

**Means, Carter & North Hannum Improvement & Service District
Regular Meeting
MINUTES**

Tuesday, April 29, 2025, 5:00 p.m.

Office of Cathey Consulting, 400 South Gillette Ave, Suite 106, Gillette, WY

BOARD MEMBERS PRESENT: Robert Holum, Montie Means, Ethan Strand
OTHERS PRESENT: Helenanne Cathey, Kathy Holum, Michael Ducey

Montie Means called the meeting to order at 5:09 p.m.

- I. **Minutes Approval** – Montie Means moved to approve the minutes for the regular meeting on January 7, 2025, as written. Ethan Strand seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – The Treasurer’s Report and bills were reviewed. Robert Holum moved to accept the Treasurer’s Report and pay bills as discussed and listed below. Montie Means seconded. Motion carried with all voting aye except Ethan Strand abstained.

Bank balance forward:			\$77,452.29
01/10/25	Deposit – Assessments	\$2,002.47	
01/31/25	Interest	\$30.17	
02/10/25	Deposit – Assessments	\$1,105.33	
02/28/25	Interest	\$27.74	
03/10/25	Deposit - Assessments	\$608.88	
03/31/25	Interest	\$30.98	

Bank Balance Prior to Bills: **\$81,257.86**

Bills Paid at Meeting:

Ck#	Payee – Description		Amount
1241	Cathey Consulting	Inv. 7958 – Jan. Adm./Bks/Post. \$325.00	\$975.00
		Inv. 8002 – Feb. Adm./Bks/Post. \$325.00	
		Inv. 8045 – Mar. Adm./Bks/Post. \$325.00	
1242	Local Gov’t Liab. Pool	Inv. 15851 – General Liability / Directors & Officers Insurance 7/1/25-6/30/26	\$600.00
1243	Strand’s Lawn Care, LLC	Inv. 116213 – 1/12/25 snowplow pickup / 1/22/25 skidsteer	\$250.00

Total Bills: \$1,825.00

Bank Balance End of Meeting: **\$79,432.86**

Receivables balances: \$11,300.00

III. Unfinished Business / Roads

- a) Engineer to conduct traffic study on Gold Road and other subdivision roads if possible for an amount not to exceed \$5,000 – The Board is still looking for an engineer to conduct a traffic study. 7/2/24 – Robert Holum discussed the speed limit with the County. They won’t support a decrease in the speed limit. 10/1/24 – There was discussion on drainage issues on Gold Road and putting in cross pans in the road. 1/7/25 – There was discussion on cross pans or speed bumps. 4/29/25 – The Board continues to look for someone that can assist in this project. There was discussion on cross pans for drainage on the roads. They would also serve to slow the traffic down. Michael Ducey was at the meeting and said he would reach out to his company to see if they can assist the District with a traffic study, cross pans, etc.
- b) Road work for spring / summer 2025 – The project estimate for the dust control is \$15,680.95 with a grant amount of \$3,920.24. Rock and dust control was authorized on 1/7/25, similar to past years plus additional rock if the roads need it. The work should be done this spring. Ethan Strand reported that someone had a driveway culvert that was smashed. The consensus is to try to jack it out or call someone out to fix it if needed.

IV. Mailboxes – Ethan Strand reported that he talked to Kevin Imus at Land Surveying Incorporated and authorized them to do the surveying and develop a plan for the mailboxes. The plan is to relocate all of the mailboxes to one location at 508 Gold Road.

V. **New Business**

- a) The Local Government Liability Pool renewal application was submitted online. The Board reviewed and signed the application.
- b) The budget for 7/1/25 – 6/30/26 was reviewed. Ethan Strand moved to approve the proposed budget. Robert Holum seconded. Motion carried unanimously. The proposed budget is attached to these minutes. The following legal ad will run in the News-Record on June 17, 2025, for the budget hearing and regular meeting on July 1, 2025:

**LEGAL NOTICE OF PUBLIC BUDGET HEARING
MEANS, CARTER, NORTH HANNUM IMPROVEMENT & SERVICE DISTRICT**

Means, Carter, & North Hannum Improvement and Service District will hold a public hearing on Tuesday, July 1, 2025, at 5:00 p.m. to review the 7/1/25 – 6/30/26 budget followed by a regular District meeting to adopt the budget and conduct regular business. The hearing will be held at the office of Cathey Consulting at 400 South Gillette Avenue, Suite 106 (K2 Technologies Building – office entrance is on 4th Street across from Arrow Printing), Gillette, Wyoming. Budget summary:

Expenses: Administrative \$6,000 / Indirect \$726 / Operations/Misc. \$83,223
Revenue and Cash Carryover: \$89,949

The assessments will stay the same (\$400 per lot for 78 lots in the District and \$200 per lot for those lots whose only access is on Hannum Road). The proposed budget is available online at www.catheyconsulting.net – select Means, Carter & North Hannum Improvement & Service District.

