

# **BIG SKY COUNTY WATER & SEWER DISTRICT 363**

## **Monthly Operating Report**



**August 2025**

*Prepared by*

**BIG SKY COUNTY WATER & SEWER DISTRICT No. 363**

## Executive Summary

August closed out the District's month with strong progress across operations, planning, and financial management. Among the key highlights, A successful District-wide strategic planning session resulted in an updated Vision and Mission, refined Strategic Priorities, and the development of a Community Outreach and Education Plan has continued to move forward. Through July 31, 2025, booked operating expenses exceed estimated operating revenues by \$417,633. Project and repair expenses are typically front-loaded during the summer months, resulting in higher expenditures early in the fiscal year. The District issued certified letters to accounts with past-due balances as of July 30, 2025. Of the 60 past-due accounts, 35 remain unpaid as of August 12. For many of these accounts, correct mailing addresses are unavailable, meaning the only practical means of collection will be through the tax rolls. If these past-due accounts are not paid by August 15, 2025, they will be turned over to the respective counties for inclusion on the property owners' tax bills. We have also renegotiated our terms with the District's merchant services provider, effective August 25, 2025. ACH payments will now be free of charge to customers, with the goal of encouraging increased enrollment in autopay. Additionally, credit card transaction fees will be reduced from 3.75% to 2.95%. As a team, we will continue expanding our knowledge of the office's financial systems and processes under Terry's leadership. In legal and compliance matters, the District finalized the BSFD and Cold Smoke Annexation Agreement and made continued progress on agreements for Flat Iron, and Boyne USA. The SAR Lease Agreement was renewed, and updates began on District specifications, standards, and the water/sewer use ordinances. Water production continued to rise across all sources in August 2025. Mountain Wells produced just over 14 million gallons, seeing a 3.9% increase from last year. Meadow Village Wells saw the largest gain at 23.9%, totaling more than 22.3 million gallons. YC water usage rose sharply by 25.8%, and Lone Moose Outflow remained mostly flat with only a 0.4% increase. Both Madison and Gallatin counties received 90% of their average August precipitation, reflecting near-normal moisture conditions for late summer. The Meadow Village Golf Course irrigation season is nearing completion with irrigation to end as of 10/1. Boyne has irrigated 54.698 MG thus far this season. Please see daily irrigation for the month of August for the past 3 irrigation seasons shown below. Year to date we have pumped 42.276 MG of reclaimed water to the Yellowstone Mountain Club holding pond and 32.592 MG to the Spanish Peaks Mountain Club holding pond. YC 1 pump station was turned off for the season on 9/8.



Regards,

  
Johnny O'Connor

Executive Director | BSCWSD 363

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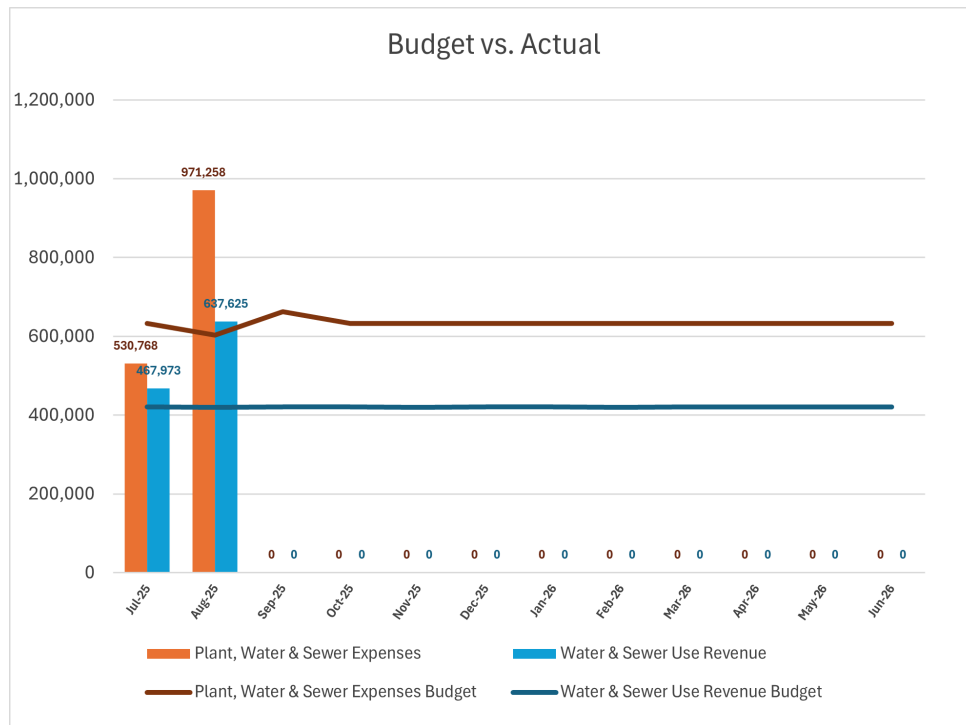
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## Financial Spotlight

**Full Financial Report:** Please See Board Packet

### Current CIP projects

- Completed Sioux Road water main realignment, budgeted \$250,000 estimated final cost is approximately \$85,000 a significant savings.
- Purchased a Loader and implements
- Year 1 on MH Lining
- Year 1 Sewer Videotaping partially completed.
- Purchased Bulk Water Fill Station, working on cost estimates for installation.
- Asset Management & Fleet Management – We have signed a contract with OpenGov for asset management.
- IT Management – Granite has been fully implemented as our network technology firm. The new VOIP phones were installed late in July. They implemented email monitoring software and fully integrated our server security in August.



### Closing Summary

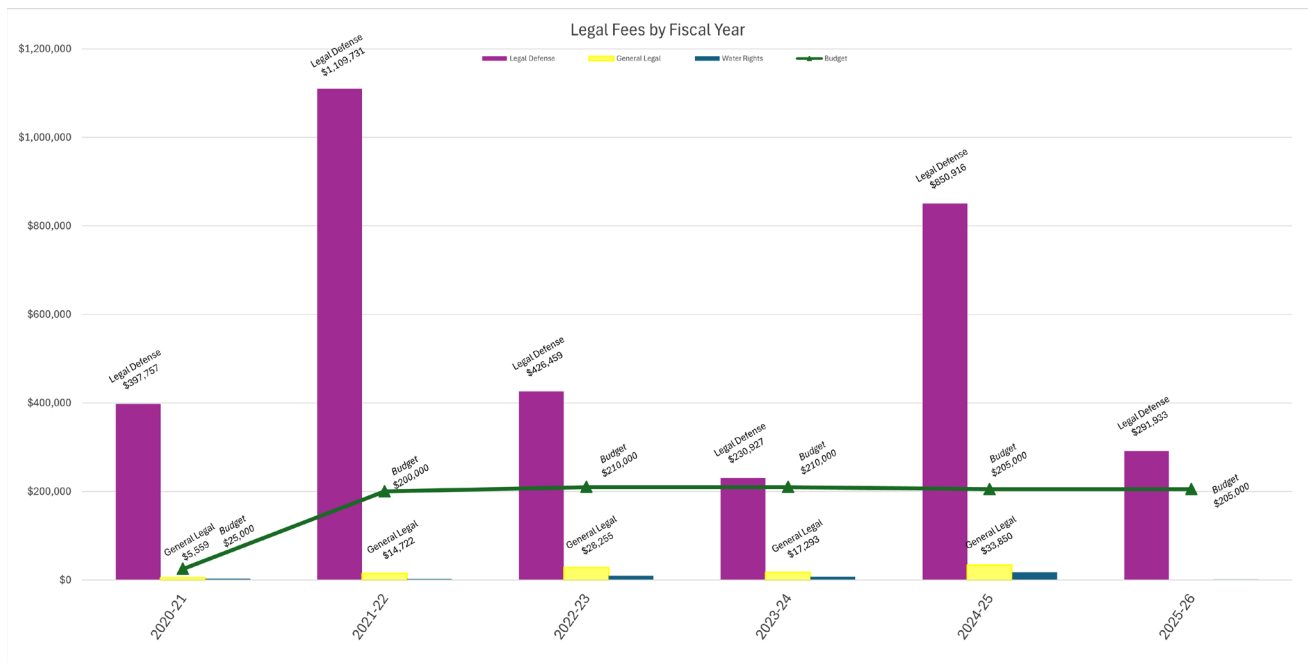
For the month ending August 31, 2025, total operating revenues were \$1,105,598 and operating expenses were \$1,502,026, resulting in a net operating deficit of \$396,428. Higher summer project and repair costs contributed to the early fiscal year spending. As of August 31,

total assets were \$8,351,688, with all cash and investments fully collateralized, supported by pledged collateral of \$20,836,900—\$12,985,212 over the required amount. Operating cash flows reflect project and maintenance timing, while investment and financing flows remain stable. Past-due notices were mailed August 27, with subsequent payments received; staff recommend shifting from reminder letters to more efficient postcard reminders.

