

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

January 17, 2023

PRESENT: Directors Marc Liechti, Jim Heim, Todd Fleming, and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: David Cordell, Roxanne Wadman

Director Liechti called the meeting to order at 2:08 PM

AGENDA: A motion was made by Director Fleming to accept the agenda as presented. Director Heim seconded, and motion carried.

VISITORS: N/A

APPROVAL OF MINUTES: The Minutes of the November 22, 2022, and December 20, 2022, Board Meeting were reviewed. A motion was made by Director Fleming to accept the minutes pending proposed changes to Decembers' meeting minutes. Director Heim seconded, and motion carried.

FINANCIAL REPORT: The financial reports for December 2022 and January 2023 were presented by General Manager Olson. A motion was made by Director Fleming to approve the financial report. Director Heim seconded, and motion carried.

BILL APPROVAL: Accounts payable for November 2022 and December 2022 were reviewed, and expenses of note discussed. The credit card statement for November 2022 and December 2022 were also reviewed. A motion was made by Director Heim to approve the bills. Director Fleming seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

South 80 Generator: General Manager Olson informed the Board that he has been speaking with Doug Sanders, the South 80 HOA President about the timeline of the generator project. The transfer switch controls have been installed, the propane line, tank and final connection will happen in the spring when the ground thaws.

Williams Well Water Leak: General Manager Olson informed the Board of a water leak at the old, abandoned Williams Well. General Manager Olson stated that the LCWSD operators were able to temporarily fix the leak, but that it will need to be properly fixed in the spring when the environment can be more controlled.

New Well Update: General Manager Olson informed that Board that the District had three large trees removed from the new well site. He stated that the next steps are to send the project out to public bidding. General Manager Olson stated that he would be meeting with representatives from Water Environmental Technologies this week to ensure that all the specifics are included in the bid.

NEW BUSINESS:

Porta Potty Waste Disposal: General Manager Olson informed the Board that he was approached by a local customer interested in starting a specialized porta potty business. The customer was inquiring as to the ability of the District to accept porta potty septage on a temporary basis, until the proposed regional septage facility is completed. The Board unanimously decided to decline the proposal because the District is not currently set up to receive septage.

Septage Review: District attorney, Duncan Scott, reviewed a proposed interlocal agreement from Flathead County and made some amendments for Board review before submission. General Manager Olson read aloud the amended interlocal agreement to the Board and discussion was had about areas of concern. Areas of concern were noted and will be brought to Duncan Scott's attention for additional amending. The Board unanimously approved draft submission, pending noted amendments.

Heating System: General Manager Olson informed the Board that the heating and cooling system in the front building is no longer functional. General Manager Olson presented the Board with an estimate to replace the system. The Board unanimously approved moving ahead with the system replacement.

MISCELLANEOUS:

The meeting adjourned at 3:41 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, FEBRUARY 21, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

February 21, 2023

PRESENT: Directors Marc Liechti, Jim Heim, Todd Fleming, and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: David Cordell, Roxanne Wadman

Director Liechti called the meeting to order at 2:10 PM

AGENDA: A motion was made by Director Fleming to accept the agenda as presented. Director Heim seconded, and motion carried.

VISITORS: N/A

APPROVAL OF MINUTES: The Minutes of the January 17, 2023, Board Meeting were reviewed. A motion was made by Director Fleming to accept the minutes as presented. Director Heim seconded, and motion carried.

FINANCIAL REPORT: The financial reports for were presented by General Manager Olson. A motion was made by Director Heim to approve the financial report. Director Fleming seconded, and motion carried.

BILL APPROVAL: Accounts payable January 2023 were reviewed, and expenses of note discussed. The credit card statement for January 2023 were also reviewed. A motion was made by Director Fleming to approve the bills. Director Heim seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Montana Rural Water Conference. March 22-24: There will be no employees or Board members attending the MRWC this year. Reserved rooms will be cancelled.

Treatment Site Discussion: General Manager Olson updated the Board of Directors on the progress of the Districts planned treatment site expansion project. Discussion was had of the current farm lease and timing with the installation of a new pivot for the Districts currently non irrigated land. General Manager Olson informed the Board that Flathead County has received a demand letter from a law firm about the County's proposed septage receiving site. They discussed the Districts plans for the treatment facility expansion and confirmed that any delay the County may experience with their septage receiving site project will have no effect on the Districts treatment site expansion plans, as the District's plans have been in place well before the County's project was proposed. The Board spoke of development and growth in the Lower Valley. They spoke of the need to remain good stewards to the land and neighbors. Discussion was had of how the District can cohabitate by not only keeping new landowners informed of the existing site, but also realizing that there can be steps taken to continue to incorporate natural buffer zones and barriers.

NEW BUSINESS:

MISCELLANEOUS:

The meeting adjourned at 4:14 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, MARCH 21, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

March 21, 2023

PRESENT: Directors Marc Liechti (2:12), Jim Heim, Todd Fleming, Roxanne Wadman and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: David Cordell

Director Wadman called the meeting to order at 2:05 PM

AGENDA: A motion was made by Director Heim to accept the agenda as presented. Director Fleming seconded, and motion carried.

VISITORS: Mary Flowers with Citizens for a Better Flathead and Jennifer Tipton, Landowner.

Mary Flowers stated that she was at the meeting to learn more about LCWSD regarding the sewer system. She provided General Manager Olson with a list of questions that she would like addressed at a later date. Mary voiced concern about the Flathead County septage receiving site location. She stated that she would like to see an energy conversion waste system as opposed to a composting site.

Jennifer Tipton expressed her concern about the Flathead County septage receiving site location, as well as concern about LCWSD expanding the irrigation system on the Districts existing property that has been marked for treatment site expansion. Jennifer questioned testing and treatment processes at the sewer treatment site.

