

## Minutes

### LAKESIDE COUNTY WATER & SEWER DISTRICT BOARD OF DIRECTOR'S MEETING June 18, 2024

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

**ABSENT:** Directors Roxanne Wadman and David Cordell

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

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

**VISITORS:** Margaret Davis- Lakeside Resident. No comment, just listening.

**APPROVAL OF MINUTES:** The minutes of the May 21, 2024, Board meeting was 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 May 2024 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 May 2024 were reviewed, and expenses of note discussed. The credit card statement for May 2024 was also reviewed. A motion was made by Director Heim to approve the bills presented. Director Fleming seconded, and motion carried.

#### **OLD BUSINESS:**

**Open House Recap:** General Manager Olson and the Board discussed the Open House turnout. They felt as though it went well and were happy to see other agency support and representation that was present (DEQ, Flathead County, and Water and Environmental Technologies). There was discussion about the importance of the education aspect for concerned citizens. Everyone appreciated the open dialog between attendees and industry experts.

**LCWSD Logo:** General Manager Olson presented the Board of Directors with an updated logo concept. The Board approved the new concept and wish to proceed with rebranding.

**Mural:** General Manager Olson presented the Board with new designs presented by the mural artist. There was a little apprehension about the designs presented. Discussion was had of a different vision. General Manager Olson will discuss the new vision with the artist and new renderings will be presented.

#### **NEW BUSINESS:**

**FY 25 Budget Review:** General Manager Olson presented the Board of Directors with the Fiscal Year 2025 budget. General Manager Olson provided a comparison of FY 2024 to the proposed FY 2025 budget. The Board of Directors unanimously approved the FY 2025 budget that includes a 5% COLA increase.

**Additional Holiday:** General Manager Olson informed the Board of Directors of a newly recognized Federal Holiday and requested, in lieu of an additional floating holiday, that it be used as a District

Holiday for the day after Thanksgiving. Director Heim moved to adopt the day after Thanksgiving as an additional Holiday for employees of the District. Director Fleming seconded, and the motion carried.

Ordinance 24-1 (Sewer Base, Usage & Flat Rate): A motion was made by Director Fleming to increase sewer usage rates, base rate, and flat rates by 5% beginning August 2024. Director Heim seconded, and the motion carried.

Ordinance 24-2 (Water System Development Fee Lakeside Estates 3, 4 & 5): A motion was made by Director Heim to increase water system development fees for Lakeside Estates 3, 4 & 5 by 5% beginning August 2024. Director Fleming seconded, and the motion carried.

Ordinance 24-3 (Water System Development Fee Lakeside, Mission View & South Eighty): A motion was made by Director Heim to increase water system development fees for Lakeside, Mission View & South Eighty by 5% beginning August 2024. Director Fleming seconded, and the motion carried.

Ordinance 24-1 24-4 (Water System Development Fee Troutbeck, Lakeside Estates 1 & 2): A motion was made by Director Fleming to increase water system development fees for Troutbeck, Lakeside Estates 1 & 2 by 5% beginning August 2024. Director Heim seconded, and the motion carried.

Cooper Farms Easement: General Manager Olson informed the Board that he had a meeting with Mark Owens, the owner of Cooper Farms, to discuss an additional 20-foot easement that the District would like to secure through his property directly north of the Districts existing irrigation line easement. Mr. Owens is willing to allow an additional easement through his property. Mark is requesting a 60-foot easement in place of the existing 20-foot easement that he has through the Districts property to the southwest of the Districts irrigation field. Director Heim moved to move forward with the development of the additional 40-foot easement to Mr. Owens, at his expense, to be reviewed by Districts engineers. Director Fleming seconded, and the motion carried.

**PROJECTS UPDATE:**

N/A

**MISCELLANEOUS:**

General Manager Olson and the Board of Directors discussed an appropriate donation amount to the Somers/Lakeside Fire Department for usage of their venue hall for the Open House on June 13<sup>th</sup>.

