



CITY OF LANDER
SPECIAL CITY COUNCIL MEETING

Tuesday, June 16, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/82210778615>

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. APPROVAL OF AGENDA

3. NEW BUSINESS (NON-ACTION ITEMS)

- A. Administer the oath of office and swear in David Milovich as Sergeant for the Lander Police Department.
- B. Administer the oath of office and swear in Casey Tadewald as Corporal for the Lander Police Department.
- C. Presentation of the FBI Director's Letter to Chief Waugh
- D. Acknowledgment of the Lander Chamber of Commerce Notice of Termination of MOU and Return of Lodging Tax Administration.

4. PUBLIC HEARING- UTILITY RATES FOR WATER AND WASTEWATER SERVICE FY 2026-2027

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

5. 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

6. MAYOR AND COUNCIL UPDATES

7. STAFF REPORTS

8. 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 May 12 2026 Regular City Council Minutes
- [B.](#) Approve May 26, 2026, Regular City Council Minutes

9. NEW BUSINESS (ACTION ITEMS)

- [A.](#) Approve and authorize the Mayor to sign the Memorandum of Agreement Between Governing Bodies of Fremont County establishing a distribution framework for the potential economic development tax associated with the proposition exclusively for commercial air service, public ground transportation, and emergency medical services, to be placed on the 2026 Primary Election ballot for consideration of the qualified voters in Fremont County, WY, on August 18, 2026, provided that the agreement shall have no operative effect unless and until the qualified voters approve the proposition, election results are certified, and the tax is lawfully imposed and collected.
- [B.](#) Approve Resolution 1387 Amending Resolution 1358 Fees and Utility Rates for Water and Wastewater Service for July 1, 2026-June 30, 2027
- [C.](#) Approve Resolution 1388, The City of Lander Fee Schedule 2026-2027 A Resolution Replacing Resolutions 1359.
- [D.](#) Approve Resolution 1390 Authorizing Open Containers on July 4, 2026, within the Lander City Limits.
- [E.](#) Approve and authorize the Mayor to sign the Agreement with the University of Wyoming and Lander Parks and Recreation.
- [F.](#) Approve S 26.02 Gannett Peak Estates Phase 2 contingent that the final plat not be filed until the infrastructure construction is completed, inspected and approved by the City Engineer, or the owner provided the required collateral in accordance with 4-9-4.3 O.
- [G.](#) Authorize staff to enter and pay bills and claims listed on the City of Lander Fiscal Year Transition Payment Authorization, on July 1, 2026, for expenses properly attributable to the 2026–2027 Fiscal Year.

10. ADJOURNMENT

Upcoming Council Meetings:

Regular Meetings:

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

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

6:00 P.M. Tuesday, July 28, 2026, City Council Chambers

6:00 P.M. Tuesday, August 11, 2026, City Council Chambers

All meetings are subject to cancellation or change.



April 30, 2026

Mayor White and Members of the Lander City Council
City of Lander
240 Lincoln Street
Lander, WY 82520

Re: Notice of Termination of MOU and Return of Lodging Tax Administration

Dear Mayor White and Members of the City Council,

Please accept this letter as formal written notice that the Lander Chamber of Commerce is terminating the current Memorandum of Understanding between the Chamber and the City of Lander, pursuant to the termination provision of that agreement. Accordingly, termination will become effective thirty (30) days from delivery of this notice, on May 30, 2026. As part of this transition, the Chamber acknowledges that it will no longer receive the City's annual contribution under the MOU following its termination.

Additionally, the Chamber will return the administration of Tourism Asset Development (TAD) funds and related program responsibilities to the City, including transferring all remaining TAD funds, records, files, and administrative materials in its possession. The Chamber believes public dollars and public fund administration are best overseen by public entities. We are prepared to work with the City to ensure that an orderly transition of those responsibilities takes place in a professional and timely manner. Please let us know who from City staff should serve as the primary point of contact for coordinating the transfer of these funds, records, and administrative responsibilities.

The Chamber remains committed to serving our business community and visitors going forward, including continued operation of the visitor center in a manner consistent with the Chamber's mission and priorities. We are grateful for the partnership the Chamber has shared with the City over the years, including the opportunity to support visitor services, tourism promotion, and community activity in Lander.

This decision is not a withdrawal from community partnership, but a step toward clearer roles and responsibilities so that each institution can focus on the work it is best suited to perform.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Fabel", written over a white background.

Brian Fabel
Executive Director,
Lander Chamber of Commerce,
100 N 1st Street, Lander, WY 82520
307-332-3892

Received: 4/30/24
10:13 A.M.
Rachel Fontaine - Clerk

15/12/14: 69/1000
M.A.E: 01

**MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE LANDER
CHAMBER OF COMMERCE AND THE CITY OF LANDER**

1. This Memorandum of Understanding (hereinafter referred to as “MOU”) is made and entered into by and between and the LANDER CHAMBER OF COMMERCE of Lander, Wyoming, hereinafter referred to as “Chamber”, whose address is 100 North 1st Street, Lander, WY 82520 and The City of Lander, hereinafter referred to as “City”, whose address is 240 Lincoln Street, Lander, WY 82520.
2. The purpose of this MOU is to outline certain services the Chamber will furnish to the City; and conversely the City shall provide services and financial support to the Chamber. Both parties agree herein that any and all services provided by each party shall be mutually beneficial.
3. This MOU shall commence upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and remain in effect for a term of 4 years until June 30, 2028, or until terminated in writing by either party as hereinafter set forth.
4. The Chamber shall provide the following:
 - a. Promotion and Marketing
 - i. The Chamber shall market Lander as a premier destination for travel, business, and events. This includes promotion of and to chamber members, local businesses, visitor services, and tourism support.
 - ii. Provide City with advertising information for Chamber events and functions for the digital signs by filling out the City application.
 - b. Visitor Support Services
 - i. The Chamber shall provide welcome bags for events, distribute visitor information packets, and produce an annual travel and relocation guide.
 - ii. The Chamber shall operate the Lander Visitor Center Monday through Friday and additionally on Saturdays from Memorial Day through September, maintain public restrooms, and ensure their accessibility during business hours.
 - c. Reporting and Financial Management
 - i. The Chamber shall provide quarterly updates to City staff and council on visitor services, including in-office contacts, welcome bags, and visitor information packets.
 - ii. The Chamber shall responsibly manage the City’s annual contribution of \$15,000 for the services outlined in this MOU. The Chamber may present a budget request in excess of \$15,000 during the City’s annual budget process.

- iii. The Chamber shall responsibly manage the Tourism Asset Development (TAD) Grant budget and program with a review committee as allowed for in the WRVC TAD Program.
 - iv. The Chamber will keep City staff and council members informed of news, functions, and events.
 - v. The Chamber will allow the council liaison to attend Chamber meetings as long as there is a financial obligation
- 5. The City shall provide the following:
 - a. Promotion and Marketing:
 - i. Recognize the Lander Chamber of Commerce as the City's official business organization.
 - ii. Display Chamber events and functions on digital signs, as requested by Chamber staff, at no fee.
 - b. Visitor Support Services:
 - i. Refer inquiries regarding welcome bags, visitor information packets, and travel and relocation guides to the Chamber.
 - ii. Recognize the Lander Chamber of Commerce as the City's official visitor center and provider of tourism support services.
 - c. Reporting and Financial Management:
 - i. Add Chamber of Commerce to City Council agendas to provide updates upon request of the Chamber.
 - ii. Make an annual contribution of no less than \$15,000 for the services outlined in this MOU. The Chamber may present a budget request in excess of \$15,000 during the City's annual budget process.
 - iii. The City will provide a member for the Tourism Asset Development review committee.
 - iv. Provide the Chamber with updated contact information for City staff and council members annually so they are kept up to date on news, functions, and events.
 - v. The City will provide a council liaison to Chamber board as long as there is a financial obligation.

6. PRINCIPAL CONTACTS OF THE PARTIES

City of Lander

Rachelle Fontaine, City Clerk
 240 Lincoln Street
 Lander, Wyoming 82520
 Phone: 307-332-2870
 Fax: 307-332-1554
 Email: rfontaine@landerwyoming.org

Lander Chamber of Commerce

Owen Sweeney, CEO
 100 North 1st
 Lander, Wyoming 82520
 Phone: 307-332-3892
 Fax: 307-332-3548
 Email: director@landerchamber.org

7. GENERAL PROVISIONS

- a. Amendments. This MOU constitutes the entire agreement between the parties hereto. This MOU may be modified, altered, revised, extended or renewed by mutual written consent of all parties, by the issuance of a written amendment, signed and dated by all the parties.
- b. Applicable Law. The constitution, interpretation and enforcement of this MOU shall be governed by the laws of the State of Wyoming. The courts of the State of Wyoming shall have jurisdiction over any action arising out of this MOU and over the parties, and the venue shall be the District Court of Fremont County, Wyoming.
- c. Termination. This MOU may be terminated without cause by either party upon thirty (30) days written notice, which notice shall be delivered by hand or by certified mail.
- d. Entirety of Agreement. This MOU, consisting of Four (4) pages, represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and agreements, whether written or oral.
- e. Severability. Should any portion of this MOU be judicially determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
- f. Sovereign Immunity. The City does not waive its Governmental Immunity, as provided by any applicable law including W.S. §1-39-101 et seq. by entering into this MOU. Further, the City of Lander fully retains all immunities and defenses provided by law with regard to any action, whether in tort, contract or any other theory of law, based on this MOU, available to it pursuant to W.S. §1-39-104 (a) and all other state law.

SIGNATURES ON NEXT PAGE

SIGNATURES. IN WITNESS WHEREOF, the parties to this MOU, through their duly authorized representatives, have executed this MOU on the days and dates set out below, and certify that they have read, understood and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signatures last affixed to this page.

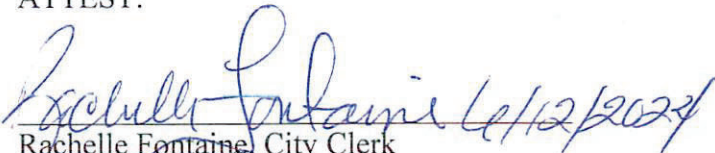
IN WITNESS WHEREOF, the parties have executed this agreement at Lander, Wyoming on the dates indicated below.

CITY OF LANDER:

BY:

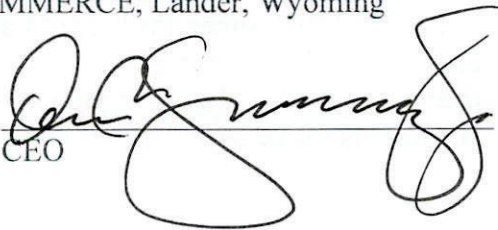

Monte Richardson

ATTEST:


Rachelle Fontaine, City Clerk

LANDER CHAMBER
OF COMMERCE, Lander, Wyoming

BY:


CEO 11/25/24

ATTEST:


Title: witness

CITY OF LANDER

NOTICE OF PUBLIC HEARING CONCERNING PROPOSED WATER AND SEWER RATE INCREASE

The City of Lander, Wyoming, will conduct a Public Hearing at 6:00 PM, local time, on Tuesday, June 9, 2026, at City Hall, 240 Lincoln Street, Lander, Wyoming 82520. The purpose of the meeting is to allow citizens to review and comment on the proposed increase in the City of Lander Water and Wastewater Rates for FY 2026 2027.

The PUB: Lander Journal May 23, 2026, May 30, 2026, June 6, 2026

CITY OF LANDER

NOTICE OF DATE CHANGE FOR PUBLIC HEARING CONCERNING PROPOSED WATER AND SEWER RATE
INCREASE FROM JUNE 9 2026 TO JUNE 16 2026

The City of Lander, Wyoming, will conduct a Public Hearing at 6:00 PM, local time, on Tuesday, June 16, 2026, at City Hall, 240 Lincoln Street, Lander, Wyoming 82520. PLEASE NOTE THIS IS A DATE CHANGE FROM THE ORIGINAL JUNE 9, 2026, DATE. The purpose of the meeting is to allow citizens to review and comment on the proposed increase in the City of Lander Water and Wastewater Rates for FY 2026 2027.

The PUB: Lander Journal 2026, May 30, 2026, June 6, 2026

	CITY OF LANDER		
	REGULAR CITY COUNCIL MEETING		
	Tuesday, May 12, 2026, at 6:00 PM		
	City Council Chambers, 240 Lincoln Street		
	MINUTES		

1. **CALL TO ORDER** Mayor White led the Pledge of Allegiance and called the meeting to order at 6:00 PM.
COUNCIL MEMBERS PRESENT: John Larsen, Dan Hahn, Chad Cassady, Julia Stuble, Melinda Cox, Josh Hahn, and Mayor Missy White. Declaration of a quorum. STAFF PRESENT: Police Chief Kelly Waugh, Public Works Director Lance Hopkin, Assistant Mayor RaJean Strube Fossen, City Treasurer Kristy Koehn, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.
2. **APPROVAL OF AGENDA**
- Moved by Council Member Cox, seconded by Council Member Stuble.
- Council Member Stuble moved to amend the agenda and add 9.D New Business Action Item Resolution 1385, a resolution of the governing body of the City of Lander amending resolution number 1381 to clarify the question of the Three-Quarter Percent Sales and Use Tax to specifically establish a four-year term, seconded by Council Member Larsen. Council members Voting Aye to amend the agenda: Larsen, D Hahn, Stuble. Council Members voting Nay: Cassady, Cox, J Hahn. Mayor White voted aye to break the tie. Motion passes 4-3.
Council Members voting to approve the agenda as a whole: Larsen, Cassady, D Hahn, Cox, Stuble, J Hahn. Motion passes.
3. **PUBLIC HEARING NEW RESTAURANT LIQUOR LICENSE APPLICATION for WIND RIVER PIZZA, LLC D/B/A Wind River Pizza Company 680 Main Street ,STE C LANDER, WY LOT 11-12, BLK 13, ORIGINAL TOWN OF LANDER COMMERCIAL DISTRICT**
- A. Mayor White opened the hearing at 6:04 PM.
- B. Introduce and read. City Clerk Fontaine explained that Wind River Pizza LLC applied for a restaurant liquor license for their building on Main Street, which is under renovation. This is on the agenda to be approved by the council but not issued until such time as they are operational. The statute allows one-year to become operational and provide a valid food service permit. The applicants were present to answer any questions.
- C. Public comment
- Charles Woolwine spoke in opposition to the prevalence of alcohol in Lander, expressing concern about its impact on youth and families, the visibility of alcohol advertising and availability throughout the community, and alcohol-related harms, and stated that Wyoming law does not require the City Council to issue all liquor licenses available under population-based limits.

Michelle Motherway, representing Mr. D’s Food Center, spoke in support of Ms. Spriggs opening a brick-and-mortar pizzeria nearby, noting positive past business experience with Wind River Pizza and welcoming the business to the neighborhood.

Ron Hansen spoke in support of Mr. Spriggs’ proposal, stating that the new restaurant would benefit economic development, fill a vacant Main Street building, and help address the community’s need for additional dining options for residents, visitors, tournaments, and activities.

Karen Wetzel stated that while she believes the community has enough liquor licenses, she supports licenses associated with restaurants where patrons may have a drink with a meal, and expressed concern about alcohol sales and home delivery through stores, gas stations, and grocery stores.

Brian Fable, representing the Lander Chamber of Commerce, spoke in support of the application, stating that locally driven, community-based investment is the type of business development the community should encourage.

D. Mayor White closed the hearing at 6:17 PM.

4. COMMUNICATION FROM THE FLOOR

A. Public Comment

Janelle Hahn of Lander commented on the proposed three-quarter percent sales tax resolutions, expressing concern that an MOA or MOU had not yet been finalized regarding how the funds would be managed or distributed, and stated that elected officials should be responsible and accountable for handling the money if the tax passes.

Paula McCormick, representing the Lander Oldtimers Rodeo Association, stated that she was available to answer any questions related to the staff report regarding the rodeo grounds.

Karen Wetzel agreed with Janelle Hahn’s concerns and stated that sales tax funds should be overseen by elected officials, such as the county commissioners or council, rather than by a volunteer organization or individuals with potential interests in how the money is spent.

Michelle Motherway recognized the Lander varsity girls softball team’s recent win and thanked the Council for its support, then commented on the proposed Title II amendments, expressing appreciation for efforts to simplify the ordinance while questioning whether the Council should adopt regulations that are merely “survivable” for businesses rather than helpful, business-friendly, and supportive of community growth.

5. MAYOR AND COUNCIL UPDATES

Council Member Larson reported on a visit to the Senior Center, noting that cinnamon roll sales will be reduced to once per month during the summer and recognizing the Senior Center's volunteer tax preparers for completing 305 tax returns that generated \$458,916 in refunds.

Council Member Cassady thanked the City Treasurer for taking time to review financial documents with him and commended the Planning Commission for slowing down a recent decision to allow members to gather more information and better understand the matter before proceeding.

Council Member Dan Hahn expressed concern that the Farthing Slip discussion is actually a broader flood mitigation effort, opposed any approach involving property acquisition or eminent domain, and stated he has never supported flood mitigation plans that would take private property from residents.

Council Member Cox provided updates on the Wyoming Outdoor Weekend Expo, praised improved communication and engagement from the Chamber of Commerce, recognized city staff and the police chief for helpful and timely communication, expressed appreciation for community members who speak on important issues, and acknowledged new local businesses.

Council Member Stuble reported that the Energy and Environment Task Force is reviewing bills and preparing an audit on emissions reduction, efficiency, and cost savings. She thanked community members for attending the meeting and providing input. She recognized the LOR Foundation for supporting local projects.

Council Member Hahn raised concerns from the public about delays in inspections and the effect on local businesses. He also asked about drainage issues at the softball fields and whether half-percent sales tax funds could be used for repairs or future field development. Staff responded that the inspection concerns would be reviewed and that the softball field drainage issue involves school district property, temporary safety measures, and broader questions about whether to invest in the existing field or consider future facilities at the new park.

Mayor White echoed appreciation for the LOR Foundation's impact, reminded Council about the upcoming WAM social hour, and noted that an MOA regarding sales tax fund management is expected for discussion on May 26th. She acknowledged interest in the open seats and stated that the Chamber has chosen to end its MOU with the City.

6. STAFF REPORTS

Chief Waugh reported that the department has been busy implementing operational improvements, including updated records workflows, NIBRS crime reporting, reduced reliance on county dispatch services, mobile data terminals and vehicle printers. He noted expanded collaboration with partner agencies, support for the CWC Academy approval process, and TIPS training for 48 participants.

