

**BOARD OF TRUSTEES**

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**Dee Rothschiller**  
Administrative Assistant

**RURAL IMPROVEMENT DISTRICT 305**

**P.O. BOX 57**  
**BIG SKY, MONTANA 59716**  
**PHONE (406) 995-4166**

**RURAL IMPROVEMENT DISTRICT # 305**

**Minutes - September 25, 1990**

**Present:** Chairman Wayne Hill, Ray Tout, Michael Ankeny, Bill Murdock, Dee Rothschiller.

**Discussion:**

A request for sewer hookups was received from Paul Cronin for his Southfork development. The district could make them add another pond to handle their sewage. The general attitude was it would be accepted contingent upon the ability to handle it. His proposal must be reviewed by our engineer to check for capacity. Legal boundaries must also be verified.

All Pinewood Hills lots will be charged the full \$1250 impact fee plus a \$500 hookup fee.

Rick Kerin will be retained as engineer until a water and sewer district is formed. His fees must stay in line with other studies. The trustees were pleased with his final outcome but felt his fees were too high. He will be asked to stay on as engineer for a \$300 per month retainer. If capital improvements are needed they will also be considered.

Mike Wheat will send a letter to Boyne demanding the payment of \$80,000 per settlement agreement. Boyne must also pay the \$32,625 impact fee for Yellowstone Convention Center. A statement will be included showing how the fee was calculated.

**Meeting adjourned**

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**RURAL IMPROVEMENT DISTRICT #305**

**Minutes - September 13, 1990**

**Present:** Chairman Wayne Hill, Mike Ankeny, Ray Tout, Bill Murdock,  
Dee Rothschilder.

**Discussion:**

The trustees felt that the on going bills from Rick Kerin for the new rate study are excessive.

t Ranch line repair will begin soon. The line is in desperate need of repair in several sections. A letter will be written to Paul Cronin informing him that construction will cross his land and all disturbed land will be restored.

The sewer line road will wait for repair until spring.

Dick Wick will be contacted at Plum Creek to unlock the gate on the sewer run road.

Negotiations will begin to purchase additional land for another pond. One pond is in need of lining at this time.

**Meeting adjourned**

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**RURAL IMPROVEMENT DISTRICT # 305**

**Minutes - August 13, 1990**

**Present: Chairman Wayne Hill, Mike Ankeny, Ray Tout, Bill Murdock,  
Dee Rothschiller.**

**Motion: Mike Ankeny moved to adopt the new rate study as prepared  
by Rick Kerin as policy. Ray Tout seconded, carried.  
The base impact fee will be \$1250 plus a \$500 hookup fee  
plus additional fees for extra bedrooms and hot tubs per  
Kerins study. The impact fees are charged for those areas  
outside of the recorded subdivisions that have not been  
charged a monthly fee on their tax role.**

**Discussion:**

**Lone Mountain Ranch sewer line is a priority repair at  
this time. The line under Levinski Lake is next.**

**Meeting adjourned**

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August 13, 1990

All existing users of RID #305 (Big Sky Sewer System)  
and potential future users of that system

FROM: Directors of RID 305

Newly adopted user fees & impact fees for newcomers coming  
into the district

The original Big Sky of Montana Realty, Inc. constructed the present wastewater treatment system to meet the effluent discharge needs of the original platted subdivisions of Sweetgrass Hills, Meadow Village and Cascade.

Present lot owners of record in the named subdivisions paying annual maintenance sewer fees, whether their lots were improved or unimproved, were considered members of RID 305. All these owners represent one category and are exempt from paying additional impact fees; however, they must continue to share the costs, through taxation, for maintaining and improving the present system.

Newcomers to the system, those land owners who have not been paying the annual sewer maintenance fees, must pay an impact fee before entering the system. Additionally, newcomers to the system will be required to pay, through taxation, the same annual fees as required of all other users of the district.

Both the impact fees and annual user fees are to be reviewed annually by the directors of RID 305. Based on engineering and administrative costs, the impact and annual user fees will be adjusted up or down, as needed, to maintain the integrity of the system.

Westfork Meadows and Westland Enterprises (Taylor/Simkins) represent exceptions to the above policy and therefore represent a separate category of new entrants into the system. In May, 1982 Westfork Meadows was granted impact free entrance into the sewer system in exchange for dedication of the Westfork sewers to RID 305. Westfork is entitled to a maximum of 48,000 gallons of daily flow for a population of 800 people. Each Westfork entrant must pay a tap on fee plus annual user fees as assessed by Gallatin County. When 800 people have joined the system any additional entrants will be assessed an impact fee.

