



CITY OF LANDER REGULAR CITY COUNCIL MEETING

**Tuesday, April 14, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/89308508788>

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. APPROVAL OF AGENDA

3. 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

4. MAYOR AND COUNCIL UPDATES

5. STAFF REPORTS

6. 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 March 10, 2026, Lander City Council Meeting Minutes
- B. Approve March 24, 2026, Lander City Council Meeting Minutes
- C. Approve April 7, 2026, Lander City Council Special Meeting Minutes
- D. Approve Bills and Claims

7. NEW BUSINESS (NON-ACTION ITEMS)

- A. Administer the oath of office and swear in Levi Martson as Captain of the Lander Police Department.
- B. Update on State Land Swap Enrolled Act 39

8. NEW BUSINESS (ACTION ITEMS)

- [A.](#) Appoint Jonathan Rensch to the Planning Commission
- [B.](#) Approve and authorize the Mayor to sign the Black Hills Energy Service Line Agreement dated February 16, 2026.
- [C.](#) Authorize Mayor to sign Rocky Mountain Power request 7443644 Street Lighting Agreement in the amount of \$17,414.60
- [D.](#) Authorize Mayor to sign Azora Master agreement and make annual payment of \$1500 for predefined SOW
- [E.](#) Approve and authorize the Mayor to sign the SHORT FORM AGREEMENT BETWEEN OWNER AND HDR ENGINEERING, INC. FOR PROFESSIONAL SERVICES in connection with the Buena Vista Water and Roadway Improvements Project
- [F.](#) Approve and authorize the Mayor to sign the Water Meter Replacement Project Change Order No. 1 with Metron-Fernier decreasing the contract price by \$11,449.00
- [G.](#) Approve and authorize the Mayor to sign the Lincoln Street Improvement Project Change Order No. 3 for High Country Construction, Inc. increasing the contract price by \$35,456.60.

9. OLD BUSINESS (ACTION ITEMS)

- [A.](#) Approve second 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

10. ADJOURNMENT

Upcoming Council Meetings:

Regular Meetings:

6:00 PM, Tuesday May 12, 2026, City Council Chambers

6:00 PM, Tuesday June 9, 2026, City Council Chambers

Work Sessions:

6:00 PM, Tuesday April 28, 2026, City Council Chambers

6:00 PM, Tuesday May 26, 2026, City Council Chambers

All meetings are subject to cancellation or change.

	CITY OF LANDER		
	REGULAR CITY COUNCIL MEETING		
	Tuesday, March 10, 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: D Hahn, Chad Cassady, Melinda Cox, Josh Hahn, Julia Stuble, John Larsen, and Mayor White. Declaration of a quorum. STAFF PRESENT: Police Chief Kelly Waugh, Public Works Director Lance Hopkin, Assistant Mayor Rajeane Strube Fossen, City Attorney Adam Phillips, City Treasurer Kristy Koehn, and City Clerk Rachelle Fontaine.
2.

APPROVAL OF AGENDA

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

Council Member Stuble moved to amend the agenda order and move Unfinished Business #12, Third and final reading of the Title 2 Ordinance to after #10 New Business Action Items and to move New Business K and L to the top of New Business Action Items. Seconded by Council Member Larsen. Council Members voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.
3.

PUBLIC HEARING 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

A.

Mayor White opened the hearing at 6:04 PM.

B.

Introduce and read. City Clerk Fontaine read the proposed ordinance into the minutes.

C.

Public Comment-None.

D.

Mayor White closed the hearing at 6:05 PM.
4.

PUBLIC HEARING E's Liquid Courage, LLC d/b/a Liquid Courage Bar & Grill, 592 Main Street Ste 1 & Adjacent covered patio, Lander Wyoming application to transfer of ownership of Retail Liquor License #2 currently held by Liquid Courage LLC, d/b/a Liquid Courage Bar & Grill, 592 Main Street Ste 1 & Adjacent covered patio, Lander Wyoming

A.

Mayor White opened the hearing at 6:05 PM.

B.

Introduce and read. City Clerk Fontaine explained that the Notice of Transfer was published in the Lander Journal as required on February 21st and 28th. This would transfer ownership of the Retail Liquor License to Esperanza Rivera-Chavarria, who has been managing the operation for the current owner. Ms. Rivera-Chavarria explained there are no changes in location or business model.

C.

Public Comment-None.

D.

Mayor White closed the hearing at 6:07 PM.
5.

PUBLIC HEARING Sweetwater Investment Properties, LLC d/b/a Wind River Outdoor Co., 8114 HWY 789, Lander, WY, application to transfer ownership and location of Retail Liquor License #15 currently held by American Pizza Partners LP, d/b/a Pizza Hut at 670 E. Main Street Lander, WY.

A.

Mayor White opened the hearing at 6:07 PM.

B.

Introduce and read Clerk Fontaine explained this is a transfer of ownership and location. The Notice of Transfer was advertised in the newspaper on February 21st and 28th. She notes the applicant, Mr. Hansen, is present. Ron Hansen explained Wind River Outdoor Company is buying

a license from American Pizza’s Partners so it can add a bourbon vault, host vendor events more smoothly, and avoid awkward back-and-forth from the One Stop.

- C. Public Comment-None.
- D. Mayor White closed the hearing at 6:09 PM.

6. COMMUNICATION FROM THE FLOOR

A. Public Comment

Brett Johnson, President of the Fremont County Law Enforcement Foundation, invited the Mayor, Council, and community to the foundation’s third annual formal fundraiser, which supports Fremont County law enforcement agencies. The foundation provides quick grants for equipment and even personal hardship needs for officers.

Michelle Motherway thanked the Council for improving the alcohol ordinance but argued it still needs more work. She urged the Council to vote no or table it, saying the ordinance is too punitive, could threaten businesses through suspensions and demerit points, and contains wording that could create unreasonable enforcement requirements. She asked the Council to revise it in a more collaborative, less punitive way.

Ron Hansen, owner of One Stop Market stated he does not believe Lander has a widespread problem with retailers selling alcohol to minors. He argued the proposed ordinance is overly punitive, creates fear among business owners, and could threaten businesses, employees, and financing relationships if demerit points lead to license loss.

John Nolan addressed the Council stating that the city should fine employees or businesses for alcohol-sale violations rather than shut businesses down. Closing liquor retailers would hurt revenue, and weaken local business.

Mike Bailey stated that the ordinance penalties are too broad and harsh for issues already handled by state law, such as unpaid sales tax or illegal gambling. Enforcement should focus on major violations like selling to minors or intoxicated people, noting local businesses already take those offenses seriously and act quickly when violations occur.

Carl Asbell spoke in support of small businesses and argues the proposed alcohol regulations would make it harder to operate in Lander. The alcohol industry is already heavily regulated, existing laws already address serious violations, and added local penalties would create unnecessary burdens for businesses and possibly law enforcement.

Amanda Winchester, a former Lander business owner, said small businesses already struggle to survive in town and warns that more regulations could force even more closures.

Christine Gilbertson, manager of the Maverick, said the business is already under heavy stress and struggling to keep staff because of the negative attention surrounding recent events. Their team works hard to prevent sales to minors, has a strong record on compliance stings, and does not want additional regulations or a point system that would make operating even more difficult.

Christina Kaiser, manager of One Stop Market, said the store takes alcohol compliance very seriously through TIPS training and a zero-tolerance policy for employees who sell to minors. The proposed ordinance is frightening because it threatens their livelihoods despite their efforts to follow the rules, and she asked the Council to table it and give businesses more time to show they are acting responsibly.

7. MAYOR AND COUNCIL UPDATES

Council Member Larsen praised the Parks and Rec Department for improvements at the Little League and girls’ softball fields, including new dugouts and safer backstops.

Council Member Cox provided an update on LEDA and the Lander Chamber of Commerce. She praised park and field conditions, and commended Lander’s basketball teams for reaching state and representing the community well.

Council Member Stuble thanked community members for staying engaged in the Title II process and said the Council has tried to incorporate public input, though it may still have missed the mark. She highlighted legislative updates affecting Lander, including air service funding, kratom regulation, and a land conveyance near the Life Resource Center that could involve WYDOT and residential use, with a public meeting on March 23 at 6:30 p.m. at the CWC Lander campus.

Mayor White thanked Council Member Stuble for her comments on Title II and legislative updates. She encouraged people to meet with Patrick Edwards of the Wyoming Business Council, and noted upcoming meetings in Washington, D.C.

8. STAFF REPORTS

Chief Waugh reported progress on 2026 agency goals, including successful safety training with local businesses. A draft domestic violence pamphlet is being reviewed, a new speed-study tool is being used in school zones and other areas to improve signage and crosswalk safety.

Public Works Director Lance Hopkin stated that Lincoln Street construction is expected to begin in a couple of weeks, with Buena Vista work likely starting this summer. Contractors are already communicating with local businesses to coordinate closures and minimize impacts.

Assistant Mayor RaJean Strube Fossen stated that the Jefferson Street Extension into the new Popo Agie River Park will begin in April, with a pre-construction meeting on March 26. She announced upcoming community events, and highlighted several grant applications for parks, tree planting, parade promotion, a flashing beacon at the library crossing, and DUI enforcement support for the police department.

City Treasurer Krist Koehn announced the City budget rollout will begin later this week, with a work session planned for April 28 and the regular meeting on May 12. The goal is to have the budget approved by June 9 so it can be submitted to the state on time.

City Clerk Rachelle Fontaine updated the Council on the status of the WildWest LLC, D/B/A Grizzly Bar & Grill liquor license. The owner has relinquished the license and Lander now has two Bar & Grill licenses available.

9. CONSENT AGENDA

- A. Approve February 10, 2026, City Council Regular Meeting Minutes
- B. Approve February 12, 2026, City Council Special Meeting Minutes
- C. Approve February 24, 2026, City Council Special Meeting Minutes
- D. Approve February 24, 2026, City Council Work Session Meeting Minutes
- E. Approve Bills and Claims
- F. Approve and authorize the mayor to sign Amendment Two to the Loan Agreement Between the Wyoming State Loan and Investment Board and the City of Lander CWSRF#125
- G. Approve and authorize the mayor to sign Amendment Two to the Loan Agreement Between the Wyoming State Loan and Investment Board and the City of Lander DWSRF#128
- H. Approve and authorize the mayor to sign Amendment Two to the Loan Agreement Between the Wyoming State Loan and Investment Board and the City of Lander CWSRF#141
- I. Approve and authorize the mayor to sign Amendment Two to the Loan Agreement Between the Wyoming State Loan and Investment Board and the City of Lander CWSRF#142
- J. Approve and authorize the mayor to sign Amendment Two to the Loan Agreement Between the Wyoming State Loan and Investment Board and the City of Lander DWSRF#180
- K. Approve and authorize the mayor to sign Amendment One to the Loan Agreement Between the Wyoming State Loan and Investment Board and the City of Lander DWSRF#194

71 CONSTRUCTION CO patching for leaks 16,216.30 71 CONSTRUCTION CO patching 6th and Lincoln 3,361.57 ADAM E PHILLIPS ATTORNEY AT LAW Professional Fees 5,000.00 AFFORDABLE TREE CARE, LLC Cit Park fall tree maintenance - crown clean; re 4,500.00 ALSCO Community Center Linens 172.20 ALSCO Community Center Supplies - MicroTech Towels 44.71 ALSCO Community Center Linens 103.32 ALSCO Community Center Linens & MicroTech Towels 401.96 ALSCO Community Center Linens & MicroTech Towels 30.71 ALSCO Community Center MicroTech Towels 44.71 ALSCO Community Center MicroTech Towels 44.71 ARDURRA GROUP INC final bid services invoice 212.50 ARDURRA GROUP INC LND Reconstruct Apron- Design 8,477.50 AYRES ASSOCIATES INC Maintenance Facilities Master Plan Assessment 3,670.00 B & T FIRE EXTINGUISHERS Credit - Airport 25.00- B & T FIRE EXTINGUISHERS Fire extinguisher service 313.50 B & T FIRE EXTINGUISHERS Fire Extinguisher Service & Recharge - Commu 63.50 BARGREEN/ELLINGSON Soap and rinse aid for LCCC dishwasher 335.40 BAYCOM INC Mobile Data Terminals 6,608.00 BLACK HILLS ENERGY Natural Gas FEB2026 1,018.80 BLACK HILLS ENERGY Natural Gas FEB2026 1,297.00 BLACK HILLS ENERGY Natural Gas FEB2026 4,193.35 BLACK HILLS ENERGY Natural Gas FEB2026 886.55 BLACK HILLS ENERGY Natural Gas FEB2026 4,970.87 BLACK HILLS ENERGY Natural Gas FEB2026 45.70 BOBCAT OF THE BIG HORN BASIN INC fuel pump and shutoff solenoid 499.50 BOYLE ELECTRIC Power

run to PW vault to omit solar power 5,056.08 BROWN COMPANY starter, injector, fuel line 891.73 CIVICPLUS Civic Plus - Annual Rec Management Fee - Due 4,179.00 CMI TECO shop rags 70.00 COMMUNITY CENTER REFUNDS COMMUNITY CTR REFUND - BECKER 500.00 COWBOY SUPPLY HOUSE Cust #1119 Community Center Cleaning Suppl 41.52 DOWL Final Easement Exhibit, ACOE Permit Complian 215.00 DRUG TESTING SERVICES LLC employee screening 65.00 ECONO SIGNS signs 244.00 ECONO SIGNS school crossing signs 1,644.05 FAIRFIELD TREE AND LAWN CARE McManus/Hillcrest Dr. Tree Removal - Border of 500.00 FAIRFIELD TREE AND LAWN CARE Tree trimming maintenance North Park. See ata 5,000.00 FERGUSON ENTERPRISES INC water main parts for Robinson 3,303.88 FERGUSON ENTERPRISES INC water main fittings 3,073.75 FERGUSON ENTERPRISES INC sewer pipe for von beker 896.70 FREMONT COUNTY TREASURER Dispatch - Police & Fire 686.25 FREMONT COUNTY TREASURER Dispatch - Police & Fire 20,670.00 FREMONT MOTOR COMPANY Motor mounts 288.00 FREMONT MOTOR COMPANY Blend door actuator 52.76 FRONTIER PROPERTY MAINTENANCE Landscape Maintenance for Community Center 925.00 GROUND SOLUTIONS 2nd Half for completion of training 1,900.00 GROUND SOLUTIONS Travel Expense for Instructor 1,044.07 HASCO INDUSTRIAL SUPPLY Stainless steel strap for intake screen repairs 69.69 HEALTH EQUITY Admin Fees MAR2026 147.70 HEALTH EQUITY Admin Fees MAR2026 147.70 HOMETOWN OIL Premium unleaded fuel bulk - Small engine refill 115.75 INQUIREHIRE employee screening 64.20 JASON SPARKS Easement-Gannett Peak Sidewalks 250.00- JASPER ENGINES & TRANSMISSIONS Engine 5,331.00 KLEEN PIPE LLC clean and video off North lane 923.57 L N CURTIS & SONS Spring Clip bracket for airpaks & Replacement 270.85 L N CURTIS & SONS extrication gloves 64.34 LANDER RECYCLE LLC July 2025-December 2025 office recycling 300.00 LANDER SENIOR CITIZENS CENTER FEB2026 1,180.00 LANDER VALLEY AUTO PARTS body plugs 2.40 MASTERCARD Annual auto auth diagnostic renewal 60.00 MASTERCARD January 2026 2nd set of BacT Samples 75.00 MASTERCARD Uniforms 442.23 MASTERCARD DUI Meeting Travel with Milovich 60.00 MASTERCARD IACP Renewal 220.00 MASTERCARD Travel 84.32 MASTERCARD Travel for Meeting with Dubois 47.33 MASTERCARD batteries, tape, shop light bulbs, glass cleaner 62.01 MASTERCARD returned filter cartridge credit 2.70- MASTERCARD Phones - All 48.96 MASTERCARD Phones - All 503.33 MASTERCARD Phones MASTERCARD Phones - All 250.28 MASTERCARD Phones - All 26.99 MASTERCARD Phones - All 91.99 MASTERCARD Prof fees - LCC 269.00 MASTERCARD February 2026 1st set of BacT sampling 75.00 MASTERCARD Meals 30.89 MASTERCARD Lunch for Riverton Equipment Meeting for Hunt 61.79 MASTERCARD Duane Kaiser - Retirement Celebration Feb 6 103.59 MASTERCARD flush valve for city hall 10.96 MASTERCARD spray paint 17.08 MASTERCARD part cleaning solvent 147.24 MASTERCARD Acct #173012201 Spectrum Fiber JAN2026 300.00 MASTERCARD Acct #173012201 Spectrum Fiber JAN2026 300.00 MASTERCARD WAM Winter 2026 Conference Registration 270.00 MASTERCARD Lunch with Chief and Responder Alliance 40.65 MASTERCARD Supplies 19.99 MASTERCARD Cleaning 565.85 MASTERCARD Parts to repair CH toilets 36.01 MASTERCARD Garage door keypad 74.49 MASTERCARD Motel Room Wyoming Weed Management Semi 214.00 MASTERCARD Motel Room Wyoming Weed Management Conf 214.00 MASTERCARD Black toner for Police Dept main copier 68.59 MASTERCARD Tiered file holder for front counter 21.59 MASTERCARD Replacement printer for courtroom 319.93 MASTERCARD Background screening 104.97 MASTERCARD Flags, office supplies 163.34 MASTERCARD Minute Book 243.42 MASTERCARD name plate 14.91 MASTERCARD Monitor Mount bracket for court room 29.98 MASTERCARD Clamps for solar panels at Dillion PRV 13.99 MASTERCARD cleaning supplies for airport 33.24 MASTERCARD Flashlights for plant use 88.32 MASTERCARD Monitors for Courtroom 170.98 MASTERCARD Trijicon RMR handgun optics 3,000.00 MASTERCARD Card reader cleaner for qtpod 28.75 MASTERCARD office supplies for fire department 25.74 MASTERCARD vehicle chargers and port for the new gas monit 70.59 MASTERCARD Acct #156821201 Spectrum Phone DEC2025 129.98 MASTERCARD Acct #156821201 Spectrum Phone DEC2025 130.00 MASTERCARD Acct #156821201 Spectrum Phone DEC2025 130.00 MASTERCARD Acct #156821201 Spectrum Phone DEC2025 260.00 MASTERCARD Acct #156821201 Spectrum Phone DEC2025 130.00 MASTERCARD Acct #156821201 Spectrum Phone DEC2025 130.00 MASTERCARD Acct #156821201 Spectrum Phone DEC2025 15.77 MASTERCARD Spectrum Phone DEC2025 130.88 MASTERCARD Lumen Phone Accts #333888956, 333469244, 93.30 MASTERCARD Lumen Phone Accts #333888956, 333469244, 215.03 MASTERCARD Lumen Phone Accts #333888956, 333469244, 131.20 MASTERCARD Lumen Phone Accts #333888956, 333469244, 451.33 MASTERCARD hose for rural water house 305.55 MASTERCARD Supplies 49.27 MASTERCARD Duty Belt 204.00 MASTERCARD Charri's Retirement 81.31 MASTERCARD New firefighter Keys 43.13 MASTERCARD 1099 NEC & G Processing Fee 2025 Tax Year 57.75 MASTERCARD 1099 NEC & G Processing Fee 2025 Tax Year 57.75 MASTERCARD swivel joint repair kits for rural water house, Lan 86.26 MASTERCARD employee benefit 242.7 MASTERCARD Wyoming Commercial Pesticide License Renew 26.00 MASTERCARD oil pressure switch 60.18 MASTERCARD AWS for Stacker/Air Table 23.99 MASTERCARD certification renewal 250.00 MASTERCARD FireFighter 1 book 88.49 MASTERCARD Compliance Gift certificates x 27 for \$10 each 270.00 MASTERCARD Uniforms 207.99 MASTERCARD parts for rural water house 16,447.11 MASTERCARD Printer INK 59.77 MASTERCARD Promo items for upcoming career expo 2,197.29 MASTERCARD battery powered cutoff saw and transit Hunter's 3,893.00 MASTERCARD Acct#3024-9062730-001 Trash Removal JAN2 172.96 MASTERCARD Acct#3024-9062730-001 Trash Removal JAN2 188.61 MASTERCARD Acct#3024-9062730-001 Trash Removal JAN2 165.18 MASTERCARD Acct#3024-9062730-001 Trash Removal JAN2 1,073.93 MASTERCARD Acct#3024-9062730-001 Trash Removal JAN2 792.91 MASTERCARD flush lever for City Hall 8.63 MASTERCARD Google Workspace JAN2026 1,069.44 MASTERCARD Google Workspace JAN2026 1,069.43 MASTERCARD Supplies/tools for LCCC 149.95 MASTERCARD Supplies 40.00 MASTERCARD nerf bars 188.99 MASTERCARD LVFD Retirement awards 1,095.95 MASTERCARD Retirement award 561.95 MASTERCARD key stock 17.16 MASTERCARD Nitrile gloves 47.98 MASTERCARD cleaners, paint 31.46 MASTERCARD GOOF OFF 17.38 MASTERCARD tube 21.99 MASTERCARD Parks Sweeper bearings 29.98 MASTERCARD Parks sweeper parts 59.96 MASTERCARD Parks Sweeper parts 16.99 MASTERCARD Parks sweeper 2.99 MASTERCARD Bandsaw blade 24.99 MASTERCARD Winch and battery for trailer 845.98 MASTERCARD Battery's and razor blades 55.38 MASTERCARD XL Nitrile gloves for Chemical cleaning 74.97 MASTERCARD Letters for Unit stickers 5.53 MASTERCARD Taser Molle Adapter 50.85 MASTERCARD Name patches for Borchardt 187.40 MASTERCARD January 2026 Wastewater sampling 345.00 MASTERCARD 1st Quarter WTP TOC Saqmpling 146.50 MASTERCARD January 2026 Wastewater Sampling 345.00 MASTERCARD January 2026 Wastewater

