

BOARD OF DIRECTORS

JACK HARPER  
Chairman

JOHN W. MCCULLEY  
Owner

RAY TOUT  
Member

MARY LYNN CALLAHAN  
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

RID 305  
Board of Trustees  
Minutes  
August 20, 1986

Those present were Ray Tout, John McCulley, and Jack Harper. Also present were Rick Kerin and Chris Reimann. The meeting convened at 9 AM.

Ray Tout has completed the map for the 8.8 acres for another pond. Needs to be recorded and deeded.

Jack Harper noted Don Hart's complaint re: contamination of waters adjacent to his property. Samples have been taken above Hart property and no contamination found.

Rick Kerin reported on infiltration study. Recommended that the irrigation season be extended to 22 weeks (start earlier in May and end later in Oct.). Noted that 100 mill. gal. of waste (total annually) - if everything developed as on summary list. Infiltration will be reduced by 50% in next 4 or 5 years by fixing leaks. Reported on house to house survey of residents (45 gal/per person). Recorder was set below Silver Bow; valve was shut off so flow was going down Little Coyote from the Mountain. Flows could be related to people as Golden Eagle Management provided a house count. Peak utilization was found for Meadow and an estimate for Mountain. This information can be related to the State requirements. State has allowance for infiltration (30 gal. per person per day). Per person utilization in Kerin study did not even include allowance for infiltration. Rick will produce a schedule for getting down to total 80,000 g./day.

Question was raised re: Simkins proposed development. 820 additional hookups needed. So far 753 existing hookups on Mountain and 521 in the Meadow (not included were commercial). Jack Harper had question on handling this (add a cell or raise dikes). Raising dikes was less desirable option. John McCulley asked whether we have capacity to develop. Rick responded that by extending irrigation season with the existing plan we can develop to 1990 with 5% growth. (In past years development has been only at 3-4%.) In 1990 with Simkins development the 8.8 ac. additional storage pond should handle it. An additional 10 ac. may also be available. With that there may be potential for 20 more years of growth.

Rick Kerin explained the reason for 2 ponds; one for aeration and the other for storage. Additional storage is required 1st; aeration can be handled at the present time.

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Minutes  
August 20, 1986  
Cont.

Rick Kerin continued explanation on utilizing extension of irrigation season. One acre of irrigation required for 1.4 mill. gal./yr. Sprinkler heads could be put in rough areas of golf course. (John McCulley felt that a pasture should be irrigated before the roughs. Grow hay, etc.) Ray Tout mentioned that a max. of 50 acres are irrigated at present. Rick said that an additional 25 acres may be needed. Only limitation on extension of irrigating season is start of freezing season. Need for map of golf course. (Ray Tout will provide map showing location of sprinkler heads. Will talk to Doug Kremer re: extending season as someone will have to be on hand to handle sprinkling (only done now during golfing season)).

Report on exploration and correction of leaks. Work has been good - J. McCulley. Jack Harper needs timetable for corrections, etc. for the next 5 years. Rest of Kerin report contains data to support table (cost, etc. as well as income - has been boosted .25 per hookup). Work will include fixing Yellowtail, the Lake, etc. John McCulley related that we have plant capacity, plant usage, and projection. May not have to expand until after 1990. Revised report from Kerin by mid-next week (maps may not be ready though).

Report on billings. Environmental Services bill very high; reports and videos have not been received (will not pay at present). Too many break downs; antiquated equipment used. (Big Sky Industrials in comparison did a good job.) Morris and Maerle bill for \$1800 should be tabled also - J. McCulley. Kerin bill will go back to his office for clarification and summarization. Insurance premium due - pay!  
~~John McCulley and Ray Tout moved to negotiate short-term loan (\$15,000.).~~

Meeting adjourned.

*Jack Harper* Chairman

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RURAL IMPROVEMENT DISTRICT 305

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

RID 305  
Board Of Trustees  
Minutes  
July 25, 1986

Meeting convened at 9AM. Present were Ray Tout, John McCulley, Jack Harper, Rick Kerin, Greg Vidmar and Associate, and Mary Lynn Callahan.

Rick and Greg gave a short final report on the manhole rehabilitation work, which is finished. 90-95% of the manhole leakage is repaired. At this point, the majority of work left is pipe repair which will take place over the next 2-3 years.

Rick suggested that other item to be completed is #5 on his attached scope of work list - Summer per capita sewer usage. Estimated cost @ \$2,500.00.

