

## **FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, January 16, 2018**

### **Call to Order**

President Cory Klumb called the regular meeting of the Four Corners Water and Sewer District to order at 6:30 pm on Tuesday, January 16, 2018, in the library of Monforton School at 6001 Monforton School Road, Bozeman, Montana.

Board Members present: President Cory Klumb, Vice President Nancy Flikkema, Member Heather West (arrived 6:33), and member Phillip George.

Staff/Public: GM Kevin Kundert, Marty Gagnon & Brad Hammerquist representing MMI; Maralee Parsons, Secretary; Kevin Cook; Mike Stenberg; Peter Thatchen; Justin Buchanan, Matthew Kunkel; Leonardo Vallokros; Jaime Vasquez)

### **Approval of Minutes**

Dec. 19, 2017 Board Meeting:

Motion: Member Phil George moved to approve the minutes as written; V.P. Nancy Flikkema seconded the motion, and the minutes were approved 3-0.

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

Mathew Kunkel stated he represents the Lehrkind property, and stated he had discussed with the Board back in April 2017 the possibility of annexing into the District for water and sewer services. He stated that they will be scaling down the size of the project and will be sourcing their own water. They will be looking to obtain approximately 45-50 EDU of sewer, and would annex into the District. This will be a topic on a future meeting agenda.

## **GENERAL BUSINESS**

### **Elk Grove Discussion/Update**

GM Kundert noted he has not received a progress report from District council, but stated he believed that they are still working to qualify the ballots received. Justin Buchanan asked if the Board had previously stated that they would want at least 50% vote in favor of annexation, before they would consider accepting it. President Klumb stated his recollection was that the Board did not want to move forward with only about 10% in favor, but did not recall setting a specific minimum on yes votes before annexation would be considered. Member Phil George stated he believed District council Susan Swimley had made a comment that it would be "nice" to have 50% or more.

### **Shedhorn Subd., Lot 22 – Annexation Request (2 EDU water, future sewer with expansion)**

Mike Stenberg representing Hyalite Engineering briefly presented the annexation request on behalf of the owners, Kevin & Gene Cook. The property is located at the SE corner of Jackrabbit Lane & Durston Road, contiguous to the District boundary. The property owners would like to connect to both water & sewer, but they are aware of the limited capacity until expansion is complete, and are willing to install a temporary on-site wastewater system for the short-term, ultimately connecting to the FCWSD sewage treatment facility upon completion of expansion. The first of two planned buildings is to be built out this year, to be used as a non-spectator sports facility, containing two bathrooms and no showers, with an expected flow of about 200-250 gpd (1 EDU). The

second building would be light industrial use. Total wastewater flow of the 2 buildings is estimated at about 350-360 gpd. The developers would be willing to install a 500 ft. water & sewer main up Pronghorn. They will work with District engineer Marty Gagnon to determine a timeline and the best path forward, and will present it to the Board next month.

### **Northstar Commercial Subd., Lot 33, In-District Request for 11 EDU Capacity**

This is an in-District commercial condo project in need of 12 EDU water/sewer capacity, and the developer, Jaime Vasquez, is willing to accept limits on use until new capacity is online:

1. All capacity fees/inspection fees paid as usual prior to construction.
  - The additional 11 EDU for capacity will be \$8,265/EDU x 11 = \$90,915
  - 24 inspections (12 water, 12 sewer) = 24 x \$150 = \$3,600, with this cost increasing due to new TV requirements.
2. Bathrooms only, no showers or faucets in the garage, until new capacity is available.
3. 7 EDU units to be active (6 units in one building and 1 unit in the second building), and plumbing will be turned off to the other 5 units until capacity is available. Each of the active units will be billed at the commercial condo rate and be limited to a max flow of 4,000 gal per month, until new capacity is available.

It was noted that the Board had previously limited the additional capacity sought by this developer for his Rainbow Lots 52 & 53 project in July, 2017, which stalled the project. Mr. Vasquez stated that his timeline is to start construction in April/May 2018, and also stated he would include covenants stating that no residential use will be allowed (this will also be put in the District's contract). It was noted that each unit would be taxed individually, would be billed at 1.5 x the regular rate, and would be very low water usage.

**Motion:** VP Nancy Flikkema moved to approve the project with the limitations listed above; member Heather West seconded the motion. ***The motion carried 4-0.***

### **Kennedy Subd., Lot 2 Block 1 Request for Capacity – topic postponed**

#### **Engineer's Report**

Brad Hammerquist advised that the Korner Klub has submitted a draft engineering report to DEQ, and has received comments back. Once the comments have been responded to, the report will be reviewed/commented upon by the District engineer. They will then move forward with final plans and specs, and obtaining an encroachment permit from DOT. Construction is anticipated in Spring 2018. GM Kundert noted that the Korner Klub paid for 5 EDU's for sewer at the end of 2017.

#### **Water Reclamation Facility (WRF) Committee Report**

Member Phil George presented the report. He stated the committee has been working with the marketing firm and have developed 3 key themes: positive environmental impacts, planned growth, and costs. A draft of a communication will be available this week and will be provided to the Board. He also noted the engineers are working concurrently with the District's bond attorney and DEQ, with a bond vote being targeted for this May. It was noted that there will need to be a resolution passed by the Board in February, and it will need to be advertised prior to the first reading. Marty Gagnon will provide critical dates to GM Kundert.

### **Monthly Water Usage & Financial Report**

The Board reviewed the monthly water usage and financial reports. There was no discussion.

### **Monthly Operation & Maintenance Report**

GM Kundert presented the report:

- Incoming flows from GGWSD are increasing as the contractor completes more service connections. Daily average flow is currently about 2K gallons.
- EGWWTP Digester Aeration improvements are complete with the exception of automated controls, which will be integrated the week of Jan. 22-27, 2018.
- The replacement pump for Galactic lift station is scheduled to arrive Jan. 15 and will be installed that week. A variable frequency drive package has been ordered for the new pumps and will arrive in 8-10 weeks.
- Leak detection equipment was purchased from Fluid Conservation Services along with an ultrasonic portable flow meter.
- The H2S monitoring at the EGWWTP fence line has not shown any measurable H2S concentrations at this location. It will be moved into the Headworks building close to the ventilation exhaust outlet to monitor that location, and will secure a monitoring location on Annie Glade in Elk Grove.
- Standby generator maintenance checks found a very small natural gas leak at the Galactic Park lift station, and were repaired.
- Digester #2 aeration mixer had a seal leak and was repaired.
- Digester #1 aeration mixer is inoperable and is scheduled for repair.
- The SCADA alarm system was checked and deficiencies were corrected.
- Zach injured his back while lifting the UV units during cleaning. He missed a few days but is back to work now. They are working with the state fund claim process, which will include investigative and corrective actions.

### **Board Member Topics**

None were raised.

### **Adjourn**

There being no further business before the Board, the Four Corners Water & Sewer District meeting of January 16, 2018 at 7:35 p.m.



Maralee Parsons  
Secretary