We have submitted all materials to our new auditor Amatics and will be meeting with them in September.

## Legal Spotlight

- Cold Smoke Annexation Agreement has been completed
- Flat Iron Annexation Agreement
- BSFD Annexation Agreement has been completed
- Boyne USA Annexation Agreement
- SAR Lease Agreement Renewal has been completed
- Resolution to update to Water System and Sewer System Investment Charges



### Notable events during the month:

- July- had several meetings and phone conversations with legal counsel to complete items that are being worked on.

## Closing Summary

Work on annexation agreements and other items listed above continues to move forward.

## District Clerk Spotlight

- Will Serve/Capacity Letters
- Permits Issued

### Will Serve/Capacity Letters

- Jefferson Building Rewrite (Audit) – 3.23 SFEs
- Cold Smoke Capacity Letter – 400.81 SFEs (ILA)
- Big Sky Fire Department Training Tower Capacity – 15 SFEs
- Big Sky Town Center Water & Sewer Main Extension

### Permitting Activity – August 2025 Update

- Permitting activity has been slow this past month. The following summary highlights recent reviews and notable submissions:

#### *Total Applications Reviewed*

- Remodels: 1 – Jefferson Bldg. complete audit of all units.
- New Construction: Powder Light Housing Units, 1 Spanish Peaks Home and 1 South Fork

Net SFEs							
Date Applied	Subdivision	Condo	Phase	Lot	PermitType	Total	
12/2/2024	WESTFORK MEADOWS	-	3A Unit 7	Unit 7	NEW	6.87	
1/31/2025	WESTFORK MEADOWS	-	-	4	REMODEL	-1.40	
2/28/2025	SOUTH FORK	-	-	23	NEW	2.60	
3/5/2025	MEADOW VILLAGE	-	-	9	NEW	1.93	
3/5/2025	TOWN CENTER	-	-	3A	NEW	73.29	
3/11/2025	SPANISH PEAKS RESORT	-	-	1	NEW	3.48	
3/13/2025	MEADOW VILLAGE	-	-	13	REMODEL	0.66	
3/19/2025	MEADOW VILLAGE	-	-	45	NEW	1.89	
3/21/2025	SPANISH PEAKS RESORT	-	6B	2	NEW	4.21	
3/25/2025	TOWN CENTER	Franklin Building	-	-	REMODEL	-0.01	
3/28/2025	ASPEN GROVES	-	2	1	REMODEL	-0.03	
4/3/2025	MEADOW VILLAGE	-	-	44	REMODEL	0.07	
4/8/2025	SPANISH PEAKS RESORT	-	1B	28	NEW	3.78	
5/8/2025	WESTFORK MEADOWS	-	-	3	REMODEL	2.97	
6/9/2025	MOUNTAIN VILLAGE	Cascade Ridge	-	13A	NEW	1.70	
6/23/2025	MOUNTAIN VILLAGE	-	-	342	NEW	1.97	
6/25/2025	POWDER LIGHT	Powder Light	-	4A	NEW	23.37	
6/26/2025	MEADOW VILLAGE	-	-	1A	REMODEL	0.78	
7/14/2025	WESTFORK MEADOWS	Jefferson Building	-	3	REMODEL	2.47	
7/15/2025	SOUTH FORK	-	1	13	NEW	2.90	
7/29/2025	WESTFORK MEADOWS	Jefferson Building	-	3	REMODEL	-7.78	
8/11/2025	MOUNTAIN VILLAGE	Cascade Ridge	-	13A	NEW	2.02	
8/15/2025	SPANISH PEAKS RESORT	-	-	15	NEW	3.56	
8/19/2025	SOUTH FORK	-	-	13	NEW	1.83	
<b>Grand Total</b>						<b>133.12</b>	

### *Board Approval Requested*

No projects currently need board approval.

SFEs AVAILABLE		SFE's PERMITTED	
Board Action	Available SFEs	Year	SFEs Used
Ordinance No. 96-1002	200	1996	58.07
Ordinance No. 98-1001	200	1997	130.28
Ordinance No. 98-1002	125	1998	296.75
Ordinance No. 99-1003	100	1999	80.28
Ordinance No. 00-1001	200	2000	90.64
Ordinance No. 01-1003	100	2001	156.71
Ordinance No. 02-1002	75	2002	125.76
Ordinance No. 03-1001	150	2003	91.89
Ordinance No. 04-1002	150	2004	303.87
Ordinance No. 04-1003	200	2005	301.80
Ordinance No. 05-1001	200	2006	329.02
Ordinance No. 06-1001	300	2007	96.36
Ordinance No. 06-1003	300	2008	39.36
Ordinance No. 13-1001	100	2009	23.83
Ordinance No. 14-1001	100	2010	12.87
Ordinance No. 15-1001	100	2011	26.95
Ordinance No. 16-1001	400	2012	32.33
Ordinance No. 16-1002	100	2013	75.40
Ordinance No. 17-1001	400	2014	124.87
Ordinance No. 18-1001	100	2015	145.38
Ordinance No. 19-1001	200	2016	510.30
Ordinance No. 19-1002	400	2018	132.80
Ordinance No. 21-1001	300	2019	340.37
-	-	2020	183.92
-	-	2021	345.34
Resolution 22-02	200	2022	145.74
Resolution 23-03	100	2023	133.92
Resolution 24-02	400	2024	176.09
-	-	2025	133.12
	5,200.00		4,965.66
<b>SFEs REMAINING FOR NEW PERMITS:</b>			<b>234.34</b>

## Conveyance

- Yellowtail Residences Submitted
- Riverview in Progress
- Boutique Hotel in Progress
- Upper Whitefish in Progress
- Town Center Bathrooms in Progress

### Notable events during the month:

- August 15<sup>th</sup> – CUSI Demo – Financial Platform

- August 22<sup>nd</sup> – BSOA Meeting
- Sept 5<sup>th</sup> – Communication Mtg. -Kristin Gardner
- Sept 9<sup>th</sup> – Admin Work Session- Lori Addicks

### **Closing Summary**

This month we continue to focus on improving efficiency in the office. Permitting responsibilities continue, as permits trickle in. Past due accounts were submitted to Gallatin County to go on tax records. The first communication piece, The Monthly Flush newsletter, was sent out to customers and will continue customer engagement. Overall, the team remains focused on streamlining operations, maintaining compliance, and strengthening relationships with our community as we move into the next quarter.

### **Safety & Compliance Spotlight**

- Safety Training platform and monthly safety meetings
- Safety Compliance
- Incidents: None to report

#### Notable events during the month:

- Monthly safety meeting discussion: Hardhats were covered at our meeting.

