

**Stone Gate Estates Improvement & Service District  
Special Meeting  
MINUTES  
Wednesday, August 16, 2023, 9:00 a.m.  
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Travis Given, Bobby Schmitz  
BOARD MEMBERS NOT PRESENT: Jodi Schilling  
OTHERS PRESENT: Helenanne Cathey, Duaine Faucett

Bobby Schmitz called the meeting to order at 9:01 a.m.

The special meeting was called for the purpose of finalizing the tank cleaning and re-coating project and finalizing and authorizing contractor selections to move forward with the project.

Extreme Precision, a local contractor, provided a bid for the tank coating project that was lower than all of the initial bids. The County grant was based on Maguire Iron's bid, but the bid from Extreme Precision came in less than half of Maguire Iron's bid. Extreme Precision has advised that the price will increase slightly as it is now a little past the expiration date of their bid, but the increase will be minimal. Water Guy has some prep work to do and will clean the tank. The project requires a cure time of up to seven days depending on the ambient temperature. Water Guy will set up a temporary tank now to see if it will keep up with demand. There will be restrictions on watering during the project. The contractor has some work in October so they need to have it done before then.

After discussion, the consensus is to have Water Guy clean the tanks on Monday, September 18, 2023, and the tank re-coating project will start Tuesday, September 19, 2023. **The project is estimated to take about a month and residents are asked to conserve water for the month of September. During the project, the District will be on a smaller temporary tank which won't be able to keep up with normal outdoor watering that Stone Gate sees most years. If we run into problems (water shortages), an e-mail will be sent out to ask everyone to stop watering outdoors during the project when we are on the temporary tank.**

Travis Given moved to select Extreme Precision for the internal coating on the water tank and Water Guy for the cleaning and temporary water system and overall management of the project. Bobby Schmitz seconded. Motion carried unanimously.

	BIDS	SELECTED CONTRACTOR
<b>Re-Coat Interior of 2 tanks</b>		
Tank Maintenance Solutions (TMS)	\$56,550.00	
Maguire Iron, Inc.	\$62,800.00	
M & M Tank Coating Company, Inc.	\$63,140.00	
Blackwater Environmental	\$88,880.00	
TMI Coatings Inc.	\$146,800.00	
<b>Extreme Precision</b>	<b>\$27,950.00</b>	<b>\$27,950.00</b>
<b>Clean tanks, temporary storage tank, oversee project</b>		
<b>Water Guy</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>

**Upcoming Meetings – Monday, September 11, 2023, 9:00 a.m. (Regular Meeting)**

2023 Meetings:

Mon., Sept. 11, 2023, 9:00 a.m. / Mon., Nov. 13, 2023, 9:00 a.m.

MEETINGS ARE NORMALLY HELD ON THE 2<sup>ND</sup> MONDAY OF EVERY OTHER MONTH

Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106

(K<sup>2</sup> Technologies Building, Suite 106) – Entrance is on 4<sup>th</sup> Street

**Meeting adjourn** – Bobby Schmitz adjourned the meeting at 9:30 a.m.

**NOTES:** The board reminds homeowners of the following:

- a. Water meter repair costs are to be split equally between the District and the homeowner.

- b. Only authorized people are to be opening water meter pits. Any damages that occur because of an unauthorized person entering the meter pit will be 100% the homeowner's responsibility.
- c. Keep the area mowed and/or free of debris around meter pits and readouts. If necessary, the District will hire someone to mow and/or clean it up and the homeowner will be billed.
- d. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- e. 3/27/23 – Any Board member authorized to call a contractor out to plow snow if needed.
- f. Check out Water Guy's Facebook page for information regarding water system issues. They will post information there when they are working on projects and when they are having issues with water systems. Go to [www.wateryuywyoming.com](http://www.wateryuywyoming.com) for a link and for other information.

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board of Directors

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Robert (Bobby) Schmitz, President (680-4920)

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Travis Given, Treasurer

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Jodi Schilling, Secretary