Public Works Director Lance Hopkin provided construction updates, including the anticipated substantial completion of Lincoln Street around July 4, Buena Vista work after July 4, an upcoming bid opening for the airport apron project, and progress on Baldwin Creek, Fifth Street, and the park parking lot and waterline projects. He also discussed challenges with underground fiber installation due to Lander's rocky soils, explained that short asphalt patches around town are temporary repairs to extend pavement life, and noted that recycled asphalt is being used when possible, to reduce costs and improve surfaces.

Assistant Mayor RaJean Strube Fossen provided a grant update, including a \$500,000 SUB award for unmet housing needs, applications for a potential City Park fishpond design, recreation trails, a community center feasibility study, energy efficiency audits, Senior Center lighting upgrades, depot abatement, and FEMA flood mitigation funding. She also discussed LOR-funded recreation projects, including North Park ball field fencing. She discussed potential Indian Relay fencing safety upgrades, noting a cost of \$70,000 for a preferred solution with \$20,000 in funding currently identified .

City Treasurer Koehn reported that she has been working on budget information. She noted that Casselle is moving customers to a new hosting platform and ending its integration with Express Bill Pay, requiring staff to evaluate payment processing and data-transfer options.

City Clerk Fontaine reported a strong response to seasonal job applications, with all positions filled except for a few cemetery maintenance roles. She announced that election filing for Ward 1, Ward 2, Ward 3, and the Mayor opens May 14 and closes at 5:00 p.m. on May 29, noting that an updated municipal application form is now required.

7. CONSENT AGENDA

- A. Approve April 14 2026 City Council Meeting Minutes
- B. Approve April 28 2026 City Council Special Meeting Minutes
- C. Approve April 28 2026 City Council Work Session Meeting Minutes
- D. Approve Bills and Claims

307 SHREDDING LLC shredding 75.00 ADAM E PHILLIPS ATTORNEY AT LAW Professional Fees 5,000.00 ALERT 360 Acct #33000198 Golf Course Monitoring APR2 296.16 ALEXANDER EXCAVATION Demo House due to Fire 1,290.00 ALSCO Comm Ctr Linens 415.74 ALSCO Community Center MicroTech Towels 44.71 ALSCO Comm Ctr MicroTech Towels 44.71 ALSCO Comm Ctr MicroTech Towels 44.71 ALSCO Comm Ctr MicroTech Towels 44.71 ARDURRA GROUP INC Apron Project 19,684.02 ARDURRA GROUP INC Const mgmt services per task order 2,621.25 ATNIP WELL & PUMP SERVICE INC Test Pumping City Park Wells 800.00 B & T FIRE EXTINGUISHERS Fire Extinguisher Charge L26-0151 41.00 BARGREEN/ELLINGSON Gas connector hose kit for gas grill at Dillon Par 339.14 BARGREEN/ELLINGSON Gas Grill for Dillon Park - LOR Foundation Gran 8,787.81 BARGREEN/ELLINGSON Mop heads for City Hall 31.23 BEACON ATHLETICS LLC Little League dugout benches and batracks – LL 7,250.00 BERNARD PLUMBING video old sewer main on n. 2nd 190.00 CASELLE INC Client # C-11380 Annual Source Code Escrow 200.00 CEMETERY DITCH CO Water share annual assessment 1,692.00 CITY SERVICE VALCON 5,999 Gallons of UNI203 Aviation Gasoline 33,567.32 CROELL INC gravel and road base 468.12 DOWL Fremont Sewer Final 215.00 DRUG TESTING SERVICES LLC employee screening 195.00 ECONO SIGNS cones and signs 566.92 EMPLOYEE REIMBURSEMENTS Lyft Fees Reimbursement 54.35 EMPLOYEE REIMBURSEMENTS Lyft Fees Reimbursement 54.95 EMPLOYEE REIMBURSEMENTS Cheyenne Travel Maverik 8.23 EMPLOYEE REIMBURSEMENTS Cheyenne Travel – Subway 14.18 ENGINEERING ASSOCIATES Meeting on quiet title survey work 201.48 FAIRFIELD TREE AND LAWN CARE Tree Removal Due to House Fire 1,500.00 FREMONT CO SOLID WASTE DISPOS trash from rodeo grounds and other park 56.20 FREMONT CO SOLID WASTE DISPOS Account Credit – Overpayment 5.60- FREMONT COUNTY TREASURER APRIL JAIL BILL 715.00 FREMONT COUNTY TREASURER Dispatch Police & Fire 20,670.00 FREMONT COUNTY TREASURER Dispatch Police & Fire 686.25 FREMONT ENGINEERING & SURVEYING Stormwater Survey 45,000.00 FRONTIER PROPERTY MAINTENANCE Landscape Maintenance for Community Center 925.00 HDR ENGINEERING INC GIS Services 21,981.25 HDR ENGINEERING INC Wastewater Masterplan 5,060.00 HDR ENGINEERING INC Updating final project budgets, cost evaluations, 19,741.25 HEALTH EQUITY Monthly Fees MAY2026 147.70 HEALTH EQUITY Monthly Fees MAY2026 147.70 HIGH COUNTRY CONSTRUCTION Lincoln Street Construction 367,030.57 HOMETOWN OIL Parks

& Rec 7.82 INQUIREHIRE background screening 336.00 JIRDON AGRICHEMICALS Spring
 Fertilizer - Parks and playing surfaces; gr 5,711.87 L N CURTIS & SONS wildland boots for new
 member 337.56 L N CURTIS & SONS Wildland boots for new member 397.00 L N CURTIS &
 SONS Wildland boots for new member 422.50 L N CURTIS & SONS years of service pins
 2,647.83 L N CURTIS & SONS Wildland boots for new member 337.65 LANDER SENIOR CITIZENS
 CENTER APR2026 1,491.55 MASTERCARD U bolts for hospital solar panel 10.98
 MASTERCARD March 2026 2nd set of BacT sampling 75.00 MASTERCARD supplies and lumber for
 ballfield 1,418.23 MASTERCARD cleaning supplies 129.85 MASTERCARD Expedia Room
 Protection Plan 39.89 MASTERCARD easter egg hunt supplies and prizes 190.34 MASTERCARD
 paint and rollers for sewer ponds 69.26 MASTERCARD Trash bags for upstairs and restroom 28.98
 MASTERCARD April 2026 2nd set of BacT sampling 75.00 MASTERCARD Form Server for AirTable
 80.00 MASTERCARD DINNER #1.0 8.49 MASTERCARD Acct #156821201 Spectrum Phone FEB2026
 c 129.98 MASTERCARD Acct #156821201 Spectrum Phone FEB2026 c 130.00 MASTERCARD Acct
 #156821201 Spectrum Phone FEB2026 c 130.00 MASTERCARD Acct #156821201 Spectrum Phone
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 MASTERCARD Acct #156821201 Spectrum Phone FEB2026 c 130.00 MASTERCARD Acct
 #156821201 Spectrum Phone FEB2026 c 130.00 MASTERCARD Acct #173012201 Sepctrum Fiber
 MAR2026 300.00 MASTERCARD Acct #173012201 Sepctrum Fiber MAR2026 300.00
 MASTERCARD Lutterman Travel - Cheyenne Chili's 3.10.2026 26.05 MASTERCARD Borchardt
 Travel - Douglas - Broken Wheel 3.24 27.91 MASTERCARD power probe 448.45 MASTERCARD
 Fuel injection return hose 20.49 MASTERCARD toner for front counter printer 148.78
 MASTERCARD Thermal Label Maker – Folders 146.55 MASTERCARD ups battery backup's 148.10
 MASTERCARD Red ink 12.82 MASTERCARD Extension cords for front office 21.77 MASTERCARD
 Pencils & Sharpener for TiPS training 38.18 MASTERCARD Refund on 112-8173085-6804219 –
 Amazon 46.86- MASTERCARD Address Labels for File Folders 46.86 MASTERCARD nitrile
 gloves for general work 198.55 MASTERCARD 64 gb Jump Drives & SD cards 113.11
 MASTERCARD door mats for sewer ponds 208.72 MASTERCARD Office Suplies 60.86
 MASTERCARD Paper Towel Rolls 65.09 MASTERCARD Supplies - 4 Tape Rollers, Sticky Post It's,
 Coffe 48.96 MASTERCARD Window Cleaner - Pack of 3 24.76 MASTERCARD 10 Cases with 10
 Reams in each case of Copier 299.95 MASTERCARD 10 Cases with 10 Reams in each case of Copier
 299.95 MASTERCARD Stainless Steel Wipes 29.79 MASTERCARD Tork Centerfeed Hand Towels 12
 Rolls 95.32 MASTERCARD ice bags for fire hall 141.88 MASTERCARD Lutterman Travel -
 Cheyenne Taco Bell 3.10.20 12.90 MASTERCARD LUNCH #1 15.44 MASTERCARD Hitch and wiring
 harness Durango 244.78 MASTERCARD MainStreetTrees 5,700.00 MASTERCARD PHQ
 Martson 19.50 MASTERCARD Shockknife - Single Knife Pack 661.12MASTERCARD DUO VPN
 MFA MDC's 900.00 MASTERCARD T-1 seat belt 367.26 MASTERCARD Checkfront Monthly Plus
 Plan March 2026 269.00 MASTERCARD One Stop Carwash JAN2026 25.93 MASTERCARD Acct
 #8313 30 043 0016823 Spectrum Phone 18.87 MASTERCARD Acct #8313 30 043 0151349
 Spectrum Phone 141.07 MASTERCARD Lumen Phone Charges MAR2026 Accts: 33364 93.33
 MASTERCARD Lumen Phone Charges MAR2026 Accts: 33364 214.73 MASTERCARD Lumen Phone
 Charges MAR2026 Accts: 33364 450.64 MASTERCARD Lumen Phone Charges MAR2026 Accts:
 33364 131.00 MASTERCARD Renewal 41.00 MASTERCARD Brother QI Series DK1201 Labels 93.27
 MASTERCARD Acct #B2BCOL APR2025 456.00 MASTERCARD White Striping Paint - Field
 Marking 1,116.57 MASTERCARD AWS for stacker 23.99 MASTERCARD string trimmer air filter
 and string for ponds 44.97 MASTERCARD Police Car Wash FEB2026 33.50 MASTERCARD
 receipt (not great quality) and description of rec 20.70 MASTERCARD lunch, 3/18/26 13.98
 MASTERCARD Canon GPR-61 Set Original Canon Laser Toner 799.00 MASTERCARD AirMed for J.

White 5yr Emergent Coverage 287.00 MASTERCARD Uniforms - Captain Portion of Total Order
 253.80 MASTERCARD Uniforms New Captain 446.69 MASTERCARD Lutterman Travel - Cheyenne
 Dinner 3/9/2026 19.18 MASTERCARD Supplies 40.00 MASTERCARD Transport hoods Charged on
 cc 3.20.2026 185.00 MASTERCARD paint and brush's for sewer ponds 285.25
 MASTERCARD paint roller's 13.66 MASTERCARD paint for sewer ponds 49.49 MASTERCARD April
 2026 1st set of BacT sampling 75.00 MASTERCARD nameplate for new PD employee 20.28
 MASTERCARD Books for Promotions 73.48 MASTERCARD Paper Products and Silverware for
 Conference 36.06 MASTERCARD cornhole boards Lance's card 180.00 MASTERCARD distance
 signs for little league field 45.00 MASTERCARD Cody Fire School Registration 175.00
 MASTERCARD Acct #3024-9062730-001 Trash Removal MAR 173.29 MASTERCARD Acct #3024-
 9062730-001 Trash Removal MAR 188.97 MASTERCARD Acct #3024-9062730-001 Trash
 Removal MAR 165.49 MASTERCARD Acct #3024-9062730-001 Trash Removal MAR 1,075.95
 MASTERCARD Acct #3024-9062730-001 Trash Removal MAR 1,000.40 MASTERCARD Cody
 Fire School registration Nick Camusi 175.00 MASTERCARD Cody Fire School registration - Robbie
 Zuspan 175.00 MASTERCARD Google Workspace MAR2026 1,102.95 MASTERCARD Google
 Workspace MAR2026 1,102.95 MASTERCARD Cody Fire School Registration 175.00
 MASTERCARD AED Superstore had charged us sales tax. After 51.25- MASTERCARD meeting
 mints 10.50 MASTERCARD Borchardt Travel - Douglas Derby Club 3.26.202 26.05 MASTERCARD
 Quarterly Billing for Quadient Mailing System 525.14 MASTERCARD DINNER #2 26.00
 MASTERCARD Kitchen Hood Cleaning at the fire hall 625.00 MASTERCARD Cody Fire School
 Registration 175.00 MASTERCARD Uniforms 30.00 MASTERCARD DTR Programming includes
 application for ID's 125.00 MASTERCARD Replacement antenna for Unication Pager 33.28
 MASTERCARD Expedia Room Protection – WASCOP 43.94 MASTERCARD DINNER
 #1.1 10.41 MASTERCARD tire slime 39.99 MASTERCARD concrete anchors for parks pole
 14.67 MASTERCARD 50 ft hose for Ellis tank out building 49.99 MASTERCARD Spark Plugs 13.47
 MASTERCARD Uniforms 19.45 MASTERCARD March 2026 Wastewater Sampling 345.00
 MASTERCARD March 2026 Wastewater testing 345.00 MASTERCARD March 2026 Wastewater
 Testing 345.00 MASTERCARD Annual Consumer Confidence Report 125.00 MASTERCARD March
 2026 Wastewater Testing 345.00 MASTERCARD Cody Fire School Registration 175.00
 MASTERCARD 3.25.2026 Subway - Travel – Borchardt 8.38 MASTERCARD Borchardt Travel -
 Douglas Subway 3.26.2026 9.44 MASTERCARD Borchardt Travel Douglas The Depot 3.25.202
 24.25 MASTERCARD Lodging Borchardt - WLEA Training 369.60 MASTERCARD water pump and
 coolant 234.98 MASTERCARD credit 64.17- MASTERCARD Extractor 29.99 MASTERCARD Fitting
 hydraulic 6.43 MASTERCARD car wash soap for fire trucks 20.98 MASTERCARD hood
 prop's 88.10 MASTERCARD Fuel filter 9.48 MASTERCARD Fuel Filter 4.00 MASTERCARD stock
 order 120.78 MASTERCARD tire patch plug 45.84 MASTERCARD credit 48.80- MASTERCARD
 tail light bulb 3157 10.86 MASTERCARD Oil filter 5.00 MASTERCARD DCI Lab Submission L26-
 00835 7.55 MASTERCARD Blood Test Kit Mailing L26-00703 7.55 MASTERCARD DCi
 Blood Kit Submissions L26-754 & L26-745 15.10 MASTERCARD stock order 243.53
 MASTERCARD Microfiber cleaning cloths for Custodial @CH 21.98 MASTERCARD TOW - L26-
 00833 145.00 MASTERCARD Cody Fire School Registration 175.00 MASTERCARD Cody Fire School
 Registration 175.00 MASTERCARD E-coli testing for sewer ponds March 2026 270.00
 MASTERCARD concrete for Von Beiker sewer replacement 62.70 MASTERCARD board to
 hang sign at sewer ponds 37.24 MASTERCARD Facia Little League Dugouts – Black 244.64
 MASTERCARD meter couplers 135.51 MASTERCARD meter couplers 248.44 MASTERCARD
 Mounts for MDCs 247.45 MASTERCARD AMAZON PRIME BUSINESS ACCOUNT ANNU 779.00
 MASTERCARD Lutterman Travel - Cheyenne Best Western 220.00 MASTERCARD Lodging -

Cheyenne Mattocks 220.00 MASTERCARD Renewal for Microsoft for City of Lander Office L
 453.60 MASTERCARD meter spuds 451.71 MASTERCARD Acct #142816 Vonage
 Phone 32.63 MASTERCARD Acct #142816 Vonage Phone 32.62 MASTERCARD Acct #142816
 Vonage MAR2026 904.22 MASTERCARD Acct #142816 Vonage MAR2026 904.22
 MASTERCARD blue paint 79.98 MASTERCARD conduit 62.56 MASTERCARD Fittings for hose
 bib in Ellis tank building. Accide 27.00 MASTERCARD MasterCard - Travel Card 2 Annual
 Fee 50.00 MASTERCARD MasterCard Annual Fee 50.00 MASTERCARD Mastercard Annual
 Fee 50.00 MASTERCARD MasterCard Annual Fee 50.00 MASTERCARD paint 65.67
 MASTERCARD Time Value Software To Open, Edit, and Creat 60.00 MASTERCARD fasteners for
 U-bolts on hospital solar panel 8.89 METRON FARNIER meter shipping 26.74 MIDLAND
 IMPLEMENT CO Toro (R11) spring maintenance parts. 162.74 MISC ONE TIME VENDOR Project
 Graduation 2026 1,000.00 MISC ONE TIME VENDOR 24HR PERMIT EVENT CANCELLATION
 50.00 MISC ONE TIME VENDOR 24HR PERMIT EVENT CANCELLATION 50.00 NORCO INC Acct
 #GT871 Cylinder Rental MAR2026 102.92 OFFICE OF STATE LANDS & INVEST CWSRF Loan # 125
 - STP Loan Payment 50,000.00 OFFICE SHOP, INC. Printer Repair - Won't print via network 75.00
 ON TIME SPORTS LVHS Sponsorship - T Shirts 499.00 ONE CALL OF WYOMING dig tickets for
 March 2026 78.75 OPEN LOCK MASONRY Dillon Park BBQ Grill masonry work - LOR
 Foun 4,145.00 PAYMERANG LLC Monthly Fee APR2026 200.00 POLLARDWATER Hydrant
 backflow checks 1,448.00 QUADIENT INC Postage Added 03-26-2026 1,000.00 RAMKOTA HOTEL
 & CONFERENCE CENTER Hotel room for Rural Water conference 404.00 RAMKOTA HOTEL &
 CONFERENCE CENTER room for spring conf. Bobby 404.00 RAMKOTA HOTEL &
 CONFERENCE CENTER 4 Nights stay for WARWS Conference 404.00 RANGER-JOURNAL-
 WIND RIVER NEWS Legal Ad - March 10th 2026 Minutes 1,144.00 RANGER-JOURNAL-WIND RIVER
 NEWS Legal Ad - Notice of Completion - Water Meter 78.00 RANGER-JOURNAL-WIND RIVER
 NEWS Legal Ad - Riverwood 39.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - April 7th
 2026 Minutes 182.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - Gannett Peak Subdivision
 Phase Tw 39.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - April 14 2026 Minutes 767.00
 RDO EQUIPMENT CO R13 wheel bearing parts 247.80 RIVERTON TIRE & OIL CO Front Tires
 248.00 RIVERTON TIRE & OIL CO tires 614.66 ROCKY MOUNTAIN POWER Acct #58604211-0013
 MAR2026 4,548.96 ROCKY MOUNTAIN POWER Acct #58604211-0013 MAR2026 383.36 ROCKY
 MOUNTAIN POWER Acct #58604211-0013 MAR2026 1,729.25 ROCKY MOUNTAIN POWER Acct
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 POWER Acct #58604211-0013 MAR2026 3,500.29 ROCKY MOUNTAIN POWER Jefferson st
 lighting agreement 17,414.60 STRIKE CONSULTING GROUP GIS, Annexation, and Easement Work
 3,620.00 STRIKE CONSULTING GROUP Sewer Master Plan 1,000.00 STRIKE CONSULTING GROUP
 Water Meter Project Const Eng 560.00 STRIKE CONSULTING GROUP Stormwater Master Plan
 31,637.50 STRIKE CONSULTING GROUP MFPA Engineering 6,055.75 SUMMIT WEST CPA
 GROUP P.C. Information Systems (IT) Consulting Profession 650.00 SUMMIT WEST CPA
 GROUP P.C. Information Systems (IT) Consulting Profession 744.48 TARGET SOLUTIONS
 LEARNING LLC Policy Tracker 875.00 TAYLOR DITCH CO. Ditch Shares 134.00 TEAM LABORATORY
 CHEM LLC mega bugs for sewer ponds 3,442.00 THATCHER COMPANY Tanker of Aluminum
 Sulfate 12,263.00 THATCHER COMPANY Pup of liquid chlorine 8,803.79 USA BLUE
 BOOK hydrant backflows and valves 4,836.63 WALLER, TECIA Maintenance at LCCC
 and City Hall 3,400.00 WATER REFUNDS REFUND - WATER MAY 100.64 WATER REFUNDS
 REFUND - WATER - BRANSON 155.31 WATER REFUNDS REFUND - WATER - MALIN 126.51

