

**BIG SKY WATER & SEWER DISTRICT NO. 363**  
**Regular Meeting Minutes – January 21, 2020**  
WSD Community Room

The Big Sky County Water & Sewer District No. 363 held a regular meeting on Tuesday, January 21, 2020, in the WSD Community Room. Chairing the meeting, Vice-President Tom Reeves called the meeting to order with the following board members present: Secretary Dick Fast, Treasurer Peter Manka (arrived at 8:05), and Directors Mike DuCuennois, Brian Wheeler and William Shropshire (arrived at 8:03). President Packy Cronin was not present. WSD staff present: Ron Edwards, Marlene Kennedy, Terry Smith, Jim Muscat, Grant Burroughs, Peter Bedell, Jake Porter.

Others present: Steve Johnson and Daniel Bierschweler, Big Sky Resort Area District; Jon Olsen, Lone Mountain Land; Mary Ann Comstock, District property owner; Jana Bounds, Lone Peak Lookout; Doug Hare, Explore Big Sky; Rick Simkins, Big Sky Town Center; Scott Buecker, AE2S; Guy Alsentzer, Upper Missouri Waterkeeper; David Tucker, Gallatin River Task Force; Susan Swimley, District legal counsel; Clay Lorinsky, Big Sky resident; Mace Mangold, WGM Group; Laura Seyfang, Big Sky Community Housing Trust; and Kim Beatty, Browning Kaleczyc Berry & Hoven and Jerry Pape both representing American Bank. Participating via GoToMeeting: Brent Bogar and Scott Jungwirth, AE2S.

#### **PUBLIC FORUM**

Vice President Reeves called the meeting to order at 8:00 am with no public comment on non-agenda items. Conflict of interest declarations: None declared.

#### **CONSENT AGENDA**

There were no comments on the minutes, sewer operations, and water operations. Financials: The new rate structure went into effect January 1, 2020. The customer portal cost estimate was briefly discussed and will be presented to the board when the second estimate is received.

***Director Fast moved to approve the consent agenda with the minutes of December 18, 2019. Director Wheeler seconded the motion. Motion unanimously passed.***

#### **AMERICAN BANK ANNEXATION**

Susan Swimley commented on her letter dated January 3, 2020, that provided a background on the property and reviewed American Bank's annexation request. She noted that the annexation and zoning are not tied together. With the properties being contiguous, the District can act on the original petition, decline it, accept it, accept it with conditions and negotiations on bond recovery, or go to vote of its constituents. The board discussed the terms of the settlement agreement with LeRoys, the previous owners of the Grizzly Flats building. The existing building was connected to public water in 1996 with a 1 ½" water line through Lone Mountain Springs. A main extension would be required to connect another building. Only the existing Grizzly Flats building has the right to connect to the District's sewer system if the state, or county, condemns its drain field and it is shown that contamination is from the District's storage ponds. There were no scientific studies done on the environmental impact on these parcels in 1996 when the settlement was done. The District lined its ponds in 1996 to prevent the ponds from leaking. The board discussed its precedence of not annexing property as the District has more obligations than current capacity will serve. With approximately 400 SFEs released for permitting and approximately 800 total SFEs available at capacity, the District has been working towards meeting its current obligations. There are approximately 350 remaining vacant lots in the District, large parcels that are not yet platted, and a large pool of SFEs committed for Boyne, Spanish Peaks, Lone Moose and Town Center. American Bank's original petition was in error,

they need 22.6 SFEs, 5.6 for Tact 1 and 17.0 for Tract 2B-1. The District is still in the exact risk profile for meeting current commitments from when the petition was originally submitted and considered. The board discussed the unique circumstances for annexing Mountain Lake Condominiums 10 years ago where the District had water lines on the property without an easement.

Jerry Pape, Jr. reiterated the reasons why they believe the property should be annexed, which included: 1) they think they have presented similar reasons as for the annexation of Mountain Lakes, 2) they are attempting to address deficiencies and environmental concern, 3) they want to be able to provide the best water and sewer services to be able to better market the property, 4) they believe there is evidence the property's well was contaminated by the District's ponds, and 5) their well and drain field have made it a challenge for exploring the best uses of the parcels. Their negotiations with HRDC and the community housing trust have been exhausted, but their intent is to go through a rigorous process with prospective buyers to ensure that the development is a benefit to the community. Kim Beatty restated the history of the property and doesn't believe it will put the District on a slippery slope to annex both parcels as their application is for limited SFEs. There was no remediation on the properties on whether there was any other contamination, but she believes there is still a problem with contamination. If annexed, Beatty stated that the bank recognizes its obligation to pay its debt on infrastructure. Pape and Beatty reported that they have not asked the state if it could condemn the property as they do not want to create a problem for the District through additional scrutiny through outside agencies. According to Beatty, they do not intend to go through a condemnation process, but if it comes up it will be through legal proceedings. The board discussed funding options for the treatment plant upgrades and delaying the annexation decision until at least the District knows the outcome of the resort tax infrastructure election. Pape was asked if he would agree to annexation without service until the plant expansion is complete in 2 to 3 years. Pape stated that he did not think prospective buyers would want to defer development. His client wants to sell the property at fair market value now. He believes both properties are impacted because of the past issues and the limitations on the plat for the vacant property. It was stated that it is not the District's obligation to maximize value of the properties. Pape responded that the applicant is not interested in a 3-year condition for service. If they are told they cannot do anything with the property for 3 years, they will have to proceed with condemnation rendering through the county and state. They are open to waiting for the resort tax election in May. Director Wheeler recommended that American Bank reconsider the timeline option. Pape declined.

***Director Shropshire moved to turn down/deny the annexation petition from American Bank. Director DuCuennois seconded the motion. Discussion. Mary Ann Comstock was interested in the board's options and believes that the board still has things to negotiate, such as upgrading the water line. She thinks it would serve the community to have the bank annexed into the District and suggested reconsidering the application after the resort tax election. Jon Olsen stated that the board has been talking about being on the verge of running out of SFEs and asked what would happen if this property was annexed in and an existing property in the District asked for connection and there were no SFEs. The board discussed American Bank's ability to submit another petition for annexation and the real obligations the District has for serving existing properties. Motion unanimously passed, 5 yea to 1 no vote cast by Director Wheeler.*** Director Wheeler would have preferred a motion for voting on the application after the resort tax election. Board consensus was that this decision was strictly made on current plant capacity issues. It was suggested that Pape work with the District on something that works for both parties. Pape stated that he will be going to the state for condemnation.

### **CAPITAL IMPROVEMENTS PLAN PROJECTS UPDATE**

WWTP Upgrade: Scott Buecker, AE2S, reviewed the 3D model on the upgrades of the treatment plant. The upgrades will make it easy to proceed with Phase 2 when needed. Design review will require subcommittee review. The project is on schedule and on budget. Buecker asked the board to approve design completion funding with a contract amendment of \$1,881,160. The board has already given Edwards the authority to approve these contracts. Edwards wants to keep engineering under 10%. The \$35 million dollars includes total design. Resort tax, if approved will pay for 60% of the treatment plant upgrades.

***Director DuCuennois moved to amend the current contract for \$1,881,160 as additional services to finish the plant design. Director Fast seconded the motion. Motion unanimously passed.***

The communication work is included in the contract amendment. The board supported Buecker's request for approval on the communication outreach. They recommended contacting the Chamber and Resort Tax to review the information. Brent Bogart reported that biweekly efforts are being coordinated with various entities and everyone is working collaboratively on the outreach to the community. The board wants something out next week with the primary message that the District does not want to increase rates. Referring to Scott Olson's email, the board wants to ensure that accurate information is communicated to the public. Olson's assumptions were not accurate as he was using information reported in the Bozeman Chronicle article. Edwards will send communication correspondence to Scott Olson. Daniel Bierschweler stated that Resort Tax will connect with the Chronicle to make sure the right messages are out there at the right time. The resort tax election will only be for registered voters in the Resort Tax Area District, not property owners. The board wants an information piece for the April meeting.

Mountain Well Exploration: Mark Cunnane will be at the February board meeting to present his report. Edwards, Muscat, and Cunnane will meet with James Rose, Montana Bureau of Mines.

### **DEVELOPMENTS AND SUBDIVISIONS**

Hidden Village: The new buyer of the remaining Hidden Village two parcels is planning on developing the parcel to the south. They are limited to 12 units of development remaining for these parcels. Edwards noted that as part of the 12 unit consideration, the developer (Skip Radick) was to have recorded the 195 SFE full buildout. Edwards will follow up with Radick to see if this was ever recorded. The new owner is amenable to recording the 195 SFE maximum. Due to his previous ownership in Hidden Village and guaranteed view shed, Director Shropshire stated that he will recuse himself from voting on the south parcel.

