

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - January 19, 2021**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-01-19.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-01-19.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

14062171227, 14063992854, 14065181180, 14065390421, 14066007791, 14177738634, 16179096062, 17818012654, Angela Exton, bdominick, Becky Brockie, Bridget Ekstrom, Cryder Bancroft, Dan Semmens, eweaver, gabriellegasser, Gallatin River Task Force, Gary, Jessica Olson, jolsen, Justin Bain, Laura Seyfang, Mace Mangold, Mark Cunnane, matt huggins, Mike's iPad, Rick, Rick Simkins, Ryan Graf, Scott Jungwirth, Scott Altman, Scott Bechtle, Scott Buecker, Steve Johnson, Suzan, Tim Kent, Waterkeeper (UpperMissouriWaterkeeper)

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:03:00 AM</b>	<b>[ 00:02:36 ]</b>
A. Call Regular Meeting to Order	08:03:00 AM	( 00:00:09 )
B. Public Comment on Non-agenda Items	08:03:09 AM	( 00:00:25 )
C. Conflict of Interest Declarations	08:03:34 AM	( 00:02:02 )
<b>II. Consent Agenda**</b>	<b>08:05:36 AM</b>	<b>[ 00:00:59 ]</b>
A. Minutes: December 15, 2020, Regular Meeting		
B. Financial Report for December**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Brian Wheeler seconded by Dick Fast. Unanimous approval.</i>	08:06:02 AM	( 00:00:33 )
<b>III. Presentations</b>	<b>08:06:35 AM</b>	<b>[ 01:02:41 ]</b>
A. Big Sky Housing Trust	08:06:35 AM	( 01:01:15 )
<i>Draft general letter of support with Susan Swimley's review, and resort tax subcommittee meeting.</i>	09:07:50 AM	( 00:01:26 )
<b>III. Business Action Items</b>	<b>09:09:16 AM</b>	<b>[ 00:19:17 ]</b>
B. Canyon District Groundwater Study Contracts**	09:09:40 AM	( 00:05:30 )
<i>Motion made by Mike Ducennois seconded by Peter Manka to approve both contracts (WGM Group and Western Groundwater Services). Unanimous approval.</i>	09:15:10 AM	( 00:06:29 )

- A. Construction Engineering & Inspection Services Task No. 7 Contract\*\* 09:21:39 AM ( 00:05:26 )  
*Motion made by Mike Wilcynski seconded by Dick Fast. Approving Construction Engineering & Inspection Services Task No. 7 Contract. Unanimous approval.* 09:27:05 AM ( 00:01:28 )

**IV. Old Business**

**09:28:33 AM [ 01:40:42 ]**

- A. Capital Improvements Plan Projects 09:28:33 AM ( 00:00:00 )  
1. WWTP Upgrade 09:28:33 AM ( 00:00:00 )  
a) WRRF Update..... Scott Buecker, AE2S 09:28:33 AM ( 00:26:34 )  
b) Financing (Draft Resolution).... Dan Semmens 09:55:07 AM ( 00:42:21 )  
2. Water System Capital Improvements 10:37:28 AM ( 00:00:25 )  
a) Mountain Well Exploration.... Mark Cunnane, WGS 10:37:53 AM ( 00:25:24 )  
B. Developments and Subdivisions 11:03:17 AM ( 00:03:10 )  
C. Legal 11:06:27 AM ( 00:00:06 )  
D. Water Meter Use Customer Portal 11:06:33 AM ( 00:02:42 )

**V. New Business**

**11:09:15 AM [ 00:15:35 ]**

- A. Election of Officers 11:09:15 AM ( 00:02:16 )  
*Motion made by Mike Ducennois seconded by Dick Fast. To keep the officers the same in 2021 as we have had in 2020. (Tom Reeves, President; Brian Wheeler, Vice President; Peter Manka, Treasurer; and Dick Fast Secretary). Unanimous approval.* 11:11:02 AM ( 00:00:29 )  
B. New Developments & Subdivisions 11:11:31 AM ( 00:07:07 )  
C. Sewer & Water Connection Permits  
D. General Correspondence 11:18:41 AM ( 00:05:04 )

**VI. Next Meeting Date**

- A. Regular Meeting, Tuesday, February 16, 2021 (Tentative) 11:23:45 AM ( 00:01:05 )

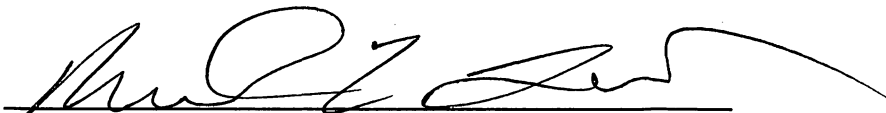
**VII. Any Other Business Which May Properly Come Before the Board**

**VIII. Adjournment**

**11:24:50 AM [ 00:01:13 ]**

*Motion made by Dick Fast seconded by Mike Wilcynski to adjourn the meeting. Unanimous approval.*

*End meeting at:* 11:26:03 AM



Dick Fast, Secretary  
01-19-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - February 16, 2021**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-02-16.Board Meeting Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-02-16.Board%20Meeting%20Audio.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**

14065394215, 14065705184, 14065990333, Bridget Ekstrom, Dan Semmens, David Tucker, gabriellegasser, kristingardner, Ryan Graf, sbuecker, Steve Johnson, Susan Swimley

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:01:00 AM</b>	<b>[ 00:02:17 ]</b>
A. Call Regular Meeting to Order	08:01:00 AM	( 00:00:09 )
B. Public Comment on Non-agenda Items	08:01:09 AM	( 00:00:29 )
C. Conflict of Interest Declarations	08:01:38 AM	( 00:01:39 )
<b>II. Consent Agenda**</b>	<b>08:03:17 AM</b>	<b>[ 00:01:09 ]</b>
A. Minutes: January 19, 2021, Regular Meeting		
B. Financial Report for December**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Bill Shropshire seconded by Dick Fast. Unanimous approval.</i>	08:04:05 AM	( 00:00:21 )
<b>III. Business Action Items</b>	<b>08:04:26 AM</b>	<b>[ 00:04:00 ]</b>
A. Audit Services Proposal from Holmes & Turner**	08:04:26 AM	( 00:01:10 )
<i>Motion made by Mike Ducennois seconded by Bill Shropshire to approve the audit proposal. Unanimous approval.</i>	08:05:36 AM	( 00:02:50 )
B. Resolution 21-01 Resolution Approving Proceeding with the Negotiation of the Sale of the District's Sewer Revenue Bonds to First Security Bank or Other Glacier Bank Entity** (Dan Semmens)	Postponed to 8:50 AM	
<b>IV. Old Business</b>	<b>08:08:26 AM</b>	<b>[ 01:55:25 ]</b>
A. Capital Improvements Plan Projects	08:08:34 AM	( 00:00:00 )
1. WWTP Upgrade	08:08:34 AM	( 00:01:54 )
a) WRRF Update (Scott Buecker, AE2S)	08:10:28 AM	( 00:26:38 )
b) Financing (Bridget Ekstrom, DA Davidson)	08:37:06 AM	( 00:13:50 )

<i>BAI (B) Resolution 21-01 Resolution Approving Proceeding with the Negotiation of the Sale of the District's Sewer Revenue Bonds to First Security Bank or Other Glacier Bank Entity** (Dan Semmens)</i>	08:50:56 AM ( 00:08:40 )
<i>Motion made by Mike Wilcynski seconded by Mike Ducennois. To approve the resolution. Unanimous approval by roll call vote</i>	08:59:36 AM ( 00:21:12 )
B. Developments and Subdivisions	09:20:48 AM ( 00:35:41 )
C. Legal	09:56:29 AM ( 00:06:13 )
C. Water Meter Use Customer Portal	10:02:42 AM ( 00:01:09 )
<b>V. New Business</b>	<b>10:03:51 AM [ 00:05:29 ]</b>
A. New Developments & Subdivisions	Nothing for this meeting
B. Sewer & Water Connection Permits	10:03:53 AM ( 00:00:25 )
C. General Correspondence	10:04:18 AM ( 00:03:25 )
<b>VI. Next Meeting Date</b>	
A. Regular Meeting, Tuesday, March 16, 2021 (Tentative) <i>Meeting date moved to March 9, 2021</i>	10:07:43 AM ( 00:01:37 )
<b>VII. Any Other Business Which May Properly Come Before the Board</b>	
A. Closing Public Comment	10:08:57 AM ( 00:00:36 )
<b>VIII. Adjournment</b>	<b>10:09:20 AM [ 00:00:13 ]</b>
<i>Motion made by Peter Manka seconded by Dick Fast to adjourn the meeting. Unanimous approval.</i> <i>End meeting at:</i>	<b>10:09:33 AM</b>