### **Closing Summary**

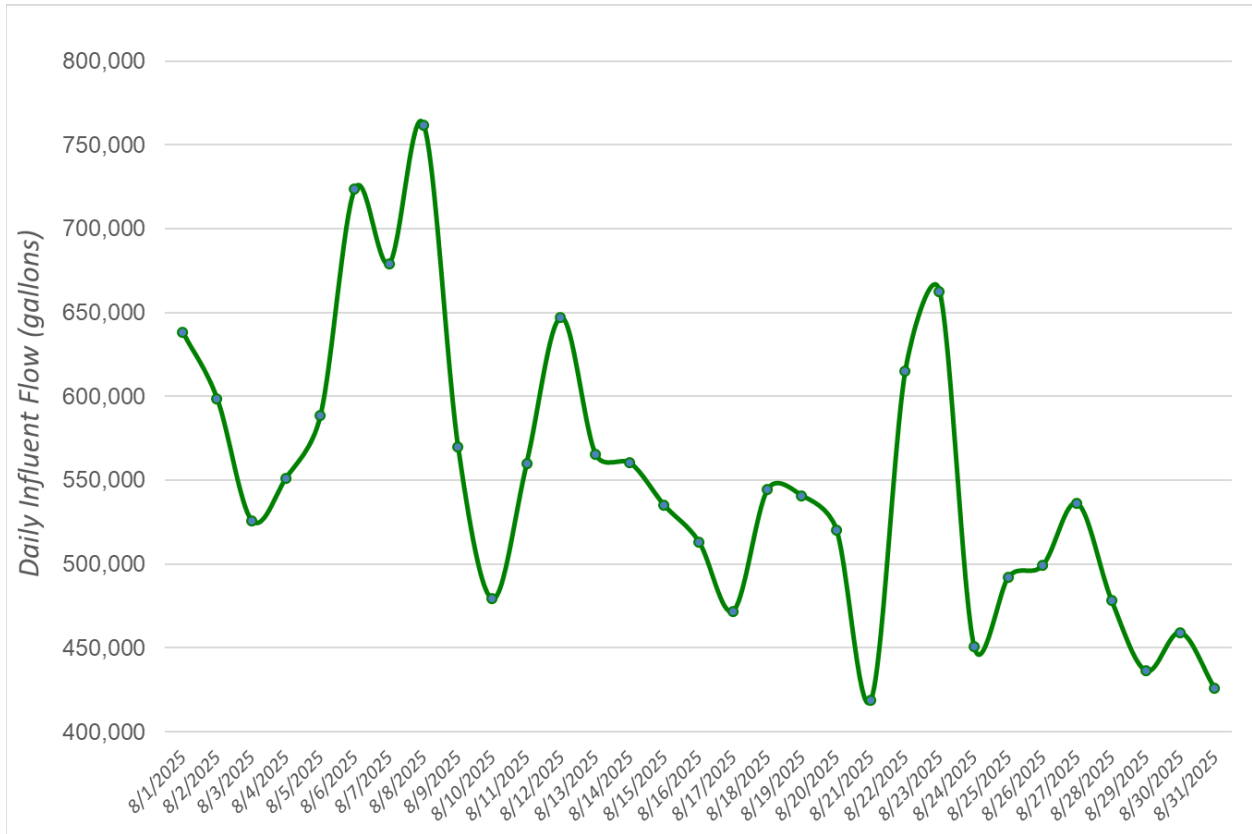
The District continues to implement and utilize compliance and safety measures

### **Water Reclamation and Reuse Operations Spotlight**

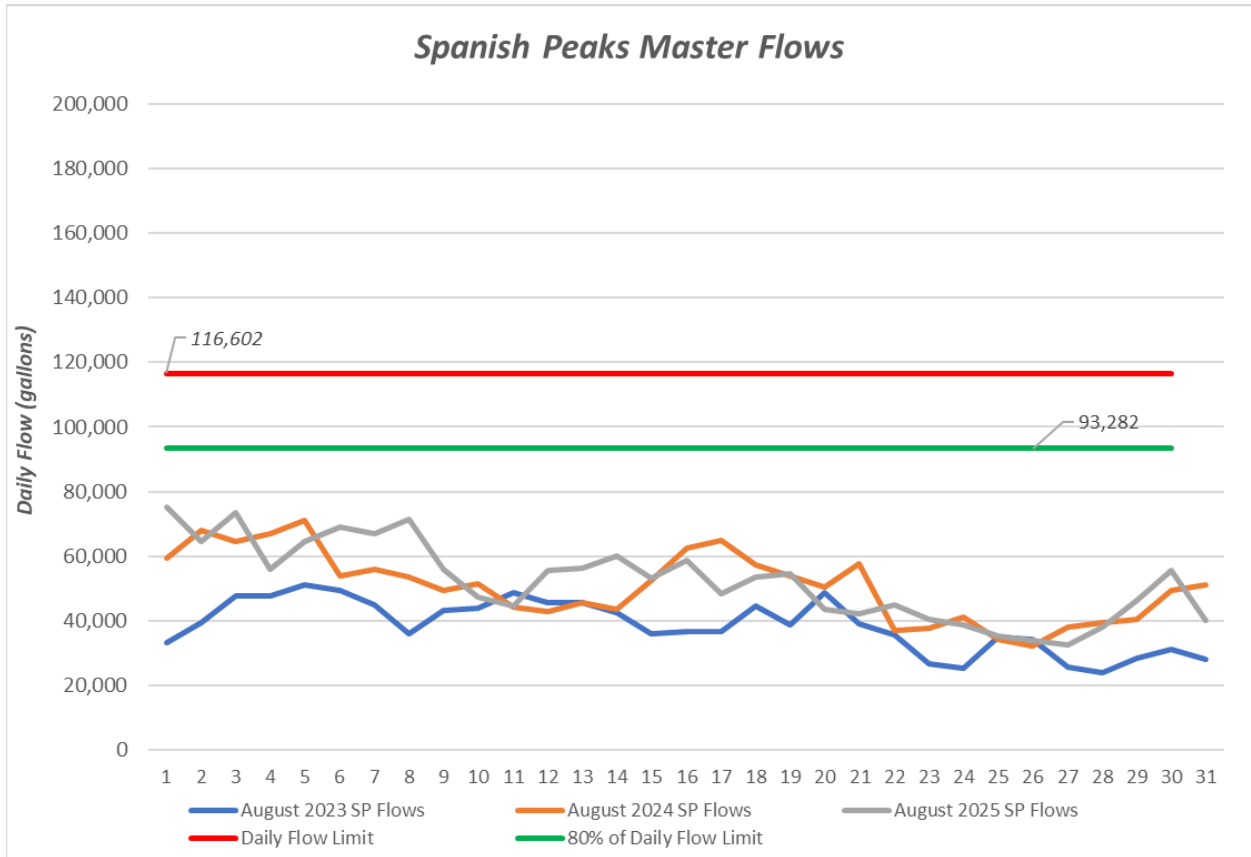
#### *Flow Data*

Please see the flow plot for August 2025 below. WRRF flows are, on average, up 17.5% compared to last year (note this value is heavily influenced by the pond 2 dewatering project).





Please see plot below for August flows from the Spanish Peaks Mountain Club development for the last 3 years. Daily flow mandates, as well as 80% of this value, are displayed for planning purposes.

