

RID #305
MEETING
OCTOBER 20, 1980

Members present were Ken McBride, Ray Tout and Jerry Eby.


A letter to Paul Cronin regarding his hooking up to the system was drafted and approved by all members.

A resolution was passed to include Morrison-Maierle's recommended hook up charges as part of the sewer use regulations.

A resolution was passed to purchase a pump from Con-Tro-Flo Co., Inc. for phase 3 of RID 305.

Amendment No. 1 - increasing Morrison-Maierle's original contract was signed and sent to Morrison-Maierle.

A letter, clarifying the Board's position on Hidden Village was sent to Morrison-Maierle.



RID #305 MEETING, SEPTEMBER 4, 1980

Members present were Ken McBride, Ray Tout Jerry Eby and Mike Boylan from Boylan Excavating.

Opened and awarded a bid from Boylan Excavating for the repair of leak between the trout pond and the holding pond. The amount of the bid was \$1,750.00. Contractor will furnish a bond from his insurance company and will start Monday, September 8, 1980.

RID #305 MEETING, AUGUST 20, 1980

Those present were members Ken McBride and Jerry Eby. Also present were Tim Berry from Morrison Maierle and John McCulley from the Big Sky Owners Association.

Discussed Phase #3 bids and decided to call for bids again in 1981. with pumphouse, building modifications, pipe and access road in different schedules.

It was decided to contact Rehbein Construction on the sealing of the trout pond to be done this year.

It was decided to purchase the pump and chlorinator at this amount from Contro-Flo.

Discussed the charge for hooking up to the RID ssytem.

McBride and Berry will investigate the plat ~~value~~(?) for subdivisions.

File

RID #305 MEETING AUGUST 14, 1980

Members present were: Ken McBride, Ray Tout, Jerry Eby

Phase #3 bid prices, negotiations and financing were discussed. Tim Berry, of Morrison Maierle, is to negotiate the contract price down to available monies.

Paul Cronin presented plans and a letter from TDH with a request to the Board to connect to the sewer system through West Fork Properties sewer system. It was decided that Jim Cummings would be needed to explain his findings in more detail. Paul is to contact Jim and the Board and arrange for a meeting.

MINUTES
BIG SKY RID #305
MEETING AUGUST 7, 1980
7:30 p.m.

Members present were Ray Tout and Jerry Eby

The bids were opened for construction of Phase 3:

Barnard Construction	\$146,903.00 Pump station & lines
	\$281,000.00 PVC liner
	\$96,245.00 Clay liner

R. H. Grover	\$143,498.00 Pump station & lines
	\$247,000.00 PVC liner
	\$78,500.00 Clay liner

2 bids on pumps:

Controflo	- \$9,000.00 +/-
PDCO	\$5,900.00 +/-

Morrison & Maierle will check bids and advise Board. Eby will check with McCracken on cash money available.

Ray Tout and Jerry Eby discussed new development at Camper Village. Ray will talk to county planner and owners about various requirements that would have to be met.

RID 305 SEWER DISTRICT

JULY 7, 1980

embers resent were, Ken McBride, Jerry Eby and Ray

The minutes of the previous meeting were read and approved.

There was a discussion on the regulation of sewer use ordinance.
The ordinance was formally adopted by the board..

owed a discussion regarding Paul Cronin joining the system
ugh West Fork Properties system.

There was a discussion on Simkins-Taylor agreement. It was requested
of Morrison-Maierle to give us an opinion of the affect that the
new Camper Village development would have on the total system.

There was a discussion on the issuing of sewer hook up permits,
getting forms made and insuring inspection of the hook ups.

RID 305 SEWER DISTRICT

JUNE 12, 1980

members present were Jerry Eby, Ken McBride, Ray Tout Vern Evans
Tim Berry from Morrison-Maierle.

on was passed and signed by Eby and McBride to allow Eby
lication and receive any payments for EPA funding.

was agreed not to change any wiring or add any meters for the
nose of separate billing to RID and fire district.

The plans and specs were approved for Phase 3. The bid date is
approximately July 20, including alternates for lining and leak repair.

Received regulatory sewer use from Morrison-Maierle. Will go over and
approve same on June 22 at 10:00 a.m.

