



CITY OF LANDER REGULAR CITY COUNCIL MEETING

**Tuesday, June 09, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/82493207935>

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. APPROVAL OF AGENDA

3. PUBLIC HEARING City of Lander Budget FY 2026-2027

- A. Open hearing
- B. Introduce and read
- C. Public comment
- D. Close hearing

4. COMMUNICATION FROM THE FLOOR

Please approach the microphone and state your full name for the record. This meeting and comments are electronically recorded. All comments will be limited to three minutes.

- A. Public Comment

5. CONSENT AGENDA

Items listed on the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless a Councilor requests, in which case the item will be removed from the Consent Agenda and will be considered on the Regular Agenda.

- A. Approve Bills and Claims

6. NEW BUSINESS (ACTION ITEMS)

- A. Approve Resolution 1389 Appropriations adopting the City of Lander Budget FY 2026-2027
- B. Authorize Mayor to sign Unmet Housing Needs \$500,000 Grant agreement

7. ADJOURNMENT

Upcoming Council Meetings:

Special Meetings: 6:00 P.M. Tuesday, June 16, 2026, City Council Chambers

Regular Meetings:

6:00 P.M. Tuesday, June 23, 2026, City Council Chambers

6:00 P.M. Tuesday, July 14, 2026, City Council Chambers

All meetings are subject to cancellation or change.

307 TECH SERVICES	Network/VPN Consulting - Spillman Reports	400.00
Total 307 TECH SERVICES (1557):		400.00
71 CONSTRUCTION CO	Pay App 2 Jefferson Street Constuction	550,969.84
Total 71 CONSTRUCTION CO (2):		550,969.84
ADAM E PHILLIPS ATTORNEY AT LAW	Attorney Fee per Contract	2,500.00
ADAM E PHILLIPS ATTORNEY AT LAW	Attorney Fee per Contract	2,500.00
Total ADAM E PHILLIPS ATTORNEY AT LAW (666):		5,000.00
ALSCO	Community Ctr Linens	137.76
ALSCO	Community Ctr MicroTech Towels	44.71
ALSCO	Community Ctr MicroTech Towels	44.71
ALSCO	Community Ctr MicroTech Towels	44.71
ALSCO	Community Ctr MicroTech Towels	44.71
ALSCO	Community Center MicroTech Towels	44.71
Total ALSCO (917):		361.31
AMERI-TECH EQUIPMENT CO	Brooms Main & Gutter	2,572.47
Total AMERI-TECH EQUIPMENT CO (29):		2,572.47
ARDURRA GROUP INC	Popo Agie River Park Entrance two months con	9,730.50
Total ARDURRA GROUP INC (1390):		9,730.50
AT&T MOBILITY	CELL PHONES FIRST NET Acct#2873670710	118.01
AT&T MOBILITY	CELL PHONES FIRST NET Acct#2873670710	973.74
AT&T MOBILITY	CELL PHONES FIRST NET Acct#2873670710	381.46
AT&T MOBILITY	CELL PHONES FIRST NET Acct#2873670710	637.07
AT&T MOBILITY	CELL PHONES FIRST NET Acct#2873670710	20.06
Total AT&T MOBILITY (1555):		2,130.34
ATNIP WELL & PUMP SERVICE INC	Well testing City Park - Hermansky wells	800.00
Total ATNIP WELL & PUMP SERVICE INC (645):		800.00
AXON ENTERPRISE	TASER 10 CERTIFICATION BUNDLE	17,937.60
Total AXON ENTERPRISE (1059):		17,937.60
AYRES ASSOCIATES INC	Ayres Maintenance Facilities Master Plan - Final	1,835.00
Total AYRES ASSOCIATES INC (1434):		1,835.00
AZORA SOFTWARE	computer tracking software for planning commis	1,500.00
Total AZORA SOFTWARE (1552):		1,500.00
B & T FIRE EXTINGUISHERS	Extinguisher Service - Annual	54.50
B & T FIRE EXTINGUISHERS	fire extinguisher service - annual	64.00
Total B & T FIRE EXTINGUISHERS (43):		118.50
BAYCOM INC	PATROL VEHICLE PRINTERS AND MOUNTS	24,095.00

Total BAYCOM INC (1503):		24,095.00
BILL JONES PLUMBING & HEATING INC	Hot Water Tank and Plumbing. Softball restroom	1,133.82
Total BILL JONES PLUMBING & HEATING INC (57):		1,133.82
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas APR2026	179.63
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas APR2026	437.21
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas APR2026	1,291.90
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas APR2026	232.52
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas APR2026	1,921.83
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas APR2026	48.86
BLACK HILLS ENERGY	MAY2026 Natural Gas Acct#3608 1654 36	294.82
BLACK HILLS ENERGY	MAY2026 Natural Gas Acct#3608 1654 36	503.08
BLACK HILLS ENERGY	MAY2026 Natural Gas Acct#3608 1654 36	1,274.23
BLACK HILLS ENERGY	MAY2026 Natural Gas Acct#3608 1654 36	239.91
BLACK HILLS ENERGY	MAY2026 Natural Gas Acct#3608 1654 36	1,848.29
BLACK HILLS ENERGY	MAY2026 Natural Gas Acct#3608 1654 36	41.97
Total BLACK HILLS ENERGY (465):		8,314.25
CITY SERVICE VALCON	Qty 7,000 Jet A Fuel for Hunt Field Airport	34,680.70
Total CITY SERVICE VALCON (1146):		34,680.70
COMMUNICATION TECHNOLOGIES INC	FCC license renewal for radio from City Hall to	600.00
Total COMMUNICATION TECHNOLOGIES INC (116):		600.00
COMMUNITY CENTER REFUNDS	COMMUNITY CTR REFUND - LOR FOUNDATI	500.00
COMMUNITY CENTER REFUNDS	COMMUNITY CTR REFUND - WY OUTDOOR	166.00
Total COMMUNITY CENTER REFUNDS (1210):		666.00
COWBOY SUPPLY HOUSE	Bath Tissue - Community Center	314.80
Total COWBOY SUPPLY HOUSE (121):		314.80
DRUG TESTING SERVICES LLC	8 seasonal preemployment screens	520.00
Total DRUG TESTING SERVICES LLC (148):		520.00
ECONO SIGNS	street signs	100.15
Total ECONO SIGNS (1159):		100.15
ELLIS CONCRETE INC	pour and finish two dugout slabs at City Park	2,800.00
Total ELLIS CONCRETE INC (988):		2,800.00
FAIRFIELD TREE AND LAWN CARE	Elm removal on storm pipe / ditch pipe at 185 N	1,600.00
Total FAIRFIELD TREE AND LAWN CARE (1055):		1,600.00
FERGUSON ENTERPRISES INC	Couplers for chemical off load	51.47
Total FERGUSON ENTERPRISES INC (553):		51.47
FREMONT CO SOLID WASTE DISPOS	Garbage - Streets Dept	5.00

FREMONT CO SOLID WASTE DISPOS	annual contribution for Haz waste participation	2,000.00
Total FREMONT CO SOLID WASTE DISPOS (183):		2,005.00
FREMONT COUNTY TREASURER	JAIL BILL MAY2026	1,430.00
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	20,670.00
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	686.25
Total FREMONT COUNTY TREASURER (190):		22,786.25
FRONT RANGE FIRE APPARATUS LTD	EN-7 door handle assembly	659.00
FRONT RANGE FIRE APPARATUS LTD	primer cable and handle	290.43
Total FRONT RANGE FIRE APPARATUS LTD (196):		949.43
FRONTIER PROPERTY MAINTENANCE	Landscape Maintenance for Community Center	925.00
Total FRONTIER PROPERTY MAINTENANCE (1484):		925.00
HACH COMPANY	CL17 Reagents, up to date lab chemicals	2,172.86
Total HACH COMPANY (214):		2,172.86
HDR ENGINEERING INC	Const engineering for Gannett Peak sidewalks	11,772.08
HDR ENGINEERING INC	Buena Vista construction engineering -submittal	6,346.25
HDR ENGINEERING INC	Sanitary master plan	2,448.75
HDR ENGINEERING INC	GIS Modeling and Tiger Drive Memo Misc Engin	8,266.25
HDR ENGINEERING INC	ROW survey Buena Vista Construction	14,346.31
Total HDR ENGINEERING INC (994):		43,179.64
HEALTH EQUITY	FSA/HRA Monthly Administrative Fee JUNE202	147.70
HEALTH EQUITY	FSA/HRA Monthly Administrative Fee JUNE202	147.70
Total HEALTH EQUITY (1502):		295.40
HIGH COUNTRY CONSTRUCTION	Lincoln Street Construction	598,848.95
Total HIGH COUNTRY CONSTRUCTION (1062):		598,848.95
HOMETOWN OIL	Bulk premium unleaded fuel for Parks and Rec	193.18
HOMETOWN OIL	No ethanol unleaded fuel. - Small gas engines p	197.78
Total HOMETOWN OIL (230):		390.96
INQUIREHIRE	New Employee Background Screening	160.50
INQUIREHIRE	New Employee Background Screen	32.10
Total INQUIREHIRE (1087):		192.60
JACK'S SAW SHOP	Replacement Chain for the Vent Saw on T1, Loc	399.94
Total JACK'S SAW SHOP (258):		399.94
LANDER COMMUNITY FOUNDATION	Co-sponsorship of C4C 4th of July medal lanyar	1,250.00
Total LANDER COMMUNITY FOUNDATION (1284):		1,250.00
LANDER ECONOMIC DEVL ASSOC	5/1/24-4/30/25 LEDA OPERATING EXPENSE F	801.84
LANDER ECONOMIC DEVL ASSOC	5/1/25-4/30/26 LEDA Operating Expenses for R	910.24

Total LANDER ECONOMIC DEVL ASSOC (832):		1,712.08
LANDER RECYCLE LLC	Recycling Pickups January through June 2026	300.00
Total LANDER RECYCLE LLC (1355):		300.00
LANDER SENIOR CITIZENS CENTER	Fire inspection for Lander Senior Center	415.00
Total LANDER SENIOR CITIZENS CENTER (296):		415.00
LANDER VALLEY AUTO PARTS	v-belt	48.64
LANDER VALLEY AUTO PARTS	oil filter	7.05
Total LANDER VALLEY AUTO PARTS (1031):		55.69
LANDER VALLEY TREE CARE	tree work along various city streets	1,200.00
Total LANDER VALLEY TREE CARE (1095):		1,200.00
MASTERCARD	Dinner - Water Conf. in Casper- Bobby Cerele	27.98
MASTERCARD	Dinner at water conference Daniel V.	28.00
MASTERCARD	LVFD - Volunteer Thank You Dinner at their mon	84.91
MASTERCARD	Lunch for Staff L26-01139 - Police	61.52
MASTERCARD	Lunch for Cleanup the park day.	54.61
MASTERCARD	dump printers - commercial e-waste - city dump	291.20
MASTERCARD	Dinner - Water Conf. in Casper - Bobby Cerele	16.28
MASTERCARD	Union Wireless Cell Phones - March & April	42.02
MASTERCARD	Union Wireless Cell Phones - March & April	505.74
MASTERCARD	Union Wireless Cell Phones - March & April	338.76
MASTERCARD	Union Wireless Cell Phones - March & April	249.75
MASTERCARD	Union Wireless Cell Phones - March & April	26.99
MASTERCARD	Union Wireless Cell Phones - March & April	92.52
MASTERCARD	Union Wireless Cell Phones - March & April	49.49
MASTERCARD	Union Wireless Cell Phones - March & April	505.74
MASTERCARD	Union Wireless Cell Phones - March & April	338.76
MASTERCARD	Union Wireless Cell Phones - March & April	249.75
MASTERCARD	Union Wireless Cell Phones - March & April	92.52
MASTERCARD	Union Wireless Cell Phones - March & April	26.99
MASTERCARD	Hotel for Public Works Convention	144.48
MASTERCARD	Computer monitors - Police	561.36
MASTERCARD	Fasteners for Garage Door	3.13
MASTERCARD	Hotel for Public Works Convention	188.78
MASTERCARD	Breakfast for Public Works Convention	5.35
MASTERCARD	Uniform Sweatshirts for the Captain	148.48
MASTERCARD	Monday Dinner at WARWS Conference - Shane	20.14
MASTERCARD	Wednesday 4 22 WARWS Conf. Dinner - Shane	26.50
MASTERCARD	L1 and L2 Dinner Wascop Conf.	50.28
MASTERCARD	Registration to WASCOP for the Captain	185.00
MASTERCARD	Travel for Chief and Captain at WASCOP	31.39
MASTERCARD	Breakfast for Chief and Captain at WASCOP	13.13
MASTERCARD	Logos on Police Uniforms	99.00
MASTERCARD	Purchase Error City has been reimbursed	231.47
MASTERCARD	misc supplies and backstop project	1,269.74
MASTERCARD	May 2026 1st set of BacT sampling	75.00
MASTERCARD	Vests for Chief and Captain	259.98
MASTERCARD	plumbing parts	15.00
MASTERCARD	2 new main street trees	780.00
MASTERCARD	main street tree replacement	360.00
MASTERCARD	materials to repair drip line water system main s	38.46

