

**Rafter D Improvement & Service District  
Special Meeting Minutes  
Thursday, July 18, 2024, 4:00 p.m.  
400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Gary Bissonette, Albert Hernandez  
BOARD MEMBERS NOT PRESENT: Scott Peyrot  
OTHERS PRESENT: Helenanne Cathey, Michele Hayden

Albert Hernandez called the special meeting to order at 4:10 p.m.

The purpose of this special meeting is:

- 1) Review (and approve) quote from Water Guy and discuss options around corrections to the water system to meet county requirements feeding our distribution system. Gary Bissonette called Water Guy during the meeting to request a detailed bid because the only thing that has been received is an invoice for \$8,908.97, and it has no detail on it – it just says bid project. Water Guy staff said that they would provide a detailed estimate for the District to submit with a County grant application, and the detailed invoice/estimate was provided during the meeting.

Gary Bissonette moved to approve the additional charges for a total of \$8,908.97 to correct the regional water connection to have the ability to have full-time service from regional water. Albert Hernandez seconded. Motion carried unanimously. Water Guy has advised that the District can pay half and then pay the rest in installments.

The feedback from homeowners is that they support fixing the pump and motor because people prefer the quality of the District's well water over the regional water. The regional water is hard water, and everyone at the meeting much prefers the District's well water which is soft water.

- 2) Discuss/finalize decision on well repairs and funding for such. Authorize moving forward to pursue a loan – The total estimate for Red Tiger is \$29,242.50 to replace the pump and motor. Gary Bissonette talked with a banker at First Northern Bank. They are willing to loan the District funds, and their terms are 1% less than First Bank of Gillette. 8.5% is the estimated interest rate. Gary Bissonette moved to pursue a loan for \$40,000 with First Northern Bank for the well repairs and long-term regional hookup. Albert Hernandez seconded. Motion carried unanimously. Gary Bissonette will start the process with the bank.

A County grant application was prepared and will be submitted to the County as follows:

Water Guy estimate \$8,908.97 / regional connection at 33% grant request = \$2,939.96  
Red Tiger estimate \$29,242.50 / well repair at 25% grant request = \$7,310.63  
Total Project Costs: \$38,151.47  
Total Grant Request: \$10,250.59

- 3) Insurance – Board members are researching insurance options. The District doesn't have any property or liability or directors and officers insurance. Gary Bissonette is going to talk with Water Guy to have them take a look at everything that is in the system (equipment) and make a list of what's there to be provided to the insurance company. The Local Government Liability Pool covers general liability and directors and officers insurance coverage for governmental entities that sign up as members. This option will be explored.
- 4) Communications with property owners – There was discussion on how to better communicate with everyone in the District. There was discussion on having a private Facebook page where information could be distributed to the community or allow people to communicate with each other a little better. Albert Hernandez said that he would set up the private Facebook group. This is not a Board communication tool. It is an informal communication tool for the community.

- 5) There was discussion on Red Tiger's estimate and if the Board wants to authorize moving forward yet on the well repair. The consensus is to wait until the loan has been approved.

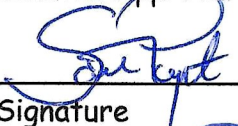
Albert Hernandez moved to adjourn. Gary Bissonette seconded. The meeting was adjourned at 5:10 p.m.

**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 (K<sup>2</sup> TECHNOLOGIES BUILDING – USE ENTRANCE ON 4<sup>TH</sup> STREET).**


Respectfully submitted,  
Helennne Cathey, Assistant to the Board

Minutes Approval:

  
\_\_\_\_\_  
Signature

Scott Peyrot  
\_\_\_\_\_  
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)