CITY OF LANDER

REGULAR CITY COUNCIL MEETING

Tuesday, June 10, 2025 at 6:00 PM

City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Meeting
https://us06web.zoom.us/j/89302404299?pwd=GDtaCCgNGUiVcbCkLZ2x6d4DlqIFXH.1

1. CALL TO ORDER

A. Pledge of Allegiance

B. Roll Call

2. APPROVAL OF AGENDA

3. HEARING Pursuant to Lander City Code 2-1-3 and 2-2-6, Wild West Warehouse LLC, D/B/A Grizzly Bar and Grill

A. Open Hearing

B. Introduce and Read

C. Response

D. Close Hearing

4. PUBLIC HEARING City of Lander Budget FY 2025 2026

A. Open hearing

B. Introduce and read

C. Public comment

D. Closed hearing

5. COMMUNICATION FROM THE FLOOR

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

A. Public Comment

6. MAYOR AND COUNCIL UPDATES

7. STAFF REPORTS

8. CONSENT AGENDA

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

A. Approve May 13, 20205, Regular City Council Minutes

B. Approve May 20, 2025, Special City Council Minutes

C. Approve May 27, 2025, Special City Council Minutes

D. Approve May 27, 2025, Work Session City Council Minutes

E. Approve Bills and Claims

9. NEW BUSINESS (ACTION ITEMS)

A. Approve Resolution 1356 Appropriations adopting the City of Lander Budget FY 2025 2026.

B. Approve Resolution 1357 Approving updated Salary Structure

C. Approve Resolution 1358 Amending Resolution 1332 Fees and Utility Rates for Water and Wastewater Service July 1, 2025 -June 30, 2026.

D. Approve Resolution 1359 City of Lander Fee Schedule 2025-2026 Replacing Resolutions 1353 and 1336

E. Approve Resolution 1360 Exempting the Lander City Limits from the Open Container Provision of City Ordinance 2-2-12 on July 4, 2025, from 9 a.m. until Midnight

F. Approve Resolution 1361 Exempting the Parking Lot and Exterior Grounds of the Lander Elks Club Located at 492 Lincoln Street, Lander, Wyoming, from the Open Container Provisions of City Ordinance 2-2-12.

G. Vote to adopt the Master Plan and the Parks and Recreation Master Plan

H. Approve and authorize the Mayor to sign the Juvenile Justice Services of Fremont County Agreement for juvenile supervision services for July 1, 2025, through June 30, 2026, in the amount of $35,000.00.

I. Authorize the Mayor and Clerk to sign the Contract Between the 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.

J. Approve Lander High Pressure Water System Upgrades, Phase III Reconciliation Change Order No. 4 for High Country Construction.

K. Approve and authorize the Mayor to sign Lander Municipal Airport Hangar Space Land Lease Agreement between the City of Lander and David and Samual Rodgers for space 202

L. Authorize the Mayor to digitally sign the LOR Foundation's $10,000 Grant Agreement for the Solar Panels Build Resiliency for the Lander Police Department.

M. Approve S 25.04 Reed Subdivision Minor Plat.

N. Approve S 25.05 Capital Hill Block 130, lots 18-20 replat

O. Approve S 25.06 Skiba Addition Minor Plat

P. Approve S 25.07 Amoretti 2nd Addition Block 95, Lots 3-5 Replat

10. ADJOURNMENT

Upcoming Council Meetings:

Regular Meetings:

6:00 PM Tuesday, July 8, 2025, City Council Chambers

6:00 PM Tuesday, August 12, 2025, City Council Chambers

Work Sessions:

6:00 PM Tuesday, June 24, 2025, City Council Chambers

6:00 PM Tuesday, July 22, 2025, City Council Chambers

All meetings are subject to cancellation or change.

GOVERNING BODY OF THE CITY OF LANDER
LANDER, FREMONT COUNTY, WYOMING

THE CITY OF LANDER,	
vs.	License Hearing 2025-01
WILD WEST WAREHOUSE LLC, D/B/A GRIZZY BAR & GRILL, Vincent Young.	

NOTICE SETTING HEARING

Pursuant to Lander City Code § 2-1-3 and 2-2-6, WILD WEST WAREHOUSE LLC, D/B/A GRIZZY BAR & GRILL, Vincent Young is hereby notified that the City of Lander is alleging:

1. **Wild West Warehouse D/B/A Grizzly Bar & Grill is operating their Bar & Grill License contrary to Wyoming State Statute §12-4-413 by failing to cease sales of alcoholic and malt beverages at the time food sales and services cease, on at least two occasions.**
2. **Receipt by the city clerk of a notice of sales tax delinquency and a Sales Tax Hold Notice from the State of Wyoming issued pursuant to W.S. 12-2-306, as amended.**
3. **That the premises, while licensed in the name of the holder, are the scene of repeated or continuing violations of any ordinance or law, and that the initial violation occurred while the premises were licensed in the name of the holder and the holder had knowledge of the first violation or delays correcting a continuing violation.**

The potential consequences of a finding that WILD WEST WAREHOUSE D/B/A GRIZZY BAR & Grill violated Lander Municipal Code 2-2-6 include but are not limited to a fine, suspension and/or revocation of the licensee's license

NOTICE IS HEREBY PROVIDED, that a hearing shall be held in the Courtroom of the Lander Municipal Court at 250 Lincoln Street, Lander Wyoming on the 10th day of June, 2025 at 6:00 p.m., during the Regular City of Lander Council Meeting for the purpose of allowing the liquor licensee to offer corrections to the information, and action taken by the liquor licensee to mitigate the violation and for the Governing Body to determine whether the liquor licensee should face restrictions or suspension of the liquor license.

Adverse final decisions made by the City of Lander may be appealed to the District Court in accordance with the Wyoming Rules of Appellate Procedure.

Dated this 27 day of May 2025.

Rachelle Fontaine
City Clerk

RETURN OF SERVICE

STATE OF WYOMING)
)
COUNTY OF FREMONT.)

I hereby certify that I received the above NOTICE SETTING HEARING on the 28 day of MAY 2025 at 1630 AM/PM and executed the same by serving WILD WEST WAREHOUSE LLC, D/B/A GRIZZY BAR & GRILL, Vincent Young personally and in person at 692 MAIN ST on the 28 day of MAY 2025 at 1630 AM/PM.

D J Mill #18 Corporal, Lander Police Dept.

Officer Title / Agency

City of Lander Notice of Public Budget Hearing and Proposed Budget Summary
FY 2025-2026

There will be a public hearing to review the City of Lander 2025-2026 Fiscal Year Budget. Anyone wanting to comment on the budget is encouraged to attend. The public hearing will be held on June 10, 2025, at 6:00 p.m. at the Lander City Hall, 240 Lincoln Street, Lander WY 82520.

GENERAL FUND

General Government	1,544,461
Lander Community & Convention Center	169,500
Other General Accounts	194,500
Municipal Court	304,050
Attorney	70,000
Police	2,817,527
Fire	1,195,635
Building Inspector	105,503
Emerg. Mgmt & Compliance Coordinator	26,000
Streets	375,371
Rodeo Grounds	8,600
Building Maintenance & Repair	121,900
Shop	259,465
Weed & Pest	121,149
Parks & Recreation	542,940
Lander Golf Course	43,500
Cemetery	332,281
Total Appropriations	8,232,382
Total General Fund Requirements	8,232,382

ENTERPRISE FUND

Water/Split Wages	628,619
Water Transmission & Distribution	37,496,982
Water Treatment Plant	716,159
Wastewater Sewer Collection	335,165
Wastewater Lagoon System	365,165
Accounting & Collecting	1,483,608
Total Appropriations	41,025,698
Total Enterprise Fund Requirements	41,025,698

OTHER FUNDS

Healthy Rivers	20,000
Airport	1,908,528
Economic Development	1,075,000
WBC – Maven	180,000
Optional Sales Tax	10,015,817
Lander Senior Center	21,000
Total Capital Facilities Requirements	13,220,345

A detailed copy of the proposed budget may be picked up from City Treasurer Charri Lara. Any individuals with questions or comments regarding the budget are encouraged to attend.

Rachelle Fontaine
City Clerk

Publish Lander Journal
May 21, 2025 May 28, 2025 June 4, 2025

CITY OF LANDER

REGULAR CITY COUNCIL MEETING

Tuesday, May 13, 2025, 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. Roll Call. COUNCILMEMBERS PRESENT: John Larsen, Dan Hahn, Josh Hahn (arrived at 6:49 PM), Julia Stuble, Melinda Cox, and Mayor White. Declaration of a quorum. STAFF PRESENT: Interim Police Chief Kelly Waugh (via Zoom), Public Works Director Lance Hopkin, Assistant Mayor RaJean Strube Fossen, City Treasurer Charri Lara, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.

2. **APPROVAL OF AGENDA** Motion made by Councilmember Cox and seconded by Councilmember Larsen. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble. (Council Member J Hahn not yet present) Motion passed.

3. **NEW BUSINESS (ACTION ITEMS)**

   A. Administer Oath of Office and Swear In Chad Cassady as Ward 2 Council Member to fill the remainder of the term

   Civil City Attorney Adam Phillips administered the Oath of Office and swore in Chad Cassady as a City of Lander Ward 2 Council Member to fill the remainder of the term.

4. **PUBLIC HEARING Utility Rate Increase**

   A. Mayor White opened the hearing at 6:04 P.M.

   B. Introduced and read

   City Treasurer Charri Lara provided an overview of the proposed increases. The original project costs were estimated at $45 million, but upon review, the costs increased to $89 million, reflecting a 47% increase in most projects. The initial water and wastewater rate study calculated a 7% increase to cover the projected costs. However, due to the higher-than-expected costs, the rate was revised to 9% to ensure adequate funds for loan payments. The proposal is to maintain a 9% rate increase for the next 5 years to ensure the ability to afford loan repayments. There is a possibility that additional funding may be required to complete all projects, as current funds may be insufficient. A future visit to SLIB may be necessary to secure more funding if needed. Council Member Stuble commented that although not comfortable the rate increase is crucial for funding capital improvements that will benefit a wide range of users in Lander. It will directly address aging water mains, with an average age of 30 to 40 years, by allocating funds to upgrade infrastructure. A relief program is in place to support residents in lower-income categories who may find the rate increase challenging. There will be continued promotion of this program to encourage participation. The rate increase is consumption-based, meaning that residents can manage their costs by reducing water usage, which provides flexibility for those who can adjust their consumption. The rate increase will improve the town's ability to demonstrate financial responsibility when applying for state loans and grants. By implementing this rate increase and showing that the town is actively contributing to its infrastructure, Lander will be in a better position to secure state assistance, as it will be seen as a town that is paying its way rather than relying solely on outside help. Mayor White commented no one wants rate increases, but infrastructure improvements were the highest priority request from both residents and the Master Plan. She acknowledged staff for their efforts in securing grant funds to defray the costs of a new water tank and water meter replacements.

   Council Member Cox expressed concerns about the significant cost jump from $45 million to $89 million and its impact on the community, as well as the sustainability of repeated rate increases and the potential burden of future funding requests on the community. Public Works Director Hopkin commented that maintaining and replacing infrastructure is compared to budgeting for household expenses—when things age or break, they must be paid for, even if it's difficult. With limited external funding, the burden falls on local entities to maintain infrastructure. There's no "magic pot of money," making rate adjustments and long-term financial planning essential.

Council Member D Hahn echoed Cox's comments and concerns. He noted Lander residents feel misled, as the original plan communicated an annual 7% increase for 8 years, potentially decreasing afterward. Now, the shift to a 9% increase for 5 years—only a year and a half into the original plan—has caused frustration. Concerns were raised about the potential for rates to keep climbing without a clear cap, stressing community members who are already struggling with bills. A key question posed was whether a threshold or limit is being considered to prevent overwhelming residents financially and to address growing concerns about affordability.

Council Member Larsen commented that the feedback from some residents indicates they don't feel misled or deceived; rather, they understand the broader economic challenges impacting costs. Those citizens acknowledged that the Lander City Council has limited influence over national and global economic factors that affect infrastructure costs. While residents may not be happy about the rate increases, there is a general sense of acceptance—they recognize the need and are prepared to manage as best they can, for as long as they can.

C. Public comment

Nikki Baker, co-owner of Wyo Water, expressed concerns about how the 9% rate increase affects rural customers who purchase and haul water but do not receive city wastewater services. She questioned whether the same increase applies fairly to those customers. It was clarified that water and sewer rates are billed separately. Rural customers only see the 9% increase on water, not on sewer, unlike in-town customers who receive separate 9% increases for both water and sewer. Nikki shared that, as a new business, Wyo Water has already had to raise its prices two years in a row due to increasing costs, and further rate hikes could be challenging to absorb and pass on to customers. She suggested exploring new revenue opportunities such as charging for camping at City Park, the trailer dump site, and water usage at city facilities, noting that many out-of-town users currently access these services for free. City staff noted that while rural customers don't use the piped wastewater system, many of them eventually contribute to the city's wastewater facilities through septic pumping services, offering an indirect connection to city-managed infrastructure.

Karen Wetzel expressed concern about the significant jump in project costs from the original estimate. She suggested exploring budget cuts instead of passing additional costs to citizens. She lives on Social Security and uses significantly less water than her allotted amount, but still pays a flat rate, making the increase feel unfair and financially burdensome.

Wade Alexander questioned whether the 9% rate increase would apply across the board to all commercial properties, even those with minimal or no water usage. He noted paying for a building he rarely uses and suggested a need for more flexible billing based on actual usage. He acknowledged the necessity of raising rates to fund critical infrastructure projects, describing the current increases as minimal compared to what others might experience in different cities.

There was discussion about revisiting the flat-rate structure (currently 4,000 gallons per month), with suggestions that charging based strictly on actual gallons used might be more equitable, especially for low-usage customers. The city is moving toward more accurate daily water metering, which will allow customers to track usage in real-time and potentially reduce bills through conservation. These changes may support future billing model revisions. Staff explained that infrastructure costs remain high due to materials like plastic, valves, and asphalt, and while competition may help reduce project bids, prices overall remain elevated.

City staff indicated they are open to considering different rate structures (e.g., based on meter size, usage tiering, or customer class) but emphasized that all models must ultimately generate enough revenue to fund the required improvements. Council members reiterated that addressing Lander's aging infrastructure will be a long-term, expensive process, regardless of short-term cost fluctuations.

D. Mayor White closed the hearing at 6:35 P.M.

5. COMMUNICATION FROM THE FLOOR

A. Public Comment

Charles Woolwine addresses the Council about his concerns regarding the Brewfest as well as his advocacy for a safe haven for unborn children and his views concerning abortion.

6. MAYOR AND COUNCIL UPDATES

Council Member Stuble welcomed Council Member Cassady. She commented that the Council will review and shuffle council committee assignments around July to integrate Council Member Cassady. She provided liaison updates for the Energy and Environment Task Force and Urban Systems. She further encouraged the council to contact Kara Kolovich (Energy & Environment) about the Rocky Mountain Power proposal before the next work session.

Council Member Cox provided updates on LEDA, the Golf Course, the Lander Chamber of Commerce, and the Community Service Block Grant. Brewfest is coming in June, and it will feature food trucks and live music in City Park.

Council Member Dan Hahn provided an update on LOTRA and the 4th of July planning.

Council Member Cassady is grateful for the warm welcome and looks forward to working with the Council.

Council Member Larsen updated the Council on the Senior Center, the Popo Conservation District, the Fremont County Solid Waste District, and City Planning and Zoning.

Mayor White noted that the Wyoming Outdoor Weekend is Friday–Saturday, with school groups, vendors, and the Shop Local raffle. She attended the Federal Funding Summit in Riverton and the Outdoor Recreation Conference. The Semi-quincentennial Committee will be county-level, not city-led. She discussed the WAM Membership dues topic. WAM provides services like training, making the membership worthwhile**.** Air Service had over 2,000 April enplanements—a record. Lastly, City staff are monitoring flood conditions due to the volatile weather season.

7. STAFF REPORTS

Public Works Director Lance Hopkin provided an update on the construction season. Lincoln Street has started. McFarlane and Bishop Randall are moving forward. The Tank and Pump Station job is getting to substantial completion, and the tank is in operation. The City is looking at grant opportunities and Urban System grants (Cascade) for Phase Two of the sidewalk project.

City Treasurer Charri Lara commented that the money Council Member Cox previously referred to is economic development money from the Maven project. A portion of that payment goes to the State, and then a portion gets retained by the city, which in turn goes to LEDA. Currently, the city owes LEDA $9,076. SLIB will be here tomorrow looking at ARPA projects. She provided the complete budget packet in the council folder. Everything that was changed is highlighted in yellow. Unless the council makes any changes to that, that's the one that she will read in and approve at the June meeting.

City Clerk Rachelle Fontaine is working with the interview team towards a replacement for Charri's position. Seasonal positions are almost all full. She reminded the Council that there is a Special Meeting next Tuesday. There will be a voting session before the work session on May 27th to award the property insurance bid.

