

Ordinance 2021-03

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF MVGR LAND, LLC, 1280 E BAXTER LANE, BOZEMAN, MT 59718. ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, MVGR LAND LLC, a Montana limited liability company with address of 5311 US Highway 287 North, Ennis MT submitted a petition for annexation located at the commonly recognized address of 1280 E Baxter Lane, Bozeman, MT 59718, being more particularly described as Tract 1 of Certificate of Survey 640, being approximately 73.42 acres located in Section 6, Township 2 South, Range 5 East, Gallatin County, Montana ("Property") requesting that the Property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the Property is contiguous to the District boundary; and

WHEREAS, on January 19, 2021 at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as land contiguous to the District and determined that the systems have capacity to provide service to the new proposed residence in the amount set forth below, to be located on the Property; and

WHEREAS, MVGR LAND LLC, will, prior to the District providing service to the Property, provide evidence of purchasing for transfer or shall transfer water rights to serve the Property sufficient to service 128 EDUs (20,480 gpd total) and agree to pay the water and sewer capacity fee and charges per EDU to the District; and

WHEREAS, the Property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does agree as follows:

1. The Petition to annex the Property is accepted.
2. The Property described in the Petition submitted by MVGR LAND LLC, located at the commonly recognized address of 1280 E Baxter Lane, Bozeman, MT 59718, being more particularly described as Tract 1 of Certificate of Survey 640, being approximately 73.42 acres located in Section 6, Township 2 South, Range 5 East, Gallatin County, Montana will be annexed into the District, upon transfer of water rights as set forth above and payment of fees and charges for water and sewer service to the Property for 128 EDUs (20,480 gpd total) and passage of a second reading.

Landowner/Petitioner acknowledges that prior to the second reading that service shall not be provided until all conditions and requirements set forth in the recitals and the

adoption have been met as well as the Landowner/Petitioner executing a Annexation Agreement and a fully and finally negotiated Service Agreement.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on January 19, 2021 with a vote of 4 in favor and 0 against and second reading on February 10, 2021 with a vote of 4 in favor and 0 against. This Ordinance shall be in effect 30 days after the date of the second reading.

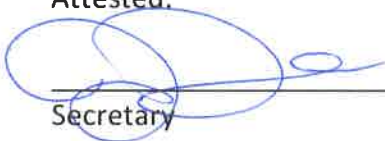
1st Read and approved:
District Dated: January 19, 2021

Four Corners County Water and Sewer



Its: President

Attested:



Secretary

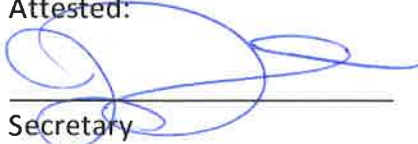
2nd Read and approved:
District Dated: February 16, 2021

Four Corners County Water and Sewer



Its: President

Attested:



Secretary