

**PINNACLE HEIGHTS IMPROVEMENT & SERVICE DISTRICT**  
(c/o Cathey Consulting, PO Box 471, Gillette, WY 82717)  
**PUBLIC HEARING AND REGULAR MEETING**  
**Tuesday, December 9, 2025, 4:30 p.m.**  
**400 South Gillette Avenue, Suite 106 (Office of Cathey Consulting, LLC)**  
**MINUTES**

BOARD MEMBERS PRESENT:  
OTHERS PRESENT:

Christy Schomer, Fabian Rodriguez, Keith Williams  
Helenanne Cathey, Kim Barnaby, Dustin Howe, Teresa Williams,  
Ken Wonderly, Tony Browning, Bridget Graham,  
Nick Marty (WWC Engineering)

**PUBLIC HEARING**

Keith Williams called the Public Hearing to order at 4:30 p.m. The purpose of the hearing is to review the proposed street paving project, funding applications and assessments. The District is proposing a street paving project to be funded in part through grants and loans. Project cost is anticipated at \$286,200 with \$156,600 projected to be paid by grants and \$129,600 paid by a loan or homeowner direct payments of \$9,257.14 each. A loan through First Northern Bank estimated for 10 years, estimated at 8%, was used in the calculations for possible loan repayment. A public notice was e-mailed and mailed to homeowners, and a legal ad ran in the Gillette News-Record. The notice and resolution will be included in the funding application(s) to the State.

The \$286,200 is an engineer's estimate for the project. The engineering estimate is used to apply for grants and loans to assist in the costs of the project. Once funding is in place, the District will go out for bids for the work. If the cost comes in higher than funding allows, the District will reevaluate and take appropriate steps.

Keith Williams explained the history on the project. The neighborhood has been discussing paving the streets for a number of years (at least since he moved in several years ago). This step in the project is to move forward with funding applications to assist with the cost on the project. Board members have gone door-to-door to talk to homeowners and the vast majority are in favor of paving the streets. Polling the homeowners at the meeting today showed that the majority support the project but are cautious of costs.

We need a resolution for the grant applications and even for the bank's financing. The engineer prepared a cost estimate. That cost estimate is vital for the grant and loan applications. There have been no contractors selected, no bids submitted. We are too early in the process for any of that.

The Board reached out to several banks. First Northern Bank is interested in loaning money to the District if needed. Well Fargo and Bank of the West were not interested in loaning money to the District. SLIB low interest loans that the District may qualify for, and the Board supported finding a lower interest loan if it is available. The Board asked if anyone had other ideas on how to lower the cost for the paving project and encouraged people to reach out to Board members if they have suggestions.

The project would overlay asphalt on the road. Nick Marty continues to work on the grant application for a countywide consensus grant. He has asked the Commissioners for their support on the project. They are still evaluating the request.

There was a crushed asphalt product that was put down on the road a while ago to control the dust. It's holding up well other than maybe the first 40'. There is some rework to the base in the project estimate, but most of the base is in good condition and won't need reworked. The project would likely be 3" of asphalt.

Ken Wonderly reported that he talked to Simon Contracting, and they estimated closer to \$400,000. Mr. Wonderly submitted a written response in opposition to the project. Questions were asked about the cost to maintain the road once its built.

Keith Williams reported that several contractors and engineers have looked at the roads. Two other contractors looked at the roads and thought the engineer's estimate was reasonable. One contractor thought the cost would be less. Other engineers have also looked at the roads and said the same thing as WWC, that the roads don't have to be worked over completely. The Board thinks that the District's engineer has a solid plan and is comfortable moving forward with the resolution.

There was a concern about being annexed into the City if the road is paved. Several people reported that the City has said they are not interested in annexing Pinnacle Heights. Another concern is people speeding. If the road is paved, people could go even faster. Paving will reduce the dust and prevent the water from draining down into the road and causing the road to degrade.

A question was asked about assessing different amounts depending on how much road you drive. The discussion so far has been the same amount being assessed for each lot in the District, but there can be further discussions down the road. Dustin Howe, who drives very little of the road expressed his opposition to the project because he drives so little of the road. Board members explained that everyone in the District benefits from reduced dust and the improved value of homes on a paved road.