APPROVAL OF MINUTES: The Minutes of the February 21, 2023, Board Meeting were reviewed. A motion was made by Director Fleming to accept the minutes as presented. Director Heim seconded, and motion carried.

FINANCIAL REPORT: The financial reports for were presented by General Manager Olson. A motion was made by Director Fleming approve the financial report. Director Wadman seconded, and motion carried.

BILL APPROVAL: Accounts payable February 2023 were reviewed, and expenses of note discussed. The credit card statement for February 2023 were also reviewed. A motion was made by Director Fleming to approve the bills. Director Heim seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Treatment Site Discussion: General Manager Olson informed the Board that Flathead County voted against the land purchase for the proposed septage receiving site. He informed the Board that the Interlocal Agreement that was previously agreed upon will no longer be valid if Flathead County decides to move forward on a different piece of property. A new Interlocal Agreement would need to be drafted.

General Manager Olson updated the Board on the progress of the LCWSD existing ARPA sewer treatment site expansion project. He stated that the Districts engineers have been working with soil engineers to navigate the best options for the location of a new holding cell. He also informed the Board that there will be an additional dig and test next week to gather more data for a potential groundwater discharge application. General Manager Olson explained the benefits of a groundwater discharge process. He also explained that if the permit is issued, it may eliminate the need for an additional holding cell and additional irrigation on the Districts 90-acre farm field, suggesting that those funds could instead be allocated toward additional pretreatment methods. The Board of Directors and General Manager Olson discussed the

benefits of pivoting from an exclusive holding cell with irrigation process, including sustainability, land stewardship, as well as the added benefit of additional capacity.

General Manager Olson informed the Board of Directors that the District is currently testing for tannins at various locations throughout the system to try to pinpoint where the majority of them are coming from. He explained the negative effects that tannins have on an ultraviolet disinfection system, and the importance of mitigating the current issue at the source.

Bid Package-New well: General Manager Olson informed the Board that the bid package has been prepared and is ready to be sent out for public bidding. Director Heim motioned to approve the bid package and to move forward with the bidding process, Director Fleming seconded, and the motion carried.

Lift Station #8: General Manager Olson updated the Board on a repair that is needed at Lift Station #8 on Conrad Point Rd. He stated that the problem has been diagnosed and explained the possible avenues that will be taken to repair the issue.

NEW BUSINESS:

Bierney Creek Rd. Development: General Manager Olson informed the Board that he has been approached by a development group interested in building a subdivision off of Bierney Creek Rd. He explained that the developers are still in the preliminary stages of development, but have many questions about our water system that will require a water model. The previous water model was completed in 2004. Since that time, there have been some major upgrades to the Lakeside water system. Director Wadman motioned to pay half of the water model fee up to \$5,000.00. Director Fleming seconded, and the motion carried.

MISCELLANEOUS:

The meeting adjourned at 4:07 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, APRIL 18, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

April 18, 2023

PRESENT: Directors Jim Heim, Todd Fleming, David Cordell and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: Directors Marc Liechti & Director Roxanne Wadman

Director Cordell called the meeting to order at 2:07 PM

AGENDA: A motion was made by Director Heim to accept the agenda as presented. Director Fleming seconded, and motion carried.

VISITORS: Jennifer Tipton

Jennifer stated that she will just be sitting in on the meeting and did not have any formal speaking points.

APPROVAL OF MINUTES: The Minutes of the March 21, 2023, Board Meeting were reviewed. A motion was made by Director Fleming to accept the minutes as presented. Director Heim seconded, and motion carried.

FINANCIAL REPORT: The financial reports for March were presented by General Manager Olson. A motion was made by Director Fleming to approve the financial report. Director Heim seconded, and motion carried.

BILL APPROVAL: Accounts payable for March 2023 were reviewed, and expenses of note discussed. The credit card statement for March 2023 was also reviewed. A motion was made by Director Fleming to approve the bills. Director Heim seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Treatment Site Discussion: General Manager Olson stated that Brad with Water & Environmental Technologies has completed the groundwater study. Brad needed three quarters worth of data to complete the study. General Manager Olson informed the Board that he had a call with Brad from W.E.T as well as the Districts engineer to review the test results. Brad stated that the report shows favorable flow direction, absorption rates, and soil makeup. Five wells were drilled at various points of the Districts property. Groundwater and surface water were monitored when Flathead lake was at its lowest level, as well as at its highest level and points in between to provide an accurate flow direction. General Manager Olson, Brad and the Districts engineer will have a meeting with the Department of Environmental Quality on Monday, April 24th, 2023, about the findings based on W.E.T 's report to see what the next steps are that need to be taken before the report is officially submitted to the DEQ.

Jennifer Tipton did ask during this discussion if the District would be testing for PFAS. General Manager Olson explained that until the EPA comes up with law and processes for that, there will be no testing. He also stated that there is no formal test for that at this time. Director Fleming asked Jennifer if she felt that her family was experiencing any know health problems directly tied to our current processes. She stated no, but that her concern was about the future.

Bid Package-New well: General Manager Olson informed the Board of the timeframe for the bidding process for the new well.

NEW BUSINESS:

2022 Audit: General Manager Olson informed the Board that due to unforeseen circumstances; the Districts auditor has fallen behind the traditional timeline to complete the Districts audit by the required due date. General Manager Olson presented the Board with the options that are available to the District. The first option available is to file an extension, the second option is to request a bi-annual audit with Flathead County, and the third option would be to hire a new auditor. Pros and cons of each option were discussed. The Board unanimously decided to request a bi-annual audit with Flathead County. The District will await a decision from the County. General Manager Olson will update the Board with the County's decision at the May Board meeting.