8. CONSENT AGENDA

A. Approve April 8, 2025, City Council Regular Minutes

B. Approve April 15, 2025, City Council Special Regular Minutes

C. Approve April 22, 2025, City Council Special Regular Minutes

D. Approve April 22, 2025, City Council Work Session Minutes

E. Approve Bills and Claims

BLACK HILLS ENERGY GAS 10097.58,COMMUNITY CENTER REFUNDS 2615,WATER REFUNDS WATER REFUNDS 134.29,WATER REFUNDS WATER REFUNDS 40.88,ROCKY MOUNTAIN POWER ELECTRICITY 20469.59,CENTRAL BANK & TRUST FILING FEES 418.45,MASTERCARD TRAVEL 10.75,MISC ONE TIME VENDOR MAYORS ADMINISTRATION 2000,ALEXANDER EXCAVATION PROJECT COST - ASSISTED LIVING 23619.12,WYOMING SECRETARY OF STATE MAYORS ADMINISTRATION 25,BLACK HILLS ENERGY GAS 7363.28,MASTERCARD: COMMUNITY DEVELOPMENT 75, TRAVEL 10.98, SHOP SUPPLIES 5.98, SUPPLIES 69.11, TRASH COLLECTION 2292.07, BUILDING MAINTENANCE 46.78, BUILDING MAINTENANCE 575, SUPPLIES 27.99, SUPPLIES 98.3, OPERATIONS AND MAINTENANCE 250.84, WW LAB/TESTING 345, SUPPLIES 8.99, HOUSEKEEPING SUPPLIES 48.78, REPAIR AND MAINTENANCE SERVICE 85.49, WATER SAMPLES TESTING 15, TELEPHONE & INTERNET 1827.09, PROFESSIONALS 249, SUPPLIES 312.44, MAINTENANCE 277.16, SUPPLIES 152.83, SUPPLIES 256.99, SUPPLIES 89.94, BUILDING MAINTENANCE 915.32, VEHICLE REPAIR 56.29, OPERATIONS AND MAINTENANCE 190, SUPPLIES 16.44, SUPPLIES 49.98, SUPPLIES 391.73, VEHICLE REPAIR -29.61, SUPPLIES 479.99, SUPPLIES 25, SUPPLIES 453.6, WW-OPERATIONS & MAINTENANCE 735.64, MAINTENANCE 2496, OFFICE EQUIP SUPPLIES & MAINT 69.67, SUPPLIES 491.64, DUES-CONFERENCE & TRAVEL 75,

SUPPLIES/TOOLS & EQUIP 102.86, SUPPLIES 20.94, SUPPLIES 882.99, BUILDING MAINTENANCE 146.48, OPERATION/ MAINTENANCE STREETS 49.99, REPAIR AND MAINTENANCE SERVICE 49.99, SUPPLIES 45.72, SUPPLIES/TOOLS & EQUIP 47.96, ADVERTISING 1491.25, TRAVEL 75, REPAIR AND MAINTENANCE SERVICE 64.71, VEHICLE REPAIR 120.32, SUPPLIES 75, OPERATIONS AND MAINTENANCE 156.14, SUPPLIES 219.6, VEHICLE REPAIR 34.36, FIRE EQUIPMENT MAINTENANCE 13.3, SUPPLIES 80, VEHICLE REPAIR 299.53, SUPPLIES/TOOLS & EQUIP 128.33, HOUSEKEEPING SUPPLIES 189.1, TELEPHONE & INTERNET 939.95, OPERATIONS AND MAINTENANCE 40.49, WATER SAMPLES TESTING 75, SUPPLIES 32.36, TELEPHONE & INTERNET 1655.5, SUPPLIES 115, NEW ASSETS 3041.5, FUND EQUIPMENT REPLACEMENT -867.99, MAIN STREET REPAIR 224.13, VEHICLE REPAIR 197.72, SUPPLIES 231.42, OPERATION/ MAINTENANCE STREETS 180.75, VEHICLE REPAIR 262.35, SUPPLIES 141.04, TRAVEL 190.99, TRAVEL 238, BUILDING MAINTENANCE 94.07, TURF & GROUNDS MAINTENANCE 299.32, SUPPLIES 14.95, HOUSEKEEPING SUPPLIES 212.3, REPAIR AND MAINTENANCE SERVICE 12, SUPPLIES 161.44, VEHICLE REPAIR 199.44, OPERATIONS AND MAINTENANCE 1475.49, VEHICLE REPAIR 175.2, TURF & GROUNDS MAINTENANCE 66.74, TOOLS & SHOP SUPPLIES 24.29, SUPPLIES 68.51, REPAIR AND MAINTENANCE SERVICE 84.76, SUPPLIES/TOOLS & EQUIP 104.98, TURF & GROUNDS MAINTENANCE 484.62, SUPPLIES 349, DUES 200, TRAINING 145.9, SUPPLIES 20, SUPPLIES 15, OPERATIONS AND MAINTENANCE 153.29, VEHICLE REPAIR 22.97, VEHICLE REPAIR -4.19, SUPPLIES 248.99, SUPPLIES 150, BUILDING MAINTENANCE 16.18, SUPPLIES/TOOLS & EQUIP 32.95, OPERATIONS AND MAINTENANCE 23, SUPPLIES 473.23, PROF. & TECHNICAL SERVICE 12.45, VEHICLE REPAIR 21.56, OPERATIONS AND MAINTENANCE 19.96, TUITION & REGISTRATION 299.99, WW-OPERATIONS & MAINTENANCE 341.79, TELEPHONE & INTERNET 899, PROF AND CONSULTING 23.99, SUPPLIES 24.99, TURF & GROUNDS MAINTENANCE 766.7, SUPPLIES 17.46, SUPPLIES 242.76, SUPPLIES 40, OPERATION/ MAINTENANCE STREETS 49.84, PROF. & TECHNICAL SERVICE 18.67, SUPPLIES -57.92, SUPPLIES 5.03, VEHICLE REPAIR 36.94, SUPPLIES 227.05, TELEPHONE 1039.91,WATER REFUNDS WATER REFUNDS 118.24,WATER REFUNDS WATER REFUNDS 131.07,WATER REFUNDS WATER REFUNDS 66.99,MISC ONE TIME VENDOR INVESTIGATIVE FUNDS 130,WIND RIVER CONSTRUCTION IMPROVEMENTS 5175,71 CONSTRUCTION CO OPERATION/ MAINTENANCE STREETS 2916,ADAM E PHILLIPS ATTORNEY AT LAW GENERAL ATTORNEY 5000,ALSCO LINENS 350.3,ALSCO SUPPLIES 37.17,ALSCO SUPPLIES 2,ALSCO SUPPLIES 64.2,ALSCO SUPPLIES 36.05,ALSCO SUPPLIES 36,ARDURRA GROUP INC TAXIWAY 1291.25,ARDURRA GROUP INC PROF AND CONSULTING 2623.75,ARDURRA GROUP INC JEFFERSON STREET REHAB 2267.5,ARDURRA GROUP INC TAXIWAY 14075.28,AYRES ASSOCIATES INC PROF AND CONSULTING 7016.8,AYRES ASSOCIATES INC PROF AND CONSULTING 1419.4,B & T FIRE EXTINGUISHERS FIRE EXTINGUISHER MAINTENANCE 64,BADGER METER INC METER REPLACEMENT 326.5,BARGREEN/ELLINGSON TURF & GROUNDS MAINTENANCE 169.19,BARGREEN/ELLINGSON SUPPLIES 645,BARGREEN/ELLINGSON COMMUNITY PROGRAMS 27787.8,BOYLE ELECTRIC TURF & GROUNDS MAINTENANCE 2267.52,BOYLE ELECTRIC WW-OPERATIONS & MAINTENANCE 60,BSN SPORTS TURF & GROUNDS MAINTENANCE -119.04,BSN SPORTS TURF & GROUNDS MAINTENANCE 2625.19,CEMETERY DITCH CO DUES 1692,CERENTO OPERATIONS AND MAINTENANCE 801.52,CITY OF RIVERTON AIR TRANSPORTATION 39941.5,CITY PLUMBING & HEATING NEW ASSETS 406.3,COMMUNICATION TECHNOLOGIES PROF AND CONSULTING 330,COWBOY SUPPLY HOUSE SUPPLIES 145.83,CROELL INC OPERATION/ MAINTENANCE STREETS -3117.7,CROELL INC OPERATION/ MAINTENANCE STREETS 58.23,CROELL INC OPERATION/ MAINTENANCE STREETS 4703.56,DOWL PROFESSIONAL FEES 695.4,DRUG TESTING SERVICES LLC EMPLOYEE SCREENING 395,ENDRESS & HAUSER OPERATIONS AND MAINTENANCE 1100.95,ENGINEERING ASSOCIATES PROF AND CONSULTING 4278.16,FAIRFIELD TREE AND LAWN CARE MISC OTHER 4250,FAIRFIELD TREE AND LAWN CARE COMMUNITY CENTER MAINTENANCE 5700,FERGUSON ENTERPRISES INC WW-OPERATIONS & MAINTENANCE 655.76,FERGUSON ENTERPRISES INC OPERATIONS AND MAINTENANCE 3614.3,FERGUSON ENTERPRISES INC OPERATIONS AND MAINTENANCE 3269,FREMONT CO SOLID WASTE DISPOS TURF & GROUNDS MAINTENANCE 70.6,FREMONT CO SOLID WASTE DISPOS TURF & GROUNDS MAINTENANCE 225.4,FREMONT CO SOLID WASTE DISPOS TURF & GROUNDS MAINTENANCE -118.8,FREMONT COUNTY ASSN OF GOV GROUND TRANSPORTATION 19970.75,FREMONT COUNTY TREASURER DISPATCH CONTRACT 18195.05,FREMONT COUNTY TREASURER PRISONER CARE 990,FREMONT MOTOR COMPANY VEHICLE REPAIR 72.73,FREMONT MOTOR COMPANY VEHICLE REPAIR 4400,FREMONT MOTOR COMPANY VEHICLE REPAIR 76.2,FRONTIER PROPERTY MAINTENANCE COMMUNITY CENTER MAINTENANCE 925,HACH COMPANY TREATMENT PLANT LAB EQUIPMENT 1247.96,HASCO INDUSTRIAL SUPPLY VEHICLE REPAIR 303,HDR ENGINEERING INC PROF AND CONSULTING 5776.25,HIGH COUNTRY CONSTRUCTION STORAGE TANK REPLACEMENT 527718.21,HOMETOWN OIL VEHICLE REPAIR 699,HOMETOWN OIL FUEL -18.54,JIRDON AGRICHEMICALS TURF & GROUNDS MAINTENANCE 4674,L N CURTIS & SONS SUPPLIES 1699.5,LANDER COMMUNITY FOUNDATION COMMUNITY PROGRAMS 1250,LANDER FREE MEDICAL ECONOMIC DEVELP PROJECTS 2841.96,LANDER GIRLS SOFTBALL LEAGUE PROGRAM REGISTRATION 625.65,LANDER SENIOR CITIZENS CENTER BUILDING MAINTENANCE 1148.26,LANDER SENIOR CITIZENS CENTER NEW ASSETS 42930.91,LARA CHARRI TRAVEL 198.52,MASA EMPLOYEE BENEFIT 228,METRON FARNIER METER REPLACEMENT 267995.62,MITCHELL 1 VEHICLE REPAIR 5448,MOTOROLA SOLUTIONS INC NEW ASSETS 473.04,NALCO COMPANY CHEMICAL FEED SUPPLIES 4197.61,NEVADA TAP MASTER INC OPERATIONS AND MAINTENANCE 22845.16,OFFICE OF STATE LANDS & INVEST DWSRF LOAN #128 -WATER 100000,"OFFICE SHOP, INC." NEW ASSETS 3100,"OFFICE SHOP, INC." SUPPLIES 48.61,ONE CALL OF WYOMING OPERATIONS AND MAINTENANCE 50.2,ONE CALL OF WYOMING OPERATIONS AND MAINTENANCE 89.25,ONE CALL OF WYOMING OPERATIONS AND MAINTENANCE 44.25,ONE CALL OF WYOMING OPERATIONS AND MAINTENANCE 54.6,PATRICK CONSTRUCTION INC MCFARLANE DRIVE 167242.95,PHOENIX ENERGY CORP BUILDING MAINTENANCE 576.24,PRECISION DIRT TURF & GROUNDS MAINTENANCE 800,PREMIER VEHICLE INSTALLATON INC VEHICLE REPAIR 119.3,RAMKOTA HOTEL & CONFERENCE CENTER TUITION & REGISTRATION 404,REWORX PROF. & TECHNICAL SERVICE 4260,RIVER OAKS COMMUNICATIONS CORP PROF AND CONSULTING 1410.75,RIVERTON TIRE & OIL CO TIRES 324,SAFETY SUPPLY & SIGN COMPANY OPERATION/ MAINTENANCE STREETS 1905.72,SHERWIN WILLIAMS OPERATION/ MAINTENANCE STREETS 1891.58,SLOW FOOD WIND RIVER DBA MEADOWLARK MARKET ECONOMIC DEVELP PROJECTS 3955,STRIKE CONSULTING GROUP FARTHING SLIP PROJECT 38220.25,STRIKE CONSULTING GROUP PROF AND CONSULTING 2428.75,STRIKE CONSULTING GROUP METER REPLACEMENT 942.5,STRIKE CONSULTING GROUP MCFARLANE DRIVE 14668.75,STRIKE CONSULTING GROUP FIFTH STREET PROJECT 1151.25,STRIKE CONSULTING GROUP INFRASTRUCTURE (WATER/SEWER) 646.25,"SUMMIT WEST CPA GROUP, P.C." PROF FEES COMPUTER 4500,"SUMMIT WEST CPA GROUP, P.C." PROF FEES COMPUTER 1050,SWEETWATER AIRE OPERATIONS AND MAINTENANCE 343.84,TEAM LABORATORY CHEM LLC WW-OPERATIONS & MAINTENANCE 2798,THATCHER COMPANY CHEMICAL FEED SUPPLIES 18495.36,THATCHER COMPANY CHLORINE 9261.35,THATCHER COMPANY

CHEMICAL FEED SUPPLIES 11769.73,T-MOBILE USA INC INVESTIGATIVE FUNDS 50,USA BLUE BOOK OPERATIONS AND MAINTENANCE 161.65,WALLER TECIA COMMUNITY CENTER MAINTENANCE 4400,WESTERN LAW ASSOCIATES PROSECUTING ATTORNEY 2765,WHITING LAW PC GENERAL ATTORNEY 275,WILLIAM H SMITH & ASSOC BALDWIN CREEK/9TH 877.5,WILLIAM H SMITH & ASSOC LINCOLN ST PROJECT 7227.5,WIND RIVER OUTDOOR CO SUPPLIES 85.5,WWC ENGINEERING PROJECT COST - WELLS AT WTP 3573.75,WYDOT - FINANCIAL SERVICES FUEL 6842.72,WYDOT - FINANCIAL SERVICES FUEL 7089.37,WYOGLASS LLC VEHICLE REPAIR 135,WYOMING MACHINERY CO. VEHICLE REPAIR 19.78,WYOMING MACHINERY CO. VEHICLE REPAIR 79.65,WYOMING RETIREMENT SYSTEM VOLUNTEER FIRE PENSION FUND 637.5,WYOMING SIGNS LLC MAIN STREET REPAIR 15629.23 WYOMING TAXPAYERS ASSN. 195-, Parttime wages: City Hall 546, Municipal Court 623.70, Police 1,496 AFLAC 467.29, CSSW 1,554.50, Colonial 232.55, Payroll Taxes 94,626.66, Def Comp 7, 115, Flexshare 1,191.67, Trustmark 379.66, WEBT 81,331.10, Workers Compensation 5,204.07, WRS 61,771.86.

Motion made by Council Member Larsen and seconded by Council Member Stuble.
Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

9. UNFINISHED BUSINESS (ACTION ITEMS)

A. Approve the third and final reading of Ordinance 2025-4 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, 2025.

Motion made by Council Member Larsen and seconded by Council Member D Hahn. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

10. NEW BUSINESS (ACTION ITEMS)

A. Read requested City of Lander Budget FY 2025 2026 into the minutes

Motion made by Council Member Stuble to have Treasurer Laure read in the Proposed City of Lander Budget FY 2025 2026, seconded by Council Member J Hahn. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

City Treasurer read the requested City of Lander Budget FY 2025 2026 into the minutes:

GENERAL FUND $ 8,232,382

ENTERPRISE FUND $ 41,025,698

OPTIONAL TAX $ 10,015,817

ECONOMIC DEVL TAX $ 1,075,000

AIRPORT FUND $ 1,908,528

CAPITAL PROJECTS $ 200,000

SENIOR CENTER $ 21,000

Council Member discussion ensued about the upcoming June budget approval. The proposed budget includes a $56,000 reallocation to fund a cost-of-living increase for all staff, based on regional inflation data. This adjustment was strongly supported by some council members as necessary for staff retention and fairness. Despite a projected $250,000 quarterly loss in property tax revenue due to voter-approved relief measures, the City of Lander is not in crisis. The budget reflects conservative projections and careful planning. Unlike some neighboring governments facing significant cutbacks, Lander has maintained stability through years of prudent budgeting, interdepartmental collaboration, and strategic reserve-building. Given the unpredictability of state funding and limited local revenue control, the city has built reserves and an equipment replacement fund to buffer against financial shocks without slashing services. Thanks were extended to city staff and council members for their stewardship. The current situation, though uncomfortable, is manageable—largely due to foresight and disciplined financial practices.

B. Approve Resolution 1354 Declaring Certain City-Owned Property As Surplus Property and Authorizing Sale of the Same to the Highest Bidder

Motion made by Council member Cox and seconded by Council member Stuble.
Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassady. Motion passed.

C. Approve Resolution 1355 Approving Industry Representative Support for the Annual Lander Brewfest Event on June 13th and 14th 2025, Pursuant to W.S. 12-5-402

Motion made by Council member Cox and seconded by Council member Stuble.

DISCUSSION: The Council reviewed Resolution 1355, which seeks approval for industry representatives (brewers and distillers) to provide alcohol at the upcoming Lander Brewfest on June 13–14, 2025, as required by Wyoming State Statute §12-5-402. The resolution was

formalized this year to make similar approvals easier to reference. There is pending confirmation from the State Liquor Division regarding whether all out-of-state vendors have submitted the necessary paperwork or have the required territorial assignments. In-state brewers are not subject to these territorial requirements, and no issues were noted with their participation. Interim Police Chief Waugh confirmed the event is typically well-run, with additional safety measures like foot patrol and DUI enforcement in place, supported by state funding. It was suggested that approval be granted contingent upon out-of-state participants obtaining the necessary state-level authorizations.

Council Member Stuble moved to amend Resolution 1355, Approving Industry Representative Support for the Annual Lander Brewfest Event on June 13th and 14th, 2025, Pursuant to W.S. 12-5-402, contingent on having the out-of-state suppliers obtain the necessary State authorizations prior to the event. Seconded by Council Member Cox. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

Councilmembers Voting Yea to approve as amended: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

D. Appoint Anne Even to the WRVC for a 2-year term ending June 30, 2027, and Reappoint Krista Lobera for a second 3-year term ending June 30, 2028

Motion made by Council Member Cox and seconded by Council Member J Hahn. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

E. Accept Pete Springer's resignation from the Tree Board

Motion made by Council Member Stuble and seconded by Council Member Cox. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

F. Accept Statement of Work Quote Q-93744-1 and authorize the addition of the Recreation Management service to the Civic Plus Master Agreement in the initial amount of $8,198.00 and $3,620.00 per year thereafter.

Motion made by Council Member Larsen and seconded by Council Member Cox. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassady. Motion passed.

G. Approve Attachment C- District 3 between the Wyoming State Forestry Division, Wyoming Military Department, USDA Forest Service, USDI Bureau of Land Management, USDI Bureau of Reclamation, National Park Service, Fish and Wildlife Service, Bureau of Indian Affairs, Big Horn County, and Big Horn County Fire Districts: 1,2,3,4 and 5, Fremont County, Fremont County Fire District, Dubois Fire District, Jeffrey City Fire District, Riverton Fire District, City of Lander, Hot Springs County, Hot Springs County Fire District, Park County, Park County Fire Districts Joint Powers Board, Park County Fire Districts: 1,2,3, and 4, Washakie County, Worland Fire District #1, Ten Sleep Fire District, and Town of Ten Sleep for Interagency Cooperation.

