new discharge piping will be connected through the existing valve vault piping to the Force Main. FCWSD personnel have purchased the new equipment, pre-assembled as much as possible and will coordinate with SCS for the installation mid-September.



The WRF Project is scheduled for completion by mid-September. The walls are all in place and installation of the roofing is underway.

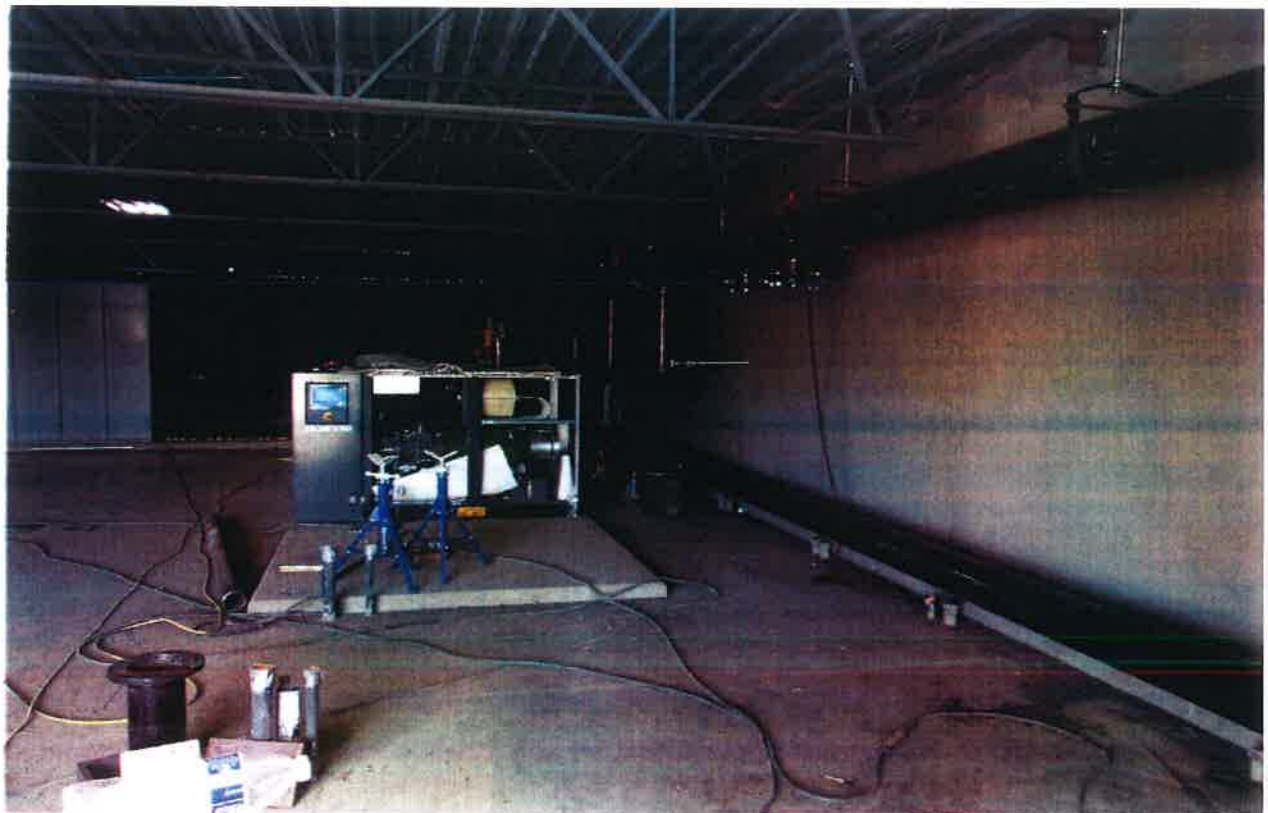


Installation of plumbing, electrical, process equipment, air piping, underground piping, odor control systems, Influent Pump Station submersible pumps, SBR Aeration piping and equipment, Steel stub framing construction of the IPS and Office buildings is ongoing. Multiple trades are working on the site simultaneously.