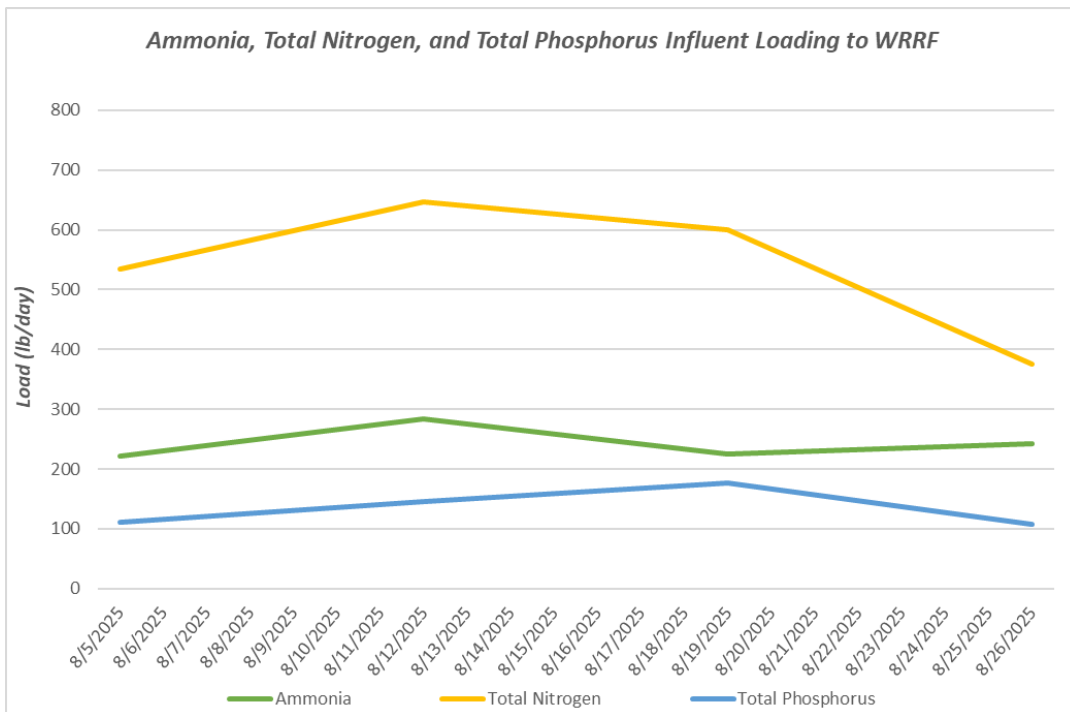
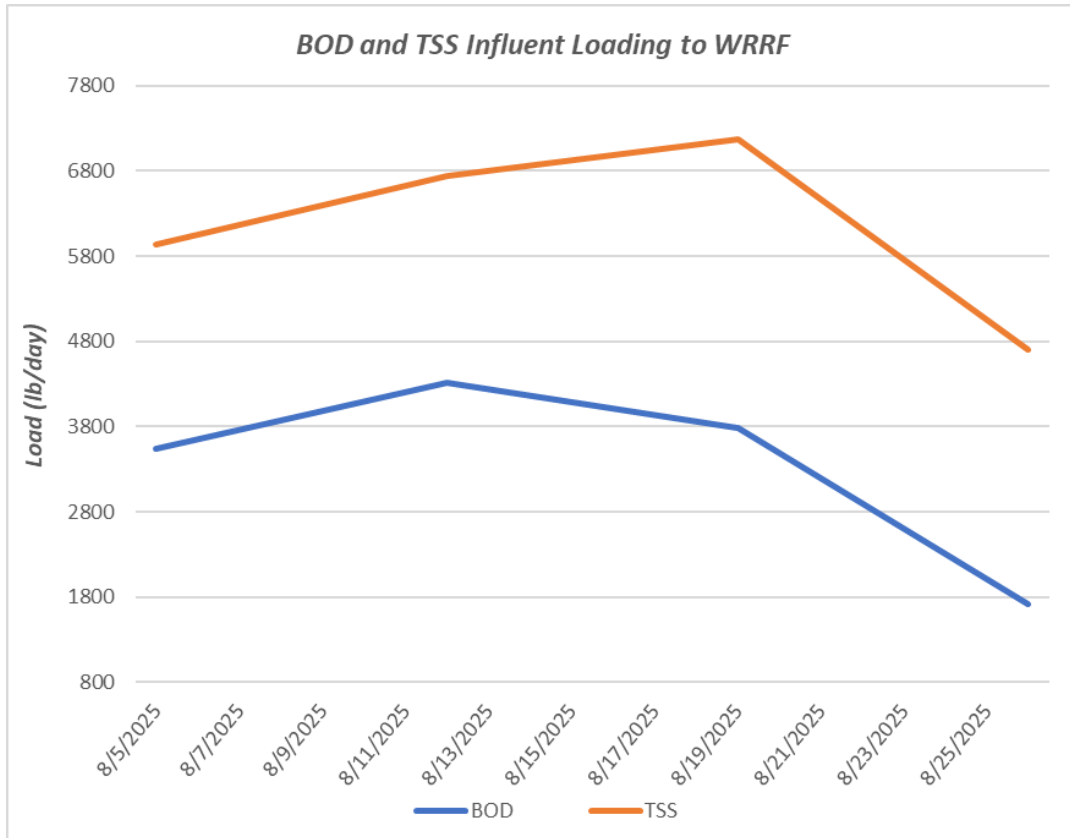


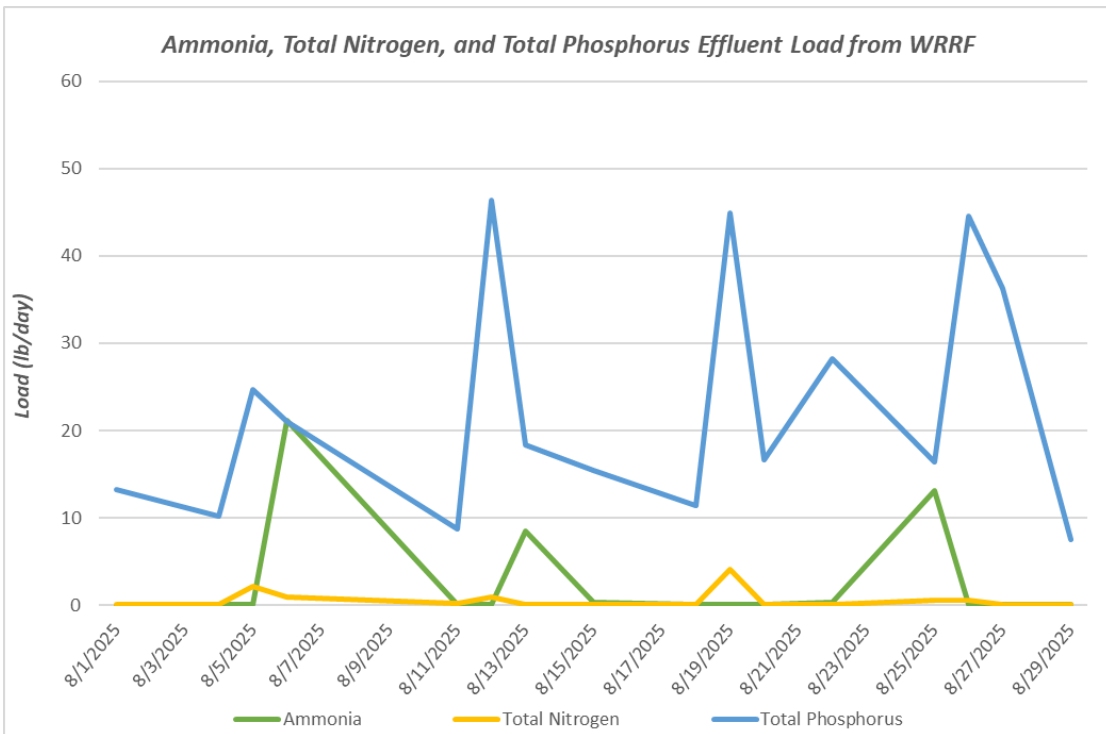
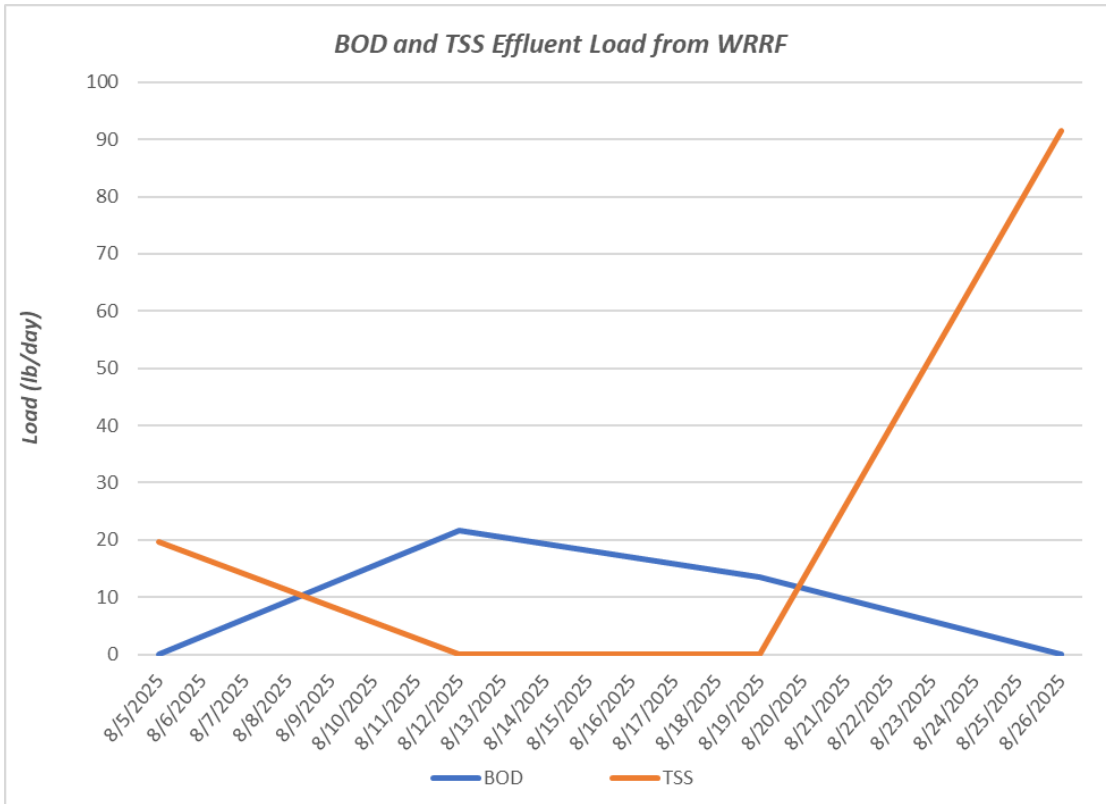
**Treatment Performance Data**