MASTERCARD	Anne Even - WAM registration	270.00
MASTERCARD	Form Server for Air Table - Monthly Gold Legacy	80.00
MASTERCARD	Spectrum Phone MAR2026 Acct #156821201	129.98
MASTERCARD	Spectrum Phone MAR2026 Acct #156821201	130.00
MASTERCARD	Spectrum Phone MAR2026 Acct #156821201	130.00
MASTERCARD	Spectrum Phone MAR2026 Acct #156821201	260.00
MASTERCARD	Spectrum Phone MAR2026 Acct #156821201	130.00
MASTERCARD	Spectrum Phone MAR2026 Acct #156821201	130.00
MASTERCARD	Spectrum Phone MAR2026 Acct #156821201	130.00
MASTERCARD	Spectrum Fiber APR2026 Acct #173012201	300.00
MASTERCARD	Spectrum Fiber APR2026 Acct #173012201	300.00
MASTERCARD	meter couplers	455.49
MASTERCARD	Peace Officer ID Card	11.00
MASTERCARD	sealant, thread tape	41.57
MASTERCARD	1" curb stop	225.51
MASTERCARD	Motel Room for Wy Fire Marshal Conference -	224.00
MASTERCARD	Rooms for WASCOP	1,457.83
MASTERCARD	Water filters for fridge	107.98
MASTERCARD	ppe order, dog pot bags - Parks & Rec	708.21
MASTERCARD	Chargers for laptops	37.99
MASTERCARD	Sharpies - Office Supply	28.62
MASTERCARD	battery backups, gloves and vest	154.73
MASTERCARD	dr trimmer head for sewer ponds	30.52
MASTERCARD	Fuses for scada panel	9.08
MASTERCARD	office supplies - staple removers	9.84
MASTERCARD	Scanner/Printer for Levi Martson's Office, ink	435.53
MASTERCARD	Sharpie markers, name tags, index paper, finger	76.49
MASTERCARD	office supplies - rubber bands & AAA batteries	33.23
MASTERCARD	Photomacgraphic scales - Police	50.83
MASTERCARD	battery disconnect for the plant mower and term	29.77
MASTERCARD	Whiteboard for Captain's Office - Police	209.80
MASTERCARD	Office Chairs - replacements - Police	269.98
MASTERCARD	Replacement office chairs - Police	775.90
MASTERCARD	Web Cams Admin & Captain - Police	186.90
MASTERCARD	Nitrile Gloves for Police Department	375.04
MASTERCARD	screen protector for city cell phone	16.99
MASTERCARD	office chair for airport office	159.98
MASTERCARD	Facility Supplies - Soft Soap 4 Gallons	34.49
MASTERCARD	Facility Supplies - Soft Soap 4 Gallons	34.50
MASTERCARD	cordless shop vac to vacuum out trucks and the	79.00
MASTERCARD	phone case for new city phone, pens for the airp	93.26
MASTERCARD	Single-serve coffee for the airport terminal	52.00
MASTERCARD	10 Cases Trash Bags for Community Center	421.10
MASTERCARD	Batteries and a charger for a vacuum - Fire Dep	74.55
MASTERCARD	Phone cases and screen protectors for Public W	70.72
MASTERCARD	Tactical Vest	6,504.45
MASTERCARD	Fire Prevention Supplies	1,500.00
MASTERCARD	Fire Prevention Supplies	215.00
MASTERCARD	Metal for Fabrication of Box Blades	360.52
MASTERCARD	Metal for Fabrication of Box Blades	105.76
MASTERCARD	Police Chief - WY State ID	11.00
MASTERCARD	t-shirt Sponsorship for LVHS	499.00
MASTERCARD	Lunch Water Conf In Casper Daniel V.	17.84
MASTERCARD	Pizza for LVFD May 7 meeting for volunteer mo	202.15
MASTERCARD	Community Center Software - Monthly Plan 4/2	269.00
MASTERCARD	Lunch - Water Conf. in Casper - Dan Varichak	18.15
MASTERCARD	Chris Johnson - CFS Dinner 5-1-26; used city tr	47.70
MASTERCARD	CFS - Johnny Mack - City Travel Card 2; \$31.00	49.34
MASTERCARD	Monitors, cords, speakers - Police	576.05
MASTERCARD	CFS - Rooms for membership; charged to City	1,475.38

MASTERCARD	Flower Barrels - City Hall - Summer 2026	150.00
MASTERCARD	Fix fridge at fire hall	599.75
MASTERCARD	CFS Dinner 5-2-26; chris Johnson	33.75
MASTERCARD	Boyle Electric ran new wiring for the chlorine pu	2,805.03
MASTERCARD	AWS Monthly Service Charge	23.22
MASTERCARD	Acct #8313 30 043 0016823 Spectrum Phone	18.87
MASTERCARD	Acct #8313 30 043 0151349 Spectrum Phone	141.07
MASTERCARD	Lumen-Phone APR2026 Accts: 333888956, 33	93.32
MASTERCARD	Lumen-Phone APR2026 Accts: 333888956, 33	216.76
MASTERCARD	Lumen-Phone APR2026 Accts: 333888956, 33	460.77
MASTERCARD	Lumen-Phone APR2026 Accts: 333888956, 33	131.00
MASTERCARD	BPHH: 5131874 AirMed for Even & Martson	464.00
MASTERCARD	Meeting with New Captain	83.28
MASTERCARD	Uniforms - Belt Clip & Badge Holder - Police	63.96
MASTERCARD	Uniforms - Polos - Police	135.49
MASTERCARD	Fraud Prevention Training-Koehn 05/08/26 Onli	69.00
MASTERCARD	UNIFORMS - clip on ties - Police	89.94
MASTERCARD	Travel - Food - NIBRS - Rachel Depew - Police	5.29
MASTERCARD	Vari-Cut Blades	315.50
MASTERCARD	Lodging 2 nights - NIBRS - Casper for Rachel D	572.59
MASTERCARD	New Trees Main Street Replacements -	780.00
MASTERCARD	New Main Stree Tree Instalation - Supports	47.40
MASTERCARD	Webinar 100 Plus 2 seats annual renewal, 200	5,599.00
MASTERCARD	DISPATCHER APPRECIATION WEEK - Police	100.00
MASTERCARD	Police Body Cam Software & Storage Annual R	6,723.36
MASTERCARD	mop and floor shine	39.20
MASTERCARD	oil, spark plug and air filter for dr trimmer	35.10
MASTERCARD	Acct #8313 30 043 0016823 Spectrum Phone	18.87
MASTERCARD	Acct #8313 30 043 0151349 Spectrum Phone	141.05
MASTERCARD	Lunch - Water Conf. in Casper - Bobby Cecrle	17.12
MASTERCARD	Chris -CFS Breakfast; used city travel card #2	20.59
MASTERCARD	CFS - Johnny Mack - City Travel Card 2; \$18.00	21.21
MASTERCARD	CFS - Breakfast 5-2-26; Used city travel card #2	16.21
MASTERCARD	Annual Renewal for 2nd Travel Vehicle Sirius X	305.89
MASTERCARD	Lunch for staff L26-01139 - Police	54.10
MASTERCARD	Pressure washer for hose and floor - Fire Dept	215.10
MASTERCARD	Travel - Food - NIBRS - Police - Rachel Depew	16.43
MASTERCARD	Printer Stand - Police	50.52
MASTERCARD	CFS Dinner 5.2.2026	64.51
MASTERCARD	Lunch - Water Conf. in Casper- Bobby Cecrle	16.47
MASTERCARD	Evidence supplies- paper bags- Police	127.50
MASTERCARD	Trash Removal APR2026 Acct #3024-9062730-	178.18
MASTERCARD	Trash Removal APR2026 Acct #3024-9062730-	194.30
MASTERCARD	Trash Removal APR2026 Acct #3024-9062730-	170.16
MASTERCARD	Trash Removal APR2026 Acct #3024-9062730-	1,106.31
MASTERCARD	Trash Removal APR2026 Acct #3024-9062730-	1,025.65
MASTERCARD	rental of a scissor life to clean lions shelter	120.00
MASTERCARD	Travel - Lunch - NIBRS - Rachel Depew - Police	13.45
MASTERCARD	Packing Tape for samples, scotch tape for Plant	21.20
MASTERCARD	Wrestling Mat with Logo for Police Exercise Roo	3,293.94
MASTERCARD	Google Workspace APR2026	1,112.36
MASTERCARD	Google Workspace APR2026	1,112.35
MASTERCARD	DEQ Wastewater Discharge Permit Renewal Fe	1,024.00
MASTERCARD	Extension Cord and Power Strip / Command Str	37.59
MASTERCARD	bottled water for city hall	10.94
MASTERCARD	Office supplies for Building Department plan revi	59.94
MASTERCARD	Lunch- Water Conf. in Casper - Dan Varichak	18.04
MASTERCARD	L1 and L2 Breakfast at WASCOP Conf.	25.53
MASTERCARD	Bolts and penetrating oil for Street Light Replac	15.91
MASTERCARD	Gator Battery shop cords - Cemetery	144.97

