

**FOUR CORNERS WATER AND SEWER DISTRICT MINUTES  
REGULAR MEETING, April 19, 2022**

**Call to Order**

Vice President Nancy Flikkema called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:30 pm on Tuesday, April 19, 2022, at the office of the Four Corners Water & Sewer District at 495 Quail Run Road, Bozeman, Montana.

Board Members present: Vice President Nancy Flikkema, member Bob Thelen, member Brad Early

Staff/Public present: Phil George, General Manager (GM) from FCWSD; Amy Ellingson, District Administrator (DA) from FCWSD; and Libby Kueneke, Secretary

**Approval of Minutes**

February 15, 2022 Board Meeting

**Motion:** Member Brad Early moved to approve the minutes as written. Member Bob Thelen seconded. No public comment. The minutes were approved 3-0.

**Public Comment on Non-Agenda Items:**

No public comment.

**GENERAL BUSINESS**

**New Board Member**

Jon Claunch is the new board member for FCWSD.

**Ordinance 2022- 02 Corti 1st Reading**

Ordinance 2022-02: An Ordinance Accepting the Annexation Petition of Jay & Kelsey Corti for annexation into the Four Corners Water and Sewer District

The property is located between Monforton Road and Jackrabbit for sewer only. The property is 1 acre. A hydrant system and several other sewer only systems are set there already. The petition is for 1 EDU. Phil recommends approval.

**Motion:** Member Bob Thelen moved to pass the 1st reading of Ordinance 2022-02; member Brad Early seconded. No public comment. Motion passed 3-0.

**Ordinance 2022- 03 1st Reading**

Ordinance 2022-03: An Ordinance Accepting the Petition and Annexing Rainbow Subdivision Lots into the Four Corners Water and Sewer District

FCWD is petitioning to annex 7 Rainbow Lots 190-196 to make them ready for purchasers' development. 1 EDU is assigned per lot without water rights. Phil recommends approval.

**Motion:** Member Brad Early moved to pass the 1st reading of Ordinance 2022-03; member Bob Thelen seconded. No public comment. Motion passed 3-0.

**Resolution 2022-03: Land Sale- Rainbow**

Resolution 2022-03: A Resolution of the Four Corners County Water and Sewer to approve the sale of Rainbow Lots 190, 191, 192, 193, 194, 195 and 196

The board agrees with the sale of the 7 Rainbow Lots 190-196.

**Motion:** Member Bob Thelen moved to approve Resolution 2022-03; Brad Early seconded. No public comment. Motion passed 3-0.

### **Monthly Operations and Maintenance Report**

Phil George offered the report.

- SBR 2A is out of service as of 2/22 due to a broken rod and gearbox. Needed parts are on backorder. The supplier hopes to deliver needed parts soon.
- The next phase of WRF construction is underway. The digester excavation and under slab piping is complete. Concrete installation and final grading is planned for the next few weeks.
- The Elk Grove Booster Station replacement project is scheduled for site/pipe work in 4 weeks.
- Procuring parts are causing serious delays with little to no delivery expectations in multiple areas causing operation disruptions. The GM is working to build an inventory of regularly needed parts- 1 spare backup stock for the long run.
- WRF SBR 3 & 4 was approved by the DEQ as of 3/22 and work has begun. Sime Construction was selected for the excavation job for their pricing and quality of work. Shoring and wells will be put in place in the next few weeks. Dewatering should begin in about a month.

### **Monthly Financial Report**

Amy Ellingson provided the report.

- Paving was finished at the FCWSD main office as of 4/22.
- The lead water operator and a MSU professor are creating a Water Infrastructure Project for students to create a digital mapping of FCWSD this spring that will continue to be updated.
- Monforton teachers and MSU students have been approached for summer painting and maintenance employment.
- A landscaper will clean overgrowth around the ditch by the FCWSD office and at the WRF due to overgrowth ground. Native grasses will suppress weed problems. A water truck will minimize dust during construction.
- The Stip Bond water status is at \$3,400,078 and sewer status is at \$8,121,583.
- The DA reviewed the January budget vs. actual for the shared, sewer, and water expenses. The office expenses were up from 2/22 due to annual subscriptions including billing software, the third insurance installment, and paying ahead on the environmental insurance three year payment.
- The rate increase went into effect, and residents of the district have been notified in their bills.
- The GM and DA will begin drafting the annual budget to present to the board as a draft in the 5/22 meeting to be approved in the 6/22 meeting.
- The GM will start tracking the bond monthly and biannual payments on a separate page on a monthly basis.

### **General Manager Topics**

Phil George offered the report.

- Procuring parts is causing serious delays.
- DEQ has approved all remaining projects.
- Odor complaints continue. The county commissioner and county health department have requested a meeting. FCWSD has hired Webster Environmental Associates, an independent analyzer, to provide options for odor solutions. Meetings begin in 5/22. Surveying and sampling will follow.

**Board Member Topics**

- An update on the fire protection and fire fee resolution and on gathering information from the county was requested. FCWSD will hand out pamphlets with relevant neighborhoods including Spanish Meadows and the housing east on Shandolynn as these areas have adjacent fire hydra warranty issues continue. FCWSD must decide what repairs to pursue.
- Next steps of the Rainbow lot land sale was requested. 4 of 7 lots have serious interest. FCWSD's lawyer will use a buy sell agreement, and then FCWSD can go to a title company and close. FCWSD can start distributing buy sell agreements. 8 people, including commercial developers, have spoken to FCWSD with interest.
- No progress will occur on the Love Lane water tank issue until 2023/2024 after a water analysis. A well can't be installed at Love Lane or at Middlecreek Booster Station due to low production. Morison-Maierle's engineering expert examined these sites and determined the projects to not be economically viable.

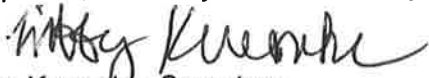
**Public Comment:**

None

**Next Meeting Date:** Tuesday, May 17, 2022

**Adjourn**

There being no further business before the Board, the Four Corners Water & Sewer District meeting of April 19, 2022 adjourned at 7:20 p.m.



Libby Kueneke, Secretary