

**SKYLINE IMPROVEMENT AND SERVICE DISTRICT  
MINUTES OF THE BOARD MEETING  
December 15, 2022**

A public meeting of the Directors of the Skyline Improvement and Service District was held on December 15, 2022 via Zoom.

Latham Jenkins and Bob Norton constituting of a quorum were present. Attending were Worthy and Maria Johnson, Jim Miller, Michael Minter, Warren Machol, Deborah Krisik, Fred and Jeannie Staehr and Wendy Meyring.

**Call to order:**

Latham Jenkins called the meeting to order at 4:03 p.m.

**1. Review and approve Board minutes 11/17/2022:**

**Action:** Bob Norton made a motion to approve the minutes as written. Latham Jenkins seconded the motion. The motion was tabled until the January 19, 2023, meeting. The minutes will be revised to address the concerns noted in the Public Comment.

**Public Comment:**

Warren Machol – John Willot is not able to attend this meeting. He asked Warren to request a timeline as to when his questions in his email, dated November 16, 2022, will be answered by the Board.

Warren Machol – asked that his comments made in the November 17, 2022, meeting be correctly stated.

Worthy Johnson – asked that a proofread from the recording to the minutes be done for accuracy. In addition, he noted that he congratulated Latham on his re-election to the Board and clarified his request in his email to the Board to hold a Town Hall Meeting regarding the priority objectives of the water utility repair.

**Board Comment:**

Bob Norton – commented that “Public Comment” that is not specific to the items on the agenda should not be included in the minutes verbatim.

**2. Changes to the agenda:**

**Action:** No changes noted

**3. Adoption of Agenda:**

**Action:** Bob Norton made a motion to approve the agenda as presented. Latham Jenkins seconded the motion. The motion passed 2-0.

No Public Comment

**4. Public Comment on items not appearing on the agenda (included below):**

4. Warren Machol – Reiterated his request for a cost breakdown on maintaining the roadway easements and that the district should not be paying to maintain individual properties. If the Board feels that more maintenance is needed in the roadway easements, a policy should be established to require owners to maintain their properties to a specific standard.

**5. Correspondence received (included below):**

Rich Assenberg – November 28, 2022  
 Rich Assenberg – November 29, 2022  
 Rich Assenberg – November 30, 2022  
 George Moser/Worthy Johnson – December 13, 2022

**6. Review 5-month November actuals vs. full year FY 2022-2023 budget:**

**Action:** Bob Norton noted that most items are on budget. The district is receiving more in interest on the revenue side. Some line items are close to 100%, as these are one-time payments. Some of the legal fees will be moved to the well project fees as the expenses are associated with the well easement. Regarding the well project the total costs to date are 4.7% of budget.

**7. Review November 30, 2022 Treasury Report and approve payment of invoices:**

**Action:** Bob Norton noted that the Lower Valley bills \$231.71 is the well, \$254.24 is for the heat in the tank building. Bob called the water operator to adjust the heat, as this bill seems high. We had two payments in November for the road plowing (October and November) as these bills are due on the 1<sup>st</sup> of each month. The operating account's balance is \$157.45. The reserve accounts show the road reserve is \$88,665.50, a transfer of \$1,471.00 was made for what is being borrowed from this account for the well project. The operating savings account holds \$157,189.44, water reserve account \$34,116.31, Well #4 \$1.22, WGIF Water Reserve \$46,565.15. Road Reserve WGIF account holds \$301,059.29. Total cash on hand \$627,754.36. Bob will look to transfer additional funds to a WGIF account to earn more interest.

**8. Approve payment of invoices:**

**Action:** Bob Norton reviewed the list of invoices to be paid as of 12/15/22. The Wyoming Association of Rural Water Systems is an annual payment for the district's membership. The High Desert Power Systems is for the annual maintenance on the generator. Bob Norton made a motion to approve the invoices for payment. Latham Jenkins seconded the motion. The motion passed 2-0.