Motion made by Council Member D Hahn and seconded by Council Member Cox.
Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassady. Motion passed.

H. Approve and authorize the Mayor to sign the Amendment to the Agreement For Professional Services Amendment #2 dated April 22, 2025, increasing the original scope of the Parks Master Plan Agreement for the sum of $6,860.00.

Motion made by Council Member Cox and seconded by Council Member Stuble. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

I. S 25.03 Approve Earl & Farlow Block 103, Lots 18-20 replat.

Motion made by Council Member D Hahn and seconded by Council Member Cox. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

J. Approve and authorize the Mayor to sign the LOR Foundation grant for New Grills for Lander Public Parks in the amount of $27,788.

Motion made by Council Member Larsen and seconded by Council Member Cox. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

K. Authorize the Mayor to sign the Summit West CPA Group, P.C. engagement letter for 2024-2025 Audit Services.

Motion made by Council Member Cox and seconded by Council Member Stuble. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

L. Appoint the City of Lander Official Voting Delegate and alternate to WAM's Summer Convention Business Meeting June 12, 2025

Motion made by Council Member Larsen and seconded by Council Member Cox.

DISCUSSION: Council discussed the convention and who is able to attend. The Council nominated Charri Lara as the official voting delegate and Rachelle Fontaine as the alternate voting delegate.

Council Member Stuble moved to amend the motion and appoint Treasurer Lara, as the City of Lander official voting delegate, and Clerk Fontaine as the alternate for the summer convention business meeting on June 12th, 2025. Seconded by Council Member Cox. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

Councilmembers Voting Yea on the motion as amended: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

11. ADJOURNMENT Motion made by Council Member Cox and seconded by Council Member J Hahn. Councilmembers Voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn, and Cassady. Motion passed.

Being no further business to come before the Council, the meeting was adjourned at 7:44 PM.

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.landerwyoming.org/meetings/recent OR https://www.youtube.com/@CityofLander.

CITY OF LANDER MISSION STATEMENT

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

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Preserving the past, while embracing the future.

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	CITY OF LANDER
	SPECIAL CITY COUNCIL MEETING
	Tuesday, May 20, 2025, at 6:00 PM
	City Council Chambers, 240 Lincoln Street
	MINUTES

COUNCIL MEMBERS PRESENT: John Larsen, Chad Cassady, Dan Hahn, Melinda Cox, Julia Stuble, Josh Hahn, and Mayor White. STAFF PRESENT: Community Development Director Anne Even, Assistant Mayor RaJean Strube Fossen, City Treasurer Charri Lara and City Clerk Rachelle Fontaine.

1. NEW BUSINESS (NON-ACTION ITEMS)

A. Ayres Master Plan Presentation

Dave Land, a landscape architect from Ayres, presented the 2025 Parks and Recreation Master Plan. The planning process included extensive public outreach at community events and local venues, with a focus on accessibility and meeting residents where they are. The team reported strong community engagement, and feedback—both positive and critical—was used to shape the plan. A comprehensive walking inventory was completed for each park, with sections addressing location, acreage, amenities, maps, and high-level recommendations such as ADA compliance, irrigation upgrades, and additional studies.

City Park improvements focus on enhancing user experience, pedestrian safety, and natural areas while addressing flooding, parking, and operational inefficiencies. A full concept plan was also presented for Popo Agie River Park, which includes ballfields, pickleball and tennis courts, traditional and nature-based playgrounds, obstacle/ninja courses, and preserved natural areas with walking trails. Council Member Cox raised concerns about the removal of the fire department's drill field from City Park in the proposed design. The plan also includes improved signage and connectivity between parks, neighborhoods, schools, and senior centers.

Nathan Randall from Ayres was present to address follow-up questions to the main Master Plan, which was previously presented. Economic development goals were discussed. There was broad support for revitalizing vacant properties and expanding commercial focus beyond Main Street. Discussions also addressed childcare access and workforce support. Concerns about gentrification and potential displacement from infill development were raised.

B. Strategic Plan Wrap Up Kristen Gunther

Kristen Gunther presented draft strategic plan recommendations. A final version will follow after input from the meeting.

Work on the Strategic Plan began in February with discovery meetings, plan reviews, surveys, and work sessions involving the Council and staff, aiming to develop a framework to guide city priorities for the next five or more years.

Three strategic pillars were proposed: Operational Excellence, Infrastructure & Core Services, and Quality of Life (with an option to separate Pillar 2 into two parts). Under Operational Excellence, the top priority is achieving long-term staff stability through structural reforms and succession planning. Additional recommendations include improving communications, maintaining code enforcement, upgrading physical facilities (including ADA and cybersecurity), and exploring updates to licensing regulations.

The council emphasized its policy and fiduciary responsibilities, highlighting recent progress on financial stewardship and stressing the need to continue practices such as maintaining cash reserves and equipment replacement schedules. Concerns were raised about communication gaps within the organization and with the public. A regular roundtable meeting was proposed to foster better real-time communication between Council and staff without overburdening formal meetings.

Discussion also addressed the need to clarify the purpose and scope of a charter ordinance, including defining leadership roles and supporting long-term governance continuity. The meeting

concluded with support for ongoing check-ins throughout the year to track progress and ensure alignment with strategic priorities.

2. ADJOURNMENT

Being no further business to come before the Council, the meeting was adjourned at 8:33 PM.

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.landerwyoming.org/meetings/recent OR https://www.youtube.com/@CityofLander

	CITY OF LANDER
	SPECIAL REGULAR CITY COUNCIL MEETING
	Tuesday, May 27, 2025, 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. Roll Call. COUNCIL MEMBERS PRESENT: John Larsen, Dan Hahn, Josh Hahn, Julia Stuble, and Mayor White. COUNCIL MEMBERS ABSENT: Melinda Cox. Declaration of a quorum. STAFF PRESENT: Interim Police Chief Kelly Waugh, Public Works Director Lance Hopkin, Parks and Recreation Director Kevin Green, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.

2. **APPROVAL OF AGENDA** Motion made by Council Member Larsen and seconded by Council Member Stuble. Councilmembers Voting Yea: Larsen, D Hahn, Stuble, J Hahn, and Cassady. Motion passed.

3. **COMMUNICATION FROM THE FLOOR** Public Comment

Kara Colovich expressed support for the Parks Plan's focus on preserving riparian areas, increasing tree planting, and limiting overdevelopment. She praised several parks as positive examples but raised concerns about proposed developments in Popo Agie Park, especially new ballfields and a pickleball court, which she felt conflicted with community priorities. She recommended partnering with the school district and reconfiguring current fields for multi-use instead of new construction.

Monika Leininger thanked the city for acquiring parkland and acknowledged public enjoyment of the space. She emphasized preserving the natural environment, noting public input favored minimal development. Concerns were raised about excessive space allocated to sports fields and infrastructure. She suggested modest additions like trails and a playground, highlighted maintenance challenges, and recommended improved signage and reduced lighting to maintain the area's rural character.

Gina Colovich shared concerns about the proposed new ballfields, suggesting the city instead improve existing fields at Lander Valley High School. She advocated for an outdoor pool at the new park site due to high summer demand, proposing funding via a mill levy and user fees. As alternatives, she recommended a splash pad and natural landscaping for broader community benefit.

Griffin Lawrence expressed appreciation for the planning process and shared his frequent use of Popo Agie River Park. He supported city investment but opposed adding softball fields, noting the park is mainly used for walking and dog recreation. He cited cost and maintenance concerns of large sports facilities and urged revising the master plan to reflect community preferences. He concluded by praising the overall city plan and expressing optimism about Lander's future.

Scott Rupp supported previous concerns about Popo Agie Park development and emphasized unresolved privacy and security issues for nearby residents. He shared personal incidents, including safety concerns involving his granddaughter and dog due to unclear signage. He noted confusion caused by the unmarked Poor Farm Road and the City's delayed response in placing a barrier. He urged the city to address these matters seriously.

4. **MAYOR AND COUNCIL UPDATES**

Council Member Larsen announced that on July 26th, the Fremont County Solid Waste District is having a hazardous household waste disposal day. He is hoping there will be a Fly-In on September 9th.

Council Member Cassady met with Lance and did a tour last week. He hopes to do a ride-along with Chief Waugh.

Council Member Dan Hahn commented that Red Canyon is spectacular right now.

Council Member Stuble announced that the Energy and Environment Task Force met, and an update will be provided during the work session. The Tree Board reported a successful presence at the Garden Expo, where trees funded by the Parks and Recreation Department were given away. Appreciation was expressed for staff support and the Mayor's Arbor Day Proclamation. One Tree

Board member has resigned, and the position will be advertised. The board also discussed tree replacements on Main Street and potential shade improvements at Baldwin Creek Elementary through tree planting.

Council Member Josh Hahn inquired about speed protocols for emergency response vehicles. The interim police chief explained that the current policy generally allows up to 10 mph over the speed limit. A new training class focused on safe response driving is scheduled. Separately, a zoning question was raised regarding the differences between agricultural, industrial, and commercial zones, particularly related to a mobile sawmill. Staff advised that details fall under Title 4.

Mayor White announced that County Commissioner Mike Jones will speak on healthcare and EMS districts at an upcoming WAM presentation. She highlighted the graduation parade set for tomorrow at 6:30 p.m. and graduation on Sunday, and congratulated the girls' track team. Treasurer applicant interviews are planned in 10–14 days, with cross-training to follow. The Wyoming Outdoor Weekend and wild game cook-off were praised, with thanks to Game and Fish. Council members will review a nine-page action steps spreadsheet via email to refine priorities and provide clearer staff direction.

5. STAFF REPORTS

Interim Chief Waugh invited all council members to attend department trainings and meetings, emphasizing transparency and collaboration. A full presentation on dispatch services and related fiscal considerations is planned for the next council meeting. Council members raised concerns about increasing traffic issues and speeding. The interim chief noted a spike in traffic activity and reported that a recent DUI team deployment in Lander resulted in a record 65 traffic stops in 4.5 hours, with participation from multiple agencies including the Wyoming Highway Patrol.

Public Works Director Lance Hopkin invited council members to schedule ride-alongs or site visits to projects like McFarlane Drive, the hospital site, and Lincoln Street to gain insight and ask questions. A closure notice was issued for Second Street as part of the ongoing Lincoln Street project, with work expected to take up to two weeks. The City is coordinating road and pedestrian closures to maintain access for businesses and emergency vehicles while ensuring public safety throughout the construction area.

6. NEW BUSINESS (ACTION ITEMS)

A. Consider and award the Request for Property Insurance Proposals for a five-year term beginning July 1, 2025, and ending June 30, 2030, to the low bidder Tegeler & Associates in the amount of $139,515 for FY 2025 2026 and authorize the Mayor to sign the Insurance Services Agreement.

Motion made by Council Member Stuble and seconded by Council Member Larsen. Council Members Voting Yea: Larsen, D Hahn, Stuble, J Hahn and Cassady. Motion passed.

7. ADJOURNMENT Motion made by Council Member J Hahn and seconded by Council Member Cassady. Council Members Voting Yea: Larsen, D Hahn, Stuble, J Hahn and Cassady. Motion passed.

Being no further business to come before the Council, the meeting was adjourned at 6:37 PM.

The City of Lander

ATTEST:

By: _____
Missy White,
City of Lander Mayor

_____
Rachelle Fontaine, City Clerk

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	CITY OF LANDER
	CITY COUNCIL WORK SESSION MEETING
	Tuesday, May 27, 2025 Immediately following Special Meeting
	City Council Chambers, 240 Lincoln Street
	MINUTES

COUNCILMEMBERS PRESENT: John Larsen, Dan Hahn, Josh Hahn, Julia Stuble, and Mayor White. COUNCIL MEMBERS ABSENT: Melinda Cox. Declaration of a quorum. STAFF PRESENT: Interim Police Chief Kelly Waugh, Public Works Director Lance Hopkin, Parks and Recreation Director Kevin Green, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.

1. NEW BUSINESS (NON-ACTION ITEMS)

A. Kevin Green, Lander Parks and Recreation Director, update

Director Green reported a busy seven months overseeing multiple departments, including weed and pest, rodeo grounds, airport, and parks. City Park saw increased Memorial Day camping activity and improvements like new bleachers, scoreboards, and irrigation plans. Safety concerns at the softball fields and aging equipment remain priorities. Weed control, mosquito mitigation, and restroom maintenance are ongoing challenges. The city is evaluating skate park maintenance and considering long-term tree replacement plans. Community events and volunteer support have been strong, and summer youth programs are set to begin. A discussion on City Park camping included maintenance demands, potential overflow options, safety considerations near playgrounds, and the pros and cons of charging fees. Staff currently spend significant hours daily maintaining restrooms and facilities. Council discussed impacts of camping at City Park, expressing concern over increased use, maintenance demands, and minimal public donations. Ideas included limiting camping locations, maintaining the free camping tradition while managing overflow during large events, and potentially requiring events to provide Porta Potties. Council debated enforcement, resident impacts, marked parking and tent areas, and the possibility of recovering costs through event fees. Suggestions included long-term planning for designated spaces and phased implementation of policy changes, with any adjustments likely taking effect after the current summer season.

B. Updated Fee Schedule Resolution Discussion

New and adjusted fees were proposed for building, parks and recreation, community center use, and sports fields. These aim to recover a portion of costs, targeting 30–50% in some areas. Clarification was requested on rental definitions, particularly for the City Park stage. Council discussed including Porta Potty requirements for large events and confirmed outreach to sports associations regarding the field use fee increase from $5 to $10 per player. Concerns were raised about the low community center rental rates, with suggestions to review operating costs and possibly increase fees in the future. The building department's fees were consolidated into the general schedule, with no major content changes confirmed pending follow-up.

C. Rocky Mountain Blue Sky Grant Pre-Application Discussion

The task force proposed a solar and battery backup project for City Hall and the police station to improve resilience, cut emissions, and reduce energy costs. The building experiences costly demand charges and is vulnerable to power outages. The proposed system would reduce peak demand, back up critical systems, and support continuity of operations. The project cost is ~$133,000, with 80% potentially funded by Rocky Mountain Power's Blue Sky program, leaving the remaining amounts for private donors and the City. Estimated annual savings are $4,200, with a 2–3 year payback period. Council expressed strong support and gave a preliminary thumbs-up to proceed with grant applications and detailed planning.

D. Proposed Lander Municipal Code Title 2 changes discussion (liquor license changes)

Proposed changes to Title 2 introduce a demerit system for liquor license violations to create a structured path toward compliance rather than immediate revocation. License holders will be required to report ejections, and staff must complete TIPS alcohol service training, which the city will offer for free. Significant portions of state statute were added to the ordinance for clarity and centralized compliance guidance. Operational definitions and enforcement guidelines were discussed, with Council considering a stronger standard than the current once-a-week rule. A

unified meeting with license holders will be organized for education and feedback. First reading is likely to be scheduled for July to allow proper public notice. Brew Fest operations were clarified as falling under special permits with minimal enforcement issues. Council members expressed support for increased accountability and fairness, and the conversation will continue to refine operational definitions and point values based on severity.

2. ADJOURNMENT

Being no further business to come before the Council, the meeting was adjourned at 8:45 PM.

The City of Lander

ATTEST:

By: _____
Missy White,
City of Lander Mayor

_____
Rachelle Fontaine, City Clerk

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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
ALEXANDER EXCAVATION	pay app 2 for Bishop Randall	86,794.43
Total ALEXANDER EXCAVATION (21):		86,794.43
ALSCO	Community Center Linens	252.87
ALSCO	Community Center - MicroTech Towels	37.17
ALSCO	Community Center MicroTech Towels	37.17
ALSCO	Community Center Linens	63.50
ALSCO	Community Center Linens	172.46
ALSCO	Community Center Linens	430.58
ALSCO	Community Center Cleaning - MiroTech Towels	37.17
ALSCO	Community Center Micro-Towels	37.17
ALSCO	Community Center MicroTech Towels	37.17
Total ALSCO (917):		1,105.26
APEX SURVEYING INC	Construction management for BIshop Randall p	3,363.75
Total APEX SURVEYING INC (1238):		3,363.75
ARDURRA GROUP INC	Engineering design for Jefferson St to be reimb	15,170.00
ARDURRA GROUP INC	LND Reconstruct apron - Design	4,261.25
Total ARDURRA GROUP INC (1390):		19,431.25
ARTERY CONSTRUCTION	Curb Stop repair	975.00
Total ARTERY CONSTRUCTION (37):		975.00
B & T FIRE EXTINGUISHERS	annual fire extinguisher service	57.00
B & T FIRE EXTINGUISHERS	Fire extinguishers	47.50
Total B & T FIRE EXTINGUISHERS (43):		104.50
BADGER METER INC	Beacon Mobile Hosting MAY2025	326.90
Total BADGER METER INC (44):		326.90
BAKER HEATING & AIR	Add vent to Dustins office for city remodel	358.00
Total BAKER HEATING & AIR (46):		358.00
BOYLE ELECTRIC	Installation of emergency motor cut offs on flow	4,802.42
Total BOYLE ELECTRIC (1229):		4,802.42
CENTRAL BANK & TRUST	Petty Cash Reimbursement JUNE2025	7.91
CENTRAL BANK & TRUST	Petty Cash Reimbursement JUNE2025	111.00
CENTRAL BANK & TRUST	Petty Cash Reimbursement JUNE2025	56.00
CENTRAL BANK & TRUST	Petty Cash Reimbursement JUNE2025	29.25-
CENTRAL BANK & TRUST	Petty Cash Reimbursement JUNE2025	268.00
CENTRAL BANK & TRUST	Petty Cash Reimbursement JUNE2025	55.25
Total CENTRAL BANK & TRUST (96):		468.91

