

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, March 12, 2018, 7:00 p.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette
Revised 3/13/18

BOARD MEMBERS PRESENT: Dave Daigle, Bobby Schmitz
BOARD MEMBERS NOT PRESENT: Charlotte Terry
OTHERS PRESENT: Helenanne Cathey, Duaine Faucett, Levi Jensen (City of Gillette),
Adam Spindler (DOWL), Paul Young, Ryan and Jessica Walker

President Dave Daigle called the meeting to order at 7:01 p.m.

- I. Regional Water – Adam Spindler (DOWL) / Levi Jensen (City of Gillette)** – There was discussion on the regional connection. The City will get easements as needed. The plans for the connection were reviewed. Duaine Faucett made some recommendations. The District will use the regional water for emergency backup if a well goes down or if the District doesn't have enough capacity, it can be used to supplement the District's wells. The City will get easements in place and will get permits for running the pipeline if needed. They will have to take down the water line that was put in on Force Road because they are tying the Red Hills line onto the new pump station. The one that was installed a few years ago has been a problem from the beginning, so they will abandon that one, including the T that Stone Gate had off of that line. The City estimates construction to be complete by this fall. Levi Jensen and Adam Spindler left the meeting. The District talked about the regional system further under the water system update below.
- II. Water System Update** – The water system information was reviewed. Duaine Faucett was at the meeting and recommended where the line should be tied into the District's system and how to install it. After the last meeting, Duaine Faucett provided an estimate from Weston Engineering for a replacement well for Well #1. That cost is estimated at \$381,410. Duaine Faucett recommends using the regional connection to replace Well # 1. The regional connection would come in where Well #1 comes in. Well #1 is only making 30 gpm, and it has hardly been used. It is making too much sand. Duaine Faucett does not think it will last through the summer. Bobby Schmitz moved that the District connect the regional water supply into the existing water system – by utilizing the existing Well # 1 discharge line for the new regional water supply to the tanks. Well #1 will not be operational after that occurs. Dave Daigle seconded. Motion carried unanimously.

Dave Daigle requested that the minutes reflect that from the presentation of Levi Jensen and Adam Spindler, who represent the City and the regional water system, that there will be no cost to the Stone Gate Estates ISD and this connection will disengage Well #1 totally.

Pro Electric has advised that they can put a bigger beacon on the tanks. However, another entity put up a brighter light, and the airport asked them to take it down because it was interfering with the airplanes. A suggestion was made to put a light where Phases 3 and 4 can see it better.

People are asked to conserve this summer as much as possible. If you see the lights on the tanks, people need to stop watering when they see the lights. Call Water Guy as soon as you see an issue! (307-299-3544)

Visionary Communications has contacted Duaine Faucett and requested putting up equipment for internet on top of the District's tank. In exchange for putting the equipment up there, they can monitor the tank. They can put a motion camera there so if someone is near the tank they can see it. If the water level is down, it will notify Water Guy. There are several other systems that have done this. There is no cost to the District.

Dave Daigle asked that Duaine Faucett have Visionary Communications send the contract to the District. A special meeting will be scheduled to approve the regional water system and contract with Visionary.

Helenanne Cathey will notify the City that the District will be a full-time user on the regional connection.

III. **Minutes / Treasurer's Report** – Bobby Schmitz moved to approve the minutes for the January 8, 2018, regular meeting as presented. Dave Daigle seconded. Motion carried unanimously.

IV. **Treasurer's Report** – Bobby Schmitz moved to accept the Treasurer's Report and pay bills as presented for \$1,916.92 and transfer \$2,000 from the money market account to the checking account. Dave Daigle seconded. Motion carried unanimously.

Money Market Account Balance end of last meeting:		\$121,222.78	
01/11/18	Deposit – Water	\$130.00	
01/31/18	Interest	\$22.04	
02/09/18	Deposit – Assessments	\$976.10	
02/12/18	Ck# 9008 – Transfer to Checking:	\$1,900.00	
02/28/18	Interest	\$21.36	
03/09/18	Deposit - Water	\$416.00	
Balance in Account Prior to Meeting:			\$120,888.28
01/08/18	Ck# 9009 – Xfer to checking	\$2,000.00	
Ending Money Market Balance:			\$118,888.28
Money Market Account – Infrastructure Fund end of last meeting:		\$133,977.93	
01/31/18	Interest	\$24.30	
02/28/18	Interest	\$23.65	
Ending Money Market – Infrastructure Fund Balance:			\$134,025.88
Money Market Account – Pump Replacement end of last meeting:		\$5,272.54	
01/31/18	Interest	\$0.54	
02/28/18	Interest	\$0.49	
Ending Money Market – Pump Replacement Account Balance:			\$5,273.57
Checking Account Balance end of last meeting:		\$7,849.02	
1/30/18	AUTO PAY Powder River Energy 3126125 11/29-12/29/17		\$269.31
1/30/18	AUTO PAY Powder River Energy 8443000 11/29-12/29/17		\$134.31
02/12/18	Ck# 9008 – Stone Gate (February bills) – Deposit	\$1,900.00	
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	3126125 12/29-2/2/18	\$276.02
AUTO	Powder River Energy	8443000 12/29-2/2/18	\$157.14
2225	Cathey Consulting	Inv. 4284 – Jan. Admin/Books/postage	\$426.47
2226	Hawkins, Inc.	Inv. 4205815 – Chlorine \$5.00	\$10.00
		Inv. 4219834 – Chlorine \$5.00	
2227	One Call of Wyoming	Inv. 47315 – Oct.-Dec. / Annual membership	\$36.25
2228	Water Guy, LLC	Inv. 2018-1 – Oct. locates \$62.00	\$1,000.50
		Inv. 2018-82 – Jan. Oper./Meters \$938.50	
TOTAL:			\$1,906.38
Checking Account Balance Prior to Current Meeting:		\$7,439.02	
Bills Paid At The Meeting:			
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	3126125 2/2-2/26/18	\$199.41
AUTO	Powder River Energy	8443000 2/2-2/26/18	\$128.95
2229	Cathey Consulting	Inv. 4330 – Feb. Adm/Books/postage \$426.50	\$577.00
		Inv. 4298 – Director Election \$150.50	
2230	Hawkins, Inc.	Inv. 4235335 – Chlorine	\$10.00
2231	Water Guy, LLC	Inv. 2018-170 – Feb. Oper./Meters	\$938.50
TOTAL:			\$1,916.92
03/12/18	Ck# 9009 – Stone Gate – Deposit	\$2,000.00	
Checking Account Balance End of Meeting:			\$7,522.10