Marco View Development: General Manager Olson presented the Board with a proposed subdivision that is requesting a will serve letter from the District. General Manager Olson provided the Board with the history of a current developer agreement that is in place for the proposed area. Director Heim moved to approve the request for a will serve letter. Director Fleming seconded, and the motion carried with unanimous approval.

Tamarack Brew Pub: General Manager Olson provided the Board with a handout of the Districts Rules and Regulations, Sections 2-7 prior to discussion. He then explained the results of the samplings that were performed on the sewer flow in various portions of the system to the Board. He pointed out that there has been a significant increase in flows over the years from the Tamarack Brew Pub's beer processing, resulting in extremely high dissolved oxygen (DO) content & Total Suspended Solids (TSS) from their effluent. He explained how that could negatively affect the newly proposed treatment processes. General Manager Olson and the Board discussed various treatment options and it was decided that General Manager Olson will have a discussion with the owner of the Tamarac Brew Pub and come up with a sustainable solution that will work for both the District and the Tamarack Brew Pub to accommodate future growth for both parties. General Manager Olson will keep the Board informed of discussions as they are had over the coming months.

MISCELLANEOUS:

The meeting adjourned at 4:12 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, May 16, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

May 16, 2023

PRESENT: Directors Marc Liechti, Jim Heim, David Cordell, Roxanne Wadman and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: Director Todd Fleming

Director Liechti called the meeting to order at 2:00 PM

AGENDA: A motion was made by Director Cordell to accept the agenda as presented. Director Wadman seconded, and motion carried.

VISITORS: Mary Flowers, Anna Mahlen, Cindy Basnett, Brad Shull, & Jennifer Tipton

Mary Flowers with Citizens for a Better Flathead stated that she was attending the meeting to learn more about the Districts operations and functions. She stated that she wants to understand the proposed new process and requested reports as they become available. General Manager Olson explained the reporting process and stated that they were about 75% complete at this time. Mary Flowers asked if there would be public comment allowed. General Manager Olson confirmed that not only would the District allow for public comment, but the Department of Environmental Quality would as well. He then explained the process between the District, the Districts engineers, the DEQ and the public. Director Liechti noted that the public is always welcome to comment at any regularly scheduled Board meeting.

Cindy Basnett stated that she lives in the area and would like to stay abreast of any proposed Flathead County septic solutions as they work through them. She stated that she would like to find a solution that works for everyone. General Manager Olson noted that the County had released an analysis memo of the Flathead County landfill findings on the Flathead County website and noted that option appears to have been ruled out.

Mary Flowers asked if a groundwater discharge permit would increase the Districts current capacity. General Manager Olson stated that it would.

Brad Shull asked if the Districts plan is complete. General Manager Olson stated that the District is still working through it. Brad suggested keeping the community involved. Director Liechti stated that the community is always welcome to attend and comment at any regularly scheduled Board meetings.

Jennifer Tipton stated that one of her main concerns is the water in the irrigation ditch. General Manager Olson stated that the District cares very much about the water in the irrigation ditch and adheres to all DEQ rules and regulations.

Mary Flowers asked if any newly passed legislation will affect the District. General Manager Olson stated that he is unaware of any new legislation that will effect the Districts current processes.

APPROVAL OF MINUTES: The Minutes of the April 18, 2023, Board Meeting were reviewed. A motion was made by Director Heim to accept the minutes as presented. Director Wadman seconded, and motion carried.

FINANCIAL REPORT: The financial reports for April 2023 were presented by General Manager Olson. A motion was made by Director Heim to approve the financial report. Director Cordell seconded, and motion carried.

BILL APPROVAL: Accounts payable for April 2023 were reviewed, and expenses of note discussed. The credit card statement for April 2023 was also reviewed. A motion was made by Director Wadman to approve the bills. Director Cordell seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

2022 Audit: General Manager Olson reported that both Flathead County and the State of Montana approved the District moving to a biannual audit period. Director Wadman motioned to approve a biannual audit period. Director Cordell seconded, and the motion carried.

Treatment Site Discussion: General Manager Olson informed the Board that the engineers are working through the ground water discharge discovery process and stated that he will inform the Board of the findings when they become available.

New Well Bid Review: General Manager Olson reported to the Board that three bids were submitted at the bid opening on May 15, 2023. He stated that O'Keefe Drilling submitted the lowest bid. General Manager Olson reported that they would be able to begin drilling in the fall. Discussion was had about the pump test and runoff route. Director Cordell motioned to approve the project award to O'Keefe Drilling. Director Wadman seconded, and motion carried.

South 80 Generator Project: General Manager Olson informed the Board that the pressure test was being performed on the generator on May 16th, 2023. He stated that SEM electric will be running the final tests, and it should be operational by May 26th, 2023. Director Heim inquired as to the propane tank fill process. General Manager Olson stated that all the District's generators are tested weekly and are on an auto fill program with the propane company.

Volunteer Park Irrigation: General Manager Olson informed the Board that Flathead County will be hooking up to the Districts water to irrigate Volunteer Park. He stated they will be going with a two-inch meter and will install a double check valve.

Bierney Creek Subdivision: General Manager Olson informed the Board that the water model has been completed for the proposed the Lakeside water system. General Manager Olson pointed out the property on the GIS map and explained to the Board what the engineers were exploring regarding a possible new water tank size, location and material. General Manager Olson tasked the Districts engineers with getting a cost share estimate to the developer so they will know if they would like to move forward on the project.

NEW BUSINESS:

MISCELLANEOUS:

The meeting adjourned at 3:16 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, JUNE 20, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

June 13, 2023

PRESENT: Directors Marc Liechti, Jim Heim, David Cordell, Roxanne Wadman, Todd Fleming and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT:

Director Liechti called the meeting to order at 1:00 PM

General Manager Olson pointed out the condensed agenda due to time constraints.