Skyline Improvement & Service District					
Date	Vendor	Ref. No	Description	Due Date	Total
11/22/2022	Lower Valley Energy	Dec SLR 2022	Acct 294586001-003	12/16/2022	\$365.75
11/29/2022	Wyoming Association of Rural Water Systems	18112	2023 voting membership	11/29/2022	\$475.00
12/1/2022	Mountain Property Management		Monthly Management	12/1/2022	\$3000.00
12/6/2022	Clearwater Operations & Services	1429	Nov operation, meter reads, locates, winterize system	12/6/2022	\$1196.25
12/6/2022	High Desert Power Systems LLC	HDP0224	service generators	12/6/2022	\$561.53
12/8/2022	Teton County Health Department	23-1779	water test 11/1	12/8/2022	\$20.00
<b>Total for Skyline Improvement &amp; Service District</b>					<b>\$5618.53</b>
1/1/2023	Evans	TBD	contract payment approved by resolution	1/1/2023	\$5795.67

Skyline Improvement & Service District					
Date	Vendor	Ref. No	Description	Due Date	Total
12/6/2022	Nelson Engineering	60194	SISD portion of consultation work	12/6/2022	\$2087.25
<b>Total for Skyline Improvement &amp; Service District</b>					<b>\$2087.25</b>
<b>Total for Skyline Improvement &amp; Service District-to be transferred from road reserve as part of intra-company loan</b>					<b>\$521.81</b>
<b>Total for WWDC - awaiting their disbursement</b>					<b>\$1565.44</b>
<b>Total Due</b>					<b>\$2087.25</b>
Skyline Improvement & Service District			\$5618.53		
<b>Grand total - both pages</b>			<b>\$7705.78</b>		

9. **Discussion of Public Hearing regarding Skyline Water System Improvements:**

**Action:** The Board will work to get the Town Hall meeting scheduled, location identified and confirm that Josh Kilpatrick is available to attend a meeting in February. This information will be provided during the January meeting.

**Board Discussion:** Bob Norton noted that a Public Hearing has been requested by John Willot and other people. Bob is recommending that the Public Hearing be held in conjunction with the February 16<sup>th</sup> monthly meeting. The regular meeting would need to be suspended to enter into the Public Hearing. He also suggested that a facilitator attend. He will contact George Moser, with the Wyoming Water Development Office, to request his assistance with the meeting, as he is aware of the Public Hearing process and administrative rules and can easily moderate the meeting. The project engineer can re-present the report, or the Board can present their objective. Other ideas/proposals can also be presented. The floor can then be opened to public discussion. This would allow for more direct access for answering questions that may be presented. The Board's preference would be for this meeting to be in person but providing a zoom option for those that are not able to attend in person. In addition, setting an agenda and soliciting any specific questions in advance. A formal Public Hearing will be needed prior to any loan applications or loan approvals, which can be held at a future date. A less formal Town Hall style meeting doesn't need to follow the same district administrative procedure rules as closely. However, some rules are needed to ensure the meeting is productive. George Moser may not be needed for the Town Hall style meeting, but a local moderator may be helpful. Bob mentioned that holding the meeting separate from the monthly meeting may be needed, as the length of the meeting may be too long. Holding the meeting in mid-February would meet the State's requirement to apply all projects to an Intended Use Plan, for the purpose of being eligible for loan funding. This specific Public Hearing will need to be held the end of February or first part of March. The loans that would be placed on the Intended Use Plan for the DEQ and the State Land and Investment Board, would be for the improvement projects to tie in the wells to water supply and storage facilities (installation of variable speed pumps, new controls, new telemetry system, improvements to the tank house building and redo the plumbing). To receive funding from the WWDC, this application will need to be submitted in August. 67% of the project is grant eligible and 33% is loan eligible. Because the loans are at 2.5%, the district generally goes through the Land and Investment Board rather than the Water Development Office who generally has rates around 4.5%.

The groundwater grant program, which the WWDC pays 75% is a separate state program, and therefore the funds may not be used for other projects.

**Public Comment:**

Warren Machol – noted that Worthy Johnson initially proposed the Town Hall concept. The concept of a Town Hall and Public Hearing may need to be broken up, but both may be needed from a legal perspective. The first Public Hearing was held at the 4H building with only a power point presentation of a 560-page document for the well project. The second Public Hearing for the meter loan project was virtual and run by Josh Kilpatrick, Nelson Engineering. The meeting was well defined and documented. Two meetings may be needed. Having them concurrent with a monthly Board meeting may not make sense, given the amount of material that will be reviewed. During, the first meeting the Board should present all the information available, and why they came to their conclusions.