Powder Light: The District and Altman are working on the conveyance of the water lines. The final plat requires the DOT turn lanes be installed prior to any new development.

Canyon Pipeline: Scott Buecker showed where the future force main and gravity lines will be installed from the canyon to the meadow. Nothing has been designed. Director Shropshire would like to see ductile iron used.

### **DISTRICT AGREEMENTS**

There was nothing new to report.

### **RESORT TAX**

The board discussed the draft Interlocal Agreement for funding the treatment plant upgrade using 60% of the 1% resort tax. Edwards requested that any comments be sent to him today.

Bierschweler will send out an invite for the committee meeting scheduled for January 22, 1:00 pm, at the resort tax office. Mace Mangold and Steve Johnson reported on the initial boundary for a future new canyon district. It would initially involve four major property owners on the west side of Hwy 191 from the gravel pit to Bucks and then go from Dudley Creek to the Corral in the future. Director Fast suggested that they communicate with the school district as they are looking at major expansion. What the District will own and be responsible for was discussed. Guy Alsentzer doesn't feel that the board has enough information to make any decisions at this time. He wants scientific studies done on the high volume of discharge done in a septic field near high groundwater levels that drain into the Gallatin River. Alsentzer supports the more strict treatment standards the District will use. He asked if there is land the District could buy in the canyon for discharge opportunities. Mace Mangold reported on the baseline information from the Bureau of Mines study being done

### **BOARD ELECTIONS**

The terms of directors Cronin, DuCuennois and Fast expire in May 2020. The deadline for filing the Declaration of Nomination petitions is February 10. As directed by the board, Edwards will advertise the vacancies in the local paper. Edwards will follow up with Gallatin County to clean up their records. The election of officers will be done after the board election.

### **SEWER & WATER PERMITS & CORRESPONDENCE**

No comments.

### **NEW DEVELOPMENTS AND SUBDIVISIONS**

No comments.

### **GENERAL CORRESPONDENCE**

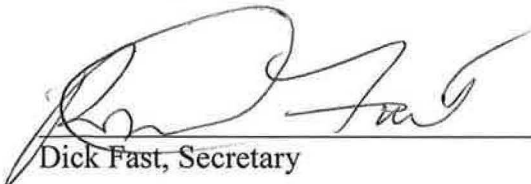
There was no general correspondence requiring board action. Fire Chief Bill Farhat's going away open house is Friday, January 24 at 3:00-5:00 pm at the Fire Department.

### **NEXT MEETING**

The next regular Board meeting is tentatively scheduled for Tuesday, February 18, 2020, at 8:00 am. Director Fast may not be available.

### **ADJOURNMENT**

*Director Manka moved to adjourn the meeting at 10:30 am. Director DuCuennois seconded the motion. Motion unanimously passed.*



2/20/20  
Dick Fast, Secretary



BIG SKY WATER & SEWER DISTRICT NO. 363

**Regular Meeting Minutes – February 5, 2020**

WSD Community Room

The Big Sky County Water & Sewer District No. 363 held a special meeting on Wednesday, February 5, 2020, in the WSD Community Room. Vice President Tom Reeves called the meeting to order with the following board members present: Secretary Dick Fast, Treasurer Peter Manka. President Packy Cronin and Director Brian Wheeler attended by phone. Director William Shropshire was not present. Director Brian Wheeler arrived in person at 4:20pm. WSD staff present: Ron Edwards, Terry Smith and Jim Muscat.

Others present: Steve Johnson, Big Sky Planning & Zoning/Big Sky Resort Area District, Jenny Muscat, Big Sky Resort Area District, Brandon Walker, Big Sky Explorer, Lori Wetzel, Ramshorn resident. On the phone, Scott Buecker, AE2S; and Courtney Ellis, District's bond counsel with Dorsey and Whitney.

**PUBLIC FORUM**

Vice President Tom Reeves called the meeting to order at 4:10pm. Reeves called for public comment on non-agenda items. There were no public comments, and no conflict of interest declarations.

**BIG SKY RESORT AREA DISTRICT INTERLOCAL AGREEMENT**

General Manager, Ron Edwards briefly described the agreement between the BSRAD and BSCWSD. Edwards said the District's attorney, Susan Swimley, also reviewed and made comments that were incorporated into the agreement. The BSRAD approved the agreement on February 4<sup>th</sup>. Courtney Ellis summarized the agreement and recommended populating the exhibit pages when they become available.

***Director Cronin moved to approve the Interlocal Agreement, Director Fast seconded the motion.***

Public Comment: Lori Wetzel, discussed other canyon property owner issues including Ramshorn Subdivision with respect to the canyon pipeline project.

***Motion unanimously passed.***

**RESOLUTION NO. 20-01 A RESOLUTION CALLING FOR A MAIL BALLOT ELECTION**

Ron Edwards informed the board that this resolution is required for Gallatin County to conduct the director election as a mail ballot election.

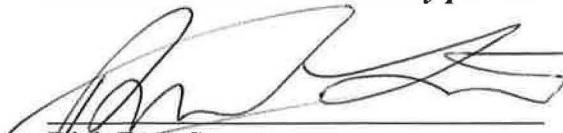
***Director Manka moved to approve Resolution No. 20-01, Director Wheeler seconded the motion. Motion unanimously passed.***

**NEXT MEETING**

The next regular Board meeting is tentatively scheduled for Tuesday, February 18, 2020, at 8:00 am.

**ADJOURNMENT**

***Director Manka moved to adjourn the meeting at 5:25pm. Director Wheeler seconded the motion. Motion unanimously passed.***

  
Dick Fast, Secretary 2/20/20

BIG SKY WATER & SEWER DISTRICT NO. 363  
**Regular Meeting Minutes – February 18, 2020**  
WSD Community Room

The Big Sky County Water & Sewer District No. 363 held a regular board meeting on Tuesday, February 18, 2020, in the WSD Community Room. Vice-President Tom Reeves called the meeting to order with the following board members present: Treasurer Peter Manka, and Directors Mike DuCuennois, and Brian Wheeler. Director William Shropshire participated via GoToMeeting. President Packy Cronin arrived at 8:15 am. Secretary Dick Fast was not present. WSD staff present: Ron Edwards, Marlene Kennedy, Terry Smith, Jim Muscat, Grant Burroughs, Peter Bedell, Vince Palafox, and Jake Porter.

Others present: Deb Kozisek and Peter Bachman, Lone Moose Meadows HOA; Dave Donohue, Hydro Solutions, Inc., Steve Johnson, Jenny Muscat and Daniel Bierschweler, Big Sky Resort Area District; Bill Anderson, Anderson Engineering/ Middle Fork Properties; Chris Leonard, Western Mountain Investments/Lone Moose Meadows/Middle Fork Properties; Jon Olsen, Lone Mountain Land; Mary Ann Comstock, District property owner; Mark Cunnane, Western Groundwater Services; Brandon Walker, Explore Big Sky; Mike Wilcynski, Moonlight Basin; Kate Ketschek, Big Sky Community Corporation; Clay Lorinsky, Big Sky resident; Scott Buecker, AE2S; Rick Simkins, Town Center; Laura Seyfang, Big Sky Community Housing Trust; Mace Mangold, WGM Group; Guy Alsentzer, Upper Missouri Waterkeeper; and Olivia Regnier and Kristen Gardner, Gallatin River Task Force. Participating by conference call: Jana Bounds, Lone Peak Lookout.

#### **PUBLIC FORUM**

Vice President Reeves called the meeting to order at 8:01 am with no public comment on non-agenda items. Conflict of interest declarations: Peter Manka reported that he is the vendor for the water softer system the District will use on its treatment plant chlorine injection system.

#### **CONSENT AGENDA**

There were no comments on the minutes, financials, or sewer and water operations.

*Director Manka moved to approve the consent agenda with the regular meeting minutes of January 21 and the special meeting minutes of February 5, 2020. Director DuCuennois seconded the motion. Motion unanimously passed.*

#### **PRESENTATIONS**

Lone Moose Meadow (LMM): Edwards reported that he has had a couple of meetings with the new developers of Middle Fork Meadows, formerly known as Lone Moose Meadows. Bill Anderson and Chris Leonard are attending this meeting to begin open dialogue with the District regarding LMM's development plans. They are also starting dialogue with the HOA. With Anderson working with the previous owners on development of the property, they are reassessing Dolan's original development plans. They are now just trying to understand the constraints (wetlands) for development and are in the process of due diligence. Being in the early stages of development planning, and waiting for economic analysis and other reports, final density numbers have not been determined. They do not want to plan top down using the maximum density of units originally allowed. Anderson does not see any construction starting this summer. Optimistically, they will begin publicizing a plan through the county this summer, or fall. Development will be at least a ten-year project. The board discussed LMM's wells. The two wells that the District took over when LMM came into the District are not good wells and are no longer used. Muscat reported that one well gets a sustained 17 gpm and the other gets

sucked dry. LMM is now provided water from the mountain water supply. The board packet included DOWL's pump test results from two other wells drilled years ago. Anderson reported that the water rights for these two wells are in progress. When asked if they are thinking of paving the poop shoot road for their secondary access, they reported that they are looking at lots of ideas to improve transportation. Director Wheeler reported that there is a 30' easement at the end of Low Dog Road and it goes thru two private properties.

