

FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, November 19, 2019

Call to Order

President Cory Klumb called the Four Corners Water and Sewer District meeting to order at 6:34PM on Tuesday, November 19, 2019, in the library of Monforton School, located at 6001 Monforton School Road, Bozeman, Montana.

Board Members present: President Cory Klumb, Vice President Nancy Flikkema, Phil George and Peter Thatcher. Heather West arrived at 6:50.

Staff/Public: Amy Ellingson and Larry Powers, Engineers Marty Gagnon and Brad Hammerquist of Morrison-Maierle (MMI), Justin Gerber of Amatics CPA, Clint and Judy Cain and Brodie Pielstick. Minutes were formatted by substitute secretary Amy Ellingson.

Approval of Minutes

Approval of Draft Meeting Minutes September 17, 2019

1. Substitute secretary Crystal Turner asked that clarification of questions 7 and 10 of the Kyle Griffith questions. Question 7: Do the members of the board (who are also members of the district...) believe that the time and money spent forcing the lawsuit was/will be a good use of the public's resources? Do they think that the public and ratepayers would agree that the costs were/are justifiable? Boards Response: Yes it is worth spend the money when we are acting in the best interest of the public.
2. Question 10: As noted above, I do have a **right** to participate. The board does *not* have a right to pick and choose which questions it likes and from whom it will accept them. As quoted earlier, Mr. Klumb mentioned that the "privilege" to ask questions has been abused. Is it the stance of the Board that asking questions and getting answers is a "privilege"? The public comment part of the agenda is for the public who are not on the agenda to have the opportunity to speak to the board. However, the board is normally unable to respond. In the past the board has been flexible on the rule. At resent times this has been abused by the public and is no longer an available time for the board to respond to public comment. If a member of the public would like to converse with the board they will need to be on the Agenda.

Motion: Phil George said with those two clarifications, I move we approve the minutes of the meeting. Peter Thatcher seconded the motion. There was no public comment. *The motion carried 4:0.*

Public Comment on Non-Agenda Items: There was no public comment on non-agenda items.

GENERAL BUSINESS

Audit Report

Justin Gerber with Amatics CPA reviewed the audit results for the year ending June 30, 2019. In conjunction with the audit, 2 audit reports and a management letter have been provided. Justin has a clean opinion and stated the financial statements are correct. 2nd report on internal controls with the District is clean and has no opinion. Justin also provided the District with a new 3-year contract for review and approval.

Motion: Member Phil George moved to accept the audit report and the new 3-year contract; member Peter Thatcher seconded the motion. *The motion carried 4-0.*

2019-13 2nd Reading Bell – 1 Sewer EDU

Phil George explained this is a request by **Spanish Peaks Property, LLC** and is a single commercial building which would like to annex for sewer only. Phil continued his report on the application to those present: he has reviewed the property and it would be more EDU equivalent.

Motion: Phil George moved that we approve this ordinance. Nancy Flikkema seconded the motion. There was no public comment. *Ordinance 2019-13 passed 4:0.*

ADU Appeal Mr. Brodie Pielstick:

Mr. Pielstick has the property at 183 Heights Circle in Gallatin Heights. He is asking the board to consider waving the fee for his ADU due to the fact he was not informed about the fee. He stated he had to pay \$5,000 at closing on the lot with Gallatin Heights and that should cover the ADU cost. It was explained to him that the \$5,000 fee was the Developers fee not payable to the District. It was also explained that when the Developer of Gallatin Heights purchased all the capacity back in 2008 from Utility Solutions there was enough bought for 1 EDU per lot. Having an ADU increases the lot to 1.5 EDU.

Phil George stated that we have informed members for Sunrise Homes and the HOA that this additional fee for the ADU is not being disclosed to the homeowners yet their plans for an ADU are being approved. The District office will continue to reach out to the Sunrise staff and the HOA. Phil also informed the board that an agreement that has been signed by Mr. Pielstick and Phil about an extended payment plan.

Cory Klumb told Mr. Pielstick that we have policies in place because of situation like this. We have enforced with homeowners in the past and will continue to do so. He recognized the fact that Mr. Pielstick was not informed correctly by Gallatin Heights Design Review Committee and sympathized with him. However, the board would not be making concessions on the policy.

Resolution on Payback Agreement: This has been tabled for Phil George to do more research.

Clinton Cain Discussion, Property Value: Mr. Cain stated his rental property is directly across from the new Water Reclamation Facility. He further stated concern the WRF would possibly affect his property value. He expressed the facility would degrade the views and environment of the local area.

Engineers Report

Brad Hammerquist reported the treatment plant is underway and they are currently working on the concrete structures. They are wrapping up the design on the sludge press and that should be off to DEQ this week. The Baxter Crossing design will be submitted to DEQ soon.

Monthly Operation & Maintenance Report

Larry Powers reported he is still waiting on parts for the Headworks portion.

The VFD failed at the NS Booster with the age of our control system we had to seek repair from an outside company that repaired it with a 2-year warranty. However, an upgrade in the future will be needed to replace old hardware.

High flows in the Elk Grove Lift Station, TV Inspection of Sewer mains in high ground water areas found no infiltration in the main line piping, some illegal sump pump discharges were discovered and shut off. We are aware of additional sumps discharging into the sewer system and we work on locating them in the spring.

EG Lift Station Rehab project in final stages, installation is scheduled for next month, weather permitting. This work will be starting the week of December 2nd.

General Administration Activities and Issues

Amy Ellingson reported Maralee would be leaving the District as its Secretary at the end of 2019. The search for her replacement is ongoing. Additionally, the fencing at the RI basin is underway as well as the Office Remodel.

The administration staff presented the board with the process of past due notices and disconnect notices. At this time, it is under review to add additional fees to both processes.

Monthly Financial Report

Amy Ellingson reported the expenses are right in line with the projected budget. On the Sewer side and the Water side, we are ahead on revenue. The last page shows what the reserves are at currently. The Bond Payment Schedule was also presented to the board so they could have a better understanding about yearly payments. An updated STIP funds sheet was also given to the board with Investments Recommendations this requires more discussion and research.

Board Members Topics

There were no further comments.

Next Meeting Date – Tuesday, December 17, 2019

The meeting adjourned at 8:31pm.