MASTERCARD	Battery, hearing protection - Cemetery	329.99
MASTERCARD	Grounds stuff - battery, glue, caulk - Cemetery	61.74
MASTERCARD	Unit letters and cable puller	100.26
MASTERCARD	April 2026 Wastewater Sampling	345.00
MASTERCARD	April 2026 Wastewater Sampling	345.00
MASTERCARD	April 2026 Wastewater Sampling	345.00
MASTERCARD	April 2026 Wastewater Sampling	290.00
MASTERCARD	April 2026 Wastewater Sampling	345.00
MASTERCARD	WTP Quarterly TOC sampling (total organic car	124.00
MASTERCARD	Lunch for Staff L26-01139 - Police	37.73
MASTERCARD	Commemorative Badges - Police	3,961.95
MASTERCARD	Travel - Breakfast - NIBRS - Rachel Depew - Po	10.70
MASTERCARD	Postage - Blood ACLO Kit Mailing L26-01113 -	7.55
MASTERCARD	Postage - Blood Test Kit L26-01075 - Police	7.55
MASTERCARD	USPS Postage - Blood test Kit L26-01130 - Poli	8.15
MASTERCARD	Blue def - Streets	30.98
MASTERCARD	batteries	328.48
MASTERCARD	Hydraulic hose and fittings	116.84
MASTERCARD	belt and oil - 1997 John Deer Gator - Parks & R	112.58
MASTERCARD	oil switch	18.99
MASTERCARD	battery, lights, reflector	261.34
MASTERCARD	back-up alarm - John Deer Gator - Parks & Rec	45.77
MASTERCARD	J B Weld	15.18
MASTERCARD	exhaust pipe - John Deer Tractor - Parks & Rec	6.49
MASTERCARD	filter and oil stock	39.95
MASTERCARD	battery and spark plugs - Polaris Ranger - Weed	154.01
MASTERCARD	Battery credit	10.78-
MASTERCARD	stock order-replenish inventory	29.27
MASTERCARD	DEF (Fluid)	229.92
MASTERCARD	brake booster, 75w140 - 1992 Ford F250 - Park	192.65
MASTERCARD	Hydraulic hose and fittings	112.84
MASTERCARD	core return and wire	39.20
MASTERCARD	stock order - oil & filters	125.53
MASTERCARD	battery terminal protector	10.49
MASTERCARD	hose and clamps	25.98
MASTERCARD	stock order - Filters	221.22
MASTERCARD	credit - air filter	32.23-
MASTERCARD	Notary Stamp/Seal Kit for Kristen Koehn, City Tr	93.42
MASTERCARD	Circuit boards for QTPod at the airport fuel syst	1,257.13
MASTERCARD	e-coli testing for April 2026	315.00
MASTERCARD	Hardware, drill bits restock	599.00
MASTERCARD	Travel - Breakfast- NIBRS - Rachel Depew - Pol	7.82
MASTERCARD	Fuel NIBRS Training - Police	37.04
MASTERCARD	WLECC Conference Registration	150.00
MASTERCARD	CFS - Rooms for membership; charged to City	20.38-
MASTERCARD	L1 and L2 Lunch	20.14
MASTERCARD	UNIFORMS FOR PATROL - NAME PLATES	90.93
MASTERCARD	Vonage Phone APR2026 Acct# 142816	903.18
MASTERCARD	Vonage Phone APR2026 Acct# 142816	903.18
MASTERCARD	Dillon Park BBQ build. Materials: block, mortar,	970.58
MASTERCARD	Irrigation leak repair - HS soccer fields. Vault N	122.33
MASTERCARD	Portable heater - plumbing chase Dillon Park; 3/	123.95
MASTERCARD	City Park Playground - Tire swing repair and ins	55.03
MASTERCARD	Amazon - DISPUTED, credit card closed, shoul	2.19
MASTERCARD	Water 3 test in Casper Wy for Bobby Cecrle.	108.00
MASTERCARD	Airport Apron Bid - 4 General Legal Notices	1,044.89
MASTERCARD	Invoice originally paid short by \$10. Main Street	10.00
MASTERCARD	Dinner - Water Conf. in Casper- Bobby Cecrele	28.00
MASTERCARD	Dinner Water Conference Daniel V.	28.00
MASTERCARD	Exercise Weights & Equipment for Police Use V	11,102.80

MASTERCARD	9V batteries; zip-ties; bungee straps	54.17
MASTERCARD	CELL PHONE CASES CHIEF & CAPTAIN	115.48
MASTERCARD	Amazon - DISPUTED - Should see credit next	2.11
Total MASTERCARD (327):		85,499.30
METRON FARNIER	hydrant meters	3,791.82
Total METRON FARNIER (1451):		3,791.82
MISC ONE TIME VENDOR	CONDITIONAL USE PERMIT - REFUND	500.00
MISC ONE TIME VENDOR	Application Fee for Depot Remediation	633.00
Total MISC ONE TIME VENDOR (342):		1,133.00
MOTOROLA SOLUTIONS INC	Flex Command Yearly Maintenance Contract	4,094.74
Total MOTOROLA SOLUTIONS INC (1173):		4,094.74
NORCO INC	Acct #GT871 Cylinder Rental	99.60
Total NORCO INC (364):		99.60
OFFICE OF STATE LANDS & INVEST	DWSRF LOAN 128 PAYMENT PER APPROVE	100,000.00
Total OFFICE OF STATE LANDS & INVEST (372):		100,000.00
OFFICE OF STATE LANDS & INVESTMENTS	Wildland PPE for the 6 new members and for P	1,947.31
Total OFFICE OF STATE LANDS & INVESTMENTS (1348):		1,947.31
ONE CALL OF WYOMING	dig tickets for April 2026	127.05
Total ONE CALL OF WYOMING (374):		127.05
OVERHEAD DOOR COMPANY	door work	365.82
Total OVERHEAD DOOR COMPANY (378):		365.82
PACIFIC STEEL & RECYCLING	Steel for Little League Baseball Dugout support	1,218.36
Total PACIFIC STEEL & RECYCLING (809):		1,218.36
PARK & PLAY USA	PARK BENCH (2) FOR DILLON PARK - LOR G	2,721.18
Total PARK & PLAY USA (1556):		2,721.18
PAYMERANG LLC	3rd Party Bill Pay Monthly Fee JUNE2026	200.00
Total PAYMERANG LLC (1447):		200.00
PERFECT POWER INC	Legion Field Light Adjustments	1,447.50
Total PERFECT POWER INC (762):		1,447.50
RAMAKER & ASSOCIATES	IT Hosting Services - Cemetery	1,176.00
Total RAMAKER & ASSOCIATES (419):		1,176.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Hiring - Police Officer	540.00

RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Hiring - Police Officer	540.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Bid for Apron Reconstruction	390.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Wind River Pizza Liquor License App	52.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Bid for Apron Reconstruction	130.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Wind River Pizza Liquor License App	52.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - April 28 Minutes	117.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Ordinance 2026-1	65.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - June 4th Meeting	39.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Subdivision Replat & Rename	39.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Conditional Use Permit	39.00
Total RANGER-JOURNAL-WIND RIVER NEWS (287):		2,003.00
RDO EQUIPMENT CO	chain lift link	144.28
RDO EQUIPMENT CO	fuel filter adapter	139.91
Total RDO EQUIPMENT CO (1414):		284.19
RIVER OAKS COMMUNICATIONS CORP	Franchise attorney working on black hills accept	313.50
Total RIVER OAKS COMMUNICATIONS CORP (1402):		313.50
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	309.12
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	3,664.02
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	1,708.84
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	4,930.59
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	886.52
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	190.20
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	4,903.01
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	3,159.82
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	17,414.60
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 Electricity Bill APR202	17,414.60-
Total ROCKY MOUNTAIN POWER (435):		19,752.12
ROTARY CLUB OF LANDER	BBQ PIG ROAST - COMMUNITY SUPPORT	1,000.00
Total ROTARY CLUB OF LANDER (439):		1,000.00
STRIKE CONSULTING GROUP	Storm water master plan engineering	1,717.50
STRIKE CONSULTING GROUP	Flood protection engineering design	16,489.00
STRIKE CONSULTING GROUP	SRF closeout for project	120.00
STRIKE CONSULTING GROUP	Engineering standards updates	280.00
STRIKE CONSULTING GROUP	Correspondence with Metron and Davis Bacon	200.00
STRIKE CONSULTING GROUP	Easements added to GIS database	120.00
STRIKE CONSULTING GROUP	Monthly site checking and flow rate monitoring	660.00
Total STRIKE CONSULTING GROUP (1112):		19,586.50
SUMMIT WEST CPA GROUP P.C.	IT PROF SVCS POL 14.5 HRS, CITY HALL 7.5	3,710.19
SUMMIT WEST CPA GROUP P.C.	IT PROF SVCS POL 14.5 HRS, CITY HALL 7.5	1,140.00
SUMMIT WEST CPA GROUP P.C.	IT PROF SVCS POL 14.5 HRS, CITY HALL 7.5	880.00
SUMMIT WEST CPA GROUP P.C.	IT PROF SVCS POL 14.5 HRS, CITY HALL 7.5	160.00
SUMMIT WEST CPA GROUP P.C.	IT Prof Services 22.5 Hrs POL, 2 Hrs WTP, 3.5	3,737.69
SUMMIT WEST CPA GROUP P.C.	IT Prof Services 22.5 Hrs POL, 2 Hrs WTP, 3.5	300.00
SUMMIT WEST CPA GROUP P.C.	IT Prof Services 22.5 Hrs POL, 2 Hrs WTP, 3.5	585.00
Total SUMMIT WEST CPA GROUP P.C. (1328):		10,512.88
TEAM LABORATORY CHEM LLC	Cutrine for ponds	7,613.00

Total TEAM LABORATORY CHEM LLC (493):		7,613.00
TERMINIX OF WYOMING	Pest Control City Hall Bldg Cust #10042304	550.00
Total TERMINIX OF WYOMING (1311):		550.00
THATCHER COMPANY	Tanker of Aluminum Sulfate	12,276.50
THATCHER COMPANY	Pup of Caustic Soda	14,468.00
Total THATCHER COMPANY (498):		26,744.50
THE EVERGREEN COLLECTIVE	Training - Operational Stress Management - De	3,800.00
Total THE EVERGREEN COLLECTIVE (1554):		3,800.00
TONI DECKLEVER INC	CPR & FIRST AID TRAINING FOR POLICE D	630.00
Total TONI DECKLEVER INC (880):		630.00
WALLER, TECIA	Maintenance at LCCC and City Hall	3,400.00
Total WALLER, TECIA (1333):		3,400.00
WATER REFUNDS	REFUND - WATER - WILLSON	33.73
WATER REFUNDS	REFUND - WATER - MILNER	108.52
Total WATER REFUNDS (552):		142.25
WESTERN LAW ASSOCIATES	Legal Services MAY2026	2,537.50
Total WESTERN LAW ASSOCIATES (559):		2,537.50
WESTERN OUTHUSE & SEPTIC SERVICES	Senior Center Grease Trap pumping (first time e	635.00
Total WESTERN OUTHUSE & SEPTIC SERVICES (1541):		635.00
WESTERN PRINTING CO.	DOOR HANGERS/ PROPERTY AND WEED VI	129.51
WESTERN PRINTING CO.	Utility Bill Printing MAY2026	700.10
WESTERN PRINTING CO.	CODE ENFORCEMENT DOOR HANGERS	265.52
Total WESTERN PRINTING CO. (560):		1,095.13
WHITING LAW PC	Legal Services MAY2026	472.50
Total WHITING LAW PC (564):		472.50
WILD MOUNTAIN PAINTING	Painting for the airport terminal upgrade	2,850.00
Total WILD MOUNTAIN PAINTING (1242):		2,850.00
WIND RIVER FENCE LLC	Legion Field Backstop repairs - Safety	1,202.35
Total WIND RIVER FENCE LLC (1498):		1,202.35
WORKWISE	New Employee Pre Employment Screening	105.00
Total WORKWISE (1299):		105.00
WYDOT	Exempt Plate Fee for Polaris	10.00