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August 13, 1990 - User fees

Westland Enterprises, in exchange for the lands on which the sewer ponds are located, were granted entitlement to 1,000,000 gallons of free access to the system and were additionally granted entitlement to a maximum of 43,000,000 gallons of annual discharge into the system. All developments in Westland Enterprises after the 1,000,000 of free discharge has been met, must pay regular impact and annual user fees as to all other members of the district.

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August 6, 1990

TO: All existing users of RID #305 (Big Sky Sewer System)  
and potential future users of that system

FROM: Directors of RID 305

RE: New user fees & impact fees for new-comers into the  
district

The original Big Sky Inc. constructed the present system to meet the effluent discharge needs of the original platted sub-divisions of Sweetgrass Hills, Meadow Village and later Cascade sub-division.

All original lot owners in these sub-divisions were considered members of RID 305 and were required to pay annual maintenance fees whether the lots were improved or unimproved. All these owners represent one category and are exempt from paying additional fees, however, they must bear the costs, through taxation, for maintaining or improving the present system.

New-comers to the system, those lot owners who have not been paying the annual maintenance fees, must pay an impact fee before entering the system. Additionally new-comers to the system, will be required to pay, through taxation, the same annual fees as required of all users of the district.

Both the impact fees and annual user fees are to be reviewed annually by the directors of RID 305. Based on engineering and administrative costs, the impact and annual user fees will be adjusted up or down, as needed, to maintain the integrity of the system.

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July 24, 1990

**MEMO:**

**TO: Property Owners Serviced by RID #305**  
**FROM: Wayne O. Hill, Chairman**  
**RE: New User Rates for RID #305**

An open meeting is scheduled for July 24, 1990 at 7:00 p.m. in the Meadow Village Convention Center. The RID directors and their chief consulting engineer, Rick Kerin, will be present to take oral testimony and present, for discussion, all written statements submitted by district owners. This meeting is being held to clarify the method of assessing user fees for new construction as well as the method of assessing monthly user rates.

interested parties are urged to attend!

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**RURAL IMPROVEMENT DISTRICT #305**

**Minutes - July 18, 1990**

**Present:** Chairman Wayne Hill, Mike Ankeny, Ray Tout, Rick Kerin, Tom Rothschiller, Bill Murdock, Dee Rothschiller.

**Motion:** Mike Ankeny moved to approve this years budget as presented by Tom Rothschiller. Ray Tout seconded, motion carried. Several banks will be contacted for the best interest rate for a Certificate of Deposit.

**Discussion:**

Rick Kerin discusssed the rate study he has prepared using the single family equivalent process. The district is allowed by law to make adjustments to meet their budget. Capital improvements over the next few years will include the lining of a pond, acquisition of land, a new cell, and maintainence to bring the entire system up to speed. The Lone Mountain Ranch line has sections with no pipe at all.

Mike Wheat will be asked to negotiate a land purchase with Simkins and Boyne. The corporation has a long term liability to provide additional cells when needed. The trustees would like this issue settled. Bill Murdock will get an appraisal on the land east of the ponds.

Ray Tout said a new pond will be needed by 1993 at the latest. The existing ponds could be raised by the addition of dikes.

The rate of \$1250 will be the base rate used for the new rate study prepared by Rick Kerin.

Pinewood Hills will have a septic tank system with grey water discharged into the sewer system.

Wayne Heath was given approval to rent the sewer building for a rate of \$200 per month.

**Meeting adjourned**



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10, 1990

TO: Property Owners Serviced by RID #305  
FROM: Wayne O. Hill, Chairman  
Implementation of New User Rates for RID #305

The directors of RID 305 (Big Sky Sewer District), after extensive engineering studies by Kerin & Associates, consulting engineers, are prepared to adopt new and comprehensive user rates.

It is the directors' intention to solicit input from all interested owners who would like to participate. This can be accomplished by a written response or by attending an open meeting where oral comments will be taken. All written statements must be in the RID 305 office (BSOA office) prior to July 24, 1990.

The engineering study, "Sewer Rate Study for Big Sky Sewer District," can be seen in the RID/BSOA office; additionally, a synoptic outline of the proposed rate schedule will be posted in the Post Office and the RID/BSOA office, as well as being published in the Lone Peak Lookout.

