

LITTLE THUNDER IMPROVEMENT & SERVICE DISTRICT

(PO Box 883, Gillette, WY 82717)

BUDGET HEARING AND REGULAR MEETING

MINUTES

Wednesday, July 9, 2025, 7:30 p.m.

Wright Town Hall, 395 Lariat Way, Wright

Board Members Present: Mike Christensen, Arrow Langston, Levi Strohschein
Others Present: Natasha Eisenbraun, Keith Eisenbraun, Tony Mullins, Joey Mullins,
Carin Derbonne, Aaron Derbonne, Paula Strohschein, Helenanne Cathey (by phone)

BUDGET HEARING

Levi Strohschein called the budget hearing to order at 7:32 p.m. The budget was reviewed. 8 people prepaid their assessment for the 25-26 fiscal year. There was an opportunity for public comment. There were no public comments. Levi Strohschein adjourned the budget hearing at 7:33 p.m.

REGULAR MEETING

Levi Strohschein called the meeting to order at 7:33 p.m.

- I. **Budget** – Mike Christensen moved to adopt the budget for 7/1/25 – 6/30/26 for \$189,058 and adopt the resolution to assess and submit assessments to the County as approved in the budget. Arrow Langston seconded. Motion carried unanimously.
- II. **Minutes Approval** – Arrow Langston moved to approve the minutes from the June 5, 2025, regular meeting. Mike Christensen seconded. Motion carried unanimously.
- III. **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. Arrow Langston seconded. Motion carried unanimously.

| | |
|---|-------------|
| Bank Balance Forward From Last Meeting: | \$21,749.69 |
| 05/31/25 Interest | \$50.12 |
| 06/10/25 Deposit – Assessments | \$25,921.04 |
| 06/30/25 Interest | \$89.66 |
| 07/01/25 Deposit – Prepaid Assessments | \$3,360.00 |
| Bank Balance Prior to Bills: | \$51,170.51 |

Bills Paid At Meeting:

| <u>Ck#</u> | <u>Pavee</u> | <u>Description</u> | <u>Amount</u> |
|------------|------------------------|---|---------------|
| 1126 | Cathey Consulting | Inv. 8179 – June Admin./Bookkeeping/Compl. | \$660.00 |
| 1127 | Gillette News-Record | Inv. 42447 – Budget hearing legal ad | \$110.50 |
| 1128 | Performance Industries | Inv. 1844 – 4/14, 4/22, 4/23 – Blade Cowboy Way, Haul culverts, place culverts & clean ditches | \$2,224.00 |

TOTAL BILLS: \$2,994.50
Bank Balance End of Meeting: **\$48,176.01**
Accounts Receivable Balance: \$3,390.00 (Assessments)

IV. Unfinished Business

- a. Board authorized up to \$4,000 at the June 5, 2025, meeting, for signs plus labor and equipment to install signs. The signs are here and will be installed when the weather cools off a bit. Poles can be picked up as well. There was discussion on the signs.
 - 1. “Residential Area – Slow Speeds Advised”
 - 2. “No Thru Commercial Truck Traffic”
 - 3. 20 or 25 mph speed limit signs to be posted
 - 4. Sign replaced (Melicia sign says Rd and should say Dr.)
- b. Road Project 2025 – 2026 – Project to be done by Wyoming Earthmoving Corporation, Performance Industries, and Farnsworth Services. There was discussion on the bids.

Total project cost with 10% contingency: \$129,635.00

County Grant Application (50% and 25% reimbursement): \$36,887.13 **(The County approved the grant application on 7/1/25. The County grant comes from the 1%. The Board reviewed and signed the grant agreement.)**

Project: Establish ditches and proper drainage and add W-base limestone to

1. 6,650 feet of Meister & Levi Road.
2. 3,000 feet of Cowboy Way.
3. 2,400 feet of Duffy Rd – Hwy 59 to Noonan.
4. 2,000 feet of Noonan Road from Noonan/Hicks intersection to Cowboy Way.
5. 2,300 feet of Hicks Road.
6. 2,400 feet of Williams Road.
7. 4,500 feet of Story from Story/Meister intersection to Williams.
8. 3,400 feet of Story from Duffy/Story intersection to Meister.

Arrow Langston moved to approve work on the District's roads as soon as contractors and weather permits. Mike Christensen seconded. Motion carried unanimously. Last year, the roads were brush hogged before starting on the road work so they weren't pulling up too much grass and dirt. This will be done again this year. It's pretty hot right now, so the work won't start until later in the summer or this fall.

II. New Business

- a. Public Records Notice – The Board reviewed and signed a notice to submit to the County reporting that the District's records are stored at the office of Cathey Consulting.
- b. Mike Christensen moved to designate Pinnacle Bank as the official depository for the District for 7/1/25 – 6/30/26. Arrow Langston seconded. Motion carried unanimously.
- c. A self-audit for 7/1/25 – 6/30/26 is required. Crystal Ninas with 9S Consulting does a number of self-audits for Cathey Consulting's districts for a cost of \$500. The consensus is to go ahead with 9S Consulting for the self-audit.