WATER REFUNDS REFUND - WATER - HALLETT 119.22 WESTERN LAW ASSOCIATES Legal Services APR2026 1,855.00 Total WESTERN PRINTING CO. (560): 759.10 WHITING LAW PC Attorney Services APR2026 35.00 WILLIAM H SMITH & ASSOC Baldwin Creek Eng 840.00 WILLIAM H SMITH & ASSOC Lincoln Steet Construction Observation 18,572.50 WILLIAM H SMITH & ASSOC Lincoln Street Material Testing 2,157.50 WILLIAM H SMITH & ASSOC Baldwin Creek Rd 100 design docs 3,600.00 WILLIAM H SMITH & ASSOC Baldwin 9th Design 2,045.00 WIND RIVER POWER SPORTS 2027 Polaris Ranger XP - Replacement Equipm 35,325.91 WIND RIVER POWER SPORTS axle shaft rear 202.95 WIND RIVER TRANSPORTATION AUTHORITY Detention Center Pass Program 30.00 WY DEPT OF AGRICULTURE Facility ID: 1126 Food Permit Renewal – Lander 100.00 WY DEPT OF AGRICULTURE Annual Weights & Measures Registration 40.00 WY DEPT OF AGRICULTURE Annual Weights & Measures Registration 40.00-WYDOT - FINANCIAL SERVICES APR2026 WYDOT Fuel 2,603.62 WYDOT - FINANCIAL SERVICES APR2026 WYDOT Fuel 557.22 WYDOT - FINANCIAL SERVICES APR2026 WYDOT Fuel 1,301.81 WYDOT - FINANCIAL SERVICES APR2026 WYDOT Fuel 1,301.80 WYO-BEN INC. Freight for bentonite for ball fields 100.00 WYOMING ASSN. OF MUN. Finance & Budget Professional Services by Cha 725.00 WYOMING ASSN. OF MUN. Finance & Budget Professional Services by Charri 725.00 WYOMING DEPT OF AGRICULTURE Wyoming weights and measures device registra 40.00- WYOMING DEPT OF AGRICULTURE Annual renewal of Commercial Kitchen LCCC 100.00- WYOMING LAW ENFORCEMENT ACAD Borchardt Peace Officer FTO Training 245.00 WYOMING RENTS LLC Lift for baseball field lights 1,100.00 WYOMING RETIREMENT SYSTEM Firefighter retirement 693.75 Net payroll 234,605.00 9,377.49 Employee Final Check Aflac 467.29 Child Support 1,554.50 Colonial Life 71.65 Payroll Taxes 84,902.89 Fascorp - Deferred Comp 7,040.00 NCPERS - Prudential Life 112.00 Trustmark Insurance Benefits 379.66 WEBT -WY Educators Benefit Trust (Health Ins.) 81,674.82 Workers Comp 5,158.49 Wyoming Retirement System 63,281.87 Garnishment-Fremont County 1,297.47 Part-time wages: City Hall 1,403.00 Municipal Court 1,011.15 Parks Police 1,034.00

Moved by Council Member Cox, seconded by Council Member Larsen.

Council Member Cassady requested that the Bills and Claims be pulled from the Consent Agenda for discussion. Council Member Stuble requested that the Work Session Minutes be pulled as well.

Council Member Cassady asked about city payments for tree removal and demolition related to a burned structure. Staff explained that, during the fire, a burning tree was cut down because it posed a safety risk to firefighters and nearby property. The structure was also unstable, so a contractor helped push it in during high winds. The city submitted the costs to insurance and was waiting to see whether insurance would cover them.

Cassady then raised concerns about how bills and claims are reviewed. He said council members have a fiduciary duty to provide informed and diligent oversight and questioned whether bills and claims should be treated as "routine" or placed on the consent agenda. He also said some expense descriptions, such as vague MasterCard charges, do not provide enough detail for meaningful review. He suggested the city consider improving coding practices and possibly moving bills and claims out of the consent agenda in the future.

Council Member Stuble moved to amend the first sentence of the Work Session Minutes, which reads, " The City Council held a work session to review the proposed. " and add the word budget.

Seconded by Council Member Cassady. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion to amend passed.

Council Members voting Yea to approve the Consent Agenda as amended: Larsen, D Hahn, Cox, Stuble, and J Hahn. Council members voting Nay: Cassady. Motion passed.

8. NEW BUSINESS (NON-ACTION ITEMS)

- A. Read requested 2026 2027 City of Lander Budget into minutes. City Treasurer Koehn read the proposed FY2026-2027 budget, City of Lander budget, into the minutes.

General Fund \$8,533,709

Enterprise Fund \$731,628

Optional Tax \$10,429,603

Economic Development \$1,075,000

Airport \$3,212

Capital Projects \$287,000

Senior Center \$21,000

9. NEW BUSINESS (ACTION ITEMS)

- A. Authorize renewal of Local Government Liability Pool liability insurance coverage FY 2026 2027 in the amount of \$41,537.00 payable in July 1, 2026.

Moved by Council Member Cox, seconded by Council Member Cassady. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

- B. Approve S 26.01 Phase 2A Riverwood Estates Subdivision

Moved by Council Member Larsen, seconded by Council Member Cox. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

- C. Approve Lander Municipal Airport Hangar Space Land Lease Agreement between the City of Lander and Joel and William Otto for space 201.

Moved by Council Member Cox, seconded by Council Member Cassady. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

- D. Approve NEW RESTAURANT LIQUOR LICENSE APPLICATION for Wind River Pizza LLC, D/B/A Wind River Pizza Company, 654 Main Street, Lander, WY 82520 BLOCK 13 E1/2 LOT 14 & LOT 15, ORIGINAL TOWN OF LANDER, C GENERAL COMMERCIAL DISTRICT and authorize the Clerk to approve but not issue the license until such time as Wind River Pizza Company becomes fully operational and has satisfied the State Liquor Division requirements.

Moved by Council Member D Hahn, seconded by Council Member J Hahn. Council Member Cassady recused himself citing his close relationship with the Spriggs family. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble and J Hahn. Council Members recused: Cassady. Motion passed.

- E. Approve Resolution 1384 APPROVING INDUSTRY REPRESENTATIVE SUPPORT FOR THE ANNUAL LANDER BREWFEST EVENT ON JUNE 12 AND 13TH 2026, PURSUANT TO W.S. § 12-5-402

Moved by Council Member Larsen, seconded by Council Member Cox. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

- F. Appoint the City of Lander Official Voting Delegate and alternate to WAM's Summer Convention Business Meeting June 4, 2026.

Moved by Council Member Cox, seconded by Council Member Cassady.

Council Member Cox moved to amend the motion to appoint Mayor White as the City of Lander Official Voting Delegate and Anne Even as the alternate to WAM's Summer Convention Business Meeting June 4, 2026. Seconded by Council Member Stuble Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

Council Members voting Yea on the motion as amended: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

- G. Approve Resolution 1385, A Resolution of the Governing Body of the City of Lander Amending Resolution 1381 to Clarify the Question of the Three-Quarter Percent Sales and Use Tax to Specifically Establish a Four-Year Term.

Moved by Council Member Stuble, seconded by Council Member Larsen.

Council Member Larsen moved to table the motion until the May 26, 2026 meeting, seconded by Council Member Cassady. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox and J Hahn. Council Members voting Nay: Stuble. Motion passes.

10. UNFINISHED BUSINESS (ACTION ITEMS)

- A. Approve third and final reading of Ordinance 2026-1 Fixing and Determining the Mill Levy Necessary to be Levied to Raise Sufficient Money by General Tax to Meet the Current Expenses of the City of Lander for the Fiscal Year Commencing July 1, 2026.

Moved by Council Member Cox, seconded by Council Member Cassady. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble and J Hahn. Motion passed.

11. UNFINISHED BUSINESS (NON ACTION ITEMS)

- A. Council Discussion concerning proposed Ordinance 2025-13 Repealing City Of Lander Municipal Code Title 2 –Sale, Licensing and Use Of Alcoholic and Malt Beverages, Sections 2-1-1 Through 2-5-1 in its Entirety and Replacing It With Title 2 – Sale, Licensing and Use Of Alcoholic and Malt Beverages Sections 2-1-1 Through 2-6-1

The council discussed proposed Ordinance 2025-13, which would repeal and replace portions of Lander's municipal code governing alcoholic and malt beverages. After a recess, the discussion focused mainly on whether violations should be handled through fines, points, or another violation-tracking system.

City legal counsel explained that civil fines can be difficult to enforce because, unlike criminal fines, unpaid civil fines may require the city to pursue debt collection or litigation. Several councilmembers weighed that concern against business-owner feedback that a points or demerit system feels punitive and burdensome.

Council members discussed a proposed amendment that would reduce and clarify the types of violations, track the number of violations rather than points, attach fines as an accountability

measure, and create a more detailed hearing, enforcement, suspension, revocation, and appeal process using an independent hearing officer.

There was disagreement over fines versus points. Some members favored points because fines may affect small businesses more heavily and could be hard to collect from bad actors. Others favored fines because business owners had consistently opposed points and because the city has had relatively few liquor-license violations.

The council also discussed possible incentives or “carrots,” such as credit for confiscating fake IDs or self-reporting violations. Other details included changing the tracking period to the license renewal term, removing unauthorized gambling from the violations list, clarifying what counts as a violation, and considering whether malt beverage permit events should have at least one person with approved alcohol-server training present.

Training requirements were also discussed. The draft used 60 days for approved alcohol-server training, with renewal every two years, though at least one councilmember argued for a shorter timeline. The police chief said the department had already helped conduct five trainings for 48 people and that continuing those trainings was sustainable for staff.

The discussion ended with general agreement that the ordinance could be brought forward for a vote at the May 26 meeting.

12. ADJOURNMENT

Moved by Council Member Cox, seconded by Council Member J Hahn. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

Being no further business to come before the Council, the meeting was adjourned at 9:15 PM.

The City of Lander

By: _____
Missy White,
City of Lander Mayor

ATTEST:

Rachelle Fontaine, City Clerk

The entire meeting is available to view at <https://www.landerwy.gov/meetings/recent> OR <https://www.youtube.com/@CityofLander>.

CITY OF LANDER MISSION STATEMENT

To provide a safe, stable, and responsive environment that promotes and supports a traditional yet progressive community resulting in a high quality of life.

VISION

Preserving the past, while embracing the future.

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CITY OF LANDER REGULAR SESSION MEETING

Tuesday, May 26, 2026, at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

1. **CALL TO ORDER** Mayor White led the Pledge of Allegiance and called the meeting to order at 6:00 PM. COUNCIL MEMBERS PRESENT: John Larsen, Dan Hahn, Chad Cassady, Julia Stuble, Melinda Cox, Josh Hahn, and Mayor Missy White. Declaration of a quorum. STAFF PRESENT: Police Chief Kelly Waugh, Public Works Director Lance Hopkin, City Treasurer Kristy Koehn, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.

Mayor White commented that city and school leaders are working together to address Lander's recreation and pool funding challenges, which stem from declining school enrollment, and reduced funding flexibility. They are exploring short-term support and long-term community-based solutions.

2. **APPROVAL OF AGENDA** Moved by Council Member Larsen, seconded by Council Member Cassady. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

3. NEW BUSINESS (NON-ACTION ITEMS)

- A. Discussion concerning Resolution 1385, a resolution of the governing body of the City of Lander, amending Resolution 1381 to clarify the question of the Three-Quarter Percent Sales and Use Tax to specifically establish a four-year term; and the affiliated Memorandum of Understanding.

The discussion focused on a proposed optional three-quarter-cent sales tax and related MOA that would fund three services: ambulance service, commercial air service, and public ground transportation. The tax would last four years, with proposed allocations of 54% for ambulance, 31% for commercial air service, and 15% for public ground transportation. Council members debated whether the MOA should be approved before clarifying the ballot language, raised concerns about accountability, amendment difficulty, whether the tax truly fits "economic development," and discussed adding clearer reporting requirements so entities regularly show how public money is being used.

- B. Discussion concerning proposed Resolution 1387 Amending Resolution 1358 Fees and Utility Rates For Water and Wastewater Service July 1, 2026-June 30, 2027.

The council discussed a proposed water and wastewater rate increase to help pay for rising operating costs, loan payments, and major infrastructure repairs. Staff said many water and sewer lines are old and need replacement, while council members raised concerns about affordability and asked for clear project priorities.

- C. Discussion Concerning proposed Resolution 1388 The City of Lander Fee Schedule 2026-2027 A Resolution Replacing Resolutions 1359.

The council discussed proposed Resolution 1388, which would update the City of Lander's 2026–2027 fee schedule and replace Resolution 1359. The proposed changes reflected earlier council feedback, including moving some park rentals, such as gazebos and Centennial Park facilities, to flat-rate fees and adjusting the rodeo grounds rental fee.

4. NEW BUSINESS (ACTION ITEMS)

- A. Untable Approval of Resolution 1385, a resolution of the governing body of the City of Lander, amending Resolution 1381 to clarify the question of the Three-Quarter Percent Sales and Use Tax to specifically establish a four-year term.

Moved by Council Member Cox, seconded by Council Member Cassady. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble and J Hahn. Council Members voting Nay: Cassady. Motion passed.

- B. Approval of Resolution 1385, a resolution of the governing body of the City of Lander, amending Resolution 1381 to clarify the question of the Three-Quarter Percent Sales and Use Tax to specifically establish a four-year term.

Moved by Council Member Stuble, seconded by Council Member Larsen. Council Members voting Yea: Larsen, Cox, Stuble. Council Members voting Nay: Cassady, D Hahn, and J Hahn. Mayor White voted yeah to break the Council tie. Motion passed.

- C. Approve Resolution 1386 A Resolution Approving Industry Representative Support For The Patagonia Free Wall Beta Walk Tour Event On June 4th, 2026, Pursuant To W.S.§ 12-5-402 And Exempting The Parking Lot Of Wild Iris Mountain Sports Located At 166 Main Street, Lander, Wyoming From The Open Container Provisions Of City Ordinance 2-2-12.

Moved by Council Member Stuble, seconded by Council Member Cox. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

- D. Approve the annual Wildland Fire Management Operating Plan

Moved by Council Member Cox, seconded by Council Member D Hahn. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

- E. Approve Wind River Visitor Council's FY 2026 2027 Budget

Moved by Council Member D Hahn, seconded by Council Member J Hahn. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passed.

5. UNFINISHED BUSINESS (ACTION ITEMS)

- A. Untable Approval of the third and final reading of Ordinance 2025-13 Repealing City Of Lander Municipal Code Title 2 –Sale, Licensing and Use Of Alcoholic and Malt Beverages, Sections 2-1-1 Through 2-5-1 in its Entirety and Replacing It With Title 2 – Sale, Licensing and Use Of Alcoholic and Malt Beverages Sections 2-1-1 Through 2-6-1

Moved by Council Member Larsen, seconded by Council Member Cox. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble. Council Members voting Nay: J Hahn. Motion passed.

- B. Approval of the third and final reading of Ordinance 2025-13 Repealing City Of Lander Municipal Code Title 2 –Sale, Licensing and Use Of Alcoholic and Malt Beverages, Sections 2-1-1 Through 2-5-1 in its Entirety and Replacing It With Title 2 – Sale, Licensing and Use Of Alcoholic and Malt Beverages Sections 2-1-1 Through 2-6-1.

Moved by Council Member Stuble, seconded by Council Member Larsen.

Council Member Stuble moved to amend the last sentence of the red text on page two and strike the language, "*Seconded by Council Member J. Hahn. Council Members voting Yea: Larsen, Cassady, D. Hahn, Cox, Stuble and J Hahn. Motion passes.*" Seconded by Council Member Larsen. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passes.

Council Member Stuble moved to amend page three, 2.1.2, and delete subsection U. Unauthorized Gambling. Seconded by J. Hahn. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passes.

Council Member Stuble moved to amend page seven, 2.1.4 (B)(h), alcohol server training timeline to 60 business days of hire and renewed every two years of employment. After discussion Stuble withdrew her motion and moved to amend by ending the sentence after employees, with no timeframe for completion. Seconded By Council Member Cox. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passes.

Council Member Stuble moved to amend page nine, 2.3.1 and delete and replace the entire section, removing points entirely as set forth in red in the proposed amendments. Seconded by Council member Cassady. Council Members voting Yeah: Cassady, D Hahn, Cox, Stuble and J Hahn Council Members voting Nay: Larsen. Motion passes.

Council Member Stuble moved to add W.S. 12-7-101 et seq. to page nine in the yellow highlighted section, replacing XX. Seconded by Council Member Larsen. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passes.

Council Member Stuble moved to amend page ten and replace calendar year with license term. Seconded by Council Member J Hahn. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passes.