Worthy Johnson – there is a misunderstanding between the Board and other people that are looking at the total cost of the replacement. It is not opposition to the project, it is a question of a different approach with a secure system, that we all want to achieve. The problem is that the Board has been reticent to answer questions and to look at the possibilities of an alternative approach. A Town Hall meeting would allow both sides to present their views and questions can be asked and answered, and an informal vote can be taken by the lot owners for the best solution and how to accomplish the project economically.

Warren Machol – mentioned that not having the meeting formality and going through the WWDC report is an important concept that has not been done on a community level. It is important that Josh Kilpatrick be available as he is the author of the report and is the community's engineer. This will allow the parties to review the facts and how decisions have been made. This meeting should be conducted sooner rather than later, as project decisions are already being made without community involvement. He also asked for additional information on any future loans/grants.

Worthy Johnson – In April, the Board was asked what the dollar amount of the grant/loan is for drilling the 4<sup>th</sup> well. He questioned whether the amount of funds could be allocated to the well or for upgrading the service side of the utility. The response received is that the funds could be allocated to either project. Doing the servicing side without drilling the 4<sup>th</sup> well would be less expensive based upon his recollection from the Nelson Engineering.

#### **10. Discussion of contract with Nelson Engineering to prepare bid documents for Water Meter**

##### **Project:**

**Action:** Bob Norton made a motion to approve the Nelson Engineering proposal to prepare the bid documents for the Water Meter Project. Latham Jenkins seconded the motion. Following discussion the motion was tabled.

**Board Discussion:** The Nelson Engineering proposal was provided with the meeting agenda. Bob has reviewed the document and the proposal is within budget. The Board needs to consider amending Article 5 of the Skyline regulations for water use to reflect the district will own district furnished water meters, which is a requirement for the 0% water meter loan. Research of other water districts and the Town of Jackson, who that these entities own the water meters on their systems. Bob recommends that Nelson Engineering proposal be approved, and the Board work with the district's attorney to amend Article 5 of the regulations to be in line with the law.

Bob's interpretation of the project is that homeowners would be responsible for the installation of the backflow preventers and pressures tanks. Latham added that it is his understanding that most properties already have these installed, and this can be confirmed with Clearwater Operations.

Bob noted that the Nelson Engineering proposal is a not to exceed proposal. The budget does not include the installation of backflow preventers.

Latham noted that the issue of the backflow preventers and who is paying for them needs to be resolved before approving the Nelson Engineering proposal. Therefore, he agrees with tabling the vote.

##### **Public Comment:**

Worthy Johnson – Approximately 1 – 1.5 years ago Jim Lewis proposed the water meters be installed in houses. At that time, Warren mentioned that a lot of the houses don't have backflow preventers. The

total cost of the project was increased to include backflow preventers. The Nelson Engineering proposal reads that the lot owner would be responsible for the installation of the backflow preventer and pressure tanks. This contract should be a firm, unchangeable contract.

Warren Machol – Noted that past meeting minutes should be referenced regarding these topics. Warren pushed hard, at that time, that the board should be worried about the quality and sanctity of the water system, and that the Board should be replacing any old backflow preventers as part of the water meter project. That is what was approved in the minutes. This is also why the budget went from \$118,000 to \$145,000. Warren again requested a copy of the budget. This issue is the highest risk of contamination to the district's system. The current Nelson Engineering proposal is solely for meter replacement and is the opposite of what transpired and approved. Warren stated that this document is one that we cannot afford to have and shouldn't be approved prior to the Town Hall meeting. The idea that the WWDC says the only reason the district needs remote readers is to charge conservation based rates, that is the whole rationalization. There is nothing that says we can't get loans and grants with the current meters. Warren also raised concerns of how the ISD is planning on handling the liability with installing the meters in homes and how the liability associated with potential leaks related to the installation and ongoing use of the system impacts the district. Two new air relief valves, one behind his barn and one at the end of West Ridge were previously installed. The one at the end of West Ridge leaked in the vault. Fortunately, this was not in someone's basement. None of these questions have been answered and signing a contract with a contractor for the wrong services provided is putting the cart before the horse. He again requested the Water Meter Project budget be posted on the website. He noted that this discussion item should be tabled.

