

**Gallatin Gateway County Water & Sewer District  
SPECIAL PUBLIC MEETING**

**Date: November 15, 2012**

**Time: 6:30PM**

**Place: Gallatin Gateway Inn 76405 Gallatin Rd., Gallatin Gateway,  
MT**

**For: Special Meeting of the Board of Directors**

**AGENDA**

**Call To Order**

Call To Order

Public Participation on Non-Agenda Items

**Land Acquisition**

Discussion of land negotiation and counter offer

**Reports of Officers, Standing Committees, and Special  
Committees**

TSEP/CDBG Grant Reports

**New Business**

Any New Business Which May Come Properly to the Board

**Adjourn**

# **Gallatin Gateway County Water & Sewer District**

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## MINUTES OF THE

### **BOARD OF DIRECTORS**

A special meeting of the Board of Directors of the Gallatin Gateway County Water & Sewer District was held at the Gallatin Gateway Inn, 76405 Gallatin Road Gallatin Gateway, MT on November 15, 2012. Present at the meeting were board members Merle Adams, Ted Border, Charlie White and Earl Wortman. Matt Donnelly was also present.

President White called the meeting to order at 6:30 p.m. Matt Donnelly recorded the minutes of the meeting.

#### PUBLIC COMMENT

President White asked for public comment on non-agenda items. There were no non-agenda items raised.

President White proceeded to the next item on the agenda.

#### DISCUSSION OF LAND NEGOTIATION

Director White opened the discussion by introducing Mr. Larry Vaughn, owner of a piece of property adjacent to Cottonwood Road. Mr. Vaughn told the Board that he had been in contact with Director White regarding the possible sale of the land to the District for wastewater treatment and disposal. His purpose in attending the meeting was to gather information so as to make an informed decision on the terms and conditions for a potential sale of land to the District.

Engineer Kurt Thomson reported that the "Vaughn site" alone is not of sufficient size to accommodate the entire project needs. He further stated that the site could potentially meet the technical and timing requirements if it were considered as part of an overall land purchase that included additional acreage from Gateway Village, LLC – a property that is directly north of Vaughn.

After providing Mr. Vaughn with information about the proposed system, the Board deliberated on the suitability of the site. The Board weighed the fact that a purchase involving Gateway Village LLC is a pre-condition for a purchase of the Vaughn site (see engineer's statement), and that Gateway Village has indicated willingness to sell enough land to satisfy the District's needs. Therefore the Board concluded that it would only make sense to consider the Vaughn site if the price were substantially below the Gateway Village price. Mr. Vaughn indicated that this would not be acceptable to him and his partners. With the benefit of this discussion, the Board concluded that it is in the best interest of the District to continue negotiations with Gateway Village LLC for enough property to satisfy the District's needs, and the Board directed the site selection committee to seek to agree on terms with Gateway Village.

TSEP/CDBG GRANT REPORTS

After seeking input, Chairman White found that no action was needed regarding TSEP and/or CDBG grants at this time.

UNFINISHED AND NEW BUSINESS

President White asked for any unfinished or new business and seeing none, President White noted that the next meeting date is December 3, 2012.

President White then asked for unanimous consent to adjourn. Seeing no objection, the meeting was adjourned at 7:40 p.m.

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Secretary