A suggestion was made to get a price for concrete – it will cost more, but it will last longer.

The public hearing ended at 5:10 p.m.

## REGULAR MEETING

The regular meeting began at 5:10 p.m.

- I. **Resolution to authorize assessments** – Keith Williams moved to adopt the resolution for the paved street project and funding applications. Fabian Rodriguez seconded. Motion carried unanimously. A resolution was also signed that reflects the consensus at this meeting to apply for a low interest loan through SLIB.
- II. **Minutes Approval** – Keith Williams moved to approve the minutes for the October 14, 2025, regular meeting. Christy Schomer seconded. Motion carried unanimously.
- III. **Treasurer's Report Acceptance / Bills** – The financial information and bills were reviewed. Keith Williams moved to accept the Treasurer's Report and pay bills as presented. Christy Schomer seconded. Motion carried unanimously.

<b>Ending Bank Balance from last meeting:</b>			<b>\$24,805.16</b>
08/31/25	Interest	\$9.11	
09/30/25	Interest	\$8.43	
10/31/25	Interest	\$8.58	
11/10/25	Deposit – Assessments	\$4,800.00	
11/13/25	Deposit – County Grant	\$299.13	
11/30/25	Interest	\$9.33	
Balance Prior to Meeting:			\$29,939.74

### **Bills paid at meeting:**

Bills Paid

Ck#	Payee	Description	Amount
1014	Cathey Consulting	Inv. 8354 – Mailing for District-notice of hearing	\$70.00
		Inv. 8353 – Legal notice for public hearing	\$155.25

	Inv. 8383 – Oct. Admin./Bookkeeping/Compl. \$220.00	
	Inv. 8427 – Nov. Admin./Bookkeeping/Compl. \$220.00	
1015	HUB International	Bond / Board 1/10/26 – 1/10/27
TOTAL		\$105.00
<b>Bank Balance End of Meeting:</b>		\$770.25
<b>Receivables Balance (Assessments): \$6,400.00</b>		<b>\$29,169.49</b>

**IV. Unfinished Business**

a. Paving Streets –

- 1) County grant approved 2/19/25 for \$1,875 (25% of WWC proposal of \$7,500) to assist the District in the costs for applying for funding to pave the district streets.
- 2) Update from WWC  
(4/30/25 – Authorization to proceed for an amount not to exceed \$7,500)

INVOICES:

- Inv. 251890001 7/14/25 \$846.50
  - Inv. 251890002 5/23-8/31/25 \$350.00
- Amt. Remaining: \$6,303.50

COUNTY GRANT PAY REQUESTS

- Pay Request 1 10/14/25 Invoices \$1,196.50 Grant: \$299.13
- Grant Amount Remaining: \$7,200.87

Nick Marty is working on a grant that requires the Commissioners approval, and he is working with the County Commissioners. He also has a call into the State, but no one is calling him back.

There was discussion on a SLIB Loan application

- 3) County Grant application – 14 lots X \$1,500 maximum grant amount = \$21,000 minus \$7,500 approved on the County grant program to apply for funding = \$13,500.00
  - The consensus is to wait to sign the County grant application until the state meeting.

**V. New Business**

- a. Director election – May 5, 2026 (Schomer – 4 year term) – The first legal ad will run in the Gillette News-Record on January 6, 2026. Anyone interested in running for the board and having their name on the ballot must file an application for election between February 4, 2026 and February 24, 2026. The application is available at the office of Cathey Consulting or online at [www.catheyconsulting.net](http://www.catheyconsulting.net).

**VI. Next regular meeting: Tuesday, February 17, 2026, 5:00 p.m.**

Meetings are at the office of Cathey Consulting (400 South Gillette Avenue, Suite 106, Gillette – in the K2 Technologies building – office entrance is on 4<sup>th</sup> Street across from Arrow Printing).

**Keith Williams moved to adjourn. Fabian Rodriguez seconded. The meeting was adjourned at 5:21 p.m.**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

Keith Williams  
Signature

Keith Williams  
Printed Name

2-17-26  
Date

CHRISTY M. SETHOMER  
Signature

CHRISTY M. SETHOMER  
Printed Name

2-17-2026  
Date

Keith Williams, President / Fabian Rodriguez, Secretary / Christy Schomer, Treasurer

