



PUBLIC MEETING MINUTES

Wednesday May 15th, 2024, 10:30 am

This meeting was held via zoom only

I. Regular Board Meeting Public Forum

A. Call to Order/start recording

Altman called the meeting to order at 10:32. Recording started.

Altman and Olsen were present, making quorum.

B. Revise April Meeting Minutes- Action

The board members reviewed minutes prior to the meeting. There were no edits needed.

Olsen moved to approve the April Minutes. Altman seconded. No discussion. The motion passed unanimously.

C. Public comment on relevant non-agenda items – Discuss

None.

D. Disclosure of Conflict of Interest on any agenda items - Discuss

None.

II. New Business

A. Board member updates and correspondence – Discuss

None not covered in other agenda items.

B. BSRAD Operations Funding Request – Discuss

WGM and Olsen met with BSRAD Board about a month ago to discuss how the funding requested would be used. Last week BSRAD approved 1 year of the 3 years requested funding. The board can request the next years' funding later. Both sewer districts' funding was less than expected. The impression is this is to encourage the GCCWSD to be able to support itself a little more directly.

C. Ordinance 2024-1, annexing 25 properties to the district is in effect – Discuss

The District is growing!

D. Board Expansion– Action

Because the District has grown, the board should expand to 5 members. DePuy drafted a resolution to expand the board. The current board members can vote to enact this resolution. Then, after advertising for new members, they can appoint members to fill the new seats.

Altman moved to approve Resolution 2024-2 and fill the seats at a later date. Olsen seconded. No further discussion. The motion passed unanimously.

E. Board Member Appointments, Newsletter Outreach– Discuss, maybe Action

The existing board can fill the new seats by appointment. They would like to advertise these openings to District members. A newsletter draft, focused on the board vacancies, was reviewed.

Terms were clarified. The two new positions will serve until the May 2025 election. If Renae resigns, a third position would open up – the appointed replacement would serve until 2027. Altman and Olsen’s terms end in 2025. Four of the five seats will be up for election in the 2025 May election. Future terms will be staggered so there is not so much turnover at once.

The board members requested that a prompt for information from those interested in being appointed as new board members be added to the newsletter. This should include name, number, address, and a few sentences on why they are interested in serving.

This notice should be out for 30 days.

WGM will circulate this with current owners and residents in the GCCWSD and to the annexing properties in Ordinance 2024-2.

F. Annexation Petitions Review and Potential Annexation Ordinance and/or rejection resolution – Action

There are 4 properties petitioning for annexation now. A map showing the properties was presented (see attached).

Altman read Ordinance 2024-2, the first official reading. (see attached).

The board will need to vote on and approve the Ordinance again at another meeting. If approved, the ordinance will take effect 30 days after the second reading.

Olsen moved to approve the first reading of Ordinance 2024-2 annexing these 4 properties into the District. Altman seconded. There was no discussion. The motion passed unanimously.

G. Canyon Sewer Project Updates – Discuss

Geotechnical study and drilling occurred in the last month. This will help inform design and permitting. Significant coordination for easements with agencies happened as well. Design progressed. The current push is to meet BSRAD feasibility criteria in design and economic feasibility.

Landowner engagement will increase in the next few months to coordinate easements. It may be more cost efficient to put the collection line behind the properties instead of in the right-of-way in service area 4. This may complicate easement feasibility. There also may be more high groundwater to deal with. This will be evaluated as design progresses. Olsen and Altman brought up STEP systems as an alternative – WGM agreed that is on the table.

Feasibility materials should be compiled by June 30th. There should be a joint meeting with BSCWSD and BSRAD to discuss in Mid-June. BSCWSD and BSRAD can then evaluate further.

H. WO#6 Funding Package - Action

WGM Group presented a new \$60,000 work order (See attached). This work would be done in collaboration with Dorsey and Whitney and AE2S to help define costs and make a loan and bonding plan. Tax increment financing would also be evaluated. This would be summarized as a technical memorandum.

Dorsey and Whitney often work as bond counsel for water sewer districts and are specialists in large infrastructure funding. Olsen and WGM have met with them already.

BSRAD's Feasibility funds could cover this.

Altman moved to approve the Master Services Agreement Work Order 6. Olsen seconded. No further discussion. The motion passed unanimously.

I. Water PER Updates – Discuss

The Water PER is progressing. Design alternatives are being evaluated – cost estimates are the next steps. Water rights review is also in progress, and it appears that there should be sufficient water rights and well capacity to be consolidated to serve the project flows. These evaluations will be refined. AE2S will be engaged soon to help with modeling of water distribution system alternatives.

J. Water PER Special Meeting Planning – Discuss, Maybe action

Several dates for the Water PER Special Meeting were discussed. It will be held the evening of May 30th at the Big Sky County Water and Sewer District's office, approximately 6-8 – exact time TBD.

K. BSRAD and ARPA Draw Requests and Invoice Payments – Action

The invoice packet and proposed funding strategy was presented (see attached). The feasibility funding from BSRAD is the funding that will expire soonest. This covers project work as well as admin such as the bookkeeper and legal work. There is a portion of the Highway 64 AE2S invoices that the GCCWSD agreed to pay.

Altman moved to approve these billing and invoice payments and funding draw requests. Olsen seconded. No further discussion. The motion passed unanimously.

L. ACH for electronic funds transfer – Discuss

Altman thinks BSRAD was requesting this electronic fund transfer method. GCCWSD bylaws currently require 2 signatures which limits the ability to use this method. They could be change the bylaws to allow electronic funds as long as they are reviewed again at the following board meeting.

Altman thinks they should leave the process the same for now.

III. Old Business

A. Developing a procurement process – Discuss, Maybe action

To help protect some grant money (from missing use deadlines) and generally move the project along more efficiently, WGM is proposing using a CMGC procurement process. This can also help improve design by getting contractor input earlier than normal. WGM can present on this a bit more at a later meeting. Altman sees the benefit.

B. Auditing services – Action

Use of grant funds

Matt Cope with Holmes and Turner had provided an engagement letter for audit services to the board (see attached). \$10,000 is for a required audit, since the District spent more than \$750,000 in the fiscal year. An additional \$2,500 service to complete and Annual Fiscal Report was included as well. There is a good chance that the District will spend more than \$750,000 of grant funding in the fiscal year – in that case the auditors would propose another contract for roughly \$2,000 to complete a different type of audit that would be required in that case.

The board would like to hear more from the auditors before approving the Annual Fiscal Report, and to see if the grant-triggered audit will be required.

Altman moved to approve the \$10,000 audit as presented by Holmes and Turner's letter. Olsen seconded. There was no further discussion. The motion passed unanimously.

C. Secretary services – Action

The GCCWSD needs a secretary that is not a current board member. A secretary will certify ordinances, minutes, etc. Jessica Trulen with Knaub and company. Jessica will attend board meetings. WGM will continue to write the minutes.

WGM staff should not be the secretary so they are not attesting to and cosigning their own contracts and large payments.

An engagement letter from Jessica Trulen will be presented for board approval at a later meeting.

IV. Any Other Business Which May Properly Come Before the Board – Discuss

None.

V. Next Meeting Planning

A. Date & Draft Agenda – Discuss

The next regular meeting (after the May 30th Water PER special meeting) was set for June 19th, 10:30 am, zoom only.

VI. Adjourn

Olsen moved to dismiss at 11:26am. Altman seconded. No discussion. The motion passed unanimously.

Minutes Drafted by: Michelle Pond, WGM Group

Minutes Approved: 6/19/24

Signed: Scott Altman, Board President

A handwritten signature in black ink, appearing to be 'S. Altman', written in a cursive style.