Total WYDOT (594):		10.00
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2026	3,945.47
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2026	502.30
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2026	1,972.74
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2026	1,972.73
Total WYDOT - FINANCIAL SERVICES (606):		8,393.24
WYOMING ASSN. OF MUN.	Convention Registration-Mayor White - June 20	270.00
Total WYOMING ASSN. OF MUN. (599):		270.00
WYOMING RETIREMENT SYSTEM	volunteer firefighter retirement	693.75
Total WYOMING RETIREMENT SYSTEM (614):		693.75
Grand Totals:		1,663,728.64

Report GL Period Summary

Vendor number hash:	0
Vendor number hash - split:	0
Total number of invoices:	0
Total number of transactions:	0

May 29, 2026 Net Payroll
\$ 243,163.23 Direct Deposit

Transmittals		
	Aflac	\$ 359.65
	Child Support	\$ 1,327.35
	Colonial Life	\$ 71.65
	Payroll Taxes	\$ 82,992.93
	Fascorp - Deferred Comp	\$ 6,990.00
	NCPERS - Prudential Life	\$ 112.00
	Trustmark Insurance Benefits	\$ 379.66
	WEBT - WY Educators Benefit Trust (Health Ins.)	\$ 87,242.17
	Workers Comp	\$ 5,227.32
	Wyoming Retirement System	\$ 63,164.48

Part time employee gross wages by department for the pay period 4/19/2026 – 5/18/2026

Cemetery = \$1,105.50

City Hall = \$1,191.00

Municipal Court = \$1,143.45

Parks - \$4,401.25

Police = \$1,045.00

Weed & Pest = \$0

RESOLUTION 1389
APPROPRIATIONS

WHEREAS, on the 9th of June, 2026 the budget-making authority prepared and submitted to the Council a city budget for the 2026-2027 fiscal year ending June 30, 2027; and

WHEREAS, such a budget was duly entered at large upon the records of this Council and a copy thereof was made available for public inspection at the office of the City Clerk; and

WHEREAS, notice of a public hearing on such budget was published in the Lander Journal, a legal newspaper published and of general circulation in the county on May 23, 2026, May 30, 2026 and June 6, 2026; and

WHEREAS, a public hearing was held on June 9th, 2026, on such a budget at the time and place as specified in said notice at which time all interested parties were given an opportunity to be heard; and

WHEREAS, following such public hearing certain alterations and revisions were made in such a proposed budget, all of which more fully appear in the minutes of the Council.

NOW, THEREFORE, BE IT RESOLVED by the Council that the city budget, as so revised and altered, be adopted as the official City budget for the fiscal year ending June 30, 2027.

BE IT FURTHER RESOLVED, that the following appropriations, as provided for in Ordinance 2026-1 Fixing and Determining the Mill Levy Necessary to be Levied to Raise Sufficient Money by General Tax to Meet Current Expenses of the City of Lander for the Fiscal Year Commencing July 1, 2026, are made for the fiscal year ending June 30, 2027, and that the expenditures of each office, department or spending agency be limited to the amount herein appropriated.

GENERAL FUND

General Government	1,526,331
Lander Community & Convention Center	167,500
Other General Accounts	199,500
Municipal Court	298,321
Attorney	70,000
Police	3,019,240
Fire	1,223,887
Building Inspector	108,660
Emerg. Mgmt & Compliance Coordinator	21,000
Streets	357,483
Rodeo Grounds	8,600
Building Maintenance & Repair	124,900
Shop	262,063
Weed & Pest	152,894
Parks & Recreation	607,503
Lander Golf Course	43,500
Cemetery	342,327
Total Appropriations	8,533,709
Total General Fund Requirements	8,533,709

ENTERPRISE FUND

Water/Split Wages	549,668
Water Transmission & Distribution	30,051,681
Water Treatment Plant	752,399

Wastewater Sewer Collection	437,846
Wastewater Lagoon System	405,846
Accounting & Collecting	1,534,188
Total Appropriations	33,731,628
Total Enterprise Fund Requirements	33,731,628

OTHER FUNDS

Healthy Rivers	20,000
Airport	3,212,765
Economic Development	1,075,000
WBC – Maven	180,000
Optional Sales Tax	10,429,603
Lander Senior Center	21,000
Tourism Asset Development	87,000
Total Capital Facilities Requirements	15,025,368

PASSED, APPROVED AND ADOPTED THE 9th day of June, 2026.

THE CITY OF LANDER
A Municipal Corporation

By_____
Missy White, Mayor

ATTEST:

Kevin Kulow, Deputy Treasurer / Clerk

CERTIFICATE

I, Kevin Kulow, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on June 9, 2026 and that the meeting was held according to law; and that the said Resolution has been duly entered in the minute book of the City of Lander.

Kevin Kulow, Deputy Treasurer/Clerk

GRANT SLA-23011

**GRANT AGREEMENT BETWEEN
WYOMING OFFICE OF STATE LANDS AND INVESTMENTS
AND
CITY OF LANDER**

1. **Parties.** The parties to this Grant Agreement (Agreement) are Wyoming Office of State Lands and Investments (OSLI), whose address is: 122 W. 25th Street, Suite W103, Cheyenne, WY 82002, and City of Lander (Grantee), whose address is: 240 Lincoln Street, Lander, Wyoming 82520.
2. **Purpose of Agreement.** The purpose of this Agreement is to set forth the terms and conditions by which the Grantee shall complete the approved incentivized infill construction of new or additional dwelling units as recommended in the adopted 2025 Master Plan. This includes incentives for water, sewer, storm drainage, street, ADA sidewalk, curb and gutter infrastructure will be as advertised and awarded through a publicly advertised process for eligible applicants in accordance with 2023 Wyo. Sess. Laws Ch. 94 § 334.
3. **Term of Agreement.** This Agreement is effective when all parties have executed it (Effective Date) through June 30, 2028. The term of the Agreement is from Effective Date through the completion or termination of the Project and the issuance of the final disbursement. All services shall be completed during this term.
4. **Payment.**
 - A. OSLI agrees to pay the Grantee for the services described in Section 5 below. Total payment under this Agreement shall not exceed five hundred thousand dollars (\$500,000.00). Payment shall be made following receipt of a Grant Draft Request (GDR) with attached supporting documentation, including invoices and proof of payment. Payment shall be made within forty-five (45) days after submission of invoice. pursuant to Wyo. Stat. § 16-6-602. Grantee shall submit invoices in sufficient detail to ensure that payments may be made in conformance with this Agreement.
 - B. No payment shall be made for work performed before the Effective Date of this Agreement. Should the Grantee fail to perform in a manner consistent with the terms and conditions set forth in this Agreement, payment under this Agreement may be withheld until such time as the Grantee performs its duties and responsibilities to the satisfaction of OSLI.
 - C. Except as otherwise provided in this Agreement, the Grantee shall pay all costs and expenses, including travel, incurred by Grantee or on its behalf in connection with Grantee's performance and compliance with all of Grantee's obligations under this Agreement.

- D. By July 31st of each year that this Agreement is in effect, Grantee shall provide OSLI with summary information on all expenses and anticipated expenses incurred between July 1st of the prior year through June 30th of the current year. Failure to provide OSLI with this expense information by July 31st may result in OSLI failing to reimburse Grantee for any expenses that were incurred prior to June 30th, but not reported.

5. **Responsibilities of Grantee.** The Grantee agrees that:

- A. The Grantee shall comply with the special conditions set forth in Section 7 below.
- B. The granted funds shall be spent only for the approved Project, consistent with Grantee's submitted application, which is attached to and incorporated into this Agreement as Attachment A, Application. The granted funds shall not be spent for any other purpose or project.
- C. The Grantee shall establish and maintain sufficient internal controls to ensure that grant funds are spent in accordance with this Agreement and all other state and federal laws.
- D. The Grantee shall provide a final report on a form provided by OSLI after the conclusion of the Project.
- E. Requests for disbursements of funds shall be supported by adequate proof submitted by the Grantee showing that such obligations have been incurred for the purpose for which the grant was made, and are then due and owing.
- F. If any of the granted funds are not utilized for the above-described Project or purpose, the Grantee shall repay such funds immediately to the State Loan and Investment Board (SLIB). The Grantee further agrees to provide OSLI, upon request, a full and complete accounting as to the use and distribution of the granted funds; said accounting to be done in accordance with generally accepted accounting principles and shall be provided to the SLIB within a reasonable time.
- G. OSLI, or another approved designee of the SLIB, may perform an audit or examination of the books and records of the grant at any time and without notice, and that the SLIB or its designee may at any time without notice perform on-site visits and inspections of the Project being funded.
- H. The Grantee shall comply with all applicable state and federal laws, rules, and regulations.

6. **Responsibilities of OSLI.** OSLI agrees to:

- A. Pay Grantee in accordance with Section 4 above.

7. Special Conditions.

- A. As a condition of this grant, the Grantee must document and verify that an individual applying to the City of Lander for the infrastructure provided by this grant are US citizens or eligible under Section 214 of the Housing and Community Development Act of 1980. To verify eligibility, *Grantee* must utilize the Systematic Alien Verification for Entitlements (SAVE) program, E-Verify, or a valid Wyoming Real ID, and report annually to the Office of State Lands & Investments, or until funds are exhausted.
- B. To request reimbursement for eligible expenditures, the Grantee must complete and submit a GDR form, incorporated herein by this reference, (original signatures required) with a copy of each invoice detailing the expenditures, the SLIB disbursement amount, and SLIB portion of engineering costs. All GDR forms shall be signed by the Grantee's authorized signatories. By submission of a GDR, the Grantee hereby warrants that the signatories of the GDR form are authorized to sign on behalf of the Grantee. The Grantee shall ensure that grant funds are spent in accordance with this Agreement, and state and federal law.
- C. Grantee shall require a completed Affidavit Acknowledging Payment to Materialmen, Subcontractors and Laborers (available at <http://lands.wyo.gov>) from Prime Contractor with all requests for progress payment beginning with the second request pursuant to Wyo. Stat. § 16-6-1001(a)(iv).
- D. Grantee shall submit Final Payment Documentation to OS LI pursuant to Wyo. Stats. §§ 16-6-116, -117, and 15-1-113(h), to the extent those provisions are applicable to the Project.

8. General Provisions.

- A. **Amendments.** Any changes, modifications, revisions, or amendments to this Agreement which are mutually agreed upon by the parties to this Agreement shall be incorporated by written instrument, executed by all parties to this Agreement.
- B. **Applicable Law, Rules of Construction, and Venue.** The construction, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Agreement as a whole and not to any particular provision or part. The Courts of the State of Wyoming shall have jurisdiction over this Agreement and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.
- C. **Assignment Prohibited and Agreement Shall Not be Used as Collateral.** Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set out in this Agreement without the prior written consent of the other party. The Grantee shall not use this Agreement, or any portion thereof, for

collateral for any financial obligation without the prior written permission of the OSLI.

- D. Audit and Access to Records.** OSLI and its representatives shall have access to any books, documents, papers, electronic data, and records of the Grantee which are pertinent to this Agreement
- E. Availability of Funds.** Each payment obligation of OSLI is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation and which may be limited for any reason including, but not limited to, congressional, legislative, gubernatorial, or administrative action. If funds are not allocated and available for continued performance of the Agreement, the Agreement may be terminated by OSLI at the end of the period for which the funds are available. OSLI shall notify the Grantee at the earliest possible time of the services which will or may be affected by a shortage of funds. No penalty shall accrue to OSLI in the event this provision is exercised, and OSLI shall not be obligated or liable for any future payments due or for any damages as a result of termination under this section.
- F. Compliance with Laws.** The Grantee shall keep informed of and comply with all applicable federal, state, and local laws and regulations in the performance of this Agreement.
- G. Entirety of Agreement.** This Agreement, consisting of seven (7) pages; Attachment A, Application, consisting of sixteen (16) pages; and the Grant Draft Request (GDR) form, provided in Excel format, represent the entire and integrated Agreement between the parties and supersede all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Agreement and the language of any attachment or document incorporated by reference, the language of this Agreement shall control.
- H. Force Majeure.** Neither party shall be liable for failure to perform under this Agreement if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.
- I. Indemnification.** Each party to this Agreement shall assume the risk of any liability arising from its own conduct. Neither party agrees to insure, defend, or indemnify the other.

