

**OVERBROOK IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING
MINUTES
WEDNESDAY, DECEMBER 22, 2021, 5:30 P.M.
400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE**

BOARD MEMBERS PRESENT: Tyler Miller, Barb Pilon, Heather Wichert

OTHERS PRESENT: Helenanne Cathey, Jason Wichert, Diane Freeland, Randy Wirfel,
Shaun Gee

Tyler Miller called the meeting to order at 5:32 p.m.

- I. Minutes** – Heather Wichert moved to approve the November 22, 2021, regular meeting minutes as presented. Barb Pilon seconded. Motion carried unanimously.
- II. Treasurer's Report** – The Treasurer's Report and financial information were reviewed. Barb Pilon moved to accept the Treasurer's Report and pay bills as presented. Heather Wichert seconded. Motion carried with Barb Pilon and Heather Wichert voting aye. Tyler Miller abstained.

Bank Balance End of Last Meeting: **\$35,217.60**

11/20-11/30/21 Deposits	\$50.01
11/30/21 Interest	\$2.08
12/1-12/22/21 Deposits	\$13,158.38

BALANCE PRIOR TO MEETING: **\$48,428.07**

Bills Paid At Meeting:

Ck#	Payee – Purpose	Amount
AUTO	Black Hills Energy Gas 10/26-11/29/21 3 to 3	\$29.00
AUTO	Powder River Energy Acct 10349101 – 11/1-12/1/21	\$326.85
5435	Cathey Consulting, LLC Inv. 6317 – Nov., 2021 Admin./Books/Compl.	\$460.08
5436	City of Gillette Bill 1358647 – 11/2-12/2/21 – 70,000 gal. water	\$379.70
5437	Earth Work Solutions Corp. Inv. 36647 – Blade roads	\$947.50
5438	Energy Laboratories Inv. 439797 - Testing	\$17.00
5439	Hawkins Inv. 6069756 – Azone 15	\$429.32
5440	Water Guy, LLC Inv. 2021-1123 – Nov. Water Op./Meters \$524.00	\$1,409.00
	Inv. 2021-1159 – Call outs for dirty water/repairs \$885.00	

Total Bills: \$3,998.45

BALANCE AFTER BILLS: **\$44,429.62**

Receivables Balance: \$22,570.80

- III. Water / Well Update** – Shaun Gee reported that the regional water rates will be going up in the near future.
- a. Tyler Miller reported that he talked to Duaine Faucett with Water Guy. The tank was flushed just prior to the last meeting. The District's pump was left off, and the tank was filled only with City water to see if the cloudiness will clear up and to let the well rest. Duaine Faucett recommended calling a hydrologist to see if they can figure out what is happening with the District's well. Tyler Miller has contacted the hydrologist recommended by Water Guy. There was discussion on the costs for water tanks that a couple of other Districts are installing. An additional tank is something to consider.
- b. Barb Pilon moved to approve the meter readings and billing for November. Heather Wichert seconded. Motion carried unanimously. The District's meters are read year round.
- IV. Unfinished Business**
- a. Enlargement / Ludog Subdivision – Tyler Miller reported that the County Commissioners met yesterday, and the Ludog Subdivision was on their meeting agenda. Quite a few people from Overbrook ISD attended that meeting. There was a great deal of discussion on this subdivision. The Commissioners approved the subdivision zoning of Rural Suburban (RS). The County Commissioners voted to uphold the Planning Commission's recommendation that Ludog Subdivision join the Overbrook Improvement and Service District. There were some things brought up on the road. The developer wanted to stop the road at a cul-de-

sac in the middle of the subdivision, so it would dead end. The Planning Commission was pushing to run the road all the way through the Ludog Subdivision to allow for connectivity. The Commissioners approved ending the road in the cul-de-sac with no right of way to the end of the property, approving the developer's request.

A petition was drafted for Randy Wirfel to complete and sign and submit to the Board. Once the Board receives the petition back, then the Board would vote on a resolution to accept the land to come into the Improvement and Service District.

Barb Pilon moved to adopt the resolution to approve enlarging the District (adding Mr. Wirfel's property) pending proper completion and submittal of the petition and map as long as the petition is not substantially changed. Tyler Miller seconded. Motion carried unanimously.

It was brought up at the Commissioners meeting that a number of people would like the development to be two ten-acre lots rather than one 10 and two 5's.

- b. 58 and 49 Overbrook – There are still concerns regarding these houses and the lots falling into disrepair. Barb Pilon will talk to the County after the first of the year because it sounds like since the zoning is R-S, the County can enforce the rules to make the homes habitable.

V. New Business

- a. Water Guy sent a letter stating that there will be an increase on labor, equipment and materials starting January 1, 2022.

Next Meeting: Wednesday, February 16, 2022, 5:30 p.m. (Regular Meeting) at Cathey Consulting, 400 S Gillette Avenue, Suite 106, Gillette – K2 Technologies building – office entrance is on 4th Street across from Arrow Printing. The District holds regular meetings. The next regular meeting date is scheduled at each meeting and is included in the minutes.

Tyler Miller adjourned the meeting at 6:15 p.m.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Tyler Miller, President 307-680-3605 / Date

Heather Wichert, Vice President 307-351-9354 / Date

Barb Pilon, Secretary/Treasurer 307-670-7062 / Date