  
Dick Fast, Secretary  
02-16-2021.min



**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Special Meeting Minutes - Virtual Zoom Meeting - March 9, 2021**  
**WSD Community Room**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-03-09.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-03-09.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**

14062502920, 14065865544, 14177738634, 15165102211, 17818012654, bdominick, Becky B, Bridget Ekstrom, Cryder Bancroft, Dan Semmens, Daniel Bierschwale, David Tucker, gabriellegasser, Gallatin River Task Force, Jon Olsen, Justin Bain, Kevin, Kyle Woodlief, Laura Seyfang, Mace Mangold, Mary Ann Comstock, Rich Chandler, Rick, Ryan Graf, Ryan Graf, Scott Jungwirth, sbuecker, Steve Johnson, Susan Swimley, Suzan, tgaddo, Tim Kent, Waterkeeper (UpperMissouriWaterkeeper)

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:00:00 AM</b>	<b>[ 00:01:44 ]</b>
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:09 )
B. Public Comment on Non-agenda Items	08:00:09 AM	( 00:00:29 )
C. Conflict of Interest Declarations	08:00:38 AM	( 00:01:06 )
<b>III. Presentations</b>	<b>08:01:44 AM</b>	<b>[ 00:14:08 ]</b>
A. Yellowstone Club Snowmaking (Rich Chandler, YC Environmental Manager)	08:01:44 AM	( 00:14:08 )
<b>III. Business Action Items</b>	<b>08:15:52 AM</b>	<b>[ 01:19:02 ]</b>
A. Gallatin County Right of Way Easement Offer** (Tony Gaddo, Sanderson Stewart & Susan Swimley) <i>Counsel recommendation to get an appraised value on the right of way trail easement.</i>	08:16:30 AM	( 00:32:51 )
B. WRRF Financing Proposal** (Tim Kent, FSB & Dan Semmens, Dorsey)	08:49:21 AM	( 00:45:38 )
<b>IV. Old Business</b>	<b>09:34:54 AM</b>	<b>[ 01:24:28 ]</b>
A. Capital Improvements Plan Projects		
1. WWTP Upgrade		
a) WRRF Update (Scott Buecker, AE2S)	09:34:59 AM	( 00:11:37 )

**B. Developments and Subdivisions**

09:46:36 AM ( 00:00:02 )

1. Spanish Peaks Exhibit F Amendment for Section 33

09:46:38 AM ( 00:51:02 )

*Board recommendation to have counsel review the committee's memorandum of understanding and historicval documents.*

2. Big Sky Housing Trust American Bank Property (Bayard Domminick, LML)

10:37:40 AM ( 00:21:42 )

*District and Housing Trust attorneys to begin working on an annexation petition.*

**V. New Business**

10:59:22 AM [ 00:00:11 ]

**V. Legal**

10:59:33 AM [ 00:39:12 ]

*Discussion of Cottonwood Environmental Law Center et al vs. Ron Edwards GM and BSWSD. (may be closed to public)*

*Motion made by Mike Wilczynski seconded by Peter Manka. To go to executive session. Unanimous approval.*

10:59:53 AM ( 00:37:58 )

**VI. Next Meeting Date**

A. Regular Meeting, Tuesday, March 30, 2021 (Tentative)

11:37:51 AM ( 00:00:37 )

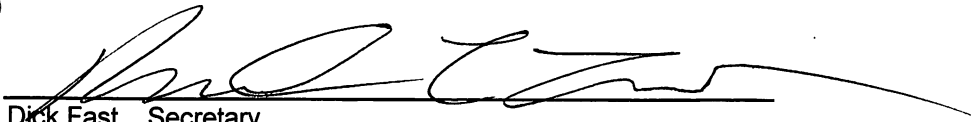
**VIII. Adjournment**

11:38:28 AM [ 00:00:17 ]

*Motion made by Dick Fast seconded by Peter Manka to adjourn the meeting. Unanimous approval.*

*End meeting at:*

11:38:45 AM

  
Dick Fast, Secretary  
03-09-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - April 20, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-04-20.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-04-20.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:

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

Dan Semmens, Daniel Bierschwale, David Tucker, ellis.courtney, gabriellegasser, Jon Olsen, kristingardner, Mace Mangold, Mary Ann Comstock, Scott Jungwirth, Steven Johnson, Tim Kent, Waterkeeper (UpperMissouriWaterkeeper)

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:01:00 AM</b>	<b>[ 00:01:18 ]</b>
A. Call Regular Meeting to Order	08:01:00 AM	( 00:00:12 )
B. Public Comment on Non-agenda Items	08:01:12 AM	( 00:00:34 )
C. Conflict of Interest Declarations	08:01:46 AM	( 00:00:32 )
<b>II. Consent Agenda**</b>	<b>08:02:18 AM</b>	<b>[ 00:00:47 ]</b>
A. Minutes: February 16 & March 9, 2021, Regular & Special Meeting**		
B. Financial Report for February**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Bill Shropshire seconded by Mike Wilcynski. To approve the consent agenda. Unanimous approval.</i>	08:02:33 AM	( 00:00:32 )
<b>III. Business Action Items</b>	<b>08:03:05 AM</b>	<b>[ 00:51:11 ]</b>
A. 2021 SRF Estimated Mill Rate for Gallatin & Madison Counties	08:03:09 AM	( 00:01:34 )
<i>Motion made by Mike Ducennois seconded by Bill Shropshire. To approve the tax levy summary for 2021. Unanimous approval.</i>	08:04:43 AM	( 00:00:42 )
B. Final Financial Loan Commitment Letter Approval (Dan Semmens, Dorsey Whitney)	08:05:25 AM	( 00:06:13 )
<i>Motion made by Mike Ducennois seconded by Mike Wilcynski. To approve the First Security Bank loan commitment letter terms from the letter April 9, 2021. Roll call vote with unanimous approval.</i>	08:11:38 AM	( 00:01:40 )

- C. BSRAD Interlocal Agreement Amendment Approval (Dan Semmens, Dorsey Whitney) 08:13:18 AM ( 00:07:23 )

*Motion made by Dick Fast seconded by Bill Shropshire. To approve the Resesort Area District Interlocal Agreement. Roll call vote with unanimous approval.* 08:20:41 AM ( 00:01:42 )

- D. Resolution No. 21-02. Relating to Sale of Sewer System Revenue Bond (Resort Tax Revenue Supported), Series 2021A; Authorizing the Negotiation and Execution of a Bond Purchase Agreement with First Security Bank, Division of Glacier Bank (Courtney Ellis & Dan Semmens, Dorsey Whitney) 08:22:23 AM ( 00:06:41 )

*Motion made by Mike Ducennois seconded by Peter Manka. To approve Resolution 21-02 for the sale of the sewer system revenue bonds. Roll call vote with unanimous approval.* 08:29:04 AM ( 00:07:36 )

- E. Authorization to Execute the Construction Contract Notice of Award\*\* 08:36:40 AM ( 00:02:32 )

*Motion made by Mike Wilcynski seconded by Bill Shropshire. To approve the Notice of Award contingent on the execution of the Bond Purchase Agreement. Roll call vote with unanimous approval.* 08:39:12 AM ( 00:01:02 )

- F. Little Coyote Right-of-Way Agreement\*\* 08:40:14 AM ( 00:02:14 )

*Motion made by Brian Wheeler seconded by Dick Fast. To approve the right-of-way agreement. Unanimous approval.* 08:42:28 AM ( 00:00:46 )

- G. Lobbying Contract for ARPA Funding\*\* 08:43:14 AM ( 00:00:06 )

