

**EIGHT MILE IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 16, 2026, 4:00 P.M.
400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE**

BOARD MEMBERS PRESENT: Jay Gomez, Jeremy Torrez
BOARD MEMBERS NOT PRESENT: Alan Clark
OTHERS PRESENT: Helenanne Cathey

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

- I. **Minutes** – Jay Gomez moved to approve the January 19, 2026 meeting minutes as written. Jeremy Torrez seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – The Treasurer’s Report and financial information were reviewed. Jay Gomez moved to accept the Treasurer’s Report and pay bills as presented. Jeremy Torrez seconded. Motion carried unanimously.

WYOSTAR ACCOUNT (RESERVES)

BALANCE FORWARD		\$45,114.77
01/31/26 Interest	\$144.82	
ENDING BALANCE:		\$45,259.59

CHECKING ACCOUNT

BALANCE FORWARD FROM LAST MEETING:		\$23,992.21
1/1-1/19/26 Deposits – Water billing	\$0	
Adjusted Balance Forward:		\$23,992.21
1/20-1/31/26 Deposits – Water billing	\$400.00	
01/31/26 Interest	\$0.21	
02/06/26 Deposit – Xpress bill pay	\$0	
02/10/26 Deposit – Assessments	\$780.00	
02/12/26 Deposit – Collins Communications	\$175.00	
BALANCE PRIOR TO MEETING:		\$25,347.42*

Bills Paid:

Ck#	Payee –	Purpose	Amount
AUTO	City of Gillette	Inv. 2216799–Regional water ½-2/2/26 0 gal.	\$240.00
AUTO	Powder River Energy	Acct 2245526 1/1-2/1/26 electricity	\$793.74
2288	Cathey Consulting, LLC	Inv. 8501 – Jan. books/admin./compliance	\$500.00
2289	Water Guy	Inv. 2026-29 – Jan. Water Op./Meters/ billing \$1,034.30	\$1,621.20
		Inv. 2026-84 – Replace ¾” meter	\$361.90
		Inv. 2026-118 – Locates November	\$37.50
		Inv. 2026-94 Locates October	\$187.50
TOTAL:			\$3,154.94
ENDING BALANCE IN CHECKING ACCOUNT:			\$22,192.48*

**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.
 - a. Water Meter readings were reviewed.
 - b. Old water tank – The Board will look into the following:
 - 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.

- 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)
- 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 –
 - 1) 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.
 - 2) 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.
 - 3) 2/16/26: There was discussion on the requirements of having a generator. Is it still required since the District is connected to the regional water system? The consensus is to look into this further, talk to Water Guy and see if there are other options.

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) – Ballots will be mailed between February 20th and March 2nd. Helenanne Cathey and two other qualified electors from the District will canvass ballots within 7 days of the election date.
- c. Insurance – Quotes for insurance – property insurance only – liability insurance purchased through the Local Government Liability Pool. The District is having a hard time finding any insurance to cover property.
 - 1) Pumphouse (\$150,000)
 - 2) Water tank (\$320,000)
- d. Collins Communications lease renewal (July, 2026) – Board agreed to same rate for three years at 1/19/26 meeting. Collins Communications will provide an updated agreement for signatures.

V. New Business

- a. There was discussion on homeowners outside of the District that may be interested in joining the District for road maintenance and water. The District would want to maintain a looped system with the water system (no dead ends). Any costs would need to be paid by landowners coming into the District.

Jay Gomez adjourned the meeting at 4:14 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., 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

3-16-26

Date



Signature

Alan L. Clark

Printed Name

3-16-2026

Date

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