Sampling 345.00 MASTERCARD January 2026 Wastewater sampling 345.00 MASTERCARD Supplies 80.00 MASTERCARD heater 94.49 MASTERCARD oil filter stock 5.35 MASTERCARD Trailer hub dust covers - 8qty - Snap terminals e 20.13 MASTERCARD seat covers, sand paper 282.98 MASTERCARD bulb, dome light switch, power bank, shop suppl 90.25 MASTERCARD LED Back up lights 118.40 MASTERCARD switch and bit 32.27 MASTERCARD 2 - 2qt bottles of Stanadyne diesel fuel treatmen 73.74 MASTERCARD credit 47.73- MASTERCARD counteract balancing beads 61.16 MASTERCARD Front crank seal and 4WD actuator 148.27 MASTERCARD Postage WCL L26-00324 7.55 MASTERCARD Dog Bags 129.99 MASTERCARD e-coli testing for January 2026 270.00 MASTERCARD Materials for LCCC 148.03 MASTERCARD Metal for baseball fields 3,546.64 MASTERCARD pipe wrap 201.65 MASTERCARD Enrollment in course for ceu's 250.00 MASTERCARD water 2 course for Dylan 205.00 MASTERCARD Adobe Addtl 1 User 2/6-5/21/26 87.78 MASTERCARD Supplies 104.92 MASTERCARD Supplies 359.65 MASTERCARD Microsoft - Additional Microsoft 365 User/Admin 47.26 MASTERCARD Acct #142816 FEB2026 828.09 MASTERCARD Acct #142816 FEB2026 828.08 MASTERCARD recertification 165.00 MASTERCARD Rustoleum Paint for transfer tanks on PR-3. Re 11.98 MASTERCARD Male and Female wire connectors 16 - 14 guag 4.66 MASTERCARD Black spray paint - Little League dugout header 14.97 MASTERCARD hose nozzle 17.09 MASTERCARD Sales tax credit 7.30- MASTERCARD Pre-order potted juvenile trees for Tree City US 527.85 MASTERCARD Lunch - Wyoming Weed Management Seminar - 72.10 MASTERCARD BACKGROUND 21.00 MASTERCARD Little League Dugouts - Allthread, nuts, washers 99.03 MASTERCARD WES Registration for Online Classes for training 427.24 MASTERCARD Pool skimmer to clean the leaves and twigs off t 19.79 MASTERCARD Spray mister for soap and water 19.79 METRON FARNIER badger to metron shipping 25.57 MOTOROLA SOLUTIONS INC Programming of new radio 157.14 MOTOROLA SOLUTIONS INC Lander PD Mobile new radio 6,485.10 MULLINS, STUART Little Dribblers Basketball program registration 1,160.00 MULLINS, STUART 3 v 3 basketball registration 1,500.00 NORCO INC Acct #HD378 New gas monitors and calibratio 4,588.56 NORCO INC Acct #GT871 Cylinder Rental 102.92 NORCO INC Acct #GT871 Credit 40.67- ONE CALL OF WYOMING dig tickets for Jan. 2026 59.65 PAYMERANG LLC Monthly Fee FEB2026 200.00 PERFECT POWER INC Garage door wiring and install and a generator 1,956.39 PERFECT POWER INC Repairs to Main Street Decorative Lights 6,576.27 POPO AGIE CONSERVATION DISTRICT Garden Expo Bronze Sponsorship 200.00 POSTMASTER Postage 5,000.00 PRECISION DIRT raise water main over sewer main on Robinson 6,844.36 RANGER-JOURNAL-WIND RIVER NEWS Lander Journal Subscription 65.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - Nonconforming Use Permit 39.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - January 27th Minutes 312.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - February 12th Minutes 65.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - February 10th Minutes 819.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - Ordinance 2025-15 26.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - Ordinance 2025-15 52.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - Liquor License Transfer for Liquid Co 104.00 RANGER-JOURNAL-WIND RIVER NEWS Legal Ad - Liquor License Transfer - Sweetwater 104.00 RAPID FIRE PROTECTION Fire Alarm Monitoring MAR2026-FEB2027 360.00 REWORX Tech assist for new employees and airtable sup 1,905.00 RIVER OAKS COMMUNICATIONS CORP Franchise Attorney 1,550.50 RIVERTON TIRE & OIL CO tires 1,339.94 ROCKY MOUNTAIN AGRONOMY CENTER Ballfield dirt analysis. Sub-contracted to Stuken 380.00 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 4,719.20 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 436.68 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 1,886.17 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 5,226.06 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 1,132.87 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 332.21 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 6,146.26 ROCKY MOUNTAIN POWER Acct #58604211-0013 JAN2026 3,383.62 STRIKE CONSULTING GROUP Sewer Master Planning Eng 1,400.00 STRIKE CONSULTING GROUP Annexation Agreements to GIS 700.00 STRIKE CONSULTING GROUP Water Meter Project CA 1,240.00 STRIKE CONSULTING GROUP MFPA/Stream Work 17,780.50 SUGARLAND WALK IN CLINIC pre employment screen 60.00 SUMMIT WEST CPA GROUP P.C. Acct #26532.00 IT Services JAN2026 1,425.00 SUMMIT WEST CPA GROUP P.C. Acct #26532.00 IT Services JAN2026 1,425.00 SUMMIT WEST CPA GROUP P.C. Acct #26532.1 FY2025 Audit Progress Billing 4,500.00 SUMMIT WEST CPA GROUP P.C. Acct #26532.1 FY2025 Audit Progress Billing 4,500.00 SWEETWATER AIRE fix heat in the city snowplow hangar 1,062.08 TEAM LABORATORY CHEM LLC winter mega bugs 4,750.00 TEGELER AND ASSOCIATES Insurance for New Drurangos 654.00 TEGELER AND ASSOCIATES Treasurer Bond 360.00 TWEEDS WHOLESAL CO. Employee Luncheon for 2/26/26 163.32 VALLEY LUMBER COMPANY Dugout Lumber Little League Field 10,646.63 WALLER, TECIA Maintenance at LCCC and City Hall 3,400.00 WATER REFUNDS REFUND - WATER - GRUBER 52.33 WATER REFUNDS REFUND - WATER - BEASON 118.78 WATER REFUNDS REFUND - WATER - HALLETT 125.52 WESTERN LAW ASSOCIATES Legal Services FEB2026 2,292.50 WESTERN outhouse & SEPTIC SERVICES Pumping of grease trap at LCCC 908.00 WESTERN PRINTING CO. Name Tags 19.00 WESTERN PRINTING CO. Business cards 51.00 WESTERN PRINTING CO. Water Bills FEB2026 698.92 WESTERN PRINTING CO. TIPs Training Supplies 10.50 WHITING LAW PC General Attorney 437.50 WILLIAM H SMITH & ASSOC Lincoln Street Construction Eng 992.50 WILLIAM H SMITH & ASSOC Baldwin Creek ROW 180.00 WILLIAM H SMITH & ASSOC Baldwin Creek Road Engineering 17,750.00 WILLIAM H SMITH & ASSOC South 9th Final Design 7,405.00 WIND HOSTING SSL Certificate Renewal - Verifying this is for co 50.00 WIND RIVER FENCE LLC Little League Fence 17,184.00 WIND RIVER TRANSPORTATION AUTHORITY Detention Center Pass Program Jan 2026 34.00 WSFA - MUTUAL AID WSFA - Mutual Aid Benefit 1,190.50 WYDOT - FINANCIAL SERVICES WYDOT Fuel FEB2026 2,196.44 WYDOT - FINANCIAL SERVICES WYDOT Fuel FEB2026 355.27 WYDOT - FINANCIAL SERVICES WYDOT Fuel FEB2026 1,098.22 WYDOT - FINANCIAL SERVICES WYDOT Fuel FEB2026 1,098.21 WYOGLOSS LLC windshield 612.83 WYOGLOSS LLC left rear quarter glass 374.79 WYOMING ASSN OF FIRE MARSHALS WAFM Member dues 35.00 WYOMING ASSN OF RURAL WATER Rural water conference tuition 405.00 WYOMING ASSN. OF MUN. Prof fees 5,160.50 WYOMING ASSN. OF MUN. Prof fees 5,160.50 WYOMING FIRE CHIEFS ASSN. Dues for Wyoming Fire Chiefs' Association. 130.00 WYOMING FIRST AID & SAFETY SUPPLY Safety Kit Supplies 1,178.10 WYOMING RENTS LLC Mini-Excavator rental for removal of 30 tree stu 1,250.00 WYOMING RETIREMENT SYSTEM Wyoming retirement for firefighters 712.50 WYOMING STATE FIREMEN'S ASSN. WSFA Dues 75.00 PARTTIME WAGES CITY HALL 771.50 MUNICIPAL COURT 1110.38 POLICE 1287 WEED PEST 1056 (CERT TRAINING) NET PAYROLL 231429.62 FIVLSA

PAYCHECK 4586.94 AFLAC 467.29 CHILD SUPPORT 1554.50 COLONIAL LIFE 71.65 PAYROLL TAXES 82295.76 DEF COMP 7040 NCPERS 112 TRUSTMARK 379.66 WEBT 87283.23 WORKERS COMP 5170.14 WRS 63429.40 GARNISHMENT 1717.68

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

10. NEW BUSINESS (NON-ACTION ITEMS)

A. Potential Overtime Policy change discussion

Council discussed whether to change the law enforcement overtime threshold from the City’s current practice to the federal 171-hour threshold. Staff concerns centered on the fear that moving to 171 would mean officers must work more hours for the same pay or lose a benefit they have long had. The Chief clarified that the intent was not to require more hours, only to delay when overtime begins, and that employees would still receive their base pay if they worked their normal schedule. There was also concern about detectives and other staff being on call or called in without receiving premium compensation.

A key point was clarified that 171 is a federal standard, but the City is not legally out of compliance by keeping the more generous current policy. Several council members questioned whether there is enough real financial or operational harm under the current system to justify changing it, especially given staff morale, recruitment, retention, and agency culture concerns. One suggestion was to grandfather current employees and apply any change only to future hires, though others noted that it would create a long-term two-track system that would be harder to administer.

Council also asked for harder numbers: actual fiscal impacts, employee impacts, and comparisons with peer agencies. Staff explained the issue first came up because of a federal tax-related reporting requirement on overtime, which then prompted a broader policy discussion. More analysis and discussion are needed.

11. UNFINISHED BUSINESS (ACTION ITEMS)

A. Approve 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.

DISCUSSION: Council members commented that several good points and concerns had been raised during public comment and council discussion. One council member said there were several amendments they wanted to make and emphasized the need to “get it right, but not right now.” There was agreement that the issue deserved more work rather than rushing final passage.

Council Member Cox moved to table 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 until April 14, 2026, as well as a work session discussion, to provide more time for discussion and consideration, Seconded by Council Member J Hahn. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble, and J Hahn. Motion passed. **TABLED**

12. NEW BUSINESS (ACTION ITEMS)

A. Approve E’s Liquid Courage, LLC d/b/a Liquid Courage Bar & Grill, 592 Main Street Ste 1 & Adjacent covered patio, Lander Wyoming application to transfer of ownership of Retail Liquor License #2 currently held by Liquid Courage LLC, d/b/a Liquid Courage Bar & Grill, 592 Main Street Ste 1 & Adjacent covered patio, Lander Wyoming

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

B. Approve Sweetwater Investment Properties, LLC d/b/a Wind River Outdoor Co., 8114 HWY 789, Lander, WY, application to transfer ownership and location of Retail Liquor License #15 currently held by American Pizza Partners LP, d/b/a Pizza Hut at 670 E. Main Street Lander, WY.

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

- C. Approve first 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.
- D. Approve Resolution 1381 A Resolution of The Governing Body of The City of Lander to Place the Question of The Three-Quarter Percent (3/4%) Sales and Use Tax for Economic Development on the 2026 Primary Election Ballot to Exclusively Support Ground Ambulance, Commercial Air Service, And Public Ground Transportation
- Moved by Council Member Larsen, seconded by Council Member Cox. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, and J Hahn. Council Members voting Nay: Cassady. Motion passed.
- E. Approve Resolution 1382 Approving Industry Representative Support for the WyoClimbers Spring Fling Fundraiser on March 21, 2026, Pursuant to W.S. 12-5-402 and Exempting the Parking Lot at 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 Cox, seconded by Council Member J Hahn. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble, and J Hahn. Motion passed.
- F. Approve extension of the LOTRA lease and license until December 31, 2026, setting the lease amount at \$1350.
- Moved by Council Member Stuble, seconded by Council Member Cox. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble, and J Hahn. Motion passed.
- G. Authorize Mayor to sign the 2026-27 renewal lease for the Lander Senior Center
- Moved by Council Member Larsen, seconded by Council Member Cassady. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble, and J Hahn. Motion passed.
- H. Award Bid Alternative A for the Buena Vista Water and Roadway Surface Improvement Project to Wilson Brothers Construction, Inc., as recommended by HDR Engineering, Inc. in the amount of \$267,780.00.
- 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.
- I. Authorize the Mayor to sign the Notice of Award to Wilson Brother Construction, Inc. for Buena Vista Water and Roadway Surface Improvements Project inclusive of Bid Alternate A in the amount of \$267,780, as recommended by HDR Engineering, Inc. for a total award of \$6,898,695
- Moved by Council Member Larsen, seconded by Council Member J Hahn. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble, and J Hahn. Motion passed.
- J. Authorize the Mayor to sign the AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE) between the City of Lander and Wilson Brothers Construction, Inc. for the Buena Vista Water and Roadway Surface Improvements Project, inclusive of Bid Alternate A, when all contractual items are received from Wilson Brothers Construction, Inc.
- Moved by Council Member Stuble, seconded by Council Member Cox. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble, and J Hahn. Motion passed.
- K. Authorize the Mayor to sign the Notice to Proceed for the Buena Vista Water and Roadway Surface Improvements Project, inclusive of Bid Alternate A, after the AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE) is signed by all parties.
- Moved by Council Member Larsen, seconded by Council Member Cassady. Council Members voting Yea: Larsen, D Hahn, Cassady, Cox, Stuble, and J Hahn. Motion passed.
- L. Authorize the Mayor to sign the Notice to Proceed for the Jefferson Street Extension Project contingent on receiving all the CDBG contractor required documents.
- Moved by Council Member Cox, seconded by Council Member Cassady.
- Council Member Stuble moved to amend the motion and replace “Jefferson Street Extension Project” with the “Popo Agie River Park Entrance Development Project”, seconded by Council

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

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

13. ADJOURNMENT

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

Being no further business to come before the Council, the meeting was adjourned at 8:31PM.

The City of Lander

ATTEST:

By: _____
Missy White,
City of Lander Mayor

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

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	CITY OF LANDER		
	CITY COUNCIL WORK SESSION MEETING		
	Tuesday, March 24, 2026, at 6:00 PM		
	City Council Chambers, 240 Lincoln Street		
	MINUTES		

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

1. MAYOR AND COUNCIL UPDATES

Council Member Larsen thanked first responders, including council members Dan and Josh Hahn, and residents for helping during recent emergencies. He also shared that there’s interest in collaboration on Parks and Main Street, possible grant support tied to a rec center feasibility study, and a Solid Waste District effort to help clean up illegal dump sites.

Council Member Cassady said the Planning Commission meeting was canceled. He added that he’s been hearing positive feedback from residents who have noticed strong effort and good work from City staff.

Council Member Dan Hahn spoke about the recent WYDOT meeting. Twenty-nine acres of state land will be transferred to WYDOT for a future new facility. The current 3-acre site is too small and outdated. He praised Wyoming legislators for supporting the land transfer and said the new facility will improve safety for the traveling public and highways.

Council Member Cox's update covered Chamber events, support for the new girls’ softball team, and growing safety concerns around e-bikes and scooters.

Council Member Stuble thanked Parks staff for storm cleanup after the recent high winds. She highlighted Tree Board outreach ahead of the April 18 Garden Expo. The Energy and Environment Task Force is now reviewing progress toward the city’s emissions and energy-efficiency goals, and the WYDOT public meeting was described as a useful early step in a long-term process for a new facility. She closed by previewing a Thursday feedback session on Title II to discuss possible amendments with staff, council, and license holders.

Mayor White praised city staff, firefighters, and volunteers for their response to multiple emergencies, noting some responders worked nearly 22 hours. She discussed an April 7 special/work session for continued Title II feedback ahead of an April 14 vote, recognized the Chamber’s award to Mayor Monte Richardson, and highlighted her recent city networking efforts in Washington, D.C.. Additional updates included early exploration of a possible recreation center, discussions on how the Business Council could better support local economic development, concerns about school district budget cuts affecting recreation facilities like the pool, and strong results from volunteers providing free tax returns.

2. STAFF REPORTS

Public Works Director Lance Hopkin praised firefighters, city staff, volunteers, and local businesses for containing a serious wind-driven fire to one house and helping prevent a much larger disaster. He gave updates on field improvements using bentonite and early progress on the Lincoln Street project.

City Treasurer Kristy Koehn’s update focused on finance and audit transition planning. She reported that training costs with WAM are well below the \$100,000 budgeted, with about \$7,200 spent so far and an estimated total of \$12,000–\$14,000 by fiscal year end. She said next year’s needs will likely be limited to targeted professional help, especially for audit-related work and learning the detailed F66 annual report, which she expects to take over in-house to save money long term.

City Clerk Rachelle Fontaine provided a brief update on employee health insurance, saying she is gathering information on alternative plan options.

3. NEW BUSINESS (NON-ACTION ITEMS)

A. 2026 Lander Golf Course Update

Scott Peters presented the 2026 Lander Golf Course update. The golf course update emphasized that it is a major community recreation asset and is being run as a self-sustaining operation that reinvests all revenue back into the facility rather than generating profit. He reported strong growth since 2021, with rounds and revenue rising sharply, more than \$500,000 reinvested over the past few years, and major improvements including new carts, pump upgrades, sprinkler replacements, clubhouse remodeling, a winter simulator, and turf restoration. They are trying to keep golf affordable while gradually adjusting prices, building reserves for aging infrastructure, and avoiding asking the City for funding unless a major system failure forces it. Council Members praised the transparency, business strategy, and long-term planning, while discussion also touched on future infrastructure needs, the value of tournaments and visitors to the local economy.

B. Draft Resolution 1383 Updating the City of Lander Fee Schedule for 2026-2027 Discussion

The discussion focused on revising the city fee schedule, with staff explaining that this year’s review was more thorough because of a team-based process and a shift to CivicPlus online booking, which requires simpler, clearer categories. Proposed changes included modest increases for the community center and cemetery, adjustments to FOIA request fees, and ending the practice of City-provided mowing or spraying for unsafe private lots in favor of charging actual contractor costs.

Part of the conversation centered on rodeo grounds fees. Council and staff debated whether to simplify rates, distinguish between day use and large events, or pause changes entirely while pursuing a broader partnership or concessionaire model—possibly through LOTRA—to increase use of the underutilized facility. Questions remain about long-term management, infrastructure needs, fairness compared with support for the golf course, and how to balance recreation access with cost recovery.

The group also discussed park rental structures, especially whether Lions Shelter and the stage should remain bundled because of shared parking, sound overlap, and event conflicts. Other questions covered contractor licensing fees, insurance requirements for large events at the Lions Shelter, and whether annual fee reviews should be tied more directly to inflation. Staff said they would return with revised recommendations before the fee schedule takes effect July 1.

4. ADJOURNMENT

Being no further business to come before the Council, the meeting was adjourned at 8:23PM.

The City of Lander

ATTEST:

By: _____
Missy White,

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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	CITY OF LANDER		
	SPECIAL CITY COUNCIL MEETING		
	Tuesday, April 07, 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, Josh Hahn, Julia Stuble, Melinda Cox, and Mayor Missy White. COUNCIL MEMBERS ABSENT: Chad Cassady. Declaration of a quorum. STAFF PRESENT: Police Chief Kelly Waugh, 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 Stuble, seconded by Council Member J Hahn. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, and J Hahn. Motion passed.
3. **NEW BUSINESS (NON-ACTION ITEMS)**

A. Presentation of the Benjamin Franklin Award for Open Government for the month of April to the City of Lander.

Kevin Shields, a publisher and board member of the Wyoming Press Association, addressed the council to present the City of Lander with the Benjamin Franklin Award. The award honors local governments that show exceptional transparency, accountability, and openness in conducting public business. Recipients are nominated by local newspapers or statewide associations and selected by a legislative committee.