Mountain Village Well Exploration: Mark Cunnane, Western Groundwater Resources, reviewed his final report on his findings of the well exploration and presented his recommendations for the District's next steps. The draw down analysis does not support completion of either well. Cunnane would like the District to not be that desperate for water to have to move toward completion phase on these test wells. He also reported that there is no data showing the tank site for another test well would be any more successful than test wells 1 and 2. Muscat and Cunnane also reported that there is nothing to get excited about on the test wells drilled by Powder Seeker either. Muscat stated that the District is facing challenges for water supply and nothing is off the table. Cunnane reviewed his preliminary test well plan showing sites 1-8 being either from alluvium, intrusive, or Kootenai aquifer targets. He recommended that the board follow his test well plan. All proposed sites would require access permission from Boyne/Big Sky Resort with some sites in neighborhoods. Director Wheeler described Boyne's potential development. He wants to work in a symbiotic relationship with the District.

The continual expense of exploring test wells as compared to using the site by the well was discussed. With the suggestion of moving the mountain tank up hill, Muscat stated that the tank is now at a perfect location from an operations standpoint for ideal pressure. A second tank needs to be higher up. The board discussed burying a water tank, looking at using the small production wells during seasonal high demand, the increased cost of pipe infrastructure when wells are farther away from tanks, and expanding the use of purple pipe for irrigation. The District has \$100,000 remaining for well exploration. If needed, the District can allocate additional funds by either using reserves, or look at a rate increase. Guy Alsentzer suggested that the District put more resources into indirect potable reuse and encouraged the District to use new technology and new solutions instead of putting more money into finding new water resources. Edwards reported the District is moving forward in exploring indirect potable reuse.

*The board directed Cunnane and Director Wheeler work together to identify accessible, desirable test well sites. The board also directed Cunnane and District staff to then work on a priority list to be on track for exploration this summer. Cunnane asked that Edwards provide him with electronic data from the Lone Moose wells discussed earlier.*

## **BUSINESS ACTION ITEM**

Sewer Permit - Spanish Peaks Ph 7, Lot 1: CH SP Acquisition is requesting 66.84 SFEs for the Inn at Spanish Peaks Condominiums, with 30 residential units and 2 offices. The District has 390 SFEs remaining for permitting. Additional CH SP projects Jon Olsen reported on were: a 29-unit condo development that already has a capacity letter written, Highland homes being phased in at 10 per year, and Inspiration Point has a potential for 40 units. The board discussed their concern for having SFEs available to continue permitting before the plant upgrade is complete in October 2022, as planned. The District will continue to reevaluate its capacity data.

*Vice President Reeves moved to approve the 66.84 SFEs for the Inn at Spanish Peaks. Director Wheeler seconded the motion. Motion unanimously passed.*

### **CAPITAL IMPROVEMENTS PLAN PROJECTS UPDATE**

WWTP Upgrade: Scott Buecker, AE2S, reported that the project is still on track with starting construction in Spring 2021 with completion in summer of 2022. Delay scenarios were discussed even though Buecker does not anticipate any delays from DEQ as there are other plants like this in the state. According to Buecker, the District can go to bid without DEQ approval. The media release needs to inform constituents of: 1) reasons to support the 1% resort tax election, 2) the plant will get built, 3) the District does not want the entire cost to go to the rate payers, and 4) what if the 1% resort tax fails. *The board wants this media release piece in the next quarterly bill and outreach done at the post office twice a week that Buecker will organize.* Buecker will edit the document and get it out to the community. Additionally, detailed information will be on the District's website. The District's own mailing list does not include the resort tax boundary. The board asked that legal counsel be consulted on how the District can do its advocating campaign, i.e. put flyer in quarterly bill, have public meetings, etc. The ballot will be mailed 3-4 weeks ahead of the May 5<sup>th</sup> election. Buecker will be meeting with DEQ & Firelight Meadows on the studies being done. Buecker will meet with breweries about the need for them to use a different processing method as phosphorous in brewery waste will be an issue with the new plant.

Representing YC, Director DuCuennois will meet with DEQ on February 21, 2020, regarding its hesitancy to approve YC's request for a pond. YC has even offered to pay for consultants to help DEQ with its review. DEQ's approval is needed before YC can start construction to meet its deadline with the District. Edwards offered to participate in discussions with DEQ on the District's need to have this project move forward. *The board asked that YC/DuCuennois submit a status report on the pond and what YC has done.* Burroughs reported that he anticipates the flows will be up this year. There is a national push to conserve water with water use down nationally. Director DuCuennois did not have an update on YC's snowmaking permit that maybe submitted to DEQ at the end of this month. Guy Alsentzer stated that the conservation world would love to have the feedback from DEQ on snowmaking and thinks it could be a win-win situation. Alsentzer offered to work with YC and DEQ to get that this alternative disposal strategy used. The pilot study has really good data and is a key contributor in the next step in permitting approval. DuCuennois will provide information to Alsentzer.

Edwards noted that the force main pipeline running through Hwy 64 and Little Coyote. And the tunnel project is going there. Ray Armstrong is looking at relocating the force main.

### **DEVELOPMENTS AND SUBDIVISIONS**

Once the conveyances are done in the Town Center, two permits will be processed.

### **DISTRICT BOARD ELECTIONS**

There are four applicants for the three board seats up for election in May. The three seats are currently held by Packy Cronin, Dick Fast, and Mike DuCuennois. Applicants are: Dick Fast, Mike DuCuennois, Clay Lorensky, and Mike Wilcynski. President Packy Cronin is not seeking reelection after a combined 22 years of service that began in 1997. Edwards will interview the candidates for a biography that will be on the District's website and also published.

The Resort Tax will host a candidate meet and greet for the community on April 1, 2020, Talus Room, Summit Hotel.



## **RESORT TAX**

The interlocal agreement was approved by both BSRAD and BSWSD boards. The ballot language was presented. On behalf of the WSD board, President Cronin thanked Steve Johnson for his effort in getting the 1% tax on the ballot.

## **NEW DEVELOPMENTS AND SUBDIVISIONS**

Lone Mountain Land is proposing a community-commercial development in Westfork Meadows, Block 1, Lot 4, which is the old laundry building currently owned by Ryans. If they are including 1 commercial unit on the main level just to avoid zoning, the board would like them to rezone the property and make it all residential. For Westfork area remodeling projects, the board supports charging for any additional SFEs permitted above the current allocation. Even if a permit application is submitted for fewer than 25 SFEs, the board will review the application. The employee housing condo category at 1 SFE was discussed. To be consistent with other residential projects, the board wants square footage used. As directed by the board, *for the March meeting, Edwards will prepare an ordinance amendment to eliminate the employee housing condo category at 1 SFE.*

## **GENERAL CORRESPONDENCE**

There was no general correspondence requiring board action. Edwards reviewed the snow pack report. Scott Buecker reported that creation of a canyon sewer district is still moving forward.

## **NEXT MEETING**

The next regular Board meeting is tentatively scheduled for Tuesday, March 17, 2020, at 8:00 am. Vice President Reeves and Director DuCuennois will not be available.

## **ADJOURNMENT**

*Director Wheeler moved to adjourn the meeting at 10:45am. Director Reeves seconded the motion. Motion unanimously passed.*

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Dick Fast, Secretary

2-18-20. min

BIG SKY WATER & SEWER DISTRICT NO. 363  
**Regular Meeting Minutes – Virtual Meeting April 21, 2020**  
WSD Community Room

The Big Sky County Water & Sewer District No. 363 held a virtual regular board meeting on Tuesday, April 20, 2020. According to Ron Edwards, the recorded minutes will serve as a record of the meeting. President Packy Cronin called the meeting to order with the following board members participating: Vice-President Tom Reeves, Secretary Dick Fast, Treasurer Peter Manka, and Directors Mike DuCuennois, and Brian Wheeler. Director William Shropshire was not present. WSD staff present: Ron Edwards, Marlene Kennedy, Terry Smith, Jim Muscat, Grant Burroughs, Vince Palafox, Jake Porter and Peter Bedell.

