

**LITTLE THUNDER IMPROVEMENT & SERVICE DISTRICT**

(PO Box 883, Gillette, WY 82717)

**REGULAR MEETING**

**MINUTES**

**Thursday, January 2, 2025, 7:30 p.m.**

**Wright Town Hall, 395 Lariat Way, Wright**

*Revised 1/6/24*

Board Members Present: Levi Strohschein, Mike Christensen, Arrow Langston  
Others Present: Chance & Sammy Tromble, Carin & Aaron Derbonne, Paula Strohschein, Helennane Cathey (by phone)

Levi Strohschein called the meeting to order at 7:32 p.m.

**I. Minutes Approval** – Arrow Langston moved to approve the minutes from the December 5, 2024, regular meeting. Levi Strohschein seconded.. Motion carried unanimously.

**II. Treasurer’s Report Acceptance / Bills** – The financial information was reviewed. Arrow Langston moved to accept the Treasurer’s Report and pay the bills as presented and listed below. Levi Strohschein seconded. Motion carried unanimously.

Bank Balance Forward From Last Meeting: \$37,031.47  
11/30/24 Interest \$143.97  
12/10/24 Deposit – Assessments \$26,251.18  
Bank Balance Prior to Bills: \$63,426.62

Bills Paid At Meeting:

<b>Ck#</b>	<b>Pavee</b>	<b>Description</b>	<b>Amount</b>
1113	Cathey Consulting	Inv. 7909 – Dec. Admin./Bookkeeping/Compliance	\$660.00
1114	Farnsworth Services	Inv. 64061 – 1,507.3 tons 1” J-Base hauled (Hicks 11 loads, Noonan 15 loads, Duffy 18 loads, Chad 7 loads, Melicia 2 loads)	\$51,248.20
1115	Performance Industries	Inv. 1820 – Replace culvert on Cowboy Way / blade dumped rock on Noonan, Hicks and Melicia	\$1,929.00

**TOTAL BILLS:** \$53,837.20

**Bank Balance End of Meeting:** \$9,589.42

**Accounts Receivable Balance: \$43,620.00 from Assessments**

**III. Unfinished Business**

a. Roads Update

- 1) Signs – The Board is gathering quotes and requesting signs. This will be a spring or summer project.
  - “Residential Area – Slow Speeds Advised”
  - “No Thru Commercial Truck Traffic”
  - 20 or 25 mph speed limit signs to be posted
  - Sign replaced (Melicia sign says Rd and should say Dr.)
- 2) Road Project: Establish ditches and proper drainage and add W-base limestone to a portion of Story (1/2 mile), all of Cody Street (1/4 mile), and a portion of Britney Lane (1/4 mile). Add 2,500 tons of W-base limestone to the main thoroughfare through the District that is travelled by many in the County and not just residents of the District. Add 500 tons of W-base limestone on a section of Chad Road. This project is anticipated to be done in the fall of 2024 and spring of 2025.  
Project Cost Estimate: \$143,670.00  
County Grant approved 7/2/24: \$44,755.00.  
Road work to be done by Farnsworth Services, Wyoming Earthmoving Corporation, and Performance Industries.

**October, 2024, work done:**

Vendor / Invoice	Inv. Amt.	Grant Amt.	Grant %
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Performance Industries – Invoice 1802 – Drainage work	\$3,468.00	\$1,734.00	50%
Wyoming Earthmoving Corp. - Invoice 11147 - Drainage work	\$14,407.50	\$7,203.75	50%
Farnsworth Services Co., Inc. - Invoice 63763 - Haul rock	\$50,703.18	\$12,675.80	25%
Performance Industries - Invoice 1803 - Blading limestone	\$3,693.00	\$923.25	25%
10/16/24 Pay Request 1 Total	\$72,271.68	\$22,536.80	

Deposited 11/11/24.

**December, 2024, work done – The Board reviewed and signed Pay Request 2 to submit to the County for reimbursement.**

Vendor / Invoice	Inv. Amt.	Grant Amt.	Grant %
Farnsworth Services Co., Inc. – Invoice 64061 – Haul rock	\$49,314.31	\$16,273.72	33%
Farnsworth Services Co., Inc. – Invoice 64061 - Haul rock	\$1,933.89	\$483.47	25%
Total invoice \$51,248.20 (25% grant for Melicia / 33% grant for Hicks, Noonan, Duffy, Chad)			
Performance Industries - Invoice 1820 - Blading limestone	\$1,350.00	\$337.50	25%
01/02/25 Pay Request 1 Total	\$52,598.20	\$17,094.69	

	<u>Invoice totals</u>	<u>Grant Requests</u>
TOTALS TO DATE:	\$124,869.88	\$39,631.49
Project estimate remaining:	\$18,800.12	
County grant remaining:	\$5,123.51	

#### IV. New Business

a. An e-mail was received from Kelly Anderson reporting that a culvert was ripped out of the road near 20 Cowboy Way and requesting it be replaced. Levi Strohschein reported that this wasn't done by the District, and he talked to the contractor who had worked on the road back in 2014 when the landowners on that road pooled their money and made some improvements. The contractor wasn't aware of a culvert, and the Board wasn't sure where the culvert was or where a culvert is needed now. The area will be monitored in the spring to see where the water is sitting to determine where a culvert should be installed. If a culvert needs to be installed, the County grant could be utilized to build up the road in order to install a proper culvert. Helenanne Cathey will e-mail the landowner and ask them to call Levi Strohschein.

b. A landowner expressed concerns at the meeting about the assessment on his property on Garrett Court and about his road not being bladed. The landowner's assessment was increased in July, 2024, from \$420 to \$1,800 due to the heavy equipment / commercial traffic coming out of that lot.

