

Rafter D Improvement & Service District
Regular Meeting Minutes
Monday, March 10, 2025, 6:00 p.m.
400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Gary Bissonette, Albert Hernandez, Scott Peyrot
 OTHERS PRESENT: Helenanne Cathey, John Cattles, Kathy Cattles

Scott Peyrot called the meeting to order at 6:03 p.m.

- I. **Customer / Billing Concerns** – None
- II. **Minutes** – Scott Peyrot moved to approve the minutes for the regular meeting on January 13, 2025, as written. Albert Hernandez seconded. Motion carried unanimously.
- III. **Treasurer’s Report** – The Treasurer’s Report and financial information were reviewed. Gary Bissonette moved to accept the Treasurer’s Report and pay the bills as presented. Scott Peyrot seconded. Motion carried unanimously.

The old drill pipe that was pulled out of the well needs to be removed from the well site. John Cattles said he would haul off the pipe, get it weighed, and pay the District salvage value for it. The Board approved this action.

Bank Balance at End of Last Meeting:		\$22,923.30
Water Deposits 1/1-1/13/25	\$700.00	
Assessments deposit 1/10/25	\$900.00	
Adjusted Balance Forward:		\$24,523.30
Water Deposits 1/14-1/31/25	\$700.00	
Interest 1/31/25	\$11.92	
Xpress bill pay deposit 2/5/25	\$890.00	
County Grant deposit 2/11/25	\$3,938.25	
Water deposits 2/1-2/28/25	\$4,600.00	
Interest 2/28/25	\$10.80	

Bills Paid in February:

CHK #	VENDOR	PURPOSE	AMOUNT
AUTO	City of Gillette	Inv. 2008508 – regional water 1/2-2/4/25 0 gallons	\$120.00
AUTO	Powder River Energy	Acct 3230728 1/1-2/1/25 \$92.92 Acct 3284226 1/1-2/1/25 \$178.49	\$271.41
1329	Cathey Consulting	Inv. 7967 – Jan.. Admin./Books/Compliance	\$393.75
1330	First Northern Bank	Loan payment	\$1,274.28
1331	Red Tiger Well Service, Inc.	Inv. 2395 – Pull and replace pump, motor, cable pitless spool, coupling, tubing \$44,995.50	\$5,000.00
1332	Water Guy	Inv. 2025-63 – Jan. Water Op./Meter Rdgs/Billing	\$800.30
TOTAL BILLS PAID:			\$7,859.74

Xpress bill pay deposit 3/5/25 Not available yet.

Bank Balance Prior to Meeting; \$26,814.53

Bills Paid at Meeting:

CHK #	VENDOR	PURPOSE	AMOUNT
AUTO	City of Gillette	Regional Water 2/4/25 – 3/4/25	No bill yet.
AUTO	Powder River Energy	Acct 3230728 2/1-3/1/25 Acct 3284226 2/1-3/1/25	No bills yet.
1333	Cathey Consulting	Inv. 8011 – Feb. Admin./Books/Compliance	\$393.75
1334	Red Tiger Well Service	Inv. 2395 – Pull and replace pump, motor, cable pitless spool, coupling, tubing \$44,995.50	\$5,763.50
1335	Water Guy	Inv. 2025-189 – Feb. Water Op./Meter Rdgs/	\$800.30

		Billing	
1336	First Northern Bank	Loan payment	\$1,274.28
TOTAL BILLS PAID:			\$8,231.83
Bank Balance End of Meeting:			\$18,582.70*
<i>*Does not include water billing deposits since the first of the month.</i>			


- IV. Water System Update** – Water system and billing reports were available. Water system projects and specific concerns are listed below.
- a. Tank Cleaning and replace the control wire that runs from the well to the pump house (will include trenching and running conduit). Project estimate \$6,500 / County grant (DSG 2024.10 request of \$1,625)
 - i. Pay Request 1 (Water Guy invoice \$1,500 for tank cleaning / grant \$375)
Grant Remaining \$1,250.00
 - ii. No invoice yet for the control wire from Water Guy.
 - b. Tie in to Regional Water and Water Tank Repair – 2 grants – The work is complete and Red Tiger is paid in full as of this meeting.
 - i. County Grant DSG 2024.06
 1. Pay Request 1 (Water Guy Invoice 2024-723 \$8,908.97 (33%) / grant \$2,939.96)
 2. Pay Request 2 (Red Tiger Invoice 2395 \$29,242.50 (25%) / grant \$7,310.63)
(Total invoice \$44,995.50 – applied for another grant)
 - ii. County Grant – DSG 2024.14 approved 12/3/24 – total Red Tiger Invoice \$44,995.50 minus \$29,242.50 on DSG 2024.06) = \$15,753 total with grant request of \$3,938.25
All grant funds have been received. The Board reviewed and will sign the completion report and affidavits to close out the grant.
 - c. Lead Service Line Inventory – Gary Bissonette will follow up with Water Guy to see where they are with the survey of service lines for Rafter D. No update.
 - d. Flushing hydrant (Paul Schlosser, 5260 Force Road concerns) – This will be discussed in the spring. No update.
 - e. Insurance quotes – No update
 - f. Discussions with Water Guy regarding if there were a fire in or near the District and getting water / City water turned on. No update.
- V. Unfinished Business**
- a. Agreement with Visionary – There was discussion at the November meeting about asking if Visionary would compensate the District an amount each month to at least cover the cost of the electricity that they use. Gary Bissonette will contact Visionary. No update.
- VI. New Business**
- a. There was discussion on the roads. The roads have some washboard in them right now. Board members discussed the equipment that they have and their ability to help maintain the roads. Pat Schweitzer has bladed the roads for the District in the past.
 - b. Budget for 7/1/25 – 6/30/26 – The budget will be discussed at the next meeting: Thursday, April 3, 2025, 6:00 p.m. Board members would like to get information out to everyone in the District regarding the budget discussions at the April 3rd meeting and encourage residents to attend. A note will be posted on the Facebook page. Gary Bissonette will contact Water Guy.
 - c. There was discussion on the \$300 annual assessment and the money that has been collected from this assessment for roads.
 - d. There was discussion on the recreation area, and a question was asked regarding dogs and if they have to be on leashes. There isn't anything in the covenants about this. The Board wasn't sure what County laws are regarding dogs on leashes in the County.
 - e. There was discussion on building requirements in the District. The Board wasn't aware of anything that the District would be involved with for buildings in the District.

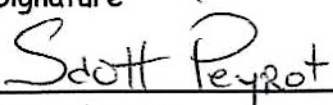
Scott Peyrot moved to adjourn. Albert Hernandez seconded. The meeting was adjourned at 6:41 p.m.

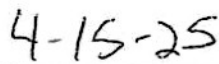
Next Meeting: Thursday, April 3, 2025, 6:00 p.m.

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)