

**Crestview Improvement & Service District  
Regular Meeting  
Minutes**

**Thursday, December 4, 2025, 5:00 p.m.**

**George Amos Memorial Building – 412 South Gillette Avenue, Gillette, WY 82716**

Board Members Present: AnnaMarie Nebel, Loren Tucker, Hailey Lazarus  
Others Present: Helenanne Cathey, Barry Crago (Attorney), Dustin Wheeler (Engineer), Mike Cole (City of Gillette), Jack Nebel, Paul Suchor, Catrina Ruby, Hannah Eike, Keri Kenyon-Wood, Scott & Bobbi Lungren, Lana & Dave Kershaw, Kristal Thompson, Mary Spangler, Karmen Marbry, Seth Marbry, Danielle Curtis, Nate Carosn, Scott Dodrill, Randy Redetzke, George Toman

AnnaMarie Nebel called the meeting to order at 5:02 p.m.

**I. Minutes Approval**

AnnaMarie Nebel moved to approve the minutes for the regular meeting on November 13, 2025, as written, accept the Treasurer’s Report and pay the bills. Loren Tucker seconded. Motion carried unanimously.

**II. Treasurer’s Report / Payables / Receivables**

The bills and financial information were reviewed.

Wyostar Account Balance (End of last meeting):		\$1,066,514.52
10/31/25 Interest	\$3,589.18	
<b>Balance in Wyostar Account Balance End of Meeting:</b>		<b>\$1,070,103.70</b>
Checking Account Balance (End of last meeting):		\$139,524.39*
11/1-11/13/25 Deposits – Water	\$356.00	
Adjusted Balance Forward:		\$139,880.39
11/14-11/30/25 Deposits – Water	\$4,713.01	
11/30/25 Interest	\$55.58	
12/05/25 Xpress bill pay deposit	Reports not available yet.	
Balance Prior to meeting:		\$144,648.98*

(\*Balance does not reflect Water Guy deposits recorded since the end of the prior month.)

**Bills Paid:**

	Date	Num	Memo	Open Balance
<b>Cathey Consulting, LLC</b>				
	11/30/2025	8409	Nov., 2025, Administrative/Bookkeeping/Compliance Services	2,000.00
Total Cathey Consulting, LLC			Ck# 3230	2,000.00
<b>City of Gillette Department of Finance</b>				
	11/30/2025	Acct 20501 11/3-12/1	Acct 20501 Electricity/Wastewater 11/3/25 - 12/1/25 Bill # 2181950	647.58
	11/30/2025	Acct 20765 11/3-12/1	Acct 20765 Electricity Water 11/3/25-12/1/25 Bill # 2181985	670.57
Total City of Gillette Department of Finance			AUTO PAY	1,318.15
<b>Crago Law Offices, P.C.</b>				
	10/31/2025	1175	Legal fees 10/6-10/9/25	540.00
Total Crago Law Offices, P.C.			Ck# 3231	540.00
<b>Energy Laboratories, Inc.</b>				
	11/14/2025	749963	Testing - wastewater	284.00
Total Energy Laboratories, Inc.			Ck# 3232	284.00
<b>Hawkins, Inc.</b>				
	11/15/2025	7257088	Chlorine	20.00
Total Hawkins, Inc.			Ck# 3233	20.00
<b>Water Guy, LLC</b>				
	08/31/2025	2025-1346	Locates August	112.50

	09/04/2025	2025-1321	Locates September	112.50
	11/06/2025	2025-1308	Turned off water at 2725 Gannett per customer on 11/6/25	75.00
	11/30/2025	2025-1383	November, 2025 Water Operator / Wastewater Operator / Meter Readings / Billing	4,169.60
Total Water Guy, LLC			Ck# 3234	4,469.60
<b>TOTAL</b>				<b>8,631.75</b>

