

**EIGHT MILE IMPROVEMENT & SERVICE DISTRICT  
REGULAR MEETING MINUTES  
MONDAY, OCTOBER 20, 2025, 4:00 P.M.  
400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE**

BOARD MEMBERS PRESENT: Jay Gomez, Alan Clark and Jeremy Torrez (by phone)  
OTHERS PRESENT: Helenanne Cathey, Kodi & Bart Majors

Jay Gomez called the meeting to order at 4:00 p.m.

- I. **Minutes** – Alan Clark moved to approve the minutes from the September 15, 2025, regular 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		\$44,377.74
08/31/25	Interest	\$149.97
09/30/25	Interest	\$146.47
<b>ENDING BALANCE:</b>		<b>\$44,674.18</b>

**CHECKING ACCOUNT**

BALANCE FORWARD FROM LAST MEETING:		\$3,055.62
9/1-9/15/25	Deposits – Water billing	\$675.08
09/12/25	Deposit – Collins	\$175.00
Adjusted Balance Forward:		\$3,905.70
9/16-9/30/25	Deposits – Water billing	\$294.22
09/30/25	Interest	\$0.06
10/06/25	Deposit – Xpress bill pay	\$275.20
10/09/25	Deposit – Collins	\$175.00
10/10/25	Deposit – Assessments	\$780.00
<b>BALANCE PRIOR TO MEETING:</b>		<b>\$5,430.18*</b>

Bills Paid:

Ck#	Payee –	Purpose	Amount
2271	Menards	Culverts	\$309.98
AUTO	City of Gillette	Inv. 2146698–Regional water 9/2-10/1/25 0 gal.	\$240.00
AUTO	Powder River Energy	Acct 2245526 9/1-10/1/25 electricity	\$837.31
2272	Cathey Consulting, LLC	Inv. 8311 – Sept. books/admin./compliance	\$500.00
2273	Hawkins, Inc.	Inv. 7196063 – Chlorine \$855.50	\$865.50
		Inv. 7197403 – Chlorine \$10.00	
2274	Water Guy	Inv. 2025-1095 – Sept. Water Op./Meters/ billing \$1,034.30	\$1,109.30
		Inv. 2025-1153 – Locate 7/23/25 \$75.00	
<b>TOTAL:</b>			<b>\$3,862.09</b>
<b>ENDING BALANCE IN CHECKING ACCOUNT:</b>			<b>\$1,568.09*</b>

*\*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.

Jay Gomez reported that a check was written to Menard’s for the culverts for 39 and 43 Franklin. An account was set up for Eight Mile to allow the District to utilize our tax exempt status. The check for Menards is included with the bills paid above.

Jay Gomez reported that the Board was unable to get an excavator when ready to install a culvert at 39 Franklin, so they used Water Guy's excavator. Water Guy will send a bill for the use of the excavator. The other culvert is not installed yet.

### **III. Water System / Well Update** – The water system information was reviewed.

- a. Water Meters – Meter readings were reviewed.
- b. Old water tank – No updates at this time.
  - 1) The old tank serves as a wall for the pump house – since the tank will be empty, it will not provide insulation for the pump house so insulation will need to be put up on the tank wall. The Board will look into quotes for this work.
  - 2) Repairs to the roof so the tank can be used for storage (Roof needs to be stabilized before the old tank can be used for storage) – Board will get a quote from Greg's Welding, Chris Land's company and/or others.
  - 3) A door will need to be added to the old tank in order to use it for storage. The Board will ask Greg's Welding to provide a quote to put in a doorway.
- c. Fire pump leaking and needs to be repaired – Greg's Welding will provide a quote for this project.
- d. Generator to be repaired – 7/24/25 – The Board authorized the work to proceed. An invoice was received and paid from TW Enterprises at the September meeting. The invoice wasn't the full amount of what was approved. The Board is waiting for an update from Water Guy.
- e. Lead Rule / Service Lines Inventory – No update.
- f. An invoice was received for the flushing hydrant replacement by 432 Force Road. The Board is waiting for an update from Water Guy.
- g. Insurance claim / Pressure issues at 432 Force Road –

Kodi and Bart Majors were at the meeting to discuss their concerns on the ongoing issues with high pressure at their home. They have a claim in with their insurance and with the District's insurance.