GCCWSD MEETING ATTENDANCE SHEET

10:30 AM; May 15th 2024; Zoom Only



#	Name	Affiliation	Contact	Remote Attendance?
1	Michelle Pond	WGM Group	Mpond@wgmggroup.com	X
2	Mace Mangold	WGM Group	mmangold@wgmggroup.com	X
3	Scott Altman	GCCWSD Board	orock9530@me.com	X
4	Jon Olsen	GCCWSD Board	jolsen@lonemountainland.com	X
5	Shane Strong	AE2S	sstrong@wgmggroup.com	X
6	Tara DePuy	GCCWSD Legal		X
7	Kristin Gardner	Ramshorn + GRTF	kristin@gallatinrivertaskforce.org	X
8	Kelsey Wagner	AE2S	kelsey.wagner@ae2s.com	X
9	Abby Indreland	WGM Group	aindreland@wgmggroup.com	X
10	Jennifer Bishop	landowner		X
11	Joe C.			X
12	Johnny	BSCWSD		X



PUBLIC MEETING AGENDA

Wednesday May 15th, 2024, 10:30am

This meeting will be held via zoom only

<https://us06web.zoom.us/j/87533824954?pwd=Pd8tIgalwaVcLK86vL834vs2eIURqw.1>

(see next page for call in details)

I. Regular Board Meeting Public Forum

- A. Call to Order/start recording
- B. Revise April Meeting Minutes- *Action*
- C. Public comment on relevant non-agenda items – *Discuss*
- D. Disclosure of Conflict of Interest on any agenda items - *Discuss*

II. New Business

- A. Board member updates and correspondence – *Discuss*
- B. BSRAD Operations Funding Request – *Discuss*
- C. Ordinance 2024-1, annexing 25 properties to the district is in effect – *Discuss*
- D. Board Expansion– *Action*
- E. Board Member Appointments, Newsletter Outreach– *Discuss, maybe Action*
- F. Annexation Petitions Review and Potential Annexation Ordinance and/or rejection resolution – *Action*
- G. Canyon Sewer Project Updates – *Discuss*
- H. WO#6 Funding Package - *Action*
- I. Water PER Updates – *Discuss*
- J. Water PER Special Meeting Planning – *Discuss, Maybe action*
- K. BSRAD and ARPA Draw Requests and Invoice Payments – *Action*
- L. ACH for electronic funds transfer – *Discuss*

III. Old Business

- A. Developing a procurement process – *Discuss, Maybe action*
- B. Auditing services – *Action*
- C. Secretary services – *Action*

IV. Any Other Business Which May Properly Come Before the Board – *Discuss*

V. Next Meeting Planning

- A. Date & Draft Agenda – *Discuss*

VI. Adjourn

Meeting Agendas



www.gallatincanyonwsd.com

***Public comment is encouraged before all
non-emergency non-ministerial actions.***

Join Zoom Meeting

<https://us06web.zoom.us/j/87533824954?pwd=Pd8tlgalwaVcLK86vL834vs2eIUQgw.1>

Meeting ID: 875 3382 4954

Passcode: 270749

One tap mobile

+13462487799,,87533824954#,,,,*270749# US (Houston)

+16694449171,,87533824954#,,,,*270749# US

Dial by your location

- **+1 346 248 7799 US (Houston)**
 - **+1 669 444 9171 US**
- **+1 669 900 6833 US (San Jose)**
 - **+1 719 359 4580 US**
 - **+1 253 205 0468 US**
- **+1 253 215 8782 US (Tacoma)**
 - **+1 564 217 2000 US**
 - **+1 646 931 3860 US**
 - **+1 689 278 1000 US**
- **+1 929 205 6099 US (New York)**
- **+1 301 715 8592 US (Washington DC)**
 - **+1 305 224 1968 US**
 - **+1 309 205 3325 US**
- **+1 312 626 6799 US (Chicago)**
 - **+1 360 209 5623 US**
 - **+1 386 347 5053 US**
 - **+1 507 473 4847 US**

Meeting ID: 875 3382 4954

Passcode: 270749

Find your local number: <https://us06web.zoom.us/j/87533824954?pwd=Pd8tlgalwaVcLK86vL834vs2eIUQgw.1>

RESOLUTION 2024 – 2

A Resolution of the Gallatin Canyon County Water and Sewer District (GCCWSD) to Expand the Board of Directors

WHEREAS, pursuant to Section 7-13-2232, MCA, a county and water sewer district board of directors must consist of five elected members if there are more than 10 qualified electors in the district. The Gallatin County Election Department has verified that the Gallatin Canyon County Water and Sewer District ("District") now had more than 10 qualified electors in the district and the board of directors must expand from three directors to five elected members;

WHEREAS, pursuant to Section 13-1-502, MCA, the deadline for candidates to file or for write-in candidates for the special district elections in May of 2024 has passed; and

WHEREAS, the District must expands its board of directors to five members pursuant to Section 7-13-2232, MCA and no statutory process exists for expanding the board of directors between election cycles thus the expansion is left to the existing board of directors.

Therefore, BE IT RESOLVED,

The District expands its board of directors from three members to five members. Two new members who meet the requisite qualifications will be appointed by the existing board of directors to serve until the election and qualification or appointment and qualification of their successors in 2025. The new members shall be eligible to file for candidacy in the 2025 election.

BE IT FURTHER RESOLVED,

The District shall notify the Gallatin County Election Department that the board has expanded from three to five members and that the terms of the two new members will end in 2025 after the election and qualification of appointment and qualifications of their successors in 2025. The names of the two new directors after they have been appointed shall be provided to the Gallatin County Election Department.

Done this ____ day of _____, 202__.

Scott Altman, Board President

Attest:

_____, **Secretary**



GCCWSD NEWSLETTER

May 2024

Greetings,

This newsletter has been sent to residents and property owners of the newly expanded Gallatin Canyon County Water and Sewer District (GCCWSD) to provide some updates. A map of the current district is provided on the back. Welcome!



Sewer project progress: The Gallatin Canyon Sewer Project is currently in the 60% design stage. A current design focus is to evaluate key construction cost variables for “Service Area 4” (parcels located between Highway 191 and the river). Landowner communications and coordination will ramp up as we look to finalize the sewer collection main alignment and service connection locations.

ANNEXATIONS

Ordinance 2024-1, annexing 25 properties to the GCCWSD, is in effect as of May 9th, 2024. A second round of annexations has gained preliminary Board approval with the first reading of Ordinance 2024-2. This ordinance will be reviewed at the next **regular** board meeting and, if approved, will take effect 30 days later. Until then, Ordinance 2024-2 is posted on the District's website for public review and comment. The GCCWSD Board is continuing to accept annexation petitions and expects the GCCWSD to continue to expand significantly in the coming years.

WATER PRELIMINARY ENGINEERING REPORT (PER) PUBLIC MEETING

The GCCWSD Board is currently preparing a Water PER to evaluate existing private water system infrastructure, community needs, and potential for comprehensive water solutions. This PER will become a planning document that can be used to apply for public funding if the GCCWSD chooses to pursue a centralized system. A special board meeting will be held **where/when** to provide an overview of current findings and to gather public feedback for incorporation into the report. A second water PER-focused meeting will be held later this summer to present the recommended design and proposed next steps and gather further public input.

NEW BOARD MEMBERS NEEDED

The GCCWSD Board is looking for three new board members. Existing board members will appoint the new members. Two of these appointments would last until 2025 and one until 2027; these seats would then be up for election by eligible electors in the GCCWSD in the corresponding May elections.

If you have any questions or are interested in serving, please reach out to Board President, Scott Altman, at gallatincanyonwsd@gmail.com. Appointments are expected to be made at the next regular board meeting, **June xth at 10:30am**.

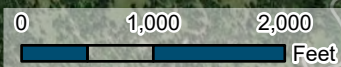
Board meeting agendas and associated zoom links will be available on the GCCWSD website (www.gallatincanyonwsd.com) at least two days before the meeting. Questions and public comment are welcome at board meetings or anytime at www.gallatincanyonwsd.com.

Thank you,

Scott Altman, Board President

Gallatin Canyon County Water & Sewer District

Boundaries



- Current GCCWSD
- Ordinance 2024-2 Proposed Annexations
- BSCWSD Boundary
- GCCWSD Planning Area
- Parcels

Lone Mountain Trl

Conoco

Big Sky
Canyon Village

Quarry PUD

Michener Creek Rd

Lazy J


Buck's T-4
Cummings Ln

Riverview Ln

Ramshorn

Ophir School

Fortress Rd

**WGMGROUP**
www.wgmgroup.com

LOC: Gallatin County
TR: Various
BASE: 2017 Aerial
FILE: GCCWSD

PROJ MGR: **MAM**
DRAWN BY: **MAP**
PROJ: **200323**
DATE: **5/14/2024**

This is not a legally recorded map or survey. WGM does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse/ misrepresentation of this information or its derivatives. This graphic representation is for general planning purposes only.