The Board explained that the roads were bladed last fall after some moisture. The roads were not bladed over the summer because it was so dry, and blading won't do any good when it's that dry. In fact, many homeowners asked that the roads NOT be bladed because of how dry it was. There are about 10 miles of roads in the District, and the District is working to improve all of the roads. The main section of road (the section the County improved at a cost of about \$2 million) needs the most attention and will continue to need the most maintenance and rock going forward because of the traffic and especially heavy truck traffic. All of the roads in the District will be addressed in time, and the intention is to eventually get limestone on all of the roads. However, due to a limit on funds, it will take a while to get to all of the roads. The County and City do NOT blade the District's roads.

A concern was raised on a cattleguard off of Highway 59. The District is not allowed to touch that cattleguard – the Highway Department needs to take care of it. A Board member will contact the State, but homeowners are also encouraged to contact the State to express their concerns.

The assessments schedule was developed with the involvement of the community. There were numerous meetings over the years, and a lot of people have attended meetings and provided input on the tiered system. Assessments are reviewed each year, and the assessment may be increased or decreased if the use on a lot changes. If someone has an assessment this year because they have a trucking company but then they don't have that trucking company running out of that lot next year, then next year's assessment may be reduced. When a property moves to a higher tier, the policy is to keep the property at that tier for 2 years, but the Board will review each situation on a case-by-case basis. If people have concerns, they should come to a meeting to talk to the Board about them.

There is supposed to be moisture this weekend so the roads should be bladed next week.

When it snows, the District contracts for snow removal, but they aren't going to blade snow in the middle of a snowstorm. They will wait until the storm is done. The main road is done first, and then they start on the side roads. The blade operator is not an employee of the District – they have other business and could be gone when snow removal is needed. We are lucky that we have someone that lives here that can do this work. Also, it is not the District's responsibility to pull people out when they get stuck in the snow.

The roads have vastly improved over what they were a few years ago. There were times you couldn't get down the road because of the mud. It will take time to get all 10 miles of roads improved. When the County put the new road in, the District's primary focus was on the roads that most affected that new road – so Duffy was done first with the funds that were available. The District didn't have much money at first and wasn't eligible for the County grant, but we can now utilize the County grant along with District funds to make improvements. Be patient!

A reminder that Board members are volunteers – they don't receive any compensation for the hours they have spent and continue to spend on District business.

When a blade is sent out, they blade the roads that impact the most people first.

**V. Public Comment**

- a. There were no additional public comments.

**Upcoming meetings:**

**Thursday, February 6, 2025, 7:30 p.m. (Regular Meeting)**

**Meetings are at the Wright Town Hall, 395 Lariat Way, Wright (First Thursday of the month):**

2025 Meetings:

Thurs., Feb. 6, 2025, 7:30 p.m. / Thurs., Mar. 6, 2025, 7:30 p.m.

Thurs., April 3, 2025, 7:30 p.m. / Thurs., May 1, 2025, 7:30 p.m. / Thurs., June 5, 2025, 7:30 p.m.

Thurs., July 3, 2025, 7:30 p.m. / Thurs., Aug. 7, 2025, 7:30 p.m. / Thurs., Sep. 4, 2025, 7:30 p.m.

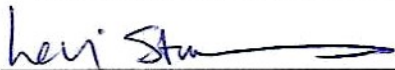
Thurs., Oct. 2, 2025, 7:30 p.m. / Thurs., Nov. 6, 2025, 7:30 p.m. / Thurs., Dec. 4, 2025, 7:30 p.m.

Arrow Langston moved to adjourn. Mike Christensen seconded. The meeting was adjourned at 8:18 p.m.

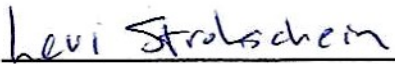
**NOTES:**

- Reminder to Homeowners: *Everyone is asked to please not park in any road right of way. Keep garbage cans back out of the road right of way (25' from the center of the road). This causes drifting and is a problem – it will interfere with snow removal and will add to the cost of snow removal.*

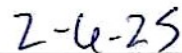
Respectfully submitted,  
Helenanne Cathey, Assistant to the Board (307-685-8235)



Signature



Printed Name



Date



Signature



Printed Name



Date

Levi Strohschein (307-660-6004), President / Michael (Mike) Christensen (307-660-0565), Vice President / Arrow Langston (307-299-8324), Secretary/Treasurer