

FOUR CORNERS WATER AND SEWER DISTRICT MINUTES

Public Information Meeting – Water Reclamation Facility (WRF)

March 27, 2018 – 6:30 PM

Monforton School, 6001 Monforton School Road, Bozeman, MT

GM Kevin Kundert introduced the speakers for the evening's presentation on the District's project to expand its current wastewater treatment capacity: Marty Gagnon and Brad Hammerquist from the District's engineering firm of Morrison-Maierle. GM Kundert also introduced the 3 Board members present, Nancy Flikkema, Phil George and Peter Thatcher. (The Board did not consider or address any District business during the meeting). A list of members in attendance is attached. District secretary Maralee Parsons took minutes of the meeting.

Mr. Hammerquist reviewed the presentation with the public, which included a brief history of the District, project goals, alternative treatment technologies which have been considered and selected, the location of the proposed facility, and the preliminary project schedule:

A Water Reclamation Facility (WRF) is a facility that treats wastewater to be reused for other purposes, e.g., irrigation, snowmaking, or groundwater recharge (utilized by FCWSD). It was noted that growth in the Four Corners area is driving the need for expansion of the District's wastewater treatment capacity, which currently has a maximum capacity of 300K gal/day. The District is currently operating at about 250K gal/day on average.

Project goals:

- Continue to meet and exceed current and anticipated permit requirements
- Honor current service commitments and avoid overflows
- Treatment process housed within a building to minimize visual impacts, sound and odor
- Odor control measures

Planning Process:

An initial budget has been established at \$8.2 million. Several treatment technologies were evaluated:

- Oxidation Ditch
- Sequencing Batch Reactor (SBR)
- Membrane Bioreactor (MBR)

The District has selected the SBR treatment technology, citing:

- It meets treatment requirements
- Has a compact footprint
- Can be housed in a building
- Is expandable in increments

It was noted that the District will be utilizing a phased approach, allowing incremental expansion as warranted by growth, with new users contributing to the funding of the expansion(s). Phase 1 of the WRF would add 200K gal/day flow capacity, and phase 2 would add an additional 200K gal/day flow capacity. The District is considering a number of potential funding sources, including District reserves, capacity fees from new

users, and low interest loans, and will likely be a combination of funding sources.

The proposed site for the WRF is on District-owned land, located in the Rainbow Subdivision. The project is currently in the planning and design phase, and the current project schedule has construction of the WRF beginning in early 2019 and, coming online in early 2020.

Following the presentation, the meeting was opened to questions and comments from the public.

Questions & Answers:

Q: Why can't this stay at Elk Grove?

A: The District wants to contain the processes of the new facility within buildings.

Q: Why have we not been informed before, and why wasn't this planned in public meetings?

A: It was planned in public meetings. The FCWSD Board meets each month in public meetings, and all members of the public are welcome and encouraged to attend. Agendas and minutes are available on the District's website.

Q: Who is the District?

A: FCCWSD is a government entity within Gallatin County, formed in 2003.

Q: Why are you choosing to build the WRF in a residential area when there is plenty of property with open space between Gateway and here? The ponds are smelly.

A: The District currently owns this property and purchasing additional property would be expensive. The facility is planned to be indoors to minimize any odors.

Q: I bought my property in the 1950's and it is next to the outfall area on the map. I was told my well would be contaminated and need to be taken offline. I don't want to sell my property and don't want to fight in court. If I have to sell my land you will pay full market value for it.

A: There will be no wells contaminated as a result of the construction of the WRF. The construction of a new WRF on the District's property in Rainbow Subdivision will not require the acquisition of additional property beyond what the District already owns.

Q: I live near the new facility and what about the smells?

A: We believe the odor from the current facility is coming from the C1 lift station, and is raw sewage. In the new facility, this will be taken care of by putting it indoors and adding additional odor control.

Q: How many Board members here live in Rainbow subdivision?

A: No Board members present live in Rainbow subdivision, but Board members are required to live in the District, or own property in the District.

Q: What will happen to property values for properties next to the ponds? What will you do about it?

A: We are taking all concerns under consideration and are trying to address those concerns. The treatment plant is being put indoors and odor control measures will be

put in place. We will try to mitigate all concerns; we understand no one wants to live next to a sewer treatment plant. The existing “ponds” are not sewer lagoons, they are infiltration/percolation cells for the disposal of treated wastewater.

Q: I understand we can't stop growth in this valley and we need to help it happen in the right way, and I appreciate your job. But have you thought about focusing on problems for current residents before allowing new people to come on?

A: That is the purpose of this meeting, so we can get your feedback and address concerns, which is a continual effort. The District must move forward with its plans for expansion and we believe this is the best plan available. Is it perfect? No. If the District were to expand the disposal site, the well on the adjacent land would need to be removed, but the District is not now planning to expand the disposal site. The disposal site sits in the middle of unused District property, not on anyone's land.

Q: Is this the same system as the one at Elk Grove?

A: No. This is an SBR which allows the opportunity for a smaller footprint and for it to be housed indoors.

Q: How does it compare (to Elk Grove) for noise and odor?

A: The equipment is fairly similar but is being put indoors so it will be less noisy outside. The wastewater treatment plant at River Rock is located in the middle of the subdivision, indoors, and there have been no noise complaints. There have been no odor complaints.

Q: Is there a similar facility around here we could research?

A: Rae has a similar system.

Q: Why are you taking people's homes away from them?

A: We are not taking people's homes away from them. We are building a wastewater treatment plant on land the District currently owns. If Clint decides to sell his property, that is a separate issue.

Q: What will it cost us as a taxpayer?

A: We don't know the answer yet. There will be a combination of financing options, and we will share more information on that in upcoming meetings.

Q: What is the square footage of the phased buildings?

A: Just a guesstimate as we don't have details on sizing yet, but approximately 100 x 100 ft.

Q: Is there a maximum or ceiling to the phases of this plan?

A: About 1.5 million gal/day

Q: Are there new contracts in development for future water and sewer users that will take the existing plant to capacity?

A: New contracts cannot get the full requested capacity until the new plant comes on line.

Q: Does the District own any land on Jackrabbit Lane?

A: No

Q: Is it District policy to not allow further annexation? If not, is that the right answer?

A: The Board considers annexations on a case-by-case basis. Some smaller developments contiguous to the District have annexed in. The District does not have a policy for stopping annexations. The District was created to serve growth in the area. Typically Districts are created with a boundary that is manageable with the existing technology and capacity and grow that capacity as the area grows; this District board continues with that plan. We have had a facility plan in place for many years that tells us when we reach a certain flow; we need to develop more capacity.

Other General Comments from the public (not specifically posed and addressed as a question):

- Concerns about proximity of the new plant to residents.
- Concerns you will wipe out resident's water rights by contaminating our water.
- Reading of the Montana Constitution as it pertains to individual rights for a clean and healthful environment.
- Concerns about wastewater going into the Gallatin river.
- No one wants to live next to a sewer plant. It will devalue our property.
- The long-term solution is pipe sewage away. With the rapid growth in Gallatin County, we should be obtaining federal money now for a long-term solution, rather than more band-aids, which won't last very long.
- Rather than attacking the messengers who are just doing their job, maybe develop a community steering committee to attend meetings and learn about the project and educate others.
- Don't expand the District, so you don't have to solve the problems outside of the District.

The meeting adjourned at 8:00 pm.