

Means, Carter & North Hannum Improvement & Service District
Budget Hearing & Regular Meeting
MINUTES
Tuesday, July 1, 2025, 5:00 p.m.
Office of Cathey Consulting, 400 South Gillette Ave, Suite 106, Gillette, WY

BOARD MEMBERS PRESENT: Montie Means, Ethan Strand
 BOARD MEMBERS NOT PRESENT: Robert Holum
 OTHERS PRESENT: Helenanne Cathey, Shaun Thomas

BUDGET HEARING

Montie Means called the budget hearing to order at 5:05 p.m. The budget was reviewed. There was an opportunity for public comment. There were no public comments. Montie Means adjourned the budget hearing at 5:18 p.m.

REGULAR MEETING

Montie Means called the meeting to order at 5:18 p.m.

- I. **Budget** – Ethan Strand moved to adopt the budget for 7/1/25 – 6/30/26 for \$89,949.00 and submit assessments to the County as approved in the budget. Montie Means seconded. Motion carried unanimously.
- II. **Minutes Approval** – Ethan Strand moved to approve the minutes for the regular meeting on April 29, 2025, as written. Montie Means seconded. Motion carried unanimously.
- III. **Treasurer’s Report** – The Treasurer’s Report and bills were reviewed. Ethan Strand moved to accept the Treasurer’s Report and pay bills as discussed and listed below. Montie Means seconded. Motion carried unanimously.

Bank balance forward:			\$79,432.86
04/30/25	Interest	\$30.06	
05/10/25	Deposit – Assessments	\$1,214.79	
05/31/25	Interest	\$30.73	
06/10/25	Deposit - Assessments	\$7,701.28	
06/30/25	Interest	\$32.23	

Bank Balance Prior to Bills: **\$88,441.95**

Bills Paid at Meeting:

<u>Ck#</u>	<u>Payee – Description</u>		<u>Amount</u>
1244	VOID		
1245	Cathey Consulting	Inv. 8092 – Apr. Adm./Bks/Post. \$325.00 Inv. 8139 – May Adm./Bks/Post. \$325.00 Inv. 8184 – June Adm./Bks/Post. \$325.00	\$975.00
1246	Gillette News-Record	Inv. 41726 – Budget hearing legal ad	\$106.60
1247	Postmaster	Annual box fee	\$188.00
1248	Quality Agg & Construction	Inv. 53886 – Limestone W-base delivered/ Road work	\$21,456.44

Total Bills: \$22,726.04

Bank Balance End of Meeting: **\$65,715.91**

Receivables balances: \$2,400.00

IV. 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. 7/1/25 – Ethan Strand reported that he received a phone call from Michael Ducey’s company but hasn’t been able to talk to them yet.

- 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 was put down, roads bladed, and dust control was applied earlier this spring. The bill has not been received yet for the dust control but will be paid before the next meeting if it arrives in July or August. The Board is happy with the work that was done.
- c) Mailboxes – Land Surveying Incorporated provided a couple of proposals for the mailboxes. The mailboxes will all be at 508 Gold Road (the ones on Means Street would be removed). The mailboxes would be set back slightly behind where they are now. The mailboxes will be the cluster boxes – locked boxes, possibly with a few package boxes. There was discussion on the proposal. There were two options, and the Board preferred the option that was not a horseshoe. Ethan Strand will follow up with Land Surveying Incorporated to let them know which option is preferable. The consensus is to have Land Surveying Incorporated provide a proposal for purchasing, installing and overseeing the installation of the mailboxes.

V. New Business

- a) Public Records Notice – The Board reviewed and signed the Public Records Notice to submit to the County that states that the District’s records are stored at the offices of Cathey Consulting.
- b) Ethan Strand moved to designate First National Bank as the official depository for the District for 7/1/25 – 6/30/26. Montie Means seconded. Motion carried unanimously.
- c) Director Election (March 17, 2026 – Holum, Means) – The following legal ad will be scheduled to run in the Gillette News-Record on November 25, 2025:

**NOTICE OF DIRECTOR ELECTION
MEANS, CARTER & NORTH HANNUM IMPROVEMENT & SERVICE DISTRICT
CAMPBELL COUNTY, WYOMING**

Public Notice is hereby given that on Tuesday, March 17, 2026, an election shall be held for the purpose of electing two directors for four-year terms. The election shall be conducted by mail ballot, and anyone entitled to vote shall receive a ballot with a return envelope stating the date and time the ballot must physically be in the hands of the election official. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 17, 2026, between 9:00 a.m. and 2:00 p.m.

Any qualified elector may run for Director by filing an application for election with the Secretary of the District (PO Box 4082, Gillette, WY 82717) or with Cathey Consulting (685-8235 or hcathey@collinscom.net) between December 17, 2025, and January 6, 2026. The application is also available online at www.catheyconsulting.net – click on Election Documents. A qualified elector means a person who is an owner of land within the District, or the person holding record fee title to real property, or a registered voter of the District.

Robert Holum – Secretary/Treasurer / Filing Officer
Means, Carter & North Hannum Improvement & Service District

VI. Public Comment – There was an opportunity for public comment. There were no public comments. Ethan Strand moved to adjourn the meeting. Montie Means seconded. The meeting was adjourned at 5:42 p.m.
UPCOMING MEETINGS: Tuesday, October 7, 2025, 5:00 p.m. (Regular Meeting)
MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING, 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Montie L. Means
Signature

Montie L. Means
Printed Name

10/7/25
Date

Robert Holum
Signature


ROBERT Holum
Printed Name

10-7-25
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)	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	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