	CITY OF LANDER		
	REGULAR CITY COUNCIL MEETING		
	Tuesday, October 24, 2023 at 6:00 PM		
	City Council Chambers, 240 Lincoln Street		
	MINUTES		

1. CALL TO ORDER Mayor Richardson led the Pledge of Allegiance and called the meeting to order at 6:00 PM. Roll Call. COUNCILMEMBERS PRESENT: John Larsen, Dan Hahn, Josh Hahn, Missy White and Mayor Monte Richardson. COUNCILMEMBERS ABSENT: Melinda Cox and Julia Stuble. Declaration of a quorum. STAFF PRESENT: Public Works Director Lance Hopkin, Assistant Mayor RaJean Strube Fossen, Chief Peters, Assistant Public Works Director Hunter Roseberry, City Treasurer Charri Lara, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.

2. APPROVAL OF AGENDA

Motion made by Councilmember White, seconded by Councilmember J Hahn. Councilmembers Voting Yea: Larsen, White, D Hahn, J Hahn and Mayor Richardson. Motion passed unanimously.

3. PUBLIC HEARING

- A. Hearing opened for Ordinance 2023-4 Vacating a partial alley adjacent to 473 S 4th at 6:02 PM.
- B. City Clerk Rachelle Fontaine read Ordinance 2023-4 into the record.
- C. Public comment- Councilmember D Hahn inquired if there is an advantage to the City for partial vacation of alleys. The Public Works Director Lance Hopkin answered that after vacation the City is no longer responsible for the care and the property becomes developable acreage for private owners.
- D. Hearing closed at 6:05 PM.

4. COMMUNICATION FROM THE FLOOR

- A. Public Comment-None.

5. MAYOR AND COUNCIL UPDATES

Councilmember Larsen complimented the Street Department and City crews. He stated it is nice to see three of the four projects paved. He hopes we can get one more paved before winter.

Councilmember White echoed Councilmember Larsen’s comments concerning the Street Department and City crews. She participated in the Wyoming Business Council Community Review Workshop assessing some of Lander’s assets and identifying challenges. The Planning Commission met, and they addressed the alley vacation and considered a re-zoning request which was denied by the Board of Adjustments.

Councilmember D Hahn commented that he was driving down South Fifth and there were bicycle riders in the middle of the road backing up traffic. We need to respect each other as road users.

Mayor Richardson commented he will be out of town for HR training and on the second he and Charrie are headed to Cheyenne to testify on the proposed SRF program interest rate increase.

6. STAFF REPORTS

Chief Peters commented that the multijurisdictional DUI team starts this weekend. There will be twenty-four events. The goal is to keep everybody safe.

Assistant Public Works Director Hunter Roseberry commented that the City is aware of the Main Street lighting issues. The City is seeking grant funding for streetlights and working on short-term resolutions. Additionally, he is working on resurrecting the Board of Appeals.

City Treasurer Charri Lara suggested an amendment to Resolution 1292. The resolution requires a delinquency charge of 10% of the unpaid water and sewer balances with no leeway. There was a house that had a major water break. Her water bill is \$4,000 and her late fee is \$300-400 a month. She is only able to pay \$125-150 per month payment. Staff recommends an amendment allowing for a suspension of these late fees under certain circumstances if payments are made monthly.

City Clerk Rachelle Fontaine commented that she will also be presenting the Council with drafts of ordinances updating employee bonding requirements and defining entertainment for Bar and Grill licenses. The City is advertising for mechanic and police captain positions.

7. NEW BUSINESS (ACTION ITEMS)

- A. Approve Ordinance 2023-4 on First Reading - An Ordinance Vacating a Partial Alley located in the JI Patten Addition Adjacent to 473 South 4th.

Motion made by Councilmember White, Seconded by Councilmember Larsen. Councilmembers Voting Yea: Larsen, White, D Hahn, J Hahn and Mayor Richardson. Motion passed unanimously.

- B. Approve JAG Hill Subdivision

Motion made by Councilmember Larsen, Seconded by Councilmember White. Councilmembers Voting Yea: Larsen, White, D Hahn, J Hahn and Mayor Richardson. Motion passed unanimously.

- C. LEDA recommendations for LIFT funds.

Councilmember White made a motion to take LEDA recommendations for LIFT funds off the table, seconded by Councilmember J Hahn. Councilmembers Voting Yea: Larsen, White, D Hahn, Cox, Stuble, J Hahn and Mayor Richardson. Motion passed unanimously.

Eric Andrews from LEDA was present. Upon request from Councilmember White concerning how the recommendation was made, he informed the council LEDA had received a lot of feedback. The LIFT committee did their job and scored them but neither LIFT nor LEDA were excited about the applications. No application set itself apart. They did not see a project that provided a lot of economic development for the community. Councilmember White commented she is hearing as LEDA gains more experience reviewing applications there should be baseline score prior to funding recommendations. Discussion ensued concerning changes that have already been made to the process, potential further changes and how to achieve the "best bang for the buck" for economic development. Councilmember D Hahn thanked Eric Andrews for his explanation and efforts. Councilmember White commented that some applications were less business orientated. In her mind that does not meet the definition of economic development and she wondered if there is a way to better define economic development for the application process. Eric commented that part of the issue is a lack of defined economic goals and objectives as a community.

The Council addressed each application individually:

1. Salt-Taco & Tequilla Bar.

Mayor Richardson commented this would create jobs and bring a new business to town.