V. Public Comment

- a. A concern was expressed about a contractor on Cowboy Way that is hauling a lot of rock out of a gravel pit. It gets pretty dusty. The contractor has donated a lot of rock to the District and has saved the District a lot of money by those donations. Last year they watered quite a bit, but then there were complaints that the road was muddy. At some point in the near future that pit will be depleted and the problem will go away. They do need to slow down though. Levi Strohschein will talk to the contractor.
- b. There are some stop signs that people aren't stopping for. The County deputy has said that they will patrol more when all of the signs are put up. There is only one deputy in the area now, and there used to be four.

People are encouraged to call the Sheriff's office with any concerns, and keep calling them.

Levi Strohschein reported that there are a few residents who call him and advise him to NOT blade the roads because when the roads are bladed people speed. However, most people who contact him want the roads bladed.

Next meeting: Thursday, August 7, 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., 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.

Arrow Langston moved to adjourn. Mike Christensen seconded. The meeting was adjourned at 8:04 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)

Levi Str
Signature

Levi Strohschein
Printed Name

8-7-25
Date

Mike Christensen
Signature

Mike Christensen
Printed Name

8/7/25
Date

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

Budget - Little Thunder ISD - 7/1/25 - 6/30/26

Budget Hearing: Wednesday, July 9, 2025 at 7:30p.m. at the Wright Town Hall, 395 Lariat Way, Wright, WY / PO Box 883, Gillette, WY 82717

| | Actual (F32) | Budget | Actual (EST) | Budget |
|--|------------------|------------------|------------------|------------------|
| | 7/1/23 - 6/30/24 | 7/1/24 - 6/30/25 | 7/1/24 - 6/30/25 | 7/1/25 - 6/30/26 |
| CASH CARRYOVER | 68,240 | 77,294 | 74,769 | 50,598 |
| Revenue | | | | |
| Assessments | 79,860 | 93,240 | 93,240 | 93,900 |
| Assessments - Interest | 247 | 100 | 110 | 100 |
| Prepaid Assessments | 840 | 2,940 | 2,940 | 3,360 |
| Grants - County (eligible 7/1/24) | | 48,750 | 44,755 | 40,000 |
| Interest from bank | 1,152 | 900 | 1,686 | 1,100 |
| Other Revenue | | | 306 | |
| TOTAL REVENUE | 82,099 | 145,930 | 143,037 | 138,460 |
| TOTAL REVENUE PLUS CASH CARRYOVER | 150,339 | 223,224 | 217,806 | 189,058 |
| Expenditures | | | | |
| Capital Expenditures | | | | |
| Administrative | 7,907 | 13,000 | 10,252 | 13,360 |
| * Operations | 48,159 | 209,504 | 154,000 | 174,978 |
| Indirect | 720 | 720 | 720 | 720 |
| Debt Principal | | | 0 | 0 |
| Interest | 0 | 0 | 0 | 0 |
| TOTAL EXPENDITURES | 56,786 | 223,224 | 164,972 | 189,058 |
| Reserves-Amount to be Added | | | | |
| Reserves-Amount to be spent | | | | |
| Ending Reserves balance | | | | |
| Receivables Start of FY | 3,360 | | 1,050 | |
| Payables Balance Start of FY | 24,380 | | 3,286 | |
| | 6/30/2023 | 6/30/24 (EST) | 6/30/2024 | 6/30/25 (EST) |
| BEGINNING OF FISCAL YEAR BALANCES | | | | |
| GENERAL FUNDS | 68,240 | 77,294 | 74,769 | 50,598 |
| RESERVES BALANCES | | | | |
| TOTAL FUNDS BEGINNING OF YEAR | 68,240 | 77,294 | 74,769 | 50,598 |

| | | | | |
|--|--------|---|--------|---|
| Receivables Balance End of FY | 1,050 | | | |
| Payables Balance End of FY | 3,286 | | | |
| End of Year Bank Balance | 74,769 | | 50,598 | |
| Net per year (Revenue minus Expenses) | | 0 | | 0 |
| *Operations - Budget includes Cash Carryover | | | | |

Budget Message: The District maintains approximately 12 miles of roads. Duffy, Noonan, Chad and Hicks were rebuilt in 2021-2022 by a County/AML grant project, and the District intends to add rock to these roads and maintain them annually to keep them from degrading. In addition, rock is added and drainage and blading improvements are done as needed and as allowed by the budget. The District continues to assess based on level of use on lots, charging higher amounts for lots where heavy traffic is going in and out and having a greater impact on the roads. The District has no reserves.