Sludge Press and Conveyor



Aeration Blowers



Motor Control Centers



SBR Control Panel



SBR Aeration and Decant assembly



EGWWTP Sludge Drying Facility is nearing completion. The Building construction is finished with the exception of some siding. Installation of the process equipment, plumbing, electrical, HVAC and Controls is ongoing.

Underground piping installation



Over excavation and placement of structural fill for foundation



Building construction



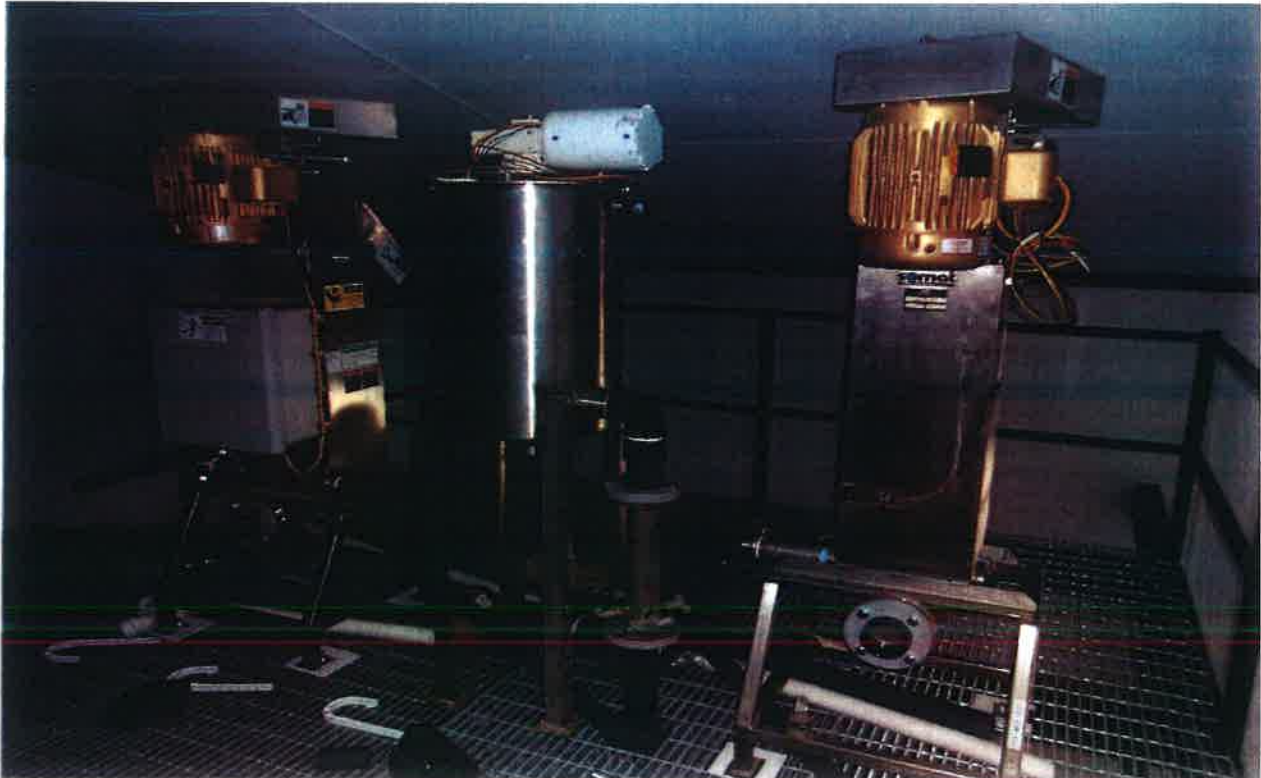
Odor Control Carbon Barrels



Mechanical and Control Room



Sludge Presses and Flocculation Tank



Baxter Lane Water and Sewer Main Extension were completed. The work consisted of Jack and Bore under Jackrabbit Lane for the installation of Water and Sewer to the East Side of Jackrabbit, connection to the existing Water main at the Pressure Reducing vault and existing Sanitary Sewer Manhole on the West side of Jackrabbit, installation and testing of the new mains. A large amount of buried concrete debris was encountered on the East side of Jackrabbit Lane that required additional work to remove it before the boring operation could start.