AGENDA: A motion was made by Director Wadman to accept the agenda as presented. Director Heim seconded, and motion carried.

VISITORS: Jennifer Tipton- 123 Crabtree Lane, Kalispell – Just observing the meeting.

APPROVAL OF MINUTES: The minutes of the May 16, 2023, Board meeting were reviewed. A motion was made by Director Wadman to accept the minutes as presented. Director Heim seconded, and motion carried.

OLD BUSINESS:

Treatment Site Discussion: General Manager Olson explained to the Board that, due to the extensive ground improvements required to construct additional holding ponds, the Board of Directors had decided to pivot the direction of the future developments to the treatment site. Due to the extent of the plan pivot, a new proposal will need to be submitted to the ARPA planning Board for review on Friday the 16th of June 2023. District engineer Brad Koenig with Robert Peccia and Associates went on to explain various treatment options to the Board. The pros and cons of each option were discussed at great length. Facility footprint, capacity, cost, and procedures were all considered before the Board of Directors ultimately decided to move forward on changing the scope of the preliminary plan to include an improved headworks facility in phase one. Director Wadman moved to accept the proposed plan as presented, Director Cordell seconded, and the motion carried.

NEW BUSINESS:

Land Purchase- 237 & 229 Bierney Creek Rd: General Manager Olson informed the Board of Directors that a firm representing the owners of 237 & 229 Bierney Creek Road have reached out to the District regarding purchasing the property that adjoins the existing District main office property. General Manager Olson provided the Board with comparable properties in the area for review and reference. Director Wadman motioned to approve General Manager Olson moving forward with negotiating an offer up to the appraised land value of \$220,000. Director Fleming seconded, and the motion carried.

Ordinance 23-1, 23-2, 23-3:

Ordinance 23-1 - A motion was made by Director Heim to increase sewer usage rates, base rate, and flat rates by 5% beginning August 2023. Director Cordell seconded, and the motion carried.

Ordinance 23-2 - A motion was made by Director Heim to increase sewer system development fees and sewer late comer fees by 5% beginning August 2023. Director Cordell seconded, and the motion carried.

Ordinance 23-3 – General Manager Olson questioned the need for an ordinance to raise system development fees for non-customers to the same requirements as existing customers. The Board

directed General Manager Olson to consult with the Districts legal counsel and table Ordinance 23-3 until the July Board meeting.

COLA Increase Discussion: The Board of Directors unanimously approved a 5% COLA increase for FY 2024 for district employees.

Fish Hatchery Lift Station Backup Pump: General Manager Olson informed the Board that there is no backup pump at the Fish Hatchery lift station. The secondary pump has failed and is currently being assessed for repair. General Manager Olson presented the Board with a rate quote for purchasing a new pump to serve as the replacement. If the current pump can be repaired, it will then act as the backup pump. Director Cordell moved to approve the purchase, Director Wadman seconded, and the motion carried.

MISCELLANEOUS:

District Secretary Beth Dotson: General Manager Olson informed the Board of Directors that, unfortunately, due to unforeseen circumstances, District Secretary Beth Dotson will need to fully retire ahead of her originally anticipated October 2023 timeline. General Manager Olson informed the Board that her final date of employment with the District will be June 15th, 2023.

The meeting adjourned at 3:11 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, JULY 18, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

July 18, 2023

PRESENT: Directors Marc Liechti, Jim Heim, David Cordell, Roxanne Wadman, Todd Fleming and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: N/A

Director Liechti called the meeting to order at 2:00 PM

AGENDA: A motion was made by Director Wadman to accept the agenda as presented. Director Fleming seconded, and motion carried.

VISITORS: Jennifer Tipton, Sharon Christensen

Jennifer stated that she will just be sitting in on the meeting and did not have any formal speaking points.

Sharon Christensen stated that she was concerned about bulk water that the District has been selling. She stated that she is concerned about the water table and the aquifer. The Board explained to her that the District has always sold bulk water, and that General Manager Olson keeps a close eye on the water levels. The Board explained that the bulk water sales for the District are roughly the equivalent of an average household in the summer months. Sharon stated that she appreciated the Board explaining that to her.

APPROVAL OF MINUTES: The minutes of the June 20, 2023, Board meeting were reviewed. A motion was made by Director Wadman to accept the minutes as presented. Director Cordell seconded, and motion carried.

FINANCIAL REPORT: The financial reports for June 2023 were presented by General Manager Olson. A motion was made by Director Wadman to approve the financial report. Director Heim seconded, and motion carried.

BILL APPROVAL: Accounts payable for May and June 2023 were reviewed, and expenses of note discussed. The credit card statement for May and June 2023 were also reviewed. A motion was made by Director Heim to approve the bills. Director Wadman seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Treatment Site Discussion: General Manager Olson stated that Brad with Water and Environmental Technologies just finished up with the testing required to submit the groundwater discharge permit to the DEQ. General Manager Olson informed the Board that the ARPA plan has been re-submitted as well.

Land Purchase – 237 & 229 Bierney Creek Rd: General Manager Olson informed the Board that he has submitted a formal offer of \$190,000 for the land at 237 & 229 Bierney Creek Rd. He stated that the estate manager for the property will be presenting the offer to the owners this week.

Alpine Slide Sewer Hookup: General Manager Olson informed the Board that the Alpine Slide has officially hooked up to the Districts sewer as of Tuesday, July 11th.

NEW BUSINESS:

FY24 Budget Review: General Manager Olson presented the Board of Directors with the Fiscal Year 2024 budget. General Manager Olson provided a comparison of FY 2023 to the proposed FY 2024 budget. The Board of Directors unanimously approved the FY 2024 budget.