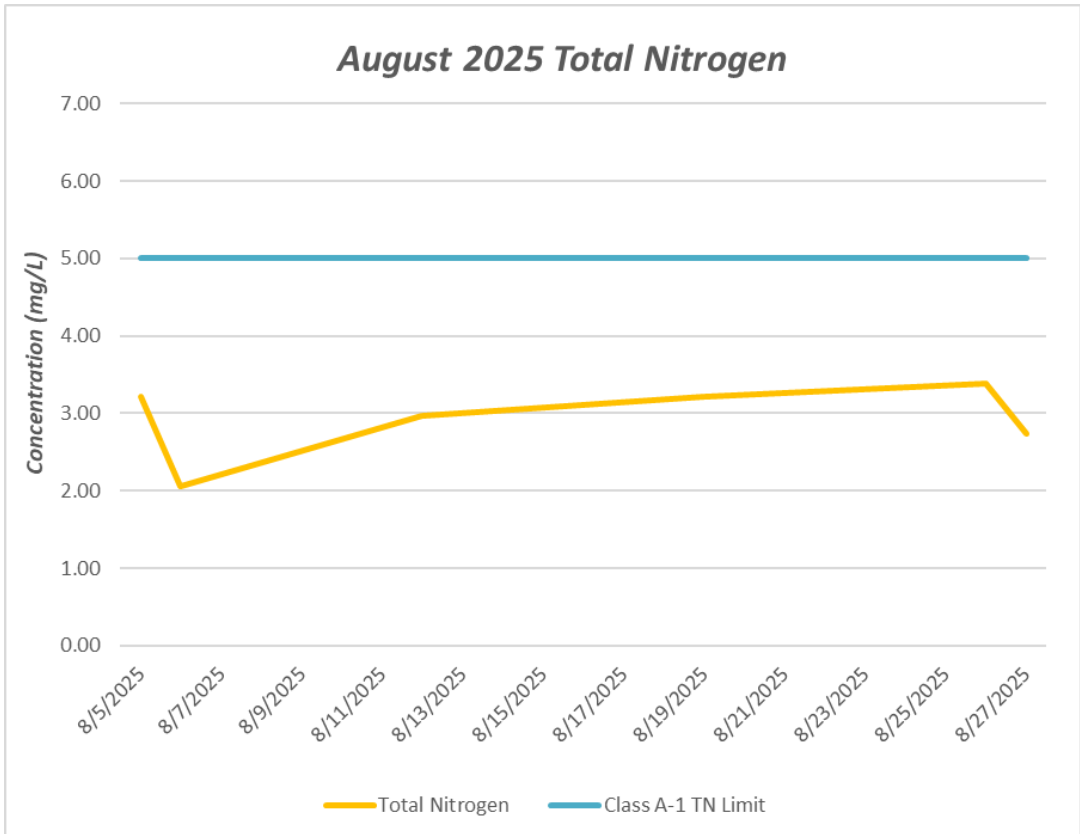
Please see below for influent loading plots for the month of August for the main constituents we are monitoring at the WRRF. Influent loads continue to be affected by the Pond 2 dewatering project as the supernatant from their belt filter press is coming back to the WRRF.

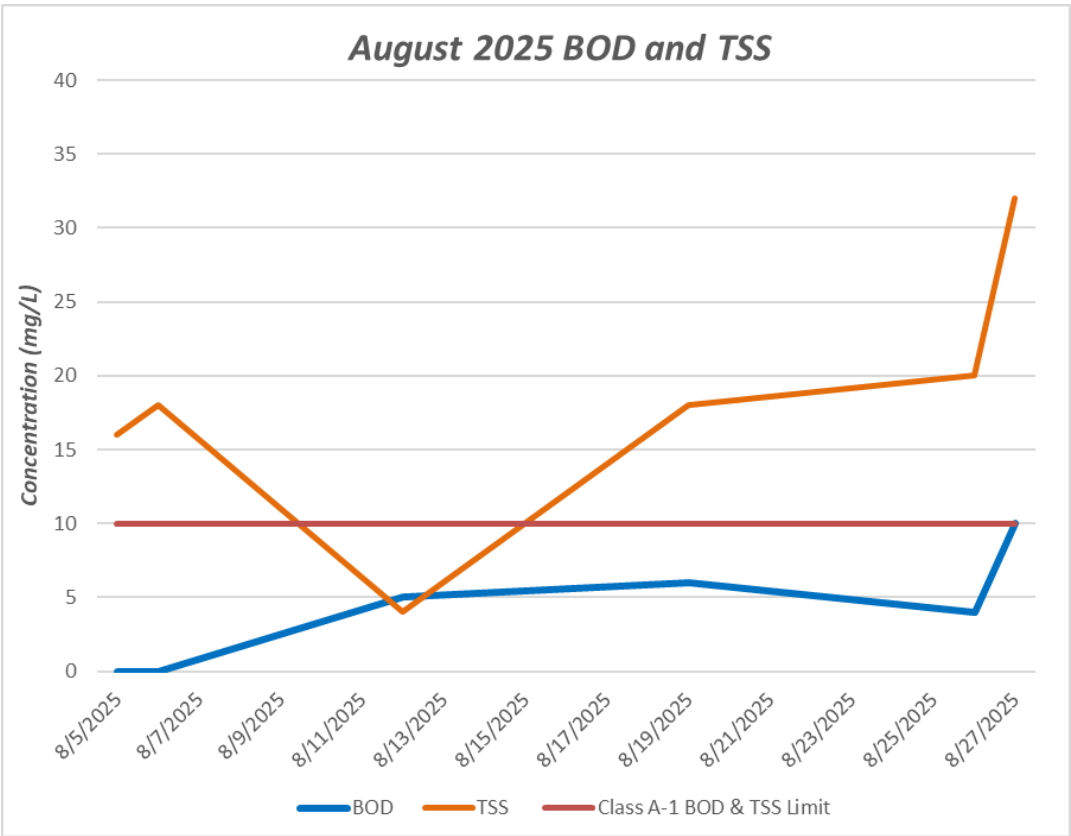
Next display is effluent loading plots that summarize the main constituents we are monitoring and the drastically reduced loads we are sending to our holding ponds.