**11. Discussion of contract with Nelson Engineering to prepare bid documents for 2023 Road Chip Seal Project:**

**Action:** Bob Norton noted the last chip seal was done in 2016. This project is completed every 6-7 years. Bob recommends the Board approve the Nelson Engineering proposal. The objective is to bid the project in end of February, first of March to lock in oil prices. The actual work would be completed the end of July, first of August. Bob Norton made a motion to approve the proposal, with a not to exceed amount of \$9,500.00 to authorize Nelson Engineering to prepare the bid documents. The revised contract will be reviewed during the January 19, 2023 meeting. Latham Jenkins seconded the motion. The motion passed 2-0.

**Board Comment:**

Bob noted that the chip seal project is to rejuvenate the asphalt surface, which is important, and dictates the 6-7 year project timeline. The water line replacement project is scheduled for 2030. It is possible to complete this project before that time. But, to extend the life of the asphalt is important. Most water lines are not underneath the roads. It would be Bob's objective to replace any mains outside of the asphalt surface before 2030. Bob's estimated cost of the project will be around \$225,000.

**Public Comment:**

Warren Machol – What is the schedule for pipe replacement in the lower section of Skyline? Should this be postponed and allocate funds for road repairs after water line repairs are completed. Chip seal is for long term maintenance. It should be considered to delay the chip sealing a few years to allow for reserving more funds, and to allow additional time for any work needed on service lines be completed, which would require the road to be dug up.

12. **Next Board meeting, Thursday, January 19, 2023**

13. **Adjournment:**

Latham Jenkins made a motion to adjourn the meeting. Bob Norton seconded the motion. The motion passed 2-0. The meeting adjourned at 5:28 p.m.

Approved

*Latham Jenkins*  
Latham Jenkins (Feb 16, 2023 16:44 MST)

Latham Jenkins  
Secretary

Approved

*Robert Norton*  
Robert Norton (Feb 17, 2023 09:19 MST)

Bob Norton  
Treasurer

## **Correspondence Received:**

**From:** rich kt814.com <rich@kt814.com>

**Sent:** Monday, November 28, 2022 2:41 PM

**To:** info@skylineranchisd.com; office@skylineranchisd.com

**Cc:** nathan kt814.com <nathan@kt814.com>

**Subject:** 3375 west killdeer - site committee authorized building permit info

Hello,

I would like to submit materials for 3375 West Killdeer for review by the site committee. Is this a digital submittal or do you require physical drawings sets? Please advise how to move forward with the submittal.

Thanks,

Rich Assenberg

architect | AIA

[www.kt814.com](http://www.kt814.com) | po box 8242 jackson wy 83002 | 650 w elk ave #11 | 307.690.4059

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**From:** rich kt814.com <rich@kt814.com>

**Sent:** Tuesday, November 29, 2022 11:05 AM

**To:** Skyline Ranch ISD - Office <office@skylineranchisd.com>; info@skylineranchisd.com

**Cc:** nathan kt814.com <nathan@kt814.com>

**Subject:** RE: 3375 west killdeer - site committee authorized building permit info

Wendy, I just tried to call, just curious if the HOA is active. I will wait to see what you find.

Thanks,

Rich Assenberg

architect | AIA

[www.kt814.com](http://www.kt814.com) | po box 8242 jackson wy 83002 | 650 w elk ave #11 | 307.690.4059

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**From:** rich kt814.com <rich@kt814.com>

**Sent:** Wednesday, November 30, 2022 10:43 AM

**To:** office@skylineranchisd.com; info@skylineranchisd.com

**Cc:** nathan kt814.com <nathan@kt814.com>

**Subject:** RE: 3375 west killdeer - site committee authorized building permit info

Can you please call me. 307-690-4059.