CITY PLUMBING & HEATING INC	1"" comp to female adapter	162.60
Total CITY PLUMBING & HEATING INC (105):		162.60
CIVICPLUS	Civic Plus Initial Set up and Annual Fee for Park	8,198.00
Total CIVICPLUS (1226):		8,198.00
CLARKS LANDSCAPING	Irrigation Work on Bishop Randall	237.50
Total CLARKS LANDSCAPING (108):		237.50
COMMUNITY CENTER REFUNDS	WY OUTDOOR WEEKEND - REFUND	300.00
COMMUNITY CENTER REFUNDS	COMMUNITY CTR REFUND	508.00
COMMUNITY CENTER REFUNDS	SECURITY DEPOSIT REFUND	500.00-
Total COMMUNITY CENTER REFUNDS (1210):		308.00
DOWL	Design work on CD 23514	3,106.62
Total DOWL (147):		3,106.62
DRUG TESTING SERVICES LLC	employee screening	453.00
Total DRUG TESTING SERVICES LLC (148):		453.00
ECONO SIGNS	signs	227.75
Total ECONO SIGNS (1159):		227.75
ELK RIDGE REAL ESTATE & APPRAISALS	Appraisal review for CDBG grant	1,200.00
Total ELK RIDGE REAL ESTATE & APPRAISALS (1496):		1,200.00
ELLIS CONCRETE INC	wb concrete work	7,245.00
Total ELLIS CONCRETE INC (988):		7,245.00
EMPLOYEE REIMBURSEMENTS	MILEAGE - LARAMIE	313.60
Total EMPLOYEE REIMBURSEMENTS (154):		313.60
ENGINEERING ASSOCIATES	ROW Research	2,927.48
Total ENGINEERING ASSOCIATES (1431):		2,927.48
FERGUSON ENTERPRISES INC	24"" megalugs	2,800.00
FERGUSON ENTERPRISES INC	repair clamps	481.22
FERGUSON ENTERPRISES INC	repair clamps, solid sleeves	3,488.66
FERGUSON ENTERPRISES INC	sewer pipe and fittings	1,567.20
Total FERGUSON ENTERPRISES INC (553):		8,337.08
FLEX SHARE BENEFITS	City of Lander - Milovich HRA	1,000.00
FLEX SHARE BENEFITS	APRIL 2025 Admin Fee	133.75
FLEX SHARE BENEFITS	APRIL 2025 Admin Fee	133.75
FLEX SHARE BENEFITS	MARCH 2025 Admin Fee	133.75
FLEX SHARE BENEFITS	MARCH 2025 Admin Fee	133.75

Total FLEX SHARE BENEFITS (173):		1,535.00
FREMONT CO SOLID WASTE DISPOS	trash removal	43.40
FREMONT CO SOLID WASTE DISPOS	tire disposal	168.68
FREMONT CO SOLID WASTE DISPOS	00495230	41.80
Total FREMONT CO SOLID WASTE DISPOS (183):		253.88
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	17,695.81
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	499.24
FREMONT COUNTY TREASURER	JAIL BILL	5,005.00
Total FREMONT COUNTY TREASURER (190):		23,200.05
FREMONT MOTOR COMPANY	Passenger lane indicator	182.28
Total FREMONT MOTOR COMPANY (194):		182.28
FRONT RANGE FIRE APPARATUS LTD	gauges	693.27
Total FRONT RANGE FIRE APPARATUS LTD (196):		693.27
FRONTIER PROPERTY MAINTENANCE	Landscape Maintenance for Community Center	925.00
Total FRONTIER PROPERTY MAINTENANCE (1484):		925.00
HDR ENGINEERING INC	Stormwater Masterplan Engineering from March	9,372.15
HDR ENGINEERING INC	Wasterwater Master Plan Engineer	11,387.50
HDR ENGINEERING INC	Tank and Pump Station Const Eng	50,555.70
HDR ENGINEERING INC	Buena Vista Eng	3,531.25
HDR ENGINEERING INC	CMAR Engineering	775.00
HDR ENGINEERING INC	Misc Modeling and GIS Services	1,371.06
Total HDR ENGINEERING INC (994):		76,992.66
HIGH COUNTRY CONSTRUCTION	Tank and Pump Station Construction	276,698.91
Total HIGH COUNTRY CONSTRUCTION (1062):		276,698.91
HOMETOWN OIL	gas	75.13
HOMETOWN OIL	Acct #233	182.35
HOMETOWN OIL	gas	65.65
Total HOMETOWN OIL (230):		323.13
INQUIREHIRE	employee screening	282.50
INQUIREHIRE	background	32.10
Total INQUIREHIRE (1087):		314.60
JOE JOHNSON EQUIPMENT	Camera for vac truck	500.00
Total JOE JOHNSON EQUIPMENT (1341):		500.00
KLEEN PIPE LLC	clean and video s. 3rd to 2nd on Garfield	6,147.94
KLEEN PIPE LLC	clean 600 blk Garfield	1,239.50
Total KLEEN PIPE LLC (1032):		7,387.44

LANDER COMMUNITY FOUNDATION	Mayor Admin	1,000.00
Total LANDER COMMUNITY FOUNDATION (1284):		1,000.00
LANDER FREE MEDICAL	1/2 Recipient	2,841.96
Total LANDER FREE MEDICAL (1458):		2,841.96
LANDER SENIOR CITIZENS CENTER	MAY 2025 Reimbursement	4,836.17
Total LANDER SENIOR CITIZENS CENTER (296):		4,836.17
LEDA	Econ Devlp	801.84
Total LEDA (1193):		801.84
LEGACY CONSTRUCTING LLC	Curb & Gutter partial payment	7,604.45
Total LEGACY CONSTRUCTING LLC (1491):		7,604.45
MASA	Acct #B2BCOL Less S. Peters	228.00
Total MASA (1167):		228.00
MASTERCARD	Supplies	20.00
MASTERCARD	Drinks and cookies for LVFD volunteer thank yo	81.97
MASTERCARD	IACP Membership	220.00
MASTERCARD	dinner for dig on cliff sewer repair Fields card	80.00
MASTERCARD	Phone - All Dept	95.60
MASTERCARD	Phone - All Dept	770.31
MASTERCARD	Phone - All Dept	1,474.56
MASTERCARD	Phone - All Dept	581.14
MASTERCARD	Phone - All Dept	51.52
MASTERCARD	Phone - All Dept	228.26
MASTERCARD	trike, scooter and two bikes for easter egg hunt	374.92
MASTERCARD	prizes for easter egg hunt	461.63
MASTERCARD	Digital Cloud Storage	78.50
MASTERCARD	Garbage bags for upstairs, cotter pin for valve k	18.33
MASTERCARD	Fuel	30.11
MASTERCARD	Supplies	21.22
MASTERCARD	Ellis tie in BacT sample	15.00
MASTERCARD	led light bulbs	79.15
MASTERCARD	May 2025 1st set of BacT samples	75.00
MASTERCARD	return of led light bulbs did not work	68.36-
MASTERCARD	May 2025 2nd set of BacT samples	75.00
MASTERCARD	Employee lunch	169.57
MASTERCARD	Notebooks for Weather, 2 gallon bags for water	67.97
MASTERCARD	Supplies	80.00
MASTERCARD	Employee Benefit	46.42
MASTERCARD	Toner - police	297.42
MASTERCARD	Spectrum Phone - MAR2025	129.98
MASTERCARD	Spectrum Phone - MAR2025	130.00
MASTERCARD	Spectrum Phone - MAR2025	130.00
MASTERCARD	Spectrum Phone - MAR2025	260.00
MASTERCARD	Spectrum Phone - MAR2025	130.00
MASTERCARD	Spectrum Phone - MAR2025	130.00
MASTERCARD	Spectrum Phone - MAR2025	130.00
MASTERCARD	Acct#173012201 Spectrum Fiber APR2025	449.50
MASTERCARD	Acct#173012201 Spectrum Fiber APR2025	449.50
MASTERCARD	Retirement plaque - Chief Peters	75.00

MASTERCARD	(3) SD CARDS FOR CAMERAS FOR INVESTI	59.97
MASTERCARD	Batteries for optics	23.88
MASTERCARD	Cable for L1's office, Waugh	24.99
MASTERCARD	Fittings for water surge tank installation	74.29
MASTERCARD	Parts for expansion tank for in house water	11.80
MASTERCARD	Water surge tank for plant	708.21
MASTERCARD	More parts for the expansion tank add on	40.75
MASTERCARD	PVC parts for expansion tank after line broke	1.84
MASTERCARD	Supplies	243.88
MASTERCARD	Motel Room for the Wyoming Fire Marshal Conf	214.00
MASTERCARD	Room for WASCOP	294.00
MASTERCARD	T8 lightbulbs for PD	245.77
MASTERCARD	Refund supplies	66.46-
MASTERCARD	Coffee for the water plant	99.80
MASTERCARD	flag pole rope and american flag	131.87
MASTERCARD	ink for front counter printer, rulers for office	448.42
MASTERCARD	mouse and wrist pad for Danielle's desk	36.70
MASTERCARD	office supplies	35.35
MASTERCARD	office supplies	9.04
MASTERCARD	Replacement Computer for Field	863.99
MASTERCARD	waste tracking manifest	191.82
MASTERCARD	April 2025 Water Bills	688.12
MASTERCARD	March 2025 Water Bills	692.52
MASTERCARD	Meeting	35.53
MASTERCARD	Training for Halsmer	366.30
MASTERCARD	sign bolts	24.99
MASTERCARD	Dinner meals for Cody Fire School - Submitted f	116.94
MASTERCARD	Supplies - LCC	12.60
MASTERCARD	Subscription Dodge travel car	359.65
MASTERCARD	Tuition	260.00
MASTERCARD	April car wash bill	63.68
MASTERCARD	Plaque for Chief Peters	85.50
MASTERCARD	Firefighter Motel for Cody Fire School	291.00
MASTERCARD	Firefighter Motel for Fire School	291.00
MASTERCARD	Firefighter Motel for Cody Fire School	291.00
MASTERCARD	heater control head	233.39
MASTERCARD	AWS	23.22
MASTERCARD	Training Registration	150.00
MASTERCARD	Lunch during water break	94.95
MASTERCARD	Community Center brochure distribution from M	1,733.47
MASTERCARD	Pressure return for grease gun	59.39
MASTERCARD	Bac T. testing for Magar tie in again after leak	15.00
MASTERCARD	Bac T. testing on Magar tank tie in	15.00
MASTERCARD	Bac t testing on Ellis line tie in	15.00
MASTERCARD	Acct #8313 30 043 0151349 Phone APR2025 -	4.25
MASTERCARD	Acct #8313 30 043 0016823 Phone APR2025 -	1.55
MASTERCARD	Lumen-Century Link APR2025	88.46
MASTERCARD	Lumen-Century Link APR2025	200.20
MASTERCARD	Lumen-Century Link APR2025	427.27
MASTERCARD	Lumen-Century Link APR2025	121.24
MASTERCARD	Lumen-Century Link APR2025	128.36
MASTERCARD	Subscription annual	5,599.00
MASTERCARD	Pizza for LVFD Volunteer Thank You	167.70
MASTERCARD	soil prep, soil, pots for arbor day tree giveaway	278.00
MASTERCARD	lunch for leak north 6th Fields card	98.55
MASTERCARD	Computer	1,115.00
MASTERCARD	Advertising: Invoices 28000, 28001, 28002, 28	2,631.70
MASTERCARD	Transfer Fee - MasterCard	10.75
MASTERCARD	EMPLOYEE BENEFIT	233.45
MASTERCARD	swivel safety hasp	16.19

MASTERCARD	WAM registration	260.00
MASTERCARD	Acct #8313 30 043 0016823 Spectrum Phone	15.77
MASTERCARD	Acct #8313 30 043 0151349 Spectrum Phone	125.89
MASTERCARD	Partial Refund for Fraudulent Charge on 4/7/20	79.40-
MASTERCARD	Refund of Fraudulent purchase	104.98-
MASTERCARD	Inserta valve payment	10,000.00
MASTERCARD	meal	9.49
MASTERCARD	NAME BADGES	38.35
MASTERCARD	Supplies - LCC	16.76
MASTERCARD	Screwdrivers and key copies for Hunt Field	17.98
MASTERCARD	Padlock	22.49
MASTERCARD	Rope for tools	17.99
MASTERCARD	Housekeeping supplies	434.10
MASTERCARD	Registration for Cody Fire School - Submitted fo	160.00
MASTERCARD	Registration for Cody Fire School - Submitted fo	160.00
MASTERCARD	Supplies	26.55
MASTERCARD	Registration for Cody Fire School - Submitted fo	160.00
MASTERCARD	Acct #3024-9062730-001 APR2025 Trash Re	761.44
MASTERCARD	Acct #3024-9062730-001 APR2025 Trash Re	166.10
MASTERCARD	Acct #3024-9062730-001 APR2025 Trash Re	181.12
MASTERCARD	Acct #3024-9062730-001 APR2025 Trash Re	158.62
MASTERCARD	Acct #3024-9062730-001 APR2025 Trash Re	1,031.27
MASTERCARD	NAME BADGES	39.66
MASTERCARD	Toner - police	117.57
MASTERCARD	Hall Cleanup	35.40
MASTERCARD	Hall cleanup	42.60
MASTERCARD	border for 780 Cascade wb, Fields card	35.08
MASTERCARD	conference stay	239.68
MASTERCARD	Gas - Casper conference	43.97
MASTERCARD	ingredients for baking	15.35
MASTERCARD	Breakfast meals for Cody Fire School - Submitt	51.45
MASTERCARD	TM - 64 lift for replacing light bulbs on poles at	350.00
MASTERCARD	Google Workspace APR2025	1,062.16
MASTERCARD	Google Workspace APR2025	1,062.16
MASTERCARD	Annual fees	3,339.70
MASTERCARD	Tools	8.99
MASTERCARD	Cleaning supplies	19.99
MASTERCARD	Grease gun swivel	11.99
MASTERCARD	Refund supplies	112.40-
MASTERCARD	Refund supplies	118.56-
MASTERCARD	map printing	49.49
MASTERCARD	April Wastewater Sampling	345.00
MASTERCARD	April Wastewater Sampling	345.00
MASTERCARD	April 2025 Wastewater Sampling	345.00
MASTERCARD	2nd Qtr TOC Plant Sampling	124.00
MASTERCARD	April 2025 Wastewater Sampling	345.00
MASTERCARD	May Wastewater Sampling	345.00
MASTERCARD	bolts and dowel	20.40
MASTERCARD	3/8 fuel line	44.99
MASTERCARD	Mouse traps and leaf rake for water treatment pl	23.95
MASTERCARD	flag pole rope	51.45
MASTERCARD	inner tubes R-11	43.96
MASTERCARD	spray paint for scoreboard frame	59.94
MASTERCARD	fittings for prv vault blow off	22.98
MASTERCARD	Leaking plumbing fix	60.44
MASTERCARD	Excavator Supplies	43.16
MASTERCARD	Shelf brackets and hardware for a UPS battery	50.14
MASTERCARD	Required SRF signs to post on McFarlane Drive	66.82
MASTERCARD	mutt mitt 10 case order	1,539.85
MASTERCARD	brake pads	159.04

MASTERCARD	Turn signal switch	121.53
MASTERCARD	P/S gear box	265.73
MASTERCARD	credit	80.27-
MASTERCARD	turn signal flasher	28.79
MASTERCARD	ICP sensor	97.17
MASTERCARD	stock filters	9.76
MASTERCARD	shift lever	56.64
MASTERCARD	Throttle body	294.39
MASTERCARD	air can	90.21
MASTERCARD	rear brake shoes	42.35
MASTERCARD	engine oil cooler	188.11
MASTERCARD	O2 sensor	36.36
MASTERCARD	stock order	114.08
MASTERCARD	charge and credit	70.87
MASTERCARD	Refund	141.74-
MASTERCARD	serp belt	33.89
MASTERCARD	stock order - Charged credit card only $85.15 ra	85.15
MASTERCARD	Oil	14.47
MASTERCARD	turn signal flasher	28.79
MASTERCARD	fuses and trailer connectors	47.64
MASTERCARD	TPM sensors	112.88
MASTERCARD	battery	238.16
MASTERCARD	Alternator	157.06
MASTERCARD	stock order filter's	72.65
MASTERCARD	serp belt	42.15
MASTERCARD	LED light	14.30
MASTERCARD	water pump with thermostat	120.13
MASTERCARD	stock order	117.38
MASTERCARD	Registration for WASCOP Conference	300.00
MASTERCARD	Postage for L24-03053 for 58.50 and L24-0362	70.30
MASTERCARD	Supplies	1,899.99
MASTERCARD	Travel	364.29
MASTERCARD	e-coli testing for March 2025	270.00
MASTERCARD	e-coli testing for April 2025	315.00
MASTERCARD	City of Lander - Promo Items for expos, relocati	2,030.04
MASTERCARD	Traffic Speed and Quantity Camera	3,554.00
MASTERCARD	Differential Pressure gauge for polymer machin	448.15
MASTERCARD	Collar Brass	26.81
MASTERCARD	Pilot valve solenoids 120 Vac for new pneumatic	2,254.75
MASTERCARD	Mason hammer, dead blow for water break truc	57.58
MASTERCARD	Vinyl Washers - Partition Door Installation Rode	16.87
MASTERCARD	Fittings for water surge tank installation	7.72
MASTERCARD	Acct #142816 Vonage JUNE 2025	828.16
MASTERCARD	Acct #142816 Vonage JUNE 2025	828.15
MASTERCARD	Prof fees - LCCC	249.00
MASTERCARD	Dinner meals for Cody Fire School - Submitted f	103.33
MASTERCARD	Bendix King Radio Battery	206.95
Total MASTERCARD (327):		68,192.71
MES SERVICE COMPANY LLC	Compressor air sample and calibration	375.00
Total MES SERVICE COMPANY LLC (336):		375.00
METRON FARNIER	Meter Upgrade Project	181,040.76
Total METRON FARNIER (1451):		181,040.76
MISC ONE TIME VENDOR	PARK USE REFUND	100.00
MISC ONE TIME VENDOR	NON-CONFORMING REFUND	25.00-

Total MISC ONE TIME VENDOR (342):		75.00
MOTOROLA SOLUTIONS INC	Compstat contract	4,094.74
MOTOROLA SOLUTIONS INC	Wireless MIC's	473.04
Total MOTOROLA SOLUTIONS INC (1173):		4,567.78
NORCO INC	Acct #GT871 Cylinder Rental	99.60
NORCO INC	Acct #GT871 Statement Credit	28.55-
Total NORCO INC (364):		71.05
NORTHSIDE BODY SHOP	Body repair for LP-5	12,104.07
Total NORTHSIDE BODY SHOP (1360):		12,104.07
OFFICE SHOP, INC.	Supplies - police	643.29
OFFICE SHOP, INC.	Repair	154.62
Total OFFICE SHOP, INC. (373):		797.91
ONE CALL OF WYOMING	dig tickets for Oct. 2024	44.25
ONE CALL OF WYOMING	dig tickets for January 2025	50.20
ONE CALL OF WYOMING	dig tickets for March 2025	54.60
Total ONE CALL OF WYOMING (374):		149.05
PATRICK CONSTRUCTION INC	McFarlane Drive Construction	142,108.48
Total PATRICK CONSTRUCTION INC (385):		142,108.48
PUBLIC AGENCY TRAINING	Course Registration #642833 Seminar #19240	650.00
Total PUBLIC AGENCY TRAINING (408):		650.00
RAMKOTA HOTEL & CONFERENCE CENTER	Hotel Room for WARWS Spring Conference.	404.00
Total RAMKOTA HOTEL & CONFERENCE CENTER (953):		404.00
RDO EQUIPMENT CO	steering valve and seals S-2	4,587.24
RDO EQUIPMENT CO	fuel filter R-7	12.89
RDO EQUIPMENT CO	Fuel filter	12.89
RDO EQUIPMENT CO	seal kit	409.04
Total RDO EQUIPMENT CO (1414):		5,022.06
REWORX	Airtable creation and support	4,140.00
Total REWORX (1347):		4,140.00
ROTARY CLUB OF LANDER	Mayors Admin	1,000.00
Total ROTARY CLUB OF LANDER (439):		1,000.00
RUST AUTOMATION AND CONTROLS INC	30 inch effluent valve	20,846.16
Total RUST AUTOMATION AND CONTROLS INC (1462):		20,846.16
STOTZ EQUIPMENT	shield, hardware, filter	99.89