Others present: Brandon Walker, Scott Buecker and Scott Jungwirth, AE2S; Steve Johnson, Big Sky Planning & Zoning/Big Sky Resort Area District; Jon Olsen, Lone Mountain Land; Mace Mangold, WGM Group; Kirk Keysor, Daniel Bierschwale, Big Sky Area Resort Tax; David Tucker, Matt Huggins; Suzan Scott, Big Sky Owners Association; and Rick Simkins, Big Sky Town Center (joined in at 9:15).

#### **PUBLIC FORUM**

President Cronin called the virtual meeting to order at 8:06 am. There was no public comment on non-agenda items. With this meeting being President Cronin's last meeting, Vice President Reeves along with the other board members thanked President Cronin for his 19 years of service to the community. Cronin has done so much to bring this organization to where it is today. The whole community has a debt of gratitude for all Cronin has done for the community. An appreciation gathering will be done when it is safe from COVID 19 to do so. All board members thanked Packy for his service. Packy said it has been great to working with all the board members and staff throughout his service. No public comment.

#### **CONSENT AGENDA**

There were no comments on the minutes, financials, or sewer and water operations.

***Director Peter Manka moved to approve the consent agenda with the minutes of February 18, 2020. Director Reeves seconded the motion. Motion unanimously passed.***

#### **FUNDING PROGRAMS FOR WRRF UPGRADE PROJECT**

Kirk Keysor, US Economic Development Administration, presented on funding programs for anything but a for profit business. Keysor stated that he can assist the District on its application for funding, and the sooner the better. He thinks it would be a 2-week to 30-day turn around for their committee turn around. Discussed tying the application into the COVID 19 declaration and the building economy of Gallatin County. The application is on grants.gov. (Keysor left the meeting at 8:32)

Edwards reported on the catastrophic flood in the filter building where the irrigation pumps are located. The staff are working on replacing the motors and fixing everything estimated to cost \$20,000-25,000 for the motors, and \$5,000 for electrical work. Burroughs is writing a report on what happened and the total costs for the repair for insurance purposes. Bedell reported that the goal is to get everything running by May 1.

#### **CAPITAL IMPROVEMENTS PLAN PROJECTS UPDATE**

**WWTP Upgrade Update:** Scott Buecker, AE2S, reported on the bidding process and using alternate bidding to complete the additional work/basins. For the groundwater study on indirect potable recharge he is surveying indirect regs around the country and compiling the data. Mark Cunnane will work on the Firelight study this summer and then work on the Meadow Village

recharge feasibility. *Fast asked for a briefing on the studies at the next meeting so that the board can make some decisions.* Buecker will contact Cunnane. Buecker reported that the estimated cost of Phase 2 of the WRRF expansion is \$15 million using 2020 costs. Buecker said timeline if the resort tax is successful, and the canyon area is brought online, then District will need to accelerate Phase 2 by a few years. Bidding for the first phase is still scheduled for fall. *Edwards will send out an email to poll the board on their preferred look of the plant design concept.* Scot Jungwirth reported on the model progress. Edwards noted the BSCO will be building a storage/maintenance shed on their east area of their property adjacent to the new WRRF. Wheeler noted it should be "dark sky compliant" for lighting. Edwards will work to get a preferred rendering, and then have the architect provide a more detailed rendering. Jungwirth reported that DEQ has completed its Findings of No Significant Impact (FONSI), and that it was published in the paper for comment. Any comments received will be submitted to and reviewed by DEQ.

Mountain Well Exploration: Mark Cunnane submitted a budget for the project proposing the District drill 9 wells for \$264,000 including the well driller and Cunnane's time as the hydrogeologist. The District has about \$100,000 in its well exploration budget. Boyne will need information on what type(s) of structures and access is needed for each site for the license agreement. If the District does find water in any of the locations pipeline will need to be built to use the current infrastructure. No board motion was needed to proceed with starting on the drilling.

#### **DISTRICT ELECTIONS**

Ballots were mailed April 17th. There is a virtual "Meet the Candidates" forum tonight. The voting deadline is May 5, 2020.

#### **RESORT TAX**

The District included a mailing in its 1<sup>st</sup> quarter statement on the 1% ballot measure. Resort Tax is also doing a mailing in their District. The next "Save The Date" WRRF Upgrade and Expansion Overview virtual meeting is on April 30. The District's website includes videos of the previous meetings. Edwards will apply for the upgrade to the Resort Tax for its 3% tax funding by the April 30 deadline as backup to the 1% tax if the vote fails.

#### **DEVELOPMENTS & SUBDIVISIONS**

Jon Olson provided an update on Spanish Peaks projects. The SP Inn needs a new capacity letter from the District because the size of the project has changed from the original plan. The change requires a new subdivision re-write.

#### **SEWER & WATER PERMITS & CORRESPONDENCE**

Edwards reported on the sewer and water connection permits.

#### **GENERAL CORRESPONDENCE**

The snow pack report shows the basin is above average. There have been many positive articles published in the local newspapers. General discussion about participating in MSU's wastewater testing program. There was no general correspondence requiring board action.

**NEXT MEETING**

The next regular Board meeting is tentatively scheduled for Tuesday, May 19, 2020, at 8:00 am. New officers can be elected at that point.

**ADJOURNMENT**

*Director Fast moved to adjourn the meeting at 10:21 am. Director Manka seconded the motion. Motion unanimously passed.*

 4/16/20  
Dick Fast, Secretary

4-21-20. min



**BIG SKY WATER & SEWER DISTRICT NO. 363**  
**Regular Meeting Minutes – Virtual Meeting May 19, 2020**  
**WSD Community Room**

The Big Sky County Water & Sewer District No. 363 held a virtual regular board meeting on Tuesday, May 19, 2020. According to Ron Edwards, the recorded minutes will serve as a record of the meeting. President Tom Reeves called the meeting to order with the following board members participating: Vice-President Brian Wheeler, Secretary Dick Fast, Treasurer Peter Manka, and Directors Mike DuCuennois, and Mike Wilcynski. Director William Shropshire was not present. WSD staff present: Ron Edwards, Marlene Kennedy, Terry Smith, Jim Muscat, Grant Burroughs, Vince Palafox, Jake Porter and Peter Bedell.

Others present: Guy Alsentzer, Jana Bounds, Scott Buecker, Doug Chandler, Stacey Hellekson, Matt Huggins, Matt Huggins, Steven Johnson, Scott Jungwirth, Jon Olsen, Dan Reynolds, Laura Seyfang and Rick Simkins

**PUBLIC FORUM (8:03 AM - 8:08:42 AM)**

President Reeves called the virtual meeting to order at 8:03 am. Dan Reynolds, Centre Sky Architects who is working for a homeowner building a new house on Lot 13 in Sweetgrass Hills commented on a proposal they emailed on May 18th. He is asking permission to put part of the driveway into the utility easement. They propose making the homeowner liable for any work that may have to be done in the area where the driveway is within the easement. Mr. Reynolds also clarified that they do not propose changing the grade over the water main. There was no other public comment on non-agenda items.

**CONFLICT OF INTEREST DECLARATIONS (8:08:42 AM - 8:09:40 AM)**

No conflicts of interests were stated.

**OATH OF OFFICE AND ELECTION OF OFFICERS (8:09:40 AM - 8:13:45 AM)**

Director Manka moved to Nominate Tome Reeves as President. Director Fast seconded the motion and amended the motion by nominating Brian Wheeler as Vice President, Dick Fast as Secretary and Peter Manka as the Treasurer. Director Ducennois seconded the amended motion. Motion passed unanimously.

**SEWER OUTFALL LINE EROSION AND ROAD SLUMP (08:13:45 AM - 08:41:07 AM)**

Edwards amended the agenda to present information about a erosion problem on the sewer outfall line in the “poop shoot” road. Over the weekend the road caved losing about one third of the road. Doug Chandler, a geotechnical engineer from Allied Engineering visited the site on Monday, May 18<sup>th</sup>. He presented pictures taken from his drone and discussed mitigation steps moving forward. District staff will work with Chandler and hire a contractor to fix the road.

**CONSENT AGENDA (08:41:07 AM - 08:51:30 AM)**

Minutes:

April 21, 2020 regular meeting

Financials:

Terry Smith commented on the preliminary tax levy certificate that will be approved as part of the consent agenda. Secretary Fast will sign it on behalf of the District after it is approved. Edwards clariid that the draft budget included under consent agenda financials is not being approved with the consent items. A budget committee was discussed. President Reeves, Secretary Fast and Treasurer Manka volunteered to be on the committee.

Sewer operations:

Burrough's report is in the packet. Edwards informed the board that irrigation was stopped to conduct a test on the irrigation water for Covid 19. Montana State University researchers will be conducting the tests. Burroughs reported the new chlorination system should be operational in

the next week. This adds a second chlorination point as the water leaves the filter building to the Meadow Village golf course.