Council Member Stuble moved to amend page ten, 2.3.2 Hearings and replace it with the red language in the proposed amendments adopting City Attorney Phillips' revised language concerning hearings. Seconded by Council Member Cassady. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passes.

Council Member Larsen moved to approve the document as amended, seconded by Council Member Cassady. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passes.

6. ADJOURNMENT

Moved by Council Member D Hahn, seconded by Council member Cassady. Council Members voting Yeah: Larsen, Cassady, D Hahn, Cox, Stuble and J Hahn. Motion passes.

Being no further business to come before the Council, the meeting was adjourned at 8:50 PM.

The City of Lander

By: _____
Missy White,
City of Lander Mayor

ATTEST:

Rachelle Fontaine, City Clerk

The entire meeting is available to view at <https://www.landerwy.gov/meetings/recent> OR <https://www.youtube.com/@CityofLander>.

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**MEMORANDUM OF AGREEMENT
BETWEEN
GOVERNING BODIES OF
FREMONT COUNTY**

This Memorandum of Agreement (this “MOA”) is made and entered into by and between governing bodies of Fremont County (“County”), Lander City (“Lander”), City of Riverton (“Riverton”), Town of Dubois (“Dubois”), Town of Hudson (“Hudson”), Town of Pavillion (“Pavillion”), and the Town of Shoshoni (“Shoshoni”). The parties may collectively be referred to herein as the “Parties”, and individually, as a “Party”.

RECITALS

WHEREAS, Wyoming Statute § 39-15-204(a)(vi) allows for an excise tax at a rate in increments of one-quarter of one percent (0.25%) not to exceed a rate of one percent (1%) upon retail sales of tangible personal property, admissions, and services made within the county, the purpose of which is for economic development; and

WHEREAS, the proposition to consider an excise tax for the purpose of economic development will be placed on the 2026 Primary Election ballot for consideration of the qualified voters in Fremont County; and

WHEREAS, the economic development efforts associated with the proposition shall exclusively include commercial air service, public ground transportation, and emergency medical services (ground ambulance); and

WHEREAS, the ballot verbiage of the proposition is “Shall the Board of County Commissioners of the County of Fremont, State of Wyoming, be authorized to impose an excise tax of three-quarter percent (3/4%) upon retail sales of tangible personal property, admissions and services made within the county as defined by Wyoming state statutes, the purpose of which is for economic development. The net proceeds of the tax shall be used for economic development only to support emergency medical services (ground ambulance), commercial air service, and public ground transportation. If passed, the tax shall become effective on January 1, 2027, shall be in effect for a period of four (4) years, and as provided by W.S. § 39-15-203 (a)(v)(C) the same proposition shall be submitted at the general election in 2030”; and

WHEREAS, if the proposition to consider an excise tax for the purpose of economic development is approved in the August 18, 2026 Primary Election, the tax shall become effective on January 1, 2027, and as provided by W.S. 39-15-203(a)(v)(C) the same proposition shall be submitted at the general election in 2030; and

WHEREAS, the Board of County Commissioners shall, by ordinance, impose an excise tax upon retail sales of tangible personal property, admissions, and services as defined by Wyoming statutes if the proposition passes.

AGREEMENT

NOW, THEREFORE, in consideration of the above and of the mutual promises herein contained, the sufficiency of which is acknowledged, the Parties hereby agree as follows:

1. Parties agree and acknowledge the optional excise tax collected and distributed by the Wyoming Department of Revenue will be distributed to municipalities and county based on population and the funds will be used exclusively for economic development purposes.
2. Parties agree to create a restricted fund and/or line items in their municipal and county budgets for the optional economic development tax proceeds and expenditures. No part of the tax shall be transferred to a Party's general fund for general operations.
3. Parties agree the net proceeds of the tax shall be used for economic development only to support emergency medical services (ground ambulance), commercial air service, and public ground transportation.
4. Parties agree that 54% of each Party's proceeds from the optional excise tax received will be distributed monthly to the Fremont County Treasurer for emergency medical services.
5. Parties agree that 31% of each Party's proceeds from the optional excise tax received will be distributed monthly to the City of Riverton for commercial air service.
6. Parties agree that 15% of each Party's proceeds from the optional excise tax received will be distributed monthly to the Fremont County Association of Governments (FCAG) for ground transportation.
7. Parties shall not advance funds nor over-obligate expenditures related to emergency medical services (ground ambulance), commercial air service, or public ground transportation prior to receiving funds in their respective restricted fund and/or line items.
8. General Provisions:
 - a. Effective Date. The effective date of this MOA is the date of the signature last affixed to this page and after the three-quarter percent (3/4%) optional sales and use tax for economic development passes on the Primary Ballot on August 18, 2026.
 - b. Term. This MOA shall remain in full force and until the three-quarter percent (3/4%) optional sales and use tax for economic development passes is defeated by the qualified voters of Fremont County in the 2030 general election, or any general election thereafter.
 - c. Amendments. Any changes, modifications, revisions, or amendments to this MOA which are mutually agreed upon by the Parties shall be incorporated by written instrument executed and signed by all Parties to this MOA. No provision of this

Agreement may be modified or altered solely by an individual Party. Prior to consideration of any amendment to this MOA, the proposed amendment shall be subject to a minimum thirty (30) day public comment period coordinated through the Fremont County Clerk's Office. Upon conclusion of the public comment period, the Fremont County Clerk shall compile and provide the results and comments received during the public feedback period to each Party for consideration prior to any action on the proposed amendment. Following receipt and review of the public comments, the governing bodies of the Parties may consider approval of the proposed amendment in accordance with their respective procedures, including but not limited to public hearing.

- d. Disputes. In the event of a dispute between the Parties as to the language of this MOA or the construction or meaning of any term hereof, this MOA will be deemed to have been drafted by the Parties in equal parts so that no presumptions or inferences concerning its terms or interpretation may be construed against any Party to this MOA. Any controversy or claim arising out of, or relating to this Agreement, including, but not limited to, alleged breach of the Agreement, may be settled by mediation in accordance with W.S. § 1-43-101 et seq. Should mediation fail, the Parties may proceed with any/all legal avenues available under Wyoming or federal law. The construction, interpretation and enforcement of this MOA shall be governed by the laws of the State of Wyoming. The courts of the State of Wyoming shall have jurisdiction over any action arising out of this MOA and the parties, and the venue shall be the Ninth Judicial District, Fremont County, Wyoming.
- e. Governmental Immunity. The Parties do not waive governmental immunity by entering into this MOA, and specifically retain all immunities and defenses available to them as a governmental entity pursuant to W.S. §1-39-101, et seq., and all other applicable law. Designations of venue, choice of law, enforcement actions, and similar provisions should not be construed as waiver of governmental immunity. The parties agree that any ambiguity in this MOA 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.
- f. 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 MOA shall not be construed so as to create such status. The rights, duties and obligations contained in this MOA shall operate only between the parties to this MOA, and shall inure solely to the benefit of the parties to this MOA. The provisions of this MOA are intended only to assist the parties in determining and performing their obligations under this MOA. The Parties to this MOA intend and expressly agree that only Parties signatory to this MOA shall have any legal or equitable right to seek to enforce this MOA, to seek any remedy arising out of a Party's performance or

failure to perform any term or condition of this MOA, or to bring an action for the breach of this MOA.

- g. Titles Not Controlling. Titles of paragraphs are for reference only, and shall not be used to construe the language in the MOA.
- h. Severability. Should any portion of this MOA be judicially determined to be illegal or unenforceable, the remainder of the MOA shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
- i. Audit/Access to Records. The Parties to the MOA shall have access to any books, documents, papers, and records of the projects which are pertinent to the MOA. The Parties to the MOA shall, immediately upon receiving written instruction from the other, provide to any Party or independent auditor, accountant, or accounting firm, all books, documents, papers and records of the project which are pertinent to this MOA.
- j. Time is of the Essence. Time is of the essence in all provisions of this MOA.
- k. Waiver. The waiver of any breach of any term or condition in the MOA shall not be deemed a waiver of any prior or subsequent breach.
- l. Entirety of Agreement. The Parties hereto agree that this agreement represents the entire agreement of the Parties and all prior negotiations, discussions, and agreements have been incorporated herein.
- m. Counterparts. This Agreement may be executed in any number of counterparts, each of which may be deemed an original and all of which together shall constitute one and the same instrument, and facsimiles shall be deemed originals.

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9. Signatures. The Parties to this MOA, through the duly authorized representatives of their governing bodies, have executed this MOA on the dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOA.

FREMONT COUNTY, WYOMING:

Larry Allen, Chair

Date

ATTEST:

County Clerk

Date

CITY OF RIVERTON, WYOMING:

Tim Hancock, Mayor

Date

ATTEST:

City Clerk

Date

LANDER CITY, WYOMING:

Missy White, Mayor

Date

ATTEST:

City Clerk

Date

TOWN OF DUBOIS, WYOMING:

Pat Neveaux, Mayor

Date

ATTEST:

Town Clerk

Date

TOWN OF HUDSON, WYOMING:

Sherry Oler, Mayor

Date

ATTEST:

Town Clerk

Date

TOWN OF PAVILLION, WYOMING:

Matt Pattison, Mayor

Date

ATTEST:

Town Clerk

Date

TOWN OF SHOSHONI, WYOMING:

Joel Highsmith, Mayor

Date

ATTEST:

Town Clerk

Date

SAMPLE UTILITY RATE INCREASES FOR 2026-2027

Section 9, ItemB.

7% WATER , 9% SEWER

Lot Configuration	Current Monthly Minimum	Monthly Minimum after utility rate increase	Base Rate < 4000 g water, <2000 g sewer	Base Rate 2026/27 increased costs per month	Sample July w/irrigation current	Sample usage (gallons)	Sample July with water rate increase	Sample Summer 2026/27 increased costs per month
5/8" Residential meter on 1 City lot	\$69.32	\$74.60	4000 / 2000	\$5.28	\$111.69	15,000	\$120.25	\$8.56
5/8" Out of town meter on 1 lot	\$96.19	\$103.45	4000 / 2000	\$7.26	\$159.73	15,000	\$171.65	\$11.92

Intown base rate increase per month is \$5.28

Out of town base rate increase per month is \$7.26

Do you qualify for discounted water and sewer rates?

Stop by City Hall to fill out an application!

You'll be required to provide a copy of the past 2 years of tax returns or Social Security Benefit Statements for all household individuals over age 18.



City of Lander Discounted Water and Sewer Rates 2026 Federal Poverty Level Annual Household Income

Number of Persons in Household	Less than 133%	134-138%	139-150%
	50% Discount	45% Discount	40% Discount
1	Less than \$21,227	\$21,228-\$22,025	\$22,026-\$23,940
2	Less than \$28,781	\$28,782-\$29,863	\$29,864-\$32,460
3	Less than \$36,336	\$36,337-\$37,702	\$37,703-\$40,980
4 or More	Less than \$43,890	\$43,891-\$45,540	\$45,541-\$49,500

RESOLUTION 1377
AMENDING RESOLUTION 1358
FEES AND UTILITY RATES FOR
WATER AND WASTEWATER SERVICE JULY 1, 2026-JUNE 30, 2027

A Resolution establishing water and wastewater (sewer) service fees as defined and authorized by Title 9 – Water and Sewer Service of the Lander City Code for July 1, 2026, to June 30, 2027.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANDER:

These rates and charges are established so that each user class (residential, commercial, irrigation, and rural water house) pays its proportionate share of the costs of water treatment, water transmission, and wastewater treatment services including but not limited to, labor, repairs, equipment, replacement, maintenance, necessary modifications, power, sampling, laboratory testing and a reasonable contingency fund. Each user shall be notified by the City of rate changes.

Section 1: Water Service Requirements

- (a) New Connections / Tap Fees: All new connections to the municipal water system shall be made at the expense of the owner of the premises benefited and shall conform to standards and specifications adopted by the Director of Public Works. ~~Tap fees will be charged at the time of obtaining a Building Permit.~~
- (b) Installation. The applicant shall be responsible for providing the following: one copper setting or other approved fitting in a horizontal position and one curb-stop. The applicant shall also be responsible for acquiring a water meter from the city at the rate specified in this section and having the same installed by a plumber licensed under the Lander Municipal Code. After installation, the applicant shall notify the city and have the water meter inspected by the same for proper installation.
- (c) Certificate Required. - No permit shall be granted without the certification of the Public Works Department that the water line up to and including the meter connections complies with all regulations, specifications, and standards of the International Plumbing Code as adopted by the City.

Section 2: Metered Water Service User Rates

Contract for Services, Meter charges. A signed contract for water and sewer services will be required. Consumers will be charged the actual costs for the meter, spuds, and flanges according to the circumstances of the connection at the time of the signed contract for services.

- (a) Monthly Minimum Base Rate, up to 4,000 gallons per meter per month are as set forth below:

Meter Size (inches)	Monthly Minimum - 4000 gallons - Inside City	Monthly Minimum - 4000 gallons - Outside City
5/8"	\$50.10	\$75.15
3/4"	\$53.50	\$80.25
1"	\$62.15	\$93.20
1 1/2"	\$86.80	\$130.20
2"	\$121.40	\$182.10
3"	\$220.15	\$330.20
4"	\$358.40	\$537.60
6"	\$753.40	\$1,130.10
8"	\$1,306.40	\$1,959.65

Meter Size (inches)	Monthly Minimum Charge Base 4000 Gallons — Inside City	Monthly Minimum Charge Base 4000 Gallons — Outside City
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5/8" Meter	46.83	70.24
¾" Meter	49.99	75.00
1" Meter	58.09	87.12
1 1/2" Meter	81.15	121.7
2" Meter	113.45	170.17
3" Meter	205.74	308.61
4" Meter	334.95	502.41
6" Meter	704.13	1056.16
8" Meter	1220.95	1831.44

(a)(b) Excess Water Usage, over 4,000 gallons per meter per month shall be as follows:

- 1. Inside of the city limits \$~~3.89~~ 4.15 per 1,000 gallons over the allotted 4,000 gallons-
- 2. Outside of the city limits \$ ~~5.82~~ 6.20 per 1,000 gallons over the allotted 4,000 gallons.

Section 3: Miscellaneous Water User Class information

- (a) Rural Water Rate. Fees for water from the Rural Water House will be \$~~17.47~~ 18.70 for 1,000 gallons.
- (b) Snowbird Rate shall ~~be \$37.08~~discounted by 20% of the current water account base rate per month so long as the water meter registers zero water usage.
- (c) The Mayor and City Council may allow the running of water for residential customers and reduced rates for sewer in the event the City needs citizens to run water to keep the City water and sewer mains from freezing.

Section 4: Sewer Service Requirements

New Connections / Tap Fees: All new connections to the municipal sanitary sewer system shall be made at the expense of the owner of the premises benefited and shall conform to standards and specifications adopted by the Director of Public Works.

Section 5: Sanitary Service User Rates

- (a) For residential users, monthly wastewater user charges will be based on average monthly water usage during the months of November and December. If a residential user has not established a November, December average, their monthly bill shall be the median charge of all other residential users for that family/residence size. Residential Users that have their services disconnected for thirty days or more will be assessed the minimum customer charge based on the fixed cost of debt service to be used for repayment of debt service.
- (b) For industrial and commercial users, charges shall be based on water used during the current month. If a commercial or industrial user has a consumptive use of water, or in some other manner uses water which is not returned to the wastewater collection system, the user charge for that user may be based on a wastewater meter(s) or separate water meter(s) installed and maintained at the user's expense, and in a manner acceptable to the City of Lander.
- (c) For those users who ~~use wastewater, the strength??~~discharge point loads into the sanitary sewer system (including but not limited to grease traps, industrial waste, leachate, and nonspecific sediment loads) ~~of~~ which is greater than normal domestic sewage, a surcharge in addition to the normal user charge will be collected. The surcharge for operation and maintenance including replacement will be determined after testing for BOD, SS and other pollutants as designated and approved by the City Engineer.
- (d) The following rates are established and shall be charged and paid every month for all sanitary sewer services from the municipal sanitary sewer system.

SEWER UTILITY RATES
Minimum Charges

Water Meter Size (inches)	Monthly Minimum - 2000 gallons - Inside City	Monthly Minimum - 2000 gallons - Outside City
5/8"	\$24.50	\$28.30
3/4"	\$26.15	\$31.60
1"	\$30.40	\$40.05
1 1/2"	\$42.45	\$64.15
2"	\$59.35	\$97.90
3"	\$107.55	\$194.35
4"	\$175.10	\$329.40
6"	\$365.40	\$715.20
8"	\$638.00	\$1,255.30

Water Meter Size (inches)	Monthly Minimum Charge 2000-Gallon-Base Inside City	Monthly Minimum Charge Outside City
5/8"	\$22.49	\$25.95
3/4"	\$24.00	\$28.98
1"	\$27.88	\$36.74
1 1/2"	\$38.95	\$58.85
2"	\$54.45	\$89.83
3"	\$98.68	\$178.30
4"	\$160.62	\$302.19
6"	\$335.25	\$656.14
8"	\$585.35	\$1,151.66

(be) Excess Sewer Use Charges, over 2,000 gallons per meter per month shall be as follows:

- 1. Inside of the city limits \$~~2.77~~ 3.00 per 1,000 gallons over the allotted 2,000 gallons in city limits.
- 2. Outside of the city limits \$~~4.13~~ 4.50 per 1,000 gallons over the allotted 2,000 gallons.
- 3. Industrial waste haulers add in a point load at the lagoons will be charged in accordance with the annually adopted City of Lander Fee schedule as may be amended.

Section 6: Water and Sewer Services Contract Obligations

(a) Non-property Owner (Tenant) Deposit Required. – ~~The property owner is responsible for all water and wastewater charges unless the tenant agrees in writing and posts a deposit according to the adopted City fee schedule. All water and sewer customers who do not own the property or a substantial equity therein (tenants), in connection with which such services are required, if the property owner agrees, will be required by the City to post a \$200.00 deposit as a guarantee of payment of their service account. Said deposit shall be returned to such tenant, without interest, upon discontinuance of service and payment of their account in full. At each change in occupancy the property owner will submit a transfer form signed by both the tenant and the landlord.~~

~~Instead of the above required deposit, a property owner may sign an agreement with the City utility director guaranteeing payment for all water and sewer services furnished with such property. In the event a property owner executes a guarantor's agreement, as provided in the preceding section, period bills shall be addressed to property owners in the care of tenants at the address to which services were furnished.~~

(b) Delinquent Charges. - Monthly charges for water and sewer not paid within 20 days of the billing date are deemed delinquent and a delinquency charge of 10% of the unpaid amount will be charged at the close of business on the 20th of the month. In such circumstances, the City may shut off the water upon ten (10) days' notice to the property owner and/or tenant by U.S. Postal Service or posting of the notice on the property. After shutting off, water service shall be resumed

only upon payment of the account balance, together with the sum of \$100.00 for the costs incurred in shutting the water off, sending notice, and turning the water on.