In accepting the recognition, Mayor White thanked Shields and emphasized that the award really belongs to city staff. She said staff regularly ask not just how to meet legal requirements, but how to go well beyond them in service to Lander residents. She stressed that this commitment to exceeding transparency standards is a frequent part of internal discussions and a core part of how staff approach their work.
4. **NEW BUSINESS (ACTION ITEMS)**

A. Approve and authorize the Mayor to sign Contract # 254070 between the City of Lander and the Department of Education for rental of the Lander Convention and Community Center.

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

B. Approve and authorize the Mayor to sign Contract Between State of Wyoming, Office of the Attorney General, Division of Criminal Investigation and City of Lander for rental of the Lander Convention and Community Center.

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

C. Authorize participation in First Net Contract # 205136 between the State of Wyoming and Utah NASPO ValuePoint Master Agreement MA149-1 Agreement for AT&T Corp., cellular services dated December 4, 2019.

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

D. Approve Resolution 1383 Amending the Job Description for Patrol Sergeant.

Moved by Council Member J Hahn, seconded by Council Member Larsen.

Council Member Stuble moved to amend the Minimum Qualifications to *One (1) year of law enforcement experience as a municipal, county, or state corporal or higher rank* replacing *Two (2) years of progressively responsible law enforcement experience as a municipal, county, or state officer*, seconded by Council Member Cox. Council Members voting Yea on the amendment: Larsen, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

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

5. EXECUTIVE SESSION W.S. 16-4-405(a)(ii) Personnel

Council Member Larsen moved to enter Executive Session at 6:20 P.M., seconded by Council Member Cox. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

Council Member Stuble moved to exit Executive Session at 6:33 P.M., seconded by Council Member Cox. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

6. NEW BUSINESS (ACTION ITEMS)

A. Approve and authorize the Mayor to sign the Separation Agreement

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

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

Being no further business to come before the Council, the meeting was adjourned at 6: 33 PM.

The City of Lander

By: _____
Missy White,
City of Lander Mayor

ATTEST:

Rachelle Fontaine, City Clerk

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CITY OF LANDER

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ADAM E PHILLIPS ATTORNEY AT LAW	Professional Fees	2,500.00
ADAM E PHILLIPS ATTORNEY AT LAW	Professional Fees	2,500.00
Total ADAM E PHILLIPS ATTORNEY AT LAW (666):		5,000.00
ADELLE SIMON	volleyball fall camp registration	765.00-
ADELLE SIMON	Check Reissue from October 2025	620.00
ADELLE SIMON	Check Reissue from December 2025	765.00
Total ADELLE SIMON (1404):		620.00
ALSCO	Community Center MicroTech Towels	43.38
ALSCO	Community Center Linens	180.26
ALSCO	Community Center MicroTech Towels	44.71
ALSCO	Community Center MicroTech Towels	44.71
Total ALSCO (917):		313.06
ARDURRA GROUP INC	LND Apron construct design	4,625.00
Total ARDURRA GROUP INC (1390):		4,625.00
ARTERY CONSTRUCTION	fixed curb stop 515 Jefferson	1,170.00
ARTERY CONSTRUCTION	Crushing Asphalt and Concrete at Lagoons	11,460.00
Total ARTERY CONSTRUCTION (37):		12,630.00
B & T FIRE EXTINGUISHERS	Fire Extinguisher Testing LPD 2026	359.00
B & T FIRE EXTINGUISHERS	Replacement Water Extinguisher from 145 Dup	302.91
B & T FIRE EXTINGUISHERS	service	276.50
Total B & T FIRE EXTINGUISHERS (43):		938.41
BARGREEN/ELLINGSON	Cleaning supplies for City Hall	750.82
Total BARGREEN/ELLINGSON (1047):		750.82
BILL JONES PLUMBING & HEATING INC	Replacement water heater for LPD	2,252.58
Total BILL JONES PLUMBING & HEATING INC (57):		2,252.58
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas MAR2026	678.27
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas MAR2026	788.67
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas MAR2026	2,787.17
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas MAR2026	557.70
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas MAR2026	3,453.83
BLACK HILLS ENERGY	Acct #3608 1654 36 Natural Gas MAR2026	52.19
Total BLACK HILLS ENERGY (465):		8,317.83
BOBCAT OF THE BIG HORN BASIN INC	jumper harness and shut off relay solenoid conn	147.15
Total BOBCAT OF THE BIG HORN BASIN INC (856):		147.15
BOYLE ELECTRIC	Power run to PW vault to omit solar power	5,056.08-
Total BOYLE ELECTRIC (1229):		5,056.08-
CENTRAL BANK & TRUST	Petty Cash Reimbursement MAR2026	285.00
CENTRAL BANK & TRUST	Petty Cash Reimbursement MAR2026	281.50

CITY OF LANDER

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CENTRAL BANK & TRUST	Petty Cash Reimbursement MAR2026	15.10
CENTRAL BANK & TRUST	Petty Cash Reimbursement MAR2026	87.54
Total CENTRAL BANK & TRUST (96):		669.14
CITY PLUMBING & HEATING INC	plumbing for new meter	291.57
Total CITY PLUMBING & HEATING INC (105):		291.57
CITY SERVICE VALCON	Jet A Fuel - Qty 5500 for Hunt Field Airport	19,138.30
Total CITY SERVICE VALCON (1146):		19,138.30
COMMUNITY CENTER REFUNDS	DEPOSIT REFUND	500.00
Total COMMUNITY CENTER REFUNDS (1210):		500.00
CROELL INC	3/4 minus gravel for Fremont ext.	1,195.61
CROELL INC	3/4 minus gravel for Fremont ext.	787.44
CROELL INC	flow fill for Von Beiker sewer repair	1,463.00
Total CROELL INC (1452):		3,446.05
DEALERS ELECTRICAL SUPPLY	Replacement Main Street Decorative Lights	20,962.22
DEALERS ELECTRICAL SUPPLY	Main Street Decorative Lighting	4,986.67
DEALERS ELECTRICAL SUPPLY	Main Street light replacement	11,353.89
Total DEALERS ELECTRICAL SUPPLY (648):		37,302.78
DICKINSON CREEK CO	Annual dues	25.00
Total DICKINSON CREEK CO (1296):		25.00
DRUG TESTING SERVICES LLC	screening	165.00
DRUG TESTING SERVICES LLC	employee screening	165.00
Total DRUG TESTING SERVICES LLC (148):		330.00
ELK COUNTRY HOMES	LOR Foundation - Concession Stand Project at	21,000.00
Total ELK COUNTRY HOMES (1546):		21,000.00
ENGINEERING ASSOCIATES	quiet title work	906.30
Total ENGINEERING ASSOCIATES (1431):		906.30
FREMONT COUNTY TREASURER	JAIL BILL FOR FEBRUARY 2026	3,905.00
FREMONT COUNTY TREASURER	JAIL BILL	1,155.00
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	20,670.00
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	686.25
Total FREMONT COUNTY TREASURER (190):		26,416.25
FRONTIER PROPERTY MAINTENANCE	Landscape Maintenance for Community Center	925.00
Total FRONTIER PROPERTY MAINTENANCE (1484):		925.00
GOBLE SAMPSON ASSOCIATES INC	ReNu 30 SEBS pump heads for chlorine pumps	1,497.00
GOBLE SAMPSON ASSOCIATES INC	qdos120 pump and pumphead	7,225.00

CITY OF LANDER

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Total GOBLE SAMPSON ASSOCIATES INC (206):		8,722.00
GROUND SOLUTIONS	Wood fibar ground padding - City Park playgrou	7,975.00
GROUND SOLUTIONS	2nd Half for completion of training	1,900.00-
GROUND SOLUTIONS	Travel Expense for Instructor	1,044.07-
Total GROUND SOLUTIONS (1537):		5,030.93
GROUND SUPPORT INTERNATIONAL	2nd Half of in person training	1,900.00
GROUND SUPPORT INTERNATIONAL	Travel for in person training	1,044.07
Total GROUND SUPPORT INTERNATIONAL (1524):		2,944.07
HASCO INDUSTRIAL SUPPLY	Legion Baseball Field - Backstop Repair. Angle i	204.63
Total HASCO INDUSTRIAL SUPPLY (218):		204.63
HDR ENGINEERING INC	Misc GIS Modeling	5,390.00
HDR ENGINEERING INC	Buena Vista Final Design, Bidding and Start of	124,847.64
Total HDR ENGINEERING INC (994):		130,237.64
HEALTH EQUITY	Monthly Fee APR2026	147.70
HEALTH EQUITY	Monthly Fee APR2026	147.70
Total HEALTH EQUITY (1502):		295.40
HIGH COUNTRY CONSTRUCTION	Lincoln Street Construction	245,929.94
Total HIGH COUNTRY CONSTRUCTION (1062):		245,929.94
HILLMAN POWER SYSTEMS	Yearly generator load bank test	536.00
HILLMAN POWER SYSTEMS	Yearly generator load bank test	520.00
HILLMAN POWER SYSTEMS	Yearly generator load bank test	925.00
HILLMAN POWER SYSTEMS	Yearly generator load bank test	880.00
HILLMAN POWER SYSTEMS	yearly generator load bank test	600.00
Total HILLMAN POWER SYSTEMS (1547):		3,461.00
HOMETOWN OIL	Premium unleaded fuel in bulk tank on PR-3. Fu	105.95
Total HOMETOWN OIL (230):		105.95
L N CURTIS & SONS	Structure gloves for new member	128.79
L N CURTIS & SONS	wildland boots for two members	657.83
Total L N CURTIS & SONS (276):		786.62
LANDER SENIOR CITIZENS CENTER	March 2026 Expenses	1,746.67
Total LANDER SENIOR CITIZENS CENTER (296):		1,746.67
MASTERCARD	APWA Registration	375.00
MASTERCARD	Sewing on patches for new hire	75.00
MASTERCARD	Union Wireless - All Cell Phones	48.96
MASTERCARD	Union Wireless - All Cell Phones	503.33
MASTERCARD	Union Wireless - All Cell Phones	335.74
MASTERCARD	Union Wireless - All Cell Phones	248.77
MASTERCARD	Union Wireless - All Cell Phones	26.99

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MASTERCARD	Union Wireless - All Cell Phones	91.99
MASTERCARD	Chief Kelly Waugh Registration for Course MT-	4,500.00
MASTERCARD	arbor day foundation membership	55.00
MASTERCARD	February 2026 2nd set of BacT sampling	75.00
MASTERCARD	cleaning supplies	106.28
MASTERCARD	Tote for Jamar	15.74
MASTERCARD	misc supplies	615.26
MASTERCARD	Meeting	37.48
MASTERCARD	wet test shipping sewer ponds	164.41
MASTERCARD	March 2026 1st set of BacT sampling	75.00
MASTERCARD	Uniforms	64.00
MASTERCARD	fuel WAM conference	50.16
MASTERCARD	Supplies	80.00
MASTERCARD	Spectrum Phone JAN2026	18.87
MASTERCARD	Spectrum Phone JAN2026	141.07
MASTERCARD	Acct #156821201 Spectrum Phone JAN2026	129.98
MASTERCARD	Acct #156821201 Spectrum Phone JAN2026	130.00
MASTERCARD	Acct #156821201 Spectrum Phone JAN2026	130.00
MASTERCARD	Acct #156821201 Spectrum Phone JAN2026	260.00
MASTERCARD	Acct #156821201 Spectrum Phone JAN2026	130.00
MASTERCARD	Acct #156821201 Spectrum Phone JAN2026	130.00
MASTERCARD	Acct #156821201 Spectrum Phone JAN2026	130.00
MASTERCARD	Acct #173012201 Spectrum Fiber FEB2026	300.00
MASTERCARD	Acct #173012201 Spectrum Fiber FEB2026	300.00
MASTERCARD	Printer Cable	10.49
MASTERCARD	Folgers Coffee Qty 8 to Stock Supply Room	75.92
MASTERCARD	Folgers Coffee Qty 8 to Stock Supply Room	75.92
MASTERCARD	plumbing for sewer ponds	63.34
MASTERCARD	plumbing parts for lccc	215.14
MASTERCARD	Paper for CID / TIPS training	31.53
MASTERCARD	pipe sling	50.49
MASTERCARD	hydraulic oil for pump	276.06
MASTERCARD	office supplies	160.80
MASTERCARD	hdmi cables for courtroom	54.13
MASTERCARD	Printer Scanner for Kelly's Office	324.00
MASTERCARD	Breakroom supplies	12.30
MASTERCARD	grinder	293.61
MASTERCARD	Pipe Sling	32.88
MASTERCARD	green marking paint	56.19
MASTERCARD	blue marking paint	65.70
MASTERCARD	250th flag	43.86
MASTERCARD	safety rain coat, Lance's card	69.95
MASTERCARD	cornhole bags, battery banks for meters, Lance'	134.20
MASTERCARD	Air freshener for the airport.	23.99
MASTERCARD	Docking Stations	340.00
MASTERCARD	Carabiners for accountability tags and new gas	73.77
MASTERCARD	USB Docking Station	39.99
MASTERCARD	bulk coffee for the plant	53.84
MASTERCARD	PC Speaker	47.99
MASTERCARD	CR2032 3V batteries	5.86
MASTERCARD	Tap extractors	194.00
MASTERCARD	Fraudulent Charge Refund	19.00-
MASTERCARD	Fraudulent Charge Refund	19.10-
MASTERCARD	Fraudulent Charge Refund	19.10-
MASTERCARD	Cody worked on getting a broken tap out of the	380.00
MASTERCARD	City Park Playground - repair top caps, tire swin	1,795.29
MASTERCARD	WAM conference hotel	278.00
MASTERCARD	1 - DR Trimmer Brush Hog mowing cap; 2 - DR	39.68
MASTERCARD	Wyoming State Fire marshals Conference	161.90
MASTERCARD	Ignition coils	75.78

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MASTERCARD	Demo Saw Blade for Water Dept Ductile Iron	79.19
MASTERCARD	1099 NEC Processing Fee 2025 Tax Year	2.30
MASTERCARD	Supplies	273.81
MASTERCARD	Prof fees	269.00
MASTERCARD	stain and paint brush's	91.01
MASTERCARD	second half of payment for swivel joint seal kits f	86.26
MASTERCARD	Hotel Rebate	6.28-
MASTERCARD	Lumen Phone Charges Acct #s: 333888956, 33	93.32
MASTERCARD	Lumen Phone Charges Acct #s: 333888956, 33	214.73
MASTERCARD	Lumen Phone Charges Acct #s: 333888956, 33	450.65
MASTERCARD	Lumen Phone Charges Acct #s: 333888956, 33	131.00
MASTERCARD	hotel for WAM; didn't make it to Cheyenne, rem	157.07
MASTERCARD	hote en route to WAM	126.56
MASTERCARD	airfare RIW-IAD for WAM/NLC	1,143.79
MASTERCARD	Duane Plaque	75.00
MASTERCARD	Fire Department awards	1,105.75
MASTERCARD	WAM breakfast	9.21
MASTERCARD	gas wam	48.45
MASTERCARD	Ignition coil	34.48
MASTERCARD	gear puller	23.99
MASTERCARD	Water pump gasket	8.82
MASTERCARD	Blower motor resistor	42.33
MASTERCARD	tire shine for funeral	33.26
MASTERCARD	Lodging WAM	316.03
MASTERCARD	BC4 Rotating Garment Mount - Overdue Invoice	164.94
MASTERCARD	WAMCAT Spring Conference	300.00
MASTERCARD	Power run to PW vault to omit solar power	5,056.08
MASTERCARD	employee benefit	22.97
MASTERCARD	AWS for Stacker	21.67
MASTERCARD	Room for APWA Conference	211.68
MASTERCARD	2026 Statute books	168.00
MASTERCARD	sewer pond wet test shipping	179.95
MASTERCARD	wet test shipping sewer ponds	164.41
MASTERCARD	waste tracking manifest	216.63
MASTERCARD	Adobe Pro - Feb to May2026 - 1 Additional User	86.95
MASTERCARD	supplies - name plates	56.35
MASTERCARD	name plates for PD	189.05
MASTERCARD	Custodial Supplies for City Hall	22.99
MASTERCARD	cornhole boards Lance's card	180.00
MASTERCARD	Acct #3024-9062730-001 Trash Removal FEB	171.99
MASTERCARD	Acct #3024-9062730-001 Trash Removal FEB	187.55
MASTERCARD	Acct #3024-9062730-001 Trash Removal FEB	164.24
MASTERCARD	Acct #3024-9062730-001 Trash Removal FEB	1,067.85
MASTERCARD	Acct #3024-9062730-001 Trash Removal FEB	788.44
MASTERCARD	Probationary firefighter shield	73.45
MASTERCARD	Google Workspace FEB2026	1,101.58
MASTERCARD	Google Workspace FEB2026	1,101.57
MASTERCARD	Battery for JAMAR box	58.49
MASTERCARD	New AED Batteries for City AEDs in buildings	1,076.25
MASTERCARD	fuel WAM conference	37.12
MASTERCARD	Replacement LED Light Fixtures for City Hall	279.29
MASTERCARD	large print map	49.49
MASTERCARD	Clamshell, cloning cable and antenna for BK ra	567.00
MASTERCARD	tube	24.99
MASTERCARD	February 2026 Wastewater Sampling	345.00
MASTERCARD	Feb 2026 wastewater sampling	345.00
MASTERCARD	February 2026 Wastewater Sampling	345.00
MASTERCARD	February 2026 Wastewater Testing	345.00
MASTERCARD	Annual Dues	250.00
MASTERCARD	silicone and body plugs	43.56

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MASTERCARD	Compression tester	258.99
MASTERCARD	batteries	288.31
MASTERCARD	Battery	164.24
MASTERCARD	oil and filter for MX-1	88.16
MASTERCARD	electric supplies. Charge on CC stmt is \$199.4	199.42
MASTERCARD	battery	144.83
MASTERCARD	Stock order	201.78
MASTERCARD	oil for ole red	9.78
MASTERCARD	carb kit, filter,	87.32
MASTERCARD	air brake dryer parts	109.33
MASTERCARD	filters	125.05
MASTERCARD	Ford radio tool	10.61
MASTERCARD	batteries	492.72
MASTERCARD	core return	32.00-
MASTERCARD	Ignition coil	38.86
MASTERCARD	MDS solenoid and VVT	317.82
MASTERCARD	stock order	33.72
MASTERCARD	Butane fuel for torches	13.04
MASTERCARD	CV shaft	130.26
MASTERCARD	floor dry	96.70
MASTERCARD	coolant	64.62
MASTERCARD	PR-1 part list	156.56
MASTERCARD	Front CV Shaft	97.57
MASTERCARD	credit	48.24-
MASTERCARD	stock order	130.91
MASTERCARD	radiator and hose	288.16
MASTERCARD	Postage Blood Test Kit	7.55
MASTERCARD	Blood Test Kit L26-00591	7.55
MASTERCARD	Postage for shipping red dot laser	15.75
MASTERCARD	DWUI Blood Kit To Crime Lab	7.55
MASTERCARD	Blood Kit Submission	7.55
MASTERCARD	Fuel for OI Red	48.06
MASTERCARD	E-coli testing for Feb. 2026	270.00
MASTERCARD	Postage - Dirt analysis for baseball fields to Stu	20.30
MASTERCARD	polywrap 8mil pipe wrap	352.80
MASTERCARD	water class for Russ	205.00
MASTERCARD	Baseball and Softball Field Soil Texture Analysis	24.00
MASTERCARD	Garden Expo Booth for City of Lander Tree Boa	67.28
MASTERCARD	Soil Texture Analysis -- Baseball and Softball Fi	140.00
MASTERCARD	8 gb USB drives Qty 2	25.98
MASTERCARD	meter spuds	92.61
MASTERCARD	Acct #142816 Vonage FEB2026	828.09
MASTERCARD	Acct #142816 Vonage FEB2026	828.08
MASTERCARD	Storage	40.00
MASTERCARD	Badge Covers	104.66
MASTERCARD	4 - 2 gallon buckets and lids for baseball and so	40.25
MASTERCARD	allen wrench set	32.39
MASTERCARD	Windshield wipers for wt7	26.98
MASTERCARD	hasp swivel	8.09
MASTERCARD	Thread cutting oil and oil dispenser	41.38
Total MASTERCARD (327):		41,828.11
METRON FARNIER	bare meters	4,339.72
Total METRON FARNIER (1451):		4,339.72
MISC ONE TIME VENDOR	COMPLIANCE CHECKS - NACHAZEL	140.00
MISC ONE TIME VENDOR	TOBACCO COMPLIANCE CHECKS	130.00
MISC ONE TIME VENDOR	CONDITIONAL USE PERMIT REFUND	500.00