Concrete in excavation



Air Hammer Driving 42" casing



The concrete removal was performed to the full extent possible within the constraints of the MDOT Right of Way Encroachment permit and existing appurtenances (Traffic Signal pole, Curb and Gutter etc.). All but one piece of concrete was removed, the Boring Contractor was able to hammer through the piece of concrete encountered during the water bore.



Assembling Water line fittings for installation





August 18, 2020

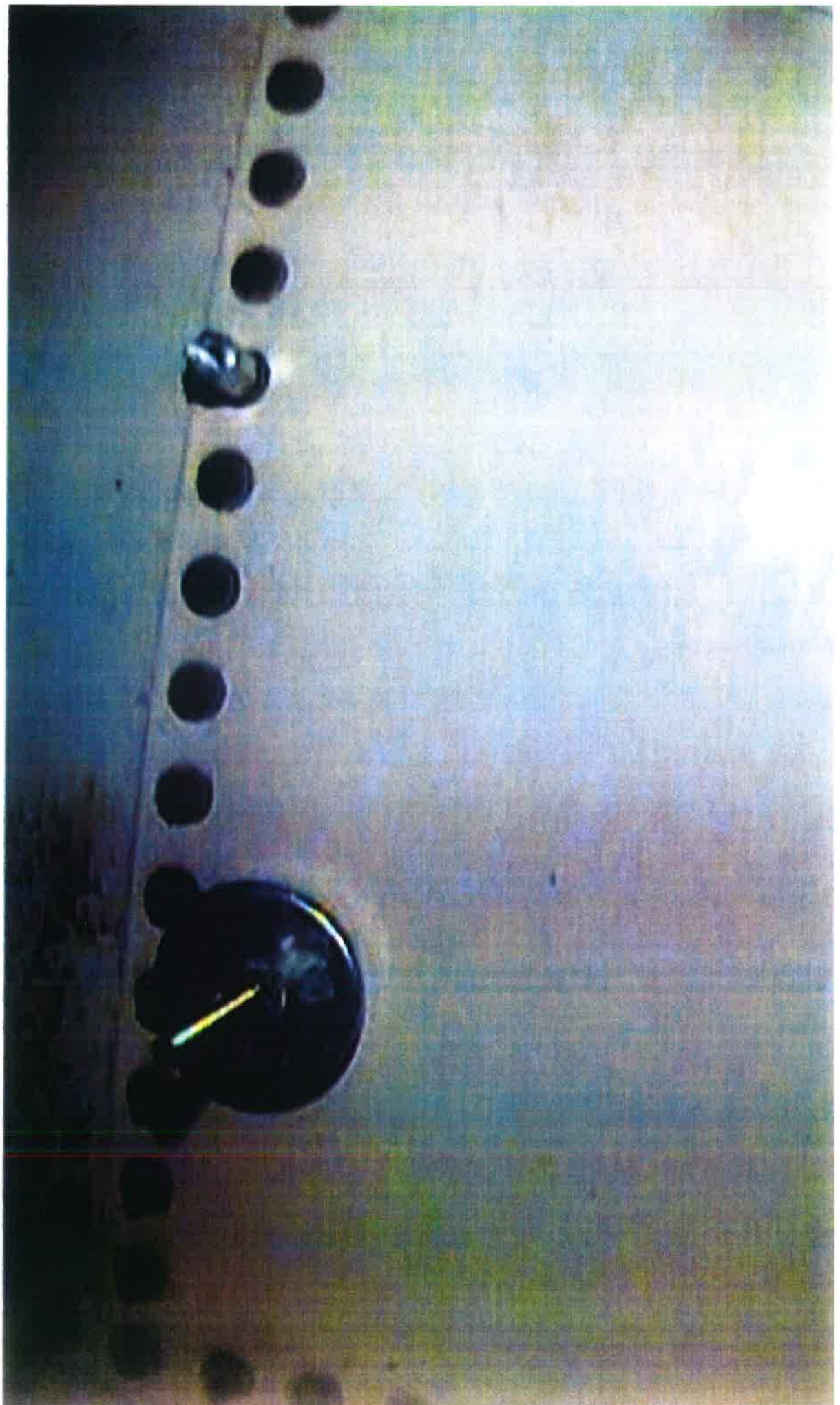
General Administration Actives and Issues:

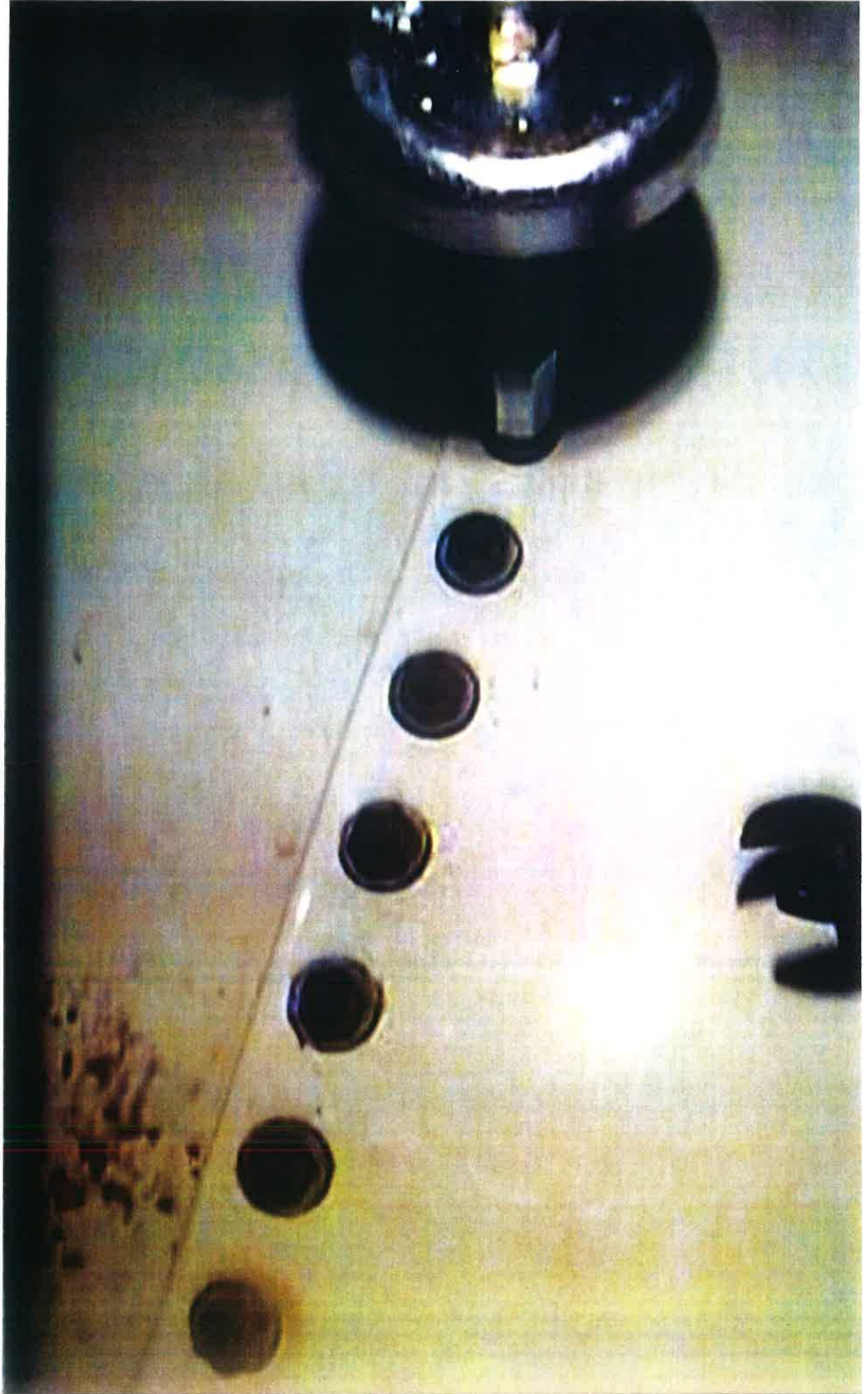
1. Late fee's/ Disconnect Notices- Started again in Aug Billing
2. Garage Addition is complete
3. New asphalt around the garage
4. Headworks at WWTP
5. Tank Anode's
6. Website continues to be updated with construction of WRF
7. Capacity payments 2019/2020
 - Water: \$794,937
 - Sewer: \$1,063,028
 - Total= 1,857,965