- J. Independent Contractor.** The Grantee shall function as an independent contractor for the purposes of this Agreement and shall not be considered an employee of the State of Wyoming for any purpose. Consistent with the express terms of this Agreement, the Grantee shall be free from control or direction over the details of the performance of services under this Agreement. The Grantee shall assume sole responsibility for any debts or liabilities that may be incurred by the Grantee in fulfilling the terms of this Agreement and shall be solely responsible for the payment of all federal, state, and local taxes which may accrue because of this Agreement. Nothing in this Agreement shall be interpreted as authorizing the Grantee or its agents or employees to act as an agent or representative for or on behalf of the State of Wyoming or OSLI or to incur any obligation of any kind on behalf of the State of Wyoming or OSLI. The Grantee agrees that no health or hospitalization benefits, workers' compensation, unemployment insurance or similar benefits available to State of Wyoming employees will inure to the benefit of the Grantee or the Grantee's agents or employees as a result of this Agreement.
- K. Nondiscrimination.** The Grantee shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (Wyo. Stat. § 27-9-105, *et seq.*), the Americans with Disabilities Act (ADA), 42 U.S.C. § 12101, *et seq.*, and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual on the grounds of age, sex, color, race, religion, national origin, or disability in connection with the performance under this Agreement.
- L. Notices.** All notices arising out of, or from, the provisions of this Agreement shall be in writing either by regular mail or delivery in person at the addresses provided under this Agreement.
- M. Publicity.** Any publicity given to the projects, programs, or services provided herein, including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs, and similar public notices in whatever form, prepared by or for the Grantee, shall identify OSLI as the sponsoring agency and shall not be released without prior written approval from OSLI.
- N. Severability.** Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and the parties may renegotiate the terms affected by the severance.
- O. Sovereign Immunity and Limitations.** Pursuant to Wyo. Stat. § 1-39-104(a), the State of Wyoming and OSLI expressly reserve sovereign immunity by entering into this Agreement and the Grantee expressly reserves governmental immunity. Each of them specifically retains all immunities and defenses available to them as sovereign or governmental entities pursuant to Wyo. Stat. § 1-39-101, *et seq.*, and all other applicable law. The parties acknowledge that the State of Wyoming has sovereign immunity and only the Wyoming Legislature has the power to waive sovereign immunity. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity.

The parties agree that any ambiguity in this Agreement shall not be strictly construed, either against or for either party, except that any ambiguity as to immunity shall be construed in favor of immunity.

- P. Third-Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third-party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the parties to this Agreement and shall inure solely to the benefit of the parties to this Agreement. The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement.
- Q. Time is of the Essence.** Time is of the essence in all provisions of this Agreement.
- R. Titles Not Controlling.** Titles of sections and subsections are for reference only and shall not be used to construe the language in this Agreement.
- S. Waiver.** The waiver of any breach of any term or condition in this Agreement shall not be deemed a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.
- T. Counterparts.** This Agreement may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all counterparts together shall constitute one and the same Agreement. Delivery by the Grantee of an originally signed counterpart of this Agreement by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to OSLI.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

9. **Signatures.** The parties to this Agreement, either personally or through their duly authorized representatives, have executed this Agreement on the dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this Agreement.

The Effective Date of this Agreement is the date of the signature last affixed to this page.

OSLI:
Wyoming Office of State Lands and Investments

Stacia Berry, Director

Date

GRANTEE:
City of Lander

Missy White, Mayor

Date

ATTORNEY GENERAL'S OFFICE: APPROVAL AS TO FORM

 #256524

Tyler M. Renner, Supervising Attorney General

05-26-2026
Date

UNMET HOUSING GRANTS
RESOLUTION
City of Lander Resolution 1379

Entitled: A RESOLUTION AUTHORIZING SUBMISSION OF AN UNMET HOUSING GRANT APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD ON BEHALF OF THE GOVERNING BODY FOR THE

CITY OF LANDER

(Entity Name)

FOR THE PURPOSE OF:

PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

(Name of Project)

To incentivize infill construction of new or additional dwelling units as recommended in the adopted 2025 Master Plan. This includes providing additional housing stock within the City Limits for both rental and homeownership opportunities. Incentives for water, sewer, storm drainage, street, ADA sidewalk, curb and gutter infrastructure will be as advertised and awarded through a publically advertised process for eligible applicants over a multiple years.

(State Purpose of Project)

WITNESSETH

WHEREAS, the Governing Body for the
CITY OF LANDER

desires to participate in the UNMET HOUSING GRANT program to assist in financing this request; and

WHEREAS, the Governing Body of the
CITY OF LANDER

recognizes the need for the request; and

WHEREAS, the Unmet Housing Grant program requires that certain criteria be met, as described in the application instructions governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, if any of the disbursed grant funds are later deemed to not comply with the Office of State Lands and Investments (OSLI) criteria, Wyoming Statutes overseeing the use of State of Wyoming funds, and Article 16, § 6 of the Wyoming Constitution, the grant applicant agrees to repay the ineligible grant funds within 15 days of such finding to the OSLI.

WHEREAS, as cost match of \$300,000 is authorized from the City of Lander future budgets for the 1% Optional Tax "For our Roads"; and,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF LANDER

that a grant application in the amount of \$ 1,000,000.00

(Amount being requested)

be submitted to the State Loan and Investment Board for consideration to assist in funding the

PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

(Name of Project)

BE IT FURTHER RESOLVED, that

RaJean Strube Fossen, Assistant Mayor, and Lance Hopkin, City Engineer

(Name and Title of Person(s))

are hereby designated as the authorized representatives of the
CITY OF LANDER

to act on behalf of the Governing Body on all matters relating to this grant application.

PASSED, APPROVED AND ADOPTED THIS

13th

(Date)

day of

January

(Month)

2026

(Year)



Missy White

(Signature)

Missy White, Mayor

(Name and Title)

Rachelle Fontaine

(Signature)

Rachelle Fontaine, City Clerk

(Name and Title)

Applicant:	CITY OF LANDER
Project Name:	OVING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Applicant Information:

Address:	240 Lincoln Street
City	Lander
State:	WY
Zip Code:	82520
Phone:	307-332-2870 x2
E-Mail:	rsfossen@landerwy.gov
Tax ID#	83-6000071
Entity Type	City

Contact Person:	RaJean Strube Fossen
Title:	Assistant Mayor
Address:	240 Lincoln Street
City:	Lander
State:	WY
Zip Code:	82520
Phone:	307-332-2870 x2
E-Mail:	rsfossen@landerwy.gov

Engineer Contact:	Lance Hopkin
State of WY PE License #:	15350 PE
Address:	240 Lincoln Street
City:	Lander
State:	WY
Zip Code:	82520
Phone:	307-330-4956
E-Mail:	lhopkin@landerwy.gov

Other Contact Person:	
Title:	
Address:	
City:	
State:	
Zip Code:	
Phone:	
E-Mail:	

If additional contacts are desired, please copy and paste additional fields below

State of Wyoming
Office of State Lands and Investments
Unmet Housing Grants

Applicant

CITY OF LANDER

Entity Type

City

Name of Project

PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING

Brief Project Summary

Provide a concise description of the proposed project, including the specific project improvements to be funded, the unmet housing needs being addressed, and how the project aligns with the intent to support housing development through investment. (Be sure to expand the cells to show all typed information - limit to 100 words or less)

The City will install all required subdivision infrastructure located in the City ROW for eligible landowners when they apply for a subdivision (including annexation) or building permit. Lander's current regulations require owners to install water, sewer, storm drainage, street, ADA sidewalk, curb, and gutter at their own cost when subdividing or obtaining a building permit. The cost of this infrastructure has been a deterrent to individuals wanting to build new residential projects. The goal is to incentivize infill construction of new or additional dwelling units (both rental and homeownership opportunities) as recommended in the adopted 2025 Lander Master Plan.

Project Location

(Physical address or description of area - include county)

various addresses within Lander City limits (Fremont County) as determined by the existing subdivision and building permit application and approval process

Type of Project

☒ Water

☒ Sewer

☐ Utilities

☐ Land Acquisition

☐ Multi-Family Structure

☐ Single Family Structure

☒ Other

Street, ADA sidewalk, curb and gutter, storm drainage where needed

List all other funding sources for the project in the table below including the status and amount expended, if any.

Other Funding Source Description	Amount	Pending/Approved	Amount Expended	Funding%
1% Optional tax "Fremont County for our Roads"	\$300,000	Approved	\$0	23.08%
				0.00%
				0.00%
				0.00%
Total Other Funding	\$300,000		\$0	

*Documentation to support the status must be submitted with the Application Packet.

Amount of Funding Requested

\$1,000,000

AUTO FILL - based on the amount put in the resolution.

Estimated Total Project Cost:

\$1,300,000

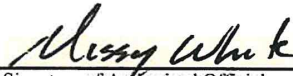
Auto Calculated
(Amount Requested plus Total Other Funding)

Balance of Project Incomplete:

\$1,300,000

Auto Calculated
(Estimated Project Costs less Amount Expended)

I certify that I am authorized to sign this application on behalf of our governing body, and the applicant will comply with all appropriate requirements, if approved. To the best of my knowledge and belief, the information in this application is true and correct. I understand the State may review any relevant documents or instruments relating to the analysis of this application. I further certify by signing and submitting this application that all program eligibility criteria have been reviewed and this application reflects the criteria. I understand that if grant funds spent are later found to be ineligible based on Wyoming Statutes overseeing the use of State of Wyoming funds, or use of the funds violates Article 16, § 6, the applicant will be requested to pay back the ineligible funds within 15 days to the Office of State Lands and Investments.



28 Jan 2026

Signature of Authorized OfficialDate

Missy White, Mayor

Name and Title

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Statement of Unmet Housing Need
1. Describe the current housing challenges within the jurisdiction, including data or evidence of unmet housing demand. Include information such as: • Population growth or workforce housing shortages • Lack of available housing units/homes • Barriers to housing development due to inadequate infrastructure • Community impacts of housing shortages Explain how the proposed project improvements will meet unmet housing needs.

