

Grace Land Improvement & Service District
Regular Meeting Minutes
Monday, June 2, 2025, 6:30 p.m.
Office of Cathey Consulting - 400 South Gillette Avenue, Suite 106, Gillette

Board Members Present: Sean McGinley, Lisa Wagner
Board Members Not Present: Shannon Robinson
Others Present: Helenanne Cathey, Reggie Schrank

Sean McGinley called the meeting to order at 6:30 p.m.

- I. Minutes** – Sean McGinley moved to approve the minutes for the May 5, 2025, regular meeting as presented. Lisa Wagner seconded. Motion carried unanimously.
- II. Treasurer’s Report / Financial Review** – The bills and financial information were reviewed. Sean McGinley moved to accept the Treasurer’s Report and pay the bills as presented. Lisa Wagner seconded. Motion carried unanimously.

WATER ACCOUNT SUMMARY:

Water Account Balance End of Last Meeting:		\$89,349.30
5/1-5/05/25	Deposits – Water billing	Reports not available/reconciled yet.
04/30/25	Interest	\$34.08
05/05/25	Xpress bill pay	\$3,243.24
Adjusted Balance Forward:		\$92,626.62
5/6-5/31/25	Deposits – Water billing	Reports not available/reconciled yet.
05/15/25	Deposit – Collins	\$50.00
05/27/25	Powder River Energy – Electricity	4/1-5/1/25 \$851.99
05/31/25	Interest	No statement yet.
Balance Prior to Meeting:		\$91,824.63

Bills Paid and transfers (Current Meeting):

<u>Ck#</u>	<u>Payee</u>	<u>Description</u>	<u>Check Amount</u>
AUTO	Powder River Energy	Electricity 5/1-6/1/25	No bill yet.
10525	Cathey Consulting	Inv.8132 – May adm./bks \$630.00	\$430.00
10526	Hawkins, Inc.	Inv. 7068828 – Chlorine \$434.50	\$444.50
		Inv. 7067270 – Chlorine \$10.00	
10527	Water Guy	Inv. 2025-587 – Locates 4/9 & 4/22/25 \$112.50	\$1,383.55
		Inv. 2025-490 – Bounced check 5/16/25 \$18.75	
		Inv. 2025-532 – May Oper./meters/bills \$1,252.30	
Total:			\$2,258.05
Water Account Balance End of Meeting:			\$89,566.58*

**Bank balance does not include water deposits from the first of this month to the meeting date..
Water deposits are entered in QuickBooks and verified with bank statements monthly.*

WATER SYSTEM RESERVES ACCOUNT:

Water System Reserves Account Balance End of Last Meeting:		\$109,742.18
04/30/25	Interest	\$94.73
05/31/25	Interest	No statement yet
Water System Reserves Account Balance End of Meeting:		\$109,836.91

ROAD ACCOUNT SUMMARY:

Road Account Balance End Last Meeting:		\$55,233.69
04/30/25	Interest	\$20.93
05/31/25	Interest	No statement yet
Balance:		\$55,254.62

Bills Paid (current meeting):

<u>Ck#</u>	<u>Payee</u>	<u>Description</u>	<u>Check Amount</u>
1421	Cathey Consulting	Inv.8132 – May adm./bks \$630.00	\$200.00
1422	Schrank Grading Services	Inv. 139 – Fill in holes at pumphouse, fix drainage at 49 Coal Dust & 52 Coal Dust \$1,087.50	\$53,863.50
		Inv. 138 – J-Base on Khadafy Skoal / water truck grader / roller \$52,776.00	
Total bills / transfer:			\$54,063.50

Road Account Balance End of Meeting:

\$1,191.12

III. Water System –

- a. Water system and billing information were reviewed.

IV. Roads

- a. Road maintenance / 2025 Road Project –limestone on Khadafy Skoal. Schrank Grading has completed the main project. Estimated project cost (and road maintenance): \$62,134.00 / County grant (\$15,533.50) was approved on 2/19/25. Pay Request 1 was reviewed and signed – Schrank Grading invoice 138 \$52,776.00 / Grant request \$13,194.00. There is \$2,339.50 left on the grant.

There was discussion on the road work. Board members stated that they are pleased with the work that was done. The roller was significantly bigger than last time, and it worked really well to compact the rock. The Board thanked Reggie Schrank for his work and commended him on a job well done.

There is also maintenance blading that is approved under the grant. There was discussion on bringing in more rock if needed when maintenance blading is done. Reggie Schrank provided cost estimates for limestone –

A train (regular belly dump with a pup) has roughly 50 ton that will be \$1,550 (\$31 a ton).

A single belly dump is about 30 ton and would be a little over \$1,000 (\$34 a ton).