Motion made by Councilmember White to approve the \$50,000 funding for the Salt-Taco & Tequilla Bar. Mayor Richardson called for a second. The motion died for lack of second.

2. Benessere Clinic.

Councilmember White moved to approve for purposes of discussion. Councilmember Larsen second the motion for discussion.

Discussion: Councilmember White appreciates that they are looking for equipment and potentially increasing a part-time job, but it is not the robust application she is looking for. Councilmember D Hahn appreciates the request but commented they have already received money from another source. He is not in favor of repeat half-cent funding.

Councilmembers voting aye: None. Councilmembers voting Nay: Larsen, White, D Hahn and J Hahn. Motion fails.

3. The Grand Marquee Renovation.

Councilmember Larsen moved and Councilmember White seconded.

Discussion: Councilmember Larsen stated this application is for updating the physical facility and he struggles to see that as an economic development.

Councilmembers voting aye: None. Councilmembers voting Nay: Larsen, White, D Hahn and J Hahn. Motion fails.

5. Lander Performing Arts.

Fails for lack of motion.

6. Capital Improvements 228 Main Street.

Councilmember White moved to approve for purposes of discussion. Mayor Richardson called for a second. The motion died for lack for lack of second.

7. Hub for Conservation & Non-Profit.

Councilmember White moved to approve for purposes of discussion, second by Councilmember Larsen.

Discussion: Councilmember White this is one where she values the role the non-profits provide in the community. This one does not generate tax dollars and offers a repeat of services already available. Councilmember Larsen mentioned this was discussed at the Chamber meeting and there are several meeting facilities already available.

Councilmembers voting aye: None. Councilmembers voting Nay: Larsen, White, D Hahn and J Hahn. Motion fails.

8. Onsite Laundry & Showers.

Fails for lack of motion.

A general discussion ensued between the Council and LEDA concerning the scoring, the scoring matrix and changes to eligibility.

D. Approve Resolution 1313 Amending Resolution 1285 City of Lander Fee Schedule for the purpose of adding a New Nonconforming Setback/Utility Registration Fee.

Motion made by Councilmember Larsen, Seconded by Councilmember White. Councilmembers Voting Yea: Larsen, White, D Hahn, J Hahn and Mayor Richardson. Motion passed unanimously.

8. ADJOURNMENT

Motion made by Councilmember White, Seconded by Council Larsen. Councilmembers Voting Yea: Larsen, White, D Hahn, J Hahn and Mayor Richardson. Motion passed unanimously.

Being no further business to come before the Council, the meeting was adjourned at 6:53 PM.

The City of Lander

ATTEST:

By: _____

Monte Richardson,
City of Lander Mayor

Rachelle Fontaine, City Clerk



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

September 29, 2023

Re: City Staff comments for Vacation 23.01, 473 S 4th Meyer

City Staff has been talking to the owner since the beginning of September. Public Works has verified that there are no existing utilities running East-West through the partial alley. Public Works has no future need for the 50 foot dead-end alley and has never maintained the right-of-way. Due to the configuration of the circle drive for Brodie Street there is no reason to believe that future utilities will request to use this partial alley.

Both the City and the owner desire to quit claim deed the vacated property to the applicant Gregg and Karen Meyer upon final approval of the ordinance.

City staff recommends approval of vacation application 23.01. Should the planning commission recommend the alley vacation as requested, City Administration will prepare an ordinance as required by City Code. Ordinances take a public hearing and three readings of council to be enacted. The public hearing should take place at the first reading of the ordinance.

Lance Hopkin

RaJean Strube Fossen

ORDINANCE 2023 - 4

**AN ORDINANCE VACATING A PARTIAL ALLEY LOCATED IN THE
J.I. PATTEN ADDITION, CITY OF LANDER, FREMONT COUNTY WYOMING,
ADJACENT TO 473 SOUTH 4TH STREET**

WHEREAS there has been a request to vacate a property which is legally described as follows: PARTIAL ALLEY LOCATED IN J.I. PATTEN ADDITION TO THE CITY OF LANDER, FREMONT COUNTY WYOMING, as recorded in the office of Ogden City, Weber County, Utah Territory and Recorded on April 27th, 1886, and more particularly described as follows:

An existing alley as dedication to the City of Lander within Section 18, T.33N., R.99W., 6th PM., City of Lander, Fremont County, Wyoming, more particularly described as follows: Commencing from the Southeast Corner of Lot 1, Block 42, J.I. Patten's Addition to the Townsite (now City) of Lander. Thence proceed S16°49'48"W, a distance of 19.95 feet, more or less, to the northeast corner of Lot 20, Block 42; Thence N73°49'57"W, a distance of 37.74 feet, more or less, along the north line of said Lot 20 to the west line of the Southeast 1/4 of said Section 18; Thence N00°19'18"W, a distance of 20.86 feet, more or less, along the said west line of the Southeast 1/4 of said Section 18 to the south line of said Lot 1, Block 42; Thence S73°45'28"E, a distance of 43.89 feet, more or less, along the south of said Lot 1, Block 42, to the point of beginning of this description. Said Tract is adjacent to 473 South 4th and contains 814 square feet, more or less.

WHEREAS the City deems that the vacation of the alley would be in the best interest of the City; and

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the City of Lander, Wyoming as follows:

SECTION 1: The Mayor and City Clerk are directed, upon request of Gregg and Karen Meyer, the current owners of record of 473 South 4th Street, to vacate the partial alley of said legal description set forth above, and shall execute and deliver a quitclaim deed from the City of Lander, to said property owners, for the land herein vacated upon the condition that a full release of liability and indemnity agreement be executed, and said owners pay all costs associated with the vacation and conveyance and upon providing the City with evidence of satisfactory arrangements with the effected utilities.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: Severability. If any section, subsection, sentence, phrase, or clause of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4: This Ordinance shall take effect from and after its passage, approval and publication as required by law and the ordinances of the City of Lander.

