

**EIGHT MILE IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING MINUTES
MONDAY, DECEMBER 15, 2025, 4:00 P.M.
400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE**

BOARD MEMBERS PRESENT: Alan Clark (by phone), Jay Gomez, Jeremy Torrez
OTHERS PRESENT: Helenanne Cathey

Jay Gomez called the meeting to order at 4:01 p.m.

- I. **Minutes** – Alan Clark moved to approve the minutes from the November 17, 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. Jeremy Torrez seconded. Motion carried unanimously.

WYOSTAR ACCOUNT (RESERVES)

BALANCE FORWARD				\$44,824.52
11/30/25	Interest		\$149.98	
ENDING BALANCE:				\$44,974.50

CHECKING ACCOUNT

BALANCE FORWARD FROM LAST MEETING:				\$21,003.46
11/1-11/17/25	Deposits – Water billing		\$317.36	
11/13/25	Deposit – Collins Communications		\$175.00	
Adjusted Balance Forward:				\$21,495.82
11/18-11/30/25	Deposits – Water billing		\$71.92	
11/30/25	Interest		\$0.17	
12/05/25	Deposit – Xpress bill pay		\$169.14	
12/10/25	Deposit – Assessments		\$2,400.00	
BALANCE PRIOR TO MEETING:				\$24,137.05*

Bills Paid:

Ck#	Payee –	Purpose	Amount
AUTO	City of Gillette	Inv. 2181855–Regional water 11/3-12/1/25 0 gal.	\$240.00
AUTO	Powder River Energy	Acct 2245526 11/1-12/1/25 electricity	\$700.45
2282	Cathey Consulting, LLC	Inv. 8411 – Nov. books/admin./compliance	\$500.00
2283	Hawkins, Inc.	Inv. 7257247 – Chlorine	\$30.00
2284	Water Guy	Inv. 2025-1391 – Nov. Water Op./Meters/ billing	\$1,034.30

TOTAL: \$2,504.75

ENDING BALANCE IN CHECKING ACCOUNT: \$21,632.30*

**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. Jay Gomez reported that he contacted Collins Communications, and Brent is no longer with their organization. The last contract was signed in July of 2021 and was for five years. Rick Murray from Collins Communications will be at the next meeting to negotiate an updated contract.
 - a. Water Meters – Meter readings were reviewed.
 - b. Old water tank – Jay Gomez reported that Duaine Faucett is working with the Fire Department on the painting of the hydrants. The Board wants to be kept in the loop.
 - 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 / valve replaced. Duaine Faucett is researching options.
 - 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 (it was \$735). At the November meeting Duaine Faucett reported that the company doing the generator repair had some changes in staff and the repair was dropped. They should be out to install the new part.
Jay Gomez reported that he talked to Duaine Faucett – the contractor was scheduled to be here earlier in December, but they didn’t show up. Jeremy Torrez reported that he talked to Summit Electric, and they can work on the generator, but they still have to order parts from Generac. There was discussion on the generator. There was discussion on putting the generator in the old water tank (venting outside) so it isn’t exposed to the elements. One of the problems with the generator is that it sits outside all of the time so maybe if it could be put inside it would help.
 - e. Lead Rule / Service Lines Inventory – No update.
 - f. Insurance claim / Pressure issues at 432 Force Road – Jay Gomez reported that the insurance company has settled on the issue with Majors, and they also settled with the Gates’ claim. This item will be removed from the agenda.

IV. Unfinished Business

- a. Road work (Blade and Mag Chloride) – County grant approved on 5/6/25 for blading and dust control. Project estimate \$9,814.00 / Grant (25% and 33%) \$3,093.38
 - 1) Pay Request 1 \$2,649.10 / \$444.28 remaining – The grant is good until 5/6/26.
- b. Director election (March 17, 2026 – 2 directors for 4 years and 1 director for the remaining 2 years of a 4-year term) – 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 – click on Election Documents.
- c. Insurance – Quotes for insurance – property insurance only – liability insurance has been purchased through the Local Government Liability Pool.
 - 1) Pumphouse (\$150,000)
 - 2) Water tank (\$320,000)
- d. PFAS Testing – Jay Gomez went to Water Guy’s office and signed the District up for the free PFAS testing.

V. New Business

- a. Security State Bank – A letter was signed for Security State Bank designating Security State Bank as an official depository for the District.

Jay Gomez adjourned the meeting at 4:31 p.m.

Next Meeting: Monday, January 19, 2026, 4:00 p.m.

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

2026 Meeting Dates:

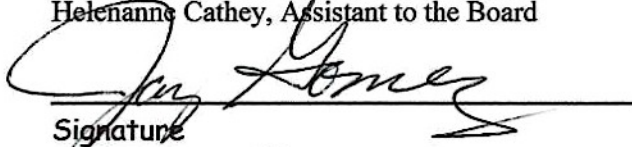
Mon., Jan. 19, 2026, 4:00 p.m. / Mon., Feb. 16, 2026, 4:00 p.m. / Mon., Mar. 16, 2026, 4:00 p.m.
 Mon., Apr. 20, 2026, 4:00 p.m. / Mon., May 18, 2026, 4:00 p.m. / Mon., June 15, 2026, 4:00 p.m.
 Mon., July 20, 2026, 4:00 p.m. / Mon., Aug. 17, 2026, 4:00 p.m. / Mon., Sept. 21, 2026, 4:00 p.m.
 Mon., Oct. 19, 2026, 4:00 p.m. / Mon., Nov. 16, 2026, 4:00 p.m. / Mon., Dec. 21, 2026, 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.

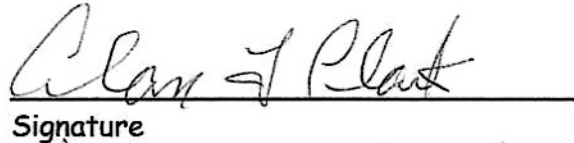
UNLESS OTHERWISE INDICATED, MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE, WYOMING (K² TECHNOLOGIES BUILDING – USE ENTRANCE ON 4TH STREET).

Respectfully submitted,
Helennne Cathey, Assistant to the Board


Signature

Jay Gomez
Printed Name

1-19-26
Date


Signature

Alan L. Clark
Printed Name

1-19-26
Date

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