ORDINANCE 2024 - 2

An Ordinance of the Gallatin Canyon County Water and Sewer District (GCCWSD) Accepting Petitions to Annex and Associated Annexations

Whereas the GCCWSD has received petitions from the owners of the lands hereinafter referenced to include their lands within the boundaries of the GCCWSD,

Whereas the Board of Directors ("Board") has determined that all the lands described hereinafter are contiguous with the current boundaries of the GCCWSD, and that the GCCWSD has the capacity to serve all such lands;

Whereas, the Board has determined that the inclusion of the lands hereinafter described within the boundaries of the GCCWSD is in the best interests of the GCCWSD;

NOW THEREFORE, pursuant to its authorities under MCA 7-13-2341(5), be it ordained by the board of directors of the Gallatin Canyon County Water and Sewer District that the following described lands are annexed, in accordance with the Petitions for Annexation, incorporated within, and otherwise included with the District.

1. S05, T07 S, R04 E, C.O.S. 1246E, LOT 2 IN NE4, ACRES 1.545
2. S05, T07 S, R04 E, Acres 3.93, TR in E2E2.
3. S05, T07 S, R04 E, C.O.S. 615E, PARCEL 2A-2A, IN SE4, ACRES 1.888
4. S04, T07 S, R04 E, C.O.S. 615A, PARCEL 3B IN SW4, ACRES 5.464

1st Reading and Approval: May ____, 2024.

Scott Altman, Board President

2nd Reading and Approval: _____, 2024

Scott Altman, Board President

(ordinance is effective thirty (30) days after the second reading)

Attest:

_____, **Secretary**

RESOLUTION 2024 – 3

**A Resolution of the Gallatin Canyon County Water and Sewer District (GCCWSD) to Reject
Petitions to Annex**

Whereas the owners of the lose lands described as (insert legal description) have filed a petition to incorporate or annex their lands within the GCCWSD;

Whereas, the lands of the petitioners are not contiguous with the boundaries of the GCCWSD, and would therefore require an affirmative vote of the qualified electors of the GCCWSD prior to their annexation and inclusion, as well as the approval of the Board of Directors of the GCCWSD; and/or

Whereas the Board of Directors determined that annexation of these properties is not in the best interest of the GCCWSD at this time;

Therefore, BE IT RESOLVED;

The petition to annex or otherwise include those lands described as (insert legal description) within the GCCWSD is hereby denied at this time, without prejudice to petitioners to refile such petition at such time as infrastructure for wastewater treatment is further developed by GCCWSD.

Done this ____ day of _____, 202__.

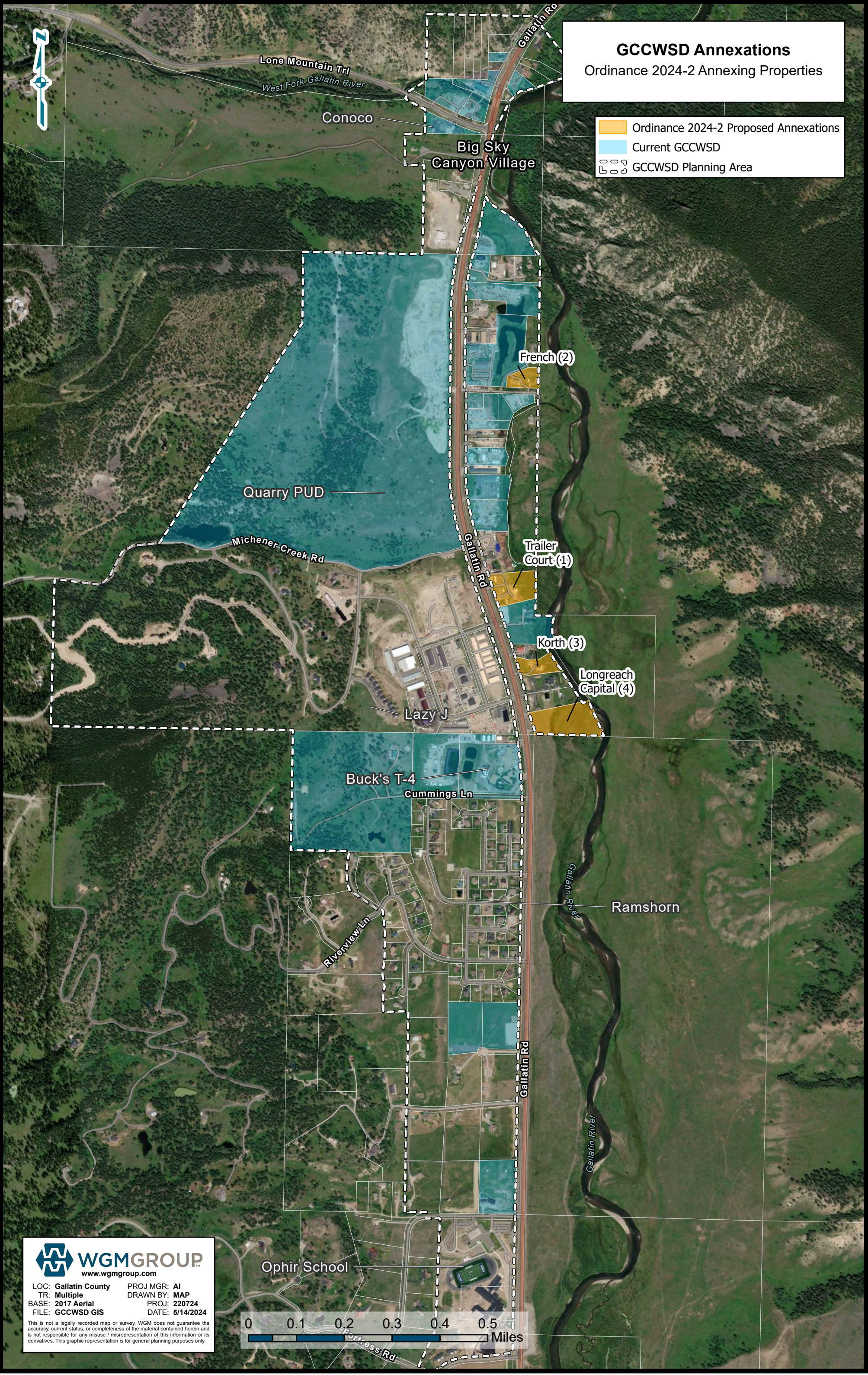
Scott Altman, Board President

Attest:

_____, **Secretary**

GCCWSD Annexations
Ordinance 2024-2 Annexing Properties

- Ordinance 2024-2 Proposed Annexations
- Current GCCWSD
- GCCWSD Planning Area



WGM GROUP
www.wgmgroup.com

LOC: Gallatin County
TR: Multiple
BASE: 2017 Aerial
FILE: GCCWSD GIS

PROJ MGR: AI
DRAWN BY: MAP
PROJ: 220724
DATE: 5/14/2024

This is not a legally recorded map or survey. WGM does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This graphic representation is for general planning purposes only.

0 0.1 0.2 0.3 0.4 0.5 Miles

**Before the Gallatin County Canyon
Water and Sewer District**

Petition for Annexation

Whereas, ELIZABETH FRENCH ("Petitioner") owns all that real property set out and described on Exhibit A hereto in Gallatin County, Montana; (the "Land");

Whereas, Petitioner desires to incorporate the Land within the boundaries of the Gallatin Canyon County Water and Sewer District (the "District"), and otherwise annex the Land within the District;

Whereas, the District does not presently own or have access to wastewater treatment and/or disposal, or water diversion and distribution facilities for either the Land or any property currently within its boundaries, and therefore the District cannot yet determine what the fees, costs, or expenses will be to the Petitioner for the services and/or facilities to be provided by the District;

Whereas, the District is assessing and evaluating an agreement with the Big Sky County Water and Sewer District to provide for wastewater treatment from the District;

Whereas, in the event the District enters into an agreement or contract with the Big Sky Water and Sewer District to provide for wastewater treatment, or any other agreement or contract to otherwise procure facilities to provide for such treatment, the District shall provide Petitioner with written notice of the agreement or contract, along with a copy of the agreement or contract. The District's notice shall be deemed delivered as follows: if by hand delivery, at the time it is hand delivered; if by mail, three (3) days after it is mailed; if by email, forty-eight (48) hours after it is emailed.

