

Gallatin Gateway County Water & Sewer District

PUBLIC MEETING

Date: March 19, 2012

Time: 6:30PM

Place: Gallatin Gateway Inn, 76405 Gallatin Road, Gallatin Gateway, MT

For: Special Meeting of the Board of Directors

AGENDA

I. Call To Order

A. Call To Order

B. Public Participation on Non-Agenda Items¹

II. Unfinished Business and General Orders

A. Discussion of Site Selection for Wastewater Discharge Permit

III. Adjourn

¹ The opportunity for members of the public to comment on District matters which are not on the agenda. Time limits may be imposed at the discretion of the President.

Gallatin Gateway County Water & Sewer District

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 March 19, 2012. Present at the meeting were board members Merle Adams, Ted Border, Charlie White, David Sullivan and Earl Wortman. Susan Swimley was not present. Matt Donnelly was present.

The meeting was called to order at 6:36 p.m. by President White. Matt Donnelly recorded the minutes of the meeting.

PUBLIC COMMENT

President White asked for public comment. Several members of the public wished to comment on the District's proposed special assessment and the lot aggregation process. Frank Silva expressed disappointment with the Board and with the special assessment process on several points.

- I. The District should not assess an individual's land-holdings as two lots when one of the lots is not buildable. There are several cases within the District where a lot is only four feet wide or where a house straddles the common boundary of two platted lots. Mr. Silva explained that it is not fair to assess twice where only one sewer service is possible.
- II. The District should have been more proactive in notifying landowners with multiple lots about the specifics of the assessment and the possibility of lot aggregation.
- III. The District did not tell landowners how expensive lot aggregation was going to be. Landowners with multiple lots are getting hit with charges from various county agencies as well as charges from surveyors, engineers and lawyers. Given that landowners did not know about the hidden costs of lot aggregation, are there any additional hidden costs that the District is aware of? One area of specific concern is "hookup" charges for the sewer system.
- IV. The District has lost some trust by not doing a better job of getting the word out about the special assessment and the lot aggregation process. Because of the seriousness of the situation for many landowners, there is now an informal network of citizens seeking to ensure better flow of information. The District should participate in this somehow to ensure everyone is getting the right information.

Mr. Silva's comments were reiterated and expanded upon by others in the audience. Steve Janes, Gwen Allen and Brooke Savage also rose to speak. Mr. Janes suggested that the Board create a newsletter during the planning and construction phase of the sewer project and he offered to help disseminate the newsletter.

The public comments regarding the lot aggregation process was followed by discussion from the Board and staff of the District.

Seeing no additional public comment, President White proceeded to the next item on the agenda.

SITE SELECTION FOR WASTEWATER DISCHARGE

Kurt Thomson gave a report on the status of the site acquisition task. He noted that discussions are actively proceeding with several landowners within a 2-mile radius the District boundaries.

Matt Donnelly reported he had been informed that CDBG procedures must be followed if land acquisition is involved in a CDBG project regardless of whether or not CDBG funds were to be expended for land acquisition. CDBG procedures are spelled out in Chapter 7 of the CDBG Administrative Manual located at <http://comdev.mt.gov/CDBG/cdbggrantadminmanual.mcp>x. The Board asked Kurt Thomson to deliver a HUD "Preliminary Acquisition Notice" to landowners with whom he is currently discussing property acquisition.

Mr. Wortman reported that he held discussions with a Salesville landowner regarding purchase of a treatment site in Salesville and that this possibility is still viable. He will bring more information to the next meeting.

President White noted that the next meeting date is April 9 at the Gallatin Gateway Community Center which, he noted, is not the first Monday of April.

President White then asked for unanimous consent to adjourn. Seeing no objection, the meeting was adjourned at 8:05 p.m.

Secretary