**Checking Account Balance End of Meeting:**

**\$136,017.23\***

**III. Unfinished Business**

- a. Hailey Lazarus submitted a letter of interest for serving on the Board. She explained how she will remain impartial on issues that pertain directly to Water Guy because she works for Water Guy. AnnaMarie Nebel moved to appoint Hailey Lazarus to serve on the Board to replace Donie Miller, serving until the next director election (November, 2026). Loren Tucker seconded. Motion carried unanimously. Hailey Lazarus will complete the oath as required.
- b. Notice of Unknown Service Line Materials from Water Guy for Antelope Valley regarding unknown material in the service line for 7191 Robin – There was discussion on the notice from Water Guy. Hailey Lazarus reported that she is working on the service line inventory and will follow up on this one.
- c. 2023 EPA Sanitary Survey Report received by e-mail dated 10/28/25 / Significant Deficiencies were noted in the report. Hailey Lazarus reported that Water Guy generally takes care of the significant deficiencies for the District. She will follow up with Duaine Faucett at Water Guy.
- d. Annual Election of Officers – AnnaMarie Nebel moved to have the following slate of officers for the year: AnnaMarie Nebel, President / Loren Tucker, Vice President / Hailey Lazarus, Secretary/Treasurer. Loren Tucker seconded. Motion carried unanimously.

**IV. Water and Wastewater Update**

Loren Tucker reported that a homeowner had a backup of sewer into their home over the Thanksgiving weekend, but it was not the District's system that backed up. It was the homeowner's service line that backed up.

**V. Billing / Accounts Receivable / Aging Report**

Billing reports for last month were not available yet.

**VI. New Business**

- a. AnnaMarie Nebel asked about an e-mail from the City regarding taxes paid by Crestview. It was actually taxes paid by Crestview residents to the City since annexation. The total paid by Crestview residents to the City from the City's mill levy is \$204,578.

**VII. Executive Session – There was no Executive Session.**

**Upcoming Meetings:**

**2026 meetings:**

Thurs., Jan. 8, 2026, 4:00 p.m. / Thurs., Feb. 12, 2026, 4:00 p.m. / Thurs., Mar. 12, 2026, 4:00 p.m.  
 Thurs., Apr. 9, 2026, 4:00 p.m. / Thurs., May 14, 2026, 4:00 p.m. / Thurs., June 11, 2026, 4:00 p.m.  
 Thurs., July 9, 2026, 4:00 p.m. / Thurs., Aug. 13, 2026, 4:00 p.m. / Thurs., Sept. 10, 2026, 4:00 p.m.  
 Thurs., Oct. 8, 2026, 4:00 p.m. / Thurs., Nov. 12, 2026, 4:00 p.m. / Thurs., Dec. 10, 2026, 4:00 p.m.

**Meets are generally held at the office of Cathey Consulting, 400 South Gillette Avenue, Suite 106 (Entrance on 4<sup>th</sup> Street across from Arrow Printing)**

***All meetings of the Crestview Improvement and Service District are open to the public and the public are always welcome.***

AnnaMarie Nebel adjourned the meeting at 5:20 p.m.

## **PUBLIC HEARING**

At 5:30 p.m. the public hearing was called to order.

The Board thanked everyone for attending the meeting and for providing input to the Board on the issues to be discussed today.

AnnaMarie Nebel read a history of Crestview Subdivision – specifically the water and wastewater systems, formation of the District, and City annexation which occurred in January, 2018.

Barry Crago, Attorney for the District, gave a presentation. When the City annexed Crestview in 2017/2018, they did not take over water and sewer. In 2017, the District was concerned about the long term maintenance and costs of maintaining ownership of the water and sewer systems. They did a feasibility study back then regarding working with the City and transferring those systems over to the City. The attorney was hired a few years ago to assist in the process of turning everything over to the City. The Board was worried about the aging infrastructure – water tank and well built in (approximately) 1982.

Mike Cole from the City of Gillette came to the meeting and answered homeowner questions.

Barry Crago explained that the main roadblock moving forward is money. 1 – the City would like a certain amount of repairs before they are willing to accept ownership of the sewer and the water lines and that comes with a big expense. The second concern is the money for tap fees (plant investment fees – PIFs). For both the sewer and the water system it is a large amount of money.