PASSED ON FIRST READING _____

PASSED ON SECOND READING _____

PASSED ON THIRD READING _____

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the _____ day of _____ .

	AYE	NAY	ABSENT	ABSTAIN
Missy White	_____	_____	_____	_____
Dan Hahn	_____	_____	_____	_____
John Larsen	_____	_____	_____	_____
Josh Hahn	_____	_____	_____	_____
Julia Stuble	_____	_____	_____	_____
Melinda Cox	_____	_____	_____	_____
Monte Richardson	_____	_____	_____	_____

THE CITY OF LANDER
A Municipal Corporation

By _____
Monte Richardson, Mayor

ATTEST:

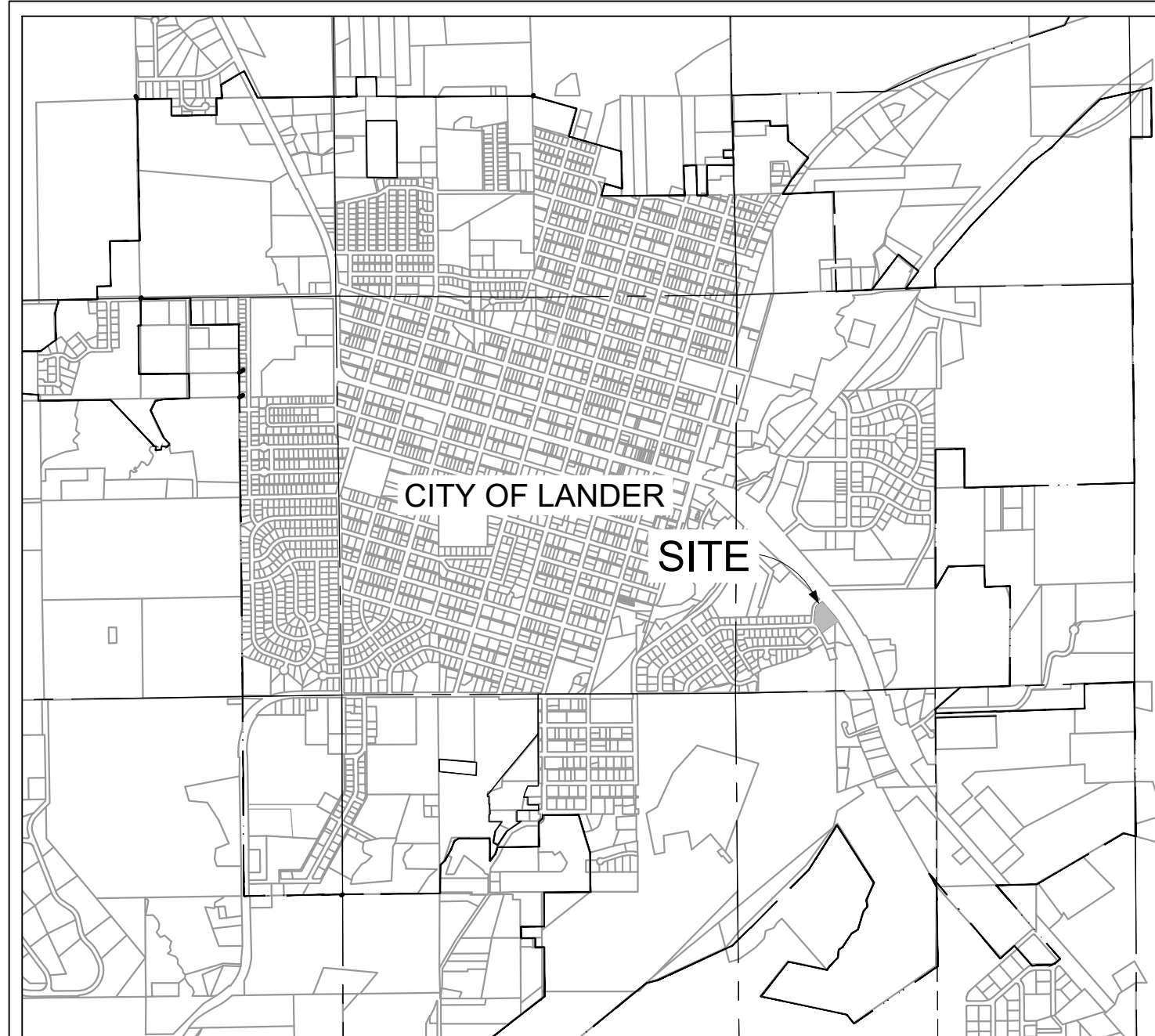
Rachelle Fontaine, City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on _____, 2023, following passage, adoption and approval of Ordinance 2023-4, Monte Richardson, the duly elected, qualified and acting Mayor of the City of Lander, issued this proclamation and said ordinance was published at least once in the Wyoming State Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication being _____, 2023.