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Total MISC ONE TIME VENDOR (342):		770.00
MOTOROLA SOLUTIONS INC	Programming of radio	294.29
Total MOTOROLA SOLUTIONS INC (1173):		294.29
NORCO INC	Acct: GT871 Cylinder Rental FEB2026	92.96
Total NORCO INC (364):		92.96
OFFICE SHOP, INC.	update service on large format printer	87.50
Total OFFICE SHOP, INC. (373):		87.50
ONE CALL OF WYOMING	Dig tickets for Feb. 2026	37.80
Total ONE CALL OF WYOMING (374):		37.80
ONE STOP CARWASH	Carwash MAR2026	29.42
Total ONE STOP CARWASH (632):		29.42
PATRICK CONSTRUCTION INC	Sewer main replacement at Von Bieker and Go	19,893.50
Total PATRICK CONSTRUCTION INC (385):		19,893.50
PAYMERANG LLC	Monthly Fee MAR2026	100.00
PAYMERANG LLC	Monthly Fee MAR2026	100.00
Total PAYMERANG LLC (1447):		200.00
PHOENIX ENERGY CORP	LOR Foundation Grant - Dillon Park Improveme	10,266.81
Total PHOENIX ENERGY CORP (1426):		10,266.81
QUADIENT INC	Postage Fees	62.49
Total QUADIENT INC (1189):		62.49
RAMAKER & ASSOCIATES	Cemetery Hosting	1,200.00
Total RAMAKER & ASSOCIATES (419):		1,200.00
RAMS HEAD ESCROW SOLUTIONS	Annual Payment for Maven Headquarters	133,949.77
RAMS HEAD ESCROW SOLUTIONS	Maven Headquarters Annual Revenue Recaptur	1,513.00
Total RAMS HEAD ESCROW SOLUTIONS (1548):		135,462.77
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Ordinance 2026-1 RR	26.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Police Captain RR	449.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Police Captain LJ	540.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - February 24 Minutes RR	65.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Ordinance 2026-1 RR	26.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Police Captain RR	540.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Police Captain LJ	540.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Open House RR	300.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Open House LJ	300.00
RANGER-JOURNAL-WIND RIVER NEWS	Legal Ad - Seasonal Positions LJ	240.00
RANGER-JOURNAL-WIND RIVER NEWS	Unapplied Credit	416.00-

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Total RANGER-JOURNAL-WIND RIVER NEWS (287):		2,610.00
RDO EQUIPMENT CO	fuel shutoff solenoid	144.59
Total RDO EQUIPMENT CO (1414):		144.59
RIVER OAKS COMMUNICATIONS CORP	Franchise Attorney	1,134.50
Total RIVER OAKS COMMUNICATIONS CORP (1402):		1,134.50
RIVERTON TIRE & OIL CO	tires	603.08
Total RIVERTON TIRE & OIL CO (431):		603.08
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	4,756.72
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	421.04
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	1,808.73
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	5,081.96
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	1,244.56
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	371.91
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	5,613.96
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 FEB2026	4,014.37
Total ROCKY MOUNTAIN POWER (435):		23,313.25
STOTZ EQUIPMENT	No start	1,802.71
Total STOTZ EQUIPMENT (824):		1,802.71
STRIKE CONSULTING GROUP	Stream Measuring at Outfall	633.75
STRIKE CONSULTING GROUP	Sewer Master Plan Work	1,467.50
STRIKE CONSULTING GROUP	Meter Project Closeout	1,150.00
STRIKE CONSULTING GROUP	Farthing Slip Project Eng	12,891.50
Total STRIKE CONSULTING GROUP (1112):		16,142.75
SUMMIT WEST CPA GROUP P.C.	IT Services Acct #26532.00	625.00
SUMMIT WEST CPA GROUP P.C.	IT Services Acct #26532.00	625.00
Total SUMMIT WEST CPA GROUP P.C. (1328):		1,250.00
TRANSOURCE TRUCK & EQUIPMENT INC	rags	99.98
Total TRANSOURCE TRUCK & EQUIPMENT INC (1545):		99.98
WALLER, TECIA	Maintenance at LCCC and City Hall	3,400.00
Total WALLER, TECIA (1333):		3,400.00
WAMCO LAB INC.	Wet testing for sewer ponds	2,200.00
Total WAMCO LAB INC. (548):		2,200.00
WATER REFUNDS	REFUND - WATER - PATTERSON	161.99
WATER REFUNDS	REFUND - WATER - PARR OVERPAYMENT	70.08
WATER REFUNDS	REFUND - WATER - SWAIN	156.99
WATER REFUNDS	REFUND - WATER - KOSTREVA	181.58

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Total WATER REFUNDS (552):		570.64
WESTERN LAW ASSOCIATES	Legal Services MAR2026	3,132.50
Total WESTERN LAW ASSOCIATES (559):		3,132.50
WESTERN PRINTING CO.	Business Cards Officer Zimmerman	59.00
WESTERN PRINTING CO.	Water Bills MAR2026	698.92
Total WESTERN PRINTING CO. (560):		757.92
WHITING LAW PC	Legal Services MAR2026	105.00
Total WHITING LAW PC (564):		105.00
WILLIAM H SMITH & ASSOC	Lincoln Street Construction	3,707.50
WILLIAM H SMITH & ASSOC	Baldwin Creek Rd- Task 4b- ROW Analysis	5,165.00
WILLIAM H SMITH & ASSOC	Baldwin Creek Road Final Design	28,605.00
WILLIAM H SMITH & ASSOC	South 9th St Task 7-100% Final Design	5,050.00
Total WILLIAM H SMITH & ASSOC (1058):		42,527.50
WIND RIVER TRANSPORTATION AUTHORITY	Detention Center Pass - February 2026	44.00
WIND RIVER TRANSPORTATION AUTHORITY	Detention Center Pass Program	44.00
Total WIND RIVER TRANSPORTATION AUTHORITY (1038):		88.00
WY CONFERENCE OF MUNICIPAL COURTS	conference	225.00
Total WY CONFERENCE OF MUNICIPAL COURTS (1141):		225.00
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAR2026	2,484.97
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAR2026	667.84
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAR2026	1,242.49
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAR2026	1,242.48
Total WYDOT - FINANCIAL SERVICES (606):		5,637.78
WYO-BEN INC.	Envirogel for baseball fields	4,129.46
WYO-BEN INC.	Charge for Extra Dops of Clay Material for ball fi	100.00
Total WYO-BEN INC. (1544):		4,229.46
WYOGLOSS LLC	left rear quarter glass and rear windshield	861.38
Total WYOGLOSS LLC (1370):		861.38
WYOMING ASSN OF RURAL WATER	Conference Registration for WARWS Spring Co	405.00
WYOMING ASSN OF RURAL WATER	spring conference for Bobby	405.00
Total WYOMING ASSN OF RURAL WATER (598):		810.00
WYOMING ASSN. OF MUN.	NLC Registration - Missy White	372.50
WYOMING ASSN. OF MUN.	NLC Registration - Missy White	372.50
WYOMING ASSN. OF MUN.	Finance Services & Training	1,722.00
WYOMING ASSN. OF MUN.	Finance Services & Training	1,722.00
Total WYOMING ASSN. OF MUN. (599):		4,189.00

WYOMING DEPT OF AGRICULTURE	Wyoming weights and measures device registra	40.00
WYOMING DEPT OF AGRICULTURE	Annual renewal of Commercial Kitchen LCCC	100.00
Total WYOMING DEPT OF AGRICULTURE (603):		140.00
WYOMING RETIREMENT SYSTEM	firefighter retirement system	712.50
Total WYOMING RETIREMENT SYSTEM (614):		712.50
Grand Totals:		872,206.92

Report GL Period Summary

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

March 31, 2026 Net Payroll

\$ 243,544.73 Direct Deposit

Transmittals		
	Aflac	\$ 467.29
	Child Support	\$ 1,554.50
	Colonial Life	\$ 71.65
	Payroll Taxes	\$ 84,123.33
	Fascorp - Deferred Comp	\$ 7,040.00
	NCPERS - Prudential Life	\$ 112.00
	Trustmark Insurance Benefits	\$ 379.66
WEBT - WY Educators Benefit Trust (Health Ins.)		\$ 83,451.63
	Workers Comp	\$ 5,195.53
	Wyoming Retirement System	\$ 63,765.67
	Garnishment-Fremont County	\$ 141.77
	Garnishment-Natrona County	\$ 757.23

Part time employee gross wages by department for the pay period 2/19/2026 – 3/18/2026

Cemetery = \$0

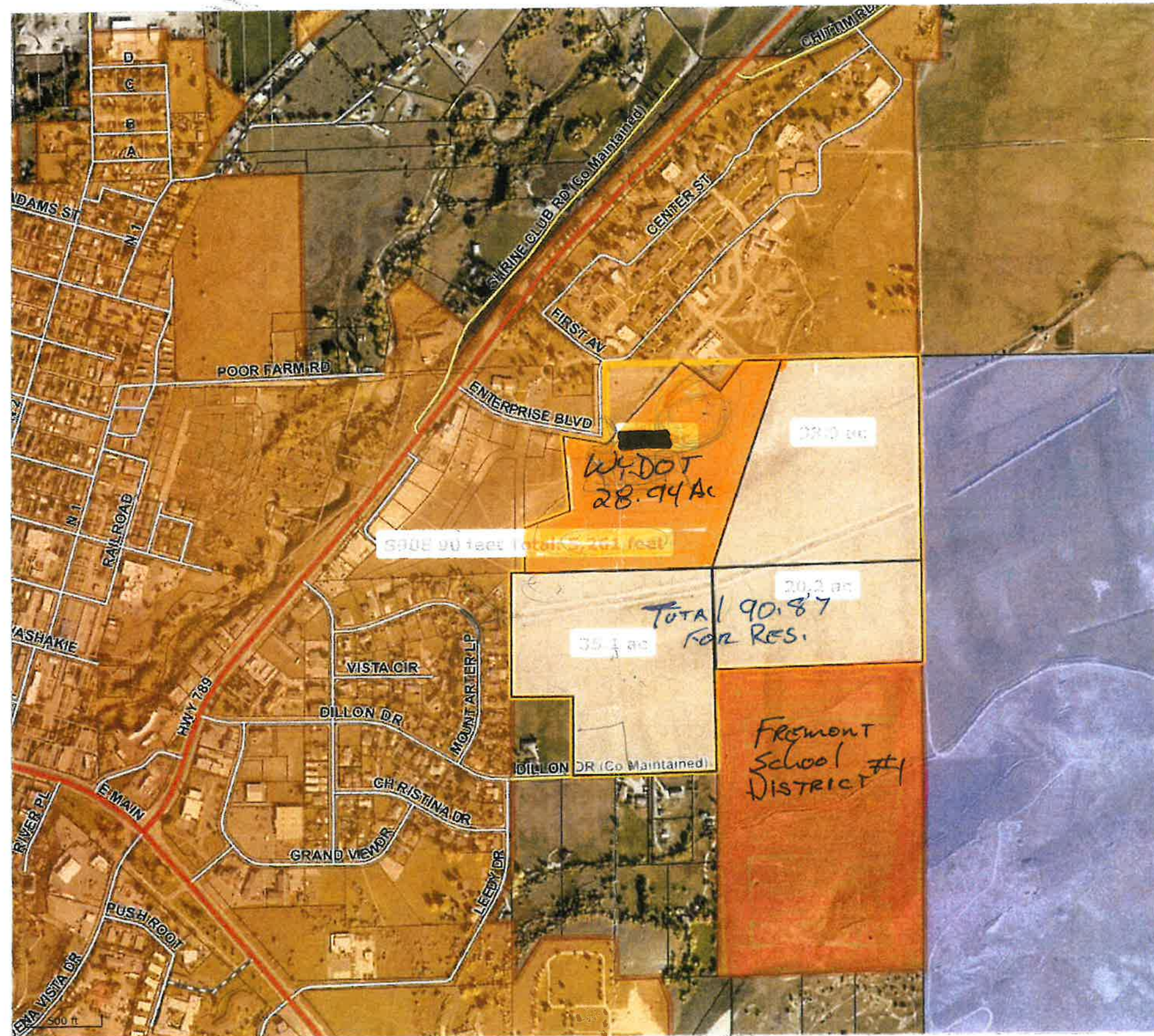
City Hall = \$1,278.50

Municipal Court = \$1,481.29

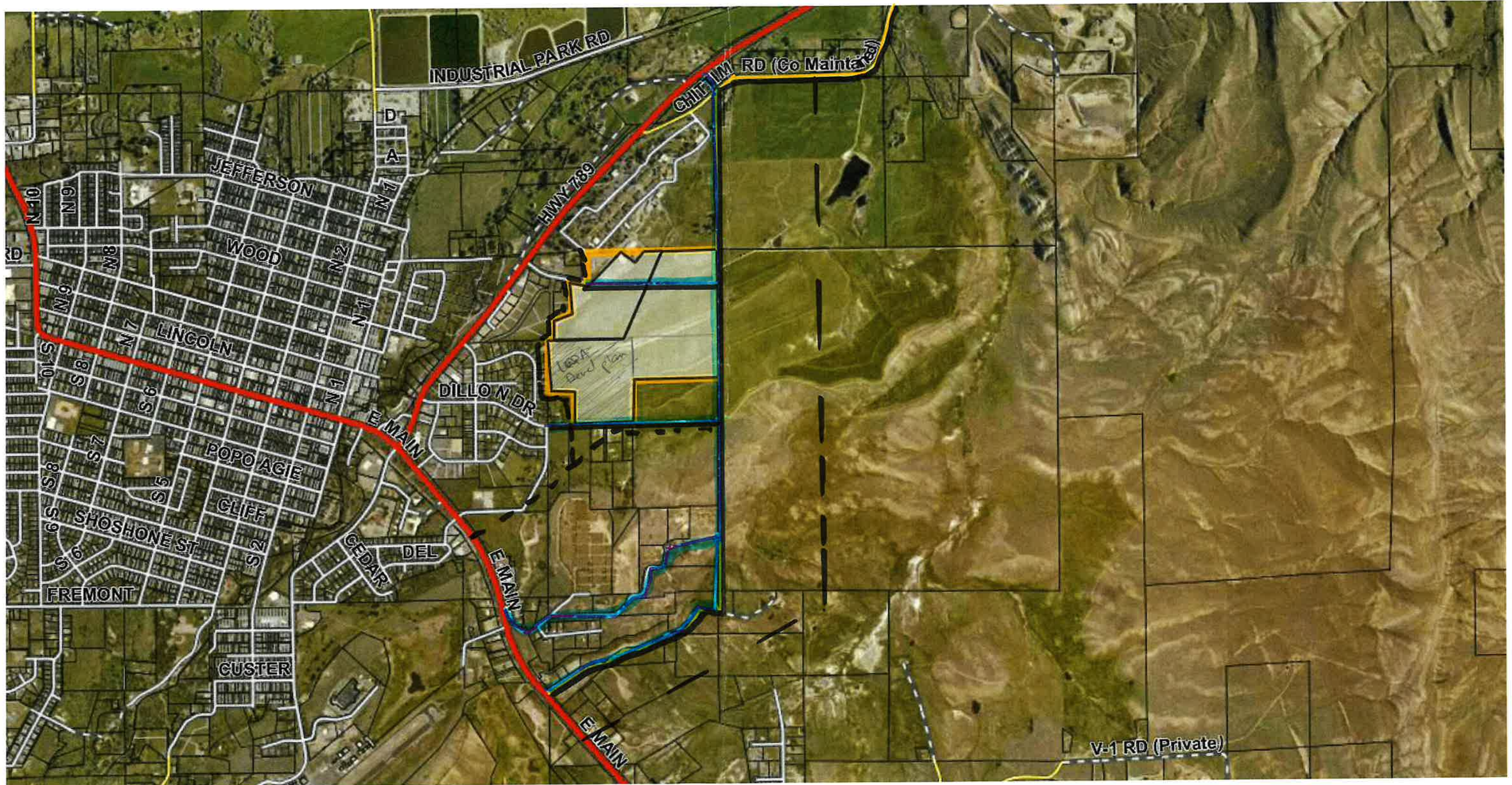
Parks - \$0

Police = \$979.00

Weed & Pest = \$0



Lloyds drawing
@ WYDOT
Public Mtg



- 2022 Master plan water
- 2020 LRTramp plan Streets
- 2022 Water Zones



CITIZEN BOARD EXPRESSION OF INTEREST FORM

Name: Jonathan Rensch Date: 4/9/26Street Address: [REDACTED]Mailing Address (if different): [REDACTED]Business Phone: [REDACTED] Home Phone: —Email Address: [REDACTED]Years as a Resident of Lander : 7Occupation: Realtor Employer: ReMax All-starWhat board/committee are you applying for? Planning Commission

Please list any current/previous civic or professional organizations and in what capacity:

I was the vice-president & board member for Wind River Dojo, a local non-profit

Please list any City boards/committees (if any) that you currently serve on:

Why would you like to serve? (Please discuss specific interest.)

I would like to represent citizens' real estate concerns at the planning level, as well as increase my own learning

What special skills, training, or experience do you have that would be pertinent to this board position?

Licensed in real estate, currently studying for a broker's license!

Please return the form to: 240 Lincoln St, Lander, WY 82520

This is considered public information and may be requested by news media and/or discussed in public meetings. Wyoming Public Records Act, W.S. § 16-4-201 et seq.

Signature:

Jonathan Rensch



SERVICE LINE AGREEMENT

Date:	2/16/2026	/Division:	NORTHERN WYOMING	City:	LANDER
Owner/Applicant:	CITY OF LANDER – LANCE HOPKINS	Phone #:	307-330-4956		
Service Address:	DILLION PARK LANDER	State:	WY	Zip:	82520
Mailing Address: (if different):	240 LINCOLN ST LANDER	State:	WY	Zip:	82520
Email Address:	LHOPKINS@LANDERWY.GOV				

Owner/Applicant has requested gas service from, or is an existing customer of, Black Hills Wyoming Gas, LLC d/b/a Black Hills Energy, at the service address listed above. The provision of gas service requires that Black Hills Energy install a new service line or replace an existing service line. Owner/Applicant shall pay to Black Hills Energy the actual cost (less an amount up to the applicable Standard Construction Allowance and Connection Cost Assistance, if applicable, for qualifying service line installations) invoiced to the Owner/Applicant for the installation of a new service line or replacement an existing service line. The estimated cost of such work is stated below. Owner/Applicant understands and agrees the ownership of the service line shall vest in Black Hills Energy and Black Hills Energy shall assume operation and maintenance thereof. The service line will be installed by Black Hills Energy in accordance with, and subject to, the Rules of the Wyoming Public Service Commission, Black Hills Energy's tariff, and Black Hills Energy' safety and operating standards or requirements.

Under the terms of Black Hills Energy's Service Line and Main Extension Policy, as found in its tariff, Owner/Applicant may receive a credit towards the cost of the installation of a new service line up to the amount of the applicable Standard Construction Allowance as well as Connection Cost Assistance, if requested, unless such allowance and assistance has previously been utilized for the same home or structure. The Standard Construction Allowance and Connection Cost Assistance, if requested, provided under this agreement cannot exceed the actual cost of the installation of the new service line.

Is Owner/Applicant entitled to a Standard Construction Allowance?	☒ YES	☐ NO
If YES, maximum amount of Standard Construction Allowance?	\$3,180	

If NO, reason why Owner/Applicant not entitled to Standard Construction Allowance:

Identifying Gas Service Extension Agreement Number:

Does Owner/Applicant request Connection Cost Assistance?	☐ YES	☒ NO
---	------------------------------	--

If YES, maximum amount of Connection Cost Assistance? (See Attached Connection Cost Assistance Worksheet) \$

In consideration and by virtue of Owner/Applicant's request for gas service and the provision of gas service by Black Hills Energy at the service address listed above, Owner/Applicant does hereby grant to Black Hills Energy, at no cost or expense to Black Hills Energy, a right-of-way for the installation, operation, maintenance or replacement of the service line, including but not limited to the gas line piping, meter, and other equipment required to supply gas service to the Owner/Applicant at the service address listed above, with the full right of ingress and egress to such property. The right-of-way shall be five (5) feet on either side of the centerline of the installed service line or as allowed by local franchise agreement. If requested by Black Hills Energy, Owner/Applicant shall execute and deliver Black Hills Energy's written form of right-of-way grant or easement for recording.

Black Hills Energy shall have no liability for any claims for injury or damage to structures, landscaping, plants or drainage caused by the construction, installation, operation, maintenance or replacement of the service line; except where the injury or damage is a direct result of the gross negligence or willful misconduct of Black Hills Energy or its personnel or agents in the installation of the service line. The service line will be installed by Black Hills Energy at the approximate location(s) set out below, unless circumstances warrant a different location.

Owner/Applicant is responsible for preparing the site for the service line and ensuring the site is free of debris and obstructions.



SERVICE LINE AGREEMENT - CONTINUED

Owner/Applicant or its agent or contractor may not rely upon this agreement or the diagram below for the location of existing utilities and is responsible for compliance with applicable One Call System or other applicable state requirements for excavation near or around utilities.

