

LITTLE THUNDER IMPROVEMENT & SERVICE DISTRICT

(PO Box 883, Gillette, WY 82717)

REGULAR MEETING

MINUTES

Thursday, April 3, 2025, 7:30 p.m.

Wright Town Hall, 395 Lariat Way, Wright

Board Members Present: Levi Strohschein, Mike Christensen
Board Members Not Present: Arrow Langston
Others Present: Joey and Tony Mullins, Carin & Aaron Derbonne, Paula Strohschein, Helenanne Cathey (by phone)

Levi Strohschein called the meeting to order at 7:30 p.m.

- I. **Minutes Approval** – Mike Christensen moved to approve the minutes from the February 6, 2025, regular meeting. Levi Strohschein seconded.. Motion carried unanimously. There was no meeting in March.
- II. **Treasurer’s Report Acceptance / Bills** – The financial information was reviewed. Mike Christensen 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:			\$33,339.13
01/31/25	Interest	\$71.84	
02/10/25	Deposit – Assessments	\$1,691.94	
02/28/25	Interest	\$66.98	
03/10/25	Deposit – Assessments	\$630.00	
Bank Balance Prior to Bills:			\$35,799.89
Bills Paid At Meeting:			
Ck#	Payee	Description	Amount
1118	Cathey Consulting	Inv. 7998 – Feb. Admin./Bookkeeping/Compl. \$660.00	\$1,320.00
		Inv. 8040 – Mar. Admin./Bookkeeping/Compl. \$660.00	
1119	Performance Industries	Inv. 1834 – 3/7/25 Snow removal 8 hours	\$1,200.00
TOTAL BILLS:			\$2,520.00
Bank Balance End of Meeting:			\$33,279.89
Accounts Receivable Balance: \$32,220.00 from Assessments			

III. Unfinished Business

a. Roads Update

- 1) Culvert request / issue near 20 Cowboy Way (1/2/25 meeting) / monitor area in the spring to see where water is sitting to determine if a culvert is needed and where it should be installed – Right now the area appears to be draining okay. There is a fiber line and phone line in the ditch, so a vac truck will be brought in to find the lines, and the ditch will be reestablished, hopefully in the next couple of months. However, in order to put the culvert in, the road will need to be built up. Levi Strohschein will continue to try to speak to the landowner.
- 2) The Board is gathering quotes and requesting signs.
 - “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.)
- 3) Road Project 2024 – 2025
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

October, 2024, work done:

Vendor / Invoice	Inv. Amt.	Grant Amt.	Grant %
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	

December, 2024, work done:

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% Melicia / Hicks, Noonan, Duffy, Chad at 33%)			
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 Harold Soske, 11 Iron Cross Court, asking to not be assessed by the District. Levi Strohschein will reach out to the landowner to visit with him, but the letter was discussed and some of his concerns are addressed below.

The homeowner refers to the \$2 million that was spent to improve the roads. A clarification on this – the District did not receive \$2 million. The e-mail states “yet the board is spending more money on roadways they have already spent over \$2 million on improving on during the last 5 years.” The \$2 million was spent only on the main thoroughfare, and this project was done by the County. Again, none of this money went directly to the District. In order for the County to rebuild the main thoroughfare, the District had to be formed first. That road would not have been done if the District hadn’t been formed.

The District will address all of the roads over time. The County District Support Grant will be utilized as much as possible in order to do as much work as possible, but it will take time to do all of the roads.

Regarding a complaint in the letter about the road being hard on tires – yes, scoria roads can be hard on tires. Pit run is used to build up the base, and some smaller rock was put down on top of the pit run. The District has worked to keep the larger rocks off of the road.

The letter states that “the culvert and drainage at the end of my roadway was repaired by the company putting in fiber optics.” Levi Strohschein reported that this wasn’t quite the case. The fiber optics people put a lot of dirt down and didn’t clean it up. Levi Strohschein dug the culvert out with a shovel.

The District was formed in April, 2020, and all lots in the District are assessed, based on the road impact from the lot. The assessment schedule can be found at www.catheyconsulting.net.

This fiscal year is the first year any major road work was done because this was the first year there were enough funds to do any major work. With the assistance of the County grant, the District will spend almost \$150,000 on the roads this fiscal year. There are more than 12 miles of roads in the District and all of the roads in the District will be addressed as the budget allows. The main thoroughfare in the District will cost the most to maintain, and the District will need to address this section of road each year.

- b. Budget for 7/1/25 – 6/30/26 – The budget will be reviewed, and a proposed budget approved at the next meeting. The final budget will be reviewed and approved at the July 3, 2025, budget hearing and regular meeting. The landowner list has not been received yet from the County, but the board doesn't anticipate any changes on assessments for this next fiscal year.

There was discussion on road projects for the next fiscal year – The roads coming off of Highway 59 / culvert on Williams / Story / other work. Levi Strohschein will get quotes for rock, scraper work, culverts, backhoe and blade work so the District can get a grant application in to the County.

Levi Strohschein reported that Earthworks Solutions has put a bid in on a project in the area and will need a place to put some dirt if they get the bid. The dirt will be put down on the intersection of Meister and up Levi Road (to build up the road where needed), and rock will be put down from Highway 59 up Meister and through Levi Road.

Helenanne Cathey reported that the District will need a self-audit done for the 7/1/24 – 6/30/25 fiscal year. The self-audit needs to be completed by someone other than a Board member or Helenanne Cathey. There are a couple of bookkeepers that have done these for other Districts for a cost of \$500 to \$600. The Board didn't have any issues with this cost.

- c. Cowboy Way got pretty sloppy and rutted up with the recent moisture. Wyoming Earthmoving Corporation bladed the road and brought in some rock. After it dries out some more, they will put more scoria down. Several people have called and thanked the Board and the contractor for the work on the road.
- d. There was positive feedback on the culverts that were put in and work done on Cody and Story.
- e. Some work will be done on Melicia on the area where a septic system flooded the road and did some damage to the road. It isn't draining on the road now.
- f. Some blading will be done, hopefully in the next week. Now that we've had some moisture, blading can be done. The roads need moisture for blading to be effective.
- g. Levi Strohschein reported that he has talked to some smaller contractors that would like to haul rock for the District, but they only have one truck which can do about 4 loads a day. The Board would like to support local, but it is much more economical to use the contractors that can haul in 12 loads in a day. It is a significant cost savings and it is also safer. Hauling only one load at a time means the rock would have to be piled up on the side of the roads, and that is a safety issue. It would be costly to have the blade operator sit there all day to spread the rock one load at a time and leaving the rock sitting all day isn't a good option. If there are smaller projects where we need a load or two that will work, but for the bigger projects, it is much more cost effective and safer to have the larger quantities delivered.
- h. Dust suppression – The Board would like to try some dust control on Hicks from the highway to the Noonan intersection. Dust control is expensive and there is still a lot of road work to be done. The Board would like to get limestone down on the roads from the highway into the District.

V. Public Comment

- a. There were no additional public comments.

Upcoming meetings:

Thursday, May 1, 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., 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.

Mike Christensen moved to adjourn. Levi Strohschein seconded. The meeting was adjourned at 8:13 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

Levi Strohschein

Printed Name

5-1-25

Date



Signature

Arrow Langston

Printed Name

5-1-25

Date

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