Receivables were reviewed and discussed.

V. **Unfinished Business**

- a. Review customer / construction issues – None at this time.
- b. Road Connecting to Red Hills – No action at this time.

- c. Director Election (March 20, 2018 – Daigle, Schmitz) – Ballots have been mailed and will be canvassed by Helenanne Cathey, Charlotte Terry, and one other Stone Gate resident within 7 days of the election.

VI. New Business

- a. An e-mail was received from a landowner who had talked to someone who was looking to purchase out of town. He said he was eliminating Stone Gate because of the condition of the roads. The Board asked that people read the minutes from the last meeting. The County advised the District's roads are actually in good shape. There was discussion on pulling rock in from the shoulders this summer. Bobby Schmitz will get a quote from a contractor to blade the roads, being more aggressive on pulling the shoulders up. Stone Place is on the rotation to get gravel this year, so Bobby Schmitz will get estimates. Bobby Schmitz moved to spend up to \$35,000 as in years past for this year's road upgrades for rock and dust control and another \$5,000 for extra contract blading. Dave Daigle seconded. Motion carried unanimously. Bobby Schmitz will get estimates, and a grant application will be submitted to the County.
- b. A letter was reviewed from Water Guy regarding rates and additional services. The hourly rate increased but the monthly fee did not change other than some testing fees that increased by the lab.
- c. Budget – A preliminary budget needs to be approved and submitted to the County and State by June 1st. The budget was discussed. The District's assessment hasn't increased in years, and it looks like the fee needs to increase for water and roads. The City regional fee will be \$6.50 plus \$3.01 per 1,000 gallons. Cathey Consulting is raising rates by about 5%. Residents indicated support for a fee increase for more road work and for the water system.
- d. Bobby Schmitz reported that Black Hills Energy bought Source Gas. The gas line currently terminates in front of Mader's storage buildings. Black Hills Energy wants to extend that line to the west to Overbrook. They don't want to go down the County road easement, so from Mader's, they are going to jump from the North side of Force Road to the South side of Force Road, and they will have individual easements with those landowners that border Force Road. Bobby Schmitz asked them Black Hills Energy provide some kind of a proposal on gas service, but they aren't offering new service right now to Stone Gate residents. Scott Wilson and Kelly Spitz from Black Hills Energy were the people that Bobby Schmitz talked to.

VII. **Date for next regular meeting** – Monday, May 14, 2018, 7:00 p.m.

VIII. **Meeting adjourn** – Bobby Schmitz moved to adjourn the meeting. Dave Daigle seconded. The meeting adjourned at 8:51 p.m.

MEETINGS ARE NORMALLY HELD ON THE 2ND MONDAY OF EVERY OTHER MONTH
UPCOMING MEETINGS:

REGULAR MEETING: MONDAY, MAY 14, 2018, 7:00 P.M.

Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106 (K² Technologies Building, Suite 106) – Entrance is on 4th Street

NOTES: The board reminds homeowners of the following:

- a. Water meter repair costs are to be split equally between the District and the homeowner.
- b. Only authorized people are to be opening water meter pits. Any damages that occur because of an unauthorized person entering the meter pit will be 100% the homeowner's responsibility.
- c. Keep the area mowed and/or free of debris around meter pits and readouts. If necessary, the District will hire someone to mow and/or clean it up and the homeowner will be billed.
- d. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- e. **Check out Water Guy's Facebook page for information regarding water system issues. They will post information there when they are working on projects and when they are having issues with water systems. Go to www.wateryuywyoming.com for a link and for other information.**

Respectfully submitted,

Helenanne Cathey, Assistant to the Board of Directors, Stone Gate Estates Improvement & Service District

Dave Daigle, President (687-1785)

Charlotte Terry, Treasurer (670-2725)

Robert (Bobby) Schmitz, Secretary (686-0991)