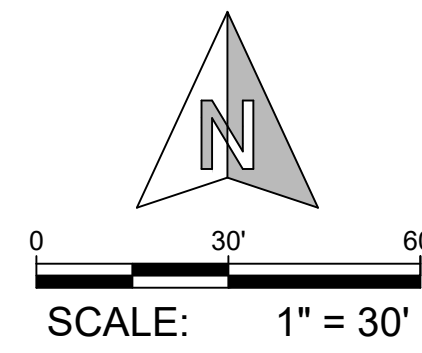
Rachelle Fontaine, City Clerk



VICINITY MAP
SCALE: 1" = 2000'

JAG HILL SUBDIVISION

Replat of Chevy Chase Second Addition
Lots 9, 12, 13, Fractional Lot 14, and Fractional Tract A
Town (now City) of Lander Replat
Located in the SW¹/₄SW¹/₄ of Section 17, T33N, R99W,
6TH PM Fremont County, WY



BASIS OF BEARING:

Considering the Basis of Bearing to be the Northeastly Line of JAG Hill Subdivision along highway right-of-way. Said line having a bearing of S46°03'30"E.

LEGEND:

- Set Property Corner - 1" Shiner with PK magnetic nail marked PELS 10052
- Found Property Corner - 2" Aluminum Cap on a 5/8" rebar
- Parcel Boundary
- Amended Chevy Chase Second Addition Subdivision Lots
- Vacated Subdivision Area
- Utility Easement
- Amended Chevy Chase Second Addition Lots to be vacated
- Measured (M)
- Record (R)

PLAT INFORMATION:

4 LOTS - 91,496 SF (2.10 AC.)

PLANNING COMMISSION CERTIFICATE:

This plat approved by the City of Lander Planning Commission on this ____ day of ____ 2023.

Chairman

CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2023.

City Engineer

CITY COUNCIL CERTIFICATE:

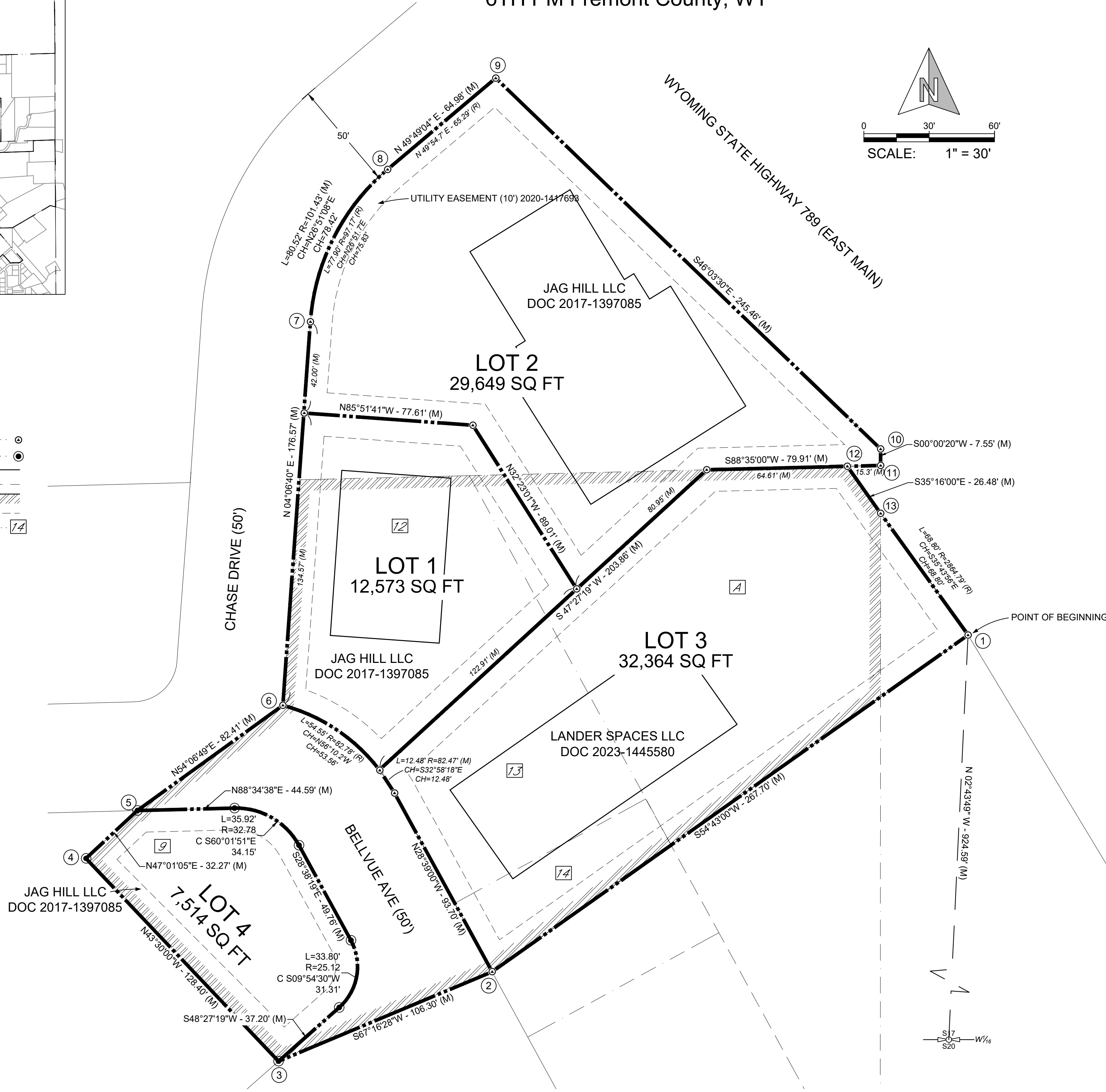
Approved by the City Council of Lander on this ____ day of ____ 2023.