The meeting adjourned at 4:27 PM

Respectfully submitted,  
Rebecca Good, Secretary

**(NEXT MEETING DATE IS TUESDAY, JULY 16, 2024)**

## Minutes

### LAKESIDE COUNTY WATER & SEWER DISTRICT BOARD OF DIRECTOR'S MEETING May 21, 2024

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

**ABSENT:** N/A

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

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

**VISITORS:** There were seven visitors at the meeting. See Exhibit A.

Jennifer Tipton with the North Shore Water Alliance asked the Board several prepared questions pertaining to the treatment facility project. General Manager Olson stated that there would be no questions answered, as they were just there to listen to public comment.

Margaret Davis had a list of comments prepared for the record that she read aloud to the Board and submitted, pertaining to the buy sell agreement that is on the agenda. See Exhibit B.

General Manager Olson introduced visitor and local artist Kelly Hibbs. She stated that she has been working with residents on a beautification project and presented the Board with a concept that she has for beautifying one of the Districts buildings located in the targeted area. There was discussion between the Board and Kelly about many aspects of the proposed project.

**APPROVAL OF MINUTES:** The minutes of the April 16, 2024, Board meeting was reviewed. A motion was made by Director Wadman to accept the minutes as presented. Director Heim seconded, and the motion carried.

**FINANCIAL REPORT:** The financial reports for April 2024 were presented by General Manager Olson. A motion was made by Director Fleming to approve the financial report. Director Cordell seconded, and motion carried.

**BILL APPROVAL:** Accounts payable for April 2024 were reviewed, and expenses of note discussed. The credit card statement for April 2024 was also reviewed. A motion was made by Director Heim to approve the bills presented. Director Wadman seconded, and motion carried.

#### **OLD BUSINESS:**

**Election – Oaths of Office:** General Manager Olson stated that the Flathead County Commissioners have approved the canvased election results.

President Marc Liehti, Director Heim and Director Cordell won the May 7, 2024, election and signed Oaths of Office committing to an additional four-year term ending March 31, 2028.

**New Truck:** General Manager Olson informed the Board that an additional work truck has been purchased. There was discussion about the price in comparison to the original truck that had been ordered in 2020, that was subsequently cancelled from the manufacturer due to inventory shortages.

ARPA Project Update: General Manager Olson presented the Board with preliminary mockups of the proposed septage receiving building and headworks building. Discussion was had about the overall aesthetics as well as some design concerns. General Manager Olson stated that he would bring the Boards comments and concerns to the engineers.

New Blower/Fine Bubble – Video: General Manager Olson presented the Board with a video that the District Operators made of the newly installed Kasco blower and fine bubble machine. Discussion was had of overall functionality and maintenance.

### **NEW BUSINESS:**

Building Mural- Discussion: The Board discussed the mural presentation by Kelly Hibbs earlier in the meeting. The Board voiced concerns over some of the aspects of design and application. They requested that General Manager Olson ask her to come up with a base concept incorporating the Board suggested changes that would fit on the south facing doors only, to potentially be expanded upon in the future; pending confirmation that the concept fits the scenic corridor guidelines.

Resolution 24-2, Buy Sell Agreement: General Manager Olson presented Resolution 24-2. A resolution authorizing the purchase of real property located at 305 Wiley Dike Road in Kalispell, Montana from Flathead County. General Manager Olson and the Board had extensive conversation about the purchase price and location as well as potential future property uses. General Manager Olson stated that the District will be using its own, District funds, to purchase the property, as any ARPA or grant monies received are already allocated specifically to septage receiving site and treatment facility upgrade phases. Director Wadman made a motion to table the discussion until the next Board meeting. The motion was not seconded, and the motion was removed from the floor. After further discussion of concerns amongst the Board, Director Cordell made a motion to sign the buy sell agreement as presented. Director Heim made a motion to approve, and the motion carried with one nay vote.

Resolution 24-3, Purchasing Agreement: General Manager Olson presented Resolution 24-3. A resolution Approving a Federal Project Procurement Policy. General Manager Olson explained that, because the District is using Federal Funds, there is a requirement to adopt a Federal procurement policy that will supersede the existing Montana Code Annotated that the District currently uses at the guideline when applicable. Director Heim made a motion to adopt the Federal Project Procurement Policy as presented. Director Fleming seconded, and the motion carried.