*Tom Reeves noted that the contract cost share split is 60% Resort Tax and 40% District, not a 50-50 split.* 08:43:20 AM ( 00:02:59 )

*Motion made by Mike Ducennois seconded by Dick Fast. To approve the lobbying contract as presented. Unanimous approval.* 08:46:19 AM ( 00:02:23 )

- H. Reallocate \$35,000 from Engineering Contract Funds to Snowmaking Study 08:48:42 AM ( 00:00:15 )

*Motion made by Bill Shropshire seconded by Mike Wilcynski. To reallocate \$35,000 from the engineering contract funds to a snowmaking study in conjunction with Spanish Peaks and Big Sky Resort. Unanimous approval.* 08:48:57 AM ( 00:05:19 )

#### IV. Old Business 08:54:16 AM [ 00:35:50 ]

##### A. Capital Improvements Plan Projects

###### 1. WWTP Upgrade

a) WRRF Update (Scott Buecker, AE2S) 08:54:54 AM ( 00:22:23 )

b) Canyon Study Update 09:03:10 AM ( 00:19:40 )

2021-2022 Budget Discussion 09:09:47 AM ( 00:20:19 )

*Board appointed Brian Wheeler, Dick Fast & Peter Manka to the budget committee.* 09:09:55 AM ( 00:07:22 )

##### B. Developments and Subdivisions 09:17:17 AM ( 00:05:33 )

##### C. Water Meter Use Customer Portal 09:22:50 AM ( 00:07:16 )

**V. New Business**

**09:30:06 AM [ 00:05:59 ]**

- A. New Developments & Subdivisions (None for this meeting)
- B. Sewer & Water Connection Permits
- C. General Correspondence

09:30:14 AM ( 00:04:20 )

09:34:34 AM ( 00:01:31 )

**VI. Next Meeting Date**

- A. Regular Meeting, Tuesday, May 18, 2021 (Tentative)

09:36:05 AM ( 00:00:16 )

**VIII. Adjournment**

**09:36:21 AM [ 00:00:16 ]**

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

*End meeting at:*

**09:36:37 AM**



Dick Fast, Secretary

04-20-2021.min



**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - May 18, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-05-18.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-05-18.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:

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

14062094367, 14062502920, 14065393868, 14065394215, 14065990333, 14066004015, bdominick, Bella Butler, CJ Myrick, Cryder Bancroft, Dan Semmens, Gallatin River Task Force, Jon Olsen, Jon Rauchway, Laura Seyfang, Mace Mangold, Rick, Rick Simkins, Ron Breitmeyer, Ryan Graf, Steve Johnson (Steve), Tim Kent, & Waterkeeper (UpperMissouriWaterkeeper)

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:03:00 AM</b>	<b>[ 00:01:30 ]</b>
A. Call Regular Meeting to Order	08:03:00 AM	( 00:00:16 )
B. Public Comment on Non-agenda Items	08:03:16 AM	( 00:00:19 )
C. Conflict of Interest Declarations	08:03:35 AM	( 00:00:55 )
<b>II. Public Hearing</b>	<b>08:04:30 AM</b>	<b>[ 00:26:28 ]</b>
A. Rates & District Budget FY 2021-22**	08:04:30 AM	( 00:42:14 )
<i>Motion made by Bill Shropshire seconded by Peter Manka. Tto approve the FY 2021-22 budget. Roll call vote 7 ayes 0 nays</i>	08:17:20 AM	( 00:13:38 )
Exhibit A for new water and sewer rates	08:18:58 AM	( 00:12:00 )
<b>III. Presentations</b>	<b>08:30:58 AM</b>	<b>[ 00:15:46 ]</b>
A. Plant Investment Charge Analysis (Ryan Graf, AE2S)	08:31:21 AM	( 00:15:23 )
<b>IV. Consent Agenda**</b>	<b>08:46:44 AM</b>	<b>[ 00:08:54 ]</b>
A. Minutes: April 16, Regular Meeting**		
B. Financial Report for March**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Dick Fast seconded by Mike Wilcynski. To approve the consent agenda. Unanimous approval.</i>	08:51:58 AM	( 00:03:40 )

<b>V. Business Action Items</b>	<b>08:55:38 AM [ 01:28:31 ]</b>
A. Resolution No. 21-03. Relating to \$42,715,929 Sewer System Revenue Bonds for the WRRF Project (Dan Semmens, Dorsey Whitney)	08:55:44 AM ( 00:12:13 )
<i>Motion made by Mike Ducennois seconded by Bill Shropshire. To approve Resolution No. 21-03 as amended and 6.03 to add the builders risk policy. Roll call vote 7 ayes 0 naves</i>	09:07:57 AM ( 00:01:37 )
B. Resolution No. 21-04. Relating to \$1,400,000 Subordinate Lien for the SRF loan for WRRF Project (Dan Semmens, Dorsey Whitney)	09:09:34 AM ( 00:03:46 )
<i>Motion made by Bill Shropshire seconded by Mike Wilcynski. To approve Resolution No. 21-04 for Bonds 2021B for \$350,000 and 2021C for \$1,050,000. Roll call vote 7 ayes 0 naves</i>	09:13:20 AM ( 00:03:57 )
C. District Ordinance 97-1002 Rates & Charges Amendment (First Reading)**	09:17:17 AM ( 00:07:07 )
<i>Motion made by Dick Fast seconded by Brian Wheeler. To approve District Ordinance 97-1002 with the correction noted on the vacant lots. Roll call vote 7 ayes 0 naves</i>	09:24:24 AM ( 00:02:29 )
D. Authorization to Execute the Construction Contract Notice to Proceed (Scott Buecker, AE2S)	09:26:53 AM ( 00:00:41 )
<i>Motion made by Bill Shropshire seconded by Mike Wilcynski. To approve authorization to execute the construction contract. Roll call vote 7 ayes 0 naves</i>	09:27:34 AM ( 00:01:04 )
E. District Ordinance 21-1001 to release 300 SFEs for connection permits	09:28:38 AM ( 00:07:02 )
<i>Motion made by Peter Manka seconded by Dick Fast. To approve the release of an additional 300 SFEs for new building permits. Passes unanimously</i>	09:35:40 AM ( ##### )
F. Annexation Petition American Bank & Maybee Properties	09:35:23 AM ( 00:21:26 )
<i>Motion made by Mike Wilcynski seconded by Peter Manka. To approve Annexation Petition American Bank &amp; Maybee Properties.</i>	09:56:49 AM ( 00:04:02 )
<i>Amend motion made by Mike Wilcynski seconded by Peter Manka. To restrict SFEs to the workforce housing. Roll call vote 5 ayes 0 naves 2 abstains</i>	09:40:20 AM ( 00:42:25 )
G. Powderlight Lot 4 Employee Housing Sewer Connection Permit	10:00:51 AM ( 00:21:54 )
<i>Motion made by Peter Manka seconded by Mike Wilcynski. To approve the Powderlight Lot 4 connection permit. Roll call vote 6 ayes 1 nay 1 abstain</i>	10:22:45 AM ( 00:01:24 )
<b>VI. Old Business</b>	<b>10:24:09 AM [ 00:47:44 ]</b>
A. Capital Improvements Plan Projects	
1. WWTP Upgrade	
a) WRRF Update (Scott Buecker, AE2S)	10:24:25 AM ( 00:44:39 )
b) Canyon Study Update (Mace Mangold)	10:39:43 AM ( 00:31:25 )
B. Developments and Subdivisions	11:09:04 AM ( 00:02:04 )
C. Wastewater Operator Position	11:11:08 AM ( 00:00:45 )
Water Smart Customer Portal	11:11:24 AM ( 00:00:29 )

**VII. New Business**

11:11:53 AM [ 00:24:56 ]

**A. New Developments & Subdivisions**

1. Powderlight Lot 3 Employee Housing

11:13:50 AM ( 00:21:05 )

*Board appointed a committee of Tom Reeves, Peter Manka & Brian Wheeler to work on employee housing developments and SFEs for permitting*

11:31:28 AM ( 00:03:27 )

**B. Sewer & Water Connection Permits**

11:34:55 AM ( 00:00:10 )

**C. General Correspondence**

11:35:05 AM ( 00:38:49 )

**Adjournment of Public Meeting**

11:36:49 AM [ 00:00:21 ]

