

**EIGHT MILE IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING MINUTES
MONDAY, APRIL 21, 2025, 11:00 A.M.
400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE**

BOARD MEMBERS PRESENT: Alan Clark, Jay Gomez
 BOARD MEMBERS NOT PRESENT: Warren Haramija (Resignation accepted at this meeting)
 OTHERS PRESENT: Helenanne Cathey,
 Duaine Faucett and Stefanie Brown

Jay Gomez called the meeting to order at 11:01 a.m.

- I. **Minutes** – Alan Clark moved to approve the minutes from the March 17, 2025, regular meeting and March 25, 2025, special meeting. Jay Gomez seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – The Treasurer’s Report and financial information were reviewed. Alan Clark moved to accept the Treasurer’s Report and pay bills as presented. Jay Gomez seconded. Motion carried unanimously.

WYOSTAR ACCOUNT (RESERVES)

BALANCE FORWARD		\$43,622.83
03/31/25	Interest	\$151.05
ENDING BALANCE:		\$43,773.88

CHECKING ACCOUNT

BALANCE FORWARD FROM LAST MEETING:		\$30,140.36
3/1-3/17/25	Deposits – Water	\$0
3/14/25	Deposit – Collins	\$175.00
Adjusted Balance Forward:		\$30,315.36
3/18-3/31/25	Deposits – Water	\$40.00
03/31/25	Interest	\$0.30
04/10/25	Deposit – Collins	\$175.00
BALANCE PRIOR TO MEETING:		\$30,530.66*

Bills Paid:

Ck#	Payee – Purpose		Amount
AUTO	City of Gillette	Inv. 2007649–Regional water 3/3-4/1/25 0 gal.	\$240.00
AUTO	Powder River Energy	Acct 2245526 3/1-4/1/25 electricity	\$702.84
2243	Cathey Consulting, LLC	Inv. 8035 – Mar. books/admin. \$472.50	\$572.50
		Inv. 8065 – 3/25/25 special meeting \$100.00	
2244	Hawkins, Inc.	Inv. 7013665 – Chlorine \$30.00	\$60.00
		Inv. 7036523 – Chlorine \$30.00	
2245	J Finch Dirt Works	Inv. 039656 – Bladed roads, cut washboard, Recrowned, 2 loads of W-base Hauled and spread on Franklin	\$1,400.00
2246	Simon Contractors	Inv. 4009901 – 26.95 tons of W grade road base	\$1,010.63
2247	Water Guy	Inv. 2025-264 – Mar. Water Op./Meters/ Billing	\$1,034.30
TOTAL:			\$5,020.27
BALANCE AFTER TREASURER’S REPORT AND BILLS APPROVED:			\$25,510.39*

**Balance reflects water billing deposits through the end of the prior month but not from the start of the month through the current date.*

Receivables Balance were reviewed.

- III. **Water System / Well Update** – The water system information was reviewed.
 - a. **Water Meters** – Meter readings were reviewed.

- b. Water Tank Replacement or Repairs / Roof Repair – After the last regular meeting, the Board was advised that the tank needed to be disconnected right away. The Board held a special meeting to authorize Water Guy to disconnect the old water tank (storage tank number 1) from the District’s water system. The EPA considered this a significant deficiency, and it had to be addressed right away. A County grant was not submitted. Duaine Faucett advised that insulation needs to be put on the wall of the tank because it serves as part of the pump house. Since that tank won’t have water in it anymore, it will get too cold. The roof needs to be stabilized before the old tank can be used for storage. A door will be added to the tank.

Stefanie Brown advised that the District’s water tank needs to be cleaned this year so she will add it to their list of tanks to be cleaned. They will have divers come in to clean the tank. The tank stays online during the cleaning. If the tank needs some major repair in the future, Water Guy has a temporary tank that can be used. The regional water can also be used. If the red light goes on, Water Guy needs to be notified right away. There was discussion on a pressure valve that was replaced.

Other issues:

- Water Guy will be flushing the water system.
- The fire pump is leaking and needs to be repaired right away.
- The generator needs to be repaired.
- Lead Rule / Service Lines Inventory – Duaine Faucett recommends the District get on the Intended Use Plan for the lead service line inventory work.