Total STOTZ EQUIPMENT (824):		99.89
STRIKE CONSULTING GROUP	Bishop Randall Const Observation	11,677.50
STRIKE CONSULTING GROUP	McFarland Field Observation	17,265.00
STRIKE CONSULTING GROUP	Popo Agie Design Eng	35,390.90
STRIKE CONSULTING GROUP	MFPA Streamgaging Eng	4,921.00
STRIKE CONSULTING GROUP	Sewer Manhole Inspections for Masterplan	12,910.00
STRIKE CONSULTING GROUP	Meter Project Field Eng	1,486.25
STRIKE CONSULTING GROUP	5th Street - revisions	513.75
Total STRIKE CONSULTING GROUP (1112):		84,164.40
SWEETWATER AIRE	Work on HVAC flame failure	172.50
Total SWEETWATER AIRE (484):		172.50
TAYLOR DITCH CO.	Ditch Fees	134.00
Total TAYLOR DITCH CO. (492):		134.00
TEAM LABORATORY CHEM LLC	lift station grease buster	3,325.00
Total TEAM LABORATORY CHEM LLC (493):		3,325.00
TELEDYNE INSTRUMENTS	wastewater meters, minus the batteries not rece	49,709.00
Total TELEDYNE INSTRUMENTS (1494):		49,709.00
TERMINIX OF WYOMING	Bi-Annual Service	550.00
Total TERMINIX OF WYOMING (1311):		550.00
THATCHER COMPANY	Tanker of Aluminum Sulfate	11,816.86
Total THATCHER COMPANY (498):		11,816.86
TYLER TECHNOLOGIES	credit card charge back	15.00
Total TYLER TECHNOLOGIES (1129):		15.00
UPRIGHT CONSTRUCTION & RESTORATION	ADA Sidewalk Ramp	8,640.00
Total UPRIGHT CONSTRUCTION & RESTORATION (1497):		8,640.00
VFW	Mayor's Admin	1,000.00
Total VFW (1256):		1,000.00
WALLER, TECIA	Maintenance at LCCC and City Hall	500.00
WALLER, TECIA	Maintenance at LCCC and City Hall	500.00
WALLER, TECIA	Maintenance at LCCC and City Hall	3,400.00
Total WALLER, TECIA (1333):		4,400.00
WATER REFUNDS	REFUND - WATER - EBBERT	74.14
WATER REFUNDS	REFUND - WATER	73.80-
WATER REFUNDS	REFUND - WATER - BILLS FAMILY TRUST	7.81-
WATER REFUNDS	REFUND - WATER - HENSON REISSUE	73.80
WATER REFUNDS	REFUND - WATER - BILLS TRUST REISSUE	7.81

Total WATER REFUNDS (552):		74.14
WESTCO	fertilizer Jirdon	4,674.00
Total WESTCO (1493):		4,674.00
WESTERN LAW ASSOCIATES	May Services	3,208.01
Total WESTERN LAW ASSOCIATES (559):		3,208.01
WHITING LAW PC	May 2025 Services	367.50
Total WHITING LAW PC (564):		367.50
WILLIAM H SMITH & ASSOC	School District Meeting	270.00
WILLIAM H SMITH & ASSOC	Lincoln Street Const Eng	3,802.50
Total WILLIAM H SMITH & ASSOC (1058):		4,072.50
WIND RIVER FENCE LLC	Softball Field Backstop fencing	9,500.00
Total WIND RIVER FENCE LLC (1498):		9,500.00
WYOMING RETIREMENT SYSTEM	Firefighter retirement	637.50
Total WYOMING RETIREMENT SYSTEM (614):		637.50
WYOMING STATE FIREMEN'S ASSN.	2025 annual dues invoice	75.00
WYOMING STATE FIREMEN'S ASSN.	Mutual Aid Assessment payment	1,675.00
Total WYOMING STATE FIREMEN'S ASSN. (615):		1,750.00
Grand Totals:		1,191,620.02

Report GL Period Summary

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

May 30, 2025 Net Payroll

$ 235,185.23

Transmittals		
Aflac	$	467.29
Child Support	$	1,554.50
Colonial Life	$	232.55
Payroll Taxes	$	80,747.25
Fascorp - Deferred Comp	$	6,915.00
FlexShare Benefits	$	1,191.67
NCPERS - Prudential Life	$	128.00
Trustmark Insurance Benefits	$	379.66
WEBT - WY Educators Benefit Trust (Health Ins.)	$	80,600.85
Workers Comp	$	5,086.40
Wyoming Retirement System	$	59,663.34

Part time employee gross wages by department for the pay period 4/19/2025 – 5/18/2025

Cemetery = $2,136.00

City Hall = $570.50

Municipal Court = $1,313.55

Parks - $936.00

Police = $1,232.00

Weed & Pest = $176.00

RESOLUTION 1356
APPROPRIATIONS

WHEREAS, on the 10th of June, 2024 the budget-making authority prepared and submitted to the Council a city budget for the 2025-2026 fiscal year ending June 30, 2026; and

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

WHEREAS, notice of a public hearing on such budget was published in the Lander Journal, a legal newspaper published and of general circulation in the county on; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Council that the city budget, as so revised and altered, be adopted as the official City budget for the fiscal year ending June 30, 2026.

BE IT FURTHER RESOLVED, that the following appropriations, as provided for in Ordinance 2025-4 Fixing and Determining the Mill Levy Necessary to be Levied to Raise Sufficient Money by General Tax to Meet Current Expenses of the City of Lander for the Fiscal Year Commencing July 1, 2025, are made for the fiscal year ending June 30, 2026, and that the expenditures of each office, department or spending agency be limited to the amount herein appropriated.

GENERAL FUND

General Government	*1,544,461*
Lander Community & Convention Center	*169,500*
Other General Accounts	*194,500*
Municipal Court	*304,050*
Attorney	*70,000*
Police	*2,817,527*
Fire	*1,195,635*
Building Inspector	*105,503*
Emerg. Mgmt & Compliance Coordinator	*26,000*
Streets	*375,371*
Rodeo Grounds	*8,600*
Building Maintenance & Repair	*121,900*
Shop	*259,465*
Weed & Pest	*121,149*
Parks & Recreation	*542,940*
Lander Golf Course	*43,500*
Cemetery	*332,281*
Total Appropriations	*8,232,382*
Total General Fund Requirements	*8,232,382*

ENTERPRISE FUND

Water/Split Wages	*628,619*
Water Transmission & Distribution	*37,496,982*

Water Treatment Plant	*716,159*
Wastewater Sewer Collection	*335,165*
Wastewater Lagoon System	*365,165*
Accounting & Collecting	*1,483,608*
Total Appropriations	*41,025,698*
Total Enterprise Fund Requirements	*41,025,698*

OTHER FUNDS

Healthy Rivers	*20,000*
Airport	*1,908,528*
Economic Development	*1,075,000*
WBC – Maven	*180,000*
Optional Sales Tax	*10,015,817*
Lander Senior Center	*21,000*
Total Capital Facilities Requirements	*13,220,345*

PASSED, APPROVED AND ADOPTED THE 10th day of June, 2025.

THE CITY OF LANDER
A Municipal Corporation

By_____
Missy White, Mayor

ATTEST:

_____
Rachelle Fontaine City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on June 10, 2025 and that the meeting was held according to law; and that the said Resolution has been duly entered in the minute book of the City of Lander.

_____
Rachelle Fontaine, City Clerk

RESOLUTION 1357

**A RESOLUTION AMENDING
SALARY STRUCTURE WITHIN THE CITY OF LANDER FOR ALL JOB DESCRIPTIONS**

WHEREAS, pursuant to Section 12-2-6 of the City of Lander Code Book, the Mayor, subject to the approval of the City Council, may establish regulations and policies concerning all city personnel; and

WHEREAS, pursuant to Section 12-2-6 of the City of Lander Code Book, the Mayor and City Council have adopted personnel regulations; and

WHEREAS, all classified city positions should have a pay grade chart that reflects a fair and equitable pay as determined by the Mayor and City Council; and

WHEREAS, a compensation plan containing a grade chart was previously adopted pursuant to the personnel regulations; and

WHEREAS, the governing body of the City of Lander desires to amend the Salary Structure to reflect the cost of living increase for the City of Lander; and

WHEREAS, the governing body for the City of Lander has considered the criteria set forth and described in the Compensation Section of the Managerial Guidelines in amending the compensation plan as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANDER that the governing body may amend, repeal or revoke the compensation plan at any time by resolution of the governing body pursuant to the City of Lander's personnel regulations.

BE IT FURTHER RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANDER, by the Governing Body of the City of Lander that the Salary Structure and all current job descriptions be amended to reflect the cost-of-living increase for the City of Lander as set forth in Exhibit "A" attached hereto and incorporated herein by reference hereby added to the compensation plan portion of the City of Lander Managerial Guidelines and or other city compensation plan documents.

PASSED, APPROVED AND ADOPTED the ___ day of _____, 2025.

The City of Lander
A Municipal Corporation

Attest: By:_____
Missy White, Mayor

_____
Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the Governing Body of the City of Lander at a regular meeting held on _____ and that the meeting was held according to law; and that the said Resolution has been duly entered into the minute book of the City of Lander.

_____
Rachelle Fontaine, City Clerk

City of Lander
Salary Structure & Tables July 2025

Pay Grade	Annual Pay Rates			12 Monthly Pay Rates			2080 Hourly Pay Rates			Positions
	Minimum	Mid	Maximum	Minimum	Mid	Maximum	Minimum	Mid	Maximum	
1	45,282	58,084	70,887	3,773	4,840	5,907	21.77	27.93	34.08	Assistant Sexton, Court Clerk, Judge, Maintenance Worker, Parks Clerk, Water Clerk, Weed & Pest Controller, Clerk/Evidence Tech Assistant, Detective Secretary Evidence Clerk, Equipment Operator I, II, Code Enforcement
2	49,038	62,901	76,763	4,086	5,242	6,397	23.58	30.24	36.91	Water Operator I, Water Operator II, Equipment Operator III,
3	53,170	68,202	83,234	4,431	5,683	6,936	25.56	32.79	40.02	Programs Manager, Victim Witness, Water Operator III, Mechanic
4	55,409	71,073	86,737	4,617	5,923	7,228	26.64	34.17	41.70	Police Officer I
5	57,740	74,064	90,387	4,812	6,172	7,532	27.76	35.61	43.46	Police Officer II, Street Foreman, Water System Foreman,
6	60,186	77,201	94,217	5,015	6,433	7,851	28.94	37.12	45.30	Airport and Fire Hall Facilities Manager, Weed & Pest Supervisor, Police Officer III, Water Operator IV
7	62,802	80,557	98,313	5,234	6,713	8,193	30.19	38.73	47.27	Detective, Community Development Coordinator, Parks Maintenance Foreman
8	65,439	83,940	102,441	5,453	6,995	8,537	31.46	40.36	49.25	Building Inspector, Sexton,
9	68,283	87,587	106,891	5,690	7,299	8,908	32.83	42.11	51.39	Sergeant, Shop Supervisor
10	71,278	91,429	111,580	5,940	7,619	9,298	34.27	43.96	53.64	Assistant to the Mayor, Parks & Rec Supervisor, Deputy Clerk/Treasurer,
11	74,409	95,444	116,480	6,201	7,954	9,707	35.77	45.89	56.00	Lieutenant, Streets Supervisor, Water/Sewer Supervisor
12	82,596	105,945	129,295	6,883	8,829	10,775	39.71	50.94	62.16	City Clerk, Human Resource Director, Assistant Public Works Director
13	92,960	119,241	145,523	7,747	9,937	12,127	44.69	57.33	69.96	City Treasurer, Police Captain
14	104,627	134,206	163,785	8,719	11,184	13,649	50.30	64.52	78.74	Police Chief, Engineer/Public Works Director

Seasonal Hourly Employee Rates
Equipment Operator $20-$25 per hour
Weed & Pest Sprayer $20-$25 per hour
Maintenance Worker I $17-$20 per hour
Program Assistants $15-$18 per hour

EXHIBIT "A"

RESOLUTION 1358
AMENDING RESOLUTION 1332
FEES AND UTILITY RATES FOR
WATER AND WASTEWATER SERVICE JULY 1, 2025-JUNE 30, 2026

A Resolution establishing water and wastewater service fees as defined and authorized by Title 9 -2-4 of the Lander City Code for July 1, 2025, to June 30, 2026.

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

Section 1:

(a) Connections: All consumer connections to the city water main and all water meters shall hereafter be made, at the expense of the consumer. Consumers will be charged the actual costs for the meter, spuds, flanges, and radio reads according to the circumstances of the connection. Consumers shall call City Hall for pricing.

(b) Installation. The applicant shall be responsible for providing the following: one copper setting or other approved fitting in a horizontal position and one-stop. The applicant shall also be responsible for acquiring a water meter from the city at the rate specified in this section and having the same installed by a plumber licensed under the Lander Municipal Code. After installation, the applicant shall notify the city and have the water meter inspected by the same for proper installation.

(c) Certificate Required. - No permit shall be granted without the certification of the Public Works Director that the water line up to and including the meter connections complies with the provisions of this Title, including regulations, specifications, and standards adopted by the Public Works Department and the International Plumbing Code as adopted by the City.

(d) Any equipment not specified herein will be charged at the current market rate.

Section 2:

(a) Regular Water Usage, up to 4,000 gallons per meter per month are as set forth below:

Meter Size (inches)	Monthly Minimum Charge Base 4000 Gallons – Inside City	Monthly Minimum Charge Base 4000 Gallons – Outside City
5/8” Meter	$46.83	$70.24
¾” Meter	$49.99	$75.00
1” Meter	$58.09	$87.12
1 1/2” Meter	$81.15	$121.70
2” Meter	$113.45	$170.17
3” Meter	$205.74	$308.61
4” Meter	$334.95	$502.41
6” Meter	$704.13	$1056.16
8” Meter	$1220.95	$1831.44

(b) Excess Water Usage, over 4,000 gallons per meter per month shall be as follows:
   a. Inside of the city limits $3.89 per 1,000 gallons over the allotted 4,000 gallons.
   b. Outside of the city limits $5.82 per 1,000 gallons over the allotted 4,000 gallons.

Section 3:

(a) Rural Water Fees. Fees for water from the Rural Water House will be $17.47 for 1,000 gallons.
(b) Snowbird Rate shall be $37.77 per month so long as the water meter registers zero water usage.
(c) The Mayor and City Council may allow the running of water for residential customers and reduced rates for sewer in the event the City needs citizens to run water to keep the City water and sewer mains from freezing.
(d) These rates and charges are established so that each user class pays its proportionate share of the costs of water and wastewater treatment services, and the City Treasurer is directed to review the charge structure to ensure that proportionality between user classes is maintained and to

recommend modifications as appropriate every three years. Each user shall be notified by the City of rate changes.

Section 4:

The following rates are established and shall be charged and paid every month for all sanitary sewer services from the municipal sanitary sewer system.

SEWER TAP FEES

Sewer Tap Size	Connection Fee Inside City	Connection Fee Outside City
4”	$175.00	$350.00
6”	$225.00	$450.00
7”	$275.00	$550.00
8”	$325.00	$650.00
9”	$375.00	$750.00
10”	$425.00	$850.00

SEWER UTILITY RATES

Minimum Charges

Water Meter Size (inches)	Monthly Minimum Charge 2000 Gallon Base Inside City	Monthly Minimum Charge Outside City
5/8”	$22.49	$25.95
¾”	$24.00	$28.98
1”	$27.88	$36.74
1 ½”	$38.95	$58.85
2”	$54.45	$89.83
3”	$98.68	$178.30
4”	$160.62	$302.19
6”	$335.25	$656.14
8”	$585.35	$1151.66

(a) Excess Sewer Use Charges, over 2,000 gallons per meter per month shall be as follows:
   a. Inside of the city limits $2.77 per 1,000 gallons over the allotted 2,000 gallons in city limits.
   b. Outside of the city limits $4.13 per 1,000 gallons over the allotted 2,000 gallons.

(b) The residential customer’s monthly sewage usage will be based upon the customer’s average water usage during the winter for **two** billing periods in November, and December re-determined annually on or about January 1st.

(c) Sewer service charges for other than residential customers are to be based upon the indicated water usage. If any customer can show (by meter) that a portion of the metered water does not enter the sanitary sewer system, the customer(s) are to be charged for only that volume entering the sanitary sewers. The customer may be required to install a meter in his system to record the difference between sewage and non-sewage flows.

(d) For those users who use wastewater, the strength of which is greater than normal domestic sewage, a surcharge in addition to the normal user charge will be collected. The surcharge for operation and maintenance including replacement will be determined after testing for BOD, SS and other pollutants.

Section 4:

(a) Non-property Owner Deposit Required. – All water and sewer customers who do not own the real estate or a substantial equity therein, in connection with which such services are required, will be required by the city utility department to post a two hundred dollar ($200.00) deposit as a guarantee of payment of their service account, which deposit shall be returned to such customers, without interest upon discontinuance of service and payment of their account in full. At each change in occupancy, the property owner will submit a transfer form signed by both the tenant and the landlord.

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

(b) Delinquent Charges. - Monthly charges for water and sewer not paid within 20 days of the billing date are deemed delinquent and a delinquency charge of 10% of the unpaid amount will be charged at the close of business on the 20th of the month. In such circumstances, the City may shut off the water upon ten (10) days' notice to the property owner and/or tenant by U.S. Postal Service or posting of the notice on the property. After shutting off, water service shall be resumed only upon payment of the account balance, together with the sum of $100.00 for the costs incurred in shutting the water off, sending notice, and turning the water on.