*Motion made by Tom Reeves moved to adjourn the meeting. Unanimous approval. End public meeting at:*

11:36:59 AM

**VIII. Legal**

11:37:10 AM [ 00:36:44 ]

*Discussion of Cottonwood Environmental Law Center et al vs. Ron Edwards GM and BSWSD. (may be closed to public)*

**IX. Next Meeting Date**

**A. Special Meeting, Tuesday, June 1, 2021 @ 9:00 AM (Tentative)**

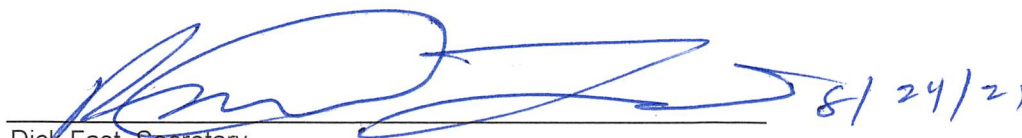
12:13:54 PM ( 00:04:34 )

**X. Adjournment**

12:18:28 PM [ 00:00:06 ]

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

12:18:34 PM

  
Dick Fast, Secretary  
05-18-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Special Meeting Minutes - Virtual Zoom Meeting - June 1, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-06-01.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-06-01.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

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

(A) Absent (R) Remote participation

Others present via Zoom

Bella Butler & Tim Kent

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>09:02:00 AM</b>	<b>[ 00:00:45 ]</b>
A. Call Regular Meeting to Order	09:02:00 AM	( 00:00:09 )
B. Public Comment on Non-agenda Items	09:02:09 AM	( 00:00:15 )
C. Conflict of Interest Declarations	09:02:24 AM	( 00:00:21 )
<b>II. Business Action Items</b>	<b>09:02:45 AM</b>	<b>[ 00:08:12 ]</b>
A. District Ordinance 97-1002 Rates & Charges Amendment (Second Reading)	09:02:45 AM	( 00:02:03 )
<i>Motion made by Mike Ducennois seconded by Bill Shropshire. To approve final reading of Ordinance 97-1002 Public water and sewer system rate ordinance.</i>	09:04:15 AM	( 00:01:20 )
B. Resolution No. 21-05 Approving Increases to Rates for the Water and Sewer Systems	09:04:48 AM	( 00:01:12 )
<i>Motion made by Brian Wheeler seconded by Dick Fast. To approve Resolution No. 21-05 Approving Increases to Rates for the Water and Sewer Systems.</i>	09:05:35 AM	( 00:05:22 )
<b>III. Next Meeting Date</b>		
A. Regular Meeting, Tuesday, June 22, 2021 (Tentative)		
<b>VIII. Adjournment</b>	<b>09:10:57 AM</b>	<b>[ 00:00:15 ]</b>
<i>Motion made by Bill Shropshire seconded by Dick Fast to adjourn the meeting. Unanimous approval.</i>		
<i>End meeting at:</i>	<b>09:11:12 AM</b>	

  
Dick Fast, Secretary  
06-01-2021.min



**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - Virtual Zoom Meeting - June 22, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-06-22.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-06-22.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

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

(A) Absent (R) Remote participation

Others present via Zoom

14062171227, 14062502920, 14065397311, 14065563215, 14069957888, Bdominick, Becky Brockie, Bella Butler, Bella Butler, Dave Brown, Jeff Dunn, Kenny Holtz, Laura Seyfang, Mace Mangold, Mace Mangold, Ryan Graf, Scott Buecker, Steve Johnson, Susan Swimley, Suzan, Tammy - BSOA, Tim & Upper Missouri Waterkeeper

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:01:00 AM</b>	<b>[ 00:00:27 ]</b>
A. Call Regular Meeting to Order	08:01:00 AM	( 00:00:12 )
B. Public Comment on Non-agenda Items	08:01:12 AM	( 00:00:15 )
C. Conflict of Interest Declarations	08:01:27 AM	( 00:00:00 )
<b>IV. Consent Agenda**</b>	<b>08:01:27 AM</b>	<b>[ 00:01:31 ]</b>
A. Minutes: May 18, 2021 Regular Meeting & June 1, 2021 Special Meeting**		
B. Financial Report for April**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Bill Shropshire seconded by Brian Wheeler. To approve the consent agenda. Unanimous approval.</i>	08:02:32 AM	( 00:00:26 )
<b>V. Business Action Items</b>	<b>08:02:58 AM</b>	<b>[ 01:04:22 ]</b>
A. District Ordinance 21-1002 Annexation Ordinance for American Bank & Maybee Properties (First Reading)**	08:03:15 AM	( 00:14:11 )
<i>Motion made by Brian Wheeler seconded by Mike Wilcynski. That the board makes the determination that the District has adequate capacity for the Ordinance for annexation. Roll call vote 7-0 Unanimous approval</i>	08:17:26 AM	( 00:01:41 )
<i>Discussion about putting the matter to the voters or decide it as board action</i>	08:19:07 AM	( 00:21:35 )
<i>Motion made by Bill Shropshire seconded by Dick Fast. That the proposal be extended to the electorate of the District on whether or not to approve the annexation of the American Bank and Maybee properties.</i>	08:40:42 AM	( 00:12:46 )
<i>Motion withdrawn. With the understanding that the District will pursue getting information from the community.</i>	08:53:28 AM	( 00:00:30 )



*Motion made by Peter Manka seconded by Brian Wheeler. To approve the first reading of the Ordinance and to solicit public comment through a survey and a hold a public hearing at the next board meeting. Roll call Vote 6 ayes 1 abstain motion passes*

08:53:58 AM ( 00:07:34 )

*Director Fast brought up Hill Condo water rehab project for discussion*

09:01:32 AM ( 00:05:48 )

**VI. Old Business**

**09:07:20 AM [ 01:44:43 ]**

B. 1. b) Canyon Study Update (Mace Mangold)

09:07:34 AM ( 00:09:36 )

A. Plant Investment Charge Analysis (Ryan Graf, AE2S)

09:17:10 AM ( 00:44:30 )

B. Capital Improvements Plan Projects

1. WWTP Upgrade

10:01:40 AM ( 00:02:20 )

a) WRRF Update (Scott Buecker, AE2S)

10:04:00 AM ( 00:31:45 )

b) Canyon Study Update (Mace Mangold moved up in the agenda)

09:07:49 AM ( 00:09:36 )

C. Developments and Subdivisions

1. Employee Housing SFE Committee

10:35:45 AM ( 00:06:33 )

2. Spanish Peaks Committee

10:42:18 AM ( 00:05:04 )

D. Legal

10:47:22 AM ( 00:03:45 )

E. Wastewater Operator Position

10:51:07 AM ( 00:00:56 )

**VII. New Business**

**10:52:03 AM [ 00:12:33 ]**

A. BSOA Pond Restoration

10:52:03 AM ( 00:04:54 )

B. New Developments & Subdivisions (No discussion)

C. Sewer & Water Connection Permits

10:56:56 AM ( 00:02:06 )

D. General Correspondence

10:59:02 AM ( 00:05:28 )

**IX. Next Meeting Date**

A. Regular Meeting, Tuesday, July 20, 2021 (Tentative)

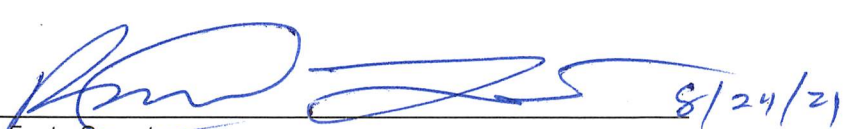
11:04:30 AM ( 00:00:06 )

**X. Adjournment**

**11:04:36 AM [ 00:00:20 ]**

*Motion made by Peter Manka moved to adjourn the meeting Tom Reeves second. Unanimous approval. End public meeting at:*

**11:04:56 AM**

  
Dick Fast, Secretary  
06-22-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - In Person & Virtual Zoom Meeting - July 20, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-07-20.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-07-20.Board_Meeting_Audio.mp3)

Board members present:

Mike Ducuennois, Dick Fast (R), Peter Manka, Tom Reeves, Brian Wheeler & Mike Wilczynski

WSD Staff present:

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

(A) Absent (R) Remote participation

Others present via Zoom

12066603548, 14062171227, 14062502920, 15165102211, 17818012654, Alan, Alan Johnson (Bigskylvr), Austin Samuels, Bdominick, Becky Brockie, Bella Butler, Cryder Bancroft, Deborah Kozisek, Diane Bartzick, Dick Fast, Gf (Gary Fox), Glen, Ian Hazel, Iphone, Jason Boal, Jenny Muscat, John, Jon Olsen, Justin Bain, Kristingardner, Laura Seyfang, Lone Moose Meadows (Debko), Mace Mangold, Maddy, Maddy Mason, Marilynhill, Mark Cunnane, Mark Dean, Marlene, Matt Huggins, Peter Manka, Rick Simkins, Ryan Graf, Sara Huger

	Time	Duration HH:MM:SS
<b>I. Public Hearing on Riverview Annexation Petition</b>	<b>08:01:00 AM</b>	<b>[ 00:00:00 ]</b>
A. Project Information	08:01:20 AM	( 00:03:13 )
B. Survey Results	08:04:33 AM	( 00:02:15 )
C. Public Comment	08:06:48 AM	( 00:08:54 )
<b>II. Regular Board Meeting Public Forum</b>	<b>08:15:42 AM</b>	<b>[ 00:01:30 ]</b>
A. Call Regular Meeting to Order	08:01:00 AM	( 00:14:50 )
B. Public Comment on Non-agenda Items	08:15:50 AM	( 00:00:25 )
C. Conflict of Interest Declarations	08:16:15 AM	( 00:00:57 )
<b>III. Consent Agenda**</b>	<b>08:17:12 AM</b>	<b>[ 00:05:40 ]</b>
A. Minutes: July 20, 2021 Regular Meeting**	08:01:00 AM	( 00:00:00 )
B. Financial Report for June**	08:01:00 AM	( 00:00:00 )
C. Sewer & Water Operator's Reports**	08:01:00 AM	( 00:21:28 )
<i>Motion made by Peter Manka seconded by Mike Wilczynski. To approve the consent agenda. Unanimous (6-0) approval.</i>	08:22:28 AM	( 00:00:24 )
<b>V. Business Action Items</b>	<b>08:22:52 AM</b>	<b>[ 01:40:59 ]</b>
A. District Ordinance 21-1002 Annexation Ordinance for American Bank & Maybee Properties (Second Reading)**	08:22:55 AM	( 00:39:35 )
<i>Susan Swimley clarified that the second reading is actually a first reading because edits have been made to the draft since the last meeting.</i>	08:27:26 AM	( 00:35:04 )

*Motion made by Mike Wilcynski seconded by Brian Wheeler. To approve the first reading of Ordinance 21-2002 for the American Bank and Maybee property. Roll call vote 3 ayes 2 nays 1 abstain. Motion passes* 09:02:30 AM ( 00:05:08 )

## VI. Old Business

09:07:38 AM [ 02:09:12 ]

A. Water System Investment Charge Analysis (Ryan Graf, AE2S)

09:08:23 AM ( 00:55:28 )

B. Capital Improvements Plan Projects

1. WWTP Upgrade

10:03:51 AM ( 00:00:11 )

a) WRRF Update (Scott Jungwirth, AE2S)

10:04:02 AM ( 00:14:31 )

b) Canyon Study Update (Mace Mangold, WGM Group)

10:18:33 AM ( 00:04:17 )

c) ARPA Applications

10:22:50 AM ( 00:10:00 )

2. Mountain Village Well Exploration (Mark Cunnane)

10:32:50 AM ( 00:21:01 )

C. Developments and Subdivisions

10:53:51 AM ( 00:08:51 )

1. Employee Housing SFE Committee

11:02:42 AM ( 00:02:03 )

2. Spanish Peaks Exhibit F Amendment Approval\*\*

11:04:45 AM ( 00:07:08 )

*Motion made by Mike Wilcynski seconded by Dick Fast. To approve the boundary line adjustment (Exhibit F) contingent on Susan Swimley's approval that the area removed on the map (Spanish Peak Estates) does not have to be in the text. Roll call vote 3 ayes 2 nays 1 abstain. Unanimous approval* 11:11:53 AM ( 00:04:22 )

D. Legal

11:16:15 AM ( 00:00:35 )

## VII. New Business

11:16:50 AM [ 00:04:45 ]

A. New Developments & Subdivisions

11:16:55 AM ( 00:00:00 )

1. Flat Iron PUD (Tabled for August meeting)

11:16:55 AM ( 00:00:09 )

B. Sewer & Water Connection Permits

11:17:04 AM ( 00:02:37 )

C. General Correspondence

11:19:41 AM ( 00:01:54 )

## IX. Next Meeting Date

A. Regular Meeting, Tuesday, August 17, 2021 (Tentative)

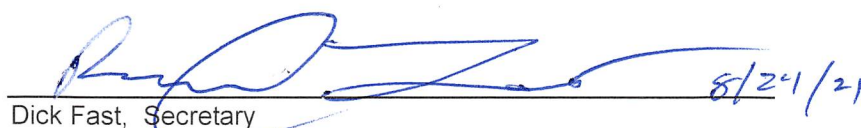
## X. Adjournment

11:21:35 AM [ 00:00:02 ]

*Tom Reeves adjourned the meeting.*

*End public meeting at:*

11:21:37 AM

  
Dick Fast, Secretary

07-20-2021.min



**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - In Person & Virtual Zoom Meeting - August 24, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-08-24.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-08-24.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

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

(A) Absent (R) Remote participation

Others present via Zoom

12152065741, 13103107070, 14065793326, 15165102211, 16127419396, 16783612520, 17818012654, Al Malinowski (AI), Alan Johnson (Bigskylvr), Bdominick, Becky Brockie, Bella Butler, Chris Leonard, Christian Pritchett, Cj Myrick, Cryder Bancroft, Deborah Stannard, Emily, James Akers, Jason Boal, Jon Olsen, Justin Bain, Kelsey Rossier, Kenny Holtz (Kenny & Leslie), Kristingardner, Laura Seyfang, Mace Mangold, Maddy, Maddy Mason, Mark Dean, Matthew Williams, Mira Brody, Mm Good, Ngaffney, Renekraus, Ryan Graf, Sjungwirth, Steve Johnson, Susan Swimley, Todd Rossier, Trossier, William Anderson

	Time	Duration HH:MM:SS
<b>II. Regular Board Meeting Public Forum</b>	<b>08:01:00 AM</b>	<b>[ 00:01:20 ]</b>
A. Call Regular Meeting to Order	08:01:00 AM	( 00:00:10 )
B. Public Comment on Non-agenda Items	08:01:10 AM	( 00:00:10 )
C. Conflict of Interest Declarations	08:01:20 AM	( 00:01:00 )
<b>III. Consent Agenda**</b>	<b>08:02:20 AM</b>	<b>[ 00:01:16 ]</b>
A. Minutes: July 20, 2021 Regular Meeting**	08:01:00 AM	( 00:00:00 )
B. Financial Report for June**	08:01:00 AM	( 00:00:00 )
C. Sewer & Water Operator's Reports**	08:01:00 AM	( 00:02:16 )
<i>Motion made by Peter Manka seconded by Dick Fast. To approve the consent agenda. Unanimous approval</i>	08:03:16 AM	( 00:00:20 )
<b>V. Business Action Items</b>	<b>08:03:36 AM</b>	<b>[ 01:25:54 ]</b>
A. 2021 Mill Rates Certification**	08:03:38 AM	( 01:09:11 )
<i>Motion made by Mike Ducuennois seconded by Dick Fast. To approve the 2021 mill rate levy. Unanimous approval</i>	08:05:29 AM	( 00:09:48 )
B. Delinquent Accounts for Gallatin and Madison County Tax Roll Collection**	08:08:58 AM	( 00:01:30 )
<i>Motion made by Bill Shropshire seconded by Mike Ducuennois. Put the outstanding delinquent accounts on the tax rolls. Unanimous approval</i>	08:10:28 AM	( 00:01:20 )