IV. Unfinished Business

- a. Speed monitor – Jay Gomez contacted the School District Transportation Department several times regarding the school bus that is speeding. Jay Gomez will work on the speed monitor.
- b. Speed limit signs at the City’s warehouse facility (12/3/24 meeting) – Jay Gomez will pick up the signs and will get them posted.
- c. Blade roads April / May (12/3/24 meeting) – Roads were bladed. After all the moisture, the blading held up well.
- d. Insurance claim – There was discussion on the water line repair that Water Guy did and the potential insurance claim. There has been no update from the insurance company or the homeowner.
- e. Budget – The budget for the next fiscal year was discussed. The budget hearing will be June 16, 2025, 11:00 a.m. The assessment will increase to \$1,560 instead of \$1,440 per year. (This was approved last year but didn’t make it on the assessment schedule that was submitted to the County.) Alan Clark moved to approve the proposed budget. Jay Gomez seconded. Motion carried unanimously. The budget is attached to these minutes.

V. New Business

- a. Bids for road work and mag chloride – A bid was received from a couple of contractors for road work and mag chloride.
- b. Warren Haramija submitted a letter of resignation due to personal reasons. Alan Clark moved to accept the resignation of Warren Haramija. Jay Gomez seconded. Motion carried unanimously. The Board will appoint someone at the next meeting to serve on the Board until the next director election.
- c. Board members signed the paperwork for the WyoStar account.

Jay Gomez adjourned the meeting at 11:40 a.m.

Next Meeting: Monday, May 19, 2025, 11:00 a.m. (Regular Meeting)

The District holds regular monthly meetings. The next regular meeting date is included in the meeting minutes for each meeting.

2025 Meeting Dates:

Mon., May 19, 2025, 11:00 a.m./Mon., June 16, 2025, 11:00 a.m.

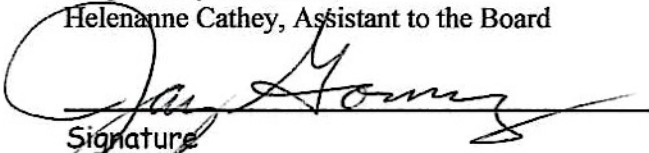
Mon., July 21, 2025, 11:00 a.m./Mon., Aug. 18, 2025, 11:00 a.m./Mon., Sept. 15, 2025, 11:00 a.m.
Mon., Oct. 20, 2025, 11:00 a.m./Mon., Nov. 17, 2025, 11:00 a.m./Mon. Dec. 15, 2025, 11:00 a.m.

A reminder to drivers of the 20 mph speed limit on the roads. If you see anyone speeding, call in the vehicle description to the Campbell County Sheriff's office at 682-7271. They will investigate it.

Only the board members of the District have the authorization to direct the County on road work in the District. Any issues or concerns about activities of the District or road grading by the County should be directed to the board of directors. Homeowners are not authorized to be contacting the County to direct activities for the District.

UNLESS OTHERWISE INDICATED, MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE, WYOMING (K² TECHNOLOGIES BUILDING – USE ENTRANCE ON 4TH STREET).

Respectfully submitted,
Helenanne Cathey, Assistant to the Board


Signature

Jay Gomez
Printed Name

5-19-25
Date


Signature

Alan L. Clark
Printed Name

5-19-2025
Date

Ronald J. Gomez, President / Alan Clark, Secretary/Treasurer / Vacant, Director

Budget - Eight Mile ISD - 7/1/25 - 6/30/26				
Budget Hearing: Monday, June 16, 2025, 11:00 a.m. at office of Cathey Consulting / c/o Cathey Cons., PO Box 471, 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 (General Fund only)	61,435	39,881	53,258	41,704
Revenue				
Assessments (40 X \$1,560 + 2 X \$120)	57,840	62,640	58,234	62,640
Assessments - Interest	266	100	100	100
Customer and other Billing	5,977	9,920	12,000	9,920
Grants - County	3,360	3,000	0	3,000
Interest from Bank	1,793	1,700	2,000	1,700
Transfer from reserves				
Other revenue (capital credits)	976		715	
TOTAL REVENUE	70,212	77,360	73,049	77,360
TOTAL REVENUE PLUS CASH CARRYOVER	131,647	117,241	126,307	119,064
Expenditures				
Capital Expenditures	0		13,441	
Administrative	6,290	6,670	6,500	7,004
Operations	40,630	86,516	42,030	88,007
Indirect	817	1,326	801	1,326
Debt Principal	17,638	17,867	17,937	17,867
Interest	3,689	3,460	3,390	3,460
To Reserves		1,400		1,400
TOTAL EXPENDITURES	69,064	117,241	84,099	119,064
Receivables Start of FY	866		4,011	
Payables Balance Start of FY	7,299		2,907	
	6/30/2023	6/30/24 (EST)	6/30/2024	6/30/25 (EST)
BEGINNING OF FISCAL YEAR BALANCES				
GENERAL FUNDS	61,435	39,881	53,258	41,704
RESERVES BALANCES	40,604	42,000	42,392	44,000
TOTAL FUNDS BEGINNING OF YEAR	102,039	81,881	95,650	85,704
Receivables Balance End of FY	4,011			
Payables Balance End of FY	2,907			
Undeposited Funds (Xpress)				
End of Year Bank Balance	95,650	42,000	85,704	44,000
Net per year (Revenue minus Expenses)		0	42,208	0
Reserves start of year	40,604	42,000	42,392	43,792
Deposits plus interest on reserves	1,788	1,400	1,400	1,400
Transfers out of reserves				
Reserves end of year	42,392	43,400	43,792	45,192