The open meeting is scheduled for July 26 at 7:00 p.m. in the Meadow Village Convention Center. Your RID directors and their chief consulting engineer, Rick Kerin, will be present to take oral testimony and present, for discussion, all written statements submitted by district owners. A final determination of RID 305 user rates will then be made by the directors. It is Montana law that RID directors review sewer charges each year and make adjustments in these charges as administrative, maintenance and operational costs warrant.

The directors of RID 305 see a need to make significant changes in the method of assessing user fees for new construction, as well as a need to revise the method of assessing monthly user rates. As a result, this meeting is being held to clarify these issues.

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April 16, 1990

MEMO:

TO: Kate Evans, Chairman Public Relations  
FROM: Mike Ankeny, Trustee, RID 305  
Spring Newsletter

The Board of Trustees of Rural Improvement District #305 passed the following resolution as of June 14, 1989.

A sewer impact fee of \$3750 will be assessed all newly constructed single family residences, individual condominium units and commercial business installations falling within, but not originally platted within, the confines of the Meadow Village, Sweetgrass Hills, or Cascade recorded subdivisions.

A similar sewer impact fee of \$3750.00 will be assessed all newly constructed single family residences, individual condominium units and commercial business installations falling outside the existing recorded subdivisions.

No individual building lots, condominium tracts, or originally platted commercial tracts situated within the confines of the recorded subdivisions will be assessed the \$3750.00 sewer impact fee.

All newly constructed residences, individual condominium units, and commercial business installations connecting to the municipal sewer governed by Rural Improvement District #305 will be required to pay the standard \$500 hook-up/inspection fee.

Anyone with questions pertaining to the resolution passed by the Trustees of Rural Improvement District #305 please call Mike Ankeny at (406) 995-4411)

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**RURAL IMPROVEMENT DISTRICT # 305**

**Minutes - April 5, 1990**

**Present: Chairman Wayne Hill, Ray Tout, Mike Ankeny, Rick Kerin,  
Bill Murdock, Dee Rothschiller.**

**Discussion:**

Rick Kerin discussed two types of assessment systems for the monthly user fee. The single family equivalent rate based on single family homes is much more equitable than the per drain unit now used. The hookup charge and impact fee are allocated for major capital improvements. Daily plant costs are a fixed cost. The district has major improvements to be made in the next five years. The funds collected thru the monthly rate on the annual tax bill are to be used for maintenance, operation and administration. Another RID would have to be created to expand the system.

A resolution was passed to approve the new single family equivalent system for sewer charges.

**Meeting adjourned**

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April 4, 1990

TO: Lone Peak Lookout

FROM: Wayne O. Hill, Chairman

RE: RID #305 - Big Sky Sewer District

The directors of RID 305 (Big Sky Sewer District) have just completed an extensive study establishing current replacement cost of the entire sewer complex of Big Sky.

The directors began with the premise that the original Big Sky Inc. had committed itself to build a waste water treatment facility capable of handling the effluent from the platted subdivisions of Cascade, Sweetgrass Hills and the Meadow Village. The home sites, condominium sites and commercial properties within these subdivisions are entitled to enter the sewer system, as each purchase price included a share in RID 305.

The value of each share has now been established by dividing the number of sites into the replacement cost of the sewer system. That amount in current dollars is \$3750.00.

The directors, therefore, have established that each sewer hook up from outside the three subdivisions and additionally, each hook up which was not in the original plans, must "buy into the system" at a cost of \$3750.00 per home or condominium.

At this writing a commercial rate is being set which will be based on the number of square feet in the commercial structure.

If you have any questions regarding an individual assessment, please do not hesitate to contact the district directors in the BSOA office.

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**RURAL IMPROVEMENT DISTRICT #305**

**Minutes - March 27, 1990**

**Present:** Chairman Wayne Hill, Mike Ankeny, Ray Tout, Bill Murdock,  
Dee Rothschiller.

**Resolution:** Mike Ankeny passed a resolution to change banking accounts to the Big Sky Western Bank. A letter will be written to InterWest thanking them for the excellent service they have given the district.

**Discussion:**

Pinewood Hills has hired Rick Kerin to review the sewage problem for their subdivision. They plan on placing a septic tank on each lot with a small line leading from each tank into the sewer system that would accept grey water. They will be charged \$3750 plus an annual fee. A written statement must be submitted from the county or state stating that these plans are approved.

