

Spring Hill Ranch Improvement & Service District
Special Meeting Minutes
Thursday, February 27, 2020, 7:00 p.m.
at the office of Cathey Consulting, 400 S Gillette Avenue, Suite 106, Gillette, Wyoming

Board Members Present: Gary Carter, Bowman Stinson
Board Members Not Present: Jim Klaassen
Others Present: Helenanne Cathey, Jason Percifield, John Percifield
Darin Edmonds, Sexton at Campbell County Cemetery District
Mark Hines, DOWL Engineering (Cemetery District's engineer)
Jim Hastings, Tom Butler and Cynthia Johnson – Cemetery District Trustees

Bowman Stinson called the meeting to order at 7:01 p.m. The purpose of the special meeting is to meet with the Campbell County Cemetery District Board members and staff regarding their water project access, and the Spring Hill Ranch road use.

The meeting started with introductions.

Darin Edmonds, Sexton for the Cemetery District, explained the proposed Cemetery District project. The Spring Hill Ranch Road is the shortest route for the Cemetery District to go from the future Mt. Nebo Cemetery to the Cemetery District's water well that is at the end of Spring Hill Ranch Road past Carter's property. The Cemetery District will be drilling a new well at some point, and will be using the current well that is there in the near future for a tree farm on the land that the Cemetery District purchased from Carters. At this time, they are looking to secure the access rights to the water supply via Spring Hill Ranch Road. It is estimated that they will construct a pipeline in about 10 years.

Mark Hines from DOWL explained that it is much more cost effective for the Cemetery District to pump their own water than to purchase water from the City. That's what is done at Mt. Pisgah, and that is the plan for Mt. Nebo. They have surveyed along the road and have consulted with Gary Carter on where to best run the pipeline within the 60' easement along the road. There will be one easement to be done with Ogden's, but the remaining easement is with the Spring Hill Ranch Improvement and Service District. The Cemetery District is here tonight, hoping to begin the negotiation process with the Spring Hill District.

Mark Hines explained the proposed route. There are three spots where they will need a vent on the pipe on high spots, so there will be a manhole with surface vent pipes. These will be near the fence, so it would be minimal effect on the road maintenance. There will be some valves. They will try to keep things out of the gravel surface so the District isn't having to work around Cemetery District valves when maintaining the road. There was discussion on cutting the road in one spot rather than boring.

If the District is agreeable to granting access, the Cemetery District will develop a gravel road where Spring Hill Ranch Road ends to the Cemetery District's well site. There will be a private gate at the end of the Spring Hill Ranch Road. It would not be public access. When they build that road, they will return the Spring Hill Ranch Road to its original state after all of the construction equipment has completed the work. The major impact will be when the pipeline goes in – they are looking at a 6 or 8" poly line with valves. That would be a disturbance for several weeks. They would try to keep the waterline out from under the surface of the road (they would be in the shoulder or ditch for most of it). There are a couple of spots where they will have to be under the road surface, but for the most part, they will stay in the shoulder or ditch.

There was discussion on how much traffic the Cemetery District would have on the Spring Hill Ranch Road. The main time there would be traffic would be when the road is developed at the end of Spring Hill Ranch Road to the Cemetery District's well and when the pipeline is put in to run water from the Cemetery District's water well to the Mt. Nebo site across Highway 50. There will be additional traffic to start the tree farm, but they will put everything on automatic sprinklers. The first year there will be more activity. After that probably once or twice a week. It will have little to no traffic in the winter. There are nine cemeteries in Campbell County, and there are cameras at those sites so they can tell when they need to mow or water or if something needs addressed at those

sites. They generally go about once a week to the other rural cemeteries. They anticipate about the same once everything is up and running.

There was discussion on if the Spring Hill Ranch Road ISD wants to connect to the City's system, where the District would run their water line. Gary Carter explained the District would likely go on the other side of the road. Mark Hines suggested the District pick which side they want, and the Cemetery District would run theirs at least 6 to 8 feet apart from where Spring Hill would put their line. Mark Hines suggested the easement be open within that 60' easement, and if Spring Hill Ranch puts their line in before the Cemetery District, they would just work around it. The plan that was shown is the Cemetery District's proposed and estimated site for the water line.

Darin Edmonds explained that the Cemetery District understands this is a permanent easement – it's a long term commitment, and they want to be good neighbors.

The Cemetery District's well is outside of the required distance with other wells. This well won't interfere with anyone else's water well.

The Spring Hill Ranch ISD will discuss the issue with landowners and come back with a proposal. The Cemetery District payment will be to the District, not to the individual landowners.

If the Spring Hill Ranch ISD wants to treat the Cemetery District as a member and pay an annual maintenance fee, they are open to that as well.

The Spring Hill Ranch ISD members present didn't see any major issues with the project and are willing to negotiate on it. The Spring Hill Ranch ISD members will discuss the issue and get back to the Cemetery District.

Bowman Stinson adjourned the meeting at 7:40 p.m.

Next Meeting: Wednesday, July 15, 2020, 7:00 p.m. at the office of Cathey Consulting, 400 S Gillette

Respectfully Submitted,
Helenanne Cathey, Bookkeeper/Assistant to the Board
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Bowman Stinson, President

Gary Carter, Vice President

James (Jim) Klaassen, Secretary/Treasurer