To contact the District or to request special accommodations for the hearing,
call Cathey Consulting at 307-685-8235.


VI. **Public Comment** – There was an opportunity for public comment. There were no additional public comments.

Ethan Strand moved to adjourn the meeting. Montie Means seconded. The meeting was adjourned at 5:48 p.m.
**UPCOMING MEETINGS: Tuesday, July 1, 2025, 5:00 p.m. (Budget Hearing and Regular Meeting)
Tuesday, October 7, 2025, 5:00 p.m.
MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING, 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE.**

Respectfully submitted,
Helenanne Cathey, Assistant to the Board



Signature



Printed Name




Date



Signature



Printed Name



Date

Montie Means, President / Ethan Strand, Vice President / Robert Holum, Secretary/Treasurer

Means, Carter & North Hannum Improvement & Service District Budget - 7/1/25 - 6/30/26
Budget Hearing: Tuesday, July 1, 2025, 5:00 p.m. at office of Cathey Consulting / PO Box 4082, Gillette, WY 82717

	Actual (F32) 7/1/23 - 6/30/24	Budget 7/1/24 - 6/30/25	Actual (EST) 7/1/24 - 6/30/25	Budget 7/1/25 - 6/30/26
CASH CARRYOVER	52,288	64,224	81,066	53,249
Revenue				
Assessments	32,400	32,400	32,400	32,400
Assessments - Interest	169	300	200	300
Grants - County	3,920	4,000	4,000	4,000
Interest from bank	301			
TOTAL REVENUE	36,790	36,700	36,600	36,700
TOTAL REVENUE PLUS CASH CARRYOVER	89,078	100,924	117,666	89,949
Expenditures				
Capital Expenditures				
Administrative	5,167	6,000	5,500	6,000
Operations	24,018	79,408	40,000	83,223
Indirect	726	726	726	726
TOTAL EXPENDITURES	29,911	86,134	46,226	89,949
Reserves-Amount to be Added				
Reserves-Amount to be spent				
Ending Reserves balance				
Receivables Start of FY	4,913		5,520	
Payables Balance Start of FY	1,205		23,711	
	6/30/2022	6/30/23 (EST)	6/30/2023	6/30/24 (EST)
BEGINNING OF FISCAL YEAR BALANCES				
GENERAL FUNDS	52,288	64,224	81,066	53,249
RESERVES BALANCES				
TOTAL FUNDS BEGINNING OF YEAR	52,288	64,224	81,066	53,249
Receivables Balance End of FY	5,520			
Payables Balance End of FY	23,711			
End of Year Bank Balance	81,066		53,249	
Net per year (Revenue minus Expenses)	59,167	14,790	71,440	0

Budget Message: Means, Carter & North Hannum ISD manages the roads. Each year, rock is added and dust control applied as needed. The District utilizes the County grant program when possible. The District does not have any reserves.

Board Member Signature _____ Board Member Signature _____

Directors: Montie Means, Pres. and Robert Holum, Sec./Treas. terms end March, 2026 / Ethan Strand, Vice Pres. term ends March, 2028
 The District holds a regular meeting each quarter at 5:00 p.m. Meeting dates to be determined annually.
 Records are stored at 400 S Gillette Ave, Suite 106, Gillette.

- Roads Estimates:
- 3024.8 McGee Ave
 - 5787.3 Gold Road
 - 1015.4 North Plains Dr
 - 1353 Mink Ave
 - 1414.1 Glenn Ave
 - 2125 Means St
 - 557.7 Copper St
 - 633.4 Silver Ave
 - 15910.7 total feet in subdivision
 - 5280 feet in a mile
 - 3.01 total miles