Bierney Creek Rd. Lucas/Anderson Property: General Manager Olson explained to the Board that the investors that shared the cost of the Lakeside water system water model were presented with a cost estimate for installing a concrete water tank. The estimate included all of the associated costs, i.e. engineering, land work, piping, building and materials. He explained that their team will review the estimate to see if it pencils out financially for them to move forward.

Lakeview Park Estates Water: General Manager Olson informed the Board that the president of the Lakeview Park Estates subdivision has approached him about potentially having Lakeside County Water and Sewer District take over their water system. General Manager Olson provided an estimate of preliminary costs that were provided to the Lakeview Park Estates HOA. Discussion was had of how LCWSD would go about potentially connecting their system. The Board unanimously approved moving forward with discussions on taking over the Lakeview Park Estates water system.

Annexation Request – 230 Clothier Lane: A motion was made by Director Wadman to annex 230 Clothier Lane into the District, noting that annexation is not a guarantee of service. Director Heim seconded, and motion carried.

MISCELLANEOUS:

The meeting adjourned at 4:00PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, AUGUST 15, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

August 15, 2023

PRESENT: Directors Marc Liechti, Jim Heim, David Cordell, Roxanne Wadman, Todd Fleming and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: N/A

Director Liechti called the meeting to order at 2:00 PM

AGENDA: A motion was made by Director Wadman to accept the agenda as presented. Director Heim seconded, and motion carried.

VISITORS: Mayre Flowers with Citizens for a Better Flathead as well as twelve visitors who are concerned landowners of the area surrounding the proposed Flathead County regional septage treatment facility.

Mayre Flowers was first to speak, asking for a copy of the groundwater discharge permit that was submitted to the DEQ. General Manager Olson stated that he does not have a copy of that report yet but will provide her with a copy when it becomes available. Mayre followed up by asking how the groundwater discharge permit relates to the current facility plan permit. General Manager Olson explained that the DEQ will be performing a comprehensive public process. The process will include a plan review with Water and Environmental Technologies, they will then host a public meeting for all landowners within a certain mile radius around the treatment facility before continuing to move forward with the next steps in the process. Director Cordell explained that although the process of the Districts treatment may be changing, the District has hired experts to help guide the Board through the process. He further explained that the Board has a responsibility to implement new processes as technology advances. The Districts rate payers are depending on the Board to maintain the District through maintenance and upgrades as needed.

The Board of Directors and General Manager Olson allowed the visiting landowners to voice their concerns about Flathead County's proposed septage receiving facility. There was open dialog about their concerns. The unanimous concern amongst the group was the location. The Board made it clear that Flathead County is driving the decision as to where the septage receiving station site will be located, and that Lakeside County Water and Sewer District remains open to receiving treated liquids, regardless of where the septage site is located.

APPROVAL OF MINUTES: The minutes of the July 18, 2023, Board meeting were reviewed. A motion was made by Director Wadman to accept the minutes as presented. Director Fleming seconded, and motion carried.

FINANCIAL REPORT: The financial reports for July 2023 were presented by General Manager Olson. A motion was made by Director Heim to approve the financial report. Director Wadman seconded, and motion carried.

BILL APPROVAL: Accounts payable for July 2023 were reviewed, and expenses of note discussed. The credit card statement for July 2023 was also reviewed. A motion was made by Director Cordell to approve the bills. Director Wadman seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Treatment Site Discussion: General Manager Olson informed the Board of Directors that the re-submittal to ARPA for the change in scope of work has been approved. He further explained the next steps in the process. He explained to the Board that there are three separate phases to the full facility plan and recommended (as did the DEQ) that they be submitted at the same time for the SRF environmental review. Director Cordell made a motion to proceed with a full facility plan review, Director Wadman seconded, and the motion carried.

Somers Steamboat Landing Will Serve: General Manager Olson informed the Board that the will serve letter that LCWSD has with Somers Steamboat Landing has expired. He reminded the Board of the five-phase plan over a ten-year period that was presented by the developers as well as the time frame for each phase. The Somers County Water & Sewer District has requested a new will serve letter for the same project with the same time frame. General Manager Olson suggested a new will serve for the 1st phase only, along with allowing six months to get the plan submitted for preliminary plat. They will need a new will serve letter for each additional phase. Director Wadman made a motion to provide a will serve letter with a six-month deadline for phase 1 capacity, Director Fleming seconded, and the motion carried.

Cobblestone Homes/Clothier Lane Discussion & Bierney Creek/Lucas Homes: General Manager Olson informed the Board that he has met with the developers of the Cobblestone Homes development and the Districts engineer to discuss the proposed development. General Manager Olson provided the Board with digital imagery of the proposal. He explained the proposed five phases of the project. The Board discussed potential impact to the sewer system and expected cost sharing responsibilities associated. The Board also discussed water system possibilities amongst the owners of Cobblestone Homes, Lucas Homes, and Clothier Lane developers. General Manager Olson recommended that the developers submit their plans for review along with review fees to the District engineer, for the purpose of discovering the impact. Director Cordell made a motion to move forward with discussions, to try to get all developers on the same page for cost sharing purposes and to get them to submit their plans for review by the District engineers along with review fees. Director Wadman seconded, and the motion carried.

NEW BUSINESS:

Safety & Compliance Inspection: General Manager Olson presented the Board of Directors with the annual safety and compliance inspection. The inspector found no deficiencies to report.

MISCELLANEOUS:

Director Fleming inquired about the property at 237 & 239 Bierney Creek Rd that the District put a purchase offer in on. General Manager Olson informed him that the offer is currently under review and hopes to hear back soon.

Director Wadman requested that the September 19th Board meeting be pushed up to 1:00PM because of time constraints. All other Directors were in favor.

