

FOUR CORNERS WATER AND SEWER DISTRICT MINUTES REGULAR MEETING, October 21, 2025

Call to Order

Vice President Jeff Sipes called the regular Meeting of the Four Corners Water and Sewer District (FCWSD) to order at 6:31 pm on October 21, 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 via phone, Member Jeff Sipes and Member Michele Piazza.

Staff/Public present: Phil George, General Manager (GM) from FCWSD; Amy Ellingson, District Administrator (DA) from FCWSD, Employees Colbie Burghart and Louis Cevasco from FCWSD, Justin Gerber via Teams from Amatics, Meghan Hazer Alvarez from Gallatin County Planning Department, and Libby Kueneker, Secretary

Approval of Minutes

In the August 19, 2025 Board Meeting Minutes, Jeff Sipes, rather than Nancy Flikkema, needs to be listed as calling the Meeting to order. Michele Piazza's name should have 1 "L" each time it appears.

Motion: Member Michele Piazza moved to approve the Minutes as amended. Member Brad Early seconded. No public comment occurred. The Minutes were approved 4-0.

Public Comment on Non-Agenda Items:

No public comment occurred.

GENERAL BUSINESS

Ordinance 2025-07 2nd Reading

Ordinance 2025-07: An Ordinance Accepting the Annexation Petition of Jeremy & Michele Shea for annexation into the Four Corners Water and Sewer District

The property is located in the Coolwater Subdivision. The petition is for 2.5 EDUs. An ADU will be included. Phil recommends approval.

Motion: Member Michele Piazza moved to pass the 2nd reading of Ordinance 2025-07; member Nancy Flikkema seconded. No public comment occurred. The Motion passed 4-0.

Ordinance 2025-08 1st Reading

Ordinance 2025-08: An Ordinance Accepting the Annexation Petition of Rae Holdings LLC for annexation into the Four Corners Water and Sewer District

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

Motion: Member Michele Piazza moved to pass the 1st reading of Ordinance 2025-08; member Brad Early seconded. No public comment occurred. The Motion passed 4-0.

Resolution 2025-07: Finance Committee Approval

Resolution 2025-07 : A Resolution of the Four Corners County Water and Sewer to allow the Finance Committee and General Manager to approve Water Rights Purchase.

The GM requests the Board authorize the Finance Committee be able to work with Utility Solutions.

Motion: Member Michele Piazza moved to approve Resolution 2025-07; Member Nancy Flikkema seconded. No public comment occurred. The Motion passed 4-0.

Monthly Financial Report

Amy Ellingson provided the report.

- The DA reviewed upcoming annexations.
- FCWSD had 2 employees leave recently and hired 2 new employees.
- Bulk H2O wrapped up a few weeks ago. \$30,000 was collected.
- Gallatin Gateway had a September Meeting. They're selling capacity and have VRUs remaining.
- The Insurance renewal process has begun.
- The Audit Renewal is underway. The Board approved making a new 3 year contract with Amatics.
- The Stip Bond water status is at \$1,451,617 and the sewer status is at \$159,871.
- The DA reviewed the Contracts for four-year billing.
- Suspension of Water and Sewer reserve fee went into effect in October.
- The DA reviewed the September 2025 budget vs. actual for the shared, sewer, and water expenses.

Audit Presentation

Justin Gerber provided the presentation.

Justin reviewed the Audit Report for the Board. The audit found a clean opinion as they found the reports gathered to be correct. No material weaknesses or significant deficiencies were found. A request was made from the Board for Areas for daily improvement. One suggestion was the Board have their own analytical procedures for water revenues so the Board could easily and quickly tell if something was out of line.

Monthly Operations and Maintenance Report

Phil George offered the report.

- The Tertiary Filtration Startup is happening in October.
- All the Odor Control Improvement equipment is installed. The startup began in September. A new odor control test will occur in June.
- The Northstar Lift Station construction is complete and operating. Investigation of pump issues continues.
- The scheduled installation of Valley Center's new equipment will be completed this October.
- Zoot Wells 1 and 2 are operational. Well 3 needs work.
- The Baxter waterline extension bid is completed, contract awarded.
- A new rail system was installed at Durston, Black Bull 2, and Valley Center.
- The capacity status is at 938 EDUs.

Board Member Topics.

- On request, the GM reviewed odor control issues.
- Work at Elk Grove continues.
- On request, the GM explained the purpose of the new rail system in greater detail.
- A Board Member informed the Board a public hearing will occur at 6:00 on a proposed tax amendment including short term rental, growth area zoning reform, and affordable housing. A request was made for the old language and new language in these areas.

Closed Meeting- Montana Code 2-3-203(4)(a)

A closed Meeting occurred under Montana Code 2-3-203(4)(a).

Next Meeting Date: November 18, 2025

Adjourn

There being no further business before the Board, the Four Corners Water & Sewer District Meeting of October 21, 2025 adjourned at 7:48 p.m.



Libby Kueneker
Secretary