•Population growth/workforce housing shortages While the population growth is not statistically significant it follows the statewide trends and Lander experiences acute workforce housing shortages, evidenced by recruitment challenges in healthcare, public services, and private industry •Lack of available housing units/homes Lander’s adopted 2025 Master Plan provided a separate “Lander Economic and Housing Assessment” in Feb 2025. The analysis shows Lander has an existing demand of 19-32 for-sale dwelling units with a total need of 36-60 total homes over five years. Rental demand is estimated to be 13-21 units currently and 29-49 new rental units over five years. Attachment 1 - reference pg 14 of 38 of Lander Economic and Housing Assessment For Lander, the first report to mention housing shortages was the 2012 Master Plan. The updated 2025 Master Plan looked at 10-year census trends to show that Lander has just over 3,000 housing units including 66% owner-occupied, 34% rentals. 69% of our homes are single-family and 12.5% of our housing stock are mobile homes (rental and owner-occupied). Attachment 1 - reference pg 8 of 38 Lander Economic and Housing Assessment Only 4% of our housing stock was built in the last 10 years and 70% is 40 years old and older. •Barriers to housing development due ti inadequate infrastructure: Multiple studies over the years have suggested updating land use and zoning codes to allow more density in residential zones to increase the housing stock for both Wyoming and our Lander community. In 2019 Lander participated in the WBC Housing Toolkit study which resulted in specific recommendations for zoning code changes. More recently the Harvard Growth Labs 2023 “Housing in Wyoming: Constraints and Solutions” (Attachment 2) also recommended policy changes to reduce excessive regulations concerning housing density and insufficient investment in arterial infrastructure. The proposed project directly addresses Lander’s primary barrier to housing production by removing the upfront infrastructure cost required for infill and redevelopment projects. By allowing the City to install water, sewer, street, drainage, and pedestrian infrastructure within existing rights-of-way and easements, the program enables private landowners and developers to proceed with subdivision and building permit
--

applications that would otherwise be financially infeasible. This approach unlocks near-term housing production on vacant, underutilized, and abandoned properties, supports workforce and attainable housing development, and allows both small-scale infill projects and larger developments—such as the pending 48-unit LIHTC project—to move forward. Collectively, these improvements directly respond to documented housing shortages and increase the supply of both ownership and rental units over the next three construction seasons.

Lander City Council adopted a 2023 Strategic Plan which listed attainable housing as a top priority. **Reference Attachment 3 - 2023 Strategic Plan Graphic.** The updated 2025 Strategic plan lists “Attainable Housing Policies and Programs” as a high priority listed in Pillar 3: Investing in quality of life. **See page 4 of Attachment 4 - 2025 Lander Strategic Plan.** The Lander Planning Commission proposed two separate Planning and Zoning ordinance changes between 2020 and 2024, both of which failed to pass. The proposed regulation changes included topics like reduced setbacks, taller buildings, removal or reduction of off-street parking requirements, and allowing accessory dwelling units and cluster or “Pocket Neighborhoods.” Neither attempt at new zoning ordinances passed. Non-passage of regulatory changes has been attributed to both the general public and the Council members disagreeing on the amount and type of regulatory changes needed to successfully meet our attainable housing goals. Because of the two failed attempt of chaning the zoning ordinance, the primary remaining barrier to infill housing in Lander is the cost of extending City-owned infrastructure—water, sewer, storm drainage, streets, sidewalks, curb, and gutter—which must currently be installed at the applicant’s sole expense.

•Community impacts of housing shortages

Several local agency and non-profit surveys and anecdotal stories over the last two years report workforce housing shortages and rental shortages as a deterrent to filling vacant employment positions. Healthcare entities are constantly looking for temporary housing for contract workers. The Wyoming Life Resource Center cannot run at full capacity due to lack of successful recruitment of staff that can afford the Lander housing market. Two local businesses contacted the Lander Planning Department about small workforce housing projects but neither one was implemented due to the high cost of construction. The City itself had an unsuccessful offer for our Treasurer position. The offer was originally accepted and later declined after the City could not raise our salary enough to afford the applicant to move their family and purchase a home in town.

The Lander Planning Department has kept track of recent redevelopment and infill applications/requests that were not implemented. **Reference Attachment 5 - Lander Planning Department 2024-25 inquiry log.** In 2024-25 there were 12 residential property owners that investigated turning their single property into multiple lots, adding a second residence on their property, or redeveloping an abandoned house to be replaced by duplexes. Only one of these 12 proposed projects was implemented, taking a 3-lot single family property and reconfiguring it to allow 3 dwelling units. If all these private proposals had come to fruition it could have added up to 45 additional dwelling units to Lander over that 2-year period.

This private developer potential does not include the pending commercial 48-unit Low Income Housing Tax Credit (LIHTC) rental project (**1530 Main on Attachment 5**). Under this grant award, the LIHTC project would be eligible for the City to install the water/sewer/street infrastructure and safe routes to school pedestrian access required by the subdivision and building permit regulations. The Planning Department has identified 5 additional abandoned or vacant properties that would be logical to add housing units.

The proposed project directly addresses Lander’s primary barrier to housing production by removing the upfront infrastructure cost required for infill and redevelopment projects. By allowing the City to install water, sewer, street, drainage, and pedestrian infrastructure within existing rights-of-way and easements, the program enables private landowners and developers to proceed with subdivision and building permit applications that would otherwise be financially infeasible. This approach unlocks near-term housing production on vacant, underutilized, and abandoned properties, supports workforce and attainable housing development, and allows both small-scale infill projects and larger developments—such as the pending 48-unit LIHTC project—to move forward. Collectively, these improvements directly respond to documented housing shortages and increase the supply of both ownership and rental units over the next three construction seasons.

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Estimated Project Budget Table By Funding Source

1. All funding sources and all project related expenses must be included in the table below.

Funding Information Completed By:

RaJean Strube Fossen

Activity Costs:	Description	Funding Source:	Funding Source:	Funding Source:	Funding Source:	Total
		Grant award	1% Optional tax (For our Roads)	N/A	N/A	
Administration		0				\$0
Legal		0				\$0
Land or Building Acquisition		0				\$0
Engineering	Larger scale projects requiring water/sewer mains, storm drainage, and/or new streets	50,000	50,000			\$100,000
Basic						\$0
Resident Project Rep. Services	Engineering inspection	25,000	50,000			\$75,000
Additional Services						\$0
Construction	Infrastructure materials and construction	750,000	200,000			\$950,000
Contingency	(materials and construction inflation over 3 years)	175,000				\$175,000
Total Project Costs		\$1,000,000	\$300,000	\$0	\$0	\$1,300,000
Funding Source Percentage By Project Costs		77%	23%	0%	0%	100%

**For each funding source listed above, documentation to support the status must be submitted with the Application Packet.*

Estimated Total Project Cost: \$1,300,000 (Please assure that this total matches that on table Project Overview)

Auto Calculated
(Amount Requested plus Total Other Funding)

2. Provide estimated grant draw down schedule

Time Frame	Amount
October 2026 - first construction season reimbursement	\$ 200,000
October 2027 - second construction season reimbursement	\$ 350,000
October 2028 - third construction season reimbursement	\$ 400,000
December 2028 - final project closeout costs	\$ 50,000
Total Draws	\$ 1,000,000

3. If you were to be awarded less than the grant amount requested, what amount would still allow the project to be completed? List what, if anything, can be reasonably accomplished with lower award amounts.

Any amount will allow this project to proceed at some small success level. A higher award amount will allow for a higher measureable outcome in the number of new infill housing units provided for Lander. It's estimated that a full \$1M award would allow for 25-30 infill projects from existing 1-2-lot landowners or projects of a similar scale.

4. How will project over runs or unexpected expenses be covered?

All overruns and unpaid awards will be funded by Lander's Optional 1% Capital (For Our Roads) tax as approved by Resolution 1379 (included in this application packet) and the annual budget process.

5. Submit a copy of the last three (3) years of financial statements; preferably prepared by an independent auditor/CPA. If the current year is not available, please explain why.

* If applying through hard copy, these can be submitted on a thumb drive or as hard copies. If applying via email, please upload these as a PDF preferably.

Note: If an independent audit has not been performed, then the applicant should submit the last three years of Financial Forms used by the Wyoming Department of Audit (Survey of Local Government Finances F-32 and F-66WY4 for Annual City and Town Financial Report F-66WY2 for Cities and Towns).

FY 2024/25 is not complete due to changes and extensions allowed by Federal GAAP procedures.

6. Submit one copy of the approved current annual budget

Current Budget	Year
	2026

7. Provide the following information for the past three (3) Fiscal Years

<u>Total Investments</u>	
Year	Amount
2025	\$11,124,283.00
2024	\$8,551,031.00
2023	\$9,330,987.00

<u>Total Cash Balances</u>	
Year	Amount
2025	\$420,263.00
2024	\$67,125.00
2023	\$203,765.00

8. Provide the prior three (3) years net income for the enterprise account for which you are requesting funding. If you are requesting funding for a project that includes a water and sewer component provide the information for both enterprise accounts.

<u>Water & Sewer combined</u>	
Year	Amount
2025	\$5,689,146.00
2024	\$5,444,461.00
2023	-\$720,861.00

<u>Sewer combined w Water</u>	
Year	Amount

9. Provide the following information related to the reserve enterprise and general accounts for which funds for the past three (3) Fiscal Years

<u>Water & Sewer Reserve Account</u>	
Year	Amount
2025	\$3,806,809.00
2024	\$1,975,593.00
2023	\$4,355,169.00

<u>Sewer Reserve Account combined w water</u>	
Year	Amount

<u>General Fund Reserve</u>	
Year	Amount
2025	\$7,317,474.00
2024	\$6,575,438.00
2023	\$4,975,808.00

<u>Other</u>	
Year	Amount
2025	\$248,164.00
2024	\$315,894.00
2023	\$305,479.00

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Project Description, Scope, and Readiness

1. Provide estimated project schedule

	Date (mm/dd/yy)	Estimate or Actual	
Design (Standard specs already adopted by Resolution 1351)	01/01/26	Actual	
All Subdivision and Building permits, easements, Right of Ways (approved/finalized/signed)	07/01/26	Estimate	Note: This is a rolling application date to accomodate multiple projects through Dec 2028
Bid Process	05/01/26	Estimate	Note: This is a rolling bid date starting at award and ending Jun 2028
Start Project/Construction	06/01/26	Estimate	Note: earliest start date for an approved application which has secured all the permits
Substantial Completion	10/31/28	Estimate	Note: Final date for substantial completion in order to meet grant closout in Dec 2028
Initiation of Operations		Estimate	
End of Project/Construction	12/31/28	Estimate	Grant closeout date

2. PROJECT NARRATIVE: Provide detailed description of your project. This description should be detailed enough the reader would have a good understanding of what work your project will require and what it will be when it is complete. Include information on the project to be constructed or improved. Submit maps, site plans, or engineering drawings if available. (May be sent in a separate document - name the document "Project Narrative")

If available, please include the following:	
☐ N/A	Engineers Feasibility Study
☒ XX	Estimated project schedule
☒ XX	Detailed cost estimate from a Wyoming Licensed Professional Engineer

Additional information if available:

- Type and size of infrastructure (e.g., linear feet of water line, sewer capacity increase, utility extensions)
- Project design or engineering - if an engineer was not used to design the project, please include information on how the budget was developed
- Project cost breakdown
- Permitting or environmental review requirements including status
- Coordination with other agencies or partners with status

This project establishes a City-managed infrastructure assistance program that funds and constructs required subdivision infrastructure within the City right-of-way (ROW) for eligible infill housing projects. By removing upfront infrastructure costs, the program will accelerate small-scale residential development and increase housing supply within existing neighborhoods. This project incentivizes infill construction of new or additional dwelling units as recommended in the adopted 2025 Strategic Plan (Attachment 4) and 2025 Lander Master Plan action items: GR1.2 “Grow responsibly” and also action items HS1.3, HS2.2, HS 4.3, 4.4 and 4.5, “Housing”. Attachment 6 - Action Items spreadsheet. This includes providing additional housing stock within the City Limits for both rental and homeownership opportunities.

