

OVERBROOK IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING
MINUTES
MONDAY, NOVEMBER 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, Jeff & Lisa Parker, Jason Wichert, Sheila Slocum,
Cathy Overton, Tracy Overton, Alison Gee, Carol Cool,
Doug & Diane Freeland, Don Cool, Randy Wirfel

Tyler Miller called the meeting to order at 5:30 p.m.

- I. Minutes** – Heather Wichert moved to approve the October 27, 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 unanimously.

Bank Balance End of Last Meeting: **\$32,757.55**

10/27-10/31/21	Deposits	\$0.00
10/31/21	Interest	\$2.08
11/1-11/19/21	Deposits	\$4,166.84

BALANCE PRIOR TO MEETING: **\$36,926.47**

Bills Paid At Meeting:

Ck#	Payee – Purpose	Amount
AUTO	Black Hills Energy Gas 9/27-10/26/21 3 to 3	\$29.00
AUTO	Powder River Energy Acct 10349101 – 10/1-11/1/21	\$419.01
5432	Cathey Consulting, LLC Inv. 6272 – Oct., 2021 Admin./Books/Compl.	\$459.50
5433	City of Gillette Bill 1341794 – 10/4-11/2/21 – 36,000 gal. water	\$277.36
5434	Water Guy, LLC Inv. 2021-1020 – Oct. Water Op./Meters	\$524.00
Total Bills:		\$1,708.87

BALANCE AFTER BILLS: **\$35,217.60**

Receivables Balance: \$39,149.25

- III. Water / Well Update** – The water system was discussed. Tyler Miller reported that the water system was recently flushed (in the last week or so). The water was cloudy today when Water Guy inspected it, and they thought that since they had just flushed it and the City water had been turned off, it taxed the well too much when it filled the tank up again and probably stirred up the fines in the tank. The tank was then drained, and the City water was turned back on so we wouldn't have to run the well as much. They will leave the regional water on temporarily until the tank is filled then shut it off as long as the water stays clean and doesn't work the well too much. Several landowners at the meeting reported that they had less water pressure today, but one landowner said they contacted Water Guy and it was better by the end of the day.

IV. Unfinished Business

- Enlargement – Discussion in the past about enlarging the district. There has been some movement on this, which was discussed under new business.
- Ludog Subdivision – This was discussed under new business.
- 58 and 49 Overbrook – Discussions at the prior meeting about concerns noted regarding these houses and lots falling into disrepair. The Board had discussed asking the County if there was any way for them to require that they be habitable. No update. Barb Pilon will talk to the County Planning office. One homeowner reported that he has heard that a local realtor is going to be getting the houses repaired and on the market, so the issue could be resolved.
- Roads – A blade will be out tomorrow.

- e. Director Election (Nov. 2, 2021 – Pilon – 4 years) – Election results: Barbara Pilon – 13 votes. The oath was completed as required. Congratulations and thank you to Barb Pilon for agreeing to serve on the Board another 4 years.

V. New Business

- a. Annual election of officers (Currently Tyler Miller, President / Heather Wichert, Vice President / Barbara Pilon, Secretary/Treasurer) – Barb Pilon moved to keep the officers the same for the next year. Heather Wichert seconded. Motion carried unanimously.
- b. Tracy Overton sent an e-mail regarding the meter readings and raised the issue that the meters are not being read every 30 days – sometimes it's up to 33 days, and he expressed a concern that this sometimes results in extra costs to customers. The City bills for all water used with no base gallons included in the billing. This is something that could be considered as it wouldn't matter then what time period meters are read. The Board doesn't want to overcomplicate the billing procedures. Water Guy reads meters between the 19th and the 21st. A request was made that the Board ask Water Guy to read on a 30 day cycle. Tyler Miller will talk to Duaine Faucett at Water Guy regarding the issue.
- c. Ludog Subdivision – The County Planning Commission met on November 18th, and the Ludog Subdivision was on that agenda. The Ludog Subdivision is proposed just south of the Overbrook Subdivision, with a proposal to break a 20 acre lot into one 10-acre lot and two 5-acre lots. The County had requested the road extend all the way through that tract of land for other connectivity, but that ended up being removed from the request for the development. The subdivision will be zoned rural suburban (stick built homes). The concern about extending that road was the certainty of more traffic using the District's road. Another suggestion at the Planning Commission meeting was having that subdivision join the Overbrook Improvement and Service District. The County has suggested that if the District brings additional lots into the District, the District will have to provide water service to those lots. Right now, Duaine Faucett with Water Guy advises that the current water system cannot add any additional taps, but upgrades could be done to the system to add additional storage. The suggestion was that any of those costs should be put back on the lots coming into the district. There was discussion on the process of enlarging a district. An alternative to enlarging would be a separate agreement that these lots would be required to pay an annual fee to the District for road maintenance, but this would not allow the District to assess. It would basically be a private agreement. The Board and others at the meeting said that they are not comfortable doing anything unless it gives the District the ability to assess, and the only way to do that is to bring these lots into the district (enlarge the district). Road fees have not been paid in the past by the landowner that is developing this subdivision, and several people expressed concerns over this past noncooperation. Overbrook lots are all 10 acre lots, and owners at the meeting expressed that they would like to see all lots stay at 10 acres minimum.

Comments for the board to consider from one homeowner: 1) as far as any cost sharing, landowner is greatly opposed to the District participating in any costs to have this new subdivision or expanding the I & S District – the developer is doing it as a profit motive for himself. 2) Lot sizes – very much opposed / strongly opposed to the two 5-acre lots. We moved here with the understanding that all of the lots were 10-acre lots. Right now, my home's value is supported with 10-acre lots with homes similarly built. 3) As the District considers entering into an agreement, if the District can't impose the District's covenants, part of the agreement should state that there can be no commercial use on those lots.

Another homeowner agreed with some of the sentiments expressed above and said that if there were two ten-acre lots and covenants the same as Overbrook, they could support it. Again, a comment that “the developer should pay all costs.”

There was discussion on what happens next. The District has to decide what it will do. Generally, the enlargement process starts when people outside the District petition the District Board to join the District. The District Board then would adopt a resolution to enlarge the District, and that would go to the County. It was suggested that the Developer determine costs that meet the items suggested at the meeting and report back to the District at the next meeting (December 22nd). There was discussion on the road. There is a section of road on the subdivision plat that isn't developed to County specifications, and there was discussion on who would pay for the cost to bring it up to County specifications. The sentiments among most people speaking at the meeting was that any costs should be paid by the developer.

Next Meeting: Wednesday, December 22, 2021, 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 6:48 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