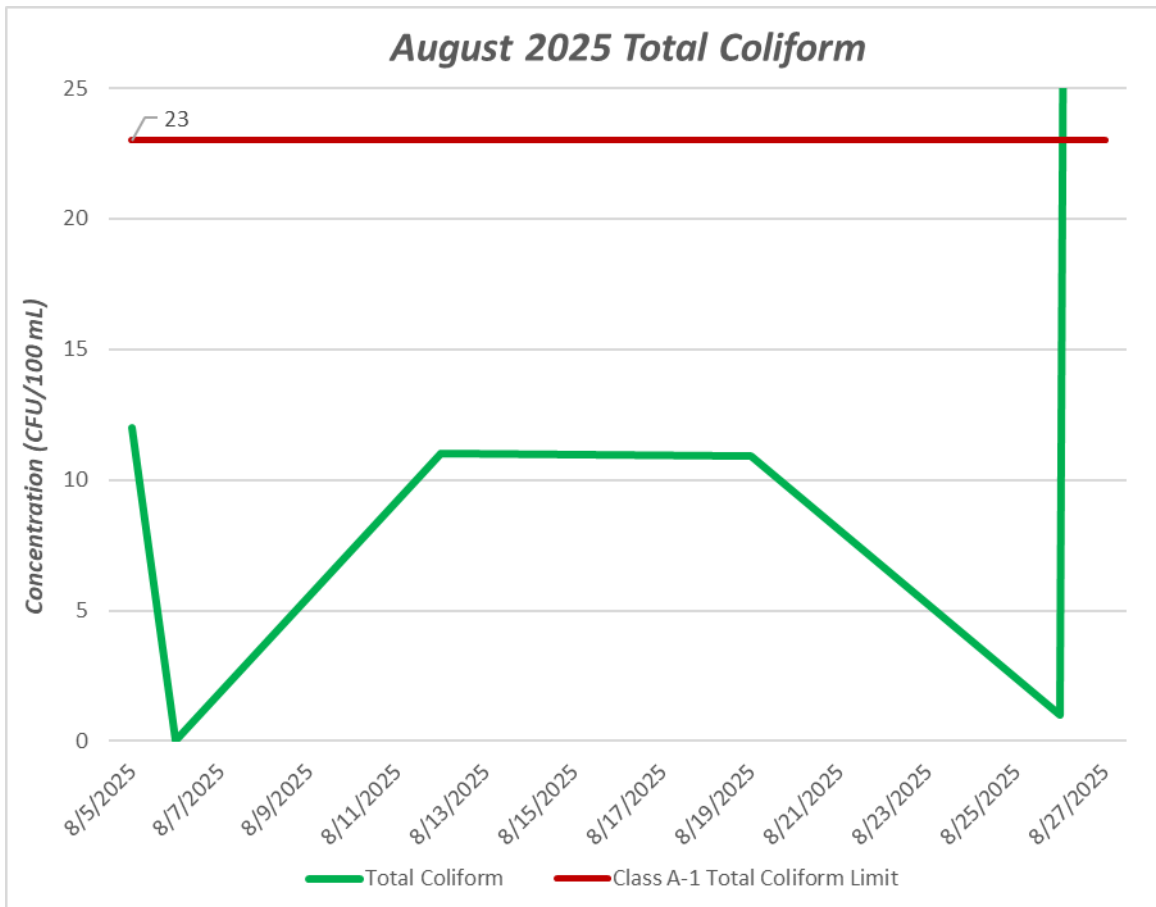
Lastly shown are Total Nitrogen, BOD, TSS, and Total Coliform concentration plots for the month of August at our A-1 compliance points. As can be seen all TN data points are following A-1 standards, however 3 sampling dates for TSS and Total Coliform are outside the A-1 designation. After numerous follow up tests and flushing the sampling lines we have determined these hits are a result of the low pond levels and solids and debris over decades of accumulation on the bottom of the ponds being pulled when we take our samples. We have discussed internally, and the district will need to implement an inline filter to remove these solids when pond levels are low to ensure compliance with A-1 standards moving forward.











### ***Biosolids and Composting***

11.35 tons of compost was produced in August. Please see the table below that summarizes our biosolids operation year-to-date.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	YTD Average
<b>Total Biosolids Produced (Tons)</b>	30.5	40.5	46	134.7	193.25	152.75	167.34	130.6					895.64	111.955
<b>Total Biosolids Hauled (Tons)</b>	30.5	40.5	46	134.7	193.25	152.75	154.5	119.25					871.45	108.93125
<b>Total Compost Produced (Tons)</b>	0	0	0	0	0	0	12.84	11.35					24.19	3.02375
<b>Total Sludge Pumped to Dewatering (Gallons)</b>	81,314	140,885	299,930	366,748	316,605	605,487	422,781	288,524					2,522,274	315,284
<b>Average Total Solids %</b>	12.78	11.44	10.14	10.88	9.28	11.48	11.14	12.23					-	11.17

### Pond Storage and Reuse Water Data

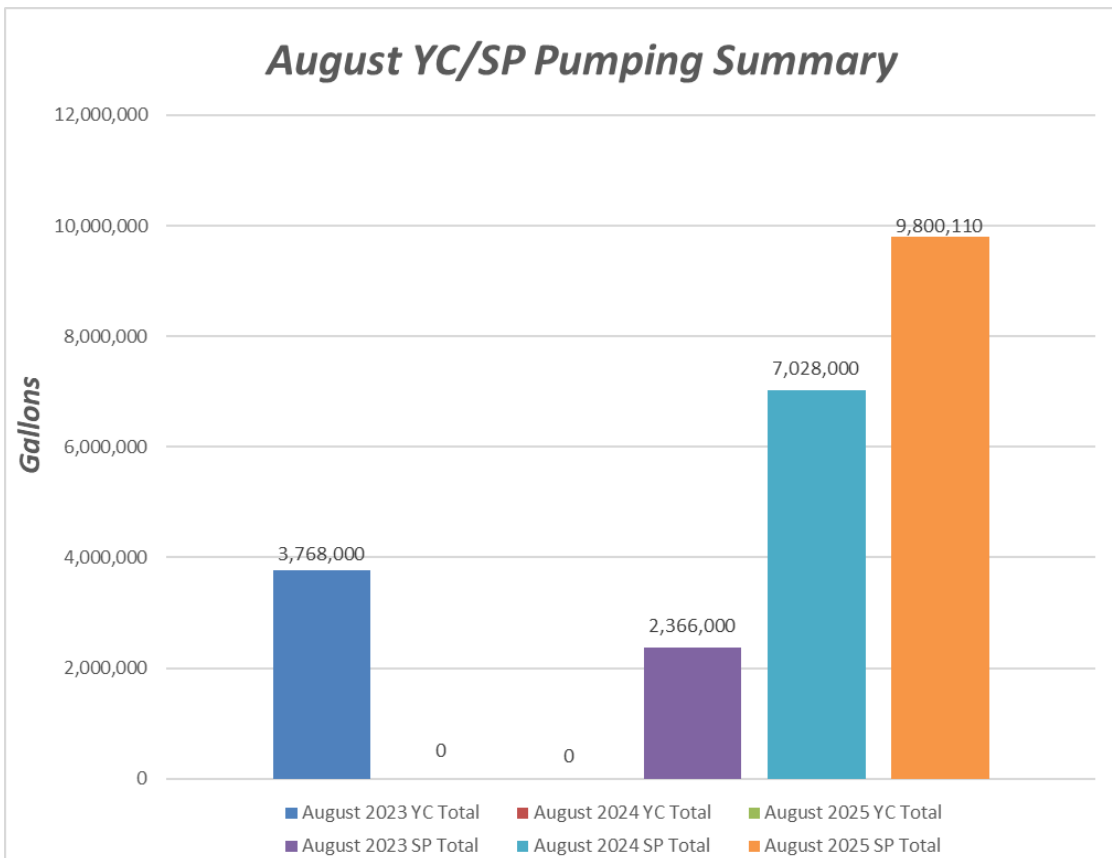
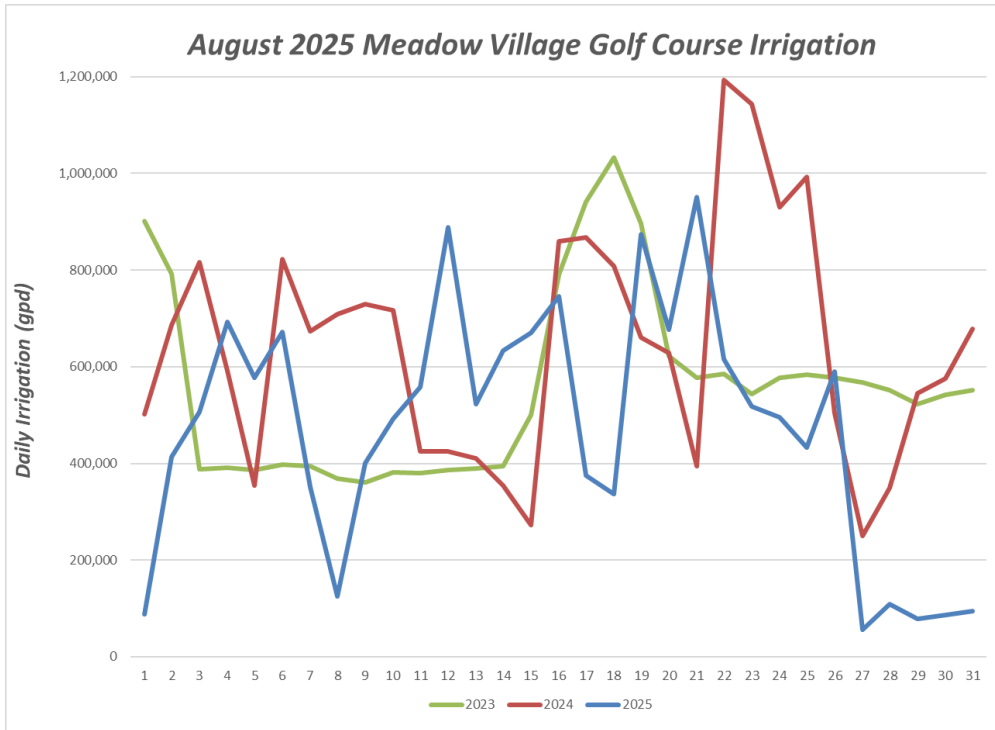
Please see below pond level data that displays historical pond levels for the month of August dating back to 2021. Average, maximum, and minimum levels for Pond 1 are shown. The irrigation pond has 30 days of storage capacity, while Pond 1 has 125 days of storage capacity based on the average of the last 30 days of influent flow to the WRRF.