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

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

(e) Payment Arrangements for Severe Water Breaks: In the event an account holder/water user has a severe water line break resulting in a balance due and owing in an amount the account holder is unable to pay completely in the timeframe according to payment arrangements in (h) above, the City Treasurer and/or the City Clerk, or their designee, at his or her discretion, may formulate payment arrangements for the remaining balance. If the account holder makes a payment each and every month under said arrangement, the City may suspend the accumulation of the delinquency charge of 10% of the unpaid account balance. Severe water break shall be defined as an identifiable water line break on the account holders' real property resulting in a greater charge than the $250.00 allowance causing extreme hardship to the account holder.

(f) Disconnection. - Any permit holder may request that their meter be disconnected. Upon payment of a disconnect fee of $40 and any accrued charges, the City shall remove the meter. Accrued charges shall be figured as all past due charges adjusted by a pro rate credit for the unused portion of the prepaid basic demand charge. The permit holder shall pay for any overage.

(g) Reconnection. - Any service disconnected under City Code Section 9-5-2 may be reconnected upon payment of a reconnect fee of $40 and the basic demand charge.

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

PASSED, APROVED AND ADOPTED the _____ day of _____, 2025.

THE CITY OF LANDER
A Municipal Corporation

BY_____
Missy White, Mayor

ATTEST:

_____
Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on_____, and that the meeting was held according to law; and that the said Resolution has been duly entered in the minute book of the City of Lander.

_____

Rachelle Fontaine, City Clerk

RESOLUTION 1332
AMENDING RESOLUTION 1315
FEES AND UTILITY RATES FOR
WATER AND WASTEWATER SERVICE JULY 1, 2024-JUNE 30, 2025

A Resolution establishing water and wastewater service fees as defined and authorized by Title 9 -2-4 of the Lander City Code for July 1, 2024, to June 30, 2025.

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

Section 1:

(a) Connections: All consumer connections to the city water main and all water meters shall hereafter be made, at the expense of the consumer. Consumers will be charged the actual costs for the meter, spuds, flanges, and radio reads according to the circumstances of the connection. Consumers shall call City Hall for pricing.

(b) Installation. The applicant shall be responsible for providing the following: one copper setting or other approved fitting in a horizontal position and one-stop. The applicant shall also be responsible for acquiring a water meter from the city at the rate specified in this section and having the same installed by a plumber licensed under the Lander Municipal Code. After installation, the applicant shall notify the city and have the water meter inspected by the same for proper installation.

(c) Certificate Required. - No permit shall be granted without the certification of the Public Works Director that the water line up to and including the meter connections complies with the provisions of this Title, including regulations, specifications, and standards adopted by the Public Works Department and the International Plumbing Code as adopted by the City.

Section 2:

(a) Regular Water Usage, up to 4,000 gallons per meter per month are as set forth below:

Meter Size (inches)	Monthly Minimum Charge – Inside City	Monthly Minimum Charge – Outside City
5/8" Meter	$42.96	$64.44
¾" Meter	$45.87	$68.81
1" Meter	$53.29	$79.93
1 1/2" Meter	$74.45	$111.65
2" Meter	$104.08	$156.12
3" Meter	$188.75	$283.13
4" Meter	$307.29	$460.93
6" Meter	$645.99	$968.96
8" Meter	$1,120.14	$1680.22

(b) Excess Water Usage, over 4,000 gallons per meter per month shall be as follows:
   a. Inside of the city limits $3.57 per 1,000 gallons over the allotted 4,000 gallons.
   b. Outside of the city limits $5.34 per 1,000 gallons over the allotted 4,000 gallons.

Section 3:

(a) Rural Water Fees. Fees for water from the Rural Water House will be $16.03 for 1,000 gallons.
(b) Snowbird Rate shall be $34.65 per month so long as the water meter registers zero water usage.
(c) The Mayor and City Council may allow the running of water for residential customers and reduced rates for sewer in the event the City needs citizens to run water to keep the City water and sewer mains from freezing.
(d) These rates and charges are established so that each user class pays its proportionate share of the costs of water and wastewater treatment services, and the City Treasurer is directed to review the charge structure to ensure that proportionality between user classes is maintained and to recommend modifications as appropriate every three years. Each user shall be notified by the City of rate changes.

Section 4:

The following rates are established and shall be charged and paid every month for all sanitary sewer services from the municipal sanitary sewer system.

SEWER TAP FEES

Sewer Tap Size	Connection Fee Inside City	Connection Fee Outside City
4"	$175.00	$350.00
6"	$225.00	$450.00
7"	$275.00	$550.00
8"	$325.00	$650.00
9"	$375.00	$750.00
10"	$425.00	$850.00

SEWER UTILITY RATES
Minimum Charges

Water Meter Size (inches)	Monthly Minimum Charge Inside City	Monthly Minimum Charge Outside City
5/8"	$20.63	$23.81
¾"	$22.03	$26.59
1"	$25.58	$33.71
1 ½"	$35.73	$53.99
2"	$49.95	$82.41
3"	$90.53	$163.58
4"	$147.36	$277.24
6"	$307.57	$601.96
8"	$537.02	$1056.57

(a) Excess Sewer Use Charges, over 2,000 gallons per meter per month shall be as follows:
   a. Inside of the city limits $2.54 per 1,000 gallons over the allotted 2,000 gallons in city limits.
   b. Outside of the city limits $3.79 per 1,000 gallons over the allotted 2,000 gallons.

(b) The residential customer's monthly sewage usage will be based upon the customer's average water usage during the winter for **two** billing periods in November, and December re-determined annually on or about January 1st.

(c) Sewer service charges for other than residential customers are to be based upon the indicated water usage. If any customer can show (by meter) that a portion of the metered water does not enter the sanitary sewer system, the customer(s) are to be charged for only that volume entering the sanitary sewers. The customer may be required to install a meter in his system to record the difference between sewage and non-sewage flows.

(d) For those users who use wastewater, the strength of which is greater than normal domestic sewage, a surcharge in addition to the normal user charge will be collected. The surcharge for operation and maintenance including replacement will be determined after testing for BOD, SS and other pollutants.

Section 4:

(a) Non-property Owner Deposit Required. – All water and sewer customers who do not own the real estate or a substantial equity therein, in connection with which such services are required, will be required by the city utility department to post a two hundred dollar ($200.00) deposit as a guarantee of payment of their service account, which deposit shall be returned to such customers, without interest upon discontinuance of service and payment of their account in full. At each change in occupancy, the property owner will submit a transfer form signed by both the tenant and the landlord.

Instead of the above-required deposit, a property owner may sign an agreement with the City utility director guaranteeing payment for all water and sewer services furnished with such

property. In the event a property owner executes a guarantor's agreement, as provided in the preceding section, period bills shall be addressed to property owners in the care of tenants at the address to which services were furnished.

(b) Delinquent Charges. - Monthly charges for water and sewer not paid within 20 days of the billing date are deemed delinquent and a delinquency charge of 10% of the unpaid amount will be charged at the close of business on the 20th of the month. In such circumstances, the City may shut off the water upon ten (10) days' notice to the property owner and/or tenant by U.S. Postal Service or posting of the notice on the property. After shutting off, water service shall be resumed only upon payment of the account balance, together with the sum of $100.00 for the costs incurred in shutting the water off, sending notice, and turning the water on.

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

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

(e) Payment Arrangements for Severe Water Breaks: In the event an account holder/water user has a severe water line break resulting in a balance due and owing in an amount the account holder is unable to pay completely in the timeframe according to payment arrangements in (h) above, the City Treasurer and/or the City Clerk, or their designee, at his or her discretion, may formulate payment arrangements for the remaining balance. If the account holder makes a payment each and every month under said arrangement, the City may suspend the accumulation of the delinquency charge of 10% of the unpaid account balance. Severe water break shall be defined as an identifiable water line break on the account holders' real property resulting in a greater charge than the $250.00 allowance causing extreme hardship to the account holder.

(f) Disconnection. - Any permit holder may request that their meter be disconnected. Upon payment of a disconnect fee of $40 and any accrued charges, the City shall remove the meter. Accrued charges shall be figured as all past due charges adjusted by a pro rate credit for the unused portion of the prepaid basic demand charge. The permit holder shall pay for any overage.

(g) Reconnection. - Any service disconnected under City Code Section 9-5-2 may be reconnected upon payment of a reconnect fee of $40 and the basic demand charge.

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

PASSED, APROVED AND ADOPTED the 14th day of May, 2024.

THE CITY OF LANDER
A Municipal Corporation

BY _____
Monte Richardson, Mayor

SEAL

ATTEST:

_____
Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on May 14, 2024, and that the meeting was held according to law; and that the said Resolution has been duly entered in the minute book of the City of Lander.

_____
Rachelle Fontaine, City Clerk

RESOLUTION 1359

THE CITY OF LANDER FEE SCHEDULE 2025-26

A RESOLUTION REPLACING RESOLUTIONS 1353, 1336

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

NOW THEREFORE, be it resolved by the Governing Body of the City of Lander that said fees shall be in effect starting July 1, 2025, for the following City Services.

	CEMETERY	
LOT PURCHASE	City resident	$ 400.00
	Outside City resident	$ 500.00
	Cremation lot	$ 200.00
	Infant	$ 125.00
	Columbarium – City resident	$ 500.00
	Columbarium – Outside City resident	$ 650.00
PERPETUAL CARE (per internment)	Prepaid fees may be adjusted to updated fee schedule at time of opening	$ 200.00
OPENING/CLOSING CEMETERY LOTS	Adult	$ 600.00
	Infant	$ 375.00
	Cremation	$ 200.00
	Columbarium	$ 200.00
OVERTIME OPENING/CLOSING	Adult	$1,200.00
	Infant	$750.00
	Cremation	$400.00
	Columbarium	$400.00
CEMETERY DOCUMENT TRANSFER FEE		$ 25.00
DISINTERNMENT	Standard (minimum)	$ 1,200.00
NOTE: ADDITIONAL CEMETERY FEES MAY BE ADDED AT TIME OF SERVICE, Oversized vaults, Stone removal/reset, Concrete Work		Quoted at time
	CONTRACTOR LICENSES	
AMUSEMENTS		$200.00/day
ARBORISTS	Initial fee/annual renewal	$250.00/$ 150.00
BUILDING CONTRACTOR		
	Class I – initial fee/annual renewal	$350.00/$ 200.00
	Class II – Initial fee/annual renewal	$350.00/$ 200.00
	Class III– initial fee/annual renewal	$250.00/$ 150.00
	Class IV – Initial fee/annual renewal	$250.00/$ 150.00
ELECTRICAL		
	Contractor– initial fee/annual renewal	$350.00/$ 200.00
HVAC		
	Contractor– initial fee/annual renewal	$350.00/$ 200.00
PAWNBROKER	Initial fee/annual renewal	$350.00/$ 200.00
PLUMBING		
	Contractor– initial fee/annual renewal	$350.00/$ 200.00
REFRIGERATION	Initial fee/annual renewal	$200/$100
SEWAGE CLEANING & DISPOSAL	Contractor– initial fee/annual renewal	$350.00/$ 200.00
UTILITY CONTRACTOR		$350.00/$ 200.00
	COMMUNITY CENTER	
ROOM RENTAL RATES	Full center single day	$1160/day
	Full center 2-4 days	$1110/day
	Full center over 5 days	$1060/day

	Main Room only	$815/day
	Bar & Lobby only	$330/day
	Kitchen only	$400/day
	Meeting rooms (3 each) hourly/daily	$33 each/hour $165 each/day
COMMUNITY CENTER DEPOSITS	Damage deposit - 100% refundable IF NO DAMAGES ASSESSED	$500.00
	Booking deposit -% refundable if cancelled 2 months prior to event.	10%
	Lost/non-returned key	$ 25.00
	Unlocked doors/ left open charge	$150.00
	LIQUOR LICENSING	
BAR & GRILL LICENSE	Initial fee/annual renewal	$10,000/$1,500.00
CLUB LICENSE	Annual renewal	$500.00
MICROBREWERY/WINERY LICENSE	Annual renewal	$500.00
RESORT LICENSE	Annual renewal	$1,500.00
RESTAURANT LICENSE	Initial fee/Annual renewal	$1,500/$1,500.00
RETAIL LICENSE	Annual renewal	$1,500.00
TRANSFER FEE		$100.00
WINERY OFF PREMISE PERMIT		$50.00/day
MANUFACTURED OFF PREMISE PERMIT		$50.00/day
CATERING PERMIT		$50.00/day
MALT BEVERAGE PERMIT		$50.00/day
MALT BEVERAGE FOR MICROBREWERY		$50.00/day
	MISCELLANEOUS PERMITS/FEES	
BURN PERMIT INSIDE CITY LIMITS		$50.00
COPIES – Record requests	Paper copies 8 1/2x11 up to 11X17	$ 0.50/page plus $20.00/hr
	Electronic copies	$0.10/page plus $20.00/hr
	Maps – Large format color	$20.00
	Digital PDF, CD, DVD	$10.00 each
	Police report or accident report. Photos and digital files may be assessed additional charges.	$10.00
COURT COSTS		$10.00
COURT/ARREST RECORDS REQUESTS	As determined by Supreme Court	$10.00
DOG LICENSE	1 year/2 year -need proof of rabies shot	$15.00
DOG IMPOUND FEE	Actual expenses -Set by contract	
LIVESTOCK PERMIT	Annual renewal – need veterinary letter	$50.00
INSUFFICIENT FUNDS FEE		$30.00
IMPOUNDED VEHICLE FEE	Actual towing charges	Actual charges
SNOW REMOVAL – COMMERCIAL (pre-approved permit only)	Up to 5000 sq ft lot	$500.00
SNOW REMOVAL – COMMERCIAL (pre-approved permit only)	5000 – 8000 sq ft lot	$500.00 plus $0.10/sqft
WEED & PEST MOWING		$75.00/hour plus damages
WEED & PEST SPRAYING		$75.00/hour plus chemical
Violation fee for failure to remove an abandoned Utility pole (Ord 22025-1)		$100/day
LAGOON BULK DUMPING FEES		$100 per 1,000 gallons
	RODEO FACILITIES	
RENTAL FEES – DAY USE	1-50 People	$100.00/day
	51-150 People	$125/day
	151-300 People	$300.00/day

	301-500 People	$400.00/day
	Over 500 People	$500.00/day
DAMAGE DEPOSIT	% Refundable- depending on damages	$500.00
ADDITIONAL AMENITIES	Livestock Stall rentals	$10.00 each/day
	PARK FACILITIES	
FULL CITY PARK, (STAGE, LIONS SHELTER, ADJACENT PARK - EXCLUDING PLAYGROUND AND CAMPING)	1-20 People	$100/day
	21-150 People	$125/day
	151-300 People	$300/day
	301-500 People	$500/day
	Over 500 People	$1000/day
NORTH PARK (SHELTER, ADJACENT PARK)	1-20 People	$100/day
	21-150 People	$125/day
	151-300 People	$300/day
	301-500 People	$400/day
	Over 500 People	$500/day
OVERFLOW CAMPING (pre-approved permit only)		Variable rate (Portable toilet rental may be required)
DAMAGE DEPOSIT PARKS	% Refundable depending on damage	$100.00
GAZEBO/DILLON/CENTENNIAL	1-20 People	$25.00/day
	21-50 People	$50.00/day
	50-100 People	$100.00/day
	101-250 People	$250.00/day
	Over 250 people	$500.00/day
FIELD USE FEES	Fee per player for YOUTH Baseball, softball, football and soccer	$10.00/player
	Fee per player for ADULT ball field events	$10.00/player
ICE SKATING	Admission	$3.00
	Skate rentals	$4.00
	Skate sharpening	$10
	Youth Hockey rental equipment	$20.00
	PLANNING & ZONING	
BOARD OF ADJUSTMENT	Conditional use permit	$500.00
	Home Business Conditional Use Permit	$25.00
	Non-conforming use application	$275.00
	Non-conforming Setback/Utility Registration	$25.00
	Rezoning request	$500.00
	Variance request	$500.00
	Solar Rights permit	$275.00
PLANNING COMMISSION	Preliminary Subdivision Plat	$600.00
	Final Subdivision Plat (includes Annexation)	$500.00
	Minor Plat (5 lots or less)	$400.00
	Correction Plat	$250.00
	County Subdivision Plat Review	$200.00
	PUD Development Plan	$500.00
FEE-IN-LIEU OF PARK DEDICATION	Minor Plat (new with 1-3 lots, replats)	no fee
	Minor Plat (new with 4-5 lots, replats)	$500.00

	Subdivision Final Plat	$750.00/Lot
	BUILDING DEPARTMENT	
New Construction and Remodel/Alterations IBC/IRC		Per Valuation Table Attachment A
Small project Equipment/Material, including labor		1% of contract amount
	Soffit, facia and gutter	$30
	Electrical Service Inspection	$75
	Electrical Alteration	$30
	Mechanical (Equipment replacement)	$50
	Plumbing Alteration	$30
	Water Heater Replacement	$30
	Gas Piping Pressure Test	$30 per test
	Water or Sewer Replacement	$60
	Siding	$60
	Residential Re-roof > 100 sqft	$60
	Commercial Re-roof	1% of Contract amount
Communication Facilities	Cell building/Towers, etc	$325
Manufactured Home Placement (HUD) standard		$200
Sign installation		$0.53/sqft of sign face OR $39 minimum
Commercial Plan or Large project Review	Third party plan review fees	Actual Cost
	In-house plan review fees	Included in permit fee
Accessory Building Placement Permit	Temporary and permanent placement of storage and skid structures of 30 days or more	$30
Fence permits	Installed in right-of-way	$30
	Fences Exceeding 7’ in height (engineering required)	$30
	Fences less than 7’ in height	No fee
Permit Violation Fee	Working without permit	2X original permit fee $100 minimum
	Working on items not listed in permit	2X original permit fee $100 minimum
Encroachment and street cut fees	Street/Alley (paved and hard surface up to 100sqft)	$200
Conditional Use annual inspections	Child Care, other WDH licensed facility	$75
	Short-term rental use	$75
Board of Appeals Hearing		$200
Call Back Fee	Inspector called but not ready or not on site	$60

Water and Sewer Utility Rates Adopted by separate resolution

PASSED APPROVED AND ADOPTED THE 10th Day of June, 2025

THE CITY OF LANDER
A Municipal Corporation

BY: _____
Missy White, Mayor

ATTEST:_____
Rachelle Fontaine, City Clerk

RESOLUTION 1360

A RESOLUTION EXEMPTING THE LANDER CITY LIMITS FROM THE OPEN CONTAINER PROVISION OF CITY ORDINANCE 2-2-12 ON JULY 4, 2025 FROM 9 AM UNTIL MIDNIGHT

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lander that, on July 4, 2025, the open container law shall be suspended, permitting open containers within the City limits from 9:00 a.m. to 12:00 midnight in celebration of Independence Day.

PASSED, APPROVED AND ADOPTED the 10th day of June, 2025.