Any required repairs to underground facilities (including sprinkler systems, cables, conduits, sewer or drain lines) that are not located through the One Call System, if damaged during the installation of the service line, shall be the responsibility of the Owner/Applicant. If Black Hills Energy is required to pay for any such repair or damages, then Owner/Applicant shall be obligated to reimburse Black Hills Energy for the full cost of such repair or damages. In addition, Owner/Applicant understands and agrees that subsequent to installation of the service line, any concrete installed surrounding or adjacent to the service line shall not come in contact with the service line. If, in the judgment of Black Hills Energy removal of any concrete which has the potential to cause corrosion to the service line piping or riser is necessary, the cost of the removal shall be the responsibility of Owner/Applicant. If Black Hills Energy is required to pay for the cost of the concrete removal, Owner/Applicant shall reimburse Black Hills Energy for the full cost of the concrete removal.

The buried service line will be installed with a final grade of at least 24 inches of cover. Owner/Applicant shall be responsible for ensuring that the buried service line continues to have the required coverage after installation. Once the design and location of the service line has been provided by Black Hills Energy to Owner/Applicant, it is the Owner/Applicant's responsibility to notify Black Hills Energy of any changes to the structure(s), landscape or drainage or surrounding areas that will affect the location and installation of the service line.

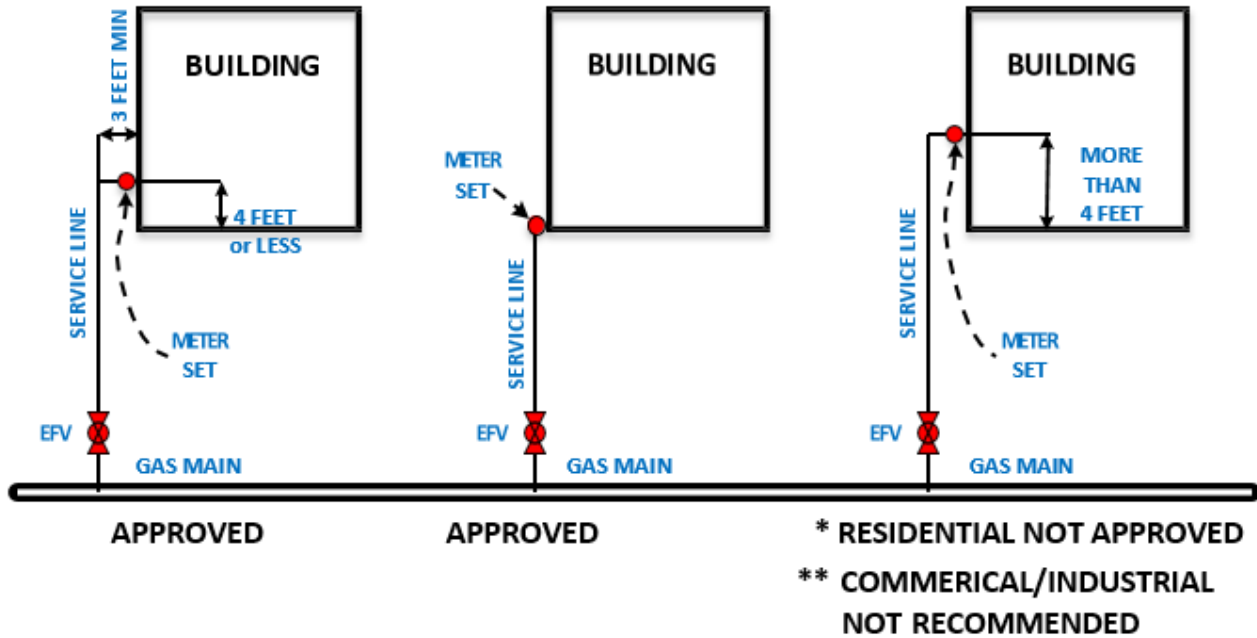
NOTICE: A Missed Appointment Charge will be charged to Owner/Applicant if the dig site is not ready by the "install date," unless notice is provided by the Owner/Applicant 24 hours in advance to Black Hills Energy.

The riser location must be at least 36" horizontally from any opening or electrical apparatus, as well as protected from any roof eave drop zone hazard gas service line should not parallel structure more than 4 feet so as to provide unrestricted access for reading and maintenance. House piping must be between 18" and 24" to the right of the riser location. The trench depth at the riser location must be 20" to 24" and compacted. Suitable padding material must be provided. The riser shall be attached to a suitably sound portion of the structure being served. Final grade must allow for clearance below meter and shall not cover the gas shut-off valve.

ESTIMATED TOTAL COST: \$	NO COST AFTER INCENTIVE	NEW SERVICE
	2,500	
Owner/Applicant Signature:		Date:
Owner/Applicant Print Name:		Date:
Black Hills Wyoming Gas, LLC		
Representative Signature:		Date:
Representative Print Name:	TIFFANY HIEBERT	2/16/2026

A copy of this Service Line Agreement will be signed by Owner/Applicant and a Black Hills Energy Representative. One copy will be retained by each party.

BLACK HILLS ENERGY SERVICE LINE PLACEMENT



STREET LIGHTING AGREEMENT Company Owned System

This STREET LIGHTING AGREEMENT ("Agreement") made by and between City of Lander ("Customer") in Fremont County, State of Wyoming and Rocky Mountain Power, an unincorporated division of PacifiCorp ("Company"), wherein Customer agrees to pay for street lighting service and Company agrees to install, maintain and operate street lighting facilities at those locations listed and described herein under the terms and conditions of Schedule No. 51 or any effective superseding schedule filed with the Wyoming Public Service Commission. This Agreement shall be subject to the Company's electric service regulations, copies of which are available on the Company's web page.

Said service shall be furnished as soon as practicable after the date hereof, by Company-owned streetlights specified as follows:

- ☐ Listed Below.
☒ Listed on Exhibit "A", attached hereto and by this reference made a part hereof.

Location	Pole #	Light Type	Watts
1.			
2.			
3.			
4.			
5.			
6.			
7.			

Company will furnish street lighting service, as shown on the attached sketch, at the Company's regularly filed rate, provided the Customer provides and installs trenching, conduit, back fill, bedding material, concrete bases for metal poles, site restoration and rights-of-way acceptable to the Company. All requirements shall meet the Company's specifications, including trench and conduit, on and off the Customer's property, beginning at the Company's existing facilities. Company's responsibilities and obligations hereunder with respect to the operation and maintenance of the street lighting service shall be limited to those set forth in the applicable rate schedule of the Company's Wyoming Tariff.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Company may at any time assign its rights and delegate its obligations under this Contract to any: affiliate; successor in interest; corporation; or any other business entity in conjunction with a merger, consolidation or other business reorganization to which Company is a party.

The total non-refundable advance is \$17,414.60.

Special Provisions: None

City of Lander

Rocky Mountain Power

 Signature

 Signature

 Date

 Date

Exhibit A

Location	Pole #	Light Type	Watts
1. Jefferson/N 1st	080111	LED	50
2. 121 Jefferson N	080110	LED	50
3. 905 Four Seasons/ Jefferson NW	080004	LED	50
4. North - Popo Agie River Park	081015	LED	50
5. North - Popo Agie River Park	081016	LED	50
6. North East - Popo Agie River Park	081017	LED	50
7. East - Popo Agie River Park	081018	LED	50
8. East - Popo Agie River Park	081019	LED	50
9. South East - Popo Agie River Park	081020	LED	50
10. South East - Popo Agie River Park	081021	LED	50
11. South - Popo Agie River Park	081022	LED	50
12. South - Popo Agie River Park	081023	LED	50
13. South West - Popo Agie River Park	081024	LED	50
14. West - Popo Agie River Park	081025	LED	50
15. West - Popo Agie River Park	081026	LED	50
16. North West - Popo Agie River Park	081027	LED	50
17.			
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Azora Software - Master Services Agreement

Last Updated April 2026

This Master Services Agreement (this “Agreement”) governs all Statements of Work (“SOW”) entered into by and between Azora Software, LLC (“Azora Software”) and the client entity identified on the SOW (“Client”). This Agreement governs the use and provision of any Services purchased by Client, as described in any signed SOW, and the effective date of this Agreement shall commence on the date of signature of the SOW (“Effective Date”). If a SOW has not been executed, then the Effective Date shall be determined as the start date of implementation of any software solution or codification services by Azora Software for Client. Azora Software and Client referred to herein individually as “Party” and jointly as “Parties”.

Recitals

- I. WHEREAS, Azora Software is engaged in the business of developing and providing access to proprietary short term rental compliance solutions, (the “Services”); and
- II. WHEREAS, Client wishes to engage Azora Software for the procurement of the Services and/or receive a license subscription for the ongoing use of the Services, as set forth in the SOW;

NOW, THEREFORE, Client and Azora Software agree as follows:

Agreement

Term & Termination

1. This Agreement shall commence on the Effective Date and shall remain in full force and effect for as long as any SOW is in effect between Azora Software and Client, or Services are being provided by Azora Software to Client, unless terminated in accordance with this §1 or as otherwise provided in this Agreement (the “Term”). Either Party may terminate this Agreement or any SOW as set forth in such SOW, or at its discretion, effective immediately upon written notice to the other Party, if the other Party materially breaches any provision of this Agreement and does not substantially cure the breach within thirty (30) days after receiving notice of such breach. A delinquent Client account remaining past due for longer than 90 days is a material breach by Client and is grounds for Azora Software termination.
2. Upon termination of this Agreement or any SOW for any reason, (a) the licenses granted for such relevant SOW by §11 below will terminate and Client shall cease all use of the Azora Software Property and Services associated with the terminated SOW and (b) any amounts owed under outstanding invoices or future planned billing for the completed

development and implementation of the Client's Services, as defined in the SOW ("Project Development"), shall immediately become due in full and payable. Sections 7, 8, 10, 14, 15, 18, 32 -34, 42, and 43 will survive any expiration or termination of this Agreement.

3. At any time during the Term, Azora Software may, immediately upon notice to Client, suspend access to any Service due to a threat to the technical security or technical integrity of the Services.

Invoicing & Payment Terms

4. Client will pay the amounts owed to Azora Software for the Project Development, subscription and licensing ("Annual Recurring Services") in accordance with the payment schedule set forth on the applicable SOW. Invoices shall be sent electronically to the individual/entity designated in the SOW's contact sheet that is required to be filled out and submitted by Client (the "Contact Sheet"). Client shall provide accurate, current and complete information of Client's legal business name, address, email address, and phone number in the Contact Sheet upon submission of a signed SOW. Client will maintain and promptly update the Contact Sheet information if it should change. Upon Client's request, Azora Software will mail hard-copy invoices for a \$5.00 convenience fee.
5. Each SOW will state the amount of days from date of invoice payment is due. Unless otherwise limited by law, a finance charge of 1.5 percent (%) per month or the maximum rate permitted by applicable law, whichever is less, will be added to past due accounts from due date until paid. Payments received will be applied first to finance charges, then to the oldest outstanding invoice(s). If the Client's account exceeds 60 days past due, support will be discontinued until the Client's account is made current. If the Client's account exceeds 90 days past due, Annual Recurring Services will be discontinued, and the Client will no longer have access to the Services until the Client's account is made current. Client will be given 15 days' notice prior to discontinuation of Services for non-payment.
6. During the performance of services during Project Development, if a change that requires repeated efforts to previously approved work product and such change causes Azora Software to incur additional expenses (i.e. airline change fees, resource hours, consultant fees, Client does not show up for scheduled meetings or trainings), Client agrees to reimburse Azora Software for such fees, not to exceed \$1,000 per Azora Software employee. Azora Software shall notify Client prior to incurring such expenses and shall only incur those expenses which are approved by Client.

Ownership & Content Responsibility

7.

8. At any time during the term of the applicable SOW, Client will have the ability to download the Client Content and export the Client data through the Services. Client may request Azora Software to perform the export of Client data and provide the Client data to Client in a commonly used format at any time, for a fee to be quoted at time of request and approved by Client. Upon termination of the applicable SOW for any reason, whether or not Client has retrieved or requested the Client data, Azora Software reserves the right to permanently and definitively delete the Client Content and Client data held in the Services thirty (30) days following termination of the applicable SOW. During the thirty (30) day period following termination of the SOW, regardless of the reason for its termination, Client will not have access to the Services.
9. Intellectual Property in the software or other original works created by or licensed to Azora Software, including all software source code, documents, and materials used in the Services ("Azora Software Property") will remain the property of Azora Software. Azora Software Property specifically excludes Client Content. Client shall not (i) license, sublicense, sell, resell, reproduce, transfer, assign, distribute or otherwise commercially exploit or make available to any third party any Azora Software Property in any way, except as specifically provided in the applicable SOW; (ii) adapt, alter, modify or make derivative works based upon any Azora Software Property; (iii) create internet "links" to the Azora Software Property software or "frame" or "mirror" any Azora Software Property administrative access on any other server or wireless or internet-based device that may allow third party entities, other than Client, to use the Services; (iv) reverse engineer, decompile, disassemble or otherwise attempt to obtain the software source code to all or any portion of the Services; or (v) access any Azora Software Property in order to (a) build a competitive product or service, (b) build a product using similar ideas, features, functions or graphics of any Azora Software Property, or (c) copy any ideas, features, functions or graphics of any Azora Software Property. The Azora Software name, the Azora Software logo, and the product and module names associated with any Azora Software Property are trademarks of Azora Software, and no right or license is granted to use them outside of the licenses set forth in this Agreement.
10. Provided Client complies with the terms and conditions herein, the relevant SOW, and license restrictions set forth in §10, Azora Software hereby grants Client a limited, nontransferable, nonexclusive, license to access and use the Azora Software Property associated with any valid and effective SOW, for the term of the respective SOW.

11. Client acknowledges that Azora Software may continually develop, alter, deliver, and provide to the Client ongoing innovation to the Services, in the form of new features and functionalities. Azora Software reserves the right to modify the Services from time to time. Any modifications or improvements to the Services listed on the SOW will be provided to the Client at no additional charge. In the event that Azora Software creates new products or enhancements to the Services (“New Services”), and Client desires these New Services, then Client will have to pay Azora Software the appropriate fee for the access to and use of the New Services. If Client disputes any change, then Azora Software shall use its reasonable best efforts to resolve the dispute.
12. Azora Software in its sole discretion, may utilize all comments and suggestions, whether written or oral, furnished by Client to Azora Software in connection with its access to and use of the Services (all reports, comments and suggestions provided by Client hereunder constitute, collectively, the “Feedback”). Client hereby grants to Azora Software a worldwide, non-exclusive, irrevocable, perpetual, royalty-free right and license to incorporate the Feedback in the Azora Software products and services.

Indemnification

15. Unless prohibited by the law of Client’s state, the Parties shall defend, indemnify and hold the other Party, its partners, employees, and agents harmless from and against any and all third party lawsuits, claims, demands, penalties, losses, fines, liabilities, damages, and expenses, including attorney’s fees, of any kind, without limitation, arising out of the negligent actions and omissions, or intentionally malicious actions or omissions of the indemnifying Party or its affiliates, partners, employees, and agents, directly associated with this Agreement and the installation and ongoing operations of Services contemplated by the SOW. This section shall not apply to the extent that any lawsuits, claims, demands, penalties, losses, fines, liabilities, damages, and expenses is caused by the negligence or willful misconduct on the part of the indemnified Party.

Responsibilities of the Parties

16. Azora Software will not be liable for any act, omission of act, negligence or defect in the quality of service of any underlying carrier, licensor or other third-party service provider whose facilities or services are used in furnishing any portion of the Service received by the Client.
17. Azora Software will not be liable for any failure of performance that is caused by or the result of any act or omission by Client or any entity employed/contracted on the Client’s behalf. During Project Development, Client will be responsive and cooperative with Azora Software to ensure the Project Development is completed in a timely manner.

18. Client agrees that it is solely responsible for any solicitation, collection, storage, or other use of end-user's personal data on any Service provided by Azora Software. Client further agrees that Azora Software has no responsibility for the use or storage of end-users' personal data in connection with the Services or the consequences of the solicitation, collection, storage, or other use by Client or by any third party of personal data.
19. Client is responsible for all activity that occurs under Client's accounts by or on behalf of Client. Client agrees to (a) be solely responsible for all designated and authorized individuals chosen by Client ("User") activity, which must be in accordance with this Agreement and the Azora Software Terms of Use; (b) be solely responsible for Client data; (c) obtain and maintain during the term all necessary consents, agreements and approvals from end-users, individuals or any other third parties for all actual or intended uses of information, data or other content Client will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify Azora Software promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or Azora Software Property.
20. Azora Software shall not be responsible for any act or omission of any third-party vendor or service provider that Client has selected to integrate any of its Services with.

Data Security

23. Azora Software shall, at all times, comply with the terms and conditions of its Privacy Policy. Azora Software will maintain commercially reasonable administrative, physical, and technical safeguards designed to protect the security and confidentiality of Client data. Except (a) in order to provide the Services; (b) to prevent or address service or technical problems in connection with support matters; (c) as expressly permitted in writing by Client; or (d) in compliance with our Privacy Policy, Azora Software will not modify Client data or disclose Client data, unless specifically directed by Client or compelled by law. Notwithstanding the foregoing, Azora Software reserves the right to delete known malicious accounts without Client authorization.
24. Client acknowledges and agrees that Azora Software utilizes third-party service providers to host and provide the Services and store Client data and the protection of such data

will be in accordance with such third party's safeguards for the protection and the security and confidentiality of Client's data.

25. Azora Software may offer Client the ability to use third-party applications in combination with the Services. Any such third-party application will be subject to acceptance by Client. In connection with any such third-party application agreed to by Client, Client acknowledges and agrees that Azora Software may allow the third-party providers access to Client data as required for the interoperation of such third-party application with the Services. The use of a third-party application with the Services may also require Client to agree to a separate agreement or terms and conditions with the provider of the third-party application, which will govern Client's use of such third-party application.
26. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of Azora Software, Azora Software, as the data custodian, will comply will all remediation efforts as required by applicable federal and state law.

Azora Software Support

27. Azora Software will use commercially reasonable efforts to perform the Services in a manner consistent with applicable industry standards, including maintaining Services availability 24 hours a day, 7 days a week. Client will have 24/7 access to the online Azora Software Help Center (Azora Software.help) to review use articles, software best practices, and receive maintenance release notes.
28. If a reported problem cannot be solved during the first support interaction, Client will be provided a ticket number that will be used as communication method throughout ticket escalation until a solution is provided. Support service does not include support for errors caused by third party products or applications for which Azora Software is not responsible.

Marketing

31. Client hereby authorizes Azora Software to use Client's name and logo on Azora Software's website and in sales and marketing presentations. Such authorization may be withdrawn by Client at any time for any reason or no reason at all upon written notice to Azora Software. Client may publicly refer to itself as a customer of the Azora Software Services, including on Client's website and in sales presentations. Notwithstanding the foregoing, Each Party hereby grants the other a limited, worldwide, license to use the other's logo in conformance with such Party's trademark usage guidelines and solely for the purpose set forth in this §31. In no event will either party issue a press release publicly announcing this relationship without the approval of the other party, such approval not to be unreasonably withheld.

Limitation of Liability

32. Azora Software' liability arising out of or related to this Agreement, or any associated SOW, will not exceed the Annual Recurring Services amounts paid by Client in the year prior to such claim of liability.
33. In no event will Azora Software be liable to Client for any consequential, indirect, special, incidental, or punitive damages arising out of or related to this Agreement.
34. The liabilities limited by Section 32 and 33 apply: (a) to liability for negligence; (b) regardless of the form of action, whether in contract, tort, strict product liability, or otherwise; (c) even if Client is advised in advance of the possibility of the damages in question and even if such damages were foreseeable; and (d) even if Client's remedies fail of their essential purposes. If applicable law limits the application of the provisions of this Limitation of Liability section, Azora Software' liability will be limited to the maximum extent permissible.

Warranties and Disclaimer

35. Each person signing the SOW, or otherwise agreeing to the terms of this Agreement, represents and warrants that he or she is duly authorized and has legal capacity to execute and bind the respective Party to the terms and conditions of the SOW and this Agreement. Each Party represents and warrants to the other that the execution and delivery of the SOW and the performance of such Party's obligations thereunder have been duly authorized and that this Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.
36. Azora Software warrants that the Services will perform substantially in accordance with documentation and marketing proposals, and free of any material defect. Azora Software warrants to the Client that, upon notice given to Azora Software of any defect in design or fault or improper workmanship, Azora Software will remedy any such defect. Azora Software makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than Azora Software, even in a situation where Azora Software approves of such modification in writing; or (ii) use of the Services in combination with a third party service, web hosting service, or server not authorized by Azora Software.
37. EXCEPT FOR THE EXPRESS WARRANTIES IN THIS AGREEMENT, AZORA SOFTWARE HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

38. EACH PROVISION OF THIS AGREEMENT THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS AGREEMENT BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY AZORA SOFTWARE TO CLIENT AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS AGREEMENT.

Force Majeure

39. No party shall have any liability to the other hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by force majeure, meaning any act of God, storm, pandemic, fire, casualty, unanticipated work stoppage, strike, lockout, labor dispute, civic disturbance, riot, war, national emergency, act of public enemy, or other cause of similar or dissimilar nature beyond its control.