<b>STORAGE POND 1 DEPTH COMPARISONS: AUG</b>				
<b>Year</b>	<b>Measurements</b>	<b>Average of Depth</b>	<b>Max of Depth</b>	<b>Min of Depth</b>
2021	10	7.13	8.44	3.16
2022	6	9.50	13.03	6.75
2023	7	9.94	10.88	8.10
2024	6	5.35	6.04	4.14
2025	5	5.10	6.70	4.30
<b>Averages</b>	<b>7</b>	<b>7.40</b>	<b>13.03</b>	<b>3.16</b>

The Meadow Village Golf Course irrigation season is nearing completion with irrigation to end as of 10/1. Boyne has irrigated 54.698 MG thus far this season. Please see daily irrigation for the month of August for the past 3 irrigation seasons shown below.

Year to date we have pumped 42.276 MG of reclaimed water to the Yellowstone Mountain Club holding pond and 32.592 MG to the Spanish Peaks Mountain Club holding pond. YC 1 pump station was turned off for the season on 9/8. Please see plot below that displays totals pumped to Yellowstone Club and Spanish Peaks Club storage ponds for the month of August for the past 3 years.





*Note: There was no pumping to YC in August 2024 or 2025.*

## Closing Summary

August was a productive month. The pond 2 dewatering project progressed where to date 300 of the estimated 400 tons, have been removed from the pond. Crews anticipate completing this project by the end of October. Our freshwater irrigation right off the Middle Fork of the Gallatin River was exercised where nearly ½ million gallons of freshwater was utilized for irrigation. This is necessary to maintain our right off this waterway. Warranty work on effluent transfer pump #1 was performed and all contractual obligations from RSCI were completed including final valve can fixes, small punch list items around the plant, and the final delivery of all spare parts per the contract. Irrigation continued with no upsets. We are closing in on the end of the season and plan to enter the winter storage months with nearly 180 days of storage capacity.

The following is a summary of notable events and maintenance activities performed last month.

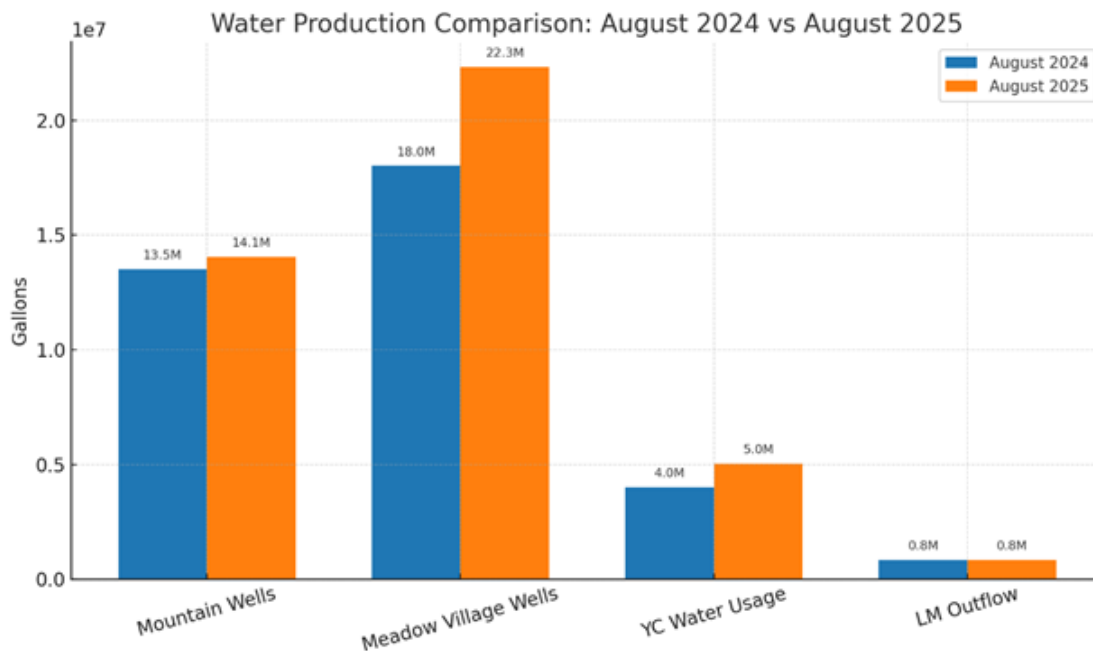
- (13) Hypochlorite MBR maintenance cleans.
- Influent pump #1 offline due to clogged impeller. Service scheduled.
- Influent wet well cleaned with Scenic City.
- Corrosion inhibitor applied to all headworks fine and coarse screens.
- Baseline vibration analysis and oil changes for all filtrate pumps.
- Baseline vibration analysis and oil changes for all RAS pumps.
- Conductivity probe reinstalled in effluent transfer basin.
- Admin building lift station annual service.
- Citric acid leak basin cleanout of approximately 300 gallons of chemical released during startup.
- Silverado work truck transmission replacement.
- Effluent transfer pump #1 warranty seal.
- RSCI contract completion.
- Middle Fork of the Gallatin water right exercise.
- Coordination with BSCO for placement of the memorial bench for Daniel Tracy. To be installed early September.
- (6) bearings replaced on belt filter press. Continued coordination with vendor on machine optimization and spare parts.
- (2) Irrigators Group Meetings.

# Water Operations Spotlight

## August 2025 Water Report

### *August 2025 Water Production & Precipitation Summary*

Water production continued to rise across all sources in August 2025. Mountain Wells produced just over 14 million gallons, seeing a 3.9% increase from last year. Meadow Village Wells saw the largest gain at 23.9%, totaling more than 22.3 million gallons. YC water usage rose sharply by 25.8%, and Lone Moose Outflow remained mostly flat with only a 0.4% increase. Both Madison and Gallatin counties received 90% of their average August precipitation, reflecting near-normal moisture conditions for late summer.



## August Operations Summary

### *Cascade Booster Station*

- The pump motor, which failed due to winding damage, was removed and evaluated; replacement was determined to be more cost-effective than repair.
- New motor delivered, set by Potts Drilling, and wired into service by Scott Tryon.