Also the facility plan for the State will be completed @ \$4,500.00. A total of \$7,000.00. Jack Harper told Rick that there will be a good chance that payment will not be made until December 1986 and Rick agreed.

Two hookups in Meadow Village were approved: Tim Dean Construction, Fritz residence at SGH B 4, L 17 and Reichstetter Construction, Palmer residence at MV B 4, L 25.

The previous minutes were read, corrections made and approved

A small short-term loan to cover operating expenses was discussed and Jack will investigate if possible through 1st Security.

Meeting adjourned at 10:30AM.

BIG SKY SEWER DISTRICT  
SCOPE-OF-WORK  
REHABILITATION, SEWER UTILITY  
SPRING, SUMMER, FALL 1986  
July 27, 1986

Item	Description	Estimated Amount (Lump Sum)	Approximate Completion Date
1.	Phase I - Flushing and cleaning Meadow Village - complete	\$2,000	June 4, 1986
2.	Phase I - Engineering inspection of cleaning and flushing and report	\$1,600	June 4, 1986
3.	Phase II - Flushing, cleaning and TV inspecting:		July 3, 1986
	A. Flushing and cleaning 3500 LF	\$2,500	
	B. TV Inspection 3600 LF	\$1,800	
	C. Engineering Inspection and inspection report	\$900	
4.	Summer nodal flow checks, Meadow and Mountain Villages:		July 18, 1986
	A. Field data collection	\$600	
	B. Summary report	\$200	
5.	Summer per capita sewer usage data: verification of summer usage vs. winter usage:	\$2,500	July 25, 1986
	A. Travel	\$150	
	B. Materials/Equipment	\$100	
6.	Manhole inventory - Meadow and Mountain Villages	\$1,000	July 10, 1986
7.	Phase I - rehabilitation: manhole leaks including locating and raising covered manholes:		July 31, 1986
		\$3,000	
	A. Materials	\$6,000	
	B. Labor		

8.	Phase II - Reahabilitation: pipe leaks:	August 1, 1986
	A. Yellowtail collector	\$1,500
	1. Repair pipe leaks	
	2. Disconnect and reroute area drain hook-up	\$3,000
	B. Repair pipe leaks found in Phase II TV inspection	\$5,000
	1. Engineering	\$1,500
		August 15, 1986
9	Rehabilitation effectiveness report:	August 31, 1986
	A. Field monitoring and data collection	\$400
		September 13, 1986
	B. Analysis and report	\$250
10.	Facility Plan	\$4,500
		October 1, 1986
	Total Estimate	<u>\$38,500</u>

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RURAL IMPROVEM. NT DISTRICT 305

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

RID 305  
Board of Trustees  
Minutes  
June 26, 1986

Meeting convened at 9AM. Present were Ray Tout, Jack Harper, John McCulley, Rick Kerin and Mary Lynn Callahan.

Rick Kerin gave a report on what he felt still needed finished; repairing more manholes, repairing a few more leaks, divert the ground water at Rick Ogle's home. He estimated these items to run around \$8,000 to \$10,000. Once these are finished, he will be able to produce precise flow figures for the lawsuit. Rick will contact Rick Ogle on the connection.

Rick will also put together a form showing all the phases and which ones are finished and what still needs to be done.

Meeting adjourned at 10AM.

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RURAL IMPROVEMENT DISTRICT 305

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

RID 305  
BOARD OF TRUSTEES  
MINUTES  
JUNE 20, 1986

Meeting convened at 10AM. Present were Ray Tout, Jack Harper, John McCulley, and Mary Lynn Callahan.

The lawsuit continuance was granted till November 1, 1986. The studies should be prepared and ready by September 1, 1986. The Trustees decided to employ Rick Kerin as the consulting engineer instead of Morrison/Maierle.

Paul Cronin has requested 3 additional hookups for Blue Erouse subdivision. The Trustees decided to let Mike Kirwan negotiate with Simkins on that matter.

The Trustees want to invite Rick Kerin to a meeting on Thursday (6/26/86) at 9AM to give a report on what's been done on the sewer maintenance and what is still needed.

The Trustees also decided to reimburse Margaret Tout for her time and materials for upkeep of the lawn at the RID building. Would also like Mary Lynn to contract someone to repair all fence lines around pond.

Ray reported that the line from ponds to pumphouse are clean now. Also there is a leak from the trout pond to the holding pond which is why the pump is running more often to pump water back to trout pond for disbursing to golf course.