SUMMARY OF PUBLIC HEARING
IN THE MATTER
OF
FACILITIES PLAN FOR RURAL IMPROVEMENT DISTRICT NO. 305
BIG SKY, MONTANA

The Board of Trustees, Rural Improvement District No. 305, Big Sky, Montana, called to order the public hearing in the matter of the Facilities Plan for Rural Improvement District No. 305, Big Sky, Montana, at 7:30 P.M. M.D.S.T., in the Meadow Village Convention Center. Said public hearing was advertised in the Sky Line on June 28; July 5, 12, 19, 26 and August 2, 1979. Board members present were Allen H. Eby, Chairman; John E. Miller, Secretary; and E.K. McBride.

Member of the general public present at the hearing included:

John W. McCulley	- Box 915	Big Sky, MT	995-4163
Ledora McBride	- Box 146	Big Sky, MT	995-4255
Rita Ray Eby	- Box 794	Big Sky, MT	995-4652
Fred J. Basset	--	Big Sky, MT	995-4370

Timothy R. Berry, from the consulting firm of Morrison-Maierle, summarized the purpose of the hearing and explained the proposed project as presented in Facilities Plan. The project consists of constructing a treated wastewater pump station and pipeline to pump from the storage pond to the existing filtration/chlorination building where the treated wastewater will be chlorinated and then pumped to the golf course and used for irrigating the golf course. It was explained this project was Phase III of the treatment plant improvements program. Phase IV, consisting of the construction of an additional storage pond, would follow sometime in the future. The total cost of the project was estimated at \$160,000. The U.S. Environment Protection Agency will contribute an estimated \$120,000 with the District providing approximately \$40,000. The project ranks second on the state priority list for Fiscal Year 1980, preceeded only by Polson, Montana, and is virtually assured of funding provided all requirements of the State

and Federal Government can be met. The State priority list shows this project is eligible for designation is alternative technology and may be eligible for an additional \$16,000 grant which would mean the District would have to provide only \$24,000.

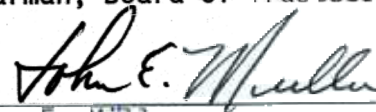
Two questions were asked relative to the Plan:

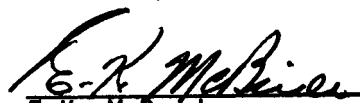
Mr. McCully asked how much their sewer bills would increase? The response was None. The District has been able to build a small reserve and it appears no rate adjustment will be required.

Mr. McCulley also asked what monitoring would be required to assure there would be no impact on the groundwater? The response was there would be monitor wells located on the periphery of the golf course that would be sampled on a regular basis by District personnel and delivered to the Montana State Department of Health and Environmental Sciences for analysis.

No further questions were heard. Hearing adjourned.


Allen H. Eby
Chairman, Board of Trustees


John E. Miller
Secretary, Board of Trustees


E.K. McBride
Member, Board of Trustees

Public Hearing

RID 305 Gallatin-Madison Counties

June 8, 198

11

NAME

ADDRESS

REPRESENTING

Jerry Emy

Big Sky

RID 305

Raymond Tout

Big Sky

RID 305

Willis Wetstein

Helena

Morrison-Maizele

Tim Berry

Helena

" "

Phillip Green

Bozeman

" "

Rick Mayfield

BOZEMAN

Ladora McBride

Big Sky

resident 305

Margaret Tout

Big Sky

1265 Hill Condo

Dianne Ellis

Big Sky

High Country News

Nancy Waldeman

Big Sky

CAROL RICKER

Big Sky

Hidden Village

Ernest Egert

Bozeman

Hidden Village

Mayorie L. Clark

BIG SKY

Scott Bowen

Big Sky

Big Sky MT / Boyne

JOHN E. KIRCHER

BIG SKY

Big Sky / Boyne area

William Lepper

(B.N.)

~~Big Sky~~ Co. Wheat & Lepper

Gary L. String

Helena

Morrison-Maizele

David Russell

Box 1677 D21

Hidden Village

Ed Dobbin

Box 5 Big Sky

Hidden Village

Ed Selix Jr

208 East Main
Bozeman

Vernon Taylor & Robert Smith

DATE:

MORRISON-MAIERLE, INC.
CONSULTING ENGINEERS

PROJ. NO:

BY:

CHK:

PAGE:

Bill Pepper - B6 N. —

David Penwal -

Hidden Village

ED Dobbin -

" "

ED Senn -

Smiley

RID 305
MINUTES OF MEETING 11/28/77 11:00 a.m.
AT OFFICES OF ED STRACHOTA
BIG SKY, GALLATIN COUNTY, MONTANA

Those present were:

G. F. Raaum
E. F. Strachota
~~F. W. Vietor~~

being all the members of the board.