Whereas, Petitioner shall have sixty (60) calendar days from delivery of the written notice described in the preceding paragraph to exclude its Land from the District, by providing written notice to the District. Petitioner's notice pursuant to this paragraph is deemed provided at the time it is personally delivered, mailed, or emailed. If such written notice is timely provided, then and in that event the District shall by resolution exclude the Land owned by Petitioner from the District;

Whereas, the District will not assess or otherwise charge Petitioner any fee, cost, or other expense unless and until the sixty (60) calendar days has expired and Petitioner has not timely provided written notice of its intent to exclude the Land from the District;

(include where applicable) Whereas, Petitioner presently owns and uses a wastewater system and groundwater well on the Land that are exercised to provide water supply and wastewater management;

(include where applicable) Whereas, Petitioner does not intend to retire or otherwise eliminate the presently existing wastewater system and groundwater well used on the Lands solely as a result of annexing such lands within the District;

Whereas, any notice required to be provided pursuant to this Petition for Annexation shall be delivered to the following persons:

Gallatin Canyon County Water & Sewer District PO Box 161030 Big Sky, MT 59716 Email: gallatincanyonwsd@gmail.com	 Email: <u>hobbyfarm@bigskywater.com</u>
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Either party may designate a new person to receive notice by providing written notice of the new person and that person's name, address, and email address.

NOW THEREFORE, in accordance with the foregoing recitals, Petitioner requests that the District adopt a resolution annexing the Land set forth in Exhibit A hereto within the boundaries of the District.

Dated this 14 day of May, 2024

Petitioner
By: [Signature]

Exhibit A

Please use the space provided to enter your property's legal description. Montana Cadastral can be used to find this information or reach out to the District if you have any questions.
(e.g., Tract A-2-A of S & D Minor Subdivision No. 212, a tract of land located in the E1/2 of Section 5, Township 7 South, Range 4 East, P.M.M., Gallatin County, Montana.)

PARCEL # RLF24630 **GEO CODE:** 06033905101150000

TAX DISTRICT: 1239-12: 72N Big Sky-BSF

PHYSICAL ADDRESS: 147 FRENCHMAN RD

LEGAL DESC: S05, T07 S, R04 E, C.O.S. 1246E, PARCEL 2, ACRES
1.545

ELIZABETH A. FRENCH

Before the Gallatin County Canyon Water and Sewer District

Petition for Annexation

Whereas, Big Sky Lodging LLC (“Petitioner”) owns all that real property set out and described on Exhibit A hereto in Gallatin County, Montana (the “Land”);

Whereas, Petitioner desires to incorporate the Land within the boundaries of the Gallatin Canyon County Water and Sewer District (the “District”), and otherwise annex the Land within the District;

Whereas, the District does not presently own or have access to wastewater treatment and/or disposal, or water diversion and distribution facilities for either the Land or any property currently within its boundaries, and therefore the District cannot yet determine what the fees, costs, or expenses will be to the Petitioner for the services and/or facilities to be provided by the District;

Whereas, the District is assessing and evaluating an agreement with the Big Sky County Water and Sewer District to provide for wastewater treatment from the District;

Whereas, in the event the District enters into an agreement or contract with the Big Sky Water and Sewer District to provide for wastewater treatment, or any other agreement or contract to otherwise procure facilities to provide for such treatment, the District shall provide Petitioner with written notice of the agreement or contract, along with a copy of the agreement or contract. The District’s notice shall be deemed delivered as follows: if by hand delivery, at the time it is hand delivered; if by mail, three (3) days after it is mailed; if by email, forty-eight (48) hours after it is emailed.

Whereas, Petitioner shall have sixty (60) calendar days from delivery of the written notice described in the preceding paragraph to exclude its Land from the District, by providing written notice to the District. Petitioner’s notice pursuant to this paragraph is deemed provided at the time it is personally delivered, mailed, or emailed. If such written notice is timely provided, then and in that event the District shall by resolution exclude the Land owned by Petitioner from the District;

Whereas, the District will not assess or otherwise charge Petitioner any fee, cost, or other expense unless and until the sixty (60) calendar days has expired and Petitioner has not timely provided written notice of its intent to exclude the Land from the District;

Whereas, Petitioner presently owns and uses a wastewater system and groundwater well on the Land that are exercised to provide water supply and wastewater management;

Whereas, Petitioner does not intend to retire or otherwise eliminate the presently existing wastewater system and groundwater well used on the Lands solely as a result of annexing such lands within the District;

Whereas, any notice required to be provided pursuant to this Petition for Annexation shall be delivered to the following persons:

Gallatin Canyon County Water & Sewer District <u>PO Box 161030</u> <u>Big Sky, MT 59716</u> Email: <u>gallatincanyonwsd@gmail.com</u>	Jennifer Bishop Big Sky Lodging LLC P.O. Box 738 Great Falls, MT 59403 Email: <u>jennifer@mdandi.com</u>
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Either party may designate a new person to receive notice by providing written notice of the new person and that person's name, address, and email address.

NOW THEREFORE, in accordance with the foregoing recitals, Petitioner requests that the District adopt a resolution annexing the Land set forth in Exhibit A hereto within the boundaries of the District.

Dated this 5th day of March, 2024

Big Sky Lodging LLC
By its Manager, Prairie Winds Management, LLC



Jennifer Bishop, Manager

Exhibit A

Real property situated in Gallatin County, Montana and more particularly described as follows:

S05, T07 S, R04 E, ACRES 3.93, TR in E2E2

**Before the Gallatin County Canyon
Water and Sewer District**

Petition for Annexation

Whereas, William Korte ("Petitioner") owns all that real property set out and described on Exhibit A hereto in Gallatin County, Montana; (the "Land");

Whereas, Petitioner desires to incorporate the Land within the boundaries of the Gallatin Canyon County Water and Sewer District (the "District"), and otherwise annex the Land within the District;

Whereas, the District does not presently own or have access to wastewater treatment and/or disposal, or water diversion and distribution facilities for either the Land or any property currently within its boundaries, and therefore the District cannot yet determine what the fees, costs, or expenses will be to the Petitioner for the services and/or facilities to be provided by the District;

Whereas, the District is assessing and evaluating an agreement with the Big Sky County Water and Sewer District to provide for wastewater treatment from the District;

Whereas, in the event the District enters into an agreement or contract with the Big Sky Water and Sewer District to provide for wastewater treatment, or any other agreement or contract to otherwise procure facilities to provide for such treatment, the District shall provide Petitioner with written notice of the agreement or contract, along with a copy of the agreement or contract. The District's notice shall be deemed delivered as follows: if by hand delivery, at the time it is hand delivered; if by mail, three (3) days after it is mailed; if by email, forty-eight (48) hours after it is emailed.

Whereas, Petitioner shall have sixty (60) calendar days from delivery of the written notice described in the preceding paragraph to exclude its Land from the District, by providing written notice to the District. Petitioner's notice pursuant to this paragraph is deemed provided at the time it is personally delivered, mailed, or emailed. If such written notice is timely provided, then and in that event the District shall by resolution exclude the Land owned by Petitioner from the District;

Whereas, the District will not assess or otherwise charge Petitioner any fee, cost, or other expense unless and until the sixty (60) calendar days has expired and Petitioner has not timely provided written notice of its intent to exclude the Land from the District;

(include where applicable) Whereas, Petitioner presently owns and uses a wastewater system and groundwater well on the Land that are exercised to provide water supply and wastewater management;

(include where applicable) Whereas, Petitioner does not intend to retire or otherwise eliminate the presently existing wastewater system and groundwater well used on the Lands solely as a result of annexing such lands within the District;

Whereas, any notice required to be provided pursuant to this Petition for Annexation shall be delivered to the following persons:

Gallatin Canyon County Water & Sewer District PO Box 161030 Big Sky, MT 59716 Email: <u>gallatincanyonwsd@gmail.com</u>	 Email: _____
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Either party may designate a new person to receive notice by providing written notice of the new person and that person's name, address, and email address.

NOW THEREFORE, in accordance with the foregoing recitals, Petitioner requests that the District adopt a resolution annexing the Land set forth in Exhibit A hereto within the boundaries of the District.

Dated this 7 day of May, 20 24


Petitioner

By: William F. Korth.

