

Means First Extension Water & Sewer District
Regular Meeting Minutes
Tuesday, June 10, 2025, 5:30 p.m.
400 South Gillette Avenue, Suite 106, Gillette, Wyoming
Revised 7/8/25

BOARD MEMBERS PRESENT: Rod Blizzard, Dawn Brengle, Michael Ducey, Russ Opp, Bob Sinclair
OTHERS PRESENT: Helenanne Cathey, Justin Starck (HDR Engineering)

Russ Opp called the meeting to order at 5:30 p.m.

I. Customer Accounts / Concerns / Accounts Receivable Report

- a. DRM master meter – 10/8/24 Board approved DRM using building meter until the master meter is repaired. No update.
- b. Accounts receivable balances and billing for last month were reviewed. Account 2674.01 is now 2674.02 with a new owner but it still shows 0 usage. The building is empty so it doesn't need to be monitored.

II. Water System Update / Projects

- a. The District approved Water Guy to do PFAS testing on 3/11/25. No update.
- b. Permit closeout for water line to serve DRM – Waiting for compaction tests by DRM. No update.
- c. Board members continue to install markers for valves and meter pits. There was discussion on the project.
- d. Projects (tank replacement, generator for backup power, general water distribution improvement project, lead service line inventory) –
 - 1 Tank replacement – Russ Opp reported that there are gaps under the tank.
 - a. Justin Starck reported on preliminary cost estimates for a welded steel tank and an elevated tank. There was discussion on an elevated tank versus a tank on the ground. An elevated tank would eliminate the need for a generator.
 - b. Current water tanks – 2 of them – are 166,000 gallons each (constructed around 1985)
 - c. \$2.1 million is an estimate for a ground storage tank (200,000 gallons) – this is for a welded tank versus a steel bolted tank like the District has now.
 - d. If both tanks are removed and a 425,000 or 500,000 gallon elevated tank is installed, it would be \$4.8 million. Russ Opp questioned whether the well pumps would be able to pump the water up to an elevated tank. That would need to be researched.
 - e. A study completed by Wyoming Water Development Commission in 2015 was reviewed. The study was done as part of regional water consideration, but the study looked at the Means Water system as well and included cost estimates. The estimated cost in 2015 for a 200,000 gallon steel bolted tank was \$1.2 million. Costs have increased significantly since then.
 - f. There was discussion on the pump house building. Would it have to be modified or replaced if an elevated tank were built?

Dawn Brengle moved to pursue a ground storage tank with a generator. Bob Sinclair seconded.
Motion carried unanimously.

Tank cleaning (cost approximately \$8,000) – Rod Blizzard moved to have Water Guy go ahead with the water tank cleaning and inspections for both water tanks. Dawn Brengle seconded. Motion carried unanimously.

- e. Lead Service Lines Inventory – There was discussion on the service line inventory and communicating with those who still have unknown lines.
- f. Issues with Hydrant (on Oil) – No update.

III. Minutes Approval –

Rod Blizzard moved to approve the minutes for the regular meeting on May 13, 2025, as presented. Dawn Blizzard seconded. Motion carried unanimously.

IV. Treasurer's Report Acceptance / Deposits Review / Bank Statements / Pay Bills

The bills and bank statements were reviewed. The invoice from HDR Engineering is for the work done since the last meeting (even though the starting date range listed on the invoice was May of 2023). Dawn Brengle moved to accept the Treasurer's Report and pay the bills as presented. Rod Blizzard seconded. Motion carried unanimously. Total

bills paid \$10,906.55. Account balances: First Northern Bank Checking: \$68,112.77 after bill payments (except does not include deposits since the end of the prior month – deposits are reconciled with bank statements on a monthly basis), Money Market Account: \$143,376.11 CD: \$172,097.42, Money Market/Reserves: \$447,738.16, CD/Reserves \$105,094.53. The total of the accounts is \$936,418.99. Bills and checks were reviewed, approved, and paid as follows:

CK #	Name	Invoice Number	Memo	Amount
AUTO	POWDER RIVER ENERGY	ACCT. 1980425	#3 WELL BY BARN - \$238.59	\$1,802.58
	5/1/25 - 6/1/25	ACCT. 2847725	COPPER WELL BY PARK - \$249.14	
		ACCT. 3144725	PUMP HOUSE - \$556.79	
		ACCT. 12167102	2011 WATER WELL - \$758.06	
4426	CATHEY CONSULTING	INV. 8138	MAY, 2025 ADMIN./BOOKS/COMPL/POSTAGE \$1,654.00	\$1,741.69
		INV. 8114	5/12/25 MEETING MEAL \$77.19	
		INV. 8117	FLASH DRIVE / MAPS AND WWDC STUDY FILES \$10.50	
4427	HAWKINS, INC.	INV. 7067032	INV. 77067032 - CHLORINE	\$30.00
4428	HDR ENGINEERING, INC.	INV. 1200725936	ENGINEERING 8/27/23 - 5/31/25	\$1,777.50
4429	WATER GUY	INV. 2025-543	MAY, 2025 WATER OPER./METERS/BILLING \$2,927.10	\$5,554.78
		INV. 2025-601	LOCATES APRIL, 2025 \$902.68	
		INV. 2025-602	LOCATES MARCH AND APRIL, 2025 \$1,725.00	
			TOTAL CHECKS	\$10,906.55

V. Unfinished Business

- a. Budget for 7/1/25 – 6/30/26 – The proposed budget was approved 4/8/25. The final budget will be adopted at the July 8, 2025, regular meeting following the budget hearing.
- b. Russ Opp reported that he hasn't heard back from Visionary yet regarding the markers that they ran over.

VI. New Business

- a. Annual election of officers – Rod Blizzard moved to keep the same slate of officers for the year (Russ Opp, President / Bob Sinclair, Vice President / Dawn Brengle, Secretary/Treasurer). Michael Ducey seconded. Motion carried unanimously.

VII. Public Comment – There was an opportunity for public comment. There were no public comments.

VIII. Adjourn – Dawn Brengle moved to adjourn. Rod Blizzard seconded. The meeting was adjourned at 7:06 p.m.

NEXT REGULAR MEETING: TUESDAY, JULY 8, 2025, 5:30 P.M. (Budget Hearing and Regular Meeting)

2025 Meetings:

Tues., July 8, 2025, 5:30 p.m. (Budget Hearing and Regular Meeting)

Tues., Aug. 12, 2025, 5:30 p.m. Tues., Sep. 9, 2025, 5:30 p.m.

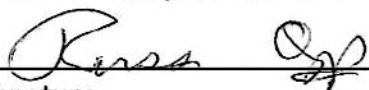
Tues., Oct. 14, 2025, 5:30 p.m. Tues., Nov. 11, 2025, 5:30 p.m. Tues., Dec. 9, 2025, 5:30 p.m.

MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE (K² TECHNOLOGIES BUILDING – ENTRANCE IS ON 4TH STREET)

Meeting Minutes are posted online at www.catheyconsulting.net – click on Means Water & Sewer.

Respectfully submitted,

Helenanne Cathey, Assistant to the Board



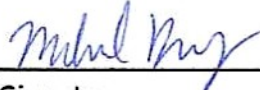
Signature

Russ Opp

Printed Name

8 Jul 25

Date



Signature

MICHAEL DUCEY

Printed Name

7/8/2025

Date

Russ Opp, President (307-680-7750) / Bob Sinclair, Vice President (307-660-2023) / Dawn Brengle, Secretary/Treasurer / Roderick (Rod) Blizzard, Director (307-299-0016) / Michael Ducey, Director (307-670-4545)