Mr. Raaum reported that the work on the sewer line road had been completed and accepted by Burlington Northern, Inc., who is in the process of issuing an easement to RID 305. The County Attorney has prepared a draft of an effluent agreement for consideration by the district.

Mr. Raaum said he will follow up on the survey work to be done by the Gallatin County surveyor concerning the land east of the ponds

Mr. Raaum then tendered his resignation as a trustee of the RID 305. His resignation was accepted with regrets. Mr. Raaum recommended that Mr. John Miller be recommended to replace him as a trustee. This was unanimously accepted by the Board.

The Board then discussed the hiring of a person to check all buildings within the district for drains in an effort to update the rates charged.

There being no further business the meeting was adjourned.


GUSTAV RAAUM

MINUTES OF THE MEETING OF
BOARD OF TRUSTEES RID 305
June 3, 1977 10:00 a.m.
BIG SKY OF MONTANA REALTY OFFICES
BIG SKY, MONTANA 59716

Those present were: G. F. Raaum
E. F. Strachota
F. W. Vietor

being all the members of the Board.

The meeting was called to order by Mr. Raaum and upon motion duly made and seconded, the minutes of the meeting of May 5 was approved as read

Based on the acceptance of the resignation of John Miiller as member the Board of Trustees and based on the nomination and approval of Gallatin County Commissioners, Mr. Strachota was welcomed as a new Trustee of RID 305.

Mr. Raaum gave a brief interim report regarding work done to date to update the records and tie into the current cash balance of the district

The Board discussed the current contract with Big Sky of Montana, Inc which has a 90 day cancellation clause at the option of the RID and the various alternatives available to the district.

The Trustees then invited Mr. Dana Walker and Mr. John Miiller from Big Sky of Montana, Inc. who has the present management contract of the sewer district. Mr. Walker presented the financial statements of the district as of May 31, 1977 and then presented a proposed budget for 1977-78. Mr. Miiller stated that Big Sky of Montana, Inc. will insist on the 90 day cancellation clause and that most likely they would not be interested in the routine maintenance unless we paid a \$7,500 management fee as presented in his budget, but that he recommended that the Trustees review the budget and the contract and come up with a proposal unless the trustees wish to continue under the present contract which runs until 1981.

Mr. Miiller indicated that Big Sky of Montana, Inc. had an inventory of pipes and other supplies for repair and maintenance of the sewer system and he estimated the value around \$6,000-7,000. Some discussion followed regarding the district buying the inventory and storing them for a small fee with Big Sky of Montana, Inc. where it is currently located. Mr. Miiller would provide the district with a list of inventory and cost and will also indicate storage cost if the district was to buy it. Mr. Miiller expressed concern with their ability to maintain the properly qualified staff to serve the district unless he had a management fee. He also said unless the management fee was paid, he was unwilling to have the district operate under the current sewer engineer license held by Ray Tout. The next examination to qualify for such a license will apparently be held in Helena in October and for water works engineer apparently in September this year.

Mr Walker and Mr Miiller then left the meeting

The meeting continued over lunch at the Yellow Mule where the Board agreed to obtain separate fire insurance policy on sewer plant building and obtain a budget figure for the premium. The replacement value for the whole facility was estimated at \$150,000.

The Board agreed use the law firm of Joe Sabol for legal work

Mr. Vietor agreed to contact Mr. Perk Bliss to see if he would be interested in sitting for and passing the sewer engineer test.

The Board agreed to let the Deputy Sheriff continue to use the office on the second floor of the treatment plant building for the office and the Board also agreed to continue allowing the Volunteer Fire Department to use the present space in the treatment plant building for storage of the fire truck and the water truck and miscellaneous fire fighting equipment on a temporary basis.

Mr. Raaum informed the Board of the outstanding contract with Simkins-Taylor to receive for treatment sewer from the nearby owned properties. This contract for treatment was in consideration of certain acres of land donated by Simkins-Taylor for ample space of the sewer treatment system.

Mr. Raaum informed the Board that the as built drawings of the sewer district is recorded in the court house. He also said a rough summary of the assets of the district appear to be in the neighborhood of 1.8 million dollars.