Wastewater Test Bonus: General Manager Olson requested an incentive/bonus be offered to District Operators if they are to pass their Class 1 Wastewater Operators licensing test within a year. General Manager Olson stated that the District Operators will need the knowledge obtained in the training to operate the new wastewater treatment facility. Director Cordell made a motion to approve a \$1,000 incentive to be awarded to District Operators that pass their Class 1 Wastewater Operators test within one year. Director Wadman seconded, and the motion carried.

LCWSD Logo: General Manager Olson presented the Board with a concept for a rebranded logo. The Board liked the overall concept of rebranding; however, they would like to see more options.

LCWSD Shop Parking: General Manager Olson requested that the Board approve improving a portion of the District owned property adjacent to the main office for additional parking. He presented an estimate of \$5,000.00. Director Cordell made a motion to improve the adjoining property with a budget of \$5,000.00. Director Wadman seconded, and the motion carried.

### **PROJECTS UPDATE:**

N/A

**MISCELLANEOUS:**

General Manager Olson informed the Board that there was a sewer forced main break at lift station #6 on Saturday the 18<sup>th</sup> of May. He reported the District Operators did an outstanding job quickly acting to mitigate the flow and contacting the afterhours required contractors needed to repair the break in a timely manner.

The meeting adjourned at 4:35 PM

Respectfully submitted,  
Rebecca Good, Secretary

**(NEXT MEETING DATE IS TUESDAY, JUNE 18, 2024)**

## Minutes

### LAKESIDE COUNTY WATER & SEWER DISTRICT BOARD OF DIRECTOR'S MEETING April 16, 2024

**PRESENT:** Directors Marc Liechti, Jim Heim, Todd Fleming, Roxanne Wadman, David Cordell, 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 Cordell to accept the modified agenda. Director Wadman seconded, and motion carried.

**VISITORS:** There were nine visitors at the meeting. See Exhibit A.

Jennifer Tipton with the North Shore Water Alliance had a list of questions prepared to ask the Board. Her questions were answered to the best of the Boards knowledge at the time. She also presented the Board with an independent appraisal for the Flathead County owned property at 305 Wiley Dike Road in Kalispell, Montana.

Chris Swanberg introduced himself to the Board and gave a brief history of himself and his family. His father was involved in the development of the Lakeside County Sewer District.

**APPROVAL OF MINUTES:** The minutes of the March 19, 2024, Board meeting was reviewed. A motion was made by Director Cordell to accept the minutes as presented. Director Fleming seconded, and the motion carried.

**FINANCIAL REPORT:** The financial reports for March 2024 were presented by General Manager Olson. A motion was made by Director Fleming to approve the financial report. Director Cordell seconded, and motion carried.

**BILL APPROVAL:** Accounts payable for March 2024 were reviewed, and expenses of note discussed. The credit card statement for March 2024 was also reviewed. A motion was made by Director Heim to approve the bills presented. Director Cordell seconded, and motion carried.

**OLD BUSINESS:**  
N/A

#### **NEW BUSINESS:**

Document for Signature – Task Order #7-Phase I, Septage Unloading Facility Design and WWTP Improvements: General Manager Olson stated that the document presented for signature was updating the original task order #7 to add the septage component, bringing the new total to \$470,750.00. Director Heim motioned to sign the Task Order #7- Phase I, Septage Unloading Facility Design and WWTP documents. Director Wadman seconded, and the motion carried.

Document For Signature-Task Order # 5-Phase I, Headworks Design and Lift Station # 10: General Manager Olson stated the document presented for signature was updating the original task order #5 to add the septage component, bringing the new total to \$376,000.00. Director Cordell motioned to sign Task Order #5 – Phase I, Headworks Design and Lift Station #10 documents. Director Wadman seconded, and the motion carried.

Procurement (Purchasing) Policy: General Manager Olson informed the Board of Directors that the District auditor recommended adopting a personalized procurement policy that supersedes the MCA policy that the District currently abides by due to the District receiving federal funds. The auditor stated that this will benefit the District when a federal audit is performed during the next audit period. General Manager Olson requested permission to hire an independent contractor that specializes in drafting procurement policies. He estimated that it may take between 15 and 20 billable hours to complete. Director Liechti stated that he would like District council to review the document when complete, before a Resolution is adopted. Director Wadman motioned to proceed with hiring an independent contractor to draft a procurement policy. Director Heim seconded, and the motion carried.