C.	Sewer Permit for Franklin Building, Town Center Lots 7A, 9 & 10 (39.20 SFEs)**	08:11:48 AM	( 00:03:02 )
	<i>Motion made by Dick Fast seconded by Mike Wilcynski. To approve the Franklin building permit application for 39 SFEs. Unanimous approval</i>	08:14:50 AM	( 00:00:27 )
D.	District Ordinance 21-1002 Annexation Ordinance for American Bank & Maybee Properties (Second Reading)**	08:15:17 AM	( 00:57:32 )
	<i>Motion made by Peter Manka seconded by Mike Wilcynski. To approve this as a first reading of annexation Ordinance 21-2002 for the American Bank and Maybee property to include 25 SFEs upon annexation, the Housing Trust commits to not hook-up until the earlier of the completion of the treatment plant or August 1, 2023, and the stipulation that the Housing Trust returns the 25 SFEs if they do not get their LIHTC funding. Roll call vote 4 ayes 3 nays. Motion passes</i>	09:12:49 AM	( 00:16:41 )
	<i>Motion made by Dick Fast seconded by Mike Ducennois. To move the Flat Iron PUD presentation to be after the Investment Charge Analysis and Capital Improvement Plan project. Unanimous approval.</i>	09:28:15 AM	( 00:01:15 )
<b>VI. Old Business</b>		<b>09:29:30 AM</b>	<b>[ 01:49:58 ]</b>
A.	Sewer & Water System Investment Charge Analysis (Ryan Graf, AE2S)	09:29:30 AM	( 00:35:38 )
	<i>Motion made by Dick Fast seconded by Mike Wilcynski. To use the final recommended wastewater PIC and water SIC charges, and irrigation meter charges for non-single family and at cost meters for single family meters. Unanimous approval.</i>	10:03:56 AM	( 00:01:12 )
B.	Capital Improvements Plan Projects	10:05:08 AM	( 00:00:00 )
	1. WWTP Upgrade (Scott Buecker)	10:05:08 AM	( 00:00:00 )
	<i>Tom Reeves recommended a WRRF construction subcommittee, Mike Ducennois and Mike Wilcynski.</i>	10:05:08 AM	( 00:00:00 )
C.	ARPA Funding Update	10:05:08 AM	( 00:26:36 )
VII. A.	New Developments & Subdivisions (moved up on the agenda)	10:31:44 AM	( 00:00:12 )
	1. Flat Iron PUD (Bill Anderson & Michael Shriner)	10:31:56 AM	( 00:37:14 )
D.	Developments and Subdivisions	11:09:10 AM	( 00:00:05 )
	1. Employee Housing SFE Committee	11:09:15 AM	( 00:05:05 )
E.	Legal	11:14:20 AM	( 00:02:10 )
F.	Succession Planning	11:16:30 AM	( 00:02:58 )
	<i>Tom Reeves recommended to creating a search committee for a replacement General Manager. Mike Wilcynski, Bill Shropshire &amp; Brian Wheeler named to the committee.</i>	11:16:40 AM	( 00:02:48 )
<b>VII. New Business</b>		<b>11:19:28 AM</b>	<b>[ 00:06:57 ]</b>
A.	New Developments & Subdivisions	11:19:28 AM	( 00:00:04 )
	1. Flat Iron PUD (Moved up on the agenda under VI.C.)		
B.	Sewer & Water Connection Permits	11:19:32 AM	( 00:02:05 )
C.	General Correspondence	11:21:37 AM	( 00:04:48 )



**IX. Next Meeting Date**

**11:25:42 AM [ 00:19:57 ]**

A. Regular Meeting, Tuesday, September 21, 2021 (Tentative)

*Motion made by Mike Wilczynski seconded by Peter Manka. To go into executive session.. Unanimous approval*

**11:26:14 AM ( 00:00:11 )**

**IX. Executive Session for Discussion of Cottonwood Law Litigation**


**11:26:25 AM [ 00:19:14 ]**

**X. Adjournment**

**11:45:39 AM [ 00:00:05 ]**

Motion made by Dick Fast seconded by Peter Manka to adjourn the meeting.  
Unanimous approval. End meeting at:

**11:45:44 AM**

 9/28/21  
Dick Fast, Secretary

08-24-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Special Meeting Minutes - In Person & Virtual Zoom Meeting - September 1, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-09-01.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-09-01.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

Ron Edwards & Terry Smith

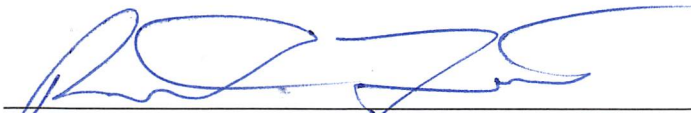
(A) Absent (R) Remote participation

Others present via Zoom

Steve Johnson

	Time	Duration HH:MM:SS
<b>I. Special Board Meeting Public Forum</b>	<b>02:00:00 PM</b>	<b>[ 00:00:48 ]</b>
A. Call Regular Meeting to Order	02:00:00 PM	( 00:00:03 )
B. Public Comment on Non-agenda Items	02:00:03 PM	( 00:00:17 )
C. Conflict of Interest Declarations	02:00:20 PM	( 00:00:28 )
<b>II. Consent Agenda**</b>	<b>02:00:48 PM</b>	<b>[ 00:01:00 ]</b>
A. Minutes: August 24, 2021 Regular Meeting**	02:00:48 PM	( 00:00:18 )
Motion made by Mike Wilcynski seconded by Bill Shropshire. To approve the consent agenda. Unanimous (6-0) approval.	02:01:06 PM	[ 00:00:38 ]
<b>III. Business Action Items</b>	<b>02:01:44 PM</b>	<b>[ 00:03:05 ]</b>
A. Water Mill Rate Correction**	02:01:48 PM	( 00:01:59 )
Motion made by Brian Wheeler seconded by Dick Fast. To approve the correction to the water mill rate with typo correction. Unanimous approval. (Terry Smith left the meeting)	02:03:47 PM	( 00:01:02 )
<b>IV. Discussion of Cottonwood Environmental Law Center et al vs. Ron Edwards GM and BSWSD. (may be closed to public)</b>	<b>02:04:49 PM</b>	<b>[ 01:43:37 ]</b>
Motion made by Mike Wilcynski seconded by Dick Fast. To go into Executive Session. Unanimous approval	02:04:58 PM	( 00:00:55 )
Executive Session discussion	02:05:53 PM	( 01:42:33 )
<b>X. Adjournment</b>	<b>03:48:26 PM</b>	<b>[ 00:00:04 ]</b>
Motion made by Bill Shropshire seconded by Mike Wilcynski. To adjourn the meeting. Unanimous approval		

End meeting at: **03:48:30 PM**

  
Dick Fast, Secretary

9/28/21

09-01-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - In Person & Virtual Zoom Meeting - September 21, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-09-21.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-09-21.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

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

(A) Absent (R) Remote participation

Others present via Zoom

12082206280, 14062171227, 14065563215, 16176248300, Bdominick, Becky Brockie, Bella Butler, Buecker, Carolyn Cole, Christian Pritchett, CJ Myrick, Cryder, Jason Boal, John Stember, Justin Bain, Kelsey Wagner, Kristingardner, Laura Seyfang, Mace Mangold, Maddy Mason, Ngaffney, Steve Johnson, Susan Swimley, Suzan, Tim & Upper Missouri Waterkeeper