Taxes

40. The amounts owed for the Services exclude, and Client will be responsible for, all sales, use, excise, withholding and any other similar taxes, duties and charges of any kind imposed by any federal, state or local governmental entity in connection with the Services (excluding taxes based solely on Azora Software's income). If the Client is tax-exempt, the Client must provide Azora Software proof of their tax-exempt status, within fifteen (15) days of contract signing, and the fees owed by Client under this Agreement will not be taxed. If such exemption certificate is challenged or held invalid by a taxing authority then Client agrees to pay for all resulting fines, penalties and expenses.

Other Documents

41. This Agreement, including all exhibits, amendments, and addenda hereto and all SOWs, constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, proposals or representations, written or oral, concerning its subject matter. No modification, amendment, or waiver of any provision of this Agreement or any SOW will be effective unless in writing and signed by each Party. However, to the extent of any conflict or inconsistency between the provision in the body of this Agreement and any exhibit, amendment, or addenda hereto or any SOW, the terms of such exhibit, amendment, addenda or SOW will prevail. Notwithstanding any language to the contrary therein, no terms or conditions stated in a Client purchase order or other order documentation (excluding SOWs) will be incorporated into or form any part of this Agreement, all such terms or conditions will be null and void, unless such term is to refer and agree to this Agreement.

Miscellaneous Provisions

44. The invalidity, in whole or in part, of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
45. The Parties negotiated this Agreement with the opportunity to receive the aid of counsel and, accordingly, intend this Agreement to be construed fairly, according to its terms, in plain English, without constructive presumptions against the drafting Party. The headings of Sections of this Agreement are for convenience and are not to be used in interpreting this Agreement. As used in this Agreement, the word “including” means “including but not limited to.”
46. The Parties will use reasonable efforts to resolve any dispute between them in good faith prior to initiating legal action.
47. This Agreement and any SOW, to the extent signed and delivered by means of a facsimile machine or electronic mail, shall be treated in all manner and respects as an original agreement or instrument and shall be considered to have the same binding legal effect as if it were the original signed version thereof delivered in person. The Parties agree that an electronic signature is the legal equivalent of its manual signature on this Agreement and any SOW. The Parties agree that no certification authority or other third party verification is necessary to validate its electronic signature and that the lack of such certification of third party verification will not in any way affect the enforceability of the Parties’ electronic signature or any resulting agreement between Azora Software and Client.

Azora Software

PO Box 2914
Fredericksburg, TX 78624

April 7, 2026

Client:
LANDER, WYOMING

Bill To:
LANDER, WYOMING

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE
1.00	Azora STRView Address Identification Console	Includes STRView client console, short term rental discovery and address identification services	Renewable
1.00	On-going scraping and address identification	Bimonthly scrapes and address identification	Renewable

Total Investment - Year 1	\$1500.00
Annual Recurring Services - Year 2	\$1500.00

1. This Statement of Work ("SOW") shall be subject to the terms and conditions of Azora Master Software License Agreement, attached to this SOW ("MSA"), to which this SOW is hereby attached as the Statement of Work. By signing this SOW, Client expressly agrees to the terms and conditions of the MSA throughout the Term of this SOW.
2. This SOW shall remain in effect for an initial term equal to 365 days from the date of signing ("Initial Term"). In the event that neither party gives 60 days' notice to terminate prior to the end of the Initial Term, or any subsequent Renewal Term, this SOW will automatically renew for an additional 1-year renewal term ("Renewal Term"). The Initial Term and all Renewal Terms are collectively referred to as the "Term"

The Total Investment- Year 1 will be invoiced upon signing of this SOW.

3. Annual Recurring Services shall be invoiced on the start date of each Renewal Term. Annual Recurring Services, including but not limited to hosting, support and maintenance services, shall be subject to a 5% annual increase beginning in year 4 of service. Client will pay all invoices within 30 days of the date of such invoice.
4. If a Recurring Redesign line item is included with the Client's quote in this SOW, starting after a period of months (36, 48, or 60 months as determined by the number of years in the redesign line item on this SOW) of continuous service under this SOW (the "Redesign Term"), Client shall be entitled to receive a redesign at no additional cost. Client may initiate such redesign any time after continuous service during the Redesign Term. Upon the initiation of an eligible redesign project, Client may begin accumulating eligibility towards a subsequent redesign after continuous service during a subsequent Redesign Term. Redesigns that include additional features not available on the original website may be subject to additional charges. Additional features include, but are not limited to, additional modules and integration of third-party software. Recurring Redesigns are eligible for the website, subsite, and department headers included in this SOW only. Any subsequently purchased website, subsite, and department header shall not be included in a redesign hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Azora Software, LLC

Client

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Contact Information

• All documents must be returned: Master Service Agreement, Statement of Work, and Contact Information Sheet.

Organization		URL
Street Address		
Address 2		
City	State	Postal Code
Emergency Contact & Mobile Phone		
Emergency Contact & Mobile Phone		
Emergency Contact & Mobile Phone		
Billing Contact		E-Mail
Phone	Ext.	Fax
Billing Address		
Address 2		
City	State	Postal Code
Tax ID#		Sales Tax Exempt#
Billing Terms		Account Rep
Info Required on Invoice (PO or Job#)		



March 26, 2026

Mr. Lance Hopkin
City Engineer/Public Works Director
City of Lander, WY
240 Lincoln Street
Lander, WY 82520

Project: Buena Vista Water and Roadway Surface Improvements

Subject: Revised Construction Services Scope and Fee

Dear Mr. Hopkin,

Thank you for the opportunity to continue supporting the City on this important project. Enclosed are our revised Scope of Services and associated Fee for providing construction services in support of the project. The scope has been divided into Year 1 and Year 2 to reflect the two planned years of construction.

Because the project is located on Buena Vista Drive—a vital corridor that provides access to WYDOT, Wyoming Game & Fish, the Lander Community Center, the Lander Medical Center, Sage West Healthcare, and other key destinations—we propose a public outreach component under Task 2.0- Construction Administration. In addition, the requirements associated with SRF funding compliance, including SRF submittals and reviews, combined with the two-year construction duration, are included in the proposed construction administration effort.

As requested, our revised construction observation scope assumes periodic inspections at a level of ten (10) hours per week over the duration of the project. We are confident that our team's contribution to these activities along with a commitment to communication and coordination with City staff will support the successful completion of this critical project for the City of Lander.

Sincerely,
HDR Engineering, Inc.

Marcus Krall
Lander Office Leader

Jason Kjenstad, PE
Sr Vice President

Attachments: Buena Vista Water and Roadway Surface Improvement Project Construction Services Scope
Buena Vista Water and Roadway Surface Improvement Project Construction Services Fee

hdrinc.com

195 South 5th Street, Lander, WY 82520-3001
(307) 228-6060

**SHORT FORM AGREEMENT BETWEEN OWNER AND
HDR ENGINEERING, INC. FOR PROFESSIONAL SERVICES**

THIS AGREEMENT is made as of this 26th day of March, 2026, between City of Lander (“OWNER”) and HDR ENGINEERING, INC., (“ENGINEER” or “CONSULTANT”) for services in connection with the project known as Buena Vista Water and Roadway Surface Improvements Project (“Project”);

WHEREAS, OWNER desires to engage ENGINEER to provide professional engineering, consulting and related services (“Services”) in connection with the Project; and

WHEREAS, ENGINEER desires to render these Services as described in SECTION I, Scope of Services.

NOW, THEREFORE, OWNER and ENGINEER in consideration of the mutual covenants contained herein, agree as follows:

SECTION I. SCOPE OF SERVICES

ENGINEER will provide Services for the Project, which consist of the Scope of Services as outlined on the attached Exhibit A.

SECTION II. TERMS AND CONDITIONS OF ENGINEERING SERVICES

The HDR Engineering, Inc. Terms and Conditions, which are attached hereto in Exhibit B, are incorporated into this Agreement by this reference as if fully set forth herein.

SECTION III. RESPONSIBILITIES OF OWNER

The OWNER shall provide the information set forth in paragraph 6 of the attached “HDR Engineering, Inc. Terms and Conditions for Professional Services.”

SECTION IV. COMPENSATION

Compensation for ENGINEER’S services under this Agreement shall be on the basis of

- Time and Materials with a not-to-exceed limit of **\$416,881.00**. Time and Materials shall mean actual labor hours at the rates included in Exhibit A, to be paid as total compensation for each hour an employee works on the project, plus Reimbursable Expenses.

The amount of any sales tax, excise tax, value added tax (VAT), or gross receipts tax that may be imposed on this Agreement shall be added to the ENGINEER’S compensation as Reimbursable Expenses.

Compensation terms are defined as follows:

Reimbursable Expense shall mean the actual expenses incurred directly or indirectly in connection with the Project for transportation travel, subconsultants, subcontractors, technology charges, telephone, telex, shipping and express, and other incurred expense. ENGINEER will add ten percent (10%) to invoices received by ENGINEER from subconsultants and subcontractors to cover administrative expenses and vicarious liability.

SECTION V. PERIOD OF SERVICE

Upon receipt of written authorization to proceed, ENGINEER shall perform the services described in Exhibit A within a reasonable period of time.

Unless otherwise stated in this Agreement, the rates of compensation for ENGINEER’S services have been agreed to in anticipation of the orderly and continuous progress of the project through completion. If any specified dates for the completion of ENGINEER’S services are exceeded through no fault of the ENGINEER, the time for performance of those services shall be automatically extended for a period which may be reasonably required for their completion and all rates, measures and amounts of ENGINEER’S compensation shall be equitably adjusted.

SECTION VI. SPECIAL PROVISIONS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

City of Lander
"OWNER"

BY: _____

NAME: _____

TITLE: _____

ADDRESS: _____

HDR ENGINEERING, INC.
"ENGINEER"

BY: Jason L. Kjenstad

NAME: Jason Kjenstad

TITLE: Sr Vice President

ADDRESS: 101 S Phillips Ave, Ste 401
Sioux Falls SD 57104

EXHIBIT A
SCOPE OF SERVICES



Buena Vista Water and Roadway Surface Improvements Project Construction Services

Background and Introduction

The following presents HDR's scope of work for the Buena Vista Water and Roadway Surface Improvements Project (Project). The construction scope for the Project is prescribed within the Drawings and Project Manual dated 11/14/25, and as amended by Addendums 1 and 2 (Contract Documents). The scope of work has been subdivided for the two years of construction planned for the Project. Year 1 work shall include all scope anticipated for the year 2026. Year 2 work includes all anticipated scope for the year 2027, with an anticipated substantial completion date of 10/15/27 as per the Contract Documents.

The Contract Documents do not require a winter shutdown during the winter of 2026-2027. However, for budgeting purposes, **it is assumed that active sitework and construction will pause from 11/1/26 through 4/1/27**. Tasks 1 and 2 were scoped to reflect this anticipated reduced effort throughout this period. **Task 3 assumes that no construction observation will be required over that period**. Task 3 assumes a 10 hours per week level of effort for the remaining active construction durations, with an anticipated initial mobilization date of 4/1/26.

The Contract Documents do not include the design of ADA ramps or acquisition of construction easements or rights-of-way. It is assumed that those tasks will be completed under a separate engineering services agreement.

Outside of the aforementioned assumptions, Tasks 1, 2, and 3 remain typical for years 1 and 2. Any exceptions to this are noted in the scope of work below. Task 4 is allocated to Year 2. HDR will bill Year 1 work in accordance with our 2026 Fee Schedule, and Year 2 work in accordance with our 2027 Fee Schedule (attached to the Agreement).

Task 1 – Project Management and Administration

HDR will complete the following Project Management activities:

Year 1 Scope of Work

Year 1 scope shall include the following activities:

PROJECT ADMINISTRATION

- Issue final contract documents.
- Execute HDR's internal quality control and assurance program.
- Manage HDR internal scope and budget.
- Coordinate HDR resources for execution of this scope of work.
- Develop coordination and communication plan with City staff.

PROJECT PROGRESS MEETINGS

- Work for this subtask includes organizing and facilitating a Pre-Construction Meeting. Provide an agenda, attendance sheet, and minutes.
- Facilitate and lead weekly construction progress meetings. Develop agenda and disseminate minutes.
- Facilitate and lead weekly coordination meetings with City staff. Develop agenda and disseminate minutes.



Year 2 Scope of Work

Task 1 scope for Year 2 shall include Year 1 activities with the following exceptions:

- Pre-Construction Conference shall be a “Pre-Mobilization” conference prior to remobilization of resources for Year 2 work.

Deliverables

- Issued for construction package including final drawings and project manual
- Pre-construction meeting agenda and minutes
- Weekly and bi-weekly coordination meeting agenda and minutes
- Monthly progress reports

Assumptions

- HDR accounting and invoicing for the project will be for a duration of 21 months (February 2026 through December 2026 and January 2027 through October 2027).

City Responsibilities

- Required City staff attend the Pre-Construction Meeting, weekly coordination meetings, and weekly progress meetings.
- Provide project-related information, decisions, and clarifications to HDR in a timely manner to support project management activities.
- City staff will coordinate with stakeholders and City departments as needed for project decisions occurring outside HDR's control.

Task 2 – Construction Administration

HDR will complete the following Construction Administration activities:

Year 1 Scope of Work

DOCUMENT CONTROL

- Review contractor's bonds and insurance for the project. Coordinate contractual notices provided by the Owner, including Notice to Proceed.
- Acquire, review, and accept (as applicable) a Schedule of Values and labor and equipment rates from the Contractor in conformance with the Contract Documents.
- Provide construction administrative website (Newforma or equal) for use by Owner and Contractor. Receive, log, and send out notifications of construction administrative transactions.

SCHEDULE ANALYSIS

- Review baseline schedule submitted by Contractor. Provide comments, if necessary, and advise the Owner and Contractor of issues identified.
- Review monthly schedule updates submitted by Contractor.
- Respond to monthly schedule updates. Advise the Owner and Contractor of issues identified.

SUBMITTALS

- Review contractor submittals for conformance with the Construction Documents. A single resubmittal is included in the assumed quantity. Additional re-submittals are assumed to be paid via offsets from the Contractor.

RFI'S

- Respond to Contractor's Request for Information (RFIs). Some RFI's may result in the issuance of a Field Order in addition to the RFI response, of which the design team will prepare.

CHANGE MANAGEMENT

- Review Contractor's change request proposals for validity, which may include recovery schedules and price estimates. Initiate necessary changes in forms of Work Change Directives (WCD), Change Order, or Change Proposal Requests (CPR).
- Review notices concerning claims and/or disputes filed by the contractor. Provide recommendation to owner on acceptability of the contractor's request/claim. Log all change requests and claims.

PUBLIC OUTREACH

- Work for this subtask includes organizing and facilitating a Pre-Construction Open House. Provide an agenda, informational displays, and attendance sheet.
- Facilitate and lead periodic stakeholder meetings. Develop agenda and disseminate minutes.

APPLICATION FOR PAYMENT

- Review Contractor's monthly pay applications including contractor project schedule updates.
- HDR will rely on the City's review of quantities and amounts requested by the contractor.

CONTRACT ADMINISTRATION RELATED TO FUNDING REQUIREMENTS

- Check origin of materials as required by American Iron and Steel requirements included in the Contract Documents.
- HDR will assist with the City's interviews of Contractor field personnel as required by final Contract Documents.
- Maintain a log of wage reports provided by the Contractor.

Assumptions

- Activities listed herein for this task are tied to the baseline construction schedule.
- Progress meetings may be remote via conference call.
- The budgeted hours included for Construction Administration are based on recent projects with similar project schedules. This effort is not controlled by the engineer, so the budget will be reviewed monthly and if additional items or staff are required to conduct tasks including but not limited to submittal reviews, responses beyond 25 RFIs, or additional site observational days beyond those assumed in this budget a change to the amendment will be requested.
- Construction meetings other than the pre-construction meeting noted under project management hours and expenses are included under Task 2.
- Schedule reviews shall be limited to their conformance to the contract requirements.
- Project coordination with the client and contractor for a duration of 48 weeks at an average of 8 hours per week (February 2026 through December 2026) and 26 weeks at an average of 3 hours per week (May 2027 through October 2027).

City Responsibilities

- Review Contractor quantities and percent-complete assessments to support HDR's monthly pay application reviews and provide information to HDR in a timely manner.
- Issue contractual notices prepared by HDR (e.g., Notice to Proceed, notices of noncompliance).
- Participate in pre-construction open houses, stakeholder meetings, and public outreach activities coordinated by HDR.
- Maintain direct communication and oversight of the Contractor regarding schedule, work sequencing, access, and coordination needs.
- Conduct interviews with Contractor field staff as required by the funding program (with HDR assistance).
- Coordinate with Contractor to ensure that American Iron and Steel (AIS) documentation is transmitted to HDR in a timely manner.

- Provide necessary information to HDR and participate in change management decisions, including approval of Change Orders, Work Change Directives, and CPRs.

Year 2 Scope of Work

Year 2 scope of work shall include Year 1 activities described above with the following modifications:

- Initial Document Control Activities shall not be required for Year 2.

Deliverables

- Submittal responses
- RFI responses
- Change Management Documents (if required)
 - Field Orders
 - Change Orders
 - Work Change Directive
- External Meeting Agendas and Minutes if not delivered under Task 01
- Contract Administration funding related documentation

Assumptions

- Activities listed herein for this task are tied to the baseline construction schedule.
- Progress meetings may be remote via conference call.
- The budgeted hours included for Construction Administration are based on recent projects with similar project schedules. This effort is not controlled by the engineer, so the budget will be reviewed monthly and if additional items or staff are required to conduct tasks including but not limited to submittal reviews, responses beyond 25 RFIs, or additional site observational days beyond those assumed in this budget a change to the amendment will be requested.
- Construction meetings other than the pre-mobilization meeting noted under project management hours and expenses are included under Task 2.
- Schedule reviews shall be limited to their conformance to the contract requirements.
- Project coordination with the client and contractor for a duration of 48 weeks at an average of 8 hours per week (February 2026 through December 2026) and 26 weeks at an average of 3 hours per week (May 2027 through October 2027).

City Responsibilities

- Review Contractor quantities and percent-complete assessments to support HDR's monthly pay application reviews and provide information to HDR in a timely manner.
- Issue contractual notices prepared by HDR (e.g., Notice to Proceed, notices of noncompliance).
- Participate in pre-construction open houses, stakeholder meetings, and public outreach activities coordinated by HDR.
- Maintain direct communication and oversight of the Contractor regarding schedule, work sequencing, access, and coordination needs.
- Conduct interviews with Contractor field staff as required by the funding program (with HDR assistance).
- Coordinate with Contractor to ensure that American Iron and Steel (AIS) documentation is transmitted to HDR in a timely manner.
- Provide necessary information to HDR and participate in change management decisions, including approval of Change Orders, Work Change Directives, and CPRs.



Task 3 – Construction Observation

HDR will provide limited construction observation services in support of the City's self-performed inspection program. The City will conduct the majority of day-to-day construction inspection, while HDR will provide periodic inspections, technical assistance, and quality oversight for an estimated 10 hours per week. HDR's role will include periodic site visits to observe the Contractor's work, identification and reporting of non-conforming or defective work encountered during the limited site visits and in accordance with the Contract Documents, and aiding the City with construction documentation as needed. HDR will not maintain a full-time on-site presence; instead, services are limited to intermittent oversight and support. Specific responsibilities include the following:

Year 1 and 2 Scope of Work

Construction Observation services for Year 1 assume initial mobilization on 4/1/26 and demobilization on 11/1/26. Construction Observation services for Year 2 assume re-mobilization on 4/1/27 and substantial completion on 10/15/27.

FIELD ADMINISTRATION

- Provide periodic site visits by HDR staff (RPR and/or designer) to observe the progression of the Work and assess general conformance with the Contract Documents. HDR will not maintain full-time on-site presence.
- Serve as Engineer's liaison during site visits, assisting communication between the Contractor and the Owner as needed.
- Develop and maintain a project contact log including Owner, Stakeholders, Contractor, subcontractors, and major suppliers.
- Prepare site visit reports documenting observations made during HDR's intermittent presence.
- Maintain a construction photo log based on HDR's site visits.
- Review red-line drawings prepared by the City and update HDR-held construction documents with variations approved by the Owner and/or Engineer.
- Assist the City with preconstruction review of the work area.

CONSTRUCTION SURVEY

Perform construction staking services as follows (GPS, Total Station, and a level will be used during the staking process):

- Initial Survey Preparation
 - Prepare Data Collector
 - Establish initial survey benchmarks for Contractor use
 - Provide periodic checks of Contractor established control points, if necessary

Assumptions

- Periodic inspections will not exceed 10 hours per week.
- HDR will perform initial survey tasks (set initial benchmarks) and periodically check Contractor established control points if necessary.

Deliverables

- Project contact logs and documentation of all communications between HDR, City, and Contractor.
- Report and photo log for preconstruction review of work area.
- Reports for periodic site inspections.