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 ____ 2023 and is duly recorded in Plat Cabinet ____, Page ____, No ____.

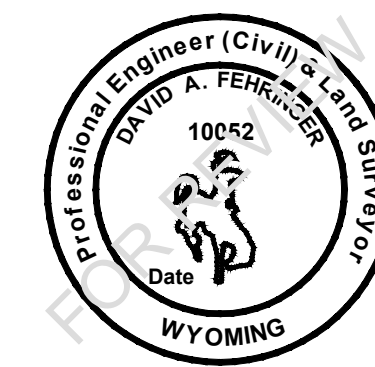


NOTES:

- 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.
- Bearings and distances shown on this plat as per measured.
- Lots 9, 12, 13, a portion of 14, and a portion of Tract A of Amended Chevy Chase Second Addition will be vacated with this plat.

CERTIFICATE OF SURVEYOR

I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THIS PLAT IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF JAG HILL SUBDIVISION TO THE CITY OF LANDER; THAT THE SAME WAS PREPARED FROM RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION SEPTEMBER 2023, AND IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



CERTIFICATE OF OWNERSHIP AND DEDICATION:
Know all men by these presents that the undersigned JAG HILL, LLC, a Wyoming Limited Liability Company, and Lander Spaces, LLC being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:
That the foregoing PLAT designated as the JAG HILL SUBDIVISION, which is land consisting of Lot 9, Lot 12, Lot 13, a portion of Lot 14, and a portion of Tract A of Block 1 of the Chevy Chase Second Addition Amended to the Town (now City) of Lander and other lands all located within the SW¹/₄SW¹/₄ of Section 17, T 33 N, R 99 W of the 6th P.M., the City of Lander, Fremont County, Wyoming, and is more particularly described as follows:

Beginning at a point (point no. 1) which bears N02°43'49"E, a distance of 924.59' feet, more or less, from the W¹/₆ Corner common to said Section 17 and Section 20. Said point being a point on the Southerly right-of-way of Wyoming State Highway 789.
Thence leaving said highway right-of-way and continuing S54°43'00"W, a distance of 267.70 feet to point no. 2, being on the easterly right-of-way of Bellevue Avenue;
Thence S67°16'28"W, a distance of 106.30 feet to the southerly corner of said Lot 9 to point no. 3;
Thence N43°30'00"W, a distance of 128.40 feet along the westerly line of said Lot 9 to point no. 4;
Thence N47°01'05"E, a distance of 32.27 feet along the northern line of said Lot 9;
Thence N54°06'49"E, a distance of 82.41 feet to the southwestly corner of said Lot 12 to point no. 6
Thence along the Easterly right-of-way for Chase Drive N04°06'40"E a distance of 176.57 feet to a tangential curve to the right to point no. 7;
Thence along said curve with an arc length of 80.52 feet, radius of 101.43 feet, chord bearing of N26°51'08"E, a distance of 78.42 feet to point no. 8;
Thence N49°49'04"E, a distance of 64.98 feet, more or less to the intersection of the Chase Drive right-of-way and the Wyoming State Highway 789 right-of-way to point no. 9;
Thence along said Highway right-of-way S46°03'30"E, a distance of 245.46 feet to point no. 10;
Thence S00°00'20"W, a distance of 7.55 feet along the said Southerly boundary of Highway 789 to point no. 11;
Thence S88°35'00"W, a distance of 15.31 feet along the said Southerly boundary of Highway 789 to point no. 12;
Thence S35°16'00"E, a distance of 26.48 feet along the said Southerly boundary of Highway 789 to point no. 13 being the beginning of a tangential curve to the right;
Thence along said curve along an arc length of 68.8 feet, radius of 2864.79 feet, chord bearing of S35°43'56"E and distance of 68.80 feet, more or less to the point of beginning of this description.

Said JAG HILL SUBDIVISION contains 91,496 sq. feet, (2.10 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 streets, alleys, easements and other public lands within the boundary lines of the plat as 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.

EXECUTED this ____ day of ____ 2023.

BY: Paul J. Guschewsky (President)
Lander Spaces LLC

BY: Carrie Lee Guschewsky (Secretary / Treasurer)
Lander Spaces, LLC

STATE OF WYOMING }
COUNTY OF FREMONT } SS

Subscribed and sworn to me before this ____ day of ____ 2023 by Paul J. Guschewsky (President) and Carrie Lee Guschewsky (Secretary / Treasurer).

Witness my hand and official seal

Notary Public _____ My Commission expires _____

BY: Carrie Lee Guschewsky (President)
Jag Hill, LLC

BY: Paul J. Guschewsky (Secretary / Treasurer)
Jag Hill, LLC

STATE OF WYOMING }
COUNTY OF FREMONT } SS

Subscribed and sworn to me before this ____ day of ____ 2023 by Carrie Lee Guschewsky (President) and Paul J. Guschewsky (Secretary / Treasurer).

Witness my hand and official seal

Notary Public _____ My Commission expires _____



Central Wyoming Climbers Alliance

Awarded date: August 2022

Total project cost: \$

Total requested: \$

Amount awarded: \$

Project Summary:

The International Climber’s Festival began originally in Lander in 1994. Since then, the Festival has grown to over 80 sponsors and 1000 participants. The LIFT grant helped to hire a Festival Director for this event to work. This grant directly created one job, but the economic impact to Lander from this event and the local climbing community reaches much farther. A study done in 2021 by Eastern Kentucky University showed that the festival brings in over \$150K in sales and lodging tax revenue over the course of the 4-day festival. Additionally, part of the proceeds from this event go to developing and maintaining sport climbing areas in Lander, furthering the development of world-class climbing as a part of Lander’s tourism assets.