Water operations:

Muscat's production report is in the packet.

***Director Peter Manka moved to approve the consent agenda with the minutes of April 21, 2020. Director Ducennois seconded the motion. Motion unanimously passed.***

**BUSINESS ACTION ITEMS**

District Ordinance 97-1001 Amendment (First Reading) (08:51:30 AM - 09:05:50 AM)

Edwards reviewed the change to Ordinance 97-1001. The change deletes a line, or category of SFE calculations referred to "Employee Housing" that is unnecessary due to the change to square footage calculations but was never removed from the exhibit. Edwards also discussed the "Dorm Style" category and what the definition of this should be. Vice-president Wheeler discussed how occupancy is going to change to single occupancy due to the Covid crisis. He said the dorm room definition should be evaluated in the future.

***Director Ducennois moved to approve the first reading of Ordinance 97-1001. Director Fast seconded the motion. No public comment on the motion. Motion unanimously passed.***

District Ordinance 97-1002 Amendment (First Reading) (09:05:50 AM - 09:28:35 AM)

Edwards reviewed the changes to Ordinance 97-1002. The changes propose to make the owners of property the entity who receives all sewer and water bills. Renters would not be allowed to change the billing. Marlene Kennedy described the problems and the amount of time (10 hours per week) she works on the billing for renters and transient workers.

***Director Fast moved to approve the first reading of Ordinance 97-1002. Director Wilcynski seconded the motion. No public comment on the motion. Motion unanimously passed.***

**CAPITAL IMPROVEMENTS PLAN PROJECTS UPDATE (09:28:35 AM - 10:14:15 AM)**

WWTP Upgrade Update (09:28:35 AM - 10:12:40 AM):

Scott Buecker, AE2S, gave his monthly report. He reported that design is proceeding fine. He also discussed: option of covering plant basins to improve plant performance; Economic Development Association (EDA) grant; indirect potable reuse study, fats, oils and grease (FOG) program; design survey and feedback that 44% favored rendering no. 1; and high phosphorus loading to the plant. Steve Johnson clarified that the new 1% resort tax collections will begin on July 1<sup>st</sup>. Director Manka brought up social media communications. Edwards agreed to meet with Director Manka to look at social media options. Edwards and Buecker briefly discussed the tech memo on the Firelight Meadows groundwater study.

Mountain Well Exploration (10:12:40 AM - 10:14:15 AM)

Edwards reviewed the Mountain Village well exploration project bid summary to drill 9 test wells. Four bids were received, low bidder was Bridger Drilling \$196,770. Mark Cunnane's estimate was \$256,920. The project will move ahead using the current balance of approximately \$100,000 and the remainder will be in the new budget.

**DEVELOPMENTS & SUBDIVISIONS (10:14:15 AM - 10:15:55 AM)**

Edwards reported on the pre-construction meeting on the Community Center project in Town Center.

**DISTRICT ELECTIONS (10:15:55 AM - 10:16:24 AM)**

Edwards reviewed the Board election results and clarified that they are all four (4) year terms expiring on May 7, 2024.

**RESORT TAX (10:16:24 AM - 10:17:45 AM)**

Edwards reviewed the election results and the application submitted to the resort tax board for a 3% fund request. He explained that this became necessary because the deadline for the 3% request cycle preceded the 1% resort tax election. The successful passage of the new 1% resort tax nullifies the District's 3% fund application.

**NEW DEVELOPMENTS & SUBDIVISIONS (10:17:45 AM - 10:17:50 AM)**

There are no new developments to report on.

**SEWER & WATER PERMITS & CORRESPONDENCE (10:17:50 AM - 10:18:05 AM)**

Edwards referenced his report for all permit activity back to January 1, 2020.

**GENERAL CORRESPONDENCE (10:18:05 AM - 10:29:35 AM)**

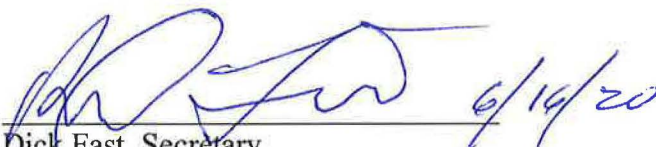
Edwards discussed the Cottonwood Law complaint and referenced the video that he posted on the District's YouTube page. District Attorney Swimley will work with Edwards to file a response within the 60-days provided in the initial complaint notice. Edwards thanked the local reporters for their coverage on District matters. Terry Smith briefly commented on the proposed budget and that no rate increase will be necessary at this point. The board discussed meeting in person at the June meeting. There was no general correspondence requiring board action.

**NEXT MEETING**

The next regular Board meeting is tentatively scheduled for Tuesday, June 16, 2020, at 8:00 am.

**ADJOURNMENT (10:29 AM)**

*Director Manka moved to adjourn the meeting at 10:29 am. Director Fast seconded the motion. Motion unanimously passed.*

  
Dick Fast, Secretary



**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Meeting June 16, 2020**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2020-06-16.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2020-06-16.Board_Meeting_Audio.mp3)

Board members present:

Tom Reeves, Mike Ducuennois (v), Dick Fast (v), Peter Manka, Bill Shropshire (v), Brian Wheeler (v) & Mike Wilcynski

WSD Staff present:

Grant Burroughs, Ron Edwards, Marlene Kennedy, Jim Muscat, Jake Porter (v) & Terry Smith

(v) Denotes virtual remote participation

Others present via GoTo Meeting:

14014868680, 14062240508, 14064425775, 14065875800, 14066005197, 14177738634, Christopher Allen, Daniel Bierschwale, Scott Buecker, Katherine Foley, Kristin Gardner, Greg Megaard, Matt Huggins, Steven Johnson, Scott Jungwirth, KL, Jeff Lusin, Mace Mangold, Jenny Muscat, Jon Olsen, Laura Seyfang, Rick Simkins, Tanner Skelton, Candace Strauss, & Brandon Walker

**I. Regular Board Meeting Public Forum**

08:01:00 AM

A. Call Regular Meeting to Order

08:01:10 AM ( 00:00:10 )

B. Public Comment on Non-agenda Items

08:01:20 AM ( 00:00:10 )

C. Conflict of Interest Declarations

08:02:10 AM ( 00:00:50 )

**II. Consent Agenda\*\***

08:03:07 AM ( 00:00:57 )

A. Minutes: May 19, 2020, Regular Meeting

08:03:07 AM

B. Financial Report for June\*\*

08:03:07 AM

C. Sewer & Water Operator's Reports\*\*

08:03:07 AM

*Motion made by Peter Manka seconded by Mike Wilcynski. Unanimous approval of consent agenda.*

**III. Business Action Items**

08:03:14 AM ( 00:02:18 )

A. Amendment 3 to Task Order No. 1: Scope Definition for Big Sky WRRF Improvements– Phase 1

08:21:34 AM ( 00:02:25 )

B. Amendment 3 to Task Order No. 1 Exhibit K Amendment 3 to Task Order No. 1-Final Design

08:22:42 AM ( 00:20:45 )

*Motion made by Mike Ducennois seconded by Mike Wilcynski. Unanimous approval.*

C. Approve District Budget for FY 2020/21\*\*

08:45:39 AM ( 00:21:53 )

*Motion made by Peter Manka seconded by Mike Wilcynski. Unanimous approval.*

D. District Ordinance 97-1001 Amendment (Second and Final Reading)\*\*

08:57:16 AM ( 00:44:50 )

*Motion made by Brian Wheeler seconded by Dick Fast. Unanimous approval.*

E. District Ordinance 97-1002 Amendment (Second and Final Reading)\*\*

09:04:29 AM ( 00:56:27 )

*Motion made by Mike Wilcynski seconded by Peter Manka. Unanimous approval.*



**IV. Old Business**

A. Capital Improvements Plan Projects

1. WWTP Upgrade

a) WRRF Update Scott Buecker, AE2S

b) Fire Light Meadows Groundwater Study Resources Mark Cunnane,  
Western Groundwater

2. Water System Capital Improvements

B. Developments and Subdivisions

C. District Elections

D. Resort Tax Election

**V. New Business**

A. New Developments & Subdivisions

B. Sewer & Water Connection Permits

C. General Correspondence

**Adjournment**

09:05:04 AM ( 01:03:40 )

09:05:04 AM ( 01:03:40 )

09:05:04 AM ( 01:04:15 )

09:09:32 AM ( 01:04:15 )

10:12:16 AM ( 01:08:43 )

10:14:56 AM ( 02:11:27 )

10:18:54 AM ( 02:14:07 )

10:20:23 AM ( 02:18:05 )

10:58:36 AM ( 02:19:34 )