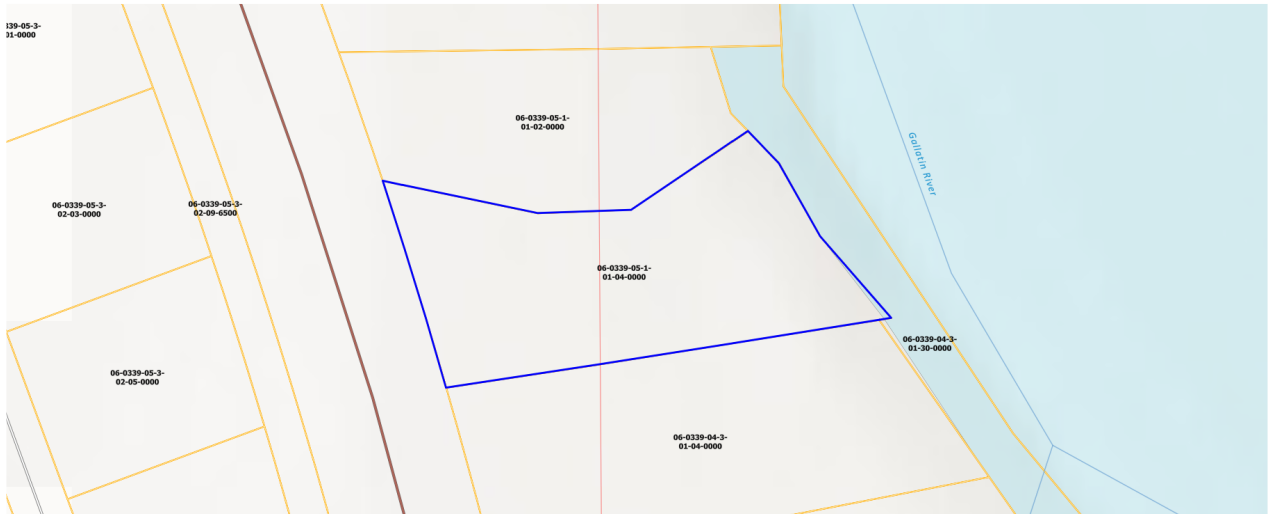
Exhibit A

Please use the space provided to enter your property's legal description. Montana Cadastral can be used to find this information or reach out to the District if you have any questions.

(e.g., Tract A-2-A of S & D Minor Subdivision No. 212, a tract of land located in the E1/2 of Section 5, Township 7 South, Range 4 East, P.M.M., Gallatin County, Montana.)

Tax Year: 2024

Scale: 1:1214.82 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 06-0339-05-1-01-04-0000	Assessment Code: 00RLF34868
Primary Owner: KORTH WILLIAM F & COLLEEN B 8320 SW 64TH ST MIAMI, FL 33143-2530 Note: See Owners section for all owners	Property Address: 46830 GALLATIN RD GALLATIN GATEWAY, MT 59730
Certificate of Survey: 615E	Legal Description: S05, T07 S, R04 E, C.O.S. 615E, PARCEL 2A-2A, IN SE4, ACRES 1.888
Last Modified: 4/20/2024 9:13:19 AM	

General Property Information

Neighborhood: 206.009.W1	Property Type: IMP_R - Improved Property - Rural
Living Units: 1	Levy District: 06-123912-72N 12
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Cadastral Property Report

Tax Year: 2024

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	1.888	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/2/2004			6/22/2004	2154151	Quit Claim Deed
5/25/2004	2151	143D	N/A		
11/19/2003	2132	538D	N/A		
11/12/2003	2131	590D	N/A		
8/29/2001	2046	438C	N/A		
1/29/1997	170	2145D	N/A		
7/28/1995	155	1248D	N/A		
7/27/1995	155	1049D	N/A		

Owners

Party #1

Default Information:	KORTH WILLIAM F & COLLEEN B 8320 SW 64TH ST MIAMI, FL 33143-2530
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Joint Tenant
Last Modified:	4/29/2022 10:39:37 AM

Appraisals

Tax Year: 2024

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	760263	489337	1249600	MKT
2022	374979	524900	899879	COST
2021	374979	524900	899879	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1.888
Class Code: 2101	Value: n/a

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type SFR	Style 08 - Conventional	Year Built 1994
Residential Type: SFR	Style: 08 - Conventional	
Year Built: 1994	Roof Material: 5 - Metal	
Effective Year: 1995	Roof Type: 3	
Story Height: 1.0	Attic Type: 3 - Fully Finished (40%)	
Grade: 7	Exterior Walls: 1 - Frame	
Class Code: 3301	Exterior Wall Finish: 1 - Stucco	
Year Remodeled: 1997	Degree Remodeled: n/a	

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Foundation: 2 - Concrete	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

Heating/Cooling Information

Type: Central	System Type: 5 - Forced Air
Fuel Type: 3 - Gas	Heated Area: n/a

Living Accomodations

Cadastral Property Report

Tax Year: 2024

Bedrooms: 3	Family Rooms: n/a					
Full Baths: 2	Half Baths: n/a					
Addl Fixtures: 3						
Additional Information						
Fire Places Stories: 1.0 Openings: 1	Stacks: 1 Prefab/Stove: 1					
Garage Capacity: n/a	Cost & Design: n/a					
Flat Add: n/a	% Complete: n/a					
Description: n/a						
Dwelling Ammenities						
View: n/a	Access: n/a					
Area Used in Cost						
Basement: n/a	Addl Floors: n/a					
First Floor: 2231	Second Floor: n/a					
Half Story: n/a	Unfinished Area: n/a					
Attic: 230	SFLA: 2461					
Depreciation Information						
CDU: n/a	Physical Condition: Good (8)					
Desirability Property: Good (8)	Location: Good (8)					
Depreciation Calculation						
Age: 27	Pct Good: 0.8					
RCNLD: n/a						
Additions / Other Features						
Lower Addtns	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			30	0	0
	11 - Porch, Frame, Open			132	0	0
No additional features exist for this property						

Other Buildings

Tax Year: 2024

Outbuilding/Yard Improvement #1

Type: Residential	Description: RPA2 - Concrete
Quantity: 1	Year Built: 1994
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 284	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Residential	Description: RPA2 - Concrete
Quantity: 1	Year Built: 1994
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 395	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Residential	Description: RRG1 - Garage, frame, detached, finished
Quantity: 1	Year Built: 1997
Grade: 7	Condition: Res Good
Functional: n/a	Class Code: 3301

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 821	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #4

Type: Residential	Description: RRS1 - Shed, Frame
Quantity: 1	Year Built: 2001
Grade: L	Condition: Res Average
Functional: n/a	Class Code: 3301

Dimensions

Width/Diameter: 11	Length: 12
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Tax Year: 2024

Outbuilding/Yard Improvement #5

Type: Residential

Description: AAL1 - Lean-to, 1 story, pole frame

Quantity: 1

Year Built: 2002

Grade: L

Condition: Res Average

Functional: n/a

Class Code: 3301

Dimensions

Width/Diameter: 10

Length: 16

Size/Area: n/a

Height: n/a

Bushels: n/a

Circumference: n/a

Outbuilding/Yard Improvement #6

Type: Residential

Description: AAL1 - Lean-to, 1 story, pole frame

Quantity: 1

Year Built: 2002

Grade: L

Condition: Res Average

Functional: n/a

Class Code: 3301

Dimensions

Width/Diameter: 7

Length: 29

Size/Area: n/a

Height: n/a

Bushels: n/a

Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel



Cadastral Property Report

Tax Year: 2024

Disclaimer

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Before the Gallatin County Canyon Water and Sewer District

Petition for Annexation

Whereas, William Korth ("Petitioner") owns all that real property set out and described on Exhibit A hereto in Gallatin County, Montana; (the "Land");

Whereas, Petitioner desires to incorporate the Land within the boundaries of the Gallatin Canyon County Water and Sewer District (the "District"), and otherwise annex the Land within the District;

Whereas, the District does not presently own or have access to wastewater treatment and/or disposal, or water diversion and distribution facilities for either the Land or any property currently within its boundaries, and therefore the District cannot yet determine what the fees, costs, or expenses will be to the Petitioner for the services and/or facilities to be provided by the District;

Whereas, the District is assessing and evaluating an agreement with the Big Sky County Water and Sewer District to provide for wastewater treatment from the District;

Whereas, in the event the District enters into an agreement or contract with the Big Sky Water and Sewer District to provide for wastewater treatment, or any other agreement or contract to otherwise procure facilities to provide for such treatment, the District shall provide Petitioner with written notice of the agreement or contract, along with a copy of the agreement or contract. The District's notice shall be deemed delivered as follows: if by hand delivery, at the time it is hand delivered; if by mail, three (3) days after it is mailed; if by email, forty-eight (48) hours after it is emailed.