\$620,000 sewer plant investment fees

\$156,000 water plant investment fees

\$44,000 to replace water meters if they have aged out

Money to drain the lagoon into the City's sewer system and reclaim the sewer lagoon

Money to make repairs to the sewer system

The District doesn't have the money to pay for all of the plant investment fees and the repairs the City is saying need to be done. The District can continue to negotiate with the City, but the District doesn't have the money to move forward with the agreement. The District can continue to operate as we are and continue to pay the operator and operations fees, but that doesn't resolve the bigger issue of what do you do when the system fails? The water tank is progressing toward end of life. The water tank is estimated to be about \$1.5 million to replace. What happens when the sewer system doesn't pass the permit and requires large dollars to repair or upgrade it?

The City charges plant investment fees to invest in the infrastructure to replace it in the long term.

Barry Crago explained options:

- 1) Do nothing
- 2) Continue to negotiate with the City to come to a solution – the District wants to transfer all of the infrastructure to the City with no additional costs to the residents of the District
- 3) An option that is not recommended by the attorney – dissolve the District and walk away and let the City assume ownership of everything the District owns. There are a number of unknowns. The City may still charge a tap fee to hook up to the system.

Mike Cole explained how the City, in cooperation with the South Douglas Hwy WSD, extended sewer to Antelope Valley, primarily, and some industrial areas. Crestview chose to stay on their own lagoon at that time. The City invested to oversize the lines to eventually accommodate Crestview. There is about a \$1,000 fee per house that is associated with that project for that expansion of the City sewer. That is specifically for the pipelines that were extended out that Crestview can connect to. The lines are in place and ready to go. The second aspect of the plant investment fee is the fee that all new homes pay to tap into that system (\$3,000). It's a one time fee. Once plant investment fees are paid they never have to be paid again. You are buying into the City's sewer system when you pay the plant investment fee.

From the water standpoint, because Crestview was a special district at the time the regional water system was established in 2010, the vote of the voters at that time was to extend water to outlying Districts, including to Crestview ISD. The tap fees for regional water would not be required (would have been \$1,000). The fee is being waived for that. Tying into the City's distribution system requires a separate tap fee of \$1,000, and the City is maybe a little more flexible on this and may be willing to negotiate with Crestview on this.

The sewer system is operated entirely off of sewer rates. The water system is operated entirely off of water rates. Both systems are outside of the general property taxes that fund police, streets, etc.

Dustin Wheeler explained that the City did an evaluation of the infrastructure in Crestview. They ran a camera through the entire sewer system in Crestview and that is where they identified moderate and severe sags in the sewer pipeline. DOWL performed a feasibility study in 2018 and looked at that study by the City and also looked at abandoning the existing lagoon treatment system.

A homeowner stated – the City wanted us and we shouldn't have to pay tap fees to the City when we were force annexed. Barry Crago stated that he understands that frustration, but if the group takes that position, you will probably lose legally – you will spend a lot of money and still probably lose.

If the group doesn't want to spend any money and doesn't want to do anything, you don't have to. We might be able to apply for MRG grant money. DOWL has put together the design for the repairs and has submitted a permit to construct application with the City. The City will not issue a permit to construct until there is an agreement between Crestview and the City. Mike Cole thought the City would support any grant application that the District applies for.

Loren Tucker explained that the lagoon has to go through a permit process, and our odds are getting less and less that we will get re-permitted to continue running the lagoon. This is one more reason to get out of the sewer business. The permit could get rejected without significant investments into the lagoon.

Dustin Wheeler explained the estimates for the sewer system repairs –  
collection system repairs \$343,000 (throughout the system – multiple locations)  
\$624,000 for lagoon abandonment which includes removing the biosolids from the lagoon, drying them, taking them to the landfill, and regrading the entire site to make sure there are no holes / this is an asset the District could sell later to recoup some costs of reclamation  
\$59,000 of construction  
TOTALS:  
\$1,025,000 for repairs and lagoon abandonment  
\$625,000 for PIFs for sewer  
\$1,650,000 total cost for wastewater to be turned over to the City

These numbers are sewer system only and do not include any water PIFs.

The Board's original intention was to pay all of the PIFs and any repairs required by the City and then transfer the system over to the City, and homeowners would have no additional fees for PIFs. Costs have increased a great deal in the past few years, and with the requirement of the repairs, the District doesn't have the money. The District could borrow money for some of these costs and assess homeowners.