The meeting adjourned at 4:49PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, SEPTEMBER 19, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS SPECIAL MEETING September 13, 2023

PRESENT: Directors Marc Liechti, Jim Heim, David Cordell, Todd Fleming and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: Roxanne Wadman

Director Liechti called the meeting to order at 1:00PM

AGENDA: A motion was made by Director Heim to accept the agenda as presented. Director Fleming seconded, and motion carried.

VISITORS: Jennifer Tipton- 123 Crabtree Lane, Kalispell – Just observing the meeting.

Brad Shull – 277 My Way, Kalispell – Just observing the meeting.

Mayre Flowers, Citizens for a Better Flathead – Just observing the meeting.

Robert Peccia and Associates Engineering Team Consisting of Brad Koenig, and Ryan Seyler presented the Board with a project overview of the facility plan including phases and budget. Brad presented several types of facility options as well as the pros and cons for the Board to consider. General Manager Olson and Board members engaged in discussion as the different processes were presented. Brad presented a rate study in addition to the facility plan. He presented different amortization schedules, and the impact that each would have on the Districts rate payers. When Brad was done with his presentation, Director Fleming inquired as to the next steps. General Manager Olson explained that the Board will need to decide what facility plan they feel as though is the best option for the District and vote to move forward with planning and discussion. Director Liechti requested the Board continue the discussion at the next regularly scheduled Board meeting when all Board members are present on September 19th, 2023.

The meeting adjourned at 3:46 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, SEPTEMBER 19, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING September 19, 2023

PRESENT: Directors Marc Liechti, Jim Heim, Roxanne Wadman, Todd Fleming and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: David Cordell

Director Liechti called the meeting to order at 2:02PM

AGENDA: A motion was made by Director Wadman to accept the agenda as presented. Director Fleming seconded, and motion carried.

VISITORS: Jennifer Tipton- 123 Crabtree Lane, Kalispell – Just observing the meeting.

APPROVAL OF MINUTES: The minutes of the August 15, 2023, and the September 13, 2023, Special Board meeting were reviewed. A motion was made by Director Wadman to accept the minutes as presented for both meetings. Director Heim seconded, and motion carried.

FINANCIAL REPORT: The financial reports for August 2023 were presented by General Manager Olson. A motion was made by Director Heim to approve the financial report. Director Fleming seconded, and motion carried.

BILL APPROVAL: Accounts payable for August 2023 were reviewed, and expenses of note discussed. The credit card statement for August 2023 was also reviewed. A motion was made by Director Fleming to approve the bills. Director Heim seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Treatment Site Facility Plan: General Manager Olson asked the Board if they had any questions regarding the facility plan that was proposed by the Districts engineers, Brad Koenig and Ryan Seyler (Robert Peccia & Associates), at the Special Board meeting on September 13th. Director Liechti stated that, if possible, he would like to see the infiltration ponds and building relocated as far south as possible to maximize usable land for farming. General Manager Olson stated that it may be possible to relocate it and stated that exact design details will unfold as the project moves forward. He stated that the Board of Directors and staff will be very involved in the design process. Director Fleming stated that he felt as though the SBR facility plan makes the most sense to him. Director Liechti agreed stating that it takes up the smallest footprint, therefore fewer ground improvements will be required. Director Fleming also stated that the SBR plan provided 900,000 gallons of capacity per day upon completion, as compared to other plans that have a larger footprint and only provide 600,000 gallons of capacity per day when fully built out. Director Fleming noted that Brad Koenig (Robert Peccia & Associates) highlighted that the SBR plan has a more complicated operation process than the other proposed plans. He questioned the District employees' qualifications to operate the proposed facility. General Manager Olson stated that both of the Districts operators as well as himself have already begun studying for the required Level 1C Operators license. General Manager Olson explained that the test is extremely complex as it encompasses every type of sewer treatment system. When the course is complete the Districts operators will have a comprehensive knowledge of how to operate the new facility.

Director Heim made a motion to adopt the facility plan along with the preferred recommendations by Robert Peccia and Associates. Director Wadman seconded, and the motion carried unanimously with Director Cordell casting a yes vote via electronic device.

NEW BUSINESS: N/A

MISCELLANEOUS: N/A

The meeting adjourned at 3:11PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, OCTOBER 17, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

October 17, 2023

PRESENT: Directors Marc Liechti, Jim Heim, Roxanne Wadman, Todd Fleming, David Cordell and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: N/A

Director Liechti called the meeting to order at 2:02PM

AGENDA: A motion was made by Director Fleming to accept the agenda as presented. Director Cordell seconded, and motion carried.

VISITORS: Jennifer Tipton – 123 Crabtree Lane, Kalispell, MT – Jennifer noted that the Montana DEQ has stated that they have not received the notice of deficiency back from Lakeside County Water and Sewer District and was inquiring as to the reason why. General Manager Olson explained that the company that was hired to do the report has many clients and is working on gathering the required information as quickly as possible. Jennifer also inquired about the Districts capacity regarding the proposed subdivision in Somers, Steamboat Landing. General Manager Olson along with the Board of Directors explained how proposed subdivisions work in regard to phases, timelines and District capacity. General Manager Olson reiterated that if Steamboat Landing were approved, it would be part of the Somers Water and Sewer District, and that it would be up to SWSD to request capacity from LCWSD.

APPROVAL OF MINUTES: The minutes of the September 19, 2023, Board meeting were reviewed. A motion was made by Director Fleming to accept the minutes as presented. Director Heim seconded, and motion carried.

FINANCIAL REPORT: The financial reports for September 2023 were presented by General Manager Olson. A motion was made by Director Cordell to approve the financial report. Director Wadman seconded, and motion carried.