Hidden Village has been billed for past due hookup fees. They are obligated legally to pay \$1250 per unit for each unit over 130. Mike Wheat will proceed legally to collect this debt.

Lone Mountain Ranch lines will be cleaned and camera inspected to the creek. Lake Levinski will also be inspected.

John Kircher has indicated his desire to sell the water company except for Cascade. Wayne indicated it may be best to combine both systems and have them both under the same directorship. Mike Ankeny said that all water lines must be included. An engineer study and sound accounting of the records would be in order. Wayne will present this idea to the BSOA board.

**Meeting adjourned**

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**Rural Improvement District #305**

**Minutes - March 2, 1990**

**Present: Chairman Wayne Hill, Ray Tout, Mike Ankeny, Mike Wheat, Bill Murdock, Dee Rothschiller.**

**Discussion:**

**The district can not charge fees based on expansion of the system.**

**The estimated fee structure for hookups outside the boundaries will be \$3750 for the privilege of connecting to the system.**

**The corporation is obliged to build a new pond. This issue needs to be clarified. The district needs to raise this issue with the corporation and start some dialogue and define who pays for what and when. The corporation will be told of the districts plan and what will be done with the funds. Mike Wheat will work on a clean statement to the corporation.**

**The question was raised as to how much money can be kept in reserves for major maintenance projects.**

**A new rate structure will be researched. Funds can be used for maintenance, repair and administration.**

**Mike Wheat and Rick Kerin will meet to discuss fees to be charged.**

**Mike Ankeny asked for one concise sheet indicating how the rate was arrived at for commercial and also residential.**

**Meeting adjourned**

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January 22, 1990

TO: Kevin Kelleher, Editor  
Lone Peak Lookout

FROM: Wayne O. Hill, Chairman  
Rural Improvement District 305

RE: RID 305 Status Report

The Directors of RID 305 significantly raised user rates for the years 1988/1989. This was done to cover anticipated repair and maintenance of the District's infrastructure and to meet engineering and legal expenses incurred as a direct result of the Westland Enterprises lawsuits against the District.

There are two important outcomes from these issues: First, on April 27, 1989, the Montana Supreme Court settled the legal questions between the District and Westland Enterprises. Secondly, the District has reached a settlement with Boyne USA regarding the legal and engineering costs which were directly attributable to the Westland lawsuits. The Corporation has agreed to pay for engineering and legal costs growing from these suits.

During the coming 1990 spring run off, the Directors will be making a careful evaluation of the sewage system in order to determine its capacity to handle the expected seasonal increase in waste water flow, plus the normal winter storage of effluent. This evaluation will indicate whether the present waste water disposal system has the capacity to handle infiltration of the snow pack melt; the Directors will then make judgements as to whether the system can handle Big Sky's anticipated growth.

Bob Simkins and Westland Enterprises have indicated they may begin a construction program soon. We also have indications that Deer Lodge may be resurrected. Paul Cronin is proceeding with his Blue Grouse Hills development and Hidden Village/ Pinewood Hills indicate more growth in that direction. We expect an additional surge from the Shoshone/Yellowstone Complex plus the normal growth in the Meadow

Village, Sweetgrass Hills and Cascade Subdivisions.

Since it would take a full year to expand the current treatment capacity of the plant, your Directors must plan carefully for the future and make certain that we have the financial means to expand if that becomes necessary.

There is one additional problem we must address. The District maintains seven monitoring wells around the sewer ponds to keep track of possible leaks in the system. Should significant leaks occur, contaminating ground water, expensive steps would need to be taken to line the leaking storage cell with hypalon. Parenthetically, if you have noted the prices of hypalon river rafts, you may have an idea of the staggering cost of such an enterprise. As of this writing, the integrity of the storage cells is sound, and our regular reports to the Water Quality Board in Helena are positive.

Your Directors feel that with the new connection and hook-up fee schedule soon to be in place, coupled with the money from Boyne USA for legal and engineering costs, monthly drain rates can be lowered for next year. At this moment, we do not know the dollar amount, but the amount should result in significant user savings.

If you have questions regarding RID 305's operation, please do not hesitate to ask. Our office is located in the Big Sky Owners office in Meadow Village. Our mailing address is P.O. Box 57, Big Sky, Montana 59716.