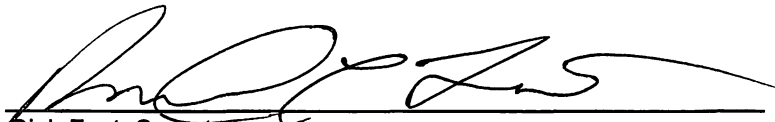
10:58:36 AM ( 02:57:47 )

11:01:03 AM ( 02:57:47 )

11:07:14 AM ( 03:00:14 )

11:16:28 AM ( 03:06:25 )

( 03:15:39 )

  
Dick Fast, Secretary

06-16-2020.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual GoTo Meeting July 21, 2020**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2020-07-21.Board Meeting Audio.mp3](http://www.bigskywatersewer.com/meetings/2020-07-21.Board%20Meeting%20Audio.mp3)

Board members present:

Tom Reeves, Mike Ducuennois (R), Dick Fast (R), Peter Manka, Bill Shropshire (R), Brian Wheeler (R) & Mike Wilcynski (R)

WSD Staff present:

Grant Burroughs (R), Ron Edwards, Marlene Kennedy (R), Jim Muscat, Jake Porter (R) & Terry Smith

(A) Absent (R) Remote participation

Others present via GoTo Meeting:

14065394215, 14065395176, 14065875800, 14066005197, 14177738634, 19522375599, Becky, Scott Buecker, Steve Cherne, Mark Cunnane, Kristin Gardner, Matthew Huggins, Jeff Lusin, Mace Mangold, Jon Olsen, Laura Seyfang, Rick Simkins, Tanner Skelton (45 Architecture), Brandon Walker, Karla Yeager

<b>I. Regular Board Meeting Public Forum</b>	08:00:00 AM	
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:00 )
B. Public Comment on Non-agenda Items	08:00:35 AM	( 00:00:35 )
C. Conflict of Interest Declarations	08:01:50 AM	( 00:01:15 )
<b>II. Consent Agenda**</b>	08:04:00 AM	( 00:02:10 )
A. Minutes: June 16, 2020, Regular Meeting	08:04:00 AM	
B. Financial Report for June**	08:04:00 AM	
C. Sewer & Water Operator's Reports**	08:04:00 AM	
<i>Motion made by Peter Manka seconded by Mike Wilcynski. Unanimous approval of consent agenda.</i>		( 00:03:39 )
<b>III. Business Action Items</b>	08:09:49 AM	( 00:05:49 )
<b>IV. Old Business</b>	08:10:14 AM	( 00:00:25 )
A. Capital Improvements Plan Projects	08:10:14 AM	( 00:00:25 )
1. WWTP Upgrade	08:10:14 AM	( 00:00:00 )
a) WRRF Update..... Scott Buecker, AE2S	08:21:00 AM	( 00:10:46 )
WRRF Update..... Tanner Skelton, 45 Architects	09:43:25 AM	( 01:22:25 )
b) Fire Light Meadows Groundwater Study Resources..... Mark Cunnane, Western Groundwater	09:43:25 AM	( 01:22:25 )
2. Water System Capital Improvements	09:55:09 AM	( 00:11:44 )
a) Mountain Well Exploration... Mark Cunnane	09:55:09 AM	( 00:21:27 )
B. Developments and Subdivisions	10:04:52 AM	( 00:09:43 )
C. Water Meter Selection	10:15:34 AM	( 00:10:42 )

**V. New Business**

10:15:47 AM ( 00:00:13 )

A. New Developments & Subdivisions

10:16:56 AM ( 00:01:09 )

B. Sewer & Water Connection Permits

10:17:12 AM ( 00:00:16 )

C. General Correspondence

10:26:47 AM ( 00:09:35 )

**VI. Discussion of Cottonwood Environmental Law Center Complaint**

10:29:54 AM ( 00:03:07 )

*Motion made by Peter Manka seconded by Dick Fast to close the meeting to discuss the content of the complaint with legal counsel because it would be detrimental to have that in open meeting. Unanimous approval of consent agenda.*

**VI. Next Meeting Date**

A. Regular Meeting, Tuesday, August 21, 2020 (Tentative)

**VII. Any Other Business Which May Properly Come Before the Board**

**Adjournment**

  
Dick Fast, Secretary  
07-21-2020.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - August 18, 2020**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2020-08-18.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2020-08-18.Board_Meeting_Audio.mp3)

Board members present:

Tom Reeves (R), Mike Ducuennois, Dick Fast (A), Peter Manka, Bill Shropshire (R), Brian Wheeler & Mike Wilcynski (R)

WSD Staff present:

Grant Burroughs (R), Ron Edwards, Marlene Kennedy (R), Jim Muscat, Jake Porter ®, Vince Palafox (R) & Terry Smith

(A) Absent (R) Remote participation

Others present via Zoom

Scott Buecker, Jon Olson & Susan Swimley

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	08:00:00 AM	
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:00 )
B. Public Comment on Non-agenda Items	08:00:08 AM	( 00:00:46 )
C. Conflict of Interest Declarations	08:00:54 AM	( 00:00:26 )
<b>II. Consent Agenda**</b>	08:01:20 AM	( 00:01:06 )
A. Minutes: July 21, 2020, Regular Meeting		
B. Financial Report for June (Updated)**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Mike Ducennois seconded by Tom Reeves. Unanimous approval of consent agenda.</i>	08:01:44 AM	( 00:00:42 )
<b>III. Business Action Items</b>	08:02:26 AM	( 00:05:27 )
A. Approve Final Tax Levy Certification**	08:02:26 AM	( 00:02:44 )
<i>Motion made by Tom Reeves seconded by Mike Wilcynski. Unanimous approval.</i>	08:05:10 AM	( 00:00:32 )
B. Approve Delinquent Accounts List for Tax Roll Collection**	08:05:42 AM	( 00:01:41 )
<i>Motion made by Mike Ducennois seconded by Bill Shropshire. Unanimous approval.</i>	08:07:23 AM	( 00:00:30 )
<b>IV. Old Business</b>	08:07:53 AM	( 01:17:05 )
A. Capital Improvements Plan Projects	08:07:59 AM	( 00:07:59 )
1. WWTP Upgrade	08:07:59 AM	( 00:07:59 )
a) WRRF Update..... Scott Buecker, AE2S	08:07:59 AM	( 00:07:59 )
b) Fire Light Meadows Groundwater Study (August Draft)	08:25:43 AM	( 00:25:43 )

*Board concensus to ask Fire Light Meadows HOA to pay \$44,000 which is 1/3 of the \$133,000 total estimated cost.*

08:30:00 AM ( 00:30:00 )

2. Water System Capital Improvements

09:05:46 AM ( 01:05:46 )

a) Mountain Well Exploration

09:05:46 AM ( 01:05:46 )

B. Developments and Subdivisions

09:08:03 AM ( 01:08:03 )

1. Big Sky Town Center

09:08:03 AM ( 01:08:03 )

C. Water Meter Use Customer Portal

09:09:17 AM ( 01:09:17 )

D. Legal..... Susan Swimley, Swimley Law

09:13:24 AM ( 01:13:24 )

**V. New Business**

09:24:58 AM ( 01:24:58 )

A. New Developments & Subdivisions

09:24:58 AM ( 01:24:58 )

B. Sewer & Water Connection Permits

09:35:00 AM ( 01:35:00 )

C. General Correspondence

09:36:00 AM ( 01:36:00 )

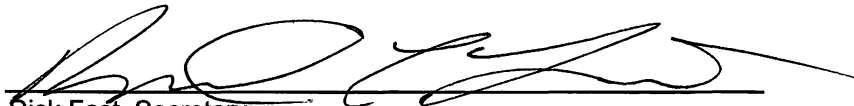
**VI. Next Meeting Date**

A. Regular Meeting, Tuesday, September 15, 2020 (Tentative)

**VII. Any Other Business Which May Properly Come Before the Board**

**Adjournment**

09:43:20 AM ( 01:43:20 )

  
Dick Fast, Secretary  
08-18-2020.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - September 15, 2020**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2020-09-15.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2020-09-15.Board_Meeting_Audio.mp3)

**Board members present:**

Dick Fast (R), Mike Ducuennois (R), Peter Manka, Tom Reeves (R), Bill Shropshire (R), Brian Wheeler (R) & Mike Wilcynski (R)

**WSD Staff present:**

Grant Burroughs (R), Ron Edwards, Marlene Kennedy (R) & Terry Smith

(A) Absent (R) Remote participation

**Others present via Zoom**

Dustin Pulciani, iPhone, Jon Olsen, Kevin Loustaunau, Kristin Gardner, Mace Mangold, Mark Tourangeau, Mary Ann Comstock, Matt Huggins, Nathaniel Adam Lee, Rick Simkins, Scott Buecker, Spideyphone, Upper Missouri Waterkeeper

