

**SEELEY LAKE SEWER DISTRICT**  
**REGULAR BOARD MEETING**  
**December 19, 2019**

Pat Goodover	President	PRESENT	Walt Hill	Vice President	PRESENT
Mike Boltz	Director	PRESENT	Davy Good	Director	ABSENT
Beth Hutchinson	Director	PRESENT*	Felicity Derry	Secretary	PRESENT
Jean Curtiss	Manager	PRESENT	Kim Myre	Missoula Co	PRESENT

\*Via Telephone at 5:45pm  
Public Attendance - Appendix A

**CALL TO ORDER:**

The meeting was called to order by Pat Goodover at 5:19pm at The County Satellite Office, located at 3360 Highway 83 N, Seeley Lake.

**APPROVAL OF AGENDA:**

Walt Hill moved to approve the agenda as presented. There was no further discussion. The motion was carried.

Pat Goodover	Aye
Walt Hill	Aye
Mike Boltz	Aye
Davy Good	Absent
Beth Hutchinson	Absent

**PRESIDENT’S COMMENTS:**

None.

**FINANCIAL REPORTS:**

**Invoices – November 2019**

Felicity Derry reviewed the invoices for the Board. The Board discussed the Great West Engineering invoices.

Walt Hill moved to approve the invoices for payment. There was no further discussion. The motion was carried.

Pat Goodover	Aye
Walt Hill	Aye
Mike Boltz	Aye
Davy Good	Absent
Beth Hutchinson	Absent

## **PUBLIC COMMENTS:**

John Richards handed a letter to the Board (Appendix B). John Richards felt that the current system was not affordable for the community, that the amount he would be charged for the increased density he had planned on his properties was exorbitant and not equitable, and an affordable system could be designed that Rural Development might help with. John Richards was not opposed to the sewer system, just the cost, and requested that he be notified if the properties that he owned could not be serviced. John Richards informed the Board that he would go to court to get an injunction if it could not be made affordable for all.

Jean Curtiss noted that she had talked to John Richards earlier and thought there were different ways to approach increased density, annexation and latecomers that could be worked on with bond counsel.

Joan Dellwo asked what would happen to the people that could not afford the sewer. Jean Curtiss noted that the District was working on that. Pat Goodover added that he was in favor of multifamily units being built.

Discussion followed on what would happen if the bids came back higher than expected and if an alternative system could be built for \$6 million. John Richards felt that the people in town could not afford the current sewer system and questioned if Rural Development would help fund an alternative less expensive system to clean up the pollution in town.

Joan Dellwo explained her current situation. She appreciated everything that the Board had done and while she was not opposed to the sewer, she felt that the cost needed to be reasonable for everybody and questioned the impact that Phase II connecting would have on Phase I.

Mike Richards asked how many properties within the District would not be connected? Jean Curtiss estimated that in Phase I 150 of the 212 lots had structures. Once the sewer was built many of the vacant properties could then be built on. Discussion followed on how the debt would be charged.

Mike Richards questioned why the Alpine Trails subdivision had not been included in the District. Jean Curtiss reviewed the process for the approval of the subdivision. Discussion followed on the groundwater flow in that area.

Pat Goodover noted that he was in favor of low-income housing within the District and welcomed coordinating with those involved, while working within the District's constraints.

## **OLD BUSINESS:**

### By-Laws

Pat Goodover noted that the by-laws, minus the duties section, had been approved at the last meeting. The proposed duties section had been circulated to the Board.

Beth Hutchinson joined the meeting via telephone at 5:45pm.

Discussion followed on how the duties section was tasked and circulated. The Board agreed by consensus that the by-laws committee would review the duties section and create a draft for the January meeting.

### **NEW BUSINESS:**

Joan Dellwo requested clarification on the letter that had been mailed to Phase I. Jean Curtiss reviewed the document and the December 31<sup>st</sup>, 2019 return date. Discussion followed on when the document needed to be returned and the figures included in that document.

How the elementary school could be charged was discussed. Also billing O&M using VRUs or water usage was discussed.

Jean Curtiss reviewed the proposed rates for Phase I and how connecting Phase II would affect those numbers.

Cheri Thompson questioned if it was mandatory to connect, what was the penalty for not signing up. Discussion followed on whether it was mandatory to connect to the sewer and the powers that the District and the Health Department had. Also, how mandatory connection could be accomplished. The District's well and lake testing was reviewed.

Pat Goodover noted that the attorney had confirmed that the District could proceed with going out to bid in January. The bidding procedure was reviewed and how the actual number of connections would be handled in the bidding process.

Walt Hill clarified why the rules and regulations had mandated connection and outlined the need for the right of entry form, as well as what it actually was allowing. Noting that septic systems had a limited lifetime and the public should consider signing the form. If people had refused the contractor access and their septic system then failed, it would cost them a great deal to connect to the sewer.

Discussion followed on if stubs would be provided to all properties in Phase I and why the temporary right of entry was being requested at this time.

The powers that the District and the Health Department had to enforce the District's mandate to connect to the sewer were discussed further.

Using the winter water flow to calculate the sewer charges and the document that was mailed out to Phase I properties were discussed.

Discussion followed on what would happen to the O&M fee when the Missoula County subsidy finished after three years.

Walt Hill outlined other possible funding sources that could help pay the cost of the sewer, such as a resort tax or a tax increment district. It had been estimated that a resort tax would pay most of the sewer O&M cost.

Jean Curtiss outlined some programs that could be utilized to assist elderly and low-income residents with the cost of the sewer.

The temporary right of entry and its need was discussed further.

**NEXT REGULARLY SCHEDULED MEETING: January 16, 2020**

**ADJOURNMENT OF MONTHLY BOARD MEETING:**

Pat Goodover adjourned the meeting at 7:00pm

Attest:

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Pat Goodover, President

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Felicity Derry, Secretary