(c) Payment of Charges and Penalties. - The City shall submit monthly statements to the user of water and/or sewer. Should any user fail to pay the balance due and interest penalty within two months of the due date, or if the account should exceed ~~??~~\$200.00 in delinquency, the City may shut off the water upon ten (10) days’ notice to the property owner and/or tenant by U.S. Postal Service or posting of the notice on the property.

(d) Payment Arrangements for Delinquency. At their discretion the City Treasurer and/or the City Clerk, or their designee, may formulate payment arrangements with a utility user for delinquent accounts. The payment arrangements will require the user to pay their current bill plus delinquency payment and additional payments for two months. If the utility user fails to comply with any part of the payment arrangement, the water service may be shut off ~~immediately without further notice upon ten (10) days’ notice to the property owner by posting of the notice on the property.~~

(e) Payment Arrangements for Severe Water Breaks Leak Adjustment: ~~The City may allow a credit of up to 50% not to exceed \$250.00 as stated in Resolution 1057 as may be amended from time to time. Leak is defined as an unintentional water loss caused by broken and/or malfunctioning plumbing fixtures/pipes within a residence or building. A leak adjustment may be granted when all of the conditions and documentation required by Resolution 1057 are met. In the event an account holder has a severe water line break resulting in a balance due and owing in an amount the account holder is unable to pay completely the City Treasurer and/or the City Clerk, or their designee may formulate payment arrangements for the remaining balance. If the account holder makes a payment each and every month under said arrangement, the City may suspend the accumulation of the delinquency charge of 10% of the unpaid account balance. Severe water break shall be defined as an identifiable water line break on the account holders’ real property resulting in a greater charge than the \$250.00 allowance causing extreme hardship to the account holder.~~

~~(e)(f)~~ Discounted Water and Sewer Service for Low Income Property Owners – Residents of Lander for a period of not less than one year immediately preceding the filing of an application for water and sewer services may make an application to the City Clerk on or before April 1st of each calendar year to receive discounted fees for a maximum of 50% reduction in rates as provided in Resolution 1281 as may be amended from time to time .

~~(f)(g)~~ Disconnection at the request of the owner. - Any permit holder may request that their meter be disconnected. Upon payment ~~of a disconnect fee of \$40 and anyof all~~ accrued charges, the City shall remove the meter. Accrued charges shall be figured as all past due charges adjusted by a pro rate credit for the unused portion of the prepaid basic demand charge. The permit holder shall pay for any overage. ~~Any disconnection exceeding thirty (30) days will be assessed a minimum base charge to be used for debt service repayment.~~

~~(g)(h)~~ Reconnection at the request of the owner. - Any service disconnected under ~~City Code Section 9-5-2Item (f) above~~ may be reconnected upon ~~payment of a reconnect fee of \$40 and the basic demand charge proof of a valid agreement for water and sewer services and payment in full for any unpaid balances.~~

~~(h)(i)~~ Transfer of Permit. - A water permit may be transferred to a new owner of the premises served upon payment of all accrued charges and a transfer fee of \$25.

PASSED, APPROVED AND ADOPTED the _____ day of _____, 2026.

THE CITY OF LANDER
A Municipal Corporation

BY _____
Missy White, Mayor

ATTEST:

Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on_____, 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.

Rachelle Fontaine, City Clerk

RESOLUTION 1387
AMENDING RESOLUTION 1358
FEES AND UTILITY RATES FOR
WATER AND WASTEWATER SERVICE JULY 1, 2026-JUNE 30, 2027

A Resolution establishing water and wastewater (sewer) service fees as defined and authorized by Title 9 – Water and Sewer Service of the Lander City Code for July 1, 2026, to June 30, 2027.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANDER:

These rates and charges are established so that each user class (residential, commercial, irrigation, and rural water house) pays its proportionate share of the costs of water treatment, water transmission, and wastewater treatment services including but not limited to, labor, repairs, equipment, replacement, maintenance, necessary modifications, power, sampling, laboratory testing and a reasonable contingency fund. Each user shall be notified by the City of rate changes.

Section 1: Water Service Requirements

- (a) New Connections: All new connections to the municipal water system shall be made at the expense of the owner of the premises benefited and shall conform to standards and specifications adopted by the Director of Public Works.
- (b) Installation. The applicant shall be responsible for providing the following: one copper setting or other approved fitting in a horizontal position and one curb-stop. The applicant shall also be responsible for acquiring a water meter from the city at the rate specified in this section and having the same installed by a plumber licensed under the Lander Municipal Code. After installation, the applicant shall notify the city and have the water meter inspected by the same to ensure proper installation.
- (c) Certificate Required. - No permit shall be granted without the certification of the Public Works Department that the water line up to and including the meter connections complies with all regulations, specifications, and standards of the International Plumbing Code as adopted by the City.

Section 2: Metered Water Service User Rates

Contract for Services, Meter charges. A signed contract for water and sewer services will be required. Consumers will be charged the actual costs for the meter, spuds, and flanges according to the circumstances of the connection at the time of the signed contract for services.

- (a) Monthly Minimum Base Rate, up to 4,000 gallons per meter per month are as set forth below:

Meter Size (inches)	Monthly Minimum - 4000 gallons - Inside City	Monthly Minimum - 4000 gallons - Outside City
5/8"	\$50.10	\$75.15
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3"	\$220.15	\$330.20
4"	\$358.40	\$537.60
6"	\$753.40	\$1,130.10
8"	\$1,306.40	\$1,959.65

- (b) Excess Water Usage, over 4,000 gallons per meter per month shall be as follows:
 - 1. Inside of the city limits \$4.15 per 1,000 gallons over the allotted 4,000 gallons
 - 2. Outside of the city limits \$6.20 per 1,000 gallons over the allotted 4,000 gallons.

Section 3: Miscellaneous Water User Class information

- (a) Rural Water Rate. Fees for water from the Rural Water House will be \$18.70 for 1,000 gallons.
- (b) Snowbird Rate shall be discounted by 20% of the current water account base rate per month so long as the water meter registers zero water usage.
- (c) The Mayor and City Council may allow the running of water for residential customers and reduced rates for sewer in the event the City needs citizens to run water to keep the City water and sewer mains from freezing.

Section 4: Sewer Service Requirements

New Connections: All new connections to the municipal sanitary sewer system shall be made at the expense of the owner of the premises benefited and shall conform to standards and specifications adopted by the Director of Public Works.

Section 5: Sanitary Service User Rates

- (a) For residential users, monthly wastewater user charges will be based on average monthly water usage during the months of November and December. If a residential user has not established a November, December average, their monthly bill shall be the median charge of all other residential users for that family/residence size. Residential Users that have their services disconnected for thirty days or more will be assessed the minimum customer charge based on the fixed cost of debt service to be used for repayment of debt service.
- (b) For industrial and commercial users, charges shall be based on water used during the current month. If a commercial or industrial user has a consumptive use of water, or in some other manner uses water which is not returned to the wastewater collection system, the user charge for that user may be based on a wastewater meter(s) or separate water meter(s) installed and maintained at the user’s expense, and in a manner acceptable to the City of Lander.
- (c) For those users who discharge point loads into the sanitary sewer system (including but not limited to grease traps, industrial waste, leachate, and nonspecific sediment loads) which is greater than normal domestic sewage, a surcharge in addition to the normal user charge will be collected. The surcharge for operation and maintenance including replacement will be determined after testing for BOD, SS and other pollutants as designated and approved by the City Engineer.
- (d) The following rates are established and shall be charged and paid every month for all sanitary sewer services from the municipal sanitary sewer system.

SEWER UTILITY RATES
Minimum Charges

Water Meter Size (inches)	Monthly Minimum - 2000 gallons - Inside City	Monthly Minimum - 2000 gallons - Outside City
5/8"	\$24.50	\$28.30
3/4"	\$26.15	\$31.60
1"	\$30.40	\$40.05
1 1/2"	\$42.45	\$64.15
2"	\$59.35	\$97.90
3"	\$107.55	\$194.35
4"	\$175.10	\$329.40
6"	\$365.40	\$715.20
8"	\$638.00	\$1,255.30

- (e) Excess Sewer Use Charges, over 2,000 gallons per meter per month, shall be as follows:

1. Inside of the city limits \$3.00 per 1,000 gallons over the allotted 2,000 gallons in city limits.
2. Outside of the city limits \$4.50 per 1,000 gallons over the allotted 2,000 gallons.
3. Industrial waste haulers add in a point load at the lagoons will be charged in accordance with the annually adopted City of Lander Fee schedule as may be amended.

Section 6: Water and Sewer Services Contract Obligations

- (a) Non-property Owner (Tenant) Deposit Required. – The property owner is responsible for all water and wastewater charges unless the tenant agrees in writing and posts a deposit according to the adopted City fee schedule. All water and sewer customers who do not own the property or a substantial equity therein (tenants), in connection with which such services are required, if the property owner agrees, will be required by the City to post a \$200.00 deposit as a guarantee of payment in their service account. Said deposit shall be returned to such tenant, without interest, upon discontinuance of service and payment of their account in full. At each change in occupancy the property owner will submit a transfer form signed by both the tenant and the landlord.
- (b) Delinquent Charges. - Monthly charges for water and sewer not paid within 20 days of the billing date are deemed delinquent and a delinquency charge of 10% of the unpaid amount will be charged at the close of business on the 20th of the month. In such circumstances, the City may shut off the water upon ten (10) days' notice to the property owner and/or tenant by U.S. Postal Service or posting of the notice on the property. After shutting off, water service shall be resumed only upon payment of the account balance, together with the sum of \$100.00 for the costs incurred in shutting the water off, sending notice, and turning the water on.
- (c) Payment of Charges and Penalties. - The City shall submit monthly statements to the user of water and/or sewer. Should any user fail to pay the balance due and interest penalty within two months of the due date, or if the account should exceed ??\$200.00 in delinquency, the City may shut off the water upon ten (10) days' notice to the property owner and/or tenant by U.S. Postal Service or posting of the notice on the property.
- (d) Payment Arrangements for Delinquency. At their discretion the City Treasurer and/or the City Clerk, or their designee, may formulate payment arrangements with a utility user for delinquent accounts. The payment arrangements will require the user to pay their current bill plus delinquency payment and additional payments for two months. If the utility user fails to comply with any part of the payment arrangement, the water service may be shut off upon ten (10) days' notice to the property owner by posting of the notice on the property.
- (e) Payment Arrangements for Leak Adjustment: The City may allow a credit of up to 50% not to exceed \$250.00 as stated in Resolution 1057 as may be amended from time to time. Leak is defined as an unintentional water loss caused by broken and/or malfunctioning plumbing fixtures/pipes within a residence or building. A leak adjustment may be granted when all of the conditions and documentation required by Resolution 1057 are met.
- (f) Discounted Water and Sewer Service for Low Income Property Owners – Residents of Lander for a period of not less than one year immediately preceding the filing of an application for water and sewer services may make an application to the City Clerk on or before April 1st of each calendar year to receive discounted fees for a maximum of 50% reduction in rates as provided in Resolution 1281 as may be amended from time to time .
- (g) Disconnection at the request of the owner. - Any permit holder may request that their meter be disconnected. Upon payment of all accrued charges, the City shall remove the meter. Accrued charges shall be figured as all past due charges adjusted by pro rate credit for the unused portion of the prepaid basic demand charge. The permit holder shall pay for any overage. Any disconnection exceeding thirty (30) days will be assessed as the minimum base charge to be used for debt service repayment.
- (h) Reconnection at the request of the owner. - Any service disconnected under Item (f) above may be reconnected upon proof of a valid agreement for water and sewer services and payment in full for any unpaid balances.
- (i) Transfer of Permit. - A water permit may be transferred to the new owner of the premises served upon payment of all accrued charges and a transfer fee of \$25.

Resolution 1377 PASSED, APPROVED AND ADOPTED the _____ day of _____, 2026.

THE CITY OF LANDER
A Municipal Corporation

BY _____
Missy White, Mayor

ATTEST:

Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on _____, 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.

Rachelle Fontaine, City Clerk

DRAFT

RESOLUTION 1388
THE CITY OF LANDER FEE SCHEDULE 2026-27
A RESOLUTION REPLACING RESOLUTIONS 1359

WHEREAS the City of Lander has reviewed and set forth the following charges for City Services; and

NOW THEREFORE, be it resolved by the Governing Body of the City of Lander that said fees shall be in effect starting **July 1, 2026**, for the following City Services.

	<u>CEMETERY</u>	
LOT PURCHASE	City resident	\$ 450.00
	Outside City resident	\$ 550.00
	Cremation lot	\$ 220.00
	Infant	\$ 135.00
	Columbarium – City resident	\$ 550.00
	Columbarium – Outside City resident	\$ 750.00
PERPETUAL CARE (per internment)	Prepaid fees may be adjusted to updated fee schedule at time of opening	\$ 300.00
OPENING/CLOSING CEMETERY LOTS	Adult	\$ 650..00
	Infant	\$ 420.00
	Cremation	\$ 220.00
	Columbarium	\$ 220.00
OVERTIME OPENING/CLOSING	Adult	\$1,350.00
	Infant	\$820.00
	Cremation	\$450.00
	Columbarium	\$450.00
CEMETERY DOCUMENT TRANSFER FEE		\$ 25.00
DISINTERNMENT	Standard (minimum)	\$ 1,350.00
NOTE: ADDITIONAL CEMETERY FEES MAY BE ADDED AT TIME OF SERVICE, Oversized vaults, Stone removal/reset, Concrete Work		Quoted at time
	<u>CONTRACTOR LICENSES</u>	
AMUSEMENTS		\$200.00/day
ARBORISTS	Initial fee/annual renewal	\$250.00/\$ 150.00
BUILDING CONTRACTOR		
	Class I – initial fee/annual renewal	\$350.00/\$ 200.00
	Class II – Initial fee/annual renewal	\$350.00/\$ 200.00
	Class III– initial fee/annual renewal	\$250.00/\$ 150.00
	Class IV – Initial fee/annual renewal	\$250.00/\$ 150.00
ELECTRICAL		
	Contractor– initial fee/annual renewal	\$350.00/\$ 200.00
HVAC		
	Contractor– initial fee/annual renewal	\$350.00/\$ 200.00
PAWNBROKER	Initial fee/annual renewal	\$350.00/\$ 200.00
PLUMBING		
	Contractor– initial fee/annual renewal	\$350.00/\$ 200.00
REFRIGERATION	Initial fee/annual renewal	\$200/\$100
WASTE HAULING CONTRACTOR	Contractor– initial fee/annual renewal	\$350.00/\$ 200.00
UTILITY CONTRACTOR		\$350.00/\$ 200.00
	<u>COMMUNITY CENTER</u>	
ROOM RENTAL RATES	Full center single day	\$1,275.00/day
	Full center 2-4 days	\$1,200.00/day
	Full center over 5 days	\$1,100.00/day

	Main Room only	\$900.00/day
	Bar & Lobby only	\$350.00/day
	Kitchen only	\$450.00/day
	Meeting rooms (3 each) hourly/daily	\$40.00 each/hour \$180.00 each/day
COMMUNITY CENTER DEPOSITS	Damage deposit - 100% refundable IF NO DAMAGES ASSESSED	\$500.00
	Meeting Rooms Only Damage deposit - 100% refundable IF NO DAMAGES ASSESSED	\$250
	Booking deposit - % refundable if cancelled 2 months prior to event.	10%
	Lost/non-returned key - kept from deposit	\$ 50.00
	Unlocked doors/ left open charge - kept from deposit	\$150.00
	<u>LIQUOR LICENSING</u>	
BAR & GRILL LICENSE	Initial fee/annual renewal	\$10,000/\$1,500.00
CLUB LICENSE	Annual renewal	\$500.00
MICROBREWERY/WINERY LICENSE	Annual renewal	\$500.00
RESORT LICENSE	Annual renewal	\$1,500.00
RESTAURANT LICENSE	Initial fee/Annual renewal	\$1,500/\$1,500.00
RETAIL LICENSE	Annual renewal	\$1,500.00
TRANSFER FEE		\$100.00
WINERY OFF PREMISE PERMIT		\$50.00/day
MANUFACTURED OFF PREMISE PERMIT		\$50.00/day
CATERING PERMIT		\$50.00/day
MALT BEVERAGE PERMIT		\$50.00/day
MALT BEVERAGE FOR MICROBREWERY		\$50.00/day
LICENSE FEES PRORATED FOR PARTIAL YEAR		
	<u>MISCELLANEOUS PERMITS/FEES</u>	
BURN PERMIT INSIDE CITY LIMITS		\$50.00
COPIES – Record requests	Paper copies 8 1/2x11 up to 11X17	\$ 0.50/page plus \$20.00/hr
	Electronic copies	\$0.10/page plus \$20.00/hr
	Maps – Large format color	\$20.00
	Digital PDF, CD, DVD, video	\$10.00 each
	Police Department: report or accident report. Photos and digital files may be assessed additional charges.	\$10.00
	Police Department: local contacts/ local background information	\$5.00
Freedom of Information Act requests are subject to hourly staff rates and copy fees		Actual costs, \$10.00 minimum
COURT COSTS		\$10.00
COURT/ARREST RECORDS REQUESTS	As determined by Supreme Court	\$15.00
DOG LICENSE	2 year -need proof of rabies shot	\$20.00
DOG IMPOUND FEE	Actual expenses -Set by contract	
LIVESTOCK PERMIT	Annual renewal – need veterinary letter	\$100.00
INSUFFICIENT FUNDS FEE		\$30.00
IMPOUNDED VEHICLE FEE	Actual towing charges	Actual charges
SNOW REMOVAL – COMMERCIAL (pre-approved permit only)	Up to 5000 sq ft lot	\$500.00