Discussion was held on the water connection at Rick Ogle's. One solution could be to let the ground water drain into the ditch. Will discuss with Rick Kerin next week.

Hidden Village sewer line freeze this winter was discussed. The TV inspectors will inspect the line next week and then the Trustees will make a decision.

Meeting adjourned at 11AM

7 3 4 6 7 6

how fast + studies (9-1-88)  
 1. 1st in the kitchen  
 2. 2nd in the kitchen  
 3. 3rd in the kitchen

600

- born Monday

✓ 4. Pimp house - grass  
✓ 4b - ~~Hidden Village~~ <sup>Salary</sup> - ~~Seed~~ <sup>Seed</sup>  
✓ 5. money + bills -  
✓ 6. Pleep up - line  
✓ 6b. M. P. Laugh

→ 7 new was keren  
Salary Start — 6 700/h  
was big gap  
between

✓ 9 Patch scales in <sup>water</sup> ~~water~~

✓ 10 new requests for Access  
+ Fees -

Beate



BOARD OF DIRECTORS

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Administrative Assistant

**RURAL IMPROVEMENT DISTRICT 305**

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

RURAL IMPROVEMENT DISTRICT 305  
BOARD MEETING  
March 18, 1986  
Minutes

The meeting convened at 9 AM. Present were Ray Tout, Jack Harper and Rick Kerin.

Ray made a motion to amend the budget to conform with the expenditures. Jack seconded and all approved.

The Board then reviewed Rick Kerin's bill for services and it was determined some credit was that the district would own the flumes. Check # 757 was disbursed to cover the expenses. The flumes will be monitored by Ray Tout with Rick Kerin's direction.

The Mountain Village dedication of sewer lines was discussed and we are further searching for a warranty deed.

The meeting was adjourned at 10 AM.

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**RURAL IMPROVEMENT DISTRICT 305**

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**R.I.D. 305  
Board of Directors  
Minutes  
February 27, 1986**

The meeting convened at 10 AM. Present were Ray Tout, Jack Harper and Mary Lynn Callahan.

The Board reviewed a letter sent by Gary Sturm of Morrison/Maierle regarding flows at Big Sky. See attached for the letter and reply.

Discussion was held on the cleaning and maintenance of the sewer system. Ray has already tentatively talked with Warren Mahoney about contracting the work. \$ 10.00 per hour for labor and \$ 18.00 per hour for the equipment.

The meeting was adjourned at 11 AM.



# MORRISON-MAIERLE, INC.

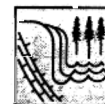
CONSULTING ENGINEERS

STRUCTURAL

WATER RESOURCES

ENVIRONMENTAL

TRANSPORTATION



ENGINEERS — EARTH SCIENTISTS — PLANNERS

February 25, 1986

Jack Harper, President  
Rural Improvement District 305  
Box 35  
Big Sky, MT 59716

RE: Wastewater Facility Plan  
1856-05-01-31

Mr. Harper:

Enclosed are two tables summary the information developed by John McCulley reference existing and proposed development in the Big Sky area. I intent to use these tables as part of the wastewater facility plan.

You will note several changes from the information provided by Mr. McCulley. Among the more significant changes are the following:

1. I have not included the 40 single family homes proposed for development on Section 35 outside of existing platted subdivisions. I believe this reasonable as it would probably be more economical to develop this area at this proposed density using on-site wastewater disposal (septic tanks and drain fields).

*added ?*  
2. I have not included the 2700 people referenced by Mr. McCulley as long term non-Cascade development. I have deleted these people, because I do not believe it reasonable to plan for development without having a location on which such development is to take place.

3. I have not assigned any flow to the commercial connections, as wastewater generated by such connections are usually accounted for within the per capita contribution figure.

Please note that the per capita contribution figure may change based on the final number developed by Mr. Kerin as part of his flow report.

If you or the other members of the Board disagree with these tables or my interpretation of Mr. McCulley figures please so inform me as soon as possible. By copy of this letter Mr. Kirwan is also being advised of this action.