THE CITY OF LANDER
A Municipal Corporation

ATTEST: By_____
Missy White, Mayor

_____
Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on June 10, 2025, and that the meeting was held according to law; and that the said Resolution has been duly entered in the minute book of the City of Lander.

_____
Rachelle Fontaine, City Clerk

THE CITY OF LANDER

240 LINCOLN ST, LANDER WY

82520-2848 TELEPHONE 307-332-2870

Email: landercity@landerwyoming.org

OPEN CONTAINER PERMIT APPLICATION

$50 Per Day-Non-Refundable Application Fee (must accompany application)

Must receive 30 days in advance of event

Applicant Name*: Cyd Freese Date of Application: 6-2-25

* Must be present at all times during event

Address: PO Box 36 Lander Phone Number: 330.4449

Contact Phone Number at the Event: 307.330.4449

Date of the Event: 7-3-25 Beginning Time: 3:30pm Ending Time: 12am

Boundaries of the Open Container: Lander Elk's club grounds & back parking lot

Please be exact and include any boundaries for your event and provide a map of the boundaries.
Any possession of open containers outside the listed boundaries may be in violation of the permit and the law.

Short Summary of the Reason for the Event: LVHS Class of 1975 class reunion

Detailed Description of Activities/Entertainment at the Event: corn hole games in back parking lot

Does the event involve a road or street closure? ____ yes X no

- If the event involves a street closure a street closure permit is also necessary. Street closure permit application can be made through the Lander Police Department.
    - Please note that open container permits will not be approved until the street closure has been approved.

Street Closure approved: ____ yes ____ no

Notice: Glass containers are **discouraged.**

WRIST BANDS ARE REQUIRED TO BE WORN BY EVERYONE 21 YEARS OF AGE AND OLDER.

City Ordinance 2-2-8. Providing Minor with Alcoholic Beverages Prohibited.
City Ordinance 2-2-9. Minors Prohibited from Having or Using Alcoholic Beverages -

Carol King

It is a violation of City Ordinance for **any** minor under the age of twenty-one (21) to consume, possess or be under the influence of alcohol within the city limits of Lander, Wyoming.

By signing this application you agree that you are the person in control of the location of the event. You may be held responsible if a person under the age of twenty-one (21) is found to be consuming alcohol at your event.

Signature of Event Applicant: _____

For Official Use Only:

City of Lander Clerk Review/Approval:

Confirmation of the street closure approval, **if applicable**? ____ yes ____ no

_____ _____
City Clerk/Designee Date

Police Department Review/Approval:

Approved ____ yes ____ no

_____ 6/2/25
Chief of Police/Designee Date

CITY OF LANDER
240 LINCOLN STREET
LANDER WY 82520 307-332-2870

Receipt No: 1.000395164 Jun 2, 2025

CAROL KING

Previous Balance:	.00
LICENSES & PERMITS - BLDG LICENSE & PERMITS	50.00
10-320-2100 BUILDING PERMITS	
Total:	50.00
CHECK Check No: 4969	50.00
Payor: CAROL KING	
Total Applied:	50.00
Change Tendered:	.00

Duplicate Copy

06/02/2025 1:12 PM

RESOLUTION 1361

A RESOLUTION EXEMPTING THE PARKING LOT AND EXTERIOR GROUNDS OF THE LANDER ELKS CLUB LOCATED AT 492 LINCOLN STREET, LANDER, WY FROM THE OPEN CONTAINER PROVISIONS OF CITY ORDINANCE 2-2-12

WHEREAS, the Lander Elks Club located at 492 Lincoln Street, Lander, Wyoming will be hosting the Lander Valley High School Class of 1975 Reunion on July 3, 2025; and

WHEREAS, The Lander Elks Club desires hold cornhole games in the Elks backyard and parking lot; and

WHEREAS, the subject area is considered a public place subject to the open container ordinance contained in City ordinance 2-2-12; and

WHEREAS, the City Council can exempt specified areas from the open container ordinance pursuant to City ordinance 2-2-12(a)(vi); and

WHEREAS, the City Council believes that waiving the open container law for this special event is in the best interest of the City of Lander; and

WHEREAS, said open container law should not be waived as provided above with regards to glass containers, as the same constitutes a hazard to the public safety and welfare.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lander, that the parking lot and exterior grounds of the Lander Elks Club located at 492 Lincoln Street, Lander, Wyoming, shall be exempt from the provision of City Ordinance 2-2-12 on July 3, 2025, from 3:30 p.m. to midnight.

PASSED, APPROVED AND ADOPTED the 10th day of June, 2025.

THE CITY OF LANDER
A Municipal Corporation

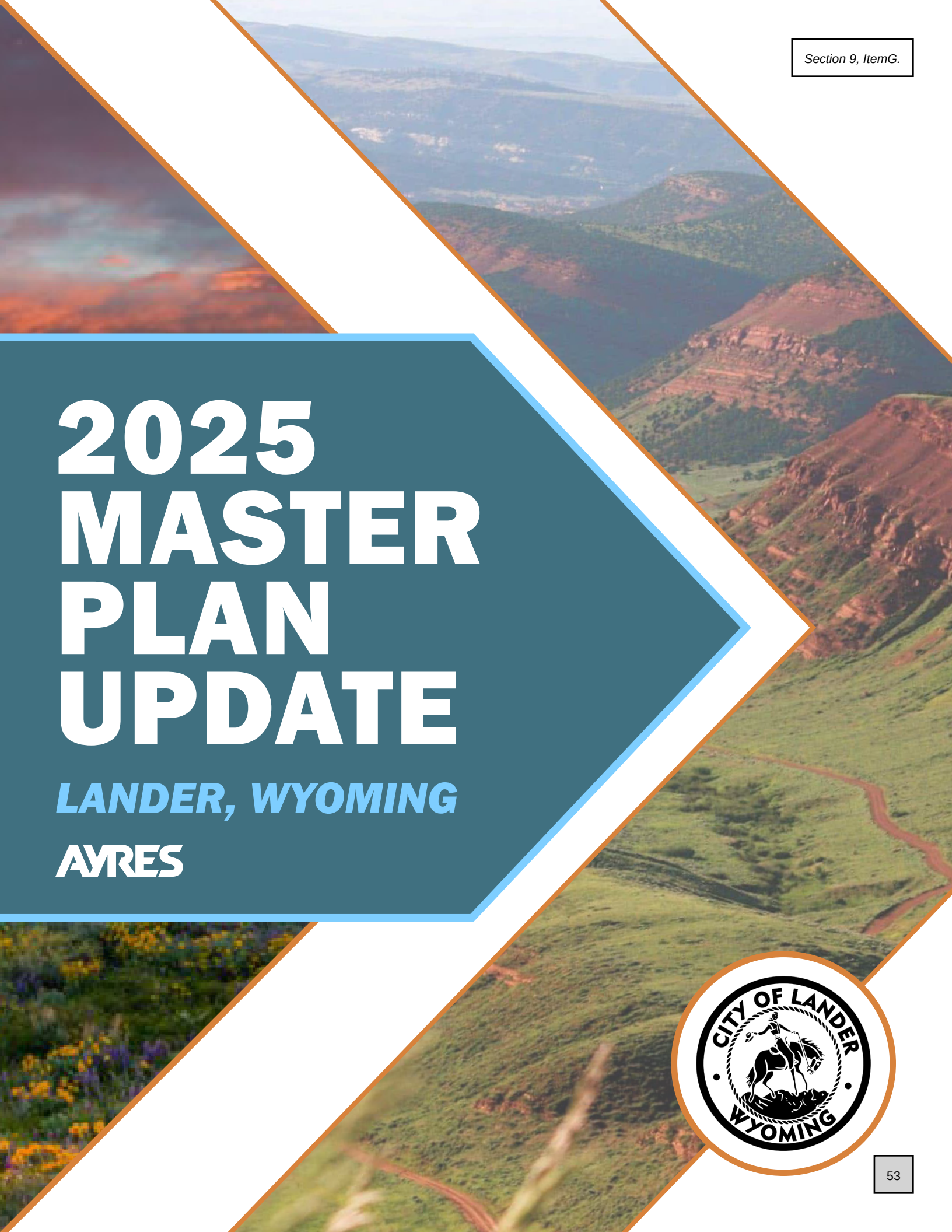
ATTEST: By_____
Missy White, Mayor

_____
Rachelle Fontaine, City Clerk

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander at a regular meeting held on June 10, 2025, and that the meeting was held according to law; and that the said Resolution has been duly entered in the minute book of the City of Lander.

_____
Rachelle Fontaine, City Clerk



2025 MASTER PLAN UPDATE

LANDER, WYOMING

AYRES

CITY OF LANDER WYOMING

A Special Thank You

To the hundreds of Lander community members, leaders, and organizations that participated in creating this plan: Your invaluable feedback has been the foundation of this journey. Your insights and contributions directly shaped the vision and goals. This is more than just a plan; it is a reflection of your aspirations for Lander's future.

Thank you for your dedication, support, and involvement.

Prepared by Ayres Associates

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01

INTRODUCTION

WHAT IS THE MASTER PLAN UPDATE?

This Master Plan Update serves as a comprehensive, long-term strategic framework guiding the City Council, Planning Commission, staff, residents, and land developers in decision-making for future development in Lander.

The update builds upon the 2012 Master Plan and incorporates the updated vision and goals of the community. While some goals from the previous Master Plan were successfully achieved, others remain relevant today and will be carried forward into the new plan.

Community feedback played a core role in the Plan's process, ensuring community involvement and identifying opportunities and challenges within the community. Themes identified are based on community input and address areas of focus for Lander's future.

A Community Snapshot summarizes the current state of the community, setting the context for core planning themes.

The Master Plan includes a growth map, growth guidelines, and theme-related goals and objectives.

The Implementation Matrix outlines actions needed to achieve plan goals and objectives. It informs programs, policy, code change recommendations, and other community actions.

This structure allows the plan to serve as a guiding framework for the community, facilitating regular reviews and updates every five to ten years and informing related studies and future projects.

HOW TO USE IT?

The primary intent of the Master Plan Update is to provide a shared vision with goals that reflect our community's aspirations, facilitating informed decision-making for future developments and policies. The Master Plan Update can be used for various purposes, including guiding development through establishing policies, zoning regulations, infrastructure planning, budget allocations, and more. Elements throughout the plan are built from what was heard from community members, staff, and stakeholders.

HOW CAN I USE THE MASTER PLAN?

The Master Plan Update is a useful document.
Note the ways in which various individuals may find this document useful!

- **City Council Member:** Use the Blueprint to align development policies, budget decisions, zoning decisions, and infrastructure investments with the community's long-term goals.
- **City Staff Member:** Reference the Blueprint in day-to-day decisions to ensure projects, permits, and policies align with the City's vision.
- **Nonprofit Organizations:** Identify areas where your goals align with city priorities to strengthen external funding proposals, shape policy, and collaborate effectively.
- **Developers:** Use the Blueprint to design projects that meet city expectations, align with community goals, zoning decisions, and streamline the approval process, reducing risks and delays.
- **Community Members:** Gain insights into community priorities and planned improvements. The action plan helps clarify which projects are being prioritized, their timelines, and potential funding sources.

ACCOMPLISHMENTS

The previous 2012 Master Plan had many goals and objectives for our community. Since the creation of the previous plan, Lander has accomplished several of the aspirations identified.

The 2025 Master Plan Update identifies new goals based on what the residents identified as priorities for the community.

EXAMPLE 1: BUSINESS PARK
Previous plan: 1-12

Goal: Develop a new business park adjacent to the current City limits.

Accomplishment: A business park was created to help improve commerce in the Lander area. The brochure below details some of the benefits that this business park provides.

https://www.landerwyoming.org/media/66#:~:text=The%20purpose%20of%20the%20Lander,at%20307%2D332%2D2870.

EXAMPLE 2: COMMUNITY CENTER
Previous plan: 1-17

Goal: Explore the feasibility of creating an all-season public community center.

Accomplishment: A 19,000 sf community/event center was developed for Lander after the original (pictured left) burned.

https://landercommunityconvention.com/

EXAMPLE 3: CITY PARK EXPANSION
Previous plan: 1-18

Goal: Expand City Park.

Accomplishment: The City added 9.5 acres to City Park and acquired land for Popo Agie Park.

https://www.facebook.com/LanderArtDistrict/

PROCESS

SPRING 2024

- Project Kickoff
- Community Engagement Preparation
- Created MPU Outline

SUMMER 2024

- Airport and Cemetery Memos
- Utility and Infrastructure Review
- Bullseye Workshop
- Community Feedback Analysis
- Produced Engagement Summaries

FALL 2024

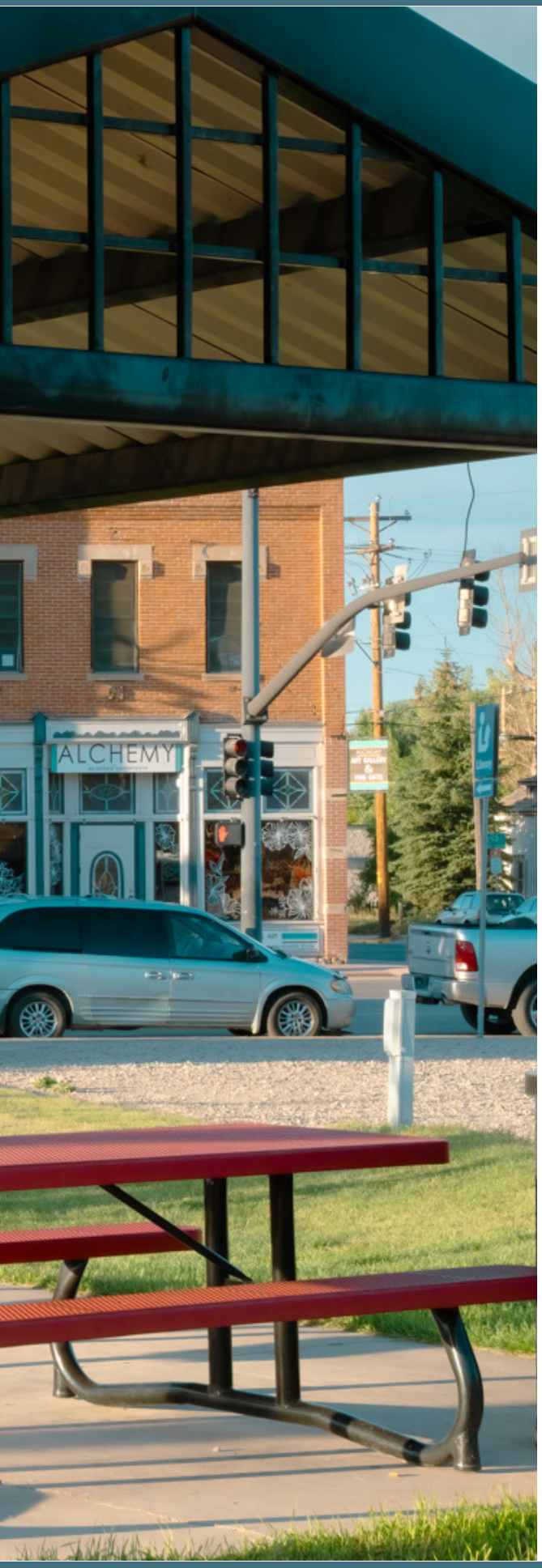
- Community Survey
- Data Collection and Analysis
- Content Development
- Staff Meetings

WINTER 2025

- Draft Review

SPRING 2025

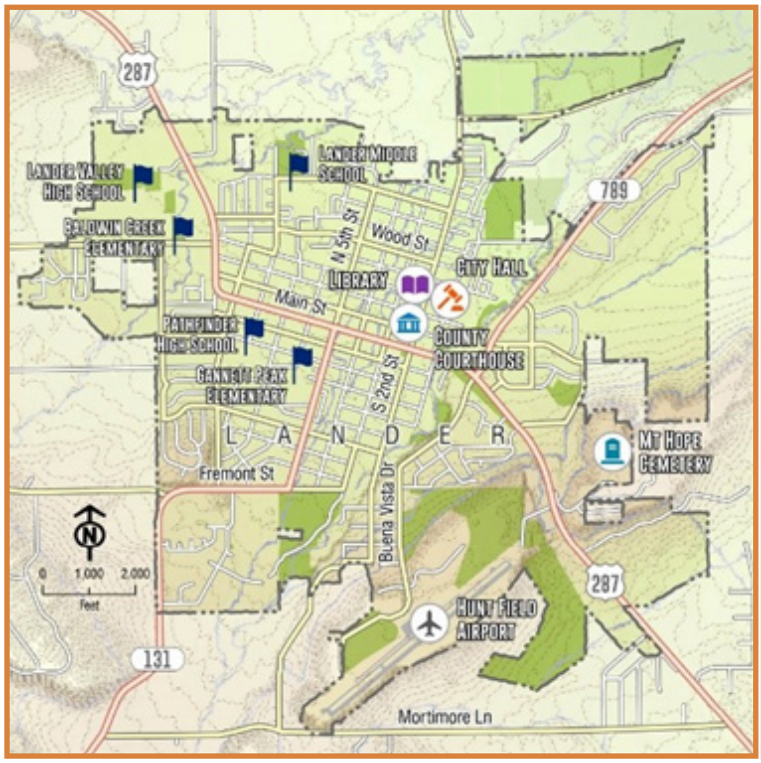
- Final Plan Adoption



02

COMMUNITY SNAPSHOT

COMMUNITY CONTEXT



Lander is located at the base of the Wind River Range, along the Middle Fork of the Popo Agie River, experiencing a semi-arid climate. U.S. Highway 287 and Wyoming Highway 789 connect the town to surrounding areas.

Major employers in Lander include Fremont County School District #1, SageWest Health Care, Wyoming Catholic College, and National Outdoor Leadership School (NOLS). Nearby natural attractions, such as Sinks Canyon State Park and the Shoshone National Forest, make Lander a gateway for hiking, climbing and other outdoor recreational activities in Wyoming.

REGIONAL CONTEXT

Lander sits in Fremont County in central Wyoming, and functions as the county seat. Lander sits directly south of the Wind River Indian Reservation. Major highways, U.S. Highway 287 and Wyoming Highway 789 connect Lander to neighboring communities such as Hudson and Riverton, as well as connect the city to Yellowstone and Grand Teton National Parks.

As a regional hub, Lander provides the region with essential services such as healthcare and education, while also drawing visitors and outdoor enthusiasts to its natural attractions and recreational opportunities.

HISTORY

19TH CENTURY

Before the establishment of Lander, the land was used as summer hunting grounds for various Native American tribes such as Shoshone and Arapaho. These tribes utilized the rich natural resources in the area to sustain their communities.