Rich Assenberg

architect | AIA

[www.kt814.com](http://www.kt814.com) | po box 8242 jackson wy 83002 | 650 w elk ave #11 | 307.690.4059

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**From:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

**Sent:** Tuesday, December 13, 2022 2:55 PM

**To:** George Moser <[george.moser1@wyo.gov](mailto:george.moser1@wyo.gov)>

**Cc:** [jwillott@aol.com](mailto:jwillott@aol.com); Corbin McNeill <[camcneilljr@gmail.com](mailto:camcneilljr@gmail.com)>; Warren Machol <[wlm.assoc@gmail.com](mailto:wlm.assoc@gmail.com)>; [mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com); Bob Norton <[bobnorton51@gmail.com](mailto:bobnorton51@gmail.com)>; Barry Lawrence <[barry.lawrence@wyo.gov](mailto:barry.lawrence@wyo.gov)>  
**Subject:** RE: FW: Skyline Ranch ISD Grant Request & Water Meters, etc.  
**Importance:** High

Thank you George for your time and defining in more depth the Ground Water Exploration Grant. Drilling a 4<sup>th</sup> well and capping it does nothing for the lot owners nor does possibly putting in remote-read water meters. There is no ability presently to have the ISD put water meters in individually owned homes as per the ISD regulations George yet you have given/or are about to give the ISD a sizeable loan and the ISD has already charged the lot owners for the first year's (of 20 years) payment given the ISD has "no authority" to do so.

Interesting, no other organization that I am aware of is allowed to do this-public, private, municipal, federal, state or local. Amazing how there are new, made up **to be** written in the future, rules that Skyline ISD gets to operate on. Also, the Board cannot justify economically why the price went from \$1.70 to \$2.60 for 1,000 gallons of water. They even said they would not answer that question. More than ODD.

Merry, merry to you and yours George.

Worthy Johnson

**From:** George Moser <[george.moser1@wyo.gov](mailto:george.moser1@wyo.gov)>

**Sent:** Friday, December 09, 2022 9:29 AM

**To:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

**Cc:** [jwillott@aol.com](mailto:jwillott@aol.com); Corbin McNeill <[camcneilljr@gmail.com](mailto:camcneilljr@gmail.com)>; Warren Machol <[wlm.assoc@gmail.com](mailto:wlm.assoc@gmail.com)>; [mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com); Bob Norton <[bobnorton51@gmail.com](mailto:bobnorton51@gmail.com)>; Barry Lawrence <[barry.lawrence@wyo.gov](mailto:barry.lawrence@wyo.gov)>

**Subject:** Re: FW: Skyline Ranch ISD Grant Request & Water Meters, etc.

Mr. Johnson,

Thank you for your note and questions. I wasn't sure anyone would actually notice that I tuned in on the 17th, and I wasn't tuning in to provide oversight of, or guidance to, the Skyline Ranch I&SD Board. I joined to hear the Board's discussion and see if they made any decisions regarding the drilling bids received for the Well 4 Ground Water Exploration Grant (GWEG) project. Hopefully that clarifies my presence during the meeting and interest therein.

Reading through your email, I'm not sure that many of the issues you raise fall within the oversight of the Wyoming Water Development Commission (WWDC) or our Office. Due to the unique intersection of (and distinction between) the previous Level II Study and the current GWEG Project, I will provide some clarification of the Water Development Program.

The WWDC funded the Nelson Engineering study and report referenced in your email below. The study was requested by the Skyline Ranch I&SD (the "Sponsor") Board, and Nelson Engineering was selected to provide Professional Services as part of a competitive process in accordance with W.S. § 9-2-1031. This process selects a qualified, state-registered firm to study a water system and/or identify various alternatives for improving water systems. The results of the study (and the report) are generated as a result of the Professional Consulting firm's knowledge and expertise. The professionals overseeing the study and preparation of the report stamp and seal the report with their own professional registration/license.

For WWDC planning studies, the WWDC funds the study. Report recommendations are provided to aid a Sponsor's planning process. Regardless of the report recommendations, it is ultimately a Sponsor's decision whether to perform any



recommended improvements, how to pursue and allocate funds for those improvements, and how to prioritize system improvements. Simply put, planning-report recommendations are not binding on an entity, and the WWDC does not require that any recommendations of a planning study be implemented.