### *Metering & Service Installations*

- Corrected multiple meter issues: communication errors, backwards installations, and non-reading meter replacements.
- New meters installed at:
  - New Spruce Cone daycare facility

- Riverside housing buildings 300 & 400 (for flushing/cleaning dormant plumbing)
- 283 Snowy Mountain Circle (master meter & 6 residential meters)
- Big Pine PRV adjusted with updated pressure settings and new flow meter install



- Additional meter inspections and troubleshooting at Jefferson Building and Whitefish Drive.

### ***System Flushing & Water Quality***

- Extensive flushing at Boutique/Free West location due to leaking main line and bacterial issues.
- Sioux Road mainline realignment project completed: line charged, chlorinated, and BacT testing completed with two clean samples.

### ***Regulatory & Compliance Sampling***

- Various types of DEQ samples were taken across multiple sites, including VOC, SOC, and Rad Gross Alpha.
- Lone Moose EP 504 common header sampling completed.

### ***Infrastructure & Development Projects***

- Mainline tap completed on Little Coyote Road for new construction.

- 4" domestic water service main tap completed for new gondola base terminal.



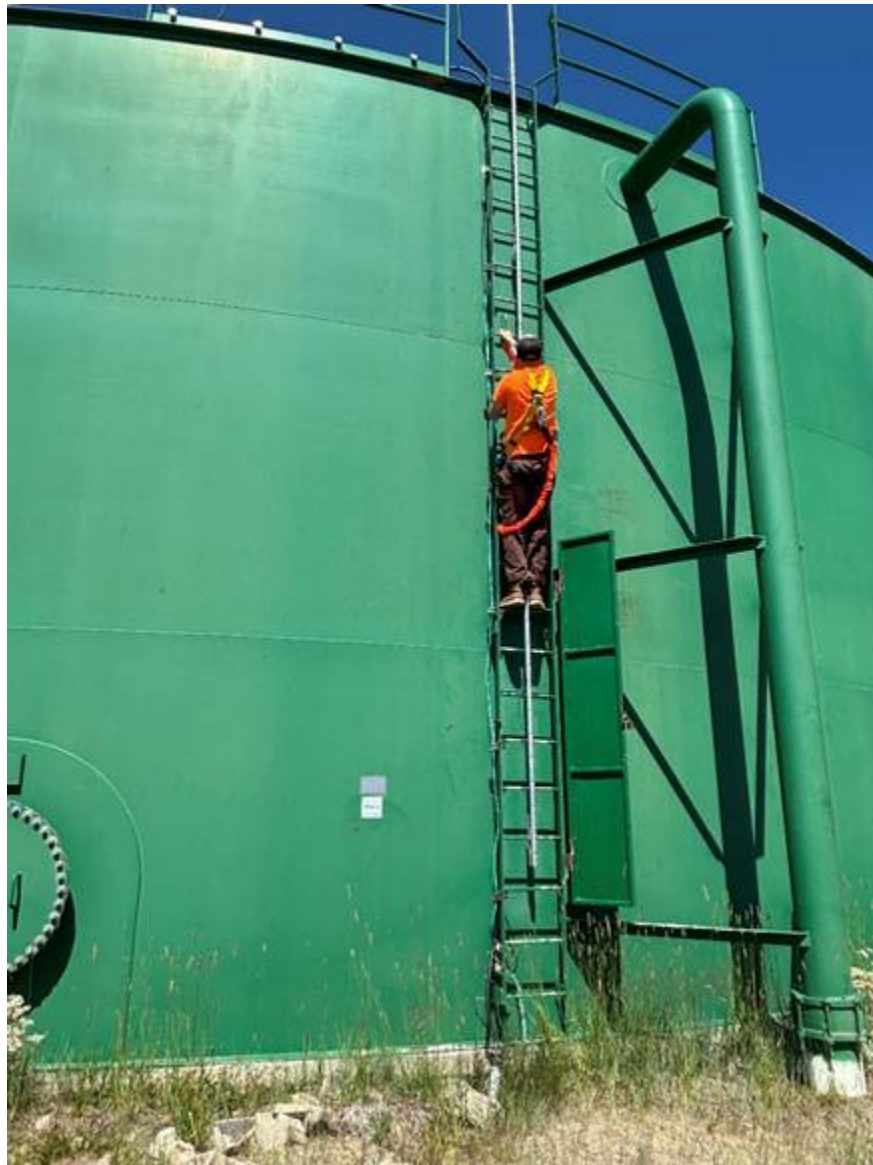




- Pre-construction meetings held for LML South Residential development.
- Upper Whitefish and Riverview pre-paving walkthroughs completed.

### *Operations & Maintenance*

- SCADA troubleshooting at Aspen Groves and Mountain Well 4 (with MicroComm).
- White Butte Tank inspected; latch lock replaced.



- Service line and meter installation inspections completed at multiple sites.
- New frontend loader delivered for district use.



### ***Other Notable Items***

- Leadership class by Purpose and Performance Group.
- Contractor communications handled regarding PRVs, backflow devices, and meter responsibilities.
- District staff and safety meetings held.
- Vendor coordination for return of mistakenly shipped pallet.
- First significant rainfall recorded in late August.
- One of the project managers we have been working with throughout the summer reached out to personally thank me for the assistance and guidance provided by our team. He expressed appreciation not only for the support he received, but also for the help extended to other contractors on site.

## **Collection & Distribution Maintenance Spotlight**

### **August Spotlight/Major Projects**

- Mountain: Completed Sioux Road water main realignment, Budget 250K, cost was approximately 85K, **resulting in saving of 165K on project**
- Lower yard 90% finished. excavating, grading, shuttling, stacking & backfilling
- Manhole Rehabilitation: Sioux 1 MH, Black Eagle raised 1 MH
- Mountain: True Pipe, Sewer Main Cleaning and Video, planning on 50k feet each for cleaning and Videoing
- Pre-paving inspection of 44 MH in SP
- Pre-paving inspection & post paving inspection Upper White
- Delivery of new loader
- TC South Pre-construction meeting

### **Work Orders**

#### ***Planned Work Orders***

- Locates Ongoing
- Sewer Asset Management Survey/Locations
- Sewer Inspections Ongoing
- Manhole Rehab Ongoing

#### ***Reactive Work Orders***

- Total Other Repairs:

#### ***Completed Work Orders***

- Approx. 78 Locates
- Sewer Inspections: 2
- Sewer Asset Management Survey/Locations: 150 Surveyed
- Spanish Peaks Flum MH Weekly Check
- Manhole Rehab Sioux 1 MH, Black Eagle raised 1 MH
- Monthly Vehicle Maintenance: 2024 F250 & Service Truck oil change

***Outstanding Work Orders***

- I & I: Mountain, True Pipe found two spots on White Otter. Plan to fix in the next weeks
- Revisit FOG Inspections
- Continued Org of Maintenance Shop





### **Closing Summary**

The team completed the water main realignment on Sioux Rd, of which the budget was \$250K. Approximate cost \$85K, **resulted in a saving of \$165k**. This month included ongoing manhole rehabilitation, and I&I repairs. Our team worked on the lower yard work. Routine work like utility locates, inspections, maintenance, and shop organization continued steadily. True Pipe is working on mountain cleaning and videoing main 50K feet to complete this season.

## **Upcoming Events**

- August 14<sup>th</sup> – District admin Meeting
- August 13<sup>th</sup> – BRAD District Board Meeting
- August 19<sup>th</sup> – Joint District Committee Meeting
- August 20<sup>th</sup> – District Board Meeting
- August 28<sup>th</sup> – CCBS Meeting
- August 28<sup>th</sup> – District Staff Meeting
- September 1<sup>st</sup> – Labor Day (Office is Closed)
- September 9<sup>th</sup> – Strategic Planning Meeting – District Admin (Office is Closed)
- September 10<sup>th</sup> – BSRAD Board Meeting
- September 11<sup>th</sup> – District Admin Meeting
- September 15<sup>th</sup> – Joint District Committee Meeting
- September 25<sup>th</sup> – CCBS Meeting
- September 25<sup>th</sup> – District Staff Meeting

**Coming soon the District will have an events calendar on our website**