Mr. Raaum distributed to the Trustees copies of proposed regulations for the district and deferred the subject to a future meeting after further study.

The sewer system of The Seasons (ICBI) was approved and accepted by the RID 305 district based on as built drawings and statements by Thomas, Dean and Hoskins that the system was installed according to the plans and that the system and pipes had been properly tested. The system must now be conveyed to the District the lines with required easements for access so that the District can take over the responsibility for maintenance.

Mr. Raaum distributed information regarding Phase III of the sewer plant and the subject was deferred to allow time for further study

The Board discussed the requirement to fix the road along the sewer line which crosses Burlington Northern land approximately 2.6 miles between the Mountain and Meadow Village. This is a requirement as a result of an agreement to provide right-of-way easement to the sewer district for the construction and operation of the main sewer trunk line between the Mountain and Meadow Village. Since Big Sky of Montana, Inc. has contributed to the sewer district at no cost the total sewer system with an original cost of approximately 1.8 million dollars and due to subsequent repairs and work on said road during the current fiscal year of \$34,500, the Board of Trustees agreed that

District 305 would assume the responsibility to have the above said road and sewer line fixed to meet the requirements of Burlington Northern. Mr. Raaum, as well as Terry Thorpe of Big Sky Realty, will continue to work with Bill Parson of Burlington Northern and potential bidders for the work to obtain bids for said repair work to be presented to the Trustees for final approval and go-ahead. The district agreed to use funds left in the bank as of June 30, 1977 whether it be Reserve for Replacement or working capital. It was agreed that the job had to be done and also to protect the sewer line and manholes, the Board agreed to the above commitment.

The Board discussed the cost to fix and maintain the golf irrigation system. This matter was deferred based on further study and discussion with Big Sky of Montana, Inc. regarding an agreement about the affluent distribution through the golf course sprinkler system.

The Board agreed to continue the contract with Big Sky at this time and in the meantime, study various alternatives in the best interest of the district and its customers.

The total budget of \$48,000 was approved (see attached) which included \$5,360 for reserve for replacement to bring the total reserve at this time up to a total of \$80,000.

Mr. Raaum will contact the county officials to determine the dead-line for the required information of the budget as well as assessment rolls. The Board agreed to contact McCracken Accounting Service to incur a one time cost of \$750 to put the assessment rolls on a computer and for a nominal fee to handle the monthly accounting services and keep the books. Mr. Vietor agreed to contact Mr. McCracken and make arrangements on behalf of the district.

Mr. Raaum presented documents for the payment of the receipt of the grant money of \$43,800 to Big Sky Realty which was previously approved. The Board agreed to reimburse Big Sky Realty \$3,618.68 for payments made on behalf of the district directly to Big Sky of Montana, Inc. under the current contract. (See exhibit attached).

Mr. Raaum agreed to check with both Madison and Gallatin County officials for any additional accounts receivable outstanding of any delinquent taxes due the sewer district.

Mr. Raaum informed the Board that we have copies of the certificates of insurance covering RID 305 in the amount of \$1,000,000 each for liability under the two counties' liability policies.

Mr. Raaum showed the map of the original acreage of property of Mr. & Mrs. Jack Hume and Simkins-Taylor. This property was obtained by Big Sky of Montana and he also showed the property which had been deeded by Big Sky of Montana to the district covering the current pond system and treatment plant. Further review is needed for the remaining land so that title would eventually be in the name of the district to the east of the current treatment ponds.

The Board discussed the potential income from connect fees, a one time hook-up fee. However, at this time the Board agreed not to charge a connect fee since there are no bonds issued for cost of the original installation which needs to be retired.

Mr. Strachota was to look into bids from other possible suppliers of maintenance and repair services to the district including holders of possible sewer engineer licenses from the state.