**City Responsibilities**

- Perform the primary day-to-day construction inspection and documentation, including:
 - Primary on-site presence as required by the Contract Documents.
 - Daily inspection logs, photos, and redline drawings.
 - Verification of quantities and percentage complete.
- Tracking of materials, deliveries, and testing completed on site.
- Subgrade/gravel/finished concrete/asphalt surface checks as required.
- Documentation of all water/sewer/storm service locations and mainline, lateral, junction box, and drop inlet locations and elevations on redline drawings
- Maintain the official redline drawings for development of final as-built drawings.
- Notify HDR when assistance or spot inspections are needed so that HDR can schedule site visits within the 10 hr/week support allowance.
- Provide HDR with City generated daily logs, installed quantities, photos, redlines, test reports, and inspection findings.
- Coordinate directly with the Contractor on daily work direction, schedule adjustments, safety issues, access, and traffic control.
- Maintain on-site records required under the Contract Documents.

Task 4-Project Close-Out

All effort for this task is assumed for Year 2. We propose the following scope of work be completed under the Project Close-Out task.

CLOSE-OUT DOCUMENTATION

- Review Contractor's request for Substantial Completion and advise Owner accordingly.
- Conduct close-out inspection and provide recommended list of "punch-list" items for final completion.
- Review and comment on contractor submitted operation and maintenance (O and M) manuals.
- Review contractor warranty, lien waivers, final payment affidavits (if any), and other final close out documentation as required by the Contract Documents.

AS-BUILTS

WORK FOR THIS SUBTASK INCLUDES DEVELOPMENT OF THE PROJECT AS-BUILTS BASED ON THE SET OF REDLINE PLANS MAINTAINED BY CITY STAFF DURING THE CONSTRUCTION EFFORT.

WARRANTY REVIEW

- Conduct one-year warranty walk-through with the Owner. Advise Owner of potential deficiencies and warranty items.

Deliverables

The following items are considered project deliverables:

- As-built drawings developed using information provided by Owner
- Notice for construction Substantial and Final Completions.
- Punch lists.
- Warranty walk-through review documentation.
- Electronic As-Built drawings set.
- As-Built CAD file for City's GIS database
- As-Built Plans (1 pdf electronic copy)
- Electronic files of all final CAD documents, daily reports, photos, meeting minutes, and shop drawing reviews



Project Schedule

Our scope of services assumes the following schedule constraints:

- April 2026 – NTP – Begin Construction Administration
- April 2026 – Preconstruction Meeting
- April/May 2026 – Pre-Construction Open House
- April/May 2026 – Begin Construction
- October 15, 2026 – Interim Paving Completion for Construction (fully open to traffic and pedestrians)
- November 1, 2026-Contractor Demobilization-Year-1 Complete
- November 1, 2026 - April 1, 2027 - Limited PM and CA Support Required Over Winter Shutdown Period
- April 1, 2027 - Contractor Remobilization
- October 15, 2027 – Substantial Completion
- December 2027 – Complete Project As-Builts

Proposed Budget

We propose the following budget to complete the above scope of work. Year 1 activities will be billed in accordance with HDR's 2026 Fee Schedule. Year 2 activities will be billed in accordance with HDR's 2027 Fee Schedule.

Table 1: Proposed Budget Summary

PROFESSIONAL SERVICES - CONSTRUCTION YEAR 1			
Task	Labor	Expenses	Total
Task 1.0 Project Management and Administration	\$ 63,265.00		\$ 63,265.00
Task 2.0 Construction Administration	\$ 63,110.00		\$ 63,110.00
Task 3.0 Construction Observation	\$ 71,820.00	\$ 3,434.00	\$ 76,334.00
Year 1 Subtotal:			\$ 202,709.00
PROFESSIONAL SERVICES - CONSTRUCTION YEAR 2			
Task	Labor	Expenses	Total
Task 1.0 Project Management and Administration	\$ 58,810.00		\$ 58,810.00
Task 2.0 Construction Administration	\$ 50,060.00		\$ 50,060.00
Task 3.0 Construction Observation	\$ 64,810.00	\$ 1,632.00	\$ 66,442.00
Task 4.0 Project Closeout	\$ 38,860.00		\$ 38,860.00
Year 2 Subtotal:			\$ 214,172.00
TOTAL PROJECT		\$	416,881.00

EXHIBIT B
TERMS AND CONDITIONS

HDR Engineering, Inc. Terms and Conditions for Professional Services

1. STANDARD OF PERFORMANCE

The standard of care for all professional engineering, consulting and related services performed or furnished by ENGINEER and its employees under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under the same or similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

2. INSURANCE/INDEMNITY

ENGINEER agrees to procure and maintain, at its expense, Workers' Compensation insurance as required by statute; Employer's Liability of \$250,000; Automobile Liability insurance of \$1,000,000 combined single limit for bodily injury and property damage covering all vehicles, including hired vehicles, owned and non-owned vehicles; Commercial General Liability insurance of \$1,000,000 combined single limit for personal injury and property damage; and Professional Liability insurance of \$1,000,000 per claim for protection against claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER is legally liable. If flying an Unmanned Aerial System (UAS or drone), ENGINEER will procure and maintain aircraft unmanned aerial systems insurance of \$1,000,000 per occurrence. OWNER shall be made an additional insured on Commercial General and Automobile Liability insurance policies and certificates of insurance will be furnished to the OWNER. ENGINEER agrees to indemnify OWNER for third party personal injury and property damage claims to the extent caused by ENGINEER's negligent acts, errors or omissions. However, neither Party to this Agreement shall be liable to the other Party for any special, incidental, indirect, or consequential damages (including but not limited to loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; and/or fines or penalties), loss of profits or revenue arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, errors or omissions, strict liability or breach of contract. The employees of both parties are intended third party beneficiaries of this waiver of consequential damages.

3. OPINIONS OF PROBABLE COST

Any opinions of probable project cost or probable construction cost provided by ENGINEER are made on the basis of information available to ENGINEER and on the basis of ENGINEER's experience and qualifications, and represents its judgment as an experienced and qualified professional engineer. However, since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or market conditions, ENGINEER does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost ENGINEER prepares.

4. CONSTRUCTION PROCEDURES

ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve the contractor from its responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. ENGINEER shall not be responsible for the acts or omissions of the contractor or other parties on the project. ENGINEER shall be

entitled to review all construction contract documents and to require that no provisions extend the duties or liabilities of ENGINEER beyond those set forth in this Agreement. OWNER agrees to include ENGINEER as an indemnified party in OWNER's construction contracts for the work, which shall protect ENGINEER to the same degree as OWNER. Further, OWNER agrees that ENGINEER shall be listed as an additional insured under the construction contractor's liability insurance policies.

5. CONTROLLING LAW

This Agreement is to be governed by the law of the state where ENGINEER's services are performed.

6. SERVICES AND INFORMATION

OWNER will provide all criteria and information pertaining to OWNER's requirements for the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations. OWNER will also provide copies of any OWNER-furnished Standard Details, Standard Specifications, or Standard Bidding Documents which are to be incorporated into the project.

OWNER will furnish the services of soils/geotechnical engineers or other consultants that include reports and appropriate professional recommendations when such services are deemed necessary by ENGINEER. The OWNER agrees to bear full responsibility for the technical accuracy and content of OWNER-furnished documents and services.

In performing professional engineering and related services hereunder, it is understood by OWNER that ENGINEER is not engaged in rendering any type of legal, insurance or accounting services, opinions or advice. Further, it is the OWNER's sole responsibility to obtain the advice of an attorney, insurance counselor or accountant to protect the OWNER's legal and financial interests. To that end, the OWNER agrees that OWNER or the OWNER's representative will examine all studies, reports, sketches, drawings, specifications, proposals and other documents, opinions or advice prepared or provided by ENGINEER, and will obtain the advice of an attorney, insurance counselor or other consultant as the OWNER deems necessary to protect the OWNER's interests before OWNER takes action or forebears to take action based upon or relying upon the services provided by ENGINEER.

7. SUCCESSORS, ASSIGNS AND BENEFICIARIES

OWNER and ENGINEER, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither OWNER nor ENGINEER will assign, sublet, or transfer any interest in this Agreement or claims arising therefrom without the written consent of the other. No third party beneficiaries are intended under this Agreement.

8. RE-USE OF DOCUMENTS

All documents, including all reports, drawings, specifications, computer software or other items prepared or furnished by ENGINEER pursuant to this Agreement, are instruments of service with respect to the project. ENGINEER retains ownership of all such documents. OWNER may retain copies of the documents for its information and reference in connection with the project; however, none of the documents are intended or represented to be suitable for reuse by OWNER or others on extensions of the project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER, and OWNER will defend, indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses, including attorney's fees,

arising or resulting therefrom. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

9. TERMINATION OF AGREEMENT

OWNER or ENGINEER may terminate the Agreement, in whole or in part, by giving seven (7) days written notice to the other party. Where the method of payment is "lump sum," or cost reimbursement, the final invoice will include all services and expenses associated with the project up to the effective date of termination. An equitable adjustment shall also be made to provide for termination settlement costs ENGINEER incurs as a result of commitments that had become firm before termination, and for a reasonable profit for services performed.

10. SEVERABILITY

If any provision of this agreement is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term or condition.

11. INVOICES

ENGINEER will submit monthly invoices for services rendered and OWNER will make payments to ENGINEER within thirty (30) days of OWNER's receipt of ENGINEER's invoice.

ENGINEER will retain receipts for reimbursable expenses in general accordance with Internal Revenue Service rules pertaining to the support of expenditures for income tax purposes. Receipts will be available for inspection by OWNER's auditors upon request.

If OWNER disputes any items in ENGINEER's invoice for any reason, including the lack of supporting documentation, OWNER may temporarily delete the disputed item and pay the remaining amount of the invoice. OWNER will promptly notify ENGINEER of the dispute and request clarification and/or correction. After any dispute has been settled, ENGINEER will include the disputed item on a subsequent, regularly scheduled invoice, or on a special invoice for the disputed item only.

OWNER recognizes that late payment of invoices results in extra expenses for ENGINEER. ENGINEER retains the right to assess OWNER interest at the rate of one percent (1%) per month, but not to exceed the maximum rate allowed by law, on invoices which are not paid within thirty (30) days from the date OWNER receives ENGINEER's invoice. In the event undisputed portions of ENGINEER's invoices are not paid when due, ENGINEER also reserves the right, after seven (7) days prior written notice, to suspend the performance of its services under this Agreement until all past due amounts have been paid in full.

12. CHANGES

The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement. The execution of the change shall be authorized and signed in the same manner as this Agreement. Adjustments in the period of services and in compensation shall be in accordance with applicable paragraphs and sections of this Agreement. Any proposed fees by ENGINEER are estimates to perform the services required to complete the project as ENGINEER understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. ENGINEER will inform OWNER of such situations so that changes in scope and adjustments to the time of performance and compensation can be made as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance

of the services, an equitable adjustment shall be made, and the Agreement modified accordingly.

13. CONTROLLING AGREEMENT

These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document.

14. EQUAL EMPLOYMENT AND NONDISCRIMINATION

In connection with the services under this Agreement, ENGINEER agrees to comply with the applicable provisions of federal and state Equal Employment Opportunity for individuals based on color, religion, sex, or national origin, or disabled veteran, recently separated veteran, other protected veteran and armed forces service medal veteran status, disabilities under provisions of executive order 11246, and other employment, statutes and regulations, as stated in Title 41 Part 60 of the Code of Federal Regulations § 60-1.4 (a-f), § 60-300.5 (a-e), § 60-741 (a-e).

15. HAZARDOUS MATERIALS

OWNER represents to ENGINEER that, to the best of its knowledge, no hazardous materials are present at the project site. However, in the event hazardous materials are known to be present, OWNER represents that to the best of its knowledge it has disclosed to ENGINEER the existence of all such hazardous materials, including but not limited to asbestos, PCB's, petroleum, hazardous waste, or radioactive material located at or near the project site, including type, quantity and location of such hazardous materials. It is acknowledged by both parties that ENGINEER's scope of services do not include services related in any way to hazardous materials. In the event ENGINEER or any other party encounters undisclosed hazardous materials, ENGINEER shall have the obligation to notify OWNER and, to the extent required by law or regulation, the appropriate governmental officials, and ENGINEER may, at its option and without liability for delay, consequential or any other damages to OWNER, suspend performance of services on that portion of the project affected by hazardous materials until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the hazardous materials; and (ii) warrants that the project site is in full compliance with all applicable laws and regulations. OWNER acknowledges that ENGINEER is performing professional services for OWNER and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the project site in connection with ENGINEER's services under this Agreement. If ENGINEER's services hereunder cannot be performed because of the existence of hazardous materials, ENGINEER shall be entitled to terminate this Agreement for cause on 30 days written notice. To the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER, its officers, directors, partners, employees, and subconsultants from and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from hazardous materials, provided that (i) any such cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate OWNER to indemnify any individual or entity from and against the consequences of that individual's or entity's sole negligence or willful misconduct.

16. EXECUTION

This Agreement, including the exhibits and schedules made part hereof, constitute the entire Agreement between ENGINEER and

OWNER, supersedes and controls over all prior written or oral understandings. This Agreement may be amended, supplemented or modified only by a written instrument duly executed by the parties.

17. ALLOCATION OF RISK

OWNER AND ENGINEER HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING ENGINEER'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS, SO, TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF ENGINEER (AND ITS RELATED CORPORATIONS, SUBCONSULTANTS AND EMPLOYEES) TO OWNER AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE LESSER OF \$1,000,000 OR ITS FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF ENGINEER'S SERVICES OR THIS AGREEMENT REGARDLESS OF CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. ENGINEER'S AND SUBCONSULTANTS' EMPLOYEES ARE INTENDED THIRD PARTY BENEFICIARIES OF THIS ALLOCATION OF RISK.

18. LITIGATION SUPPORT

In the event ENGINEER is required to respond to a subpoena, government inquiry or other legal process related to the services in connection with a legal or dispute resolution proceeding to which ENGINEER is not a party, OWNER shall reimburse ENGINEER for reasonable costs in responding and compensate ENGINEER at its then standard rates for reasonable time incurred in gathering information and documents and attending depositions, hearings, and trial.

19. NO THIRD PARTY BENEFICIARIES

Except as otherwise provided in this Agreement, no third party beneficiaries are intended under this Agreement. In the event a reliance letter or certification is required under the scope of services, the parties agree to use a form that is mutually acceptable to both parties.

20. UTILITY LOCATION

If underground sampling/testing is to be performed, a local utility locating service shall be contacted to make arrangements for all utilities to determine the location of underground utilities. In addition, OWNER shall notify ENGINEER of the presence and location of any underground utilities located on the OWNER's property which are not the responsibility of private/public utilities. ENGINEER shall take reasonable precautions to avoid damaging underground utilities that are properly marked. The OWNER agrees to waive any claim against ENGINEER and will indemnify and hold ENGINEER harmless from any claim of liability, injury or loss caused by or allegedly caused by ENGINEER's damaging of underground utilities that are not properly marked or are not called to ENGINEER's attention prior to beginning the underground sampling/testing.

21. UNMANNED AERIAL SYSTEMS

If operating UAS, ENGINEER will obtain all permits or exemptions required by law to operate any UAS included in the services. ENGINEER's operators have completed the training, certifications and licensure as required by the applicable jurisdiction in which the UAS will be operated. OWNER will obtain any necessary permissions for ENGINEER to operate over private property, and assist, as necessary, with all other necessary permissions for operations.

22. OPERATIONAL TECHNOLOGY SYSTEMS

OWNER agrees that the effectiveness of operational technology systems and features designed, recommended or assessed by ENGINEER (collectively "OT Systems") are dependent upon OWNER's continued operation and maintenance of the OT Systems

in accordance with all standards, best practices, laws, and regulations that govern the operation and maintenance of the OT Systems. OWNER shall be solely responsible for operating and maintaining the OT Systems in accordance with applicable laws, regulations, and industry standards (e.g. ISA, NIST, etc.) and best practices, which generally include but are not limited to, cyber security policies and procedures, documentation and training requirements, continuous monitoring of assets for tampering and intrusion, periodic evaluation for asset vulnerabilities, implementation and update of appropriate technical, physical, and operational standards, and offline testing of all software/firmware patches/updates prior to placing updates into production. Additionally, OWNER recognizes and agrees that OT Systems are subject to internal and external breach, compromise, and similar incidents. Security features designed, recommended or assessed by ENGINEER are intended to reduce the likelihood that OT Systems will be compromised by such incidents. However, ENGINEER does not guarantee that OWNER's OT Systems are impenetrable and OWNER agrees to waive any claims against ENGINEER resulting from any such incidents that relate to or affect OWNER's OT Systems.

23. FORCE MAJEURE

ENGINEER shall not be responsible for delays caused by factors beyond ENGINEER's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, government ordered industry shutdowns, power or server outages, acts of nature, widespread infectious disease outbreaks (including, but not limited to epidemics and pandemics), failure of any governmental or other regulatory authority to act in a timely manner, failure of the OWNER to furnish timely information or approve or disapprove of ENGINEER's services or work product, or delays caused by faulty performance by the OWNER's or by contractors of any level or any other events or circumstances not within the reasonable control of the party affected, whether similar or dissimilar to any of the foregoing. When such delays beyond ENGINEER's reasonable control occur, the OWNER agrees that ENGINEER shall not be responsible for damages, nor shall ENGINEER be deemed in default of this Agreement, and the parties will negotiate an equitable adjustment to ENGINEER's schedule and/or compensation if impacted by the force majeure event or condition.

24. EMPLOYEE IMMUNITY

The parties to this Agreement acknowledge that an individual employee or agent may not be held individually liable for negligence with regard to services provided under this Agreement. To the maximum extent permitted by law, the parties intend i) that this limitation on the liability of employees and agents shall include directors, officers, employees, agents and representatives of each party and of any entity for whom a party is legally responsible, and ii) that any such employee or agent identified by name in this Agreement shall not be deemed a party. Specifically, in the event that all or a portion of the services is performed in the State of Florida, the following provision shall be applicable:

CHANGE ORDER NO.: 1

Owner:

Engineer:

Contractor:

Project:

Contract Name:

Date Issued:

City of Lander

Strike Consulting Group

Metron-Farnier

Water Meter Replacement Project

April 6, 2026

Owner's Project No.:

Engineer's Project No.:

Contractor's Project No.:

Effective Date of Change Order:

The Contract is modified as follows upon execution of this Change Order:

Description:

This change order is the reconciliation of the contract for final payment.

Attachments: Reconciliation of Bid Items, Reconciliation Explanations

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 1,884,178.00	Original Contract Times: Substantial Completion: June 2, 2025 Ready for final payment: July 2, 2025
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order]: \$ 0	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]: Substantial Completion: 0 Ready for final payment: 0
Contract Price prior to this Change Order: \$ 1,884,178.00	Contract Times prior to this Change Order: Substantial Completion: June 2, 2025 Ready for final payment: July 2, 2025
Decrease this Change Order: \$ 11,449.00	Increase this Change Order: Substantial Completion: Ready for final payment:
Contract Price incorporating this Change Order: \$ 1,872,729.00	Contract Times with all approved Change Orders: Substantial Completion: June 2, 2025 Ready for final payment: July 2, 2025

Recommended by Engineer (if required)

Accepted by Contractor

By:

Title: Project Manager

Date: 04/06/26

Authorized by Owner

By:

Title:

Date:

Digitally signed by Bryce A Roberts

Date: 2026.04.06 11:58:31-06'00'

Approved by Funding Agency (if applicable)

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.

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Page 1 of 1

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Water Meter Replacement Project Reconciliation of Unit Bid Items							
Item No.	Description	Current Contract Quantity	Unit	Unit Price	Actual Quantity	Quantity Difference	Difference in Extended Price
100	Mobilization/Demobilization	1	LS	\$ 89,718.00	1	0	\$ -
101	Force Account	1	LS	\$ 50,000.00	0.39612	-0.60388	\$ (30,194.00)
102	Water Meter - 5/8" Service	3,057	EA	\$ 510.00	2,999.00	-58	\$ (29,580.00)
103	Water Meter - 3/4" Service	16	EA	\$ 540.00	7	-9	\$ (4,860.00)
104	Water Meter - 1" Service	70	EA	\$ 680.00	82	12	\$ 8,160.00
105	Water Meter - 1 1/2" Service	29	EA	\$ 1,045.00	33	4	\$ 4,180.00
106	Water Meter - 2" Service	44	EA	\$ 1,275.00	54	10	\$ 12,750.00
107	Water Meter - 3" Service	9	EA	\$ 2,105.00	13	4	\$ 8,420.00
108	Water Meter - 4" Service	4	EA	\$ 2,900.00	5	1	\$ 2,900.00
109	Water Meter - 6" Service	1	EA	\$ 4,100.00	1	0	\$ -
110	Water Meter - 8" Service	1	EA	\$ 7,550.00	1	0	\$ -
111	Water Meter Pid Lid	10	EA	\$ 55.00	315	305	\$ 16,775.00
112	F & I Cellular AMI System Transmit	3,231	EA	\$ -	0	-3,231	\$ -
113	F & I Cellular AMI System Receive	1	LS	\$ -	0	-1	\$ -

Total Reconciliation Amount \$ (11,449.00)

Water Meter Replacement Project

Reconciliation Explanations

Item 101 – The full Force Account amount was not needed to complete the project.

Item 102 – Fewer 5/8" water meters existed than originally anticipated by the City of Lander.

Item 103 – Fewer 3/4" water meters existed than originally anticipated by the City of Lander.