In rare cases, a Sponsor might not be satisfied with the results of a WWDC-funded planning study and the Sponsor independently seeks the advice of a different expert to develop alternate or additional recommendations for water system improvements. In such a case, these efforts are beyond the purview of the WWDC and the WWDC does not invest financial support nor staff effort for the services – the costs are borne by the entity.

The GWEG program differs from traditional WWDC Planning studies. Under the GWEG program, the WWDC provides 75% of the project funds, with the remainder provided by the Sponsor. The GWEG program does not fund any permanent production equipment nor transmission piping associated with wells. Other entities and other sources are available to provide financial assistance for permanent pumps and transmission piping.

Importantly, the GWEG program does not require a WWDC-funded study as a prerequisite for GWG funding. Furthermore, there is no requirement that a Sponsor perform any planning study before applying for a GWEG project. In the case of Skyline Ranch I&SD, the Nelson Engineering report recommended securing additional water supply for the system, and the Skyline Ranch I&SD Board chose to pursue a GWEG project.

You are welcome to contact me if I can offer further clarification regarding the Water Development program or the Skyline Ranch I&SD GWEG project.

Most Sincerely,

**George Moser, P.G.**

**Groundwater Exploration Grant - Project Manager**

**Wyoming Water Development Office**

6920 Yellowtail Road | Cheyenne, WY 82002 | [george.moser1@wyo.gov](mailto:george.moser1@wyo.gov)

Phone [\(307\) 777-7626](tel:(307)777-7626) | Website <http://wwdc.state.wy.us/>

On Tue, Nov 29, 2022 at 4:42 PM Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)> wrote:

Dear George,

Again, many thanks for your reply below. We also appreciate your being on the Skyline Ranch Board Meeting conference/Zoom call on the 17<sup>th</sup>. We, the lot owners, have been treated as the proletariat while three Board members have taken over the aristocracy. They have simply rammed “down our throats” their “go ONLY for the free money” strategy of this most important capital expenditure project Skyline has ever had to face; a Water Utility Project that will cost well over \$7 million with \$5 million never covered by any grant, interest-free loan, etc. The omnipotents have left the most expensive-distribution replacement- for last (2028-2030) without even starting to reserve efficiently for it. At five million dollars by 2030, each lot owner needs to be assessed \$7,850 a year to be added to the water reserves to achieve said \$5 million by 2030. Is there any thought/action for such an assessment? No Way.....Let the Lot Owners in 2030 figure it out. What a despicable way to govern Skyline Ranch and to face your Board responsibilities.

We appealed to the Teton County Commission in August, hired a lawyer, sent a 20 page affidavit to the Teton County Clerk earlier this month depicting the Board’s inept, totally deficient manner in which they tried to run a Board election (see attachment) and received either “*we won’t get involved,*” *silence* or “*no reply.*” We, a group of concerned lot owners, many with extensive and expansive experience in this field from running and managing utilities to drilling 100’s if not tens of thousands of wells worldwide, have been **totally ostracized** while the Board composed of 2 real estate agents

and a banker have held the reins throughout this entire process. They use your/ the WWDC recommendations as gospel. We all recognize that the emphasis of “go for the free money” shows throughout the 200 plus page WWDC/ Nelson Engineering report finally published over a year ago (with the Board not being honest about the release date) and available on the Skyline Ranch website- [www.skylineranchisd.com](http://www.skylineranchisd.com) .

The Board decided to go solely after grants and interest-free loans with possible loan forgiveness at the expense of what is the number one concern of the three-Distribution vs Supply and Service. The first filing has an antiquated CA composite piping made up of concrete and asbestos that is over 50 years old and has been banned from use for approximately 32 years. The majority of the distribution breaks in the last 10 years have come from this piping. Please note the misinformation put forth in candidate Jenkins’ letter to the lot owners while he was running for office-attached page 2 bottom-“What About the Water Pipes”- re: PVC versus CA piping as well as the inferred replacement direction the Board is proposing.

