

Rafter D Improvement & Service District
Special Meeting Minutes
Tuesday, July 2, 2024, 7:00 p.m.
400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Gary Bissonette, Albert Hernandez, Scott Peyrot
OTHERS PRESENT: Helenanne Cathey, Ward Michael Kennedy, Stefanie Brown,
Duaine Faucett

Scott Peyrot called the special meeting to order at 7:10 p.m. The purpose of the special meeting is to discuss the issues with the water well, make decisions on what to do with the situation and apply for the County grant.

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

*A concern was noted that those people paying only the road assessment are not assisting in the costs for administrative fees – Cathey Consulting fees, advertising fees, etc. – is there a way to allocate some of the assessment being paid for roads to administrative fees? This should be discussed further.

Water Guy forwarded an estimate from Red Tiger Well Service for \$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 other costs downhole that we don't know about as well, so the cost could likely increase.

The District is connected to the regional water system, but Duaine Faucett advised that some work needs to be done to connect the regional system to the District's water tank because right now the regional is tied into the District's water lines and bypasses the tank. Duaine Faucett explained the work that needs to be done.

Since the District does not have the funds to replace the pump, the consensus is to have Water Guy tie the District's system into the regional system the proper way and submit a County grant application for the connection.

Scott Peyrot will contact the County to let them know about the emergency situation and that the District will be submitting a County grant application. Duaine Faucett will provide a quote for tying the District into the regional water system so that it can be submitted with an emergency grant application.

Scott Peyrot moved to authorize Duaine Faucett to proceed with the work for an amount not to exceed \$5,000 or less and getting the District a written quote so it can be submitted to the County grant program. Gary Bissonette seconded. Motion carried unanimously.

A Board member will contact the City of Gillette to switch to the full-time rate which is \$1.50 per month more than the intermittent rate on the tap fee side, but it is \$3.09 less on the usage rate. The intermittent rate is \$6.00 per tap per month plus \$6.18 per 1,000 gallons used. The regular, full-time rate is \$7.50 per tap per month plus \$3.09 per 1,000 gallons used. Gary Bissonette moved to change the regional water status to regular, full-time use instead of intermittent. Scott Peyrot seconded. Motion carried unanimously. Gary Bissonette will contact the City.

The regional water is hard water compared to the District's well that is soft water. One individual mentioned he had a water softener that had been disconnected, and it was suggested that the homeowner might want to hook up the water softener again if staying on the regional system. Hard water is hard on appliances.

The consensus is to hook up to regional until a plan can be made on the pump replacement. The District needs to plan better for asset replacement / major repairs and rates have to be addressed. There are only 16 people on the Rafter D water system, and it is expensive to operate a small system. The rates need to be analyzed and need to be increased. The District has no reserves and no money to pay for the repairs needed, and the District must start addressing this.

Scott Peyrot moved to adjourn the meeting. Albert Hernandez seconded. The meeting was adjourned at 8:20 p.m.

Next Meeting: Wednesday, July 10, 2024, 12:00 p.m. (Special Meeting 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.)

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



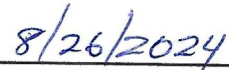
Date



Signature



Printed Name



Date

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