1” limestone is what was used on Khadafy Skoal. If the Board would prefer, ¾,” that material can be purchased from Sundance. Moorcroft has the 1”. The 1” costs a little more, but the trucking from Sundance brings the cost for the ¾” to about the same as the 1” out of Moorcroft. The price to the District will be about the same.

The Board asked Reggie Schrank to help evaluate the roads the week prior to the August meeting to determine if the roads should be worked then or if it should wait. If work is recommended, a decision can be made at the August meeting.

Board members reported that, after talking to several people, ripping or scarifying the District’s roads is not recommended. The District’s roads are a completely different material from the mine roads, and scarifying or ripping Khadafy Skoal or other roads in the District won’t work the same as mine roads. The composition of the District’s roads is different than the mines, and it won’t work the same. Reggie Schrank explained that he roughed the road up with a blade before putting down rock. He doesn’t lay rock when the road is too hard (compacted) and dry.

V. Unfinished Business

- a. Regional Water Connection – The Board signed a letter requesting connection to the regional system on 4/7/25. There was discussion on the regional water connection. Reggie Schrank explained that valves for the regional system have been installed in another District, and they are in the road and stick up a bit. It makes it difficult to blade the roads and keep the crown in the roads. Another issue with these valves will be when plowing snow. The valves could too easily be hit. The Board will communicate these concerns to the City.
- b. Budget for 7/1/25 – 6/30/26 – The proposed budget was approved 4/7/25. The final budget will be reviewed and approved at the July 7, 2025, budget hearing and regular meeting.

VI. New Business

- a. Contractor Insurance Requirements – The certificates of insurance for Oedekoven and Schrank Grading were reviewed. They are similar but not exactly the same. A Board member will check with the County to see what their requirements are for insurance for contractors.
- b. The Notes section was reviewed and updated (see below). Several items were removed.

Sean McGinley adjourned the meeting at 7:02 p.m.

NOTES:

- If anyone is unable to attend the meeting but would like to call in for the meeting, contact Lisa Wagner. She will add people to the meeting by phone if possible.
- **A reminder that the speed limit is 30 mph.**
- **IF THE ROADS ARE SHUT DOWN FROM THE SNOW, PLEASE STAY OFF OF THE ROADS.** When people get stuck on the roads, then the plow cannot get through and it creates a more dangerous situation. Just stay home and stay off of the roads!
- People are reminded that dogs need to be kept on their own property. Remember you are liable if your dog bites someone or causes property damage or injury to animals.
- No one is authorized to blade the roads except the County without board approval. Anyone that does any work on the roads without board authorization will be prosecuted for destruction of property.

- 5/5/14 – Board authorized the signing of checks for regular bills between meetings if a monthly meeting is cancelled.
- No one should get in meter pits. There are wires on the radio read equipment that are easy to rip apart. There is also a pillow in it that prevents things from freezing. Any damages to the meter pit or equipment in the pit will be billed to homeowners.
- When anyone sees the red light flashing on the tank, contact a Board member (phone numbers at the bottom of the minutes) or Water Guy (307-299-3544).


NEXT REGULAR MEETING AND BUDGET HEARING: MONDAY, JULY 7, 2025, 6:30 P.M. AT THE OFFICE OF CATHEY CONSULTING (400 S GILLETTE AVE, SUITE 106, GILLETTE – ENTRANCE ON 4TH STREET ACROSS FROM ARROW PRINTING).

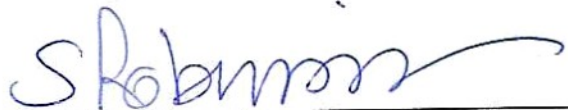
2025 Meetings: Monday, July 7, 2025, 6:30 p.m. Monday, Aug. 4, 2025, 6:30 p.m. Tuesday, Sep. 2, 2025, 6:30 p.m.*
 Monday, Oct. 6, 2025, 6:30 p.m. Monday, Nov. 3, 2025, 6:30 p.m. Monday, Dec. 1, 2025, 6:30 p.m.

*September meeting rescheduled due to Labor Day.

The District holds regular, monthly meetings, generally on the first Monday of each month at 6:30 p.m. at the office of Cathey Consulting. If the date falls on a holiday, the meeting will be rescheduled.

Respectfully submitted,
 Helenanne Cathey, Assistant to the Board


 Signature
Lisa Wagner
 Printed Name
7-7-25
 Date


 Signature
Shannon Robinson
 Printed Name
7/7/25
 Date

Sean McGinley, Pres. (307-257-4531) / Shannon Robinson, Vice Pres. (661-345-3268) / Lisa Wagner, Secr./Treas. (970-590-5177)