 Board Member Signature

 Board Member Signature

Directors: Levi Strohschein, President (Nov., 2028) / Michael Christensen, Vice President & Arrow Langston, Secretary/Treasurer (Nov., 2026)
 Regular, monthly meetings are held at the Wright Town Hall (395 Lariat Way, Wright)
 Records are stored at 400 S Gillette Ave, Suite 106, Gillette.

This structured approach allows for targeted investment and maintenance strategies, ensuring that road networks remain

Implementing a tiered road district tax system based on the six levels of road impact as previously discussed can offer a more equitable and efficient means of funding road maintenance and infrastructure improvements. This approach ensures that those who contribute most to road wear and tear also contribute proportionally to its upkeep. Below is a justification for a road district tax system across six different tiers, reflecting the varying degrees of road impact:

Tier 1: Lowest Impact \$5 month/\$60 year

- Tax Level: Very Low
- Justification: These are empty lots with little to no traffic

Tier 2: Minimal Impact \$35 month/\$420 year

- Tax Level: Low
- Justification: These experience the least wear and require minimal maintenance, reflecting lower associated costs. A lower tax rate for residents primarily using these roads acknowledges the minimal impact on the road infrastructure. This tier encourages the use of light vehicles and supports local traffic with minimal funding requirements for upkeep.

Tier 3: Moderate Impact Residential \$70 month/\$840 year

- Tax Level: Moderately Low
- Justification: Moderate impact handle more traffic and heavier vehicles than minimal impact roads but are not subjected to the same level of strain as commercial or industrial roads. The tax rate for this tier accounts for the need for regular maintenance due to increased usage while remaining sensitive to residential taxpayers. Funds collected would support periodic resurfacing and minor repairs.

Tier 4: Commercial and Industrial \$150 month/\$1,800.00 year

- Tax Level: Moderate
- Justification: Given the higher volume of traffic and the presence of heavier vehicles, these roads incur more significant wear and require more frequent maintenance. The tax rate for commercial and industrial road users is set to reflect these higher maintenance costs. Businesses benefiting from the accessibility and utility of these roads would contribute more significantly to their upkeep, aligning tax contributions with usage intensity and impact.

Tier 5: Major \$275 month/\$3,300 year

- Tax Level: High
- Justification: Major is vital for the broader community and economy, accommodating a high volume of mixed traffic, including heavy trucks. The high level of use and the critical importance of this road impact justify a higher tax rate. Funds support not only regular maintenance but also major infrastructure projects to enhance capacity and safety, ensuring the efficient movement of people and goods.

Tier 6: Specialized Heavy Impact \$400 month/\$4,800 year

- Tax Level: Very High
- Justification: This is designed to handle the heaviest loads and most significant traffic volumes, requiring the most durable construction and frequent, intensive maintenance. The very high tax rate for users of these roads reflects the substantial costs associated with their construction, maintenance, and repair. This tier targets the heaviest vehicles and industries that rely on these district roads, ensuring that those who benefit most from the infrastructure contribute proportionately to its sustainability.

Implementation Considerations:

****Rates will not undergo a downward reduction for two years. If your lot is placed at a 2, 3, 4, 5, or 6, your rate will not decrease for two years, but it may increase if deemed necessary.**

By justifying tax rates according to the level of road impact, this tiered approach promotes fairness, encourages responsible road use, and ensures a stable funding source for necessary road infrastructure projects and maintenance efforts.

Assessment levels are set at the discretion of the Board and are reviewed annually during the budget process.

| Roads | Feet (approx.) | Roads (cont.) | Feet (approx.) |
|--|----------------|---------------|----------------|
| Brittney Lane | 6,600 | Iron Cross St | 1,260 |
| Buresh Ct | 830 | Jensen Ct | 510 |
| Chad Rd | 3,880 | Levi Rd | 1,150 |
| Cody St | 1,250 | Meister Rd | 5,500 |
| Cowboy Way | 4,510 | Melicia Dr | 1,100 |
| Driskell Ct | 1,690 | Nelson Ct | 600 |
| Duffy Rd | 6,350 | Noonan Rd | 8,880 |
| Farmers Ct | 320 | Story Ave | 13,690 |
| Garrett Ct | 1,530 | Williams Rd | 2,480 |
| Hicks Rd | 2,300 | Total | 64,430 |
| 5,280 feet in a mile / Total Miles: | | | 12.20 |

County project / AML money almost \$2 million - 2.2 miles of roadway:

2024-25 grant project: **2,500 tons of limestone @ \$34 per ton

\$85,000.00 (request 33% grant application)**

to be put down on all of Hicks Road, Noonan Road from Hicks north to Duffy Street, Duffy to Chad Road, Chad Road to Sage Bluff – 2 miles of road improved by the County project utilizing AML money a few years go. (THIS SECTION IS A MAIN THOROUGHFARE TRAVELLED BY MANY – NOT JUST THOSE IN THE DISTRICT – 33% IS REQUESTED REIMBURSEMENT FOR THIS PART OF THE PROJECT.)