Comment from resident "The City gained more by annexing Crestview than Crestview gained by being annexed."

Mike Cole explained that costs have significantly increased for the City in the last 10 years.

A homeowner asked if there is anything else the City can do for us? Mike Cole explained that when they look at the City as a whole, they inventory all of the streets in the City, and when they reach a certain point, they make improvements to the streets, and Crestview streets should be addressed within the next five years.

Plant Investment Fees are payments into a system that other users paid to expand.

The City assesses 8 mils which is roughly \$100 to \$150 per year on a \$300,000 home. (street maintenance, police, parks)

When improvements are made in subdivisions, the City does it similar to an improvement and service district.

As much as the City possibly can, they will work with the District on the water system. They can't do much on the sewers system – they have no room to negotiate on that. They will work to negotiate on the water system as much as they can.

There is a State Revolving Fund that has low interest loans, and some have principle forgiveness. The City assumed maintenance of the sewer system for South Douglas Highway Water & Sewer District until the debt was paid off and then the ownership of the system was transferred to the City as well and the District was dissolved.

There are several examples of subdivisions or industrial parks annexed, but the district kept ownership and managed the water system. An industrial park recently decided to improve the water system but rather than have the District collect assessments, the City created a special improvement district to do the improvements and the City borrowed money and assessed those properties for the loan.

There are more grants and loans available for water systems so the City may be able to do more with negotiations on the water system.

The Board's biggest concern next to the sewer system is the age of the water system – the water tank and water well are 43 years old.

The City of Gillette has received \$204,578 total in taxes from Crestview residents since the District was annexed, so over about 7 years.

One homeowner said that he supports turning the sewer over, but he would like to see the District keep our own water system. He is aware of the concerns about the age of the system and asked if there were things that could be done to extend the life of the water tank – like a liner in the tank. That could potentially extend the life of the water tank. The well has been a good water well. There are not any problems with it at the current time.

If we hold on the water side, could we go ahead on the sewer side and get the sewer done?

The regional water connection has been completed. If the District has problems with the well, the regional water can be turned on immediately.

Mike Cole – Question was asked – will it be more expensive if the District stays on our own water for now and then 5 years from now has to go on City water? Mike Cole didn't think it would be much of a difference in cost if the District waits to go on City water for five years.

Loren Tucker asked people at the meeting if they want to go ahead and move forward with the sewer and wait on the water? Maybe look into a lining for the tank – if it extends the life of the tank for a reasonable period of time. Then at the end of that time period, do we transfer everything to the City? What will the cost be? It has taken 15 years to build up to the one million dollars in the District's account. Rates will have to increase. If we spend \$150,000 on a liner for the water tank, how many more years will we get out of the water tank?

Maintenance is recommended – example valves – make sure that we are exercising valves – that's a common problem with older systems.

The attorney said that the Board had originally talked about only transferring sewer, but because the majority of the costs are in the sewer system, the Board decided to look at both. No matter what, we are going to have to borrow money for sewer. The general consensus is that the District needs to move forward with the sewer repairs and transfer the sewer system to the City and proceed with the abandonment of the lagoon.

Everyone at the meeting was polled on a few items;

- 1) Sewer
  - a. Turning the sewer system over to the City now – it was basically unanimous – everyone at the meeting supported turning over the sewer system at the current time. Get moving on this one!
- 2) Water –
  - a. Keeping the water system as we are now and look into repairs or tank lining to keep the water and assess a little more monthly and probably get a loan for the needed items that could prolong the life of the water tank – the majority of the people at the meeting were in favor of keeping our water.
  - b. Transferring water now along with the sewer – about 4 people were supportive of transferring the water to the City now, along with the sewer. The majority of the people at the meeting wanted to keep our water.

AnnaMarie Nebel adjourned the meeting at 7:06 p.m.

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

AnnaMarie Nebel  
Signature

ANNAMARIE NEBEL  
Printed Name

Jan. 8th, 2026  
Date

Loren Tucker  
Signature

Loren Tucker  
Printed Name

1-8-26  
Date

AnnaMarie Nebel, President / Loren Tucker, Vice President / Hailey Lazarus, Secretary/Treasurer