Secondly, Jenkins’ statement regarding new water meters being a requirement for acquiring grants, various loans, etc. is fallacious, to say the least. Again, the Distribution system’s replacement is the SRISD Board’s lowest priority-to be addressed in 2028-2030 (given it is only fifty plus years old and will cost over five million dollars then) with absolutely no grant/interest-free loans available. The numbers are simple: \$5 million divided by 91 lots over seven (7) years equates to \$7,850.00/lot per year in reserve collections. **Where does that show up in the annual budget?** Nowhere!!!!

In summary, Skyline needs neither new water meters- there is less than 10% water loss a year between the tank and the lots- nor does it need to get grant money to drill a fourth well-volume usage has been plus or minus 10% of the twenty-five million gallons a year for the last 10 years- that will be capped-a lot of good that does the lot owners, and for what purpose?.....to go out and get free money to spend on things not needed by Skyline.

This is all due to: “I, one Board member said, will not be around in 10 years so we will not have to pay for it”-the Distribution system then. Also, the Board broke down the various Water Utility Replacement projects in such a way so as to have multiple mini-projects that fall under/less than the “total Tax Revenues collected by the ISD” so as to not have any “CONSTITUTIONAL DEBT” which allows the Board to “bully forth” without allowing the lot owners’ input or an ability to vote on the project(s). As an example of Tax Revenues collected, the Board serendipitously raised the water rates from \$1.70 to \$2.60 for the 2023 fiscal year while refusing to answer the question “what is the economic justification” for the 53% increase given there being no, zero, zilch increase in water service expenses in the past number of years? Another Board member said after your WWDC August 2021 meeting, “we have done a terrible job with the water utility!”

If we were able, the lot owners would require the WWDC to review the Skyline Ranch ISD Water Utility project from an independent, official, unbiased (not SRISD Board directed) vantage point with new eyes. Our water group was rejected from even giving input to the Board. The group has all the information. Give us the time to make a presentation to you by ZOOM/Web/Ex, etc. but with an entirely new set of WWDC eyes, not the old ones. First: we need **NO NEW WATER METERS**; we already have them and we have less than 10% water loss annually, and Second: we surely **do not need a 4<sup>th</sup>/NEW Well-to be capped**-given we have had no increase in water volume-plus or minus ten percent from twenty-five million (25 million) gallons a year over the past ten years. The assumptions made to project water use increases are totally bogus. These 2 aspects of the SRISD Water project are a TOTAL WASTE OF TAXPAYERS MONEY and should be cancelled immediately. It is the SERVICE and DISTRIBUTION aspects of the plan that are necessary; not the SUPPLY side that will be capped anyway. Do you not question WHY?

How would you recommend we stop the state from WASTING our tax dollars on these unnecessary projects that are good for none of the 91 lot owners in Skyline? The state and the WWDC need to prioritize the SRISD’s most critical needs, not just approve a way to “waste taxpayers’ dollars!” This is simply “bad governance.”

Respectfully submitted..... Worthy Johnson, 500 N. Meadowlark Rd, Jackson, WY 83001 307-733—4299

p.s. The 3<sup>rd</sup> attachment is John Willott's response to candidate Jenkins' letter to Lot Owners....

From: Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>  
To: George Moser <[george.moser1@wyo.gov](mailto:george.moser1@wyo.gov)>  
Cc: Barry Lawrence <[barry.lawrence@wyo.gov](mailto:barry.lawrence@wyo.gov)>; Warren Machol <[wlm.assoc@gmail.com](mailto:wlm.assoc@gmail.com)>; [jwillott@aol.com](mailto:jwillott@aol.com) <[jwillott@aol.com](mailto:jwillott@aol.com)>; Corbin McNeill <[camcneilljr@gmail.com](mailto:camcneilljr@gmail.com)>; [mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com) <[mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com)>  
Sent: Tue, Nov 8, 2022 2:24 pm  
Subject: RE: Skyline Ranch ISD Grant Request & Water Meters

Many thanks George for your in depth response to our question concerning the "radio read meter requirement-if there was one" for the WWDC portion of the Grant. We will come back if more questions do surface. Your time is much appreciated on our behalf. Worthy Johnson

**From:** George Moser <[george.moser1@wyo.gov](mailto:george.moser1@wyo.gov)>  
**Sent:** Tuesday, November 08, 2022 1:54 PM  
**To:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>  
**Cc:** Barry Lawrence <[barry.lawrence@wyo.gov](mailto:barry.lawrence@wyo.gov)>  
**Subject:** Re: Skyline Ranch ISD Grant Request & Water Meters

Dear Mr. Johnson,

Barry Lawrence is very busy today, and asked me to respond to your email below. There are several pieces to your request, and several components are complicated by dovetailing programs. I'll try to provide as much background and explanation as possible.