	Time	Duration HH:MM:SS
<b>II. Regular Board Meeting Public Forum</b>	<b>08:00:00 AM</b>	<b>[ 00:02:50 ]</b>
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:13 )
B. Public Comment on Non-agenda Items	08:00:13 AM	( 00:01:52 )
C. Conflict of Interest Declarations	08:02:05 AM	( 00:00:45 )
<b>III. Consent Agenda**</b>	<b>08:02:50 AM</b>	<b>[ 00:01:05 ]</b>
A. Minutes: September 1, 2021 Special Meeting**	08:00:00 AM	( 00:00:00 )
B. Financial Report for July**	08:00:00 AM	( 00:00:00 )
C. Sewer & Water Operator's Reports**	08:00:00 AM	( 00:03:35 )
<i>Motion made by Dick Fast seconded by Brian Wheeler. To approve the consent agenda. Unanimous approval</i>	08:03:35 AM	( 00:00:20 )
<b>V. Business Action Items</b>	<b>08:03:55 AM</b>	<b>[ 00:41:45 ]</b>
A. District Ordinance 21-1002 Annexation Ordinance for American Bank & Maybee Properties (Second & Final Reading)**	08:03:55 AM	( 00:07:41 )
<i>Motion made by Mike Wilcynski seconded by Brian Wheeler. To approve the annexation ordinance. Roll call vote 4-3 motion passes.</i>	08:11:36 AM	( 00:10:57 )
B. District Resolution 21-06 Approving Increases to Connection Charges for the Water and Sewer Systems**	08:22:33 AM	( 00:20:52 )
<i>Motion made by Mike Wilcynski seconded by Mike Ducuennois. To approve District Resolution 21-06 with amendments to the effective date September 21, 2021 and removing the water line up-size section. Roll call vote 7-0 unanimous approval</i>	08:43:25 AM	( 00:02:15 )

**VI. Old Business**

A. Capital Improvements Plan Projects

1. WWTP Upgrade (Scott Buecker)

*Motion made by Peter Manka seconded by Mike Wilcynski. To approve Task Orders 9 & 10 to the AE2S contract for the sewer modeling and water capital improvements. Unanimous approval.*

2. Mountain Village Well Exploration

B. ARPA Funding Update

C. Developments and Subdivisions

1. Employee Housing SFE Committee

D. Legal

E. Succession Planning

**VII. New Business**

A. New Developments & Subdivisions

1. Meadow village Tract 4

B. Sewer & Water Connection Permits

C. General Correspondence

**IX. Next Meeting Date**

A. Regular Meeting, Tuesday, October 19, 2021 (Tentative)

**X. Adjournment**

Motion made by Dick Fast seconded by Peter Manka to adjourn the meeting.  
Unanimous approval. End meeting at:

**08:45:40 AM [ 00:45:18 ]**

08:46:02 AM ( 00:00:00 )

08:46:02 AM ( 00:17:12 )

09:03:14 AM ( 00:01:26 )

09:04:40 AM ( 00:10:09 )

09:14:49 AM ( 00:06:21 )

09:21:10 AM ( 00:00:00 )

09:21:10 AM ( 00:00:40 )

09:21:50 AM ( 00:01:44 )

09:23:34 AM ( 00:07:24 )

**09:30:58 AM [ 00:03:50 ]**

09:30:58 AM ( 00:03:21 )

09:34:19 AM ( 00:00:25 )

09:34:44 AM ( 00:00:04 )

**09:34:48 AM [ 00:01:00 ]**

**09:35:48 AM [ 00:00:22 ]**

**09:36:10 AM**

Dick Fast, Secretary

09-21-2021.min

9/28/21



**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - In Person & Virtual Zoom Meeting - October 19, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-10-19.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-10-19.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

Grant Burroughs (R), Ron Edwards, Marlene Kennedy (R), Jim Muscat (R) & Vince Palafox

(A) Absent (R) Remote participation

Others present via Zoom

12082206280 (Derek Christensen), Bella Butler, Buecker, Gallatin River Task Force, John Stember, Jon Olsen, Laura Seyfang, Mace Mangold, Mace Mangold, Rich Chandler, Scott Buecker, Steve, Susan Swimley, Trent, Waterkeeper (Uppermissouriwaterkeeper)

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:00:00 AM</b>	<b>[ 00:01:10 ]</b>
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:03 )
B. Public Comment on Non-agenda Items	08:00:03 AM	( 00:00:22 )
C. Conflict of Interest Declarations	08:00:25 AM	( 00:00:45 )
<b>II. Consent Agenda**</b>	<b>08:01:10 AM</b>	<b>[ 00:01:25 ]</b>
A. Minutes: September 21, 2021 Regular Meeting**	08:00:00 AM	( 00:00:00 )
C. Sewer & Water Operator's Reports**	08:00:00 AM	( 00:02:07 )
<i>Motion made by Peter Manka seconded by Brian Wheeler. To approve the consent agenda. Unanimous approval</i>	08:02:07 AM	( 00:00:28 )
<b>III. Business Action Items</b>	<b>08:02:35 AM</b>	<b>[ 01:09:13 ]</b>
<i>Motion made by Bill Shropshire seconded by Mike Ducennois. To move the employee housing committee recommendation up on the agenda. Motion passes unanimously.</i>	08:03:32 AM	( 00:00:27 )
C.1 Employee Housing Committee SFE Committee Recommendation	08:03:59 AM	( 00:36:10 )
<i>Board supports coming up with a resolution for the next meeting to accommodate the employee housing committee's recommendation.</i>		
A. Powderlight Lot 3 Employee Housing Sewer Connection Permit**	08:40:09 AM	( 00:30:59 )
<i>Motion made by Bill Shropshire seconded by Peter Manka. To table this agenda item. Motion passes unanimously.</i>	09:11:08 AM	( 00:00:40 )
<b>IV. Old Business</b>	<b>09:11:48 AM</b>	<b>[ 00:34:29 ]</b>
A. Capital Improvements Plan Projects	09:11:49 AM	( 00:00:05 )
1. WWTP Upgrade (Scott Buecker)	09:11:54 AM	( 00:26:40 )
a. RSCI Request for Contract Time Extension ... Trent Dykersterhouse, RSCI	09:28:03 AM	( 00:11:47 )
<i>Motion made by Brian Wheeler seconded by Dick Fast. To grant RSCI's request for a 90-day calendar extension on their contract. Unanimous approval.</i>	09:38:34 AM	( 00:01:16 )
2. Mountain Village Well Exploration	09:39:50 AM	( 00:01:18 )



B. ARPA Funding Update	09:41:08 AM	( 00:02:52 )
C. Developments and Subdivisions		
1. Employee Housing Committee SFE Committee Recommendation (Moved up on the agenda)		
D. Legal	09:44:00 AM	( 00:00:13 )
E. Employee Succession Planning	09:44:13 AM	( 00:02:04 )
<b>V. New Business</b>	<b>09:46:17 AM</b>	<b>[ 00:19:31 ]</b>
A. New Developments & Subdivisions	08:00:00 AM	( 00:00:00 )
B. Sewer & Water Connection Permits	08:00:00 AM	( 01:46:25 )
C. General Correspondence	09:46:25 AM	( 00:19:23 )
<i>Motion made by Mike Ducennois seconded by Dick Fast. To go into closed session.     Unanimous approval.</i>	09:50:54 AM	( 00:14:54 )
<b>VI. Discussion of Cottonwood Environmental Law Center et al vs. Ron Edwards GM and BSWSD. (may be closed to public)</b>	<b>09:58:05 AM</b>	<b>[ 00:07:43 ]</b>
<i>Motion made by Tom Reeves seconded by Peter Manka. To go back into open     session. Unanimous approval.</i>	10:05:32 AM	( 00:00:38 )
<b>VII. Next Meeting Date</b>	<b>10:05:48 AM</b>	<b>[ 00:00:22 ]</b>
A. Regular Meeting, Tuesday, November 16, 2021 (Tentative)		
<b>VIII. Adjournment</b>	<b>10:06:10 AM</b>	<b>[ 00:00:13 ]</b>
Motion made by Dick Fast seconded by Peter Manka to adjourn the meeting. Unanimous approval.		
End meeting at:	<b>10:06:23 AM</b>	

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Dick Fast, Secretary

10-19-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - In Person & Virtual Zoom Meeting - November 16, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-11-16.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-11-16.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

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

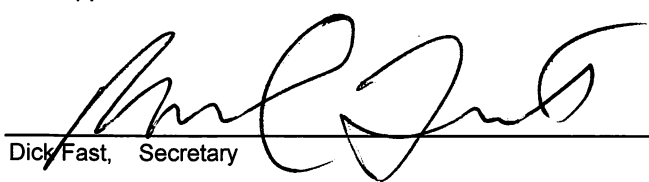
(A) Absent (R) Remote participation

Others present via Zoom

16179096062, 17203224279, 18479109590, Becky Brockie, Bella Butler (Explore Big Sky), Cryder Bancroft, Daniel Bierschwale, Emily, Emily Pallo, Isabella Vendramin, John Stember, Jon Olsen, Kelsey Rossier, Laura Seyfang, Mace Mangold, Mark Cunnane, Ngaffney, Ngaffney, Steve Johnson, Susan Swimley & Waterkeeper (Guy Alsentzer)