Status: Completed (12 month progress report)

Bossert Collection

Awarded date: August 2022

Total project cost: \$32,000

Total requested: \$7,000

Amount awarded: \$5,000 (33% of total requested)

Project summary:

This project involved funding a public art piece on The Bossert Building in downtown Lander. Public art and placemaking is considered to be a building block of Economic Development as described by the Harvard Kennedy School by enhancing the identity and character of communities.

Over the span of 6 weeks, the artists working on the project created one cohesive image which resembles ledger art, a popular form of Native American art where contemporary images are rendered on top of historic ledger paper. The imagery draws from traditional iconography and contemporary motifs from both tribes including buffalo, geometric symbols, and Fireweed, demonstrating both connection to the land and the plants and animals that inhabit it. Fireweed is found throughout Wyoming and is among the first, and most distinctive plants to regrow after forest fires. This represents growth, rebirth, persistence, and Wyoming’s ability to manage change and the future.

Since the completion of the mural, several downtown business owners including Angie Flint (owner, Lander Bake Shop) have reported that people love the mural. Angie in particular has indicated that the mural has encouraged tourists and people who are new to town to stop, take a picture, and grab coffee.

Project status: Completed. (12 month progress report)

Remodel of 1720 Main Street

Awarded date: August 2022
Total project cost: \$80,000
Total requested: \$40,000
Amount awarded: \$20,000 (50% of total requested)
Project summary:

This project set out to remodel 1720 Main Street, which is located on the west side of town. The original proposal was to do a number of updates to this property in order to get it ready for future tenants. The building was purchased in 2018 and between then and 2022 at the time of application, the current owner had done a number of repairs including a new roof, upgrading furnaces, a new HVAC system and ductwork, electrical updates and more. In addition to a small loan, the owners of the building were looking for funding to create two additional commercial rental spaces, bathrooms, and break room, loading dock canopy, and improving outside signage.

The awardee received a 6 month extension and reports to be on track to wrap up construction by October 2023. They have hired a local contractor so is well underway with completion with finishing the necessary plumbing, electrical and HVAC needs. They anticipate being able to rent out the new 1500 square foot space for commercial businesses before the end of the calendar year. This project has both had a Main Street beautification side and will hopefully help contribute to future sales and property tax for the Lander community moving forward.

Project status: 12 month progress report. Awardee received a six month extension.

HMH Outdoors

Awarded date: August 2022
Total project cost: \$63,795
Total requested: \$38,196
Amount awarded: \$19,098 (50% of request)
Project Summary:

This application requested the funds for warehouse upgrades that included purchasing of pallet racks, a shipping station, and a forklift. After seeing a downturn through 2020, sales have seen a steady increase in the last 12 months and updates to the warehouse will provide the opportunity to work more efficiently to fulfill orders. At the time of application, the business had just hired a Lander employee with plans to hire 2-5 more in the next 305 years.

Funds from this award went to improving the warehouse and shipping process for the business. This has allowed them to increase their efficiency and continue to grow the business. They are on track to meet their projected hiring plan.

Project status: Completed (12 month progress report)

LEDA does not recommend funding any of the applications for the current quarter.

Below is a summary each applicant's request for the quarter.

Salt-Taco & Tequila Bar

Renovation of a deteriorated downtown building in order to create a new restaurant concept and further beautify Lander's Main Street, ultimately employing 12-20 people.

Benessere Clinic

New Cutting Edge Equipment- Benessere Clinic is a premier aesthetic medical spa with two locations in Fremont County. Lander, established in 2017, and Riverton in 2019, play a pivotal role in providing aesthetic services to the local community and Central Wyoming. To further expand capabilities and improve treatment outcomes, the clinic aims to acquire four cutting-edge medical devices: the Alma Opus Fractional Laser, the Diamond Glow device by Allergan, a Pro-Nox Delivery System, and the Avi Clear Acne Device by Cutera. These state-of-the-art devices will enable the clinic to offer innovative and effective treatments, leading to employee retention, increased skills, higher wage-earning potential for staff, and the creation of a new part-time esthetician position. This endeavor aligns with Benessere Clinic's mission to help individuals feel good, look good, and get more out of life by enhancing their physical and psychological health.

Grand Marquee Renovation

This project will renovate the Grand Theater Marquee by the sign company taking down the two current cabinets of the marquee and manufacturing two new cabinets with LED illumination, polycarbonate faces with cut vinyl "Theater" graphics with new neon arrows and new marquee letters.

Lander Performing Arts

Increasing Event Success: If successfully granted funding from this grant (\$18,250), would be used to provide crucial support for half of the base cost of the 2023/2024 season lineup's success. This funding will have a significant impact on LPA's financial outlook as it allows us to redirect internal resources that were initially allocated to cover baseline event costs. Instead, our paid employee's efforts will be laser-focused on targeting long-term marketing campaigns, cultivating sustainable community partnerships, and diversifying revenue streams. The Wyoming Business Council estimated that every dollar in additional sales in the creative and cultural sector generates an additional 44 cents in the economy from other businesses. This ripple effect will serve as a catalyst for expanding our offerings in the future and elevating LPA's overall economic impact. Our ultimate goal is to grow from four shows to six by the 2024-2025 season, thereby increasing our reach and engaging a broader audience. By leveraging the grant to bolster event success and establishing sustainable revenue streams, we position LPA for long-term financial benefits.

