

## **FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, April 15, 2025**

### **Call to Order**

President Nancy Flikkema called the regular meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:29 pm on April 15, 2025, at the office of the Four Corners Water & Sewer District at 495 Quail Run Road, Bozeman, Montana.

Board Members present: President Nancy Flikkema, Member Brad Early, Member Jeff Sipes, Member Justin Hart and Member Michele Piazza.

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

### **Approval of Minutes**

February 18, 2025 Board Meeting

**Motion:** Member Jeff Sipes moved to approve the Minutes as written. Member Justin Hart seconded. No public comment occurred. The Minutes were approved 5-0.

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

No public comment occurred.

## **GENERAL BUSINESS**

### **Ordinance 2025-01 2nd Reading**

Ordinance 2025-01: An Ordinance Accepting the Annexation Petition of Pipeline Boomer Properties, LLC Lot 7A of Amended Plat of Tract A for annexation into the Four Corners Water and Sewer District

The property is located adjacent to the Corner Post. The petition is for 5 sewer only EDUs. Phil recommends approval.

**Motion:** Member Jeff Sipes moved to pass the 2nd reading of Ordinance 2025-01; member Justin Hart seconded. No public comment occurred. The motion passed 5-0.

### **Ordinance 2025-02 2nd Reading**

Ordinance 2025-02: An Ordinance Accepting the Annexation Petition of the Cancro Property, Lot 2 & 3 of Minor 525 A-235 for annexation into the Four Corners Water and Sewer District

The property is located in the Cool Water subdivision. The petition is for 3 sewer only EDUs. Phil recommends approval.

**Motion:** Member Jeff Sipes moved to pass the 2nd reading of Ordinance 2025-02; member Justin Hart seconded. No public comment occurred. Motion passed 5-0.

### **Ordinance 2025-03 1st Reading**

Ordinance 2025-03: An Ordinance Accepting the Annexation Petition of John Rosa, Lot 48 for annexation into the Four Corners Water and Sewer District

The property is located in Rainbow Subdivision. The petition is for 1 EDU. Phil recommends approval.

**Motion:** Member Michelle Piazza moved to pass the 1st reading of Ordinance 2025-03; member Justin Hart seconded. No public comment occurred. The motion passed 3-0.

### **Resolution 2025-02: Increasing Additional Water Charge**

Resolution 2025-02 : A Resolution of the Four Corners County Water and Sewer to increase the additional water charge rate.

Only the excess water rate will change to encourage conservation while the base rate will stay the same. The water variable rate will be adjusted by volume tiers from 4.5% to 4.95%. The DA will inform all homeowners via mail of the changes. Increases will take effect June 2025 billing cycle.

**Motion:** Member Michelle Piazza moved to approve Resolution 2025-02; Member Jeff Sipes seconded. No public comment occurred. Motion passed 5-0.

### **March PCC Triangle Project Meeting**

Phil George reported on information he shared at the meeting.

- The GM reported on steps taken while serving GGWSD. GGWSD's discharge capacity and subsequent growth rate are limited by FCWSD's discharge capacity.
- The GM discussed FCWSD's discharge, water, and system status, and the district's future plan.
- The GM reported on the FCWSD facility status.

### **Monthly Financial Report**

Amy Ellingson provided the report.

- The DA reviewed upcoming annexations. The Board, DA, and GM discussed communicating the status clearly with landowners with vacant properties.
- FCWSD employee insurance was renewed.
- FCWSD billed the first \$80/EDU for contracted clients above and beyond the 4 year contractual EDU purchase. The board requested a monthly report on billed vs. collected. The Board asked at what point unpaid bills will result in a lien on property. The DA will look into if a time threshold already has been decided and will report back at the next Meeting.
- The Stip Bond water status is at \$2,560,392 and sewer status is at \$450,044.
- The DA reviewed the March 2025 budget vs. actual for the shared, sewer, and water expenses.

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

Phil George offered the report.

- The WRF SBR 5 startup is scheduled for April/May 2025.
- The Tertiary Filtration electrical installation is complete, the garage door is installed, and the work platform is complete. Instrumentation continues.
- All the Odor Control Improvement equipment is installed, and startup will occur in June or July.
- 80% of the new water line for the Zoot Water Main Extension is complete. The contractor needs to jack and bore under Norris Road, which will begin in May.
- The Northstar Lift Station construction started February 10th.
- The augmentation upgrade has been started and will be completed in April.
- The Valley Center building enlargement started.

**General Manager Topics**

Phil George offered the report.

- The current capacity status is at 895 EDUs.
- The GM reviewed images of the construction and installation progress for the Board.

**Board Member Topics**

The Elk Grove timeline to become operational is three years away as the district's new capacity allows them to avoid running two processing plants when one suffices.

**Board Member Topics**

No Board Member topics arose.

**Next Meeting Date:** May 20, 2025

**Adjourn**

There being no further business before the Board, the Four Corners Water & Sewer District meeting of April 15, 2025 adjourned at 7:37 p.m.

A handwritten signature in black ink, appearing to read "Libby Kueneke".

Libby Kueneke  
Secretary