With respect to the Wyoming Water Development Commission (WWDC) Groundwater Exploration Grant (GWEG), there is no requirement for a system to be individually metered. In part, this is because the GWEG program funds diverse projects, not necessarily related to culinary and sanitary water use.

The GWEG application form asks if the water use is metered, if billings are based on meter readings, and if there is any unmetered usage. In the instance of Skyline Ranch ISD (SRISD), the application reported that water use is metered, that billings are based on meter readings, and that "there is no known unmetered usage." That information was presented to the WWDC for their consideration of the GWEG application.

Relative to the Water Development Program, The [Operating Criteria](#) (in Chapter 3) contains information regarding Applications for New Development.

- For "Applications for Projects New to the Program", Subsection 3(d.) (on page 11) indicates that, "[t]he WWDC may waive the requirement for water meters if there is no existing water supply system or the sponsor demonstrates that water meters will be installed in the near future."
- For "Applications for Level III Projects", Subsection 1.c. (on page 13) requires that, "[a]pplicants for municipal or rural domestic water supply projects must have individual water meters and use, or plan to use, the meters for purposes of billing for water use."

For the purposes of the GWEG project, it is important to note that funds are not available for installing the permanent motor, pump, or transmission piping for a well. Therefore, requirements of other programs may apply depending on how SRISD intends to pursue funding assistance (for instance, if the funding will come from a Level III project, the second bullet above will apply).

In addition, I am aware that the SRISD is on the Drinking Water State Revolving Fund (DWSRF) Intended Use Plan (IUP). The IUP provides a priority list of projects and is authorized by the State Loan and Investment Board (SLIB). The IUP

currently lists SRISD with a project to upgrade and rehabilitate multiple aging and/or damaged components and also mentions replacing "manual read customer meters with automatic radio read metering system (green meters)." Therefore, that project may be an additional piece to understanding metering under different programs impacting SRISD.

Please feel free to reach out if I can provide any other assistance,

## George Moser, P.G.

### Groundwater Exploration Grant - Project Manager

#### Wyoming Water Development Office

6920 Yellowtail Road | Cheyenne, WY 82002 | [george.moser1@wyo.gov](mailto:george.moser1@wyo.gov)

Phone (307) 777-7626 | Website <http://wwdc.state.wy.us/>

----- Forwarded message -----

From: **Worthy Johnson** <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

Date: Tue, Nov 8, 2022 at 8:41 AM

Subject: Skyline Ranch ISD Grant Request & Water Meters

To: Barry Lawrence <[barry.lawrence@wyo.gov](mailto:barry.lawrence@wyo.gov)>, [riley.taylor@wyo.gov](mailto:riley.taylor@wyo.gov) <[riley.taylor@wyo.gov](mailto:riley.taylor@wyo.gov)>

Dear Mr. Lawrence/Taylor,

Kindly alert us as to any requirement that all the Lot owners with houses on them have to either have:

#1 water meters

#2 updated water meters, or

#3 new wireless read water meters

If the Skyline Ranch ISD would be able to qualify for the Grant they have applied for?

Is there ANY REQUIREMENT regarding water meters that the WWDC requires before a Grant Request can be filed?

If so, please send us the section in the grant request/WWDC rules and regulations, etc. that define that requirement.

Thank you,

Worthy Johnson

500 N. Meadowlark Rd

Skyline Ranch

Jackson, WY 83001

307-733-4299



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# Skyline Minutes 12-15-22

Final Audit Report

2023-02-17

Created:	2023-02-16
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmTrbiNeomifBowwfNETQScV0K3QoDU2w

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-  Document created by Mountain Property Management (info@mpmjh.com)  
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