FY 22 & 23 Audit: General Manager Olson informed the Board that the biannual audit has begun. He stated that the audit will take a couple of months to complete. The District auditor will present her findings upon completion of the audit.

### **PROJECTS UPDATE:**

Wastewater Facility Plan Update – Open House: General Manager Olson informed the Board that the Districts engineering firm, Robert Peccia and Associates, would like to host an open house for the public to show exhibits and answer questions that the public may have about the Wastewater Facility Project at the Somers fire hall. General Manager Olson reiterated that his event will be an open house, not a public hearing. He stated that the public hearing will come at a later date. He stated that the date of Thursday, June 13<sup>th</sup> was available from 5:30 to 7:30 PM. The Board agreed that the date and time would work for all of them. General Manager Olson will lock in the date with the Somers Fire Chief.

Lakeside Club: General Manager Olson started by giving a history of the Districts relationship with the development now known as the Lakeside Club. He stated that in 2006, under the name of Eagles Crest, the property underwent subdivision review. The subdivision was originally slated to include 1,000 home sites. The LCWSD Board entered into an agreement & issued a will serve letter to bring sewer up into the subdivision to serve phase three only. General Manager Olson stated that an agreement is different than a will serve. With the downturn in economic growth in 2008, the original group of investors sold their portions to one remaining partner. Between 2008 and 2024 there have been some homes built in the subdivision, however the lot sizes have increased, and it is not yet fully built out. In 2024 the sole owner of the subdivision entered into some kind of partnership with Discovery Land Company. General Manager Olson noted that because there is an existing agreement with the original landowner, the District is obligated to entertain proposals about the vision of the subdivision moving forward. He reiterated that the 'new plan' is still in the discovery phase and there are many infrastructure items that are being worked out by the developers' engineers. As this project unfolds, new information will be available.

### **MISCELLANEOUS:**

General Manager Olson informed the Board that District Operator Cody Osterday has been awarded the Montana Rural Water, Water Operator of the Year award. General Manager Olson stated that Cody does a fantastic job, and the District is happy to have him as part of the team.

The meeting adjourned at 3:05 PM

Respectfully submitted,  
Rebecca Good, Secretary

**NEXT MEETING DATE IS TUESDAY, MAY 21, 2024)**

## Minutes

### **LAKESIDE COUNTY WATER & SEWER DISTRICT BOARD OF DIRECTOR'S MEETING March 19, 2024**

**PRESENT:** Directors Marc Liechti, Jim Heim, Todd Fleming, Roxanne Wadman (via telephone), David Cordell (via telephone) 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 Heim to accept the modified agenda. Director Fleming seconded, and motion carried.

**VISITORS:** There were seven visitors at the meeting. See Exhibit C.

Mayre Flowers with Citizens for a Better Flathead provided the Board with two handouts that she stated she had presented to the Flathead County Commissioners prior in the day. Mayre referenced the letter to the Board and discussion was had about areas of her concern.

Jennifer Tipton with the North Shore Water Alliance stated that she would like the agendas to be posted to the District website sooner than the Friday before the meeting. She stated that she does not feel as though the public has enough time to attend LCWSD Board meetings because they are in the middle of the standard business day. Jennifer stated that she is concerned about 'forever chemicals' and PFAS in the drinking water surrounding the District's treatment site. Discussion was had between Board members and Jennifer regarding her concerns. Jennifer stated that she would like more transparency as the process continues.

General Manager Olson responded to Jennifer regarding transparency. He stated that there have been two-way conversations on multiple occasions at several board meetings to help with understanding the process. General Manager Olson reminded Jennifer and Mayre that he invited them personally to his office for a sit-down meeting and presentation of the plans in detail. He also explained that there are public meetings and hearings worked into the process moving forward once the agreement is signed. He further clarified that the District will be able to move forward with DEQ submittals as well.

Jeff Martin, a Lakeside resident, and engineer with Carollo Engineers, addressed Jennifer's PFAS concerns stating that facilities are built to current regulatory requirements. He stated that designs are built around the science that is currently available. He stated that if testing is not yet proven, it would be impossible to engineer and plan something that is not yet standard. Jeff stated that moving from a lagoon system to a pretreatment plan, the entire County will be better for it.