Capital Improvements 228 Main

Capital improvements at 228 Main Street are needed to protect and revitalize a building that has survived over 100 years of wear and tear. Most urgent is replacement of the roof, including and removal or replacement of the large uninsulated clerestory structure that is disintegrating. The expense of re-roofing has undoubtedly caused previous owners to put off the job, but patching will no longer solve the problem. A related issue is the two large trees growing against the back wall of the building. They overhang the roof and are growing around the powerlines serving 228 and at least one neighboring building. To remove the trees, various utility companies will have to be involved, the fence around the patio will have to come down, and neighbors will have to agree to the disruption.

Hub for Conservation & Nonprofit

The Wyoming Outdoor Council is in the process of building its ‘forever home’ in Lander and is requesting support from the LIFT program in part to support its meeting space that will be available to nonprofits in Lander. As Wyoming’s oldest, independent, Lander-based conservation organization, our success has depended on two things: our capacity to attract and keep the most effective advocacy staff to work toward our conservation mission; and our ability to bring people together to find solutions to the conservation threats facing our state today. This new building will support both goals while also providing free meeting space for our nonprofit colleagues in Lander and Wyoming at large. This increase in capacity for staff and ability to host partner meetings and summits will lead to increased payroll as well as hotel stays, gas tax, and investment in local businesses by meeting and summit guests. Additionally, it will reduce the cost burden many nonprofits face when seeking to rent meeting and/or small event space.

As a nonprofit organization with a long history in Lander, we know firsthand how difficult it is to find an affordable/free meeting space that can accommodate a range of technological, accessibility, size, timing, food prep, and other needs. We hear regularly from other groups and individuals about their frustration at not having a sufficient “right-sized” space to hold meetings. While there are a handful of venues throughout the community that provide some support—the Community Center, for example, can accommodate food prep and many people, but is not affordable for some groups; the library, while affordable, can’t always accommodate after-hours meetings and is not a good option when groups need to serve food and wash dishes—there are very few if any spaces that hit the sweet spot for what the majority of nonprofits and clubs need for meetings. This meeting space works to address that gap in service by providing free, well resourced meeting space for the nonprofit sector in Lander and Wyoming at large.

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Onsite Laundry & Showers

Renovation of the outside of the entire building with new siding and awning with the installation of a commercial laundromat and shower stalls at 680 Main street.

Lander Economic Development Association
Half Cent Economic Development Tax
Recommendations to the City of Lander
October 10, 2023

Breakdown of Funds Available for Distribution and Recommendation:

1. Tax Collection Q4 (April 1, 2023 – June 30, 2023)	\$136,506
2. Funds Returned from Previous Grants	0
3. Carryover Funds from Prior Quarter	<u>0</u>
4. Total Funds Available this Quarter	\$136,506
5. LEDA Recommendation for the Quarter	<u>0</u>
6. Carryover Funds Available for Next Quarter	<u>\$136,506</u>

Summary of Actions and Recommendations

1. LIFT Committee received 8 applications requesting \$440,787. One application in the amount of \$21,113 was determined to be ineligible.
2. All seven eligible applications attended a Pitch Night with the opportunity to present their grant request and answer questions from LIFT Committee members.
3. All seven eligible applications were then scored by the LIFT Committee and those scores were presented to the LEDA board.
4. The LEDA board reviewed each applicant and developed its recommendation for funding to the City of Lander.

LEDA does not recommend funding any of the applications for the current quarter.

Below is a summary each applicant’s request for the quarter.

Salt-Taco & Tequila Bar

- A. Requested Funds - \$150,000
- B. Project Description-Renovation of a deteriorated downtown building in order to create a new restaurant concept and further beautify Lander’s Main Street, ultimately employing 12-20 people.
- C. LIFT Application Score – 51
- D. LEDA Recommended Funding - \$0

Benessere Clinic

- A. Requested Funds - \$27,749
- B. New Cutting Edge Equipment- Benessere Clinic is a premier aesthetic medical spa with two locations in Fremont County. Lander, established in 2017, and Riverton in 2019, play a pivotal role in providing aesthetic services to the local community and Central Wyoming. To further expand capabilities and improve treatment outcomes, the clinic aims to acquire four cutting-edge medical devices: the Alma Opus Fractional Laser, the Diamond Glow device by Allergan, a Pro-Nox Delivery System, and the Avi Clear Acne Device by Cutera. These state-of-the-art devices will enable the clinic to offer innovative and effective treatments, leading to employee retention, increased skills, higher wage-earning potential for staff, and the creation of a new part-time esthetician position. This endeavor aligns with Benessere Clinic’s mission to help individuals feel good, look good, and get more out of life by enhancing their physical and psychological health.