BILL APPROVAL: Accounts payable for September 2023 were reviewed, and expenses of note discussed. The credit card statement for September 2023 was also reviewed. A motion was made by Director Wadman to approve the bills. Director Cordell seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Tamarack Brewery: General Manager Olson informed the Board that he has a meeting on October 25th, 2023, with the owner of Tamarack Brewery, Josh Townsley, and the Districts engineers to discuss the best steps to move forward regarding discharge mitigation at the brewery. General Manager Olson stated that they plan to present Josh Townsley with the effects of the current Total Suspended Solids and Biochemical Oxygen Demand from the brewery to the system at this point and outline the benefits to pretreatment in preparation for the newly proposed sewer facility plan.

Redundant Well: General Manager Olson updated the Board on the progress of the redundant well that is currently being drilled by the Districts existing Tank Well. General Manager Olson informed the Board that they had hit the target depth of 615 feet on Tuesday, October 17th. He explained to the Board some difficulties that were run into throughout the process and the solution that was concluded by the Districts Hydrogeologist, Brad Bennett, along with the Districts pump expert, Miles Erickson to stay within the agreed upon budget and get the required gallons per minute required by the Montana DEQ.

NEW BUSINESS:

Whitefish Wastewater Facility Tour: General Manager Olson informed the Board that the Districts operators, Cody Osterday, and Scott Ring, along with the Districts Engineer, Brad Koenig and himself did a tour of the Whitefish Wastewater Facility. The Whitefish facility is very similar to the proposed new sewer facility that LCWSD has planned and found the tour to be very informative. The Districts operators had the opportunity to speak to the Whitefish operators extensively about their implementation process.

Todd Murphy – 150 Clothier Lane: General Manager Olson presented the Board with a private easement issue that was brought to his attention by a local landowner. The landowner is requesting to have future water and sewer infrastructure installed utilizing an existing, private easement, without hooking it up at this time to prepare for potential future expansion. After some discussion, the Board unanimously decided that the preferred route of water and sewer expansion should be through the District existing easements along main roads when possible, stating that easements through private land should be avoided when possible.

Ordinance 11-2 Article VII Section 7 B – Surcharge for Excess BOD and TSS: General Manager Olson presented that Board of Directors with an update request to the Ordinance 11-2 Article VII Section 7B formula based on the recommendation of the Districts Engineer, Brad Koenig, to keep in line with industry standards. Director Wadman made a motion to approve the request to update the formula in Ordinance 11-2 Article VII Section 7B. Director Cordell seconded the motion carried.

Ordinance 23-3 Annexation: An ordinance annexing 99 Deer Creek Rd. into the LCWSD District was unanimously approved.

Ordinance 23-4 Annexation: An ordinance annexing 5885 Hwy 93 S. into the LCWSD District was unanimously approved.

Ordinance 23-5 Annexation: An ordinance annexing 230 Clothier Ln. into the LCWSD District was unanimously approved.

Ordinance 23-6 Annexation: An ordinance annexing 817 S Juniper Bay Rd. into the LCWSD District was unanimously approved.

Ordinance 23-7 Annexation: An ordinance annexing 457 Highway 82 into the LCWSD District was unanimously approved.

Ordinance 23-8 Annexation: An ordinance annexing 175 Timberline Terrace into the LCWSD District was unanimously approved.

Lead & Copper Inventory: General Manager Olson presented the Board with the Lead and Copper Inventory that was completed by former District Secretary Beth Dotson prior to her retirement. General Manager Olson stated that the inventory has been submitted for approval.

Bergeron Development: General Manager Olson presented the Board with an inquiry that was made about a proposed subdivision to a 440-acre lot in Lakeside for water service. The Board discussed the property location and the direction that the District is growing and ultimately decided that if the potential developers are only interested in water, and not sewer services, it would not be in the Districts best interests to move forward with discussion at this time.

MISCELLANEOUS: N/A

The meeting adjourned at 4:04PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, NOVEMBER 21, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

November 21, 2023

PRESENT: Directors Marc Liechti, Jim Heim, Roxanne Wadman, Todd Fleming, David Cordell and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: N/A

Director Liechti called the meeting to order at 2:01PM

AGENDA: A motion was made by Director Wadman to accept the agenda as presented. Director Heim seconded, and motion carried.

VISITORS: Jennifer Tipton – 123 Crabtree Lane, Kalispell – Just observing the meeting. C. Jean Huntsman – 167 Crabtree Lane, Kalispell – Just observing the meeting. Ann Driskell – 134 Crabtree Lane, Kalispell – Just observing the meeting.

FEASIBILITY STUDY – BRAD KEONIG – Robert Peccia and Associates (MICROSOFT TEAMS):

General Manager Olson explained to the Board that a representative from Flathead County approached him and explained that the County is no longer going to try to incorporate a composting facility into the proposed septage receiving site due to the cost. With that in mind, the idea was that Lakeside County Water and Sewer District may be interested in incorporating the septage receiving station project into their existing facility plan. General Manager Olson requested the Districts engineer, Brad Koenig with Robert Peccia and Associates, perform a feasibility study. Brad found that if LCWSD were to take over the project, that would eliminate the need for two SBR plants (one for the County and the other for LCWSD). Since LCWSD is already planning on building an SBR plant, it would be more cost effective for LCWSD to amend their current plans to incorporate allowances for the septage receiving site. Brad explained in further detail how this accommodation would fold into the existing facility plan. General Manager Olson pointed out the newly proposed location for the septage receiving site on the Districts map, noting that the new location would more easily accommodate septage trucks than the location previously proposed by the County. General Manager Olson felt as though the new location would be less intrusive to the Districts neighbors. Brad stated that he had been working with the manufacturers of the SBR plants to best design the new facility. He did note that many things can be modified to accommodate the Districts specific needs as the process moves along. General Manager Olson and the Board discussed the County transferring their ARPA funds to the District. This would not only benefit the septage haulers by keeping the tipping fees lower, but also the Districts rate payers, because the District will not need to borrow as much money to complete the proposed facility plan. Director Fleming asked Brad Koenig what the foreseeable downsides to choosing to adopt the septage receiving plan. Brad Koenig stated that, in his opinion, at this time he does not feel as though there is a downside to the District adopting this plan. He stated that he felt as though it was a win-win with a much smaller footprint than the previously proposed two separate facilities. Director Fleming questioned staffing. General Manager Olson stated that he was actively looking into options for staffing the new facility. He further explained that he would like to make sure that every operator is cross trained in all aspects of the District.