David Fetveit, a Lakeside resident, and business owner expressed his support for the pending interlocal agreement, stating that as a realtor, he has personally witnessed lawsuits over failing septic systems. He followed up by stating that the amount of waste that is currently going into Flathead Lake is untenable and is in favor of moving forward with this solution.

#### **SEPTAGE AGREEMENT – FOR SIGNATURE:**

Director Liechti stated that he has been on the LCWSD Board for over 25 years, and the Board President for over 20. He stated that the number one priority of the District has always been to protect Flathead Lake. He stated that when the funds were raised to create the District and install sewer services, Flathead Lake was very contaminated. The treatment site was selected 38 years ago and has been fabulously

maintained since. Director Liechti stated that Flathead County has been considering a septage treatment facility for about five years, and only in the past two has LCWSD been considered an option, namely because LCWSD is the only considered facility that does not discharge into surface water. He stated that in 2013, LCWSD was recognized as one of the best treatment facilities in the state of Montana. He stated that is something that he and the rest of the Board and employees are very proud of. He stated that the staff and Board members have always operated very system forward, and that LCWSD was one of the first Districts in the area to have a GIS mapping system, as well as many other progressive upgrades to the system. He stated that the District has always looked forward, and collected and saved monies with future expansion in mind. Director Liechti stated that the Board is looking out for their customers, Flathead Lake, and the District.

Director Heim stated that he has been involved with the Board for a long time and even served as the District Manager for 11 years. He stated that the District has always operated on best management practices. He stated that in the 1980's when the current treatment site was selected, treatment ponds were the best option at the time for small communities. He also stated that many locations were looked at around the Valley and the current location was deemed the best location. He stated that they found the best locations for the center pivots as well regarding soil.

Director Fleming stated that he has been on the Board for 5 years and has only missed one meeting in that time. He stated that Flathead County came to the District in June of 2023 and the District made the decision to move forward with the process. He stated that the Board has listened to visitors, and they have been heard. Director Fleming stated that he has a full-time job, and all the time that is spent at the Board meetings has to be made up when he gets home but stated that it is worth it to him because he is serving his community. He stated that he personally has a septic system in his neighborhood, as they are only served by LCWSD water because the sewer is not near his home. He stated that he would like to be able to call a septic pumper, and have them be available, instead of one day, that not being an option due to lack of septage haulers. The District has the opportunity to partner with Flathead County, which helps keep the rates down for District customers. This solves a problem for Flathead County and helps the District and its customers as well. He stated that the operators have already started planning and studying how to operate the new system. He stated that there are a lot of people coming together to level up. The alternative is to continue to talk about doing things for years to come. Director Fleming stated that he feels as though the District is doing the right thing by moving forward with the agreement.

Director Wadman stated that she is in favor of moving forward with the agreement. She feels as though it is the best thing for the community and surrounding areas.

Director Cordell stated that he agrees with what everyone has already stated. He reiterated that a lot has been involved to get the District to this point and he is in favor of moving forward.

Director Heim made a motion to sign the interlocal agreement as presented by Flathead County. Director Wadman seconded, and the motion carried. It was noted that Director Liechti is authorized to sign the agreement as well as the two memorandums presented.

**APPROVAL OF MINUTES:** The minutes of the February 20, 2024, Board meeting were reviewed. A motion was made by Director Fleming to accept the minutes as presented. Director Wadman seconded, and the motion carried.

**FINANCIAL REPORT:** The financial reports for February 2024 were presented by General Manager Olson. A motion was made by Director Cordell to approve the financial report. Director Heim seconded, and motion carried.

**BILL APPROVAL:** Accounts payable for February 2024 were reviewed, and expenses of note discussed. The credit card statement for January and February 2024 were also reviewed. A motion was made by Director Heim to approve the bills presented. Director Fleming seconded, and motion carried.