Whereas, Petitioner shall have sixty (60) calendar days from delivery of the written notice described in the preceding paragraph to exclude its Land from the District, by providing written notice to the District. Petitioner's notice pursuant to this paragraph is deemed provided at the time it is personally delivered, mailed, or emailed. If such written notice is timely provided, then and in that event the District shall by resolution exclude the Land owned by Petitioner from the District;

Whereas, the District will not assess or otherwise charge Petitioner any fee, cost, or other expense unless and until the sixty (60) calendar days has expired and Petitioner has not timely provided written notice of its intent to exclude the Land from the District;

(include where applicable) Whereas, Petitioner presently owns and uses a wastewater system and groundwater well on the Land that are exercised to provide water supply and wastewater management;

(include where applicable) Whereas, Petitioner does not intend to retire or otherwise eliminate the presently existing wastewater system and groundwater well used on the Lands solely as a result of annexing such lands within the District;

Whereas, any notice required to be provided pursuant to this Petition for Annexation shall be delivered to the following persons:

Gallatin Canyon County Water & Sewer District PO Box 161030 Big Sky, MT 59716 Email: gallatincanyonwsd@gmail.com	 Email: _____
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Either party may designate a new person to receive notice by providing written notice of the new person and that person's name, address, and email address.

NOW THEREFORE, in accordance with the foregoing recitals, Petitioner requests that the District adopt a resolution annexing the Land set forth in Exhibit A hereto within the boundaries of the District.

Dated this 7 day of May, 20 24



Petitioner

By: William F. Korth

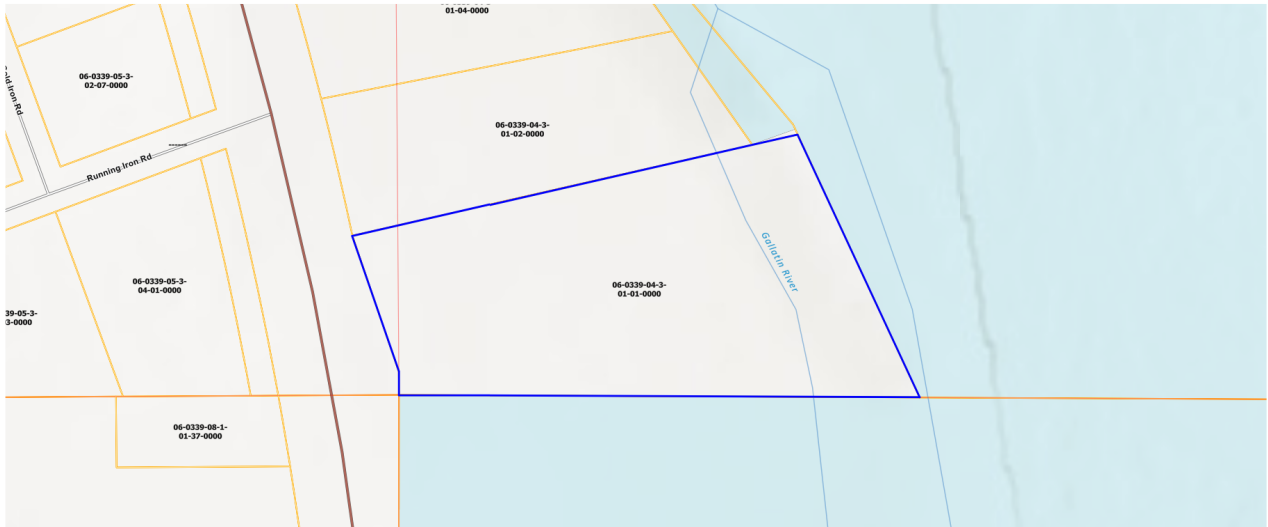
Exhibit A

Please use the space provided to enter your property's legal description. Montana Cadastral can be used to find this information or reach out to the District if you have any questions.

(e.g., Tract A-2-A of S & D Minor Subdivision No. 212, a tract of land located in the E1/2 of Section 5, Township 7 South, Range 4 East, P.M.M., Gallatin County, Montana.)

Tax Year: 2024

Scale: 1:1707.03 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 06-0339-04-3-01-01-0000	Assessment Code: 00RLF18962
Primary Owner: LONGREACH CAPITAL LLC 9100 S DADELAND BLVD STE 1500 MIAMI, FL 33156-7816 Note: See Owners section for all owners	Property Address:
Certificate of Survey: 615A	Legal Description: S04, T07 S, R04 E, C.O.S. 615A, PARCEL 3B IN SW4, ACRES 5.464
Last Modified: 4/26/2024 21:30:19 PM	

General Property Information

Neighborhood: 206.009.W2	Property Type: VAC_R - Vacant Land - Rural
Living Units: 0	Levy District: 06-123912-72N 12
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Cadastral Property Report

Tax Year: 2024

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	5.464	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/21/2017			9/21/2017	2593400	Warranty Deed

Owners

Party #1

Default Information:	LONGREACH CAPITAL LLC 9100 S DADELAND BLVD STE 1500 MIAMI, FL 33156-7816
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	9/27/2017 9:0:2 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	1026783	0	1026783	COST
2022	520509	0	520509	COST
2021	520509	0	520509	COST

Tax Year: 2024

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 5.464
Class Code: 2101	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Tax Year: 2024

Disclaimer

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MASTER SERVICES AGREEMENT WORK ORDER #6

PROJECT TITLE:
Canyon Sewer Engineering
CLIENT:
Gallatin Canyon County Water & Sewer District
WGM GROUP PROJECT NUMBER:
220724.6

As stated in the Master Services Agreement (Agreement) for the above-referenced client dated March 31, 2023, the Agreement may be modified by written amendment executed by both parties and defined in Work Orders incorporated into the Agreement. This document details the scope and fee associated with Work Order #6. By both parties signing below, this document becomes incorporated into the Agreement as an Exhibit and is subject to the terms and conditions of said Agreement.

Services under this Work Order are intended to develop a preliminary funding package with considerations for a range of project factors including secured grants, potential for additional grants, private capital, and loan-based financing. Tax Increment Financing (TIF) will also be explored as a mechanism to increase bonding capacity and provide debt service to potentially reduce user rates.

WGM subconsultants include Dorsey & Whitney, LLP (Dorsey & Whitney) and Advanced Engineering and Environmental Services, LLC (AE2S). This Work Order describes scope elements to be completed by WGM and each consultant. Findings and recommendations from the combined scopes will be documented in a technical memorandum. The anticipated timeline to complete the below scope is two months.

WORK ORDER SCOPE OF SERVICES:

Phase 01: Project Cost and Financial Information (WGM)

WGM will compile relevant information to support financial planning. Relevant financial planning information is expected to include:

- Phase 1 project infrastructure costs and projection of full build-out infrastructure cost
- Parcel information including current taxable value, projected land value assuming central sewer service available, and current land use planning designations such as zoning and future land use designations
- Potential land use “build out” if central sewer service is available for parcels within “service areas”
- Service capacity need and/or projection for designated “service areas”
- State Revolving Fund (SRF) project budget and schedule documentation

Phase 02: Preliminary Bond Counsel (Dorsey & Whitney)

Dorsey & Whitney will provide bond counsel services to evaluate potential financing mechanisms and bonding options based on available information (compiled in Phase 01). Standard bonding scenarios will be evaluated including General Obligation, Revenue, and Special Assessment bonds. Consideration will also be given to potential bonding avenues that might be supported by the Big Sky Resort Area District (BSRAD) as part of ongoing efforts that BSRAD is exploring to finance the recently completed community wide capital improvement plan (CIP). Dorsey & Whitney will prepare a summary of findings and recommendations including necessary steps to advance the preliminary funding package through securing loans.

Phase 03: Tax Increment Financing (WGM)

WGM will evaluate the feasibility of creating a Tax Increment Financing (TIF) mechanism to aid project funding. The feasibility evaluation will include:

- Review of current Targeted Economic Development District (TEDD) statutes and definitions (Parts 42 and 43, Chapter 15 of Title 7 MCA)
- Monitor potential legislative changes in interim committees and at the 2025 Montana Legislature
- Evaluation of current infrastructure deficiencies inhibiting development and recommendations for resolution of necessity for Gallatin County
- Financial evaluation of estimated increment to be generated related to area infrastructure needs

While a TEDD must be created by the local governing body, WGM will provide the framework and process to its creation as well as detail the financial impact a TEDD would have on the area including a possible corresponding debt service offset schedule.

