

**Rafter D Improvement & Service District
Special Meeting Minutes
Wednesday, July 10, 2024, 12:00 p.m.
400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Gary Bissonette, Albert Hernandez, Scott Peyrot
OTHERS PRESENT: Helenanne Cathey, Stacie Maska, Sue Latta, Frank Latta

Scott Peyrot called the special meeting to order at 12:01 p.m.

This special meeting is for the purpose of setting a rate while on the regional system and for starting a conversation on the long-term water rate for the District. A reminder of the District's finances as reported in the last special meeting minutes:

Current bank balance: \$18,987.37
Roads Assessments: \$14,776.07
Net Available for Water: \$4,211.30

Red Tiger Well Service estimate: \$29,242.50. The District could get a County grant of 25% (\$7,310.65), but that still leaves \$21,931.87 that the District would have to pay. Divided by 16 lots it's \$1,370.74 per tap. There could be or will likely be other costs downhole that we don't know about, so the cost will likely increase.

The Board asked homeowners for their input – do we stay on regional water indefinitely or do we go back to our well as soon as we can come up with the funds to replace the pump and motor? The Water Guy bill will not go away when the District is connected to regional water. The City will provide regional water to the District's water tank, and the District still has to have a water operator and do some testing and billing of our customers and move the water from the tank through the distribution system.

The regional system has a limited amount it can supply to the District, and this may not keep up with water demand in the summertime. The District has approved Water Guy to go ahead with tying in the regional system into the District's water system. The District has switched to the regular, full-time rate on the regional water system, and that cost is \$7.50 per tap (16 taps) plus \$3.00 per 1,000 gallons of water used.

The District has to build up a repair and replacement fund so that we can make repairs – both now and in the future.

Scott Peyrot contacted Clark with the County, and the County will allow an emergency grant for the well repair. The current pump has lasted 13 years so when the well is pulled, Duaine Faucett recommends replacing the pump and motor. Even if the motor looks good, it wouldn't be good to put a 13 year old motor back on a new pump.

In the short term, the rates need to be adjusted to pay for the regional water fees, and in the long term, the District needs to build repair and replacement funds.

There was discussion on getting another bid for a pump and motor replacement. Water Guy uses Red Tiger Well Service – they will be there when they need emergency repairs, and they do really excellent work. The Board could ask Water Guy to get other quotes, but it may be up to Board members to get quotes.

There was discussion on not having insurance. Duaine Faucett advised that a number of other Districts have insurance and at least one District had a lightning strike this year, and their insurance should be covering their repair costs for that lightning strike. We don't know at this time, but it could have been a lightning strike that took out the District's well. They will know when they pull the well.

The District has funds that were paid for roads, but the people on roads haven't paid any of the administrative costs of the District. Some people in the District don't pay anything, and there was discussion on whether or not that is acceptable. Should everyone in the District pay the administrative costs of the District?

Number of lots (parcels) in the District:	28 (one owned by Rafter D ISD)
Number of lots (parcels) assessed \$300 per year for roads:	14
(Two of these lots are roads only – not on water)	

Number of lots on water: 16
(Four of these are water only – don't pay roads assessment)
Number of lots (parcels) that pay \$0 10 (one owned by Rafter D ISD)

The consensus is that the rates need to be adjusted immediately to pay for the costs of the regional water connection and the well repair.

Most at the meeting want to get back on the water well as soon as possible. There was discussion on financing options – bank loan, personal loan(s), contractor financing, etc. Will the well continue to keep up? A few items needed whether on our own well or regional water include the water tank (will the tank be okay for another 20 years?), and the two pumps on the distribution system have to be maintained.

The Red Tiger Well Service estimate of \$29,242.50 was reviewed. The estimate is likely low, because there are often things that they find once they pull the well that they couldn't see above ground. Duaine Faucett recommends Red Tiger Well Service because of their quality of work and their willingness to be there when there is an emergency. There was discussion on whether or not the Board should try to get more bids.

After all of the discussions, the consensus is to get the well repaired and to increase the monthly fee to \$175 to go toward the emergency repair and cost to connect the regional system. In the long term, something needs to be done with the rates to cover capital improvements and repairs costs.

A suggestion was made to send a formal letter out to everyone to let them know what is going on.

There was discussion on getting a quote for insurance on the water system.

Gary Bissonette moved to raise the water assessment from \$100 currently to \$175 per month, effective with the next billing, while we deal with this emergency. Albert Hernandez seconded. Motion carried unanimously. Albert Hernandez moved to set the base gallons to 10,000 gallons a month instead of 15,000 gallons and increase the fee for overage charges to \$4.00 per 1,000 gallons instead of \$2.00 per 1,000. Motion carried unanimously. When the District has gotten past this emergency, there will be follow up discussions on fees.

Gary Bissonette will contact banks for financing options.

Gary Bissonette will contact Water Guy to remind them that the District needs Water Guy's written estimate to submit with a grant application for the regional water connection (and well repair) and also to find out which insurance companies to contact.

Another special meeting may be scheduled to address the financing and authorize the repair to the water well.

Gary Bissonette moved to adjourn. Albert Hernandez seconded. The meeting was adjourned at 1:25 p.m.

Next Regular Meeting: Monday, August 26, 2024, 6:00 p.m.

MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE, WYOMING (K² TECHNOLOGIES BUILDING – USE ENTRANCE ON 4TH STREET).

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Minutes Approval:



Signature



Printed Name

8-26-24

Date



Signature

Albert Hernandez

Printed Name

8/26/2024

Date

Scott Peyrot, President (307-680-1658) / Albert Hernandez, Treasurer (626-372-3645) /
Gary Bissonette, Secretary (253-370-9070)