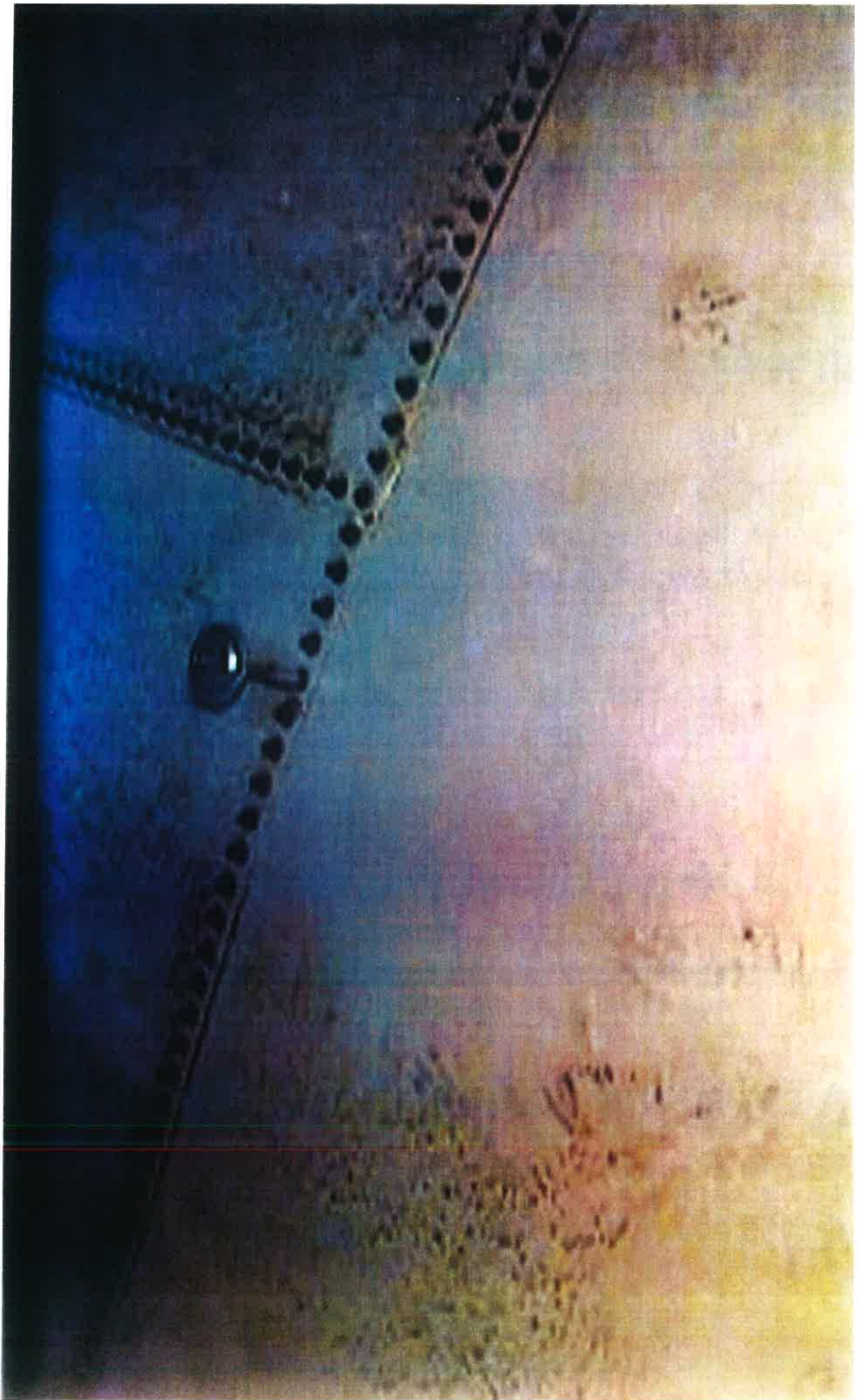
Headworks

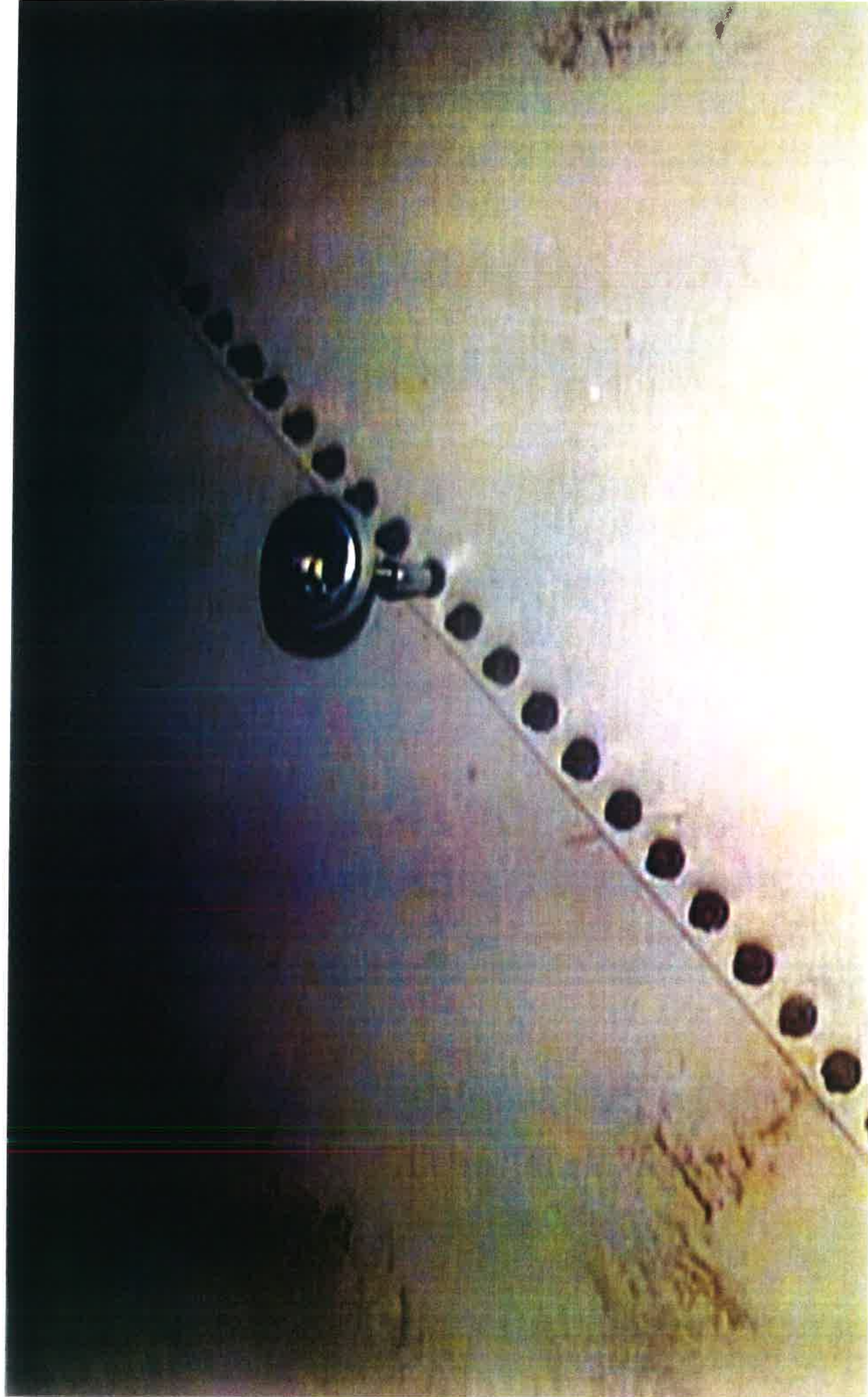














Month End YTD Budget vs. Actual

July 2020

Shared Expenses

	<u>July 2020</u>	<u>Budget</u>
Income/Expense		
Expense		
500-Shared General Admin Expenses		
510- Board Members	0	1,000
520- Personnel Expenses	50,257	57,833
530- Office Expenses	3,340	4,000
540- Vehicle Expenses	2,715	4,333
550- Professional Services (Shared)	22,111	20,000
560- Other Expenses (Shared)	3,418	4,666
Total	81,841	91,832



Month End YTD Budget vs. Actual

July 2020

Water

	<u>July 2020</u>	<u>Budget</u>
Income/Expense		
Income		
400- Operating Revenues		
410- Water Revenues	137,239	130,417
Expense		
600- Water O&M Expenses		
610- System Operating Exp (Water)	17,786	14,167
620- Repairs/ Maintenance Expenses	10,012	5,833
630- Professional Services (Water)	924	833
Total 600- Water O&M Expenses	28,722	28,833
Half of Shared Expenses	40,920	45,916
Total Expenses	69,642	81,333

* Revenue Bond yearly payment \$268,560



FOUR CORNERS

Water & Sewer District

Month End YTD Budget vs. Actual

July 2020

Sewer

	<u>July 2020</u>	<u>Budget</u>