- C. LIFT Application Score – 49
- D. LEDA Recommended Funding - \$0

Grand Marquee Renovation

- A. Requested Funds - \$26,925
- B. This project will renovate the Grand Theater Marquee by the sign company taking down the two current cabinets of the marquee and manufacturing two new cabinets with LED illumination, polycarbonate faces with cut vinyl "Theater" graphics with new neon arrows and new marquee letters.
- C. LIFT Application Score – 46
- D. LEDA Recommended Funding - \$0

Lander Performing Arts

- A. Requested Funds - \$15,000
- B. Increasing Event Success: If successfully granted funding from this grant (\$18,250), would be used to provide crucial support for half of the base cost of the 2023/2024 season lineup's success. This funding will have a significant impact on LPA's financial outlook as it allows us to redirect internal resources that were initially allocated to cover baseline event costs. Instead, our paid employee's efforts will be laser-focused on targeting long-term marketing campaigns, cultivating sustainable community partnerships, and diversifying revenue streams. The Wyoming Business Council estimated that every dollar in additional sales in the creative and cultural sector generates an additional 44 cents in the economy from other businesses. This ripple effect will serve as a catalyst for expanding our offerings in the future and elevating LPA's overall economic impact. Our ultimate goal is to grow from four shows to six by the 2024-2025 season, thereby increasing our reach and engaging a broader audience. By leveraging the grant to bolster event success and establishing sustainable revenue streams, we position LPA for long-term financial benefits.
- C. LIFT Application Score – 45
- D. LEDA Recommended Funding - \$0

Capital Improvements 228 Main

- A. Requested Funds - \$55,000
- B. Capital improvements at 228 Main Street are needed to protect and revitalize a building that has survived over 100 years of wear and tear. Most urgent is replacement of the roof, including and removal or replacement of the large uninsulated clerestory structure that is disintegrating. The expense of re-roofing has undoubtedly caused previous owners to put off the job, but patching will no longer solve the problem. A related issue is the two large trees growing against the back wall of the building. They overhang the roof and are growing around the powerlines serving 228 and at least one neighboring building. To remove the trees, various utility companies will have to be involved, the fence around the patio will have to come down, and neighbors will have to agree to the disruption.
- C. LIFT Application Score – 45
- D. LEDA Recommended Funding - \$0

Hub for Conservation & Nonprofit

- A. Requested Funds - \$45,000
- B. The Wyoming Outdoor Council is in the process of building its 'forever home' in Lander and is requesting support from the LIFT program in part to support its meeting space that will be

available to nonprofits in Lander. As Wyoming’s oldest, independent, Lander-based conservation organization, our success has depended on two things: our capacity to attract and keep the most effective advocacy staff to work toward our conservation mission; and our ability to bring people together to find solutions to the conservation threats facing our state today. This new building will support both goals while also providing free meeting space for our nonprofit colleagues in Lander and Wyoming at large. This increase in capacity for staff and ability to host partner meetings and summits will lead to increased payroll as well as hotel stays, gas tax, and investment in local businesses by meeting and summit guests. Additionally, it will reduce the cost burden many nonprofits face when seeking to rent meeting and/or small event space.

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- C. LIFT Application Score – 42
- D. LEDA Recommended Funding - \$0

Onsite Laundry & Showers

- A. Requested Funds - \$100,000
- B. Renovation of the outside of the entire building with new siding and awning with the installation of a commercial laundromat and shower stalls at 680 Main street.
- C. LIFT Application Score – 41
- D. LEDA Recommended Funding - \$0

**Summary of LIFT Committee Scores
FY 2023-24 - 1st Quarter**

Applicant	Score	Award Matrix	Total Project Cost	Lift Request	Maximum Funding Available
Salt-Taco & Tequila Bar	51	75%	318,000	150,000	50,000
Benessere Clinic	49	75%	229,774	27,749	20,812
Grand Marquee Renovation	46	75%	53,850	26,925	20,194
Lander Performing Arts	45	75%	86,900	15,000	11,250
Capital Improvements 228 Main	45	50%	110,000	55,000	27,500
Hub for Conservation & Nonprofit	42	50%	3,455,509	45,000	22,500
Onsite Laundry & Showers	41	50%	152,500	100,000	50,000

LIFT Scoring Matrix	
61 to 75	100%
46 to 60	75%
31 to 45	50%
16 to 30	25%
0 to 15	0%

RESOLUTION 1313
A RESOLUTION UPDATING RESOLUTION 1285, CITY OF LANDER FEE SCHEDULE 2023-24
FOR THE PURPOSE OF ADDING A NEW NONCONFORMING SETBACK/UTILITY REGISTRATION FEE

WHEREAS City of Lander Resolution 1285 set forth specific application fees for City Planning and Zoning Services; and

WHEREAS it has become apparent that enforcement of the nonconforming use permit to record simple setbacks that have been nonconforming since prior to the adoption of the codes is voluminous, and:

WHEREAS the fee of \$275 as set forth by Resolution 1285 is a financial hardship for obtaining a standard building permit or subdivision plat, often costing more than the permit itself.

NOW THEREFORE, be it resolved by the Governing Body of the City of Lander that Planning and Zoning fees will be amended as follows by adding a Nonconforming Setback and Utility Service Registration:

	<u>PLANNING & ZONING</u>	
BOARD OF ADJUSTMENT	Conditional use permit	\$500.00
	Non-conforming Use application	\$275.00
New fee added by Resolution 1313	Nonconforming 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)	\$400.00
	Correction Plat	\$250.00
	County Subdivision Plat Review	\$200.00
	PUD Development Plan	\$500.00
FEE-IN-LIEU OF PARK DEDICATION	Minor Plat (new with 1-3 lots, replats)	no fee
	Minor Plat (new with 4-5 lots)	\$500.00
	Subdivision Final Plat	\$750.00/Lot

Be it Further Resolved that the changes are retroactive from July 1, 2023, and fees will be refunded accordingly to the applicants that received a nonconforming permit between the dates of July 1, 2023 October 24, 2023.

PASSED APPROVED AND ADOPTED THE 24th Day of October, 2023

THE CITY OF LANDER
A Municipal Corporation

BY: _____
Monte Richardson, Mayor

ATTEST: _____
Rachelle Fontaine, City Clerk