

**EIGHT MILE IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING MINUTES
MONDAY, JANUARY 19, 2026, 4:00 P.M.
400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE**

BOARD MEMBERS PRESENT: Alan Clark, Jay Gomez, Jeremy Torrez
OTHERS PRESENT: Helenanne Cathey, Rick Murray

Jay Gomez called the meeting to order at 4:05 p.m.

- I. **Collins Communications / Lease Renewal** (July, 2026 renewal) – Rick Murray from Collins Communications was at the meeting. They have seen a significant decrease in their customer base in the Eight Mile area and suggested that the District leave the monthly amount the same. Jay Gomez reported that the Board’s greatest concern is liability. Rick Murray said Collins accepts all liability for their equipment and their people on the tank. Collins’ equipment is on the newest tank. There was discussion on the equipment on the tank and the number of Collins customers in the area. The Board asked to receive a certificate of insurance. The Board was fine with the current rate. Collins Communications will update the agreement and send it over for the Board to review for a 3-year agreement.
- II. **Minutes** – Jay Gomez moved to amend the November meeting minutes with a correction to page 2 – correcting Jeremy’s Torrez’s name – and approve the December 15, 2025 meeting minutes as written. Alan Clark seconded. Motion carried unanimously.
- III. **Treasurer’s Report** – The Treasurer’s Report and financial information were reviewed. Jeremy Torrez moved to accept the Treasurer’s Report and pay bills as presented. Jay Gomez seconded. Motion carried unanimously.

WYOSTAR ACCOUNT (RESERVES)

BALANCE FORWARD		\$44,974.50
12/31/25 Interest	\$140.27	
ENDING BALANCE:		\$45,114.77

CHECKING ACCOUNT

BALANCE FORWARD FROM LAST MEETING:		\$21,632.30
12/1-12/15/25 Deposits – Water billing	\$35.56	
12/10/25 Deposit – Collins Communications	\$175.00	
Adjusted Balance Forward:		\$21,842.86
12/16-12/31/25 Deposits – Water billing	\$0	
12/31/25 Interest	\$0.21	
01/06/26 Deposit – PR Energy Cap. Credits	\$748.87	
01/08/26 Deposit – Collins Communications	\$175.00	
01/06/26 Deposit – Xpress bill pay	\$0	
01/10/26 Deposit – Assessments	\$3,900.00	
BALANCE PRIOR TO MEETING:		\$26,666.94*

Bills Paid:

Ck#	Payee –	Purpose	Amount
AUTO	City of Gillette	Inv. 2199374–Regional water 12/1-1/2/26 0 gal.	\$240.00
AUTO	Powder River Energy	Acct 2245526 12/1-1/1/26 electricity	\$795.43
2285	Cathey Consulting, LLC	Inv. 8456 – Dec. books/admin./compliance	\$500.00
2286	Hawkins, Inc.	Inv. 7281575 – Chlorine	\$30.00
2287	Water Guy	Inv. 2025-1502 – Dec. Water Op./Meters/ billing \$1,034.30	\$1,109.30
		Inv. 2025-1464 – PRV maintenance & cleaning 12/5/25 \$75.00	

TOTAL: **\$2,674.73**

ENDING BALANCE IN CHECKING ACCOUNT:

\$23,992.21*

**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.

IV. Water System / Well Update – The water system information was reviewed.

- a. Water Meters – Meter readings were reviewed. There was a 17% water loss last month. Alan Clark expressed his concern about their usage. Jay Gomez will talk to Duaine Faucett about the concerns.
- b. Old water tank –
 - 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 was going to get a quote from Greg’s Welding, but they aren’t around anymore. The Board will look into other options.
 - 3) A door will need to be added to the old tank in order to use it for storage.
- 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.

On 1/7/26, Stefanie Brown sent an updated quote from TW Enterprises. The new quote is \$7,433.95. A special meeting had been held on July 24th to authorize TW Enterprises to proceed with the work for a quote of \$4,441.58 and now there is a higher quote. There was discussion on if the generator is required anymore. Board members will do some research and follow up with Water Guy.

V. 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) – The draft ballot was reviewed and will be mailed between February 20th and March 2nd. The following legal ad will run in the Gillette News-Record on March 3rd:

**NOTICE OF DIRECTOR ELECTION
EIGHT MILE IMPROVEMENT & SERVICE DISTRICT
CAMPBELL COUNTY, WYOMING**

Public Notice is hereby given that ballots have been mailed to all qualified electors / landowners within the Eight Mile Improvement & Service District for the purpose of electing two directors to serve four-year terms and one Director to serve the remaining two years of a four-year term. Candidates for the four-year terms include Ronald Jay Gomez and Ethan Fuller, and candidates for the remaining two years of a four-year term include Jeremy L. Torrez. Replacement ballots may be obtained from Cathey Consulting, LLC at 400 South Gillette Avenue, Suite 106, Gillette, Wyoming, or by calling Helenanne Cathey at 307-685-8235. An “Elector Affidavit” form will need to be completed in order to receive a replacement ballot. All mail ballots must be received by Eight Mile Improvement & Service District by mail at P.O. Box 471, Gillette, Wyoming, 82717, by 5:00 p.m. on Tuesday, March 17, 2026, or at Cathey Consulting by 5:00 p.m. on Tuesday, March 17, 2026, to be valid. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 17, 2026, between 9:00 a.m. and 2:00 p.m.

- c. Insurance – Quotes for insurance – property insurance only – liability insurance has been purchased through the Local Government Liability Pool. Jay Gomez will follow up with HUD.
 - 1) Pumphouse (\$150,000)
 - 2) Water tank (\$320,000)

VI. New Business

- a. A memo was received from Water Guy explaining their rate increases in 2026. Labor rates increased January 1st, and the monthly fee will increase by 6% starting July 1st.

Jay Gomez adjourned the meeting at 4:41 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:

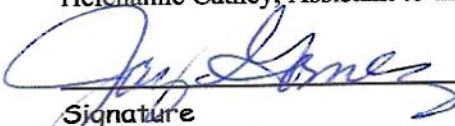
Mon., Feb. 16, 2026, 4:00 p.m. / Mon., Mar. 16, 2026, 4:00 p.m.
Mon., Apr. 20, 2026, 4:00 p.m. / Mon., May 18, 2026, 4:00 p.m. / Mon., June 15, 2026, 4:00 p.m.
Mon., July 20, 2026, 4:00 p.m. / Mon., Aug. 17, 2026, 4:00 p.m. / Mon., Sept. 21, 2026, 4:00 p.m.
Mon., Oct. 19, 2026, 4:00 p.m. / Mon., Nov. 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,
Helenanne Cathey, Assistant to the Board




Signature

Jay Gomez

Printed Name

2-16-26

Date



Signature

Jeremy Torrez

Printed Name

2-16-26

Date

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