Kodi and Bart Majors do not believe the problem is in their home with their plumbing. They believe it is something in the distribution line or in the main water system. They reported that they had another pressure spike, and they have not heard back from Water Guy at all. Water Guy has told the homeowner it is not in the main system or distribution line. Water Guy believes the problem is on the homeowner's side of the line.

Kodi Majors contacted the EPA. Kyle at EPA will be doing an investigation / evaluation / survey of the District's water system. The Board is supportive of this action. The Board would like to figure out what is happening. The EPA will not charge the District for this investigation. They will work with Water Guy to try to figure out any water leaks or pressure issues.

Jay Gomez contacted Duaine Faucett (Water Guy) to see if he could join this meeting by phone, but he was unavailable.

There was discussion on the history of the pressure issues that the homeowner has had. There is a pressure reducing valve in the meter pit. The homeowner does not have a pressure reducing valve in their home. The homeowner wants to make sure the pressure reducing valve in the pit is working and to identify and fix any pressure issues that could be causing the pressure reducing valve to fail, which is what they believe is happening. They believe there are problems in the distribution system, not in their home.

The homeowners expressed their frustration with the situation and want things to be resolved. The Board expressed their concerns too and also want to see this resolved. The Board and the homeowner are both pleased that EPA will do the inspection.

### **IV. Unfinished Business**

- a. Road work (Blade and Mag Chloride) – County grant was approved on 5/6/25 for blading and dust control. Project estimate \$9,814.00 / Grant (25% and 33%) \$3,093.38. Road work and mag chloride invoices received. Pay Request 1 for the grant was \$2,649.10 and was deposited in September. \$444.28 remains available on the grant. The grant is good for one year.

Jay Gomez expressed his concerns about the excessive speed of a school bus on the roads. He reported that he has contacted the School District on multiple occasions.

- b. Director election (March 17, 2026 – 2 directors for 4 years and 1 director for the remaining 2 years of a 4-year term) – Legal notice will run in the News-Record on November 25, 2025. Applications to be on the ballot are due between December 17, 2025, and January 6, 2025. The application is available from the Office of Cathey Consulting (307-685-8235) or online at [www.catheyconsulting.net](http://www.catheyconsulting.net) – click on Election Documents.
- c. Quotes for insurance – Jay Gomez reported that he is working with the insurance agent to keep insurance on the District’s property. The prior insurance company has reported that they are dropping the District’s insurance.

Heather with HUB is looking into liability insurance options, but the consensus of the Board is to sign up for the Local Government Liability Pool to cover the general liability and directors and officers coverage. It is less money and covers the limits that are in state statutes.

- d. Culverts for drainage for 39 and 43 Franklin – Culverts were replaced. Jay Gomez reported on an insurance claim from one of the homeowners.

**V. New Business**

- a. PFAS Testing – Water Guy and Wyoming Association of Rural Water Systems sent letters regarding PFAS testing. There is some free testing for PFAS that the District can sign up for. The Board will look into the testing and make a decision at the next meeting.

Jay Gomez adjourned the meeting at 5:10 p.m.

**Next Meeting: Monday, November 17, 2025, 4:00 p.m.**

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

**2025 Meeting Dates:**

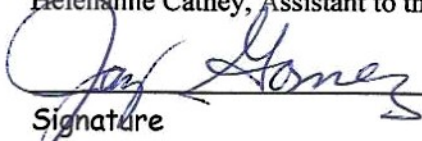
Mon., Nov. 17, 2025, 4:00 p.m./Mon. Dec. 15, 2025, 4:00 p.m.

**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 (K<sup>2</sup> TECHNOLOGIES BUILDING – USE ENTRANCE ON 4<sup>TH</sup> STREET).**

Respectfully submitted,  
Hefemanne Cathey, Assistant to the Board

  
\_\_\_\_\_  
Signature

Jay Gomez  
\_\_\_\_\_  
Printed Name

11-17-25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

Jeremy Torrez  
\_\_\_\_\_  
Printed Name

11-17-25  
\_\_\_\_\_  
Date

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