	<u><b>Time</b></u>	<u><b>Duration HH:MM:SS</b></u>
<b>I. Regular Board Meeting Public Forum</b>	08:00:00 AM	
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:00 )
B. Public Comment on Non-agenda Items	08:00:08 AM	( 00:00:46 )
C. Conflict of Interest Declarations	08:00:54 AM	( 00:00:26 )
<b>II. Consent Agenda**</b>	08:01:20 AM	( 00:01:06 )
A. Minutes: August 18, 2020, Regular Meeting		
B. Financial Report for July**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Mike Ducennois seconded by Tom Reeves. Unanimous approval of consent agenda.</i>	08:01:44 AM	( 00:00:42 )
<b>III. Business Action Items</b>	08:02:26 AM	( 00:05:27 )
A. Approve Final Tax Levy Certification**	08:02:26 AM	( 00:02:44 )
<i>Motion made by Tom Reeves seconded by Mike Wilcynski. Unanimous approval.</i>	08:05:10 AM	( 00:00:32 )
B. Approve Delinquent Accounts List for Tax Roll Collection**	08:05:42 AM	( 00:01:41 )
<i>Motion made by Mike Ducennois seconded by Bill Shropshire. Unanimous approval.</i>	08:07:23 AM	( 00:00:30 )
<b>IV. Old Business</b>	08:07:53 AM	( 01:17:05 )
A. Capital Improvements Plan Projects	08:07:59 AM	( 00:07:59 )
1. WWTP Upgrade	08:07:59 AM	( 00:07:59 )
a) WRRF Update..... Scott Buecker, AE2S	08:07:59 AM	( 00:07:59 )
b) Fire Light Meadows Groundwater Study (August Draft)	08:25:43 AM	( 00:25:43 )



*Board concensus to ask Fire Light Meadows HOA to pay \$44,000 which is 1/3 of the \$133,000 total estimated cost.*

08:30:00 AM ( 00:30:00 )

2. Water System Capital Improvements

09:05:46 AM ( 01:05:46 )

a) Mountain Well Exploration

09:05:46 AM ( 01:05:46 )

B. Developments and Subdivisions

09:08:03 AM ( 01:08:03 )

1. Big Sky Town Center

09:08:03 AM ( 01:08:03 )

C. Water Meter Use Customer Portal

09:09:17 AM ( 01:09:17 )

D. Legal..... Susan Swimley, Swimley Law

09:13:24 AM ( 01:13:24 )

**V. New Business**

09:24:58 AM ( 01:24:58 )

A. New Developments & Subdivisions

09:24:58 AM ( 01:24:58 )

B. Sewer & Water Connection Permits

09:35:00 AM ( 01:35:00 )

C. General Correspondence

09:36:00 AM ( 01:36:00 )

**VI. Next Meeting Date**

A. Regular Meeting, Tuesday, September 15, 2020 (Tentative)

**VII. Any Other Business Which May Properly Come Before the Board**

**Adjournment**

09:43:20 AM ( 01:43:20 )

  
Dick Fast, Secretary

09-15-2020.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - October 20, 2020**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2020-10-20.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2020-10-20.Board_Meeting_Audio.mp3)

Board members present:

Dick Fast (R), Mike Ducuennois (R), Peter Manka (R), Tom Reeves (R), Bill Shropshire (R), Brian Wheeler (R) & Mike Wilcynski (R)

WSD Staff present:

Peter Bedell (R), Grant Burroughs (R), Ron Edwards (R), Marlene Kennedy (R), Jim Muscat (R), Vince Palafox (R), Jake Porter (R) & Terry Smith (R)

(A) Absent (R) Remote participation

Others present via Zoom

Scott Buecker, Mark Cunnane, Kristin Gardner, LynneAnn Hager, Matt Huggins, Karla/Firelight, Mace Mangold, Carol Powell, Rick Simkins, Upper Missouri Waterkeeper

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	08:00:00 AM	
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:00 )
B. Public Comment on Non-agenda Items	08:00:20 AM	( 00:00:46 )
C. Conflict of Interest Declarations	08:01:06 AM	( 00:01:17 )
<b>II. Consent Agenda**</b>	08:02:23 AM	( 00:07:02 )
A. Minutes: September 15, 2020, Regular Meeting		
B. Financial Report for September**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Brian Wheeler seconded by Mike Wilcynski. Unanimous approval of consent agenda.</i>	08:08:09 AM	( 00:01:16 )
<b>III. Business Action Items</b>	08:09:25 AM	( 00:39:49 )
A. AE2S Contract Change Order Approval**	08:09:33 AM	( 00:26:42 )
<i>Motion made by Mike Ducennois seconded by Dick Fast. Unanimous approval of AE2Sengineering contract in the amount of \$262,560.</i>	08:36:15 AM	( 00:08:34 )
B. Approve WWTP Tree Transplanting**	08:44:49 AM	( 00:02:26 )
<i>Motion made by Peter Manka seconded by Mike Wilcynski. Unanimous approval of tree relocation proposal.</i>	08:47:15 AM	( 00:01:59 )

**IV. Old Business**

**A. Capital Improvements Plan Projects**

**1. WWTP Upgrade**

a) WRRF Update..... Scott Buecker, AE2S

b) Indirect Potable Reuse & Firelight Meadows- Scott Buecker & Mark Cunnane

**2. Water System Capital Improvements**

a) Mountain Well Exploration... Mark Cunnane

**B. Developments and Subdivisions**

**C. Legal**

**D. Battery Storage Proposal**

**E. Water Meter Use Customer Portal**

**V. New Business**

**A. Gallatin River Task Force/Town Center MOU**

**B. New Developments & Subdivisions**

**C. Sewer & Water Connection Permits**

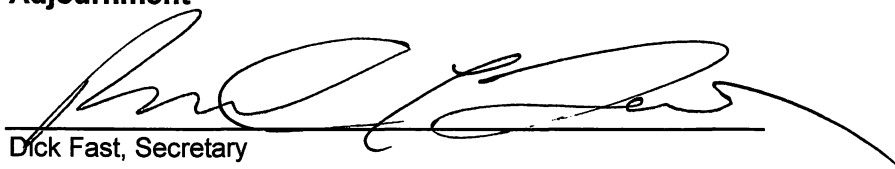
**D. General Correspondence**

**VI. Next Meeting Date**

A. Regular Meeting, Tuesday, November 17, 2020 (Tentative)

**VII. Any Other Business Which May Properly Come Before the Board**

**Adjournment**

  
Dick Fast, Secretary  
10-20-2020.min

08:49:14 AM ( 01:06:34 )

08:49:25 AM ( 00:49:25 )

08:49:25 AM ( 00:49:25 )

08:49:25 AM ( 00:49:25 )

09:00:10 AM ( 01:00:10 )

09:31:08 AM ( 01:31:08 )

09:33:03 AM ( 01:33:03 )

09:47:10 AM ( 01:47:10 )

09:50:19 AM ( 01:50:19 )

09:51:22 AM ( 01:51:22 )

09:54:31 AM ( 01:54:31 )

09:55:48 AM ( 01:55:48 )

09:55:48 AM ( 01:55:48 )

10:05:30 AM ( 02:05:30 )

10:07:31 AM ( 02:07:31 )

10:07:54 AM ( 02:07:54 )

10:14:13 AM ( 02:14:13 )

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - November 17, 2020**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2020-11-17.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2020-11-17.Board_Meeting_Audio.mp3)

Board members present:

Mike Ducuennois (R), Dick Fast (R), Peter Manka (R), Tom Reeves (R), Bill Shropshire (R), Brian Wheeler (R) & Mike Wilcynski (R)

WSD Staff present:

Peter Bedell (R), Grant Burroughs (R), Ron Edwards (R), Marlene Kennedy (R), Jim Muscat (R), Vince Palafox (R), Jake Porter (R) & Terry Smith (R)

(A) Absent (R) Remote participation

Others present via Zoom

14065990333, 16179096062, Jana Bounds, Scott Buecker, Matthew Covin, Mark Cunnane, Kristin Gardiner, Gabrielle Gasser, Kevin Germain, Ryan Graf, Lynn Anne Hagar, Steve Johnson, Sott Jungwirth, Missouri River Water Keepers, Mace Mangold, Jon Olsen, Dan Semmens, Laura Seyfang & Susan Swimley