Phase 04: Funding Scenario Analysis (AE2S)

AE2S will incorporate findings into ongoing connection fee and rate study efforts, that are being completed under a separate scope. To support the preliminary funding package development, AE2S will develop up to three fee structure scenarios for operation of the GCCWSD. The scenario(s) evaluation is intended to provide a preliminary financial pro forma integrating funding scenario into overall GCCWSD projected costs and revenues. AE2S will prepare summary materials outlining potential challenges with each fee structure scenario based on financial pro forma. Budget includes presentation of findings to both the GCCWSD and BSCWSD boards.

Phase 05: Technical Memorandum (WGM)

WGM will compile findings into a comprehensive technical memorandum with the objective of identifying “economically feasible” avenues for project implementation and operation. It is anticipated that the technical memorandum will support Joint Committee (BSRAD, GCCWSD, and BSCWSD representatives) coordination specific to addressing terms and conditions of the interlocal agreement earmarking \$12 million of resort tax funds for the project.

ADDITIONAL SERVICES

Services not specifically described in the tasks above are not included in this scope of work.

FEE ESTIMATE

Fees will be billed on a time and materials basis with an estimated budget of **\$60,000**. Fees are valid through August 2024 and may need to be adjusted if the project extends beyond this date.

SCHEDULE

WGM is prepared to begin work immediately upon contract execution. The above scope will be substantially complete by June 30, 2024. Deliverable schedule for individual phases will be coordinated with Client and subconsultants to support timely project advancement.

WGM Group, Inc. Acceptance of Work Order:

Mace Mangold, PE
Senior Project Engineer


(sign)

5/13/2024
(date)

Client Authorization to Proceed with Work Order:

Scott Altman
GCCWSD President

(sign)

(date)

May 2, 2024

Scott Altman, President
Gallatin Canyon County Water and Sewer District
P.O. Box 160095
Big Sky, MT 59716

Via e-Mail

Re: Work Prior to Issuing Bonds to Finance Sewer System Improvements

Dear Mr. Altman:

Thank you for the opportunity to represent Gallatin Canyon County Water & Sewer District (the "District") in connection with the District's efforts to develop a wastewater system, including collection mains, a force main, a lift station, and related improvements (the "System"). It is anticipated that the District would obtain funding for the System from a variety of sources, including a loan from the State's Water Pollution Control State Revolving Fund Loan Program.

Services. The District will need to entertain a number of considerations to put itself in a position to have a successful financing. We understand that the District desires to retain Dorsey & Whitney LLP ("Dorsey") in connection with work preliminary to work on the bonds (the "Bonds") to be issued by the District to pay a portion of the costs of the System. We would expect to submit to the District a subsequent engagement letter for our work as bond counsel to the District in connection with the Bonds at such time as the District is in a position to proceed with the issuance of the Bonds. It is mutually understood that these services are solely for the benefit of the District.

Fees, Disbursements and Billing. We will submit for your approval invoices for legal services rendered and expenses incurred in connection with the services identified in the paragraph above. The hourly rates to be charged to the District for the work falling under the above scope of services are listed on the attached Schedule 1, which rates will remain in effect until at least October 1, 2024. The rates may be adjusted thereafter with 30 days' written notice to you and your approval. We would expect to be reimbursed for all out-of-pocket expenses reasonably incurred while rendering the legal services described in this letter, if any. We will submit invoices not more frequently than monthly and payment is due within 30 days after the date of the invoice.

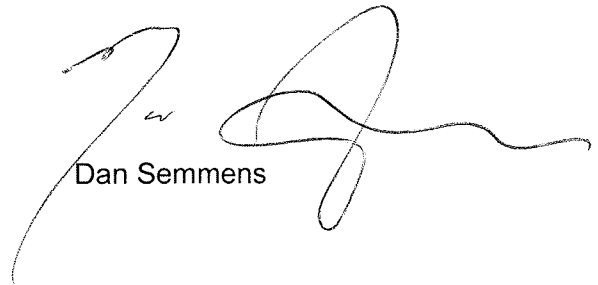
Other Representations. We request that a signed copy of this letter be returned to indicate agreement that while Dorsey is representing the District: (1) Dorsey may represent other clients on unrelated matters which may be adverse to the District; and (2) with respect to any parties who may be adverse to the District in our representation of the District, we may represent such parties on unrelated matters. The foregoing, of course, is subject to our ethical obligations under prevailing State of Montana Bar Association rules.

Scott Altman, President
Gallatin Canyon County Water and Sewer District
May 2, 2024
Page 2

Completing our Services. We intend and expect to complete our services to the District's satisfaction. However, we will withdraw from representation upon client request. We may also withdraw if our fees are not paid timely or for a reason required or permitted by professional rules. At the conclusion of representation, the District may have on request a copy of any client files or papers, for which we charge a reasonable copying cost.

We greatly appreciate the opportunity to be of service. If there are any questions about our proposed services or the fee and billing arrangements, please call me. If you agree to this proposal, please sign the following page and email a copy to us. You may retain this copy for your files.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Dan Semmens', with a large, stylized flourish extending to the right.

Dan Semmens

DS/lt

Scott Altman, President
Gallatin Canyon County Water and Sewer District
May 2, 2024
Page 3

ACKNOWLEDGMENT

The undersigned acknowledges receipt of the attached and foregoing engagement letter dated May 2, 2024, and confirms consent to the representation described therein on behalf of the District.

Accepted this ____ day of _____, 2024

GALLATIN CANYON COUNTY WATER AND SEWER DISTRICT

By: _____

Its: _____

SCHEDULE 1

Billing Rates of Professional Personnel of Dorsey & Whitney LLP
For Preliminary Canyon District Work

	<u>Professionals</u>	Hourly Rate Under <u>This Letter</u>
Lawyers:	Dan Semmens	\$495
	Courtney Ellis	\$485
Paralegal:	Tricia Elpel	\$195

April 23, 2024

To the Board of Directors
Gallatin Canyon County Water and Sewer District
Big Sky, Montana

We are pleased to confirm our understanding of the services we are to provide Gallatin Canyon County Water and Sewer District (the "District") for the year ended June 30, 2024.

Audit Scope and Objectives

We will audit the financial statements and related notes, which collectively comprise the basic financial statements of the District as of and for the year ended June 30, 2024. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements, related notes, and required supplementary information of the District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we

may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to Montana Department of Administration; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Holmes & Turner and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Department of Administration or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Holmes & Turner personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Department of Administration. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Mathew Cope is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit in August and to issue our reports no later than December 31, 2024.

The fees for the audit and nonaudit services will be \$10,000 and \$2,500, respectively. These fees are based on anticipated cooperation from you and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. You will be billed upon completion of the work.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

A handwritten signature in cursive script that reads "Holmes + Turner". The signature is written in dark ink and has a fluid, connected style.

Holmes & Turner, PC

RESPONSE:

This letter correctly sets forth the understanding of the District.

Management signature: _____

Title: _____

CONTRACT AND INVOICE SUMMARY

		05/15/24				
Project No.	Description	Budget	Invoice Packet	Billed to Date	Total	Remaining
CANYON DISTRICT ADMINISTRATION						
200323.3	FY24 Grant Administration	\$42,000.00	\$6,477.60	\$35,977.30	\$42,454.90	-\$454.90
200323.4	FY24 District Admin & Outreach	\$65,000.00	\$14,356.05	\$75,942.55	\$90,298.60	-\$25,298.60
Knaub & Company	Accounting	\$5,000.00	\$199.71	\$1,647.25	\$1,846.96	\$3,153.04
	Legal Counsel	\$20,000.00	\$2,350.00	\$0.00	\$2,350.00	\$17,650.00
	Bonding Counsel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	\$132,000.00	\$23,383.36	\$113,567.10	\$136,950.46	-\$4,950.46
CANYON SEWER ENGINEERING						
220724.1 (WO#1)	Discharge Permitting (2023)	\$230,000.00	\$0.00	\$229,674.91	\$229,674.91	\$325.09
220724.2 (WO#2)	30% Sewer Engineering	\$315,880.00	\$11,061.48	\$292,125.65	\$303,187.13	\$12,692.87
220724.3 (WO#3)	Expanded Disposal, Baseline EA	\$97,500.00	\$0.00	\$97,564.55	\$97,564.55	-\$64.55
220724.4 (WO#4)	BSRAD Feasibility (remaining items)	\$149,000.00	\$41,559.39	\$0.00	\$41,559.39	\$107,440.61
220724.5 (WO#5)	Discharge Permitting (first half 2024)	\$258,000.00	\$47,943.05	\$0.00	\$47,943.05	\$210,056.95
220724.6 (WO#6)	60% Sewer Engineering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	AE2S Connection Fee & Rate Study	\$50,000.00	\$20,000.00	\$0.00	\$20,000.00	\$30,000.00
	Subtotal	\$1,100,380.00	\$120,563.92	\$619,365.11	\$739,929.03	\$360,450.97
BSCWSD - HIGHWAY 64 INFRASTRUCTURE ENGINEERING						
	AE2S 30% Engineering	\$300,000.00	\$0.00	\$289,579.53	\$289,579.53	\$10,420.47
	AE2S BSRAD Feasibility (remaining Items)	\$100,000.00	\$23,745.82	\$0.00	\$23,745.82	\$76,254.18
	Subtotal	\$400,000.00	\$23,745.82	\$289,579.53	\$313,325.35	\$86,674.65
CANYON WATER SYSTEM PER						
220806.1	Canyon Water System PER	\$80,000.00	\$23,063.35	\$17,753.45	\$40,816.80	\$39,183.20
	Subtotal	\$80,000.00	\$23,063.35	\$17,753.45	\$40,816.80	\$39,183.20