**OLD BUSINESS:**

N/A

**NEW BUSINESS:**

PFAS- Emerging Contaminant: General Manager Olson informed the Board that he has spoken with Julie from Bigfork Water & Sewer District, and she stated that the EPA has contacted them about testing their water for PFAS. The EPA is assessing water Districts based on system size. Bigfork Water and Sewer has until 2027 to perform all the requirements. In that time, operators will be trained on how to properly gear up and how to take samples. Julie shared her sub-contractor contact information with LCWSD so preparation can begin.

Treatment Cell Aeration: General Manager Olson stated the aging aeration equipment in the treatment cells needs to be upgraded. General Manager Olson Presented the Board with an alternative aeration device to what the District is currently using. The Board and General Manager Olson discussed the pros and cons of each option presented. Director Wadman made a motion to approve the purchase of one blower with 10 Casco diffusers, along with 500 feet of hose. Director Fleming seconded, and the motion carried.

**MISCELLANEOUS:**

Operator Position: General Manager Olson informed the Board that the Operator One position that was posted received 15 applicants with varying backgrounds. Of the 15 that applied, five were selected for interviews. General Manager Olson selected local Lakeside resident, Joseph Frank, to fill the position. Joseph will start on April 1<sup>st</sup>, 2024.

The meeting adjourned at 3:22 PM

Respectfully submitted,  
Rebecca Good, Secretary

**NEXT MEETING DATE IS TUESDAY, MAY 21, 2024)**

## Minutes

### LAKESIDE COUNTY WATER & SEWER DISTRICT BOARD OF DIRECTOR'S MEETING February 20, 2024

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

**ABSENT:** David Cordell

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

**AGENDA:** General Manager Olson requested that the 'Old Business' item of 'Septage Agreement' be removed from the agenda. A motion was made by Director Heim to accept the modified agenda. Director Fleming seconded, and motion carried.

**VISITORS:** There were 17 visitors at the meeting. See Exhibit C.

Jennifer Tipton with the North Shore Water Alliance read aloud a letter that was sent to the LCWSD Board of Directors and General Manager Olson for public record. See Exhibit A.

Mayre Flowers with Citizens for a Better Flathead informed the Board that she has submitted a formal letter of complaint to the Montana Department of Environmental Quality against the District. Mayre read portions of the letter to the Board, emphasizing areas that she wanted to specifically highlight. See Exhibit B. In addition to referencing the letter that was submitted, Mayre expressed her dislike for the, in her opinion, cumbersome, Public Records Request process with LCWSD. Mayre stated that she feels as though the LCWSD website is not in compliance with the transparency laws outlined in the Montana Constitution in regard to public information and wanted that Board of Directors to be aware of her concerns. Mayre also expressed concern over the lack of audio recordings at the LCWSD Board of Directors meetings. She feels as though this is inadequate as well.

Jim Mathieu questioned whether the Septage Agreement has anything to do with the Somers Steamboat Landing meeting that will be at the Flathead County Commissioners office on March 13<sup>th</sup>. Director Liechti stated no, clarifying that the Somers Water and Sewer District is an entirely separate District from the Lakeside County Water and Sewer District. Jim questioned why LCWSD was referenced in the 'Master Plan' for the Steamboat Landing project. General Manager Olson stated that he was unsure as that was not an LCWSD meeting. Director Liechti offered some clarification stating that Somers Water and Sewer is a customer of LCWSD. General Manager Olson stated that if SWSD needed more capacity, they would be required to make a formal request from LCWSD. Jim questioned the phases. General Manager Olson stated that LCWSD has provided a will serve letter for the first phase of Steamboat Landing, with strict timelines amid many other guidelines.

Jeff Martin requested the 'operational documents' for the proposed treatment facility. General Manager Olson told him to call and schedule an appointment to review the documents.

Todd Little made the statement "taxation without representation is what started the Tea Party".

Debbie Newman stated that she has called the District several times over the years about the smell in the Lower Valley from the treatment site. She wanted to make sure that the Board was aware that the complaints had been made. Director Liechti stated that the Board was aware that the complaints have been made. He further stated that he is aware that steps have been taken to mitigate the smell. Debbie stated that the District has only contributed to dust mitigation once. General Manager Olson questioned whether an invoice had ever been sent in, or a verbal request been made. Debbie stated that had not

been done but noted that the surrounding neighbors 'just know' to pay their portion. General Manager Olson stated that if an invoice was ever to be sent in, the District would pay their portion, as the District has always done in regard to the Lower Valley neighbors.