SNOW REMOVAL – COMMERCIAL (pre-approved permit only)	5000 – 8000 sq ft lot	\$500.00 plus \$0.10/sqft
WEED & PEST MOWING		Billed at Actual Costs
WEED & PEST SPRAYING		Billed at Actual Costs
Violation fee for failure to remove an abandoned Utility pole (Ord 22025-1)		\$100/day
LAGOON BULK DUMPING FEES		\$100 per 1,000 gallons
	<u>RODEO FACILITIES</u>	
RENTAL FEES – DAY USE	1-50 People	\$100.00/day
	51-150 People	\$125/day
	151-300 People	\$300.00/day
	301-500 People	\$400.00/day
	Over 500 People	\$500.00/day
	1-150 People	\$125.00/day
	Over 150 People	\$500.00/day
DAMAGE DEPOSIT RODEO FACILITIES		\$500.00
ADDITIONAL AMENITIES	Livestock Stall rentals	\$10.00 each/day
	<u>PARK FACILITIES</u>	
FULL CITY PARK, (STAGE, LIONS SHELTER, ADJACENT PARK – EXCLUDING PLAYGROUND AND CAMPING)	1-20 People	\$100/day
	21-150 People	\$125/day
	151-300 People	\$300/day
	301-500 People	\$500/day
	Over 500 People	\$1000/day
NORTH PARK (SHELTER, ADJACENT PARK)	1-20 People	\$100/day
	21-150 People	\$125/day
	151-300 People	\$300/day
	301-500 People	\$400/day
	Over 500 People	\$500/day
Lions Shelter (City Park) and Stage (City Park) Combo	1-150 People	\$125
	151-300 People	\$300
	Over 300 people will be required to rent the City Park Full Rental listed below.	\$1000
	Refundable Booking/Grill Key/Damage Deposit	\$100
Kiwanis Shelter (North Park) or Dillon Park Shelter	Flat Rate	\$75
	Refundable Booking/Grill Key/Damage Deposit	\$100
City Park Full Rental Includes Lions Shelter, Stage, grass event area. Does not include playground, gazebo, ball fields, public camping.	Flat Rate Proof of Event Insurance required Supplemental porta potty and trash service may be required of renter directly to a vendor	\$1000/day
	Refundable Booking/Grill/Damage Deposit	\$500
	Overflow camping and parking in New Addition Property (requires Parks and Rec approval) - Add On	\$500

City Park Gazebo, Centennial Park Shelter, Jaycee Park (Facilities hold up to 100 people)	Flat Rate	\$50
FIELD USE FEES	Fee per player for YOUTH Baseball, softball, football and soccer	\$10.00/player per season (or look at flat rate)
	Fee per player for ADULT ball field events	\$10.00/player per season (or look at flat rates)
ICE SKATING	Admission	\$3.00
	Skate rentals	\$4.00
	Skate sharpening	\$10
	Youth Hockey rental equipment	\$20.00
	<u>PLANNING & ZONING</u>	
BOARD OF ADJUSTMENT	Conditional use permit	\$500.00
	Home Business Conditional Use Permit	\$25.00
	Non-conforming use application	\$275.00
	Non-conforming Setback/Utility Registration	\$25.00
	Rezoning request	\$500.00
	Variance request	\$500.00
	Solar Rights permit	\$275.00
PLANNING COMMISSION	Preliminary Subdivision Plat	\$600.00
	Final Subdivision Plat (includes Annexation)	\$500.00
	Minor Plat (5 lots or less)	\$400.00
	Correction Plat	\$250.00
	County Subdivision Plat Review	\$200.00
	County Subdivision Staff Review	\$25.00
	PUD Development Plan	\$500.00
FEE-IN-LIEU OF PARK DEDICATION	Minor Plat (new with 1-3 lots, replats)	no fee
	Subdivision Final Plat	\$750.00/Lot
	BUILDING DEPARTMENT	
New Construction and Remodel/Alterations IBC/IRC		Per Valuation Table Attachment A
Small project Equipment/Material, including labor		1% of contract amount
	Soffit, fascia and gutter	\$30
	Electrical Service Inspection	\$75
	Electrical Alteration	\$30
	Mechanical (Equipment replacement)	\$50

	Plumbing Alteration	\$30
	Water Heater Replacement	\$30
	Gas Piping Pressure Test	\$30 per test
	Water or Sewer Replacement	\$60
	Siding	\$60
	Residential Re-roof > 100 sqft	\$60
	Commercial Re-roof	1% of Contract amount
Communication Facilities	Cell building/Towers, etc	\$325
Manufactured Home Placement (HUD) standard		\$200
Sign installation		\$30
Commercial Plan or Large project Review	Third party plan review fees	Actual Cost
	In-house plan review fees	Included in permit fee
Accessory Building Placement Permit	Temporary and permanent placement of storage and skid structures of 30 days or more	\$30
Fence permits	Installed in right-of-way	\$30
	Fences Exceeding 7’ in height (engineering required)	\$30
	Fences less than 7’ in height	No fee
Permit Violation Fee	Working without permit	2X original permit fee \$100 minimum
	Working on items not listed in permit	2X original permit fee \$100 minimum
Sidewalk/driveway replacement fee	Any planned replacement in front of a private lot	\$30
Encroachment and street cut fees	Street/Alley (paved and hard surface up to 100sqft)	\$200
Conditional Use annual inspections	Child Care, other WDH licensed facility	\$75
	Short-term rental use	\$75
Board of Appeals Hearing		\$200
Call Back Fee	Inspector called but not ready or not on site	\$60

Water and Sewer Utility Rates Adopted by separate resolution

PASSED APPROVED AND ADOPTED THE 16th Day of June, 2026

THE CITY OF LANDER
A Municipal Corporation

BY: _____
Missy White, Mayor

ATTEST: _____
Rachelle Fontaine, City Clerk

RESOLUTION 1388

THE CITY OF LANDER FEE SCHEDULE 2026-27

A RESOLUTION REPLACING RESOLUTIONS 1359

WHEREAS the City of Lander has reviewed and set forth the following charges for City Services; and

NOW THEREFORE, be it resolved by the Governing Body of the City of Lander that said fees shall be in effect starting **July 1, 2026**, for the following City Services.

	<u>CEMETERY</u>	
LOT PURCHASE	City resident	\$ 450
	Outside City resident	\$ 550
	Cremation lot	\$ 220
	Infant	\$ 135
	Columbarium – City resident	\$ 550
	Columbarium – Outside City resident	\$ 750
PERPETUAL CARE (per internment)	Prepaid fees may be adjusted to updated fee schedule at time of opening	\$ 300
OPENING/CLOSING CEMETERY LOTS	Adult	\$ 650
	Infant	\$ 420
	Cremation	\$ 220
	Columbarium	\$ 220
OVERTIME OPENING/CLOSING	Adult	\$1,350
	Infant	\$820
	Cremation	\$450
	Columbarium	\$450
CEMETERY DOCUMENT TRANSFER FEE		\$ 25
DISINTERNMENT	Standard (minimum)	\$ 1,350
NOTE: ADDITIONAL CEMETERY FEES MAY BE ADDED AT TIME OF SERVICE, Oversized vaults, Stone removal/reset, Concrete Work Quoted at time of service		
	<u>CONTRACTOR LICENSES</u>	
	FEES PRORATED FOR PARTIAL YEAR	
AMUSEMENTS		\$200 /day
ARBORISTS	Initial fee/annual renewal	\$250 /\$ 150
BUILDING CONTRACTOR		
	Class I – initial fee/annual renewal	\$350 /\$ 200
	Class II – Initial fee/annual renewal	\$350 /\$ 200
	Class III– initial fee/annual renewal	\$250 /\$ 150
	Class IV – Initial fee/annual renewal	\$250 /\$ 150
ELECTRICAL CONTRACTOR	Initial fee/annual renewal	\$350 /\$ 200
HVAC CONTRACTOR	Initial fee/annual renewal	\$350 /\$ 200
PAWNBROKER	Initial fee/annual renewal	\$350 /\$ 200
PLUMBING CONTRACTOR	Initial fee/annual renewal	\$350 /\$ 200
REFRIGERATION CONTRACTOR	Initial fee/annual renewal	\$200 /\$ 100
WASTE HAULING CONTRACTOR	Contractor– initial fee/annual renewal	\$350 /\$ 200
UTILITY CONTRACTOR		\$350 /\$ 200
	<u>COMMUNITY CENTER</u>	
ROOM RENTAL RATES	Full center single day	\$1,275 /day
	Full center 2-4 days	\$1,200 /day
	Full center over 5 days	\$1,100 /day
	Main Room only	\$900 /day
	Bar & Lobby only	\$350 /day
	Kitchen only	\$450 /day
	Meeting rooms (3 each) hourly/daily	\$40 each/hour \$180 each/day
COMMUNITY CENTER DEPOSITS	Damage and booking deposit – UP TO 100% refundable IF NO DAMAGES ASSESSED	\$500

	Lost/non-returned key - kept from deposit	\$ 50
	Unlocked doors/ left open charge - kept from deposit	\$150
	<u>LIQUOR LICENSING</u> FEES PRORATED FOR PARTIAL YEAR	
BAR & GRILL LICENSE	Initial fee/annual renewal	\$10,000/\$1,500
CLUB LICENSE	Annual renewal	\$500
MICROBREWERY/WINERY LICENSE	Annual renewal	\$500
RESORT LICENSE	Annual renewal	\$1,500
RESTAURANT LICENSE	Initial fee/Annual renewal	\$1,500/\$1,500
RETAIL LICENSE	Annual renewal	\$1,500
TRANSFER FEE		\$100
WINERY OFF PREMISE PERMIT		\$50 /day
MANUFACTURED OFF PREMISE PERMIT		\$50 /day
CATERING PERMIT		\$50 /day
MALT BEVERAGE PERMIT		\$50 /day
MALT BEVERAGE FOR MICROBREWERY		\$50 /day
	<u>MISCELLANEOUS PERMITS/FEES</u>	
BURN PERMIT INSIDE CITY LIMITS		\$50
COPIES – Record requests	Paper copies 8 1/2x11 up to 11X17	\$ 0.50/page plus \$20 /hr
	Electronic copies	\$0.10/page plus \$20 /hr
	Maps – Large format color	\$20
	Digital PDF, CD, DVD, video	\$10 each
	Police Department: report or accident report. Photos and digital files may be assessed additional charges.	\$10
	Police Department: local contact/ local background information	\$5
Freedom of Information Act and requests for public information are subject to hourly staff rates and copy fees		Actual costs, \$10 minimum
COURT COSTS		\$10
COURT/ARREST RECORDS REQUESTS	As determined by Supreme Court	\$15
DOG LICENSE	2 year -need proof of rabies shot	\$20
DOG IMPOUND FEE	Actual expenses -Set by contract	
LIVESTOCK PERMIT	Annual renewal – need veterinary letter	\$100
INSUFFICIENT FUNDS FEE		\$30
IMPOUNDED VEHICLE FEE		Billed at Actual Costs
SNOW REMOVAL – COMMERCIAL (pre-approved permit only)	Up to 5000 sq ft lot	\$500
SNOW REMOVAL – COMMERCIAL (pre-approved permit only)	5000 – 8000 sq ft lot	\$500 plus \$0.10/sqft
WEED & PEST MOWING		Billed at Actual Costs
WEED & PEST SPRAYING		Billed at Actual Costs
Violation fee for failure to remove an abandoned Utility pole (Ord 22025-1)		\$100/day
LAGOON BULK DUMPING FEES		\$100 per 1,000 gallons
	<u>RODEO FACILITIES</u>	
RENTAL FEES – DAY USE	1-150 People	\$125 /day
	Over 150 People	\$500 /day
DAMAGE DEPOSIT RODEO FACILITIES	Damage and booking deposit – UP TO 100% refundable IF NO DAMAGES ASSESSED	\$500
ADDITIONAL AMENITIES	Livestock Stall rentals	\$10 each/day

	<u>PARK FACILITIES</u>	
Lions Shelter (City Park) and Stage (City Park) Combo	1-150 People	\$125
	151-300 People	\$300
	Over 300 people will be required to rent the City Park Full Rental listed below.	\$1000
	Damage and booking deposit – UP TO 100% refundable IF NO DAMAGES ASSESSED	\$100
Kiwanis Shelter (North Park) or Dillon Park Shelter	Flat Rate	\$75
	Damage and booking deposit – UP TO 100% refundable IF NO DAMAGES ASSESSED	\$100
City Park Full Rental Includes Lions Shelter, Stage, Grass event area. Does not include playground, gazebo, ball fields, public camping.	Flat Rate Proof of Event Insurance required.	\$1000 /day
	Overflow camping and parking in New Addition Property (requires Parks and Rec approval) - Costs in addition to flat rate Supplemental porta potty and trash service may be required of renter at their own costs.	\$500
	Damage and booking deposit – UP TO 100% refundable IF NO DAMAGES ASSESSED	\$500
City Park Gazebo, Centennial Park Shelter, Jaycee Park (Facilities hold up to 100 people)	Flat Rate No deposit required	\$50
FIELD USE FEES	Fee per player for YOUTH Baseball, softball, football and soccer	\$10 /player per season
	Fee per player for ADULT ball field events	\$10 /player per season
ICE SKATING	Admission	\$3
	Skate rentals	\$4
	Skate sharpening	\$10
	Youth Hockey rental equipment	\$20
	<u>PLANNING & ZONING</u>	
BOARD OF ADJUSTMENT	Conditional use permit	\$500
	Home Business Conditional Use Permit	\$25
	Non-conforming use application	\$275
	Non-conforming Setback/Utility Registration	\$25
	Rezoning request	\$500
	Variance request	\$500
	Solar Rights permit	\$275
PLANNING COMMISSION	Preliminary Subdivision Plat	\$600
	Final Subdivision Plat (includes Annexation)	\$500
	Minor Plat (5 lots or less)	\$400
	Correction Plat	\$250
	County Subdivision Plat Review	\$200
	County Subdivision Staff Review	\$25
	PUD Development Plan	\$500
FEE-IN-LIEU OF PARK DEDICATION	Minor Plat (1-5 lots, replats)	no fee
	Subdivision Final Plat	\$750 /Lot

	BUILDING DEPARTMENT	
New Construction and Remodel/Alteration IBC/IRC		1% of contract amount
Small project Equipment/Material, including labor	Electrical Service Inspection	\$75
	Electrical Alteration	1% of contract amount \$30 minimum
	Mechanical (Equipment replacement)	1% of contract amount \$50 minimum
	Plumbing Alteration	1% of contract amount \$30 minimum
	Water Heater Replacement	\$30
	Gas Piping Pressure Test	\$30 per test
	Water or Sewer service Replacement	\$60
	Siding	\$60
	Residential Re-roof < 100 sqft	\$60
	Commercial Re-roof, Residential re-roof> 100 sqft	1% of Contract amount
Communication Facilities	Cell building, Towers, etc.	\$325
Manufactured Home Placement (HUD) standard		\$200
Sign installation		\$30
Permit Plan Review	Commercial or Large project requiring third party plan review	Billed at Actual Cost
	In-house plan review fees	Included in permit fee
Accessory Building Placement Permit	Temporary and permanent placement of storage and skid structures of 30 days or more	\$30
Fence permits	Installed in right-of-way	\$30
	Fences Exceeding 7' in height (engineering required)	\$30
	Fences less than 7' in height	No fee
Permit Violation Fee	Working without permit	2X original permit fee \$100 minimum
	Working on items not listed in permit	2X original permit fee \$100 minimum
Sidewalk/driveway replacement fee	Any planned replacement in front of a private lot	\$30
Encroachment and street cut fees	Street/Alley (paved and hard surface up to 100sqft)	\$200
Conditional Use annual inspections	Child Care, other WDH licensed facility	\$75
Conditional Use annual inspections	Short-term rental use	\$75
Board of Appeals Hearing		\$200
Call Back Fee	Inspector called but not ready or not on site	\$60

Water and Sewer Utility Rates Adopted by separate resolution

PASSED APPROVED AND ADOPTED THE 16th Day of June, 2026

THE CITY OF LANDER
A Municipal Corporation

BY: _____
Missy White, Mayor

ATTEST: _____
Rachelle Fontaine, City Clerk

RESOLUTION 1390

A RESOLUTION AUTHORIZING OPEN CONTAINERS
ON JULY 4TH, 2026, WITHIN THE LANDER CITY
LIMITS

WHEREAS, the City of Lander annually commemorates Independence Day with a city-wide celebration; and

WHEREAS, the festivities on July 4th involve the entire community; and

WHEREAS, City Code 2-2-12(b) grants the City Council authority to designate specific days on which the open container law may be suspended; and

WHEREAS, the City Council believes that waiving the open container law on this occasion serves the best interests of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lander that, on July 4, 2026, the open container law shall be suspended, permitting open containers within the City limits from 9:00 a.m. to 12:00 midnight in celebration of Independence Day.

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

THE CITY OF LANDER
A Municipal Corporation

ATTEST: By _____
Missy White, Mayor

Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, 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.

Rachelle Fontaine, City Clerk

**AGREEMENT
UNIVERSITY OF WYOMING AND LANDER PARKS AND RECREATION**

This agreement is entered into by and between the Lander Parks and Recreation whose address is 240 Lincoln Street, Lander, WY 82520, hereinafter referred to as the SPONSOR, and the University of Wyoming, an institution of higher education of the State of Wyoming, at 1000 E. University Avenue, Department 3355, Laramie, Wyoming 82071, hereinafter referred to as the UNIVERSITY.

WHEREAS the SPONSOR desires a sponsored project in accordance with the scope of work outlined within this agreement, and

WHEREAS the performance of such a project is consistent, compatible and beneficial to the academic role and mission of the UNIVERSITY as an institution of higher education.

NOW THEREFORE, in consideration of the mutual premises and covenants contained herein, the parties hereto agree as follows:

ARTICLE I. SCOPE OF WORK

Subject to the terms and conditions of this agreement, the UNIVERSITY agrees to perform for the SPONSOR the activities described in the Scope of Work, *Attachment A* hereto, under the direction and supervision of Amanda Harper principal investigator.

ARTICLE II. CONTRACT PERIOD

This agreement shall become effective on May 1st, 2026 and shall be completed on December 31st, 2026, unless an extension, supplement, addition, continuation or renewal of this agreement is mutually agreed upon in writing between the parties.

ARTICLE III. FINANCIAL

The SPONSOR agrees to pay, at a FIXED COST, to the UNIVERSITY for services performed under this agreement in the amount of \$15,000 in accordance with the budget in *Attachment B*. University will invoice Sponsor for the full amount upon completion of work, with payment due within thirty (30) days of invoice.

The parties acknowledge that funds provided under this Agreement may be utilized by the UNIVERSITY as non-federal matching funds only for the project described in Attachment A or for directly related Wyoming Conservation Corps activities benefiting the City of Lander. Such funds shall not be reallocated to unrelated projects without the prior written consent of the SPONSOR.

ARTICLE IV. REPORTING REQUIREMENTS

The UNIVERSITY will provide reports on the progress of the activity as outlined or required in the Scope of Work (*Attachment A*) or as designated as follows:

Upon reasonable request by the SPONSOR during the Contract Period, the UNIVERSITY shall provide progress updates regarding project status, work completed, and anticipated completion dates. A final report will be furnished at the completion of the contract period.