Director Cordell made a motion to move forward with the proposal to Flathead County based on the findings of the feasibility study. Director Fleming seconded, and the motion carried.

APPROVAL OF MINUTES: The minutes of the October 17, 2023, Board meeting were reviewed. A motion was made by Director Fleming to accept the minutes as presented. Director Heim seconded, and the motion carried.

FINANCIAL REPORT: The financial reports for October 2023 were presented by General Manager Olson. A motion was made by Director Wadman to approve the financial report. Director Cordell seconded, and motion carried.

BILL APPROVAL: Accounts payable for October 2023 were reviewed, and expenses of note discussed. The credit card statement for October 2023 was also reviewed. A motion was made by Director Cordell to approve the bills. Director Wadman seconded, and motion carried.

DELINQUENT REPORT: Progress continues in collecting payment from delinquent accounts.

OLD BUSINESS:

Tamarack Brewery: General Manager Olson gave a progress report on the sampling that is being done at Tamarack brewery. He stated that the auto sampling began on 11/14/23 and will be completed 11/24/23. He explained that the District operators are doing daily sampling to get a base for a 'normal' range as well as the technicians at the brewery. Once testing is complete, a plan will be made for the next steps.

NEW BUSINESS:

Annexation of Assessor #0000979602 – North of Lakeside Club Entrance: General Manager Olson explained to the Board that he had been approached by the landowner of the property directly north of the entrance to the Lakeside Club to be annexed into the District. He explained that the landowner was kicking around several different ideas on what to do with the property but did not have a firm plan at this time. General Manager Olson stated that an annexation would not guarantee service to the property but would simply satisfy that step in the service process. Director Cordell made a motion to move forward with the annexation of property into the District. Director Wadman seconded, and the motion carried.

Christmas Party: General Manager Olson stated that everything was set for the Christmas party. He reiterated the time and location.

MISCELLANEOUS: Director Liechti questioned the status of the redundant well that was being drilled. General Manager Olson stated that the drilling was complete and capped. He stated that the next step is for the pump to be set.

The meeting adjourned at 3:17 PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, DECEMBER 19, 2023)

MINUTES

LCWSD BOARD OF DIRECTORS MEETING

December 19, 2023

PRESENT: Directors Marc Liechti, Jim Heim, Todd Fleming, David Cordell and employees Rodney Olson, General Manager, Rebecca Good, Secretary.

ABSENT: Roxanne Wadman

Director Liechti called the meeting to order at 2:02PM

AGENDA: A motion was made by Director Heim to accept the agenda as presented. Director Cordell seconded, and motion carried.

VISITORS: Mayre Flowers with Citizens for a Better Flathead – Kalispell. Mayre was reminding the Board that she is protesting the water rights for a neighboring property's development, Cooper Farms. Mayre requested a copy of Lakeside County Water and Sewer Districts response to the DNRC for the Ground Water Discharge permit that was submitted. General Manager Olson stated that Water and Environmental Technologies was hired to do the report on the Districts behalf and would provide a copy when available.

APPROVAL OF MINUTES: The minutes of the November 21, 2023, Board meeting were reviewed. A motion was made by Director Fleming to accept the minutes as presented. Director Heim seconded, and the motion carried.

FINANCIAL REPORT: The financial reports for November 2023 were presented by General Manager Olson. A motion was made by Director Cordell to approve the financial report. Director Fleming seconded, and motion carried.

BILL APPROVAL: Accounts payable for November 2023 were reviewed, and expenses of note discussed. The credit card statement for November 2023 was also reviewed. A motion was made by Director Heim to approve the bills. Director Fleming seconded, and motion carried.

OLD BUSINESS:

237 & 229 Bierney Creek Rd. Sale: General Manager Olson informed the Board that the offer that was submitted for the property at 237 and 229 Bierney Creek Road was accepted by the seller. General Manager Olson stated that the close date will be December 29th, 2023. There was discussion of using sewer funds to purchase the property so that there can be designated buildings for both water and sewer equipment in the future. Director Heim made a motion for the Board President to sign the buy sell agreement using sewer funds. Director Fleming seconded, and the motion carried.

Tamarack Sampling: General Manager Olson shared lab results from sampling that was done at Tamarack Brewing in November 2023. He informed the Board of a meeting that was had with the owner of Tamarack Brewing regarding effluent mitigation. He also stated that the Districts engineer is working on some comparative costs for varying levels of treated effluent for the Tamarack to consider when determining their next steps.

Septage Feasibility Study: General Manager Olson informed that Board that Flathead County's attorney is currently working on a draft agreement to present to the District for review. Once an agreement is reached the process will continue.

NEW BUSINESS: N/A

MISCELLANEOUS: General Manager Olson informed the Board that he would be taking vacation from January 5th through January 24th, 2024. He did state that he would be available via e-mail, and, if needed, Microsoft Teams meetings.

The meeting adjourned at 2:55PM

Respectfully submitted,
Rebecca Good, Secretary

(NEXT MEETING DATE IS TUESDAY, JANUARY 16, 2024)