GRANT TRACKING DASHBOARD - FY24

5/10/2024

Current Invoice Total: \$ 190,756.45

GRANT TRACKING DASHBOARD - FY24							ARPA - PHASE 1.1				BSRAD - PHASE 1.1			WATER PER	
							Quarterly reports by 7th of month following quarter close.				All grant admin paid by BSRAD.				
							CASH ON HAND	State ARPA <u>Agmt ends 12/31/25</u> For costs between 3/3/21 & 12/31/26	County ARPA For costs "obligated" between 3/3/21 & 12/31/24 (costs paid before 9/30/26 when agmt ends)		FY24 Budget (7/1/23-6/30/24)	Feasibility* (communal w/BSCWSD) <u>Deadline: 6/30/24</u>	Interlocal	ARPA (County SLFRF) Grant No. 2023598	
								Competitive	Min Allocation	SLFRF					
5/10/2024							Budget Remaining:	\$ 168,670.01	\$ 1,399,629.68	\$ 242,480.00	\$ 207,520.00	\$ 71,110.82	\$ 171,216.20	\$ 12,000,000.00	\$ -
Vendor	Invoice Number	Amount	Project #	General Invoice Description	Notes	Draw Request Date and/or No.		\$2M	\$542,480	\$207,520	\$200,000	\$380K Spend before the \$12M	\$12M	\$25,000	
Knaub & Co.	050124-31	\$ 199.71	accounting	April Bookkeeping							\$ 199.71				
Tara DePuy	3/1/2024	\$ 1,250.00	legal	legal							\$ 1,250.00				
Tara DePuy	4/1/2024	\$ 700.00	legal	legal							\$ 700.00				
Tara DePuy	5/1/2024	\$ 400.00	legal	legal	\$100 = project						\$ 400.00				
WGM	71810	\$ 10,025.18	220724.2	WO#2	Design		\$ 6,513.46	\$ 3,511.72							
WGM	71811	\$ 14,021.60	220724.4	WO#4	Design/Feasibility			\$ 12,358.10				\$ 1,663.50			
WGM	71877	\$ 7,416.25	200323.4	District Admin	\$231.50 = project						\$ 7,416.25				
WGM	71926	\$ 3,335.80	200323.3	Grant Admin	\$2,968.40 = project						\$ 3,335.80				
AE2S	94585	\$ 20,000.00	P16565-2024-001	Financial Support								\$ 20,000.00			
AE2S/BSCWSD	94596	\$ 23,745.82	P13218-2020-001	lift station, main, pipeline	Easements/Access							\$ 23,745.82			
WGM	72095	\$ 3,141.80	200323.3	Grant Admin	\$2,811.80 = project						\$ 3,141.80				
WGM	72081	\$ 27,537.79	220724.4	WO#4	Design/Feasibility			\$ 24,149.41				\$ 3,388.38			
WGM	72078	\$ 1,036.30	220724.2	WO#2	Design			\$ 1,036.30							
WGM	72083	\$ 23,063.35	220806.1	WATER - PER	WATER						\$ 15,816.80			\$ 7,246.55	
WGM	72109	\$ 47,943.05	220724.5	WO#5	Discharge Permitting		\$ 25,923.40	\$ 22,019.65							
WGM	72097	\$ 6,939.80	200323.4	District Admin	\$169.40 = project						\$ 6,939.80				
WGM	71483	\$ 13,587.82	220724.2	WO#2		Co ARPA #3		\$ 13,587.82							
WGM	71485	\$ 18,834.95	220724.1	WO#1		Co ARPA #3		\$ 18,834.95							
WGM	71486	\$ 9,145.40	220724.3	WO#3		Co ARPA #3		\$ 9,145.40							
WGM	71543	\$ 6,268.60	200323.3	Grant Admin		BSRAD #9					\$ 6,268.60				
WGM	71544	\$ 9,773.00	200323.4	District Admin	\$314.60 = project	BSRAD #9					\$ 9,773.00				
WGM	71484	\$ 4,579.90	220806.1	WATER - PER		Hold to draw all funds								\$ 4,579.90	
WGM	71654	\$ 13,173.55	220806.1	WATER - PER		Hold to draw all funds								\$ 13,173.55	
Knaub & Co	40124-31	\$ 99.00	accounting			BSRAD #9					\$ 99.00				
WGM Group	70801	\$ 16,006.55	220724.3	WO#3	Pulled from draw #7	BSRAD #8 4/2/24						\$ 16,006.55			
WGM Group	71323	\$ 5,082.60	200323.3	Grant admin		BSRAD #8 4/2/24					\$ 5,082.60				
WGM Group	71324	\$ 12,507.98	200323.4	District admin & outreach	\$1,554.53 = project	BSRAD #8 4/2/24					\$ 12,507.98				
Knaub & Co.	030124-30	\$ 132.00	accounting	February Bookkeeping		BSRAD #8 4/2/24					\$ 132.00				
WGM Group	71311	\$ 18,965.73	220724.1	WO#1		BSRAD #8 4/2/24						\$ 18,965.73			
WGM Group	71307	\$ 21,755.63	220724.2	WO#2		Co ARPA #2		\$ 21,755.63							
WGM Group	71312	\$ 9,674.50	220724.3	WO#3		BSRAD #8 4/2/24						\$ 9,674.50			
AE2S/BCWSD	93061	\$ 20,458.95	230314.1	lift station, force main, pipeline		Co ARPA #2		\$ 20,458.95							
Knaub & Co.	020124-58	\$ 55.00	accounting	January Bookkeeping		3/15/2024					\$ 55.00				
AE2S/BSCWSD	92410	\$ 29,110.00	230314.1	lift station, force main, pipeline		Co ARPA #1		\$ 29,110.00							
WGM Group	71002	\$ 11,772.90	220724.3	WO#3		2/23/2024						\$ 11,772.90			
WGM Group	70999	\$ 15,457.94	220724.2	WO#2		Co ARPA #1		\$ 15,457.94							
WGM Group	71001	\$ 17,381.55	220724.1	WO#1		2/23/2024						\$ 17,381.55			
WGM Group	70993	\$ 3,789.20	200323.3	Grant admin		3/15/2024					\$ 3,789.20				
WGM Group	70994	\$ 5,244.25	200323.4	District admin and outreach		3/15/2024					\$ 5,244.25				
Knaub & Co.	010124-45	\$ 88.00	accounting	December bookkeeping		3/15/2024					\$ 88.00				
AE2S/BSCWSD	91674	\$ 3,515.00	230314.1	lift station, force main, pipeline		Co ARPA #1		\$ 3,515.00							
Knaub & Co.	120123-44	\$ 132.00	accounting	November bookkeeping		2/23/2024					\$ 132.00				
AE2S/BSCWSD	91263	\$ 40,857.13	230314.1	lift station, force main, pipeline		Co ARPA #1		\$ 40,857.13							
AE2S/BSCWSD	89984	\$ 31,641.77	230314.1	lift station, force main, pipeline		Co ARPA #1		\$ 31,641.77							
WGM Group	70713	\$ 3,993.90	200323.3	Grant admin		3/15/2024					\$ 3,993.90				
WGM Group	70716	\$ 6,792.24	200323.4	District admin and outreach		3/15/2024					\$ 6,792.24				