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	08:03:00 AM	
A. Call Regular Meeting to Order	08:03:00 AM	( 00:00:00 )
B. Public Comment on Non-agenda Items	08:03:20 AM	( 00:00:34 )
C. Conflict of Interest Declarations	08:03:54 AM	( 00:02:14 )
<b>II. Consent Agenda**</b>	08:06:08 AM	( 00:03:20 )
A. Minutes: October 20, 2020, Regular Meeting		
B. Financial Report for October**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Bill Shropshire seconded by Mike Wilcynski. Unanimous approval.</i>	08:08:58 AM	( 00:00:30 )
<b>III. Business Action Items</b>	08:09:28 AM	( 00:21:35 )
A. Approve WRRF Bid Advertisement	08:10:12 AM	( 00:25:03 )
<i>Motion made by Mike Ducennois seconded by Dick Fast to release the bid to the market. Unanimous approval.</i>	09:28:31 AM	( 00:25:03 )
B. Mobile COVID Testing Trailer**	08:11:09 AM	( 00:19:11 )
<i>Motion made by Bill Shropshire seconded by . Unanimous approval of tree relocation proposal.</i>	08:30:20 AM	( 00:00:43 )

#### IV. Old Business

##### A. Capital Improvements Plan Projects

###### 1. WWTP Upgrade

a) WRRF Update..... Scott Buecker, AE2S

b) Financing.....Dan Semmens & Terry Smith

*Motion made by Mike Ducennois seconded by Dick Fast to release the bid to the market. Unanimous approval.*

###### 2. Water System Capital Improvements

a) Mountain Well Exploration... Mark Cunnane

##### B. Developments and Subdivisions

##### C. Water Meter Use Customer Portal

##### D. Legal

##### D. Executive Session

*Motion made by Brian Wheeler seconded by Bill Shropshire to go to executive session because having discussiun about the merits of the case in public would be detrimental to the litigation position of the District. Unanimous approval*

##### Executive Session

#### V. New Business

##### A. Gallatin River Task Force/Town Center MOU

##### B. New Developments & Subdivisions

##### C. Sewer & Water Connection Permits

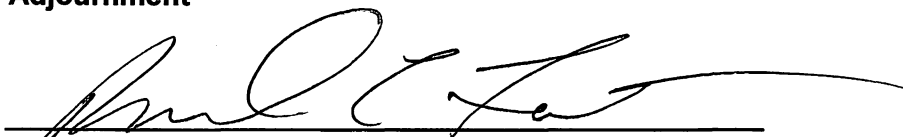
##### D. General Correspondence

#### VI. Next Meeting Date

A. Regular Meeting, Tuesday, December 15, 2020 (Tentative)

#### VII. Any Other Business Which May Properly Come Before the Board

#### Adjournment



Dick Fast, Secretary

11-17-2020.min

08:31:03 AM ( 02:33:55 )

08:31:03 AM ( 00:28:03 )

08:31:03 AM ( 00:28:03 )

08:31:03 AM ( 00:28:03 )

08:53:54 AM ( 00:50:54 )

09:28:31 AM ( 00:25:03 )

09:53:34 AM ( 01:50:34 )

09:54:35 AM ( 01:51:35 )

10:17:18 AM ( 02:14:18 )

11:04:32 AM ( 03:01:32 )

10:28:36 AM ( 02:25:36 )

10:29:47 AM ( 02:26:47 )

10:29:57 AM ( 00:33:47 )

10:33:42 AM ( 02:30:42 )

11:03:44 AM ( 03:00:44 )

11:04:58 AM ( 03:01:58 )

11:04:58 AM ( 03:01:58 )

11:04:58 AM ( 03:01:58 )

11:04:58 AM ( 03:01:58 )

11:05:06 AM ( 03:02:06 )

11:08:06 AM ( 03:05:06 )

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - December 15, 2020**  
**WSD Community Room**

Audio file available at:

[http://bigskywatersewer.com/meetings/2020-12-15.Board\\_Meeting\\_Audio.mp3](http://bigskywatersewer.com/meetings/2020-12-15.Board_Meeting_Audio.mp3)

Board members present:

Mike Ducuennois (R), Dick Fast (R), Peter Manka (R), Tom Reeves (R), Bill Shropshire (R), Brian Wheeler (R) & Mike Wilcynski (R)

WSD Staff present:

Peter Bedell (R), Grant Burroughs (R), Ron Edwards (R), Marlene Kennedy (R), Jim Muscat (R), Vince Palafox (R), Jake Porter (R) & Terry Smith (R)

(A) Absent (R) Remote participation

Others present via Zoom

14066004015, Bridget Ekstrom, Christine Sundnas, Dan Blythe, Gabrielle Gasser, Gallatin River Task Force, Jana Bounds, Jon Olsen, Lynn Anne Hagar, Mace Mangold, Mark Cunnane, Matt Cope, Matt Huggins, Michael Richter, Rick (Simkins), Ryan Graf, Scott Buecker, Scott Jungwirth, Steve Johnson, Waterkeeper (UpperMissouriWaterkeeper)

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:02:00 AM</b>	<b>[ 00:02:14 ]</b>
A. Call Regular Meeting to Order	08:02:00 AM	( 00:00:09 )
B. Public Comment on Non-agenda Items	08:02:09 AM	( 00:00:25 )
C. Conflict of Interest Declarations	08:02:34 AM	( 00:01:40 )
<b>II. Consent Agenda**</b>	<b>08:04:14 AM</b>	<b>[ 00:04:06 ]</b>
A. Minutes: November 17, 2020, Regular Meeting		
B. Financial Report for November**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Bill Shropshire seconded by Peter Manka. Unanimous approval.</i>	08:07:53 AM	( 00:00:27 )
<b>III. Presentations</b>	<b>08:08:20 AM</b>	<b>[ 00:28:35 ]</b>
A. Gallatin County Water Quality District (Dan Blythe, GCWQD))	08:09:40 AM	( 00:22:20 )
B. Canyon Groundwater Study (Mike Richter, MT Bureau of Mines)	08:32:00 AM	( 00:04:55 )
<b>III. Business Action Items</b>	<b>08:36:55 AM</b>	<b>[ 00:32:35 ]</b>
A. Audit Report for FY 2019-2020** (MattCope, Homes & Turner)	08:37:25 AM	( 00:04:25 )
<i>Motion made by Bill Shropshire seconded by Mike Ducennois to accept the 2019/20 audit report. Unanimous approval.</i>	08:41:50 AM	( 00:00:10 )



B. WRRF Financial Commitment Letter\*\* (Briget Ekstrom, DA Davidson & Ryan Graf, AE2S) 08:42:00 AM ( 00:19:15 )

*Financial committee for WRRF project: Tom Reeves and Mike Wilcynski for financing/bonds and Mike Wilcynski & Mike Duceunnois for WRRF project* 09:01:15 AM ( 00:06:18 )

*Motion made by Brian Wheeler seconded by Mike Ducennois. To authorize Ron to sign the DA Davidson engagement letter.* 09:07:33 AM ( 00:01:57 )

**IV. Old Business** 09:09:30 AM [ 01:10:50 ]

A. Capital Improvements Plan Projects 09:09:30 AM ( 00:00:00 )

1. WWTP Upgrade 09:09:30 AM ( 00:01:42 )

a) WRRF Update..... Scott Buecker, AE2S 09:11:12 AM ( 00:01:23 )

b) Bid Addenum No. 1 09:12:35 AM ( 00:26:55 )

c) Construction Engineering & Inspection Services Task No. 7 Contract\*\* 09:39:30 AM ( 00:00:05 )

*Request for subcommittee (Mike W., Mike D., Ron E. & Grant B.) meeting meeting before next board meeting.* 09:39:35 AM ( 00:04:25 )

2. Water System Capital Improvements 09:44:00 AM ( 00:00:36 )

a) Mountain Well Exploration (Mark Cunnane, Western Groundwater Services) 09:44:36 AM ( 00:28:02 )

B. Developments and Subdivisions 10:12:38 AM ( 00:02:29 )

D. Water Meter Use Customer Portal 10:15:07 AM ( 00:03:08 )

C. District Agreements 10:18:15 AM ( 00:01:35 )

E. Legal 10:19:50 AM ( 00:00:30 )

**V. New Business** 10:20:20 AM [ 00:24:04 ]

A. New Developments & Subdivisions 10:20:20 AM ( 00:15:18 )

B. Sewer & Water Connection Permits 10:35:38 AM ( 00:00:54 )

C. General Correspondence 10:36:32 AM ( 00:02:02 )

**VI. Next Meeting Date**

A. Regular Meeting, Tuesday, January 19, 2020 (Tentative) 10:38:34 AM ( 00:05:50 )

**VII. Any Other Business Which May Properly Come Before the Board**

**VIII. Adjournment** 10:44:24 AM [ 00:00:20 ]

*Motion made by Bill Shropshire seconded by Dick Fast to adjourn the meeting. Unanimous approval.* *End meeting at:*

10:44:44 AM

  
Dick Fast, Secretary

12-15-2020.min