ARTICLE V. CONFIDENTIALITY

It may be necessary for the parties to disclose proprietary information to each other in connection with performance of the work described in Article I. of the agreement. At the time of disclosure, the disclosing party must declare which information is proprietary. Proprietary information will not include information which: 1) at the time of disclosure or subsequent to that time is generally available to the public; 2) is known by the receiving party at the time of disclosure; 3) is made known to the receiving party by a third party with no obligation of confidence with respect to the disclosed information; or, 4) is independently developed by the receiving party. The receiving party agrees: 1) to receive and hold the information in confidence; 2) not to use

it for any purposes other than in furtherance of the work under this agreement; and 3) not to disclose it to anyone except on a need to know basis.

ARTICLE VI. PUBLICATION

The UNIVERSITY, as a state institution of higher education, engages only in activities that are compatible and consistent with and beneficial to its academic role and mission and, therefore, results of the activities must be reasonably available for publication. During the term of this agreement and thereafter, the UNIVERSITY shall have the right to publish data and otherwise disclose information generated in connection with the activities under this agreement. Prior to publication, the SPONSOR shall have thirty (30) days to review any proposed publication. The UNIVERSITY agrees that any SPONSOR proprietary information supplied to it by the SPONSOR during the course of the activities performed by the UNIVERSITY will not be included in any published material without prior approval by the SPONSOR, which will not be unreasonably withheld.

ARTICLE VII. EQUIPMENT

All equipment purchased and/or fabricated for use in connection with activities under this agreement shall be the property of the UNIVERSITY, provided that it shall be dedicated to such activities while this agreement is in effect. Notwithstanding the foregoing, all reports, assessments, recommendations, photographs, maps, data compilations, and other project deliverables specifically prepared for the SPONSOR under this Agreement shall be provided to the SPONSOR upon completion of the project, and the SPONSOR shall retain a perpetual right to use such deliverables for governmental purposes.

ARTICLE VIII. INDEMNIFICATION

Each party shall be responsible for its own acts, omissions, negligence, and the acts and omissions of its officers, employees, and agents. Nothing contained herein shall be construed as a waiver of any governmental immunity, sovereign immunity, statutory limitation of liability, defense, or protection available to either party under applicable law.

ARTICLE IX. INSURANCE

The UNIVERSITY agrees to maintain insurance coverage as limited by the statutes of the State of Wyoming and/or by its insurance. SPONSOR will maintain adequate liability insurance for the protection of itself and its officers, employees, and agents for actions taken pursuant to this agreement. Upon request, either party shall provide reasonable evidence of insurance coverage or self-insurance sufficient to satisfy the obligations set forth herein.

ARTICLE X. COMPLIANCE WITH LAWS, INTERPRETATION AND GOVERNMENTAL CLAIMS

The parties agree to comply with all applicable Federal, state and local laws, codes, regulations, rules and orders in connection with their performance of this agreement.

The parties agree that the laws of the State of Wyoming shall govern this agreement, that any questions arising hereunder shall be construed according to such laws, and that this agreement has been negotiated and executed in the State of Wyoming and is enforceable exclusively in the courts of the State of Wyoming.

Any actions or claims against the University under this agreement must be in accordance with and are controlled by the Wyoming Governmental Claims Act, W.S. 1-39-101 et seq. (1977) as amended. The UNIVERSITY does not waive its sovereign immunity or its governmental immunity by entering into this agreement and fully retains all immunities and defenses provided by law with regard to any action based on this agreement.

The parties acknowledge that records in the possession of the SPONSOR may be subject to disclosure pursuant to the Wyoming Public Records Act, W.S. § 16-4-201 et seq. Nothing in this Agreement shall require the SPONSOR to withhold records that must be disclosed under applicable law.

ARTICLE XI. ASSIGNMENT

Neither party shall assign or transfer any interest in this agreement, nor assign any claims for money due or to become due under this agreement, without the prior written approval of the other party.

ARTICLE XII. INVENTIONS AND DISCOVERIES

The SPONSOR agrees to the intellectual property provisions described in *Attachment C*.

ARTICLE XIII. PUBLICATION BY SPONSOR

The SPONSOR will not include the name of UNIVERSITY in any advertisement, sales promotion or other publicity matter without the prior written approval of the director of the Wyoming Conservation Corps.

ARTICLE XIV. EQUAL EMPLOYMENT OPPORTUNITY

Both parties shall fully adhere to all applicable local, state and federal law, including equal employment opportunity and including but not limited to compliance with Title VI of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975 and the American with Disabilities Act of 1990. The UNIVERSITY is committed to equal opportunity for all persons in all facets of the UNIVERSITY’s operations and is an Equal Opportunity/Affirmative Action employer. The UNIVERSITY will provide all applicants for admissions, employment and all UNIVERSITY employees with equal opportunity without regard to race, gender, religion, color, national origin, disability, age, protected veteran status, sexual orientation, genetic information, gender identity, creed, ancestry, political belief, any other applicable protected category, or participation in any protected activity. The UNIVERSITY ensures non-discriminatory practices in all matters relating to its education programs and activities and extends the same non-discriminatory practices to recruiting, hiring, training, compensation, benefits, promotions, demotions, transfers, and all other terms and conditions of employment.

ARTICLE XV. TERMINATION

This agreement may be terminated by either of the parties hereto upon written notice delivered to the other party at least ninety (90) days prior to the intended date of termination. Termination shall not affect the rights or nullify obligations of either party that have accrued prior to termination. Upon termination, SPONSOR shall pay UNIVERSITY all reasonable expenses incurred or committed to be expended as of the effective date of termination. Any provisions of this agreement which by their nature are intended to survive this agreement, including without limitation Articles III, V, VI, VIII and XII, shall survive termination of this agreement for any reason.

ARTICLE XVI. CHANGES AND AMENDMENTS

This agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. All amendments and/or changes shall be by written instrument executed by the parties hereto.

The obligations of the SPONSOR under this Agreement are subject to the lawful appropriation and availability of funds. In the event sufficient funds are not appropriated or otherwise made available, the SPONSOR may terminate this Agreement without penalty upon written notice to the UNIVERSITY.

ARTICLE XVII. NO THIRD-PARTY BENEFICIARIES

This Agreement is entered into solely for the benefit of the parties hereto and shall not be construed to create any rights, claims, causes of action, or benefits in favor of any third party.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date set forth herein by their duly authorized representatives.

UNIVERSITY OF WYOMING

SPONSOR

By: _____

By: _____

Title: Senior Director, COMPASS

Title: _____

Date: _____

Date: _____

Attachment C

Intellectual Property

BACKGROUND IP. UNIVERSITY background intellectual property (“UNIVERSITY BIP”) means all inventions, discoveries, software, computer programs, and other intellectual property that is, prior to the effective date of this agreement, either a) owned by the UNIVERSITY, or b) licensed to or otherwise in the control of the UNIVERSITY. All right and title in and to UNIVERSITY BIP is reserved to the UNIVERSITY unless a license or other transfer of rights is expressly granted by the UNIVERSITY to the SPONSOR. Nothing in this agreement shall be construed as a grant of rights or license from the UNIVERSITY to the SPONSOR to any third party’s intellectual property or intellectual property rights, and the SPONSOR shall obtain or secure any licenses, rights, or permissions required for any use it wishes to or is required to make of third party information or intellectual property, including computer programs.

UNIVERSITY IP. UNIVERSITY intellectual property (“UNIVERSITY IP”) means all inventions, discoveries (whether or not patentable), software, computer programs and other intellectual property that are conceived or discovered solely by one or more employees or representatives of the UNIVERSITY in performance of the Scope of Work (*Attachment A*) under this agreement. Inventorship and authorship of UNIVERSITY IP shall be determined according to United States patent, copyright and other intellectual property laws. The UNIVERSITY shall retain all right, title and interest in and to UNIVERSITY IP, regardless of where it is made. The UNIVERSITY agrees to take appropriate steps to cause all personnel assigned to the activities under this agreement to disclose inventions, discoveries, software, and computer programs first conceived by any such personnel in the performance of the Scope of Work (*Attachment A*) under this Agreement to the UNIVERSITY and the UNIVERSITY agrees to further disclose to the SPONSOR the existence of any such UNIVERSITY IP. The UNIVERSITY shall have the right, but not the obligation, to file patent applications on or otherwise protect UNIVERSITY IP in its sole discretion.

SPONSOR IP. SPONSOR intellectual property (“SPONSOR IP”) means all inventions, discoveries (whether or not patentable), software, computer programs and other intellectual property that are conceived or discovered solely by one or more employees or representatives of the SPONSOR under this agreement. Inventorship and authorship of SPONSOR IP shall be determined according to United States patent, copyright and other intellectual property laws. The SPONSOR shall retain all right, title and interest in and to SPONSOR IP. Sponsor IP shall not include Background IP or University IP.

JOINT IP. Jointly developed intellectual property (“JOINT IP”) means all inventions, discoveries (whether or not patentable), software, computer programs and other intellectual property that are conceived or discovered jointly by one or more employees or representatives of the UNIVERSITY and one or more employees or representatives of the SPONSOR. Joint IP will be jointly owned by both parties. Both parties agree to take appropriate steps to cause all personnel assigned to the project under this agreement to disclose inventions, discoveries, software, and computer programs conceived by them to the UNIVERSITY or the SPONSOR, as the case may be, and both parties agree to further disclose to each other the existence of any such JOINT IP. Either party may use JOINT IP without the consent of, or without having to make any accounting or contribution to, the other party, and any obligation arising under to law to make such accounting or contribution is hereby knowingly waived by the parties. Inventorship (and subsequent ownership) of JOINT IP shall be determined according to United States patent and copyright laws the obligations of such inventors to assign intellectual property rights. Expenses associated with obtaining intellectual property protection of any JOINT IP shall be shared equally by SPONSOR and UNIVERSITY.

The UNIVERSITY hereby grants to the SPONSOR a limited, exclusive option to negotiate a world-wide, royalty-bearing license to UNIVERSITY IP and UNIVERSITY’S rights in JOINT IP. Notice of the exercise of the option must be given by the SPONSOR to the UNIVERSITY, in writing, within sixty (60) calendar days of the date of the disclosure of the UNIVERSITY IP by UNIVERSITY to SPONSOR or of JOINT IP by one Party to the other Party. If the SPONSOR exercises its option within the prescribed time period, the parties agree to enter into good faith negotiations of an agreement on mutually satisfactory terms. The terms of the license agreement will depend on and be dictated by UNIVERSITY policies regarding intellectual property and the nature of the inventions, discoveries, applications and patents. Under any such license agreement, the UNIVERSITY will retain the right to practice the subject matter of the license for educational and research purposes. During the period of negotiation of the license agreement and during the term of the agreement, the SPONSOR shall reimburse the UNIVERSITY for its related, reasonable patent costs and expenses.

If such license agreement between the UNIVERSITY and the SPONSOR is not executed in final form within ninety (90) days of written notice to the UNIVERSITY of SPONSOR’s exercise of the above option, the UNIVERSITY shall be free to commence negotiations with any third party to license the same intellectual property or any portion thereof without further obligation to the SPONSOR.

Notwithstanding any provision of this Attachment, the SPONSOR shall retain a perpetual, royalty-free, non-exclusive license to use, reproduce, distribute, and publicly display all reports, studies, recommendations, data summaries, maps, photographs, and other project deliverables generated under this Agreement for governmental, planning, operational, and public-information purposes.

Attachment A
Scope of Work

Project Information

- a. Project Name: McManus Park Firewise Project
- b. Project Location: County: Fremont
- c. Campsite for the crew: 42.820255, -108.737404
- d. Work Site Ownership: City of Lander
- e. Owner/manager contact info: Project Supervisor Contact
 - a. Name: Kevin Green
 - b. Mailing Address: 240 Lincoln Street, Lander WY 82520
 - c. E-mail Address: kgreen@landerwy.gov
 - d. Cell phone: 307-349-9996

UNIVERSITY Scope of Work and Project Description

- a. Specific Project Description: This project will focus on hazardous fuels reduction and vegetation management within McManus Park. Work will include limbing up (raising canopy base height) of trees, removal of ladder fuels, and selective thinning of understory brush and woody vegetation to improve horizontal and vertical spacing. Crews will cut, buck, and scatter or remove slash to reduce fuel loading and eliminate concentrations such as slash piles. In addition to fuels reduction, crews will complete trail corridor maintenance and brushing to improve sightlines, user visibility, and travel surfaces throughout the park’s trail system. This includes clearing encroaching vegetation, addressing low-hanging limbs, and reducing dense brush adjacent to trails to minimize concealment areas and improve line-of-sight. These treatments will support public safety, usability, and overall trail experience while complementing broader fuels mitigation objectives. The objective is to modify fire behavior potential by reducing available surface and ladder fuels, improving sightlines for public safety and supervision, and creating a more fire-resilient landscape. Treatments will also enhance access and defensible space, supporting safer conditions for both the public and potential fire response.
- b. Acres or Miles impacted: 6.29 acres
- c. Collaborators and project roles: Kevin Green, City of Lander Parks and Recreation Director, will provide overall project oversight, including establishing project priorities, ensuring alignment with City management objectives, and evaluating project outcomes and success. Mike Kusiek, Director of Wyoming Pathways, will serve as the on-site supervisor and primary point of contact for the Wyoming Conservation Corps (WCC) crew. He will provide day-to-day direction, coordinate field activities, and collect questions or feedback from WCC members. To streamline communication and minimize administrative burden, Mike will serve as the single liaison to the City of Lander, relaying information and coordinating with Kevin Green as needed.
- d. Backup Work Options: Fire fuel reduction on Popo Agie River Park

e. Will Volunteers work on this project? ☐ Yes ☒ No Details:

Other agreed upon UNIVERSITY tasks and deliverables:

- a. Provide Sponsor with AmeriCorps field crew for 10-day project period
- b. Provide additional support from Field Leader or Staff as needed
- c. Provide tools as determined in Project Proposal

SPONSOR Provided Tools, Materials and Training

Unless otherwise noted, the WCC supplies crews with an eight-passenger, four-wheel drive vehicle, an enclosed trailer, all gear necessary for outdoor living, and standard tools necessary for project completion

- a. Please identify required tools provided by SPONSOR: The City of Lander will provide a dump truck or trailer to haul off vegetation. It is possible that a chipper will be provided to help break down some of the cleared-out vegetation. If needed, 1-2 weed whackers with brush blades could be made available.
- b. Please identify necessary materials Provided by SPONSOR: n/a
- c. Other SPONSOR provided tools and/or training necessary for project completion: n/a
- d. SPONSOR provided environmental education or skills training: The City of Lander and Wyoming Pathways will collaborate to provide an educational orientation (up to 4 hours) for Wyoming Conservation Corps crew members. This session will introduce participants to the local landscape, community context, and recreational infrastructure within Lander, with a focus on McManus Park and surrounding areas. The training will highlight the role of recreation in the local economy, the importance of trail systems and public access, and how vegetation management and fuels reduction projects support both wildfire resilience and user safety. Participants will also be introduced to ongoing and completed recreation projects in the area to better understand how their work contributes to broader community goals. This educational component is intended to enhance crew members’ understanding of the connection between land management, recreation, and community well-being, while providing valuable, place-based context for their fieldwork.
- e. Other SPONSOR responsibilities:
 - a. Follow all AmeriCorps requirements including allowing WCC to proof any press releases or social media posts about the project



Pre-Award Services

UW Sponsored Project Budget Categories

-

-

Project Period

01/00/1900 - 01/00/1900

Indirect Cost Rate _____ Other _____
IDC Basis _____ MTDC _____

Category	Amount
Salaries, Wages, and Fringe Benefits	\$ -
Domestic Travel	\$ -
Foreign Travel	\$ -
Materials and Supplies	\$ -
Professional and Consulting Services	\$ -
Consortiums/Subawards	\$ -
Equipment and Rental Fees	\$ -
Other	\$ 14,285.71
Animal Costs	\$ -
Publication Costs	\$ -
Participant Costs	\$ -
Tuition	\$ -
F&A	\$ 714.29
TOTAL	\$ 15,000.00

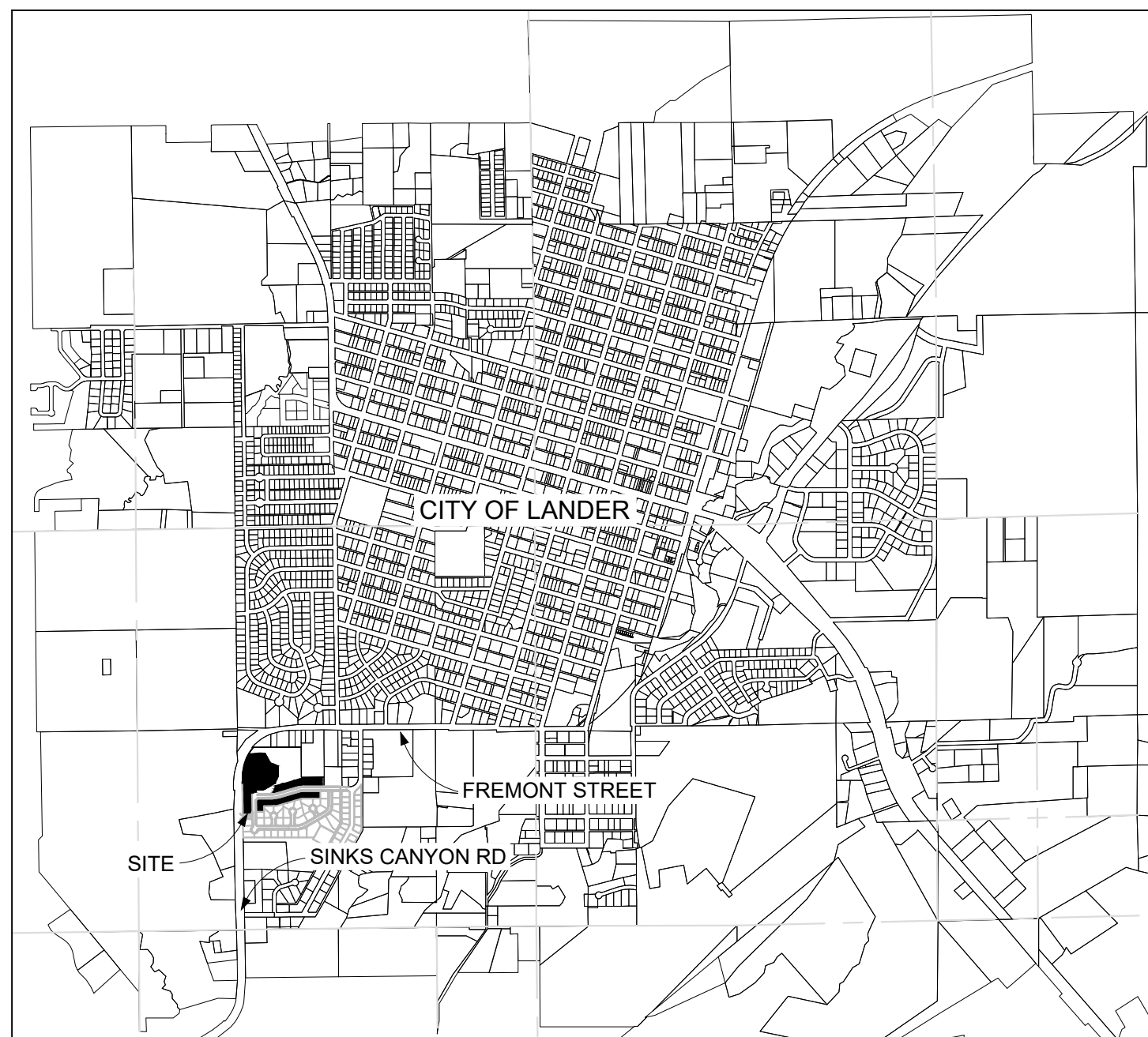
GANNETT PEAK ESTATES - PHASE 2

A SUBDIVISION WITHIN THE CITY LIMITS OF LANDER, WYOMING

SECTION 24, T33N, R100W, 6th PM,

FREMONT COUNTY, WYOMING

PRELIMINARY PLAT FOR REVIEW



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

Found Existing Monument as noted
Set 1-1/2" Aluminum Cap PELS 10052
Subdivision Boundary
Utility Easements

PLAT INFORMATION:

20 LOTS - 260,332 SF (5.98 AC.)
ZONE R2

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of ____ 2026.