Income/Expense		
Income		
400- Operating Revenues		
420- Sewer Revenues	124,582	125,000
Expense		
700- Sewer O&M Expenses		
710- System Operating Exp (Sewer)	29,067	27,083
720- Repairs/ Maintenance Expenses	6,191	7,917
730- Professional Services (Sewer)	0	417
Total 700- Sewer O&M Expenses	35,258	35,417
Half of Shared Expenses	40,920	45,916
Total Expenses	76,178	81,333

* Revenue Bond yearly payment \$204,536



FOUR CORNERS

Water & Sewer District

Capital Projects

2020-2021

Joint

- SCADA Upgrade 400K

Water

- Replace Elk Grove Booster Design/Approval 40K
- Design Water Loop Design/Approval 40K
- 80K

Sewer

- Elk Grove Treatment Plant
 - o Process Covers 100K
 - o Odor Control 100K
 - o Life Extension 400K
- Discharge Permit 20K
- Expand RI Basin 150K
- C1 Lift Station 60K
- Lift Station VFD'S 80K
- 910K



Manager Topics- August 18, 2020

- Reserves
- District Facilities Look Forward



Reserves

August 1, 2020

Stip Status

- Bond \$778K

Sewer \$3.3M

- Liens
o WRF Ph 1 & 2 2.3M

Water \$1.2M

- Liens
o Water Rights 200K



District Facilities Look Forward Multi-Years

- Water

- Possible water line for APK
- Water loop for Middle Creek/Black Bull to Gallatin Heights systems
- Possible expansion of water storage
- Monitor water use vs. pumping capacity to evaluate when to install additional wells
- Replace Elk Grove Booster Station

- Wastewater

- Finish Phase 1 & 2 (A and B) of the WRF: 400,000/day of treatment. (Sept & Mar)
- Expand RI Basin to handle 1.1 million gallons per day
- Plan Phase 3 of the WRF
 - To be an add on to Phase 1 & 2 with primary work being 2 additional SBR'S for a capacity expansion of 400,000 gallons per day and digesters.
 - **Bringing District Capacity to a total of 1.1 million gallons per day**
- Life extension of existing Elk Grove Treatment Facility
 - New screen, concrete repair, gates, covers, instrumentation, odor, etc.
- Effluent Delivery System
 - Current line 16", lines reduced to practical size
- Complete Elk Grove Drying Facility
- Life extension of Lift Stations- liners Study to downsize 16" F.m from Valley Center to Baxter/ Baxter to Northstar Lift – Pipes and pumps
- Flow Meter for Commerce Park and Northstar Lift Stations
- VFD'S all remaining Lift Stations

- General

- Upgrade Scada System