Item 104 – Fewer 1" water meters existed than originally anticipated by the City of Lander.

Item 105 – More 1 1/2" water meters existed than originally anticipated by the City of Lander.

Item 106 – More 2" fittings were needed to complete the work than originally anticipated.

Item 107 – More 3" water meters existed than originally anticipated by the City of Lander.

Item 108 – More 4" water meters existed than originally anticipated by the City of Lander.

Item 111 – More meter pit lids existed that originally anticipated by the City of Lander.

Change Order No. 3Date of Issuance: 04/08/2026 Effective Date: _____ Date Accepted by Owner: _____

Project: Lincoln Street Improvement Project	Owner: State of Wyoming	Owner's Contract No.: E0624
Contract: Lincoln Street Improvement Project	Date of Contract: July 3, 2024	
Contractor: High Country Construction	Engineer's Project No.: 17063	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

WCD#8 was issued to clarify work on the 8th street irrigation crossing. It was discovered this work was shown in the plan set but not covered by a price in the Bid Schedule. Pricing was requested and provided on 3/25/26. Work commenced on 3/31.

Attachments (list documents supporting change):

3/17/26 WCD#8 cover sheet and irrigation plan sheets; HCC pricing letter dated 3/25/26.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 7,296,256.80

(Increase) [Decrease] from previously approved Change Orders No. 1 to No. 2:

\$ 171,120.45

Contract Price prior to this Change Order:

\$ 7,467,377.25

(Increase) [Decrease] of this Change Order:

\$ 35,456.60

Contract Price incorporating this Change Order:

\$ 7,502,833.85**CHANGE IN CONTRACT TIMES:**Original Contract Times: ☐ Working days ☒ Calendar daysSubstantial completion (days or date): Oct. 31, 2025Ready for final payment (days or date): Dec. 31, 2025

(Increase) [Decrease] from previously approved Change Orders No. 1 to No. 2:

Substantial completion (days): 32 work days + winterReady for final payment (days): 32 work days + winter

Contract Times prior to this Change Order:

Substantial completion (days or date): May 15, 2026Ready for final payment (days or date): June 15, 2026

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 0Ready for final payment (days or date): 0

Contract Times with all approved Change Orders:

Substantial completion (days or date): May 15, 2026Ready for final payment (days or date): June 15, 2026**RECOMMENDED:**By: [Signature]
Engineer (Authorized Signature)Date: 4/8/26

Approved by Funding Agency (if applicable): _____

ACCEPTED:By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

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-End of Section-

Work Change Directive**No. 8**Date of Issuance: 3/17/26 Effective Date: 3/17/26

Project: Lincoln Street Improvements	Owner: City of Lander	Owner's Contract No.: E0624
Contract: Lincoln Street Improvement Project		Date of Contract: July 3, 2024
Contractor: High Country Construction		Engineer's Project No.: 17063

Contractor is directed to proceed promptly with the following change(s):**Description:**

1) Add (3) sewer services and (4) water services on 600 block. - To be paid according to CO#2 Pricing. These services were already counted in CO#2, but not yet delineated.
2) Adjust dimensions and/or relocate two (2) approaches on 800 block. – To be paid under bid unit price items 9,21,24,25,& 26 per field measured quantities.
3) Install irrigation box and pipe components according to clarifications detailed in attached revisions. – Notify engineer of any expected changes in price.

Attachments (list documents supporting change):

Sheets w/ Revisions marked: 3A, 3B, 3C, 3D, P-6, P-8, P-9, C-106, D-10

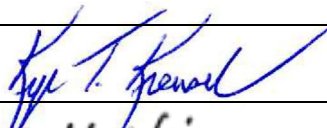
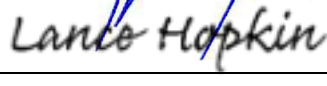
Purpose for Work Change Directive:

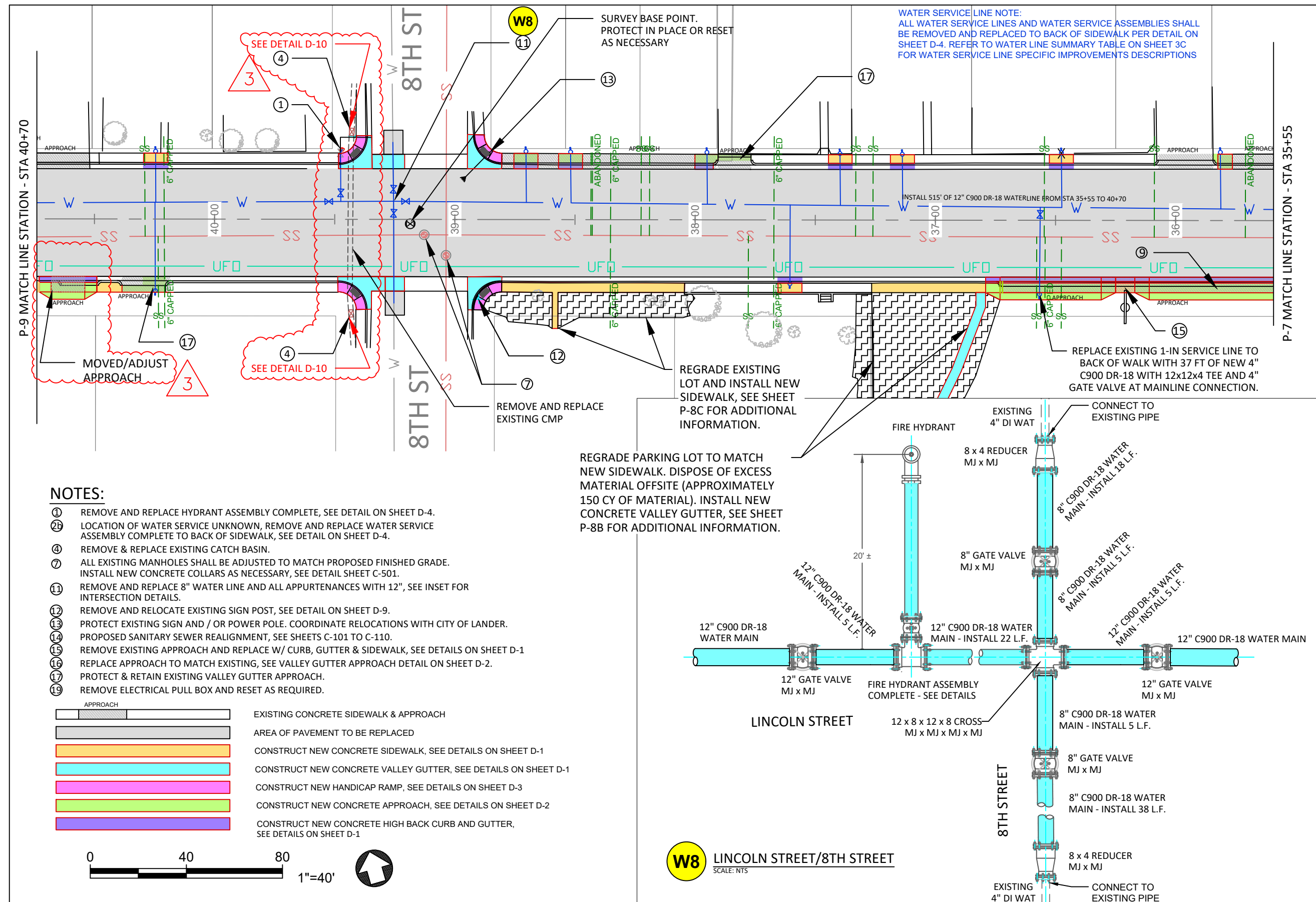
Authorization for Work described herein to proceed on the basis of Cost of the Work due to:

- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ TBD (increase/ decrease) Contract Time (increase/ days decrease)

Recommended for Approval by Engineer: 	Date <u>3/17/26</u>
Authorized for Owner by: 	Date <u>3/19/2026</u>
Received for Contractor by:	Date
Received by Funding Agency (if applicable):	Date:



ENGINEERING > SURVEYING > PLANNING
1515 9th Street, Suite A | Rock Springs, WY 82901
Phone 307-362-6065 | Fax 307-362-6064

CITY OF LANDER
240 LINCOLN STREET
LANDER, WY 82520

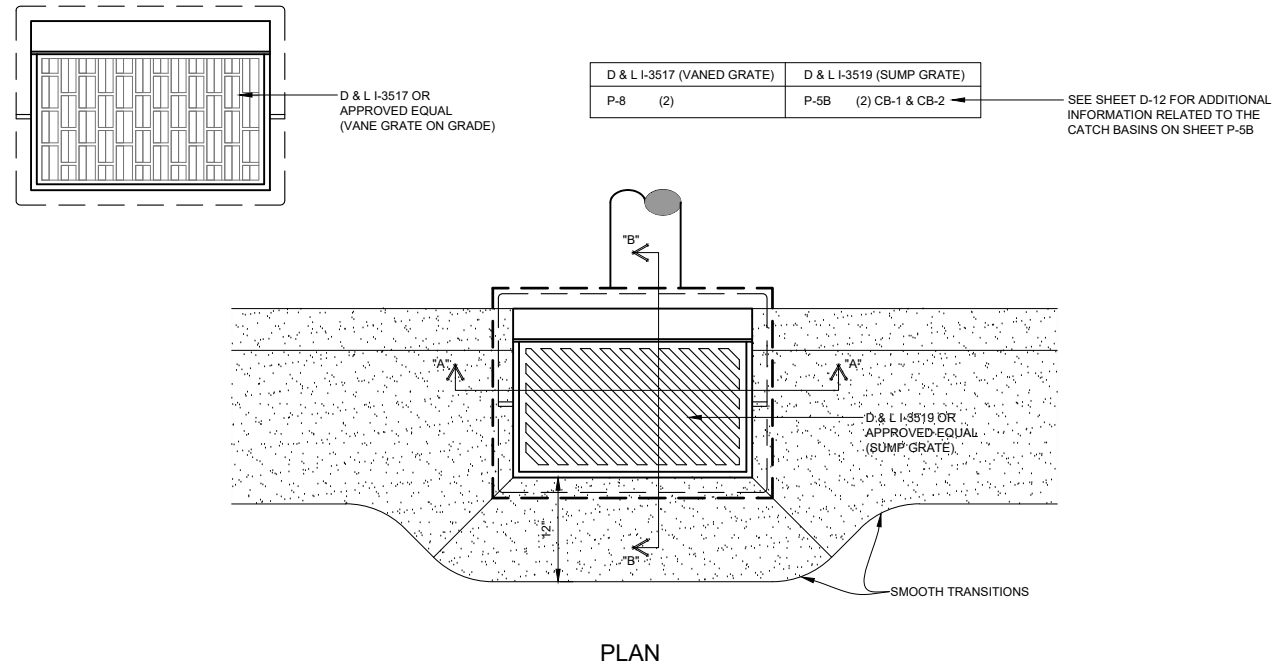
CITY OF LANDER
**LINCOLN STREET WATER REPAIR
STREET RECONSTRUCTION PROJECT**
PLAN SHEET - STA 35+00 TO 40+00

PROJECT NO.: +17063
DATE: 03/17/2026
DRAWN BY: MT
REVIEWED BY: KTK
SHEET NO. **P-8**

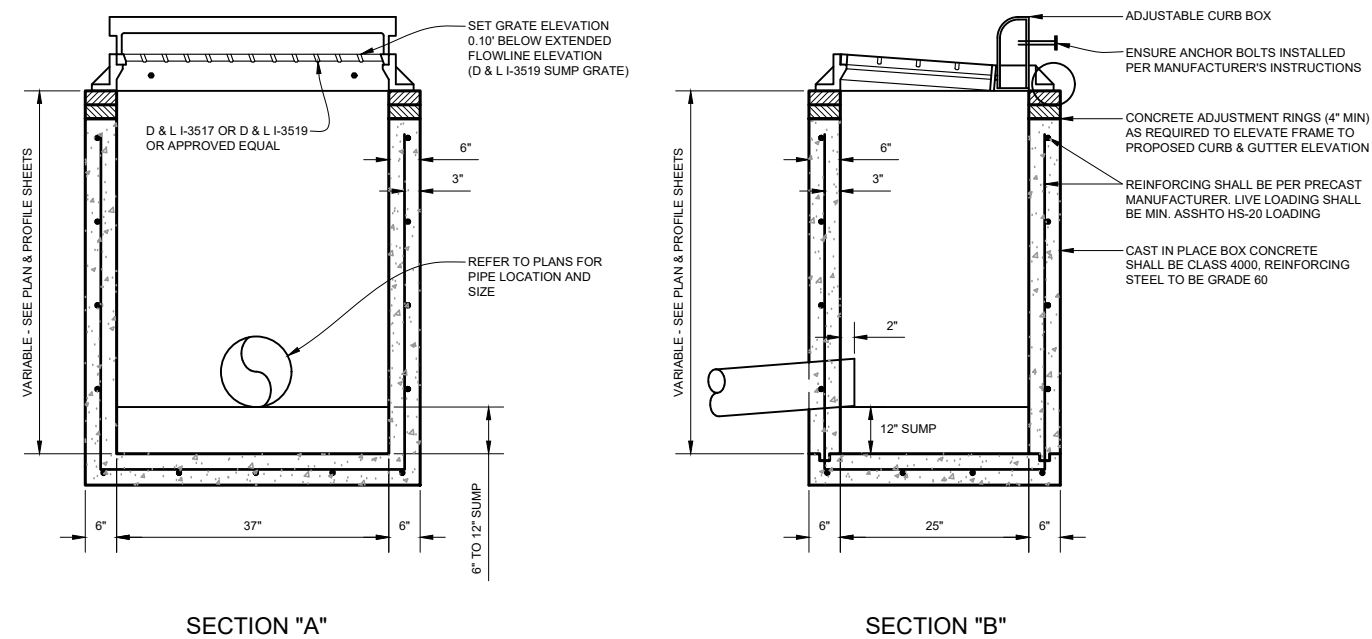
REV.: **WCD#8**

- NOTES: (REFERS TO SINGLE AND DOUBLE CATCH BASINS)

1. CATCH BASIN GRATE SHALL BE D & L I-3517 OR D & L I-3519 OR APPROVED EQUAL.
2. GROUT ALL PENETRATIONS. PIPES SHALL BE CUT SMOOTH WITHIN 2 INCHES OF CATCH BASIN INNER WALL.
3. KNOCK-OUTS SHALL BE AT LEAST 6 INCHES LARGER IN DIAMETER THAN OUTSIDE DIAMETER OF PROPOSED PIPE LINE MATERIAL.
4. REINFORCING SHALL BE PER PRECAST MANUFACTURER. LIVE LOADING SHALL BE MINIMUM ASSHTO HS-20 LOADING.
5. FOR BOXES WIDER THAN 24", INSTALL HSS 6x6x3/8 SET IN CONCRETE POCKETS. STEEL SHALL BEAR ON MINIMUM OF 6" WIDE CONCRETE. INLET FRAMES SHALL BEAR EQUALLY ON STEEL.



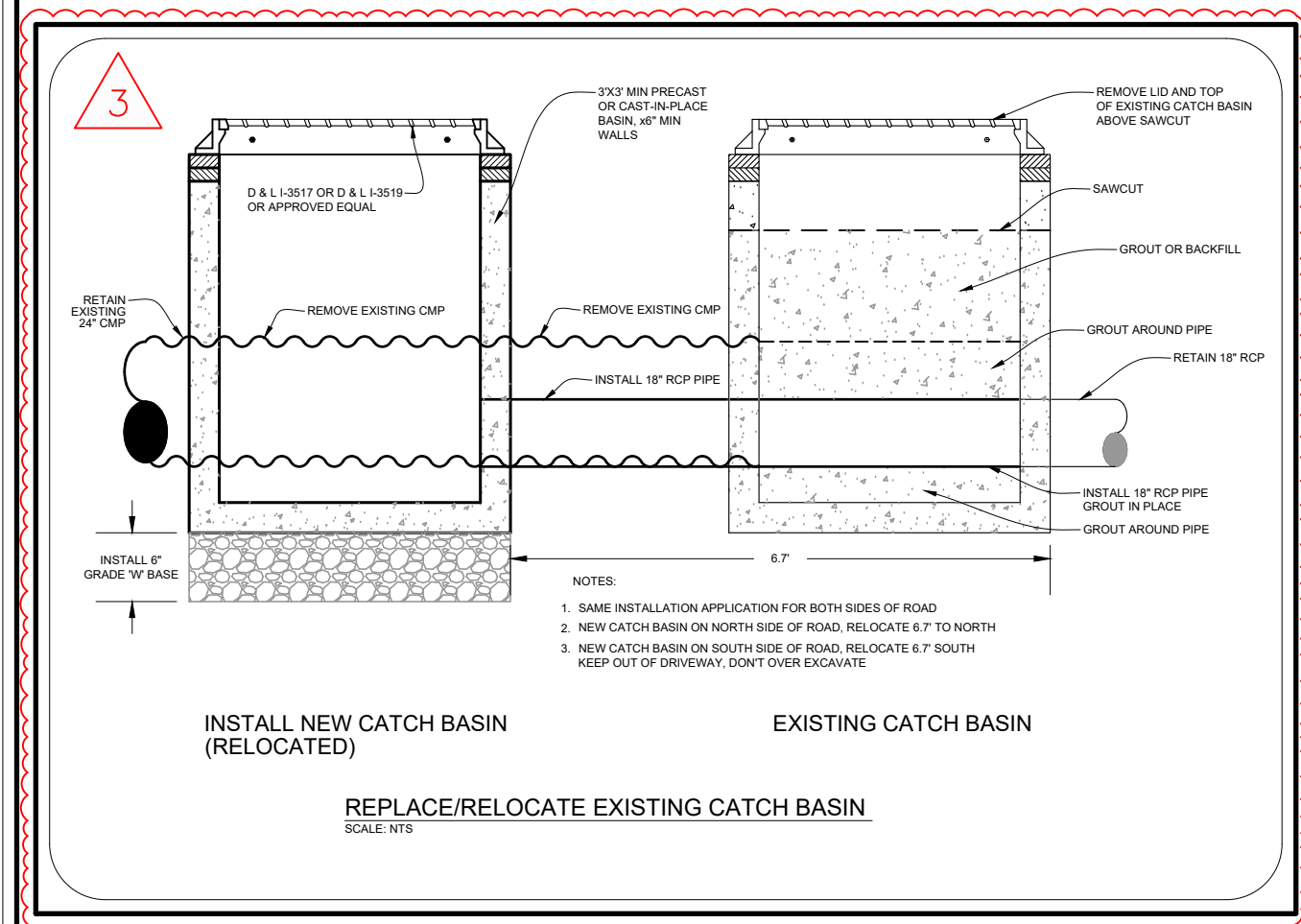
PLAN



SECTION "A"

SECTION "B"

INLET/CATCH BASIN - (FOR CURB AND GUTTER SECTION)
SCALE: NTS



INSTALL NEW CATCH BASIN
(RELOCATED)

EXISTING CATCH BASIN

REPLACE/RELOCATE EXISTING CATCH BASIN
SCALE: NTS



High Country Construction
Lander, Wyoming
307-332-4933

March 25, 2026

WHS

Attn : Kye T Kreusel

205 County Rd 128A Suite 400

Cheyenne, WY 82007

RE: 8th & Lincoln Street Irrigation Replacement
Lincoln Street project

Dear Kye,

High Country Construction is providing this quote for work associated with the replacement of the existing RCP culvert and two cast in place boxes located at the 8th and Lincoln Street intersection on the West side. Proposed cost for the work and all associated tasks is as follows:

- Demolition and Removal of existing RCP & cast in place boxes - \$3772.00
- Replacement of RCP with 24-inch CMP - \$16,776.00
 - Includes 24-inch CMP
 - Includes Flowable Fill over the length of pipe
 - Includes Watertight bands for CMP
- Ellis Concrete to place 2 new cast in place boxes cast around the pipe - \$14,908.60

TOTAL COST - \$35,456.60

As part of this proposal, High Country Construction is also asking for two additional construction days be added. One day is asked for the removal and installation of pipe, and one day for preparation and completion of the cast in place boxes.

Sincerely,

Nicholas Newman

Nick Newman

Project Manager
High Country Construction, Inc.

ORDINANCE 2026-1

AN ORDINANCE 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.

Section 1: A Mill Levy of eight (8) mills, no more, no less, is hereby fixed, determined and declared necessary to raise sufficient money by general tax upon the property within the City of Lander, Fremont County, Wyoming, to meet the current expenses of said City of Lander for the fiscal year commencing July 1, 2026.

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.

PUBLIC HEARING DATE March 10, 2026

PASSED ON FIRST READING March 10, 2026

PASSED ON SECOND READING April 14, 2026

PASSED ON THIRD READING May 12, 2026

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the 12th day of May 2026.

THE CITY OF LANDER
A Municipal Corporation

ATTEST: By Missy White, Mayor

Rachelle Fontaine, City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on May 12, 2026, following passage, adoption and approval of Ordinance 2026-1, Missy White, 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 Lander Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication being May 16, 2026.

Rachelle Fontaine, City Clerk