

**Rafter D Improvement & Service District  
Special Meeting Minutes  
Tuesday, December 5, 2017, 5:30 p.m.  
400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Michele Hayden, Wade Howie, Charity Knopp

OTHERS PRESENT: Helenanne Cathey, Scott and Nanci Peyrot, Michael Nollo

Wade Howie called the meeting to order at 5:30 p.m. The purpose of the special meeting is to discuss and make decisions on the proposed development within the District, including, but not limited to, additional water users to the current water system, adjustments to by-laws, roads, as well as paying regular bills. An e-mail was sent to everyone on the e-mail list regarding the special meeting, and a notice was run in the Gillette News-Record.

Charity Knopp called Megan in Building and Planning regarding the development. Megan is the one that works with developers when subdivisions are being developed. Megan recommended that the District update the by-laws to include how the District will handle any new requests onto the water system and also advised that the District designate tap fees. The District could require that if the new development wants on the District's water, the developer would have to pay an engineer to find the lines, model and map the system, and give the District a schematic of the system. There was a great deal of discussion on the maximum capacity of the system. The understanding from Rose Basko (former board member and the one who did a lot of work on the mapping and management of the water system) is that the system is at maximum capacity. The water permit has a maximum. Duaine Faucett wasn't at the meeting to discuss what the maximum capacity is of the system – whether water rights or what the pump, storage tank, etc. are built to handle. Those present didn't see how more lots could be added onto the water system. The well permit was pulled. The District is at its maximum number of taps on the system. The concern by all present is that the current system simply cannot handle up to 8 more users.

There was discussion on the roads. The developer will need to build some road, and the District will be responsible for that road once it is built, but the County will require the road be built per County specifications. The lots can be assessed, so this shouldn't be an issue. The consensus is to piggyback on the roads when the developer builds the new road. The District will coordinate with the developer to try to get the best deal possible on the rock for the existing road where needed. There was discussion on the County grant program and how to best utilize County grant money.

After much discussion, the consensus is that the District cannot extend water to additional lots because of the maximum allowed under the well permit. The District will work on roads as assessments come in. This information will be provided to the Building and Planning Commission when this development is considered. The date of the next Planning Commission meeting will be sent to landowners when it is known. The Board will make a copy of the well permit to have at the Planning Commission meeting if needed.

Wade Howie adjourned the meeting at 6:19 p.m.

**Next Regular Meeting: Tuesday, January 9, 2018, 5:30 p.m.**

**MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE, WYOMING (K<sup>2</sup> TECHNOLOGIES BUILDING – USE ENTRANCE ON 4<sup>TH</sup> STREET).**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

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Wade Howie, President (299-3763) / Date

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Michele Hayden, Treasurer (307-680-7171) / Date

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Charity Knopp, Secretary / Date