Mayor

City Clerk

CLERK OR RECORDERS CERTIFICATE:

This plat was filed for record on the Office of the Clerk and Recorder at ____ o'clock ____, on the ____ day of ____, 2026 and is duly recorded in Plat Cabinet ____ Page ____, No ____

Clerk

Deputy Clerk

PLANNING COMMISSION CERTIFICATE:

This plat approved by the City Of Lander Planning Commission on this ____ day of ____ 2026.

Chairman

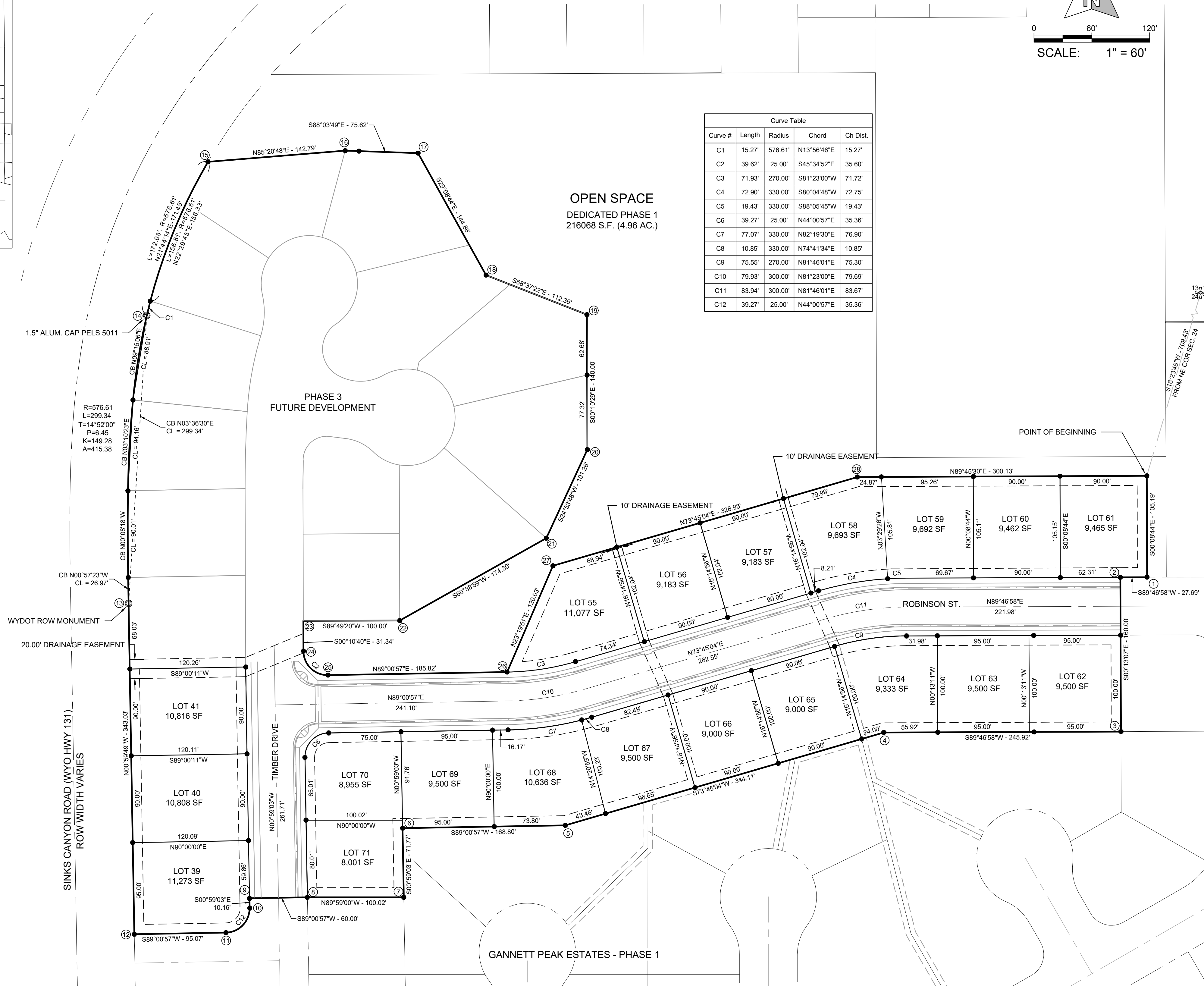
CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2026.

City Engineer

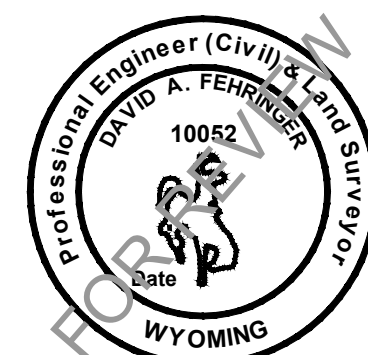
GENERAL NOTES:

- Property zoned R-2
- Streets 60' in width
- Flood Zone "X"
- Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Survey feet. The distances are based upon a grid to ground scale factor of 1.0003175737 referenced from control point NGS "HART" with a latitude of 42°50'16.188N and a longitude of 108°43'02.355W and an ellipsoid height of 5337.6 feet.
- Storm Drainage facilities already in place from Phase 1
- Water rights:
T1261 1874 OR02/027
T1266 1879 OR02/027
- Setbacks:
front to edge of pavement: 28'
rear: lesser of 20' or 20% lot
depth sides: 10'
side yard on flanking street for corner lots: 23'
- Subdivider:
Gannett group
Steve Palmer
PO Box 589
Lander, WY 82520



CERTIFICATE OF SURVEYOR

I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF THE GANNETT PEAK ESTATES - PHASE 2 SUBDIVISION; AS LAID OUT, PLATTED, DEDICATED AND SHOWN HERON, THAT SUCH PLAT WAS FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF LANDER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that the undersigned THE GANNETT GROUP, INC., being the owner, proprietor, or parties of interest in the land shown on this plat do hereby certify: That the foregoing PLAT designated as:

GANNETT PEAK ESTATES - PHASE 2, to the City of Lander, Fremont County, Wyoming.

Located in the NE1/4NE1/4 of Section 24, T 33 N, R 100 W of the 6th P.M., more particularly described as follows:
Commencing at the said Northeast Corner of Section 24, thence S.16°23'45"W., a distance of 709.43 feet to the POINT OF BEGINNING;

Thence S.00°08'44"E., a distance of 105.19 feet to point no. 1;
Thence S.89°46'58"W., a distance of 27.69 feet to point no. 2;
Thence S.00°13'07"E., a distance of 160.00 feet to point no. 3;
Thence S.89°46'58"W., a distance of 245.92 feet to point no. 4;
Thence S.73°45'04"W., a distance of 344.11 feet to point no. 5;
Thence S.89°00'57"W., a distance of 168.80 feet to point no. 6;
Thence S.00°59'03"E., a distance of 71.77 feet to point no. 7;
Thence N.89°59'00"W., a distance of 100.02 feet to point no. 8;
Thence S.89°00'57"W., a distance of 60.00 feet to point no. 9;
Thence S.00°59'03"E., a distance of 10.16 feet to point no. 10;
Thence a curve to the right having a radius of 25.00 feet, length of 39.27 feet, chord bearing of S.44°00'57"W., and a chord length of 35.36 feet to point no. 11;
Thence S.89°00'57"W., a distance of 95.07 feet, more or less, to the easterly right-of-way of Sinks Canyon Road (Wyoming Highway 701) to point no. 12;

Thence proceed along said right-of-way N.00°59'49"W., a distance of 343.03 feet to point no. 13. Said point being the beginning of a spiral curve;
Thence proceed along spiral curve a distance of 299.34 feet, having a radius of 576.61 feet, a chord bearing of N.03°36'30"E., to point no. 14 being the beginning of a curve to the right;
Thence proceed along curve to the right a distance of 172.08 feet, having a radius of 576.61 feet, a chord bearing of N.21°44'14"E., a distance of 171.45 feet to point no. 15;

Thence N.85°20'48"E., a distance of 142.79 feet to point no. 16;
Thence S.88°03'49"E., a distance of 75.62 feet to point no. 17;
Thence S.29°08'44"E., a distance of 144.86 feet to point no. 18;
Thence S.00°10'29"E., a distance of 140.00 feet to point no. 20;
Thence S.24°53'48"W., a distance of 101.26 feet to point no. 21;
Thence S.00°38'59"W., a distance of 174.30 feet to point no. 22;
Thence S.89°49'20"W., a distance of 100.00 feet to point no. 23;
Thence S.00°10'40"E., a distance of 31.34 feet to point no. 24 being to beginning of a curve to the left;

Thence proceed along a curve to the left a distance of 39.62 feet, having a radius of 25.00 feet, a chord bearing of S.45°34'52"E., a distance of 35.60 feet to point no. 25;
Thence N.89°00'57"E., a distance of 185.82 feet to point no. 26;
Thence N.23°19'51"E., a distance of 120.03 feet to point no. 27;
Thence N.73°45'04"E., a distance of 328.93 feet to point no. 28;
Thence N.89°45'30"E., a distance of 300.13 feet, more or less, to the POINT OF BEGINNING.

Said GANNETT PEAK ESTATES - PHASE 2 contains 10.51 acres, more or less, and

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Lander, and its licensees for perpetual public use all easements within the boundary lines of the plat as indicated and not already otherwise dedicated for public use.

Utility easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing, repairing, re-installing, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines and other forms and types of public utilities now or hereafter generally utilized by the public.

Drainage easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for public use to accommodate the flow or storage of storm waters and shall be kept free of all structures or other impediments.

EXECUTED this ____ day of ____, 2026

STEVE PALMER, PRESIDENT
THE GANNETT GROUP, INC

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by STEVE PALMER, this day of ____, 2026.

By: _____

Witness my hand and official seal

My commission expires _____



FREMONT
ENGINEERING | SURVEYING

155 N 1ST ST., STE A
LANDER, WY 82520

307.206.1007 | FREMONTSURVEYING.COM

Steve Palmer, President
2186 N. 2nd Street
P.O. Box 589
Lander, WY 82520

(307) 350-0736 tel.
palmer@wyoming.com

March 16, 2026

RaJean Strube Fossen
Asst. Mayor
City of Lander
240 Lincoln Street
Lander, WY 82520

RE: Gannett Peak Estates
Phase II & III, Final Plat

Dear RaJean,

Attached please find a parcel map for the final plat showing a modified Phase II, for Gannett Peak Estates. As you will notice, we have reduced the size of Phase 2, to develop a smaller number of lots and only a portion of the remaining area in the subdivision, and have provided for an additional Phase III to be completed in the future.

Pursuant to 4.9-4.2 J of the City Code, we are hereby requesting a six (6) month extension to file the final plat herein. I met with our engineer this morning (Fremont Engineering) and have been advised that the complete Final Plat can be forwarded to the City within the next 2 weeks. I appreciate your consideration to this matter.

When we met last, I advised you that we were considering and requesting approval to move forward under 4.9-4.3 O, wherein the City would approve the final plat but withhold filing the same until the project is complete to allow us the ability to install all of the required improvements per the final plat, in lieu of posting a performance bond.

After meeting with our proposed contractor, Patrick Construction, Inc., it appears that we may have the opportunity of posting a performance bond through their company. I would ask that we be approved to start construction pursuant to subsection (O), but I anticipate filing a performance bond once construction commences, to allow us to market lots ahead of the completion of all improvements.

Please contact me at your convenience if you have further questions or concerns.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Steve Palmer", with a stylized flourish at the end.

Steve Palmer, President
Gannett Group, Inc.



City of Lander Board of Adjustments and Planning Commission

May 5, 2026

City Staff Comments on S 26.02 Gannett Peak Phase 2

City staff received no written public comments on this subdivision request. One plat map was distributed. The application is in order and meets the requirement to be deliberated by the Planning Commission.

Phase 2 is a partial completion from the preliminary plat, only completing the lots adjacent to Robinson Street. The remaining lots will be completed in a future phase. This phasing is allowed per Code section 4-9-4.3. B which states:

“Final platting may be accomplished in stages covering reasonable portions of the area of an approved Preliminary Plat.

City Administration received a letter of request from the owner to move forward with the construction, wherein the City would approve the final plat but withhold the filing until the project is complete in lieu of posting performance bond. Section 4-9-4.3 O. states:

“As an alternate procedure and at the request of the developer, the City Council may approve a Final Plat and instruct the City Administration to withhold the approved Final Plat from recording for a period of time to allow the developer to install all of the required public improvements according to the plans and specifications approved by the City Engineer/Public Works Director. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements”

City staff recommends approval of S 26.02 Gannett Peak Phase 2 with the contingency that the final plat not be filed until the infrastructure construction is completed, inspected and approved by the City Engineer or the owner provides the required collateral in accordance with 4-9-4.3 O.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry



City of Lander Board of Adjustments and Planning Commission

May 12, 2026

Second letter for City Staff Comments on S 26.02 Gannett Peak Phase 2

As discussed in the May 7, 2026, deliberations on S 26.02, the City staff reviewed the Phase 1 open space dedication in regard to the Commissioner's questions on the area identified by the members as "wetlands". The area was engineered and designated as a stormwater retention basin for the subdivision and is not classified as a national wetland. City staff made the following determinations:

1. *The Phase 1 application properly addressed and designed the subdivision to accommodate findings from the National Wetlands Inventory map and Corps of Engineers.*
2. *The area was designed to retain and naturally filter stormwater from the entire subdivision. The infrastructure for the stormwater system for the entire plat boundary was constructed, inspected and completed as part of Phase 1.*
3. *The NWI map lists two designations for this area; PEM1CX which is classified as roadside ditches and man-made stormwater retention basins, and PABFX which is classified as human-engineered habitats, not subject to National Wetland regulations.*
4. *The original boundary of the full plat including Phases 2 and 3 have been surveyed to eliminate any "wetlands" from the proposed lots.*
5. *The area of concern was formerly dedicated to and accepted by the City of Lander to meet the open space requirements of Title 4.*

All surface drainage from natural areas and residential lawns, and street stormwater considerations were appropriately designed, deliberated, and approved in Phase 1. Based on these determinations, the Planning Commission may not add conditions on Phase 2 or 3 that have already been deliberated and recorded for the completion of Phase 1. Members may discuss personal preferences with City administration since the area of concern is City-owned public property.

City staff recommends approval of S 26.02 Gannett Peak Phase 2 as presented with the contingency that the final plat not be filed until the infrastructure construction is completed, inspected and approved by the City Engineer or the owner provides the required collateral in accordance with 4-9-4.3 O.

RaJean Strube Fossen
Lance Hopkin

City of Lander

Fiscal Year Transition Payment Authorization

Due to the timing of the City Council meetings for bills and claims approval, with the current meeting occurring on June 9, 2026, and the next regular meeting scheduled for July 14, 2026, combined with the fiscal year ending on June 30, 2026, staff has identified several invoices of material value that are due on or shortly after July 1, 2026.

The attached list includes expenditures that are to be processed and paid on July 1, 2026. These costs are associated with Fiscal Year 2026-2027 and must therefore be charged to the new fiscal year's budget. Many of these payments represent annual obligations that are due prior to the July 14, 2026 Council meeting and cannot reasonably be deferred without risking late fees, service interruptions, lapses in coverage, or non-compliance with contractual obligations.

Although these payments will be processed on July 1, they will also be included on the July 14, 2026 Bills and Claims Report and presented to the City Council for review in the normal course of business.

Staff is requesting Council acknowledgment and authorization at this time to process and pay the identified invoices on July 1, ensuring that the expenditures are recorded in the appropriate fiscal year and paid in accordance with their required due dates.

This process supports proper budgetary accounting, timely fulfillment of the City's financial obligations, transparency in financial reporting, and efficient operations during the transition between fiscal years.

Wyoming Local Government liability Pool - Insurance (7/1/26-6/30/27 - * Note this was approved to renew at 5/12/26 council meeting)	\$ 41,537.00
Caselle – Government Accounting, ERP, & Payment Software (7/1/26-6/30/27 - * Annual Maintenance & Support	\$ 32,419.20
Wyoming Office of State Land & Investments – CWSRF Loan 142 Payment due 7/1/2026 - * Annual Payment - Princ Bal before pymt \$746,627.05	\$ 66,000.00
Wyoming Office of State Land & Investments – DWSRF Loan 180 Payment due 7/1/2026 - * Annual Payment - Princ Bal before pymt \$360,086.91	\$ 33,000.00
Wyoming Office of State Land & Investments –DWSRF Loan 194 Payment due 7/1/2026 * Annual Payment - Princ Bal before pymt \$687,910.58	\$ 185,000.00