The meeting was adjourned at 00 p.m

GUSTAV F. RAAUM

RURAL IMPROVEMENT DISTRICT 305
BUDGET
1977/78

Accounting	\$ 2,000
Management	5,000
Legal and Insurance	1,000
Maintenance and Repair	19,600
Electricity	<u>5,040</u>
TOTAL	\$32,640
Reserve for Replacement	<u>15,360</u>
TOTAL BUDGET 1977/78	<u><u>\$48,000</u></u>

INVO

10

Sk

Big Sky, Montana 59716
(406) 995-4777

Rural Improvement District #305
Big Sky, Montana 59716

May 16 1977

Listed below are payments made by our company on behalf of
RID 305 to Big Sky of Montana, Inc. pursuant to the contract
between Big Sky of Montana, Inc. and RID 305:

	<u>Accounting & Management Fee</u>	<u>Routine Inspection</u>	<u>TOTAL</u>
June 1 - June 30, 1976	\$416.67	\$480.00	\$896.67
July 1 - July 31, 1976	416.67	496.00	912.67
Aug. 1 - Aug. 31, 1976	416.67	496.00	912.67
Sept. 1 - Sept. 30, 1976	416.67	480.00	896.67
	<u>\$1666.68</u>	<u>\$1952.00</u>	
Total Paid for RID 305			<u>\$3618.68</u>

Please remit to Big Sky of Montana Realty Inc
Box 100
Big Sky, Montana 59716

MINUTES OF THE MEETING OF BOARD OF
TRUSTEES RID #305, MAY 5, 1977
2:30 p.m. , AT THE OFFICE OF GUSTAV RAAUM

Present: John Miller
Gustav Raaum
F. W. Vietor✓

being all members of the Board.

Also present Dana Walker who is doing the accounting for RID 305

Mr. Raaum opened the meeting. Dana Walker reviewed the cash flow, expenses and operating information of RID 305, as well as various items of maintenance which were recommended for action.

The Board decided that Dana Walker, F. W. Vietor, and G. F. Raaum would be authorized to sign checks for the Districts, and that 2 signatures are needed on checks over \$500.00. The Board agreed that the management contract with Big Sky of Montana, Inc. should be renegotiated. Mr. Vietor will review present contract and present a draft of proposed contract at the next meeting. Mr. D. Walker will make up a list of assets and values owned by the district. Mr. Walker will also, by the next meeting, come up with financial statements of the District for current fiscal year to date, cash flow statement, expenses compared to budget, accounts receivable and payable. Mr. Walker will obtain new chart of accounts according to Sewer District Standards and organize the books on such basis.

Mr. Walker will immediately present a warrant to Madison County to receive \$34,175.66 collected by the county for the District.

The Board discussed the accumulation of funds in reserves for future expansion or replacement. Mr. Walker, will, by next meeting, have a summary for the Board.

The Board approved payments of the following bills:

Montana Power Company	\$3,642.65
Morrison-Maierle	1,168.38
Phillips Book Store	23.10
Madisonian	38.70
Brown, Pepper & Kommers	300.00
Big Sky of Montana, Inc.	5,244.02

This included a monthly accounting and management fee per contract of \$416.67, and routine maintenance of one man hour per day at \$16.00/hour

Also authorized was payment to Big Sky of Montana, Inc. \$3,400 which amount by mistake was deposited in RID 305 bank account, instead of Big Sky of Montana, Inc's bank account. The \$200 per month billed by Big Sky for equipment, manpower, inventory standby was disallowed and then eliminated by Big Sky from the billing.

There was some discussion regarding the \$3,400 per month paid to Big Sky of Montana, Inc. by Big Sky of Montana Realty, Inc. for the months June, July, August and September 1976. This money was paid for the operation of the sewer district for those months. The question was raised whether

these funds should be reimbursed by the District to Big Sky Realty. No decision was made.

Mr. Walker reported that the District received \$43,800 as a result of application for Federal Water Pollution Contract grants. According to previous agreement between the County, the District, and Big Sky, this money would be paid back to Big Sky if these funds had been paid out by Big Sky for improvements. This was agreed to because Big Sky donated all the sewer facilities in place to the district at no cost to the District. If these Federal Funds are for improvements anticipated to be made this year, but not yet made, then the funds would remain in the RID 305 account and spent on such improvements when needed. Mr. Walker will check this out with Morrison-Maierle, who handled the Federal Application and report back.

Mr. Miiller said he will resign from the Board so he is free to negotiate the Management Contract with the District. The Board agreed to recommend a new member for the Board.

The application by ICBI (Seasons) to have their sewer system accepted by the District was deferred pending further study.

The next meeting will be held in early June.

Meeting adjourned 4:20 p.m.,

A handwritten signature in dark ink, appearing to read 'Gustav Raaum', written in a cursive style.

GUSTAV RAAUM