The program allows any property owner on a first-come/first-served basis within the City limits to be eligible for the incentives during a subdivision or building permit application where housing opportunities are increased. Lander’s current regulations require owners to install all water, sewer, storm drainage, street, ADA sidewalk, curb, and gutter at their own cost when subdividing or obtaining a building permit. For approved applications the City will then install and pay for all required infrastructure listed above and located in the City ROW The property owner will still be responsible for all permit application fees, loan fees, construction mortgages, and building construction costs of the dwelling and appurtenant driveways and/or accessory buildings. Infill development can typically take advantage of some cost savings by using existing mains, and street infrastructure. If applications are received that require new water/sewer mains, streets, or storm drainage, this program will allow the City to design and pay for the construction of all the infrastructure within the City ROW. This program incentivizes infill dwellings (both rental and homeownership opportunities) by reducing the landowner’s capital costs for infrastructure when providing the opportunity for new or additional dwelling(s).

Engineer’s Feasibility Study – N/A for this new program. However, there are numerous studies referenced on the following tabs of this application that support the incentive program.

Project Schedule

March 2026	Assumed SLIB award
May 2026	Begin Advertising opportunity and application (In addition to general advertising, all eligible subdivision and building permit applications will be afforded this opportunity continuously through June 2028.)
June 2026	Authorize first awards and begin construction
March 2027	Re-advertising opportunity to general public - continue to offer to all eligible subdivision and building permit applications.
May 2027	Authorize 2027 construction projects
March 2028	Re-advertising opportunity to general public -continue to offer to all eligible subdivision and building permit applications.
May 2028	Authorize 2028 construction projects
June 2028	Close application process
Oct 2028	Substantial completion of all projects
Dec 2028	Final construction pay requests and grant closeout

Detailed cost estimate from a Wyoming Licensed Professional Engineer

Engineering estimates based on 2025 bid schedule unit costs have been calculated for the required infrastructure. **Attachment 7 - Estimated units costs.** Infrastructure costs will be paid in full at the time of final completion and inspection. The City recognizes that the 2026-2028 prices will likely be higher than the engineers 2025 cost data due to inflation and the type of construction products required for the specific infrastructure needed for each individual project. Actual costs will be determined at the time of application considering the current needs of the project and the construction and installation costs as agreed in the existing General Services fee schedules for each contractor.

As an example, using 2025 unit costs, adding all the required infrastructure to a single interior 2-lot development would cost between \$25,000 to \$31,000 for water/sewer services and ADA sidewalks. If the lot exists on a corner and require an ADA handicap ramp the infrastructure costs for the same proposal would be approximately \$36,000 to \$41,500. This 2-lot scenario is the most common for existing vacant and underdeveloped infill lots in Lander. A grant award of \$1M would allow for 25-30 infill projects of this or a similar type resulting in a potential for 45 or more new dwelling units over the grant period.

If a subdivision or housing project requires new storm drainage, dedicated pathways, and/or new streets, curb and gutter, the cost of the City eligible portion of infrastructure will increase according to the actual unit cost for each item required.

3. PROJECT READINESS: Provide evidence of project readiness, including: - Completed planning or design work - Secured permits or approvals - Identified contractors or partners - Timeline demonstrating ability to obligate and expend funds efficiently
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- Completed planning or design work While there is some planning required of the applicants, the City's design standards and implementation framework are fully established and the infrastructure will be installed in accordance with the adopted 2025 City of Lander Standard Drawings & Specifications, Attachment 8 - Resolution 1351 (excerpts). Many property owners have delayed applications specifically due to infrastructure costs; this program is expected to unlock near-term permit submittals. New applicants will have time to achieve the necessary planning and designs and obtain funding with the final applications being accepted through June 2028. Funds will be awarded on a first-come-first served basis until all funds are expended. The schedule allows for three construction seasons (2026-2028) for private landowners and developers to take advantage of this opportunity that incentivizes infill development and increases the housing stock. Larger projects like annexations and new development partnerships (i.e., 48-unit LIHTC project or mobile home parks) may require engineering designs in accordance with City specifications. The designs could be performed by the developer/partner or utilize the City general services contracts as approved in the application process. - Secured permits or approvals While individual projects will advance at varying timelines, the City's planning standards, permitting authority, procurement mechanisms, and construction capacity are fully in place at the time of award. Most of the infill infrastructure will be constructed within the existing City rights-of-way (ROW), recorded easements, and street dedications so there are no land acquisitions necessary. Where applicable, future annexation requests or LIHTC developments will likely be permitted on a combination of the City ROW/easements and private property. Responsibility for the ROW/easement and subdivision application approvals will be predetermined and documented during the subdivision/annexation approval process. - Identified contractors or partners This program supports a future application process; therefore there are no existing or pending partners, subdivision approvals, or building permits eligible at the time of this application. Eligible properties will be initiated through the Subdivision or Building permit process, must increase the number of available residential lots or dwelling units by at least one over the existing condition. (i.e., a vacant lot adding a single- or multi-family dwelling unit, a single home lot split into multiple sellable lots, a single lot with a building permit application for a duplex or multi-plex.) The City of Lander maintains 3-year general services contracts with statewide vendors including engineering firms, plumbers, excavators, and concrete contractors. These contracts allow the City to place task orders with contracted vendors to complete the infill infrastructure installation in accordance with the adopted City specifications. The existing general services contracts were awarded through an approved Request for Proposal (RFP) process that meets all City, State, and Federal procurement requirements. Approved infrastructure costs will be paid directly to the general services contractor and NOT to the landowners. - Timeline demonstrating ability to obligate and expend funds efficiently. Once the subdivision or building permit is approved, the City can install the necessary infrastructure using budgeted general funds or 1% Optional Tax funds until reimbursed by the State. The City realizes that this will have to be a well-advertised opportunity to developers and property owners and it will take multiple years to provide the services and fully expend the award. After a developer/property owner is determined eligible and interested, the City realizes the owners will need time to get property surveys, subdivision plat (if needed), housing plans, etc., and get approved personal financing for the development or house construction. With the amount of 2024-25 interest the City expect to have successful applicants in the first year of the program.
--

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSE

Additional Project Information

1. How many individuals will be served by the proposed project?
120

What is the population of the community the project resides in?
7546

2. Does the proposed project eliminate noncompliance with regulations pertaining to the proposed project?
No - project will not eliminate violation(s)

Explain Lander does not have any current noncompliant water/sewer issues for infrastructure within the City Rights-of-way (ROW).

3. Is there a formal maintenance policy and/or assets management/capital improvement plan for which the asset funding is being requested?
Have a formal maintenance policy

4. Will the requested funding be used for a partnership project with other entities?
No

Explain All funds will be expended to benefit infill development or annexation development whether it is a private landowner or a formal partnership with a commercial developer.

5. Will the applying entity own the asset for which the funding is being requested?

Yes	No
XX	

5a. If not, what is your ability to use the asset for a substantial portion of the useful life of the capital improvement?
N/A Subdivision infrastructure within the ROW is owned by the City of Lander

6. If the project will not be owned by the applicant, describe how the project creates a substantial public benefit.
N/A. Subdivision infrastructure within the City ROW is owned by the City.

7. Does the proposed project include the purchase of a building or land?

Yes	No
	XX

7a. If yes, has a market analysis been completed and submitted with this application?

N/A	
-----	--

7b. If yes, must provide a copy of the appraisal used to value the asset. Methodology and appraised value must be reviewed and agreed to by OSLI staff.

Yes	No
N/A	

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET

Project Outcomes and Benefits

Describe the expected outcomes of the project, including:

- Number of housing units supported or enabled
- Population or workforce segments served
- Long-term community and economic benefits
- Sustainability or resilience improvements

Explain how success will be measured and reported to the Office of State Lands and Investments.

• Number of housing units supported or enabled
This is a 3-year open application process and the exact number of housing units or individuals supported will depend on individual project participation. The Lander Planning Department was approached by 12 landowners that wanted to redevelop infill properties over the last two years. Based on this recent development interest and historic inquiry data, a full \$1M award would allow for 25-30 infill projects from existing 1-2-lot landowners or projects of a similar scale. 25-30 small-scale infill projects which has the potential to generate 40–60 new dwelling units during the grant period, including a mix of ownership and rental housing types. Assuming average household sizes, this level of housing production could serve up to 120 residents.
In addition, if the currently proposed LIHTC project is approved and developed there will be an additional 48 low-income rental units available further expanding the number of attainable rental units made available withing the community.

• Population or workforce segments served
The project primarily serves workforce and attainable housing needs across all employment sectors, with particular benefit to employees in healthcare, education, and government, which represent the community’s largest employers and have documented difficulty recruiting and retaining staff due to housing constraints.
The 2025 Lander Economic and Housing Assessment identifies increasing housing costs as a growing burden on low- and moderate-income households, seniors on fixed incomes, and early-career workers. By reducing infrastructure costs that are passed on to buyers and renters, this program supports housing options that are more attainable for local workers and residents.

• Long-term community and economic benefits
Expanding the supply of attainable housing will generate long-term economic and community benefits. According to the Lander Master Plan Economic and Housing Assessment ([Attachment 1](#)), the local economy boasts a diverse range of businesses which contributes to job creation and community development. However, the real estate market is insufficient to support business growth and attract employees. New housing opportunities will assist the economy from the standpoint of employees having safe, attainable housing where they work and play.
Small-scale infill housing—particularly smaller homes and multiplexes—also creates housing mobility within the local market. Seniors and downsizing households gain new options with lower maintenance demands, while larger single-family homes become available for growing families. This turnover helps stabilize the housing market and allows residents to remain in the community across different life stages.

• Sustainability or resilience improvements
Lander recognizes that infill development is a more sustainable and resilient housing strategy than sprawling new developments and annexations. Infill is a more cost effective investment for the owner, more cost effective regarding City maintenance, helps provide new housing units, and incentivizes demolition or renovation of our aging, abandoned or uninhabitable housing stock. This program may incentivize turnover where seniors will move out of their large homes into a smaller redeveloped property (single home or multi-plex) with less maintenance. That opens up the housing market for growing families to move into larger single-family homes sold by seniors.
Lander has seen interest in infill over the last two years as evidenced by the Planning Department 2024-25 Inquiry Log ([Attachment 5](#)). The program also incentivizes the redevelopment or removal of abandoned and substandard housing, improving neighborhood safety, energy efficiency, and overall housing quality. Observations from recent street improvement projects indicate that public infrastructure investment encourages private reinvestment, fostering pride of ownership and strengthening neighborhood resilience.

Success will be tracked and reported using clear, measurable indicators, including:

- Number of infill projects approved and completed
- Number of new dwelling units and residential lots enabled (ownership and rental)
- Type and location of infrastructure improvements installed
- Number of building permits and subdivision approvals supported
- Estimated number of residents housed
- Amount of private investment leveraged through public infrastructure funding

The City of Lander will maintain project records. through the Planning and Building Permit Departments to document expenditures, outcomes, and attainable housing production achieved during the grant period.

ApplicantCITY OF LANDER

Project NamePROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET I

Sewer, Water, and Utility Projects

SEWER RELATED PROJECTS

1. Will the Applicant require the owners of all new additions of land to the city or town to pay all costs of expanding the sewer system within and to the boundaries of the addition?

Yes

No

XX

2. Are sewer rates, tap fees, and plant investments fees in effect or are they to be adopted?

Yes

No

XX

a. Provide copies of the current water rates, tap fees, plant fees, etc. for the system.

See Attachment 9 -Resolution 1358

3. Have water meters been installed or will be installed?

Yes

No

XX

a. Are billings based off of individual household meter? If not, please explain.