Katie Newman stated that the districts pivot field road off of Somers Stage Road can be extremely dusty, and she felt as though planting bushes to prevent the dust was not a viable solution. She stated that she is unable to have her windows open in the summertime even when the road is oiled. General Manager Olson stated that they were reviewing options with the farmer who leases the land.

James Mathieu questioned the Board on the specific differences between a public entity and a private entity. Director Liechti stated that to ensure accurate information, he would need to consult with legal counsel. General Manager Olson stated that the District is governed by Montana Code Annotated. He stated that the standard is to adhere to MCA Special District guidelines.

Donald Smith stated that SWSD has approved all stages of Steamboat Landing. He questioned whether that has to do with LCWSD capacity. Director Liechti stated that SWSD is a customer of LCWSD. Donald asked who the engineer is for the treatment site expansion project that LCWSD is working on. Director Liechti stated Robert Peccia and Associates.

Jim Mathieu stated that the Lakeside Neighborhood Plan has not been updated in several years. He asked how that would tie in to the current treatment site expansion plans. Director Liechti stated that it does not have any effect. Director Heim clarified that the Neighborhood Plan is not a regulatory document.

**APPROVAL OF MINUTES:** The minutes of the December 19, 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 January 2024 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 December 2023 and January 2024 were reviewed, and expenses of note discussed. The credit card statement for December 2023 was also reviewed. The credit card statement for January was accidentally excluded from the packet and will be included with the February bill review. A motion was made by Director Fleming to approve the bills presented. Director Heim seconded, and motion carried.

**OLD BUSINESS:**

N/A

**NEW BUSINESS:**

**Board Seat Election Process & Schedule:** General Manager Olson informed the Board that in addition to the three existing Board members that submitted their Oath of Candidacy to extend their Board term, another citizen has submitted an Oath of Candidacy as well. Because there are more candidates than seats available, an official election will be held. General Manager Olson explained that the Flathead County Elections office will be handling all aspects of the election. He stated that he will be keeping the Board in the loop as the process unfolds.

Director Liechti questioned the cost to the District for the election that will be held. General Manager Olson stated that the Flathead County Election Department had provided a rough estimate, in the ballpark of \$6,000 - \$8,000 to cover the costs of election ballot supplies and administrative costs. General Manager Olson requested a biography from all Board members to post to the LCWSD website in addition to social media outlets, informing the public of their history, not only with the District, but the industry as well.

Bank Account: General Manager Olson requested changing banking institutions from First Interstate Bank to Glacier Bank. General Manager Olson outlined a list of reasons for requesting the switch. Director Wadman made a motion to change from First Interstate Bank to Glacier Bank for LCWSD's business banking needs. Director Heim seconded, and the motion carried.

General Manager Olson did state that if there were any 'red flags' identified in the process, he would halt the change and report back to the Board for further discussion.

**MISCELLANEOUS:**

While reviewing the 'New Hookups' Director Heim questioned the wastewater portion of the car wash that was listed. General Manager Olson informed that Board that they will have a self-contained water purifying system that not only pre-screens the wastewater but allows them to reuse some of it, along with proper grease and debris settlement basins approved by the district.

Hiring: General Manager Olson informed that Board that the help wanted advertisements have been posted for Operator 1 or Operator 2 positions. He stated that there have already been some resumes and applications submitted.

Director Heim addressed the visitors while speaking of District history regarding the original EPA grants that were acquired to create the District. He noted that a major component of the original EPA grant and facility plan was to allow for growth, and that it is, and always has been, the Districts view that growth is a vital part of what keeps the District running.

The meeting adjourned at 3:30 PM

Respectfully submitted,  
Rebecca Good, Secretary

**(NEXT MEETING DATE IS TUESDAY, MARCH 19, 2024)**

Minutes

LAKESIDE COUNTY WATER & SEWER DISTRICT  
BOARD OF DIRECTOR'S MEETING  
January 16, 2024

The January  
16<sup>th</sup>, 2024,  
Board Meeting  
was cancelled.

(NEXT MEETING DATE IS TUESDAY, MARCH 19, 2024)