MORRISON-MAIERLE INC

*Gary L. Sturm*  
\_\_\_\_\_  
Gary L. Sturm, P.E.  
Project Engineer

cc: Mike Kirwan

## MEADOW VILLAGE DEVELOPMENT

BIG SKY, MONTANA

AREA	UNITS	BEDRMS	PEOPLE	FLOW
-----				
EXISTING DEVELOPMENT				
MEADOW VILLAGE HOMES	72	216	432	21600
SILVER BOW CONDOS (T 1 & 1A)	70	147	294	14700
PARK CONDOS (T2)	12	24	48	2400
YELLOWSTONE CONDOS (T 3)	42	72	144	7200
TETON CONDOS (T 4)	3	9	18	900
GLACIER CONDOS (T 7)	66	136	272	13600
BROADWATER CONDOS (T 9)	16	24	48	2400
TELEMARK INN	21	21	42	2100
CHASE MONTANA BUILDING	6	8	16	800
COMMERICAL	15			
SWEET GRASS HILLS HOMES	17	51	102	5100
WEST FORK MEADOWS	35	49	98	4900
HIDDEN VILLAGE	94	217	434	21700
LONE MOUNTAIN RANCH	32	35	70	3500
MOBILE HOME VILLAGE	35	70	140	7000
SUBTOTAL			2158	107900
-----				
PROPOSED DEVELOPMENT				
MEADOW VILLAGE HOMES	152	456	912	45600
TETON CONDOS ADD.	34	75	150	7500
TRACT 5 (1.79 A)	22	48	96	4800
TRACT 6 (4.22 A)	50	110	220	11000
TRACT 8 (5.35 A)	64	140	280	14000
TRACT 11 (5.08 A)	60	132	264	13200
TRACT E (1.65 A)	20	44	88	4400
TRACT D (HOMES)	24	72	144	7200
SWEET GRASS HILLS HOMES	73	219	438	21900
WEST FORK MEADOWS	62	136	272	13600
HIDDEN WILLAGE	36	80	160	8000
BLUE GROUSE HILLS	10	30	60	3000
WESTLANDS, INC.			3700	185000
SUBTOTAL			6784	339200
-----				
TOTAL			8942	447100
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- NOTES:
1. 3 BEDROOMS ASSUMED PER SINGLE FAMILY HOME
  2. 12 CONDOS PER ACRE ASSUMED ON UNDEVELOPED CONDO TRACT
  3. 2.2 BEDROOMS ASSUMED PER PROPOSED CONDO
  4. FLOW BASED ON PER CAPITA CONTRIBUTION OF 50 GPD

## MOUNTAIN VILLAGE DEVELOPMENT

BIG SKI, MONTANA

AREA	UNITS	BEDRMS	PEOPLE	FLOW
-----				
EXISTING DEVELOPMENT				
CASCADE SUBDIV. HOMES	11	33	66	3300
HILL CONDOS	180	213	426	21300
STILLWATER CONDOS	64	96	192	9600
DEER LODGE CONDOS	124	247	494	24700
LAKE CONDOS	29	72	144	7200
BEAVERHEAD CONDOS	12	36	72	3600
ARROWHEAD CONDO	14	42	84	4200
SKYCREST CONDOS	35	75	150	7500
HUNTLEY LODGE	102	102	204	10200
MOUNTAIN LODGE	44	44	88	4400
EMPLOYEE HOUSING	36	72	144	7200
COMMERCIAL	31			
SUBTOTAL			2064	103200
-----				
PROPOSED DEVELOPMENT				
CASCADE SUBDIV. HOMES	74	222	444	22200
DEER LODGE CONDOS ADD.	130	260	520	26000
LAKE CONDOS ADD.	45	112	224	11200
BEAVERHEAD CONDOS ADD.	36	108	216	10800
SKYCREST CONDOS ADD.	300	660	1320	66000
TRACT 1 (5.77 A)	70	154	308	15400
TRACT 2 (8.98 A)	110	242	484	24200
TRACT 4 (3.06 A)	36	79	158	7900
TRACT 5 (28.22 A)	338	744	1488	74400
EMPLOYEE HOUSING ADD.	36	72	144	7200
UPPER CASCADE HOMES	226	678	1356	67800
SUBTOTAL			5306	333100
-----				
TOTAL			7370	436300
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- NOTES:
1. 3 BEDROOMS ASSUMED PER SINGLE FAMILY HOME
  2. 12 CONDOS PER ACRE ASSUMED ON UNDEVELOPED CONDO TRACT
  3. 2.2 BEDROOMS ASSUMED PER PROPOSED CONDO
  4. FLOW BASED ON PER CAPITA CONTRIBUTION OF 50 GPD

1 2 3 4

ohh yes what are you up to

A bed in the  
to the  
in the