Yes

No

XX

NO sewer flow meters are installed, however, sewer usage fees are based a 2-month average for the recorded water meter readings during the months of November-December when no irrigation water is present.

4. Rate per 1,000 gallons if metered:

\$

3

Over base rate of 2000 gal

5. Monthly Minimum if not metered:

\$

22

Base rate for 2000 gal

6. Has an analysis of the sewer rates been completed to ensure the rates will be adequate to finance the operation and maintenance of the system?

Yes

No

XX

If Yes, submit a copy of the analysis to this application.

If No, provide an explanation below.

Lander has a Sanitary Sewer Study in progress with an engineering firm. While it is 80% complete it has not had the final public hearing and adoption by City Council. Until this is complete council has adopted an annual sewer increase rate that mimics the annual water increase rate. For exampale the 2024 increase was 7% and the 2025 increase was 10%.

Insert

WATER PROJECTS

1. Will the Applicant require the owners of all new additions of land to the city or town to pay all costs of expanding the water system within and to the boundaries of the addition?

Yes

No

XX

2. Are water rates, tap fees, and plant investments fees in effect or are they to be adopted?

Yes

No

XX

a. Provide copies of the current water rates, tap fees, etc. for the system.

See Attachment 9 - Resolution 1358

3. Have water meters been installed or will be installed?

Yes

No

XX

a. Are billings based off of individual household meter? If not, please explain.

Yes

No

XX

However, a non-material amount of water users are multi-family homes and manufactured home parks which may have one master meter covering multiple households.

b. Has a preliminary planning study, preliminary engineering report, feasibility study, technical study, or planning study been completed for the project?

Yes

No

XX

Please provide a copy of these documents or a link to the documents.

NOTE:

See prior referenced studies in Attachments 1, 4, 5, and 6

c. For well projects, please provide a summary addressing the following: new well or well rehabilitation, well type, well depth, proposed aquifer, well permitting status, location, water rights status and easements.

N/A

Attachment A

Grant Agreement between Wyoming Office of State Lands and Investments

and City of Lander

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4. Tap Fee for 3/4" Tap:	\$	175	
5. Rate per 1,000 gallons if metered:	\$	4	Over 4000 gal base rate
6. Monthly Minimum if not metered:	\$	47	Base rate under 4000 gal

7. Has an analysis of the water rates been completed to ensure the rates will be adequate to finance the operation and maintenance of the system?	Yes	No
	XX	

If Yes, submit a copy of the analysis to this application.
If No, provide an explanation below.

See Attachment 10 - 2023 Level 1 Water Master Plan excerpts. While 2026 increase has yet to be determined, the 2024 increase was 7% and the 2025 increase was 10%.

UTILITY PROJECTS

8. Will the utility project develop privately owned land?	Yes	No
		XX

9. What critical utilities (e.g., electric, gas) are currently absent or insufficient at the project site? Upon successful installation of the requested utilities, how will the project site's full functionality be unlocked, and specifically, what impact will this have on improving the community's unmet housing need?

Electric, gas and communication utilities typically already exist for infill projects. Critical utilities to be installed are ADA sidewalk curb and gutter, water/sewer household service lines, water corporation stops and meters in accordance with City of Lander Subdivision rules and City Standards and Specifications. Street repairs may be necessary if service lines need installed new or replaced and tapped into the main water/sewer lines. For larger multiplex housing projects and manufactured home parks water/sewer main extensions, street access, storm drainage infrastructure, and pathways may be needed in addition to the infrastructure listed for small infill properties. All infrastructure will be placed in City ROW, dedicated street easements, or within a formal utility easement recorded at the Fremont County Courthouse by plat or other document.

10. Quantify the expected benefit: How many people/households will directly benefit from the installation of these utilities within the first year of operation, and what measurable impact is anticipated?

While \$1.3M over three years will not cover the level of development suggested in the 2025 Master plan, it is reasonable to assume the addition of between 5-48 new housing units over the 3 year performance of this grant. The goal of this project is to increase housing stock by ANY amount. It is reasonable to expect that a grant award of \$1M would allow for 25-30 infill projects of 2-lot property owners or projects of a similar size. The measurable impact will be the actual number of new dwelling units that have the required infrastructure meeting the current City Standards and Specifications. The Master plan reports that 13-21 rental units and 5-9 homeowner units are currently needed (2025-26). The Master Plan suggests a future need of 29-49 rental units and 36-60 homeowner units over the next 5 years. (Reference Attachment 1)

11. Provide a detailed breakdown of the proposed utility installation, including the estimated linear footage for each utility line, the required connection point to the existing main infrastructure, and the status of necessary permits/easements.

The detailed breakdown of all types of infrastructure will depend on the types of individual awards made through the application and approval process. The City reserves the right to negotiate with the applicant to pay all or a portion of the required infrastructure for each subdivision or building permit. The City reserves the right to also pay for all or a portion of pathways and transportation enhancements designed and approved for a subdivision or manufactured home park as recommended by the 2025 Master Plan.

12. If the full grant amount is not awarded, what is your contingency plan? Specifically, how will you prioritize the installation phases, and what alternative funding sources are being actively pursued to cover the remaining costs?

If a partial award is given the City will accept and award applications up to the award amount. The success number for providing additional housing units will be lower. Cost overruns or shortages may be paid for with 1% Optional "For Our Roads" tax as approved through the City Council Budget process.

13. Once the utilities are installed, describe the plan for long-term maintenance, ownership, and ongoing operational expenses (e.g., monthly utility bills). How will the organization ensure the affordability and sustainability of the new utility service for the end-users?

Water/sewer mains, storm drains, street, curb and gutter, and designated pathways will be owned and maintained by the City and be addressed for replacement in future Capital Improvement plans and subsequent water/sewer/transportation master planning projects. Per Lander Municipal Code 9-7-3 maintenance and replacement of the water/sewer individual homeowner service lines will remain the responsibility of the landowner. Sidewalk maintenance, repair, and snow removal will remain the responsibility of the adjacent landowner per Lander Municipal Code 4-5-2-1 and 11-5-1. See City Codebook on our website www.landerwy.gov or https://lander.municipalcodeonline.com/book?type=ordinances#name=TITLE_1_GENERAL_ORDINANCE_PROVISIONS

Applicant CITY OF LANDER

Project Name PROVIDING SUBDIVISION INFRASTRUCTURE

Water-Sewer Information

Water/Sewer System Utilization: WATER

	Annual Usage (Gallons)	% of Total Usage	Annual Revenue (\$)	% of Total Revenue
Residential	242,143,248	58.69%	\$ 1,863,220.00	70%
Commercial	141,899,388	34.40%	\$ 789,550.00	30%
Other	28,509,550	6.91%	\$ 3,548.00	0%
Total	412,552,186	100%	\$ 2,656,318.00	100%

Number of Residential Connections: 2924

Number of Commercial Connections: 548

Number of Other Connections: 60

Total Number Current Connections: 3532

Number of Connections Affected By
Proposed Project: 45

Water Meters in Use? YES

If doing both Water and Sewer, please complete this section for the other half of the project:

Water/Sewer System Utilization: SEWER

	Annual Usage (Gallons)	% of Total Usage	Annual Revenue (\$)	% of Total Revenue
Residential	95,137,989	47.72%	\$ 739,240.00	66%
Commercial	104,122,800	52.22%	\$ 386,712.00	34%
Other	116,432	0.06%	\$ -	0%
Total	199,377,221	100%	\$ 1,125,952.00	100%

Number of Residential Connections: 2809

Number of Commercial Connections: 484

Number of Other Connections: 62

Total Number Current Connections: 3355

Number of Connections Affected By
Proposed Project: 45

Water Meters in Use? YES

Applicant: CITY OF LANDER

Name of Project PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Road & Street Questions

1. REQUIRED ADDITIONAL DOCUMENTS:

Provide a typical cross section(s) showing thickness, pavement widths, roadway lengths and surfacing materials with your application. **Note: See Attachment 8 - Resolution 1351 w standard drawings**

2. Is an Environmental Review necessary for the project?

Yes No
XX

a. If Yes, what potential issues need to be addressed.

N/A Infrastructure work in City dedicated streets and rights-of-way (ROW) fall under an existing Categorical Exclusion.

3. Has a preliminary study, or planning study, preliminary engineering report, feasibility study, technical study, or planning study been completed for the project?

Yes No
XX

If Yes, please provide a copy of these documents or a link to documents.

4. Are there existing water and sewer lines?

Yes No
XX

a. If yes, explain what is the current condition of the water and sewer lines? When were they last replaced?

Landowners providing infill development can typically take advantage of some cost savings by using existing mains, and street infrastructure. Age and condition of the current mains will vary depending on location of the individual application. However Lander's 10-year history for water/sewer/lagoon maintenance repair and replacement show a commitment to our infrastructure systems. Lander invested in sewer lining improvements in 2015-2018 with CWSRF loans 141, 142 and 153. Lander is currently investing over \$44M water and sewer repair and replacement under SLIB loans CWSRF 206 and DWSRF 259. If applications are received that require new water/sewer mains, streets, pathways, or storm drain systems this program will allow the City to participate in the design and construction of all the infrastructure within the City ROW. Hence the City will add the new infrastructure to the annual maintenance programs and long term capital improvement projects list.

b. If no, is the installation of water and sewer lines a part of the project plans? If not part of the project, why?

N/A

5. Briefly describe the number and types of drainage facilities such as culverts, storm sewer or sanitary sewer including the number of barrels, size, length, culvert type and outlet protection.

Storm drainage systems are not anticipated unless there is a large acreage development with additional streets. The design of water/sewer mains and sanitary systems may be an eligible cost if approved during the application and award process. The Engineers unit cost estimates includes line item costs for storm and sanitary sewer improvements.

6. If a structure is part of this project, briefly describe below the structures in this project including back to back abutment length, structure roadway width, total structure width, and structure type, including material of construction.

No structures or facilities are anticipated other than streets and underground City and public utilities.

7. If a retaining wall is part of this project, provide a summary of the project item including height, length, width, type of wall, and material of construction.

No retaining walls are anticipated.

8. Briefly describe all miscellaneous items including mobilization, bonding, traffic control, seeding and reclamation items.

When pre-approved through the application and award process, the City will make the following cost items eligible for application of payment: engineering, construction mobilization, construction inspection, traffic control, installation of ADA sidewalk curb and gutter, street construction and street repair, water/sewer service lines including curb stops and meters, water/sewer tap fees, water/sewer main installation, live water/sewer taps, water valve replacements, manholes, storm drainage inlets/outlets and associated unerground piping, and pathway installation. See engineer's cost estimate line items for a comprehensive list. The City will NOT cover the costs of bonding, subdivision or building permit fees, surveying, landscaping, nor reclamation on private property.

9. Provide the following requested information involving right of way and utilities:

a. Is there any involvement with existing right of way or utilities?

Yes No
XX

b. Will additional right of way or easements be necessary for this project? If so, provide a summary of what is needed, costs and status.

Yes No
XX

No rights-of-way (ROW) or easements are expected for small lot infill development projects of 1-4 lots. If new ROW, City street dedication, or formal easements are needed for a large multifamily development or manufactured home park the City will make sure all ROW and easements are properly negotiated and recorded by plat or other formal document at the Fremont County Courthouse.

c. Is the existing right of way under public domain?

Yes No
XX

d. If the existing right of way is under the public domain, was it legally taken into a public road system? (Documentation of this action may be requested) **Historically obtained through years of subdivision plats, Ordinances, and street dedications**

Yes No
XX

e. Is there any utility relocation involved with this project?

Yes No
XX