Budget Message: The District manages the roads and water. The District is connected to the regional water system. The WyoStar account is designated reserves for the long term management of the District for capital replacement and major repairs - things like water tank replacement and potentially water well replacement. The annual assessment will increase by \$120 per year.

Board Member Signature _____ **Board Member Signature** _____
 Directors: Jay Gomez (Pres.), Alan Clark (Sec./Treas.) terms end March, 2026 / Warren Haramija term ends March, 2028
 Meetings are held once a month, with the schedule determined at the start of the year, at 400 S Gillette Ave., Suite 106, Gillette.
 Records are stored at 400 S Gillette Ave, Suite 106, Gillette. Meeting dates are published in minutes and posted online at www.catheyconsulting.net.

Eight Mile	Feet	Miles
Edison Ave	2730	0.52
Franklin Ave	2660	0.50
McGuffey St	650	0.12
Webster St	1220	0.23
Total	7260	1.38

5,280 feet in a mile

WWDC Agreement requires \$5,000 a year deposited into New Well Fund (Maintenance Account) until the account reaches

\$20,000 and thereafter maintain the account at that amount for repair and maintenance of the project.

WWDC Loan Prin. (orig: \$62,428.79 / pmnt \$4,593.62) 7/9/10 - 12/1/29 20 yr 4%

SLIB Loan Prin. (orig: \$261,708.25 / pmnt: \$16,733.57) 11/1/10 - 6/15/29 20 yr 2.5%

TOTAL DEBT

(total loan payments per yr: \$21,327.19 / 40 = \$533.18 per lot) - loan payments end in 2029 -

6/30/25 WWDC Loan Balance:	\$20,449.98
6/30/25 SLIB Loan Balance:	\$77,024.84
TOTAL	\$97,474.82

Rate History	
April, 2005	\$40 / month
August, 2005	\$65 / month
2005-2006 Assess.	0 (for partial yr mo. fees)
2006-2007 Assess.	\$760 (no mo. fees)
2007-2008 Assess. (\$100/mo.)	\$1,200
2017-2018 Assess. (\$120/mo.)	\$1,440
2024-2025 Assess. (\$130/mo.)	\$1,560

2022 - 2023 Overage = \$4 per 1,000 over 15,000 gal. per mo.

Prior to that it was \$2 per 1,000 over 20,000 gal. and \$3.00 per 1,000 over 30,000 gal. per mo.

Cost Per Lot Breakdown (ACTUAL)		7/1/22-6/30/23 FY Costs:
Administrative	\$6,500	6,290
Indirect	\$801	817
Operations + Capital	\$55,471	40,630
LOAN PAYMENT:	\$21,327	21,327
Reserves	\$0	0
TOTAL	\$84,099	69,064
Cost Per lot (40 lots)	\$2,102	1,726.60
ACTUAL ASSESSMENT = \$1,440 TOTAL		
LOAN PAYMENT:	AMT PER LOT	
21,327.19	\$	533.18
Annual Assessm minus Loan Payment		
Admin / Operations, etc.	\$	906.82
Water Well Completed:		DEC-09
Total Project:	\$	928,408.30

FOR REGIONAL ONLY: Chlorine would go to \$0
 Electricity would decrease by \$2,400/yr (est.)
 No well costs
 Testing may be around \$215/yr
 Estimated deductions:
 \$4,615 per year = \$115.38 per lot

7/1/21-6/30/22 Water Usage	Gallons	Cost per 1,000 - water system costs only	Budget Cost per 1,000 - water system costs only
Meter readings 7/1/21 - 6/30/22	6,201,750	6.55	6.78
System Meter 7/1/21-6/30/22	6,406,260	6.34	6.56
Overage Gallons 7/1/21 - 6/30/22	1,652,872	\$6,611.49 Revenue at \$4 per 1,000	

Water Tank - At some point - replace the tank built in approx. 1980. Concerns about settling means a new base is likely going to be required.
 Cost estimate \$250,000 to \$300,000 (Duaime Faucett 2/26/24).