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>08:00:00 AM</b>	<b>[ 00:01:58 ]</b>
A. Call Regular Meeting to Order	08:00:00 AM	( 00:00:08 )
B. Public Comment on Non-agenda Items	08:00:08 AM	( 00:00:35 )
C. Conflict of Interest Declarations	08:00:43 AM	( 00:01:15 )
<b>II. Consent Agenda**</b>	<b>08:01:58 AM</b>	<b>[ 00:08:07 ]</b>
A. Minutes: October 19, 2021 Regular Meeting**		
B. Financial Reports: October**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Brian Wheeler seconded by Mike Wilcynski. To approve the consent agenda. Unanimous approval</i>	08:02:24 AM	( 00:07:41 )
<b>III. Business Action Items</b>	<b>08:10:05 AM</b>	<b>[ 00:17:12 ]</b>
A. District Ordinance 97-1001 Amendments (First Reading to establish connection rates for employee housing type projects)**	08:10:05 AM	( 00:14:12 )
<i>Board discussion to have Interlocal Agreement subcommittee work with BSRAD to amend the agreement for employee housing SFE commitment.</i>	08:21:33 AM	( 00:02:44 )
<i>Motion made by Peter Manka seconded by Mike Wilcynski. To approve the first reading of Ordinance 97-1001. Roll call vote 6 for and 1 abstain.</i>	08:24:17 AM	( 00:03:00 )
<b>IV. Old Business</b>	<b>08:27:17 AM</b>	<b>[ 02:41:33 ]</b>
A. Capital Improvements Plan Projects	08:27:17 AM	( 00:00:19 )
1. WWTP Upgrade	08:27:36 AM	( 00:01:02 )
B. 2. Mountain Village Well Exploration (Mark Cunnane, Western Groundwater Resources)	08:28:38 AM	( 02:25:12 )
C. Developments and Subdivisions	09:40:14 AM	( 00:00:26 )
1. Flat Iron Well Evaluation (Mark Cunnane, Western Groundwater Resources)	09:40:40 AM	( 01:18:20 )
2. Meadow Village Tract 4 Recommendation	10:51:31 AM	( 00:09:48 )

C. ARPA Funding Update (Kelsey Wagner, AE2S)	10:53:50 AM	( 00:05:10 )
D. Legal	10:59:00 AM	( 00:02:19 )
E. Employee Succession Planning	11:01:19 AM	( 00:07:31 )
<b>V. New Business</b>	<b>11:08:50 AM</b>	<b>[ 00:05:15 ]</b>
A. New Developments & Subdivisions	11:08:52 AM	( 00:01:36 )
B. Sewer & Water Connection Permits		
C. General Correspondence	11:10:28 AM	( 00:03:37 )
<b>VI. Next Meeting Date</b>	<b>11:14:05 AM</b>	<b>[ 00:01:18 ]</b>
A. Regular Meeting, Tuesday, December 21, 2021 (Tentative)		
<b>VII. Adjournment</b>	<b>11:15:23 AM</b>	<b>[ 00:00:22 ]</b>
Motion made by Dick Fast seconded by Peter Manka to adjourn the meeting. Unanimous approval.		
End meeting at:	<b>11:15:45 AM</b>	

  
Dick Fast, Secretary

11-16-2021.min

**BIG SKY COUNTY WATER & SEWER DISTRICT**  
**Regular Meeting Minutes - In Person & Virtual Zoom Meeting - December 21, 2021**

Audio file available at:

[http://www.bigskywatersewer.com/meetings/2021-12-21.Board\\_Meeting\\_Audio.mp3](http://www.bigskywatersewer.com/meetings/2021-12-21.Board_Meeting_Audio.mp3)

Board members present:

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

WSD Staff present:

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

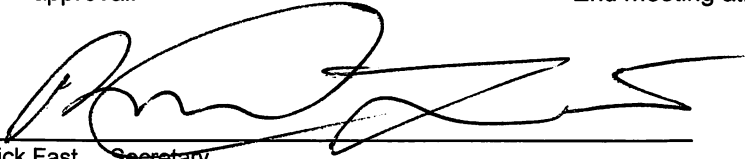
(A) Absent (R) Remote participation

Others present via Zoom

Cryder Bancroft, Bella Butler, Nick Gaffney, Gallatin River Task Force, Emma Lawler, Chris Leonard, Lovell, Jon Olsen, Susan Swimley, Kelsey Wagner & Matthew Williams

	Time	Duration HH:MM:SS
<b>I. Regular Board Meeting Public Forum</b>	<b>03:01:00 PM</b>	<b>[ 00:01:17 ]</b>
A. Call Regular Meeting to Order	03:01:00 PM	( 00:00:15 )
B. Public Comment on Non-agenda Items	03:01:15 PM	( 00:00:22 )
C. Conflict of Interest Declarations	03:01:37 PM	( 00:00:40 )
<b>II. Consent Agenda**</b>	<b>03:02:17 PM</b>	<b>[ 00:01:58 ]</b>
A. Minutes: November 16, 2021 Regular Meeting**		
B. Financial Reports: November**		
C. Sewer & Water Operator's Reports**		
<i>Motion made by Brian Wheeler seconded by Mike Wilcynski. To approve the consent agenda. Unanimous approval</i>	03:03:35 PM	( 00:38:16 )
<b>III. Presentations</b>	<b>03:04:15 PM</b>	<b>[ 00:37:36 ]</b>
A. Yellowstone Club Effluent Storage & Disposal Update (Rich Chandler, YC/SPR)	03:05:00 PM	( 00:36:51 )
<b>III. Business Action Items</b>	<b>03:41:51 PM</b>	<b>[ 00:02:29 ]</b>
A. Fiscal Year 2021 Financial Review Report Approval**	03:42:00 PM	( 00:01:15 )
<i>Motion made by Dick Fast seconded by Mike Wilcynski. To accept the financial report. Unanimous approval.</i>	03:43:15 PM	( 00:01:05 )
<b>IV. Old Business</b>	<b>03:44:20 PM</b>	<b>[ 01:26:20 ]</b>
A. Capital Improvements Plan Projects	03:44:36 PM	( 00:00:01 )
1. WWTP Upgrade	03:44:37 PM	( 00:19:23 )
2. Mountain Village Well Exploration	04:04:00 PM	( 00:05:49 )
B. Developments and Subdivisions	04:04:44 PM	( 00:00:00 )
1. Flat Iron	04:04:44 PM	( 01:02:44 )
C. ARPA Funding Update (Kelsey Wagner, AE2S)	04:09:49 PM	( 00:57:39 )
<i>Motion made by Dick Fast seconded by Mike Wilcynski. To proceed with alternative 2 and proceed forward with an RFQ. Unanimous approval.</i>	05:02:17 PM	( 00:05:11 )

D. Legal	05:06:28 PM ( 00:01:00 )
E. Employee Succession Planning	05:07:28 PM ( 00:02:19 )
F. District Ordinance 97-1001 Amendments	05:09:47 PM ( 00:00:53 )
<b>V. New Business</b>	<b>05:10:40 PM [ 00:12:08 ]</b>
A. New Developments & Subdivisions	05:10:42 PM ( 00:01:43 )
B. Sewer & Water Connection Permits	05:12:25 PM ( 00:00:10 )
C. General Correspondence	05:12:35 PM ( 00:10:13 )
<i>Motion made by Peter Manka seconded by Dick Fast. To apply for the low income assistance program. Unanimous approval.</i>	05:15:05 PM ( 00:07:43 )
<b>VI. Next Meeting Date</b>	<b>05:22:48 PM [ 00:00:54 ]</b>
A. Regular Meeting, Tuesday, January 18, 2022 (Tentative)	
<b>VII. Adjournment</b>	<b>05:23:42 PM [ 00:00:11 ]</b>
Motion made by Dick Fast seconded by Peter Manka to adjourn the meeting. Unanimous approval.	
End meeting at:	<b>05:23:53 PM</b>

  
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Dick Fast, Secretary

12-16-2021.min