1875 The residents of future Lander recognized the need for their improved communication and connectivity with the outside world prompting them to apply for their first post office. The addition of a post office represents a commitment to the growth and development of Lander through its connections to broader networks.

1884 The Eighth Wyoming Legislative Assembly split the former Sweetwater County into Fremont County and made Lander the county seat. This establishment of Fremont County led to increased investment in public services and infrastructure such as government buildings and roads.

1890 The town site for Lander was built in 1890, named after General Frederick W. Lander, a notable early explorer. The town was made to accommodate miners and settlers heading to nearby mines. Its location made it an ideal trading post, providing goods and services to residents and travelers.

The 1890s were a transformative period for Lander, with significant growth in cattle ranching and agriculture. The town became known for its production of hay, cattle, sheep, horses, and attracting diverse settlers. As Lander's population grew, so did its infrastructure, including roads, schools, and churches. The first schoolhouse was built in 1895.

1894s Established in 1894, the Pioneer Days Rodeo is one of the oldest in the U.S. It has become a cherished local tradition to celebrate Lander's cowboy heritage and deepening its cultural roots.

Heebe-tee-tse, Shoshone Indian, (1899)

20TH CENTURY

1900s

By 1900, Lander marked a significant economic milestone by establishing its first bank. This provided essential financial services, enabling residents to invest in homes and businesses, thus contributing to the town's continued growth and prosperity.

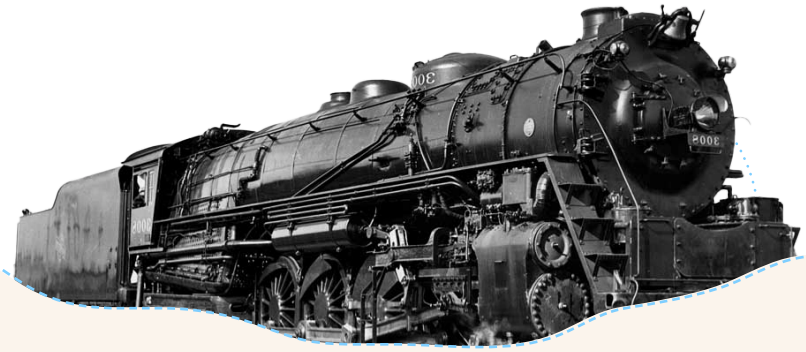
In the early 1900s, the Chicago and Northwestern Railroad extension connecting Casper and Lander was completed, facilitating coal and mineral mining operations in the region. Though coal mining declined by 1922, oil exploration began to rise, driving Lander's industrial development. However, the railroad ceased operations in 1972.

1953

Following WWII, the urgency to develop nuclear weapons spurred economic growth in Lander. In 1953, just east of Lander, the Lucky Mc mine was established and became one of the richest mines in the state. This mine brought new settlers and industries to the Lander region, further diversifying its economy.

1962

By 1962 U.S. Steel established an iron-ore mine near Atlantic City. Most of the mine workers lived in Lander and commuted to the mine for work. This development reflected Lander's ongoing evolution as a center for resource extraction, contributing to its economic stability and growth.



Chicago and Northwestern Railroad train (1949)

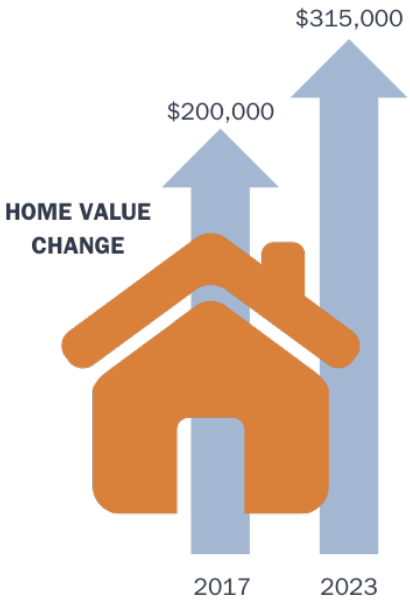
21ST CENTURY

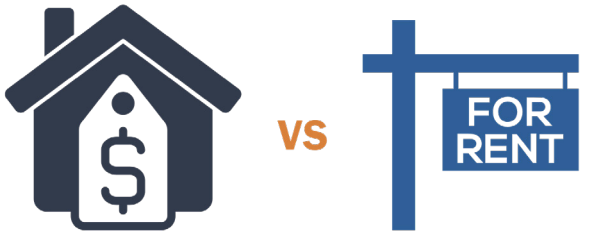
Lander remains a vital regional hub, providing essential services and amenities to residents while sustaining its economy through a blend of rich cultural history and the natural beauty of its surrounding landscapes. Its heritage, combined with its appeal to visitors, continues to shape Lander's identity in the 21st century.

Lander Mill (2016)

COMMUNITY STATISTICS

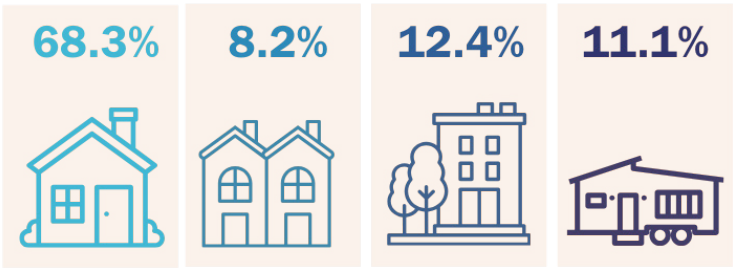
HOUSING



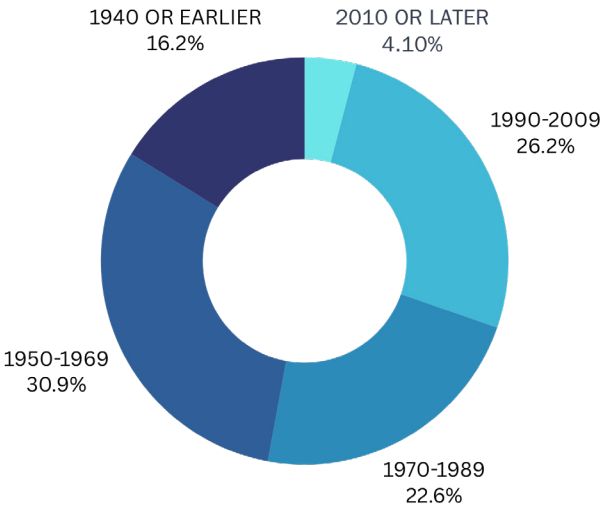


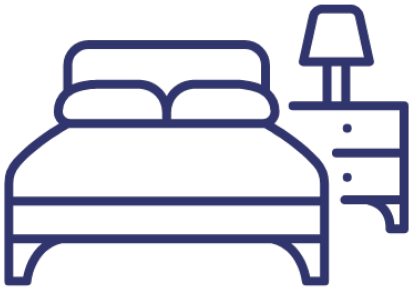
OCCUPANCY TRENDS IN 2023

HOUSING TYPES



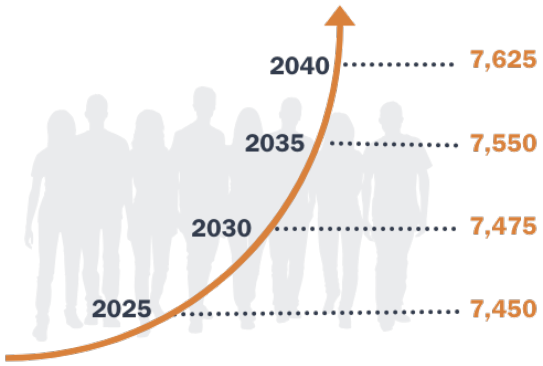
AGE OF HOUSING



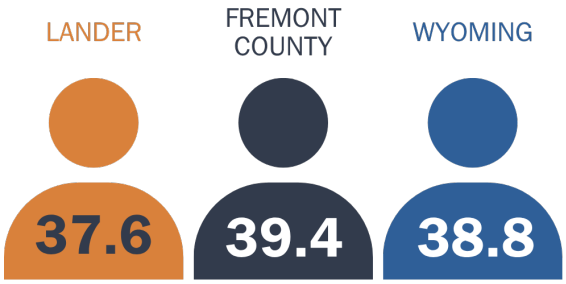


MOST HOMES HAVE
3 BEDROOMS

DEMOGRAPHIC

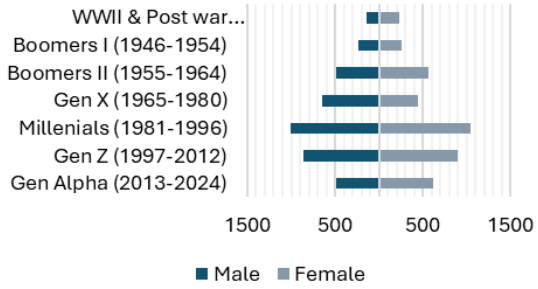


LANDER POPULATION PROJECTION

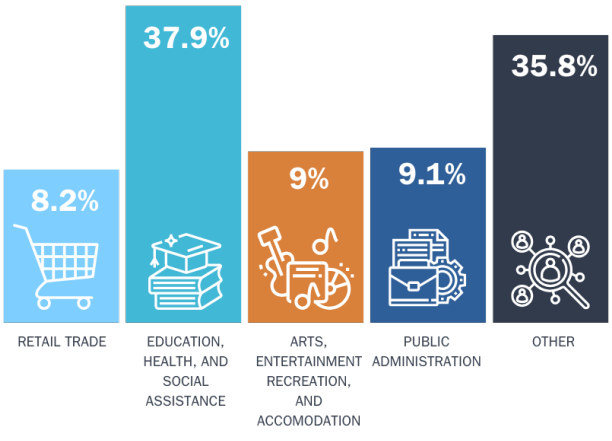


MEDIAN AGE IN 2023

GENERATIONAL POPULATION PYRAMID IN 2023



ECONOMIC



TOP INDUSTRIES IN LANDER

IN 2023, 9.8% OF LANDER LIVED BELOW THE POVERTY LINE

THE MAJORITY OF LANDER RESIDENTS DRIVE ALONE TO WORK

Approx. $71,000

2023 MEDIAN HOUSEHOLD INCOME

03

VISION

MISSION

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

VISION

Preserving the past, while embracing the future.

"A MELTING POT OF MANY PEOPLE, IDEAS, CULTURES, AND BACKGROUNDS"

"WALKABLE AND BIKEABLE"

8 COMMUNITY ENGAGEMENT EVENTS

"A GREAT MIX OF PEOPLE, IDEAS, AND TRADITION"

"BEAUTIFUL PEOPLE IN A BEAUTIFUL PLACE"

"BEAUTIFUL NATURE AND WILDLIFE"

"A GREAT PLACE TO RAISE KIDS"

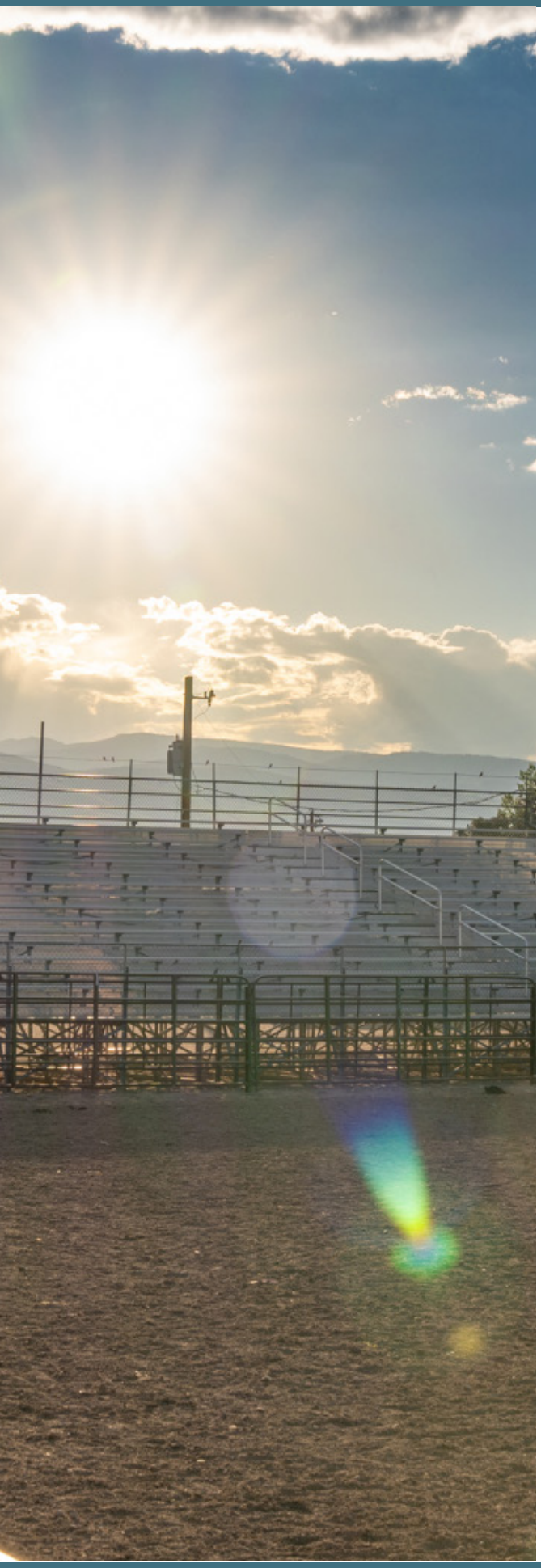
1385 COMMUNITY MEMBER INTERACTIONS

"WARM AND WELCOMING CULTURE"

"GREAT ACCESS TO GREEN SPACES"

"COMMUNITY SPIRIT"

"SAFE AND SMALL TOWN FEEL - WE ALL KNOW OUR NEIGHBORS"



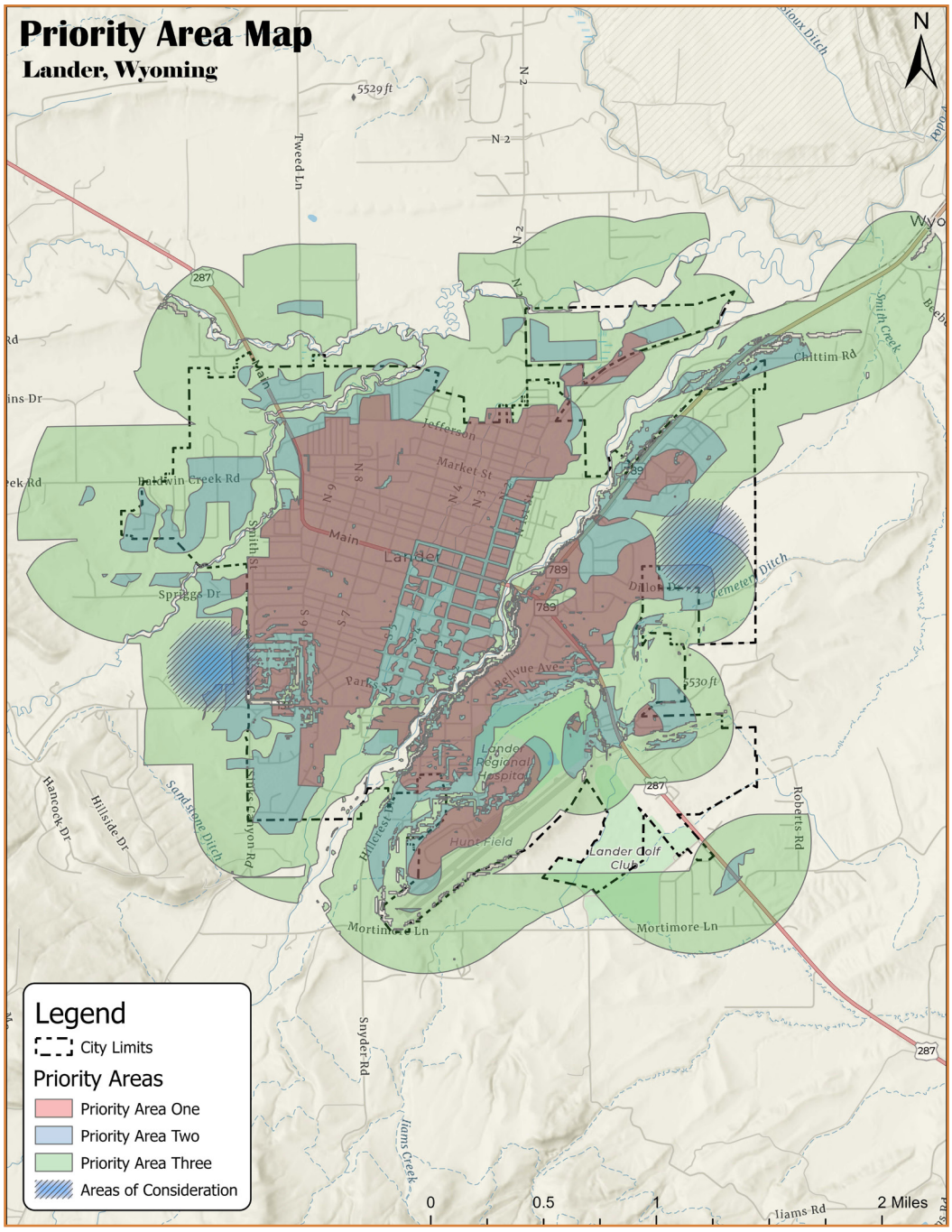
04

COMMUNITY GROWTH

LANDER GROWTH MAP

This theme reflects Lander's vision for future growth that is mindful of existing geography, environmental sensitivity, and concern for maintaining small-town feel in the form of the Lander Growth Map.

The Lander Growth Map identifies Priority Areas where growth is most feasible, the remaining themes focus on how that growth should happen. Each plan theme offers targeted strategies to ensure that, as Lander grows, it does so in a way that supports a thriving, livable community.



PRIORITY AREAS

The priority areas are created based on availability of infrastructure, proximity to the core, environmental constraints, and other factors described in further detail below.

By focusing on optimal areas for development with a set of objective criteria, the Master Plan provides a framework for case-by-case evaluation of development requests. The Priority Areas do not inform specific recommendations for types of development, or the specific uses that may occur, as this may greatly vary as Lander grows with time.

Use-specific decisions, such as initial or changes to zoning classification, fall to the elected leadership of Lander with recommendation from Planning Commission. This review not only determines compliance with municipal code but can be administered in a way that balances progress with preserving the community's character.

PRIORITY FACTORS

The priority growth matrix below contains the 7 development feasibility factors used in the Lander Growth Map. This matrix is intended to take precedence over the Lander Growth Map when determining Master Plan compliance of a land use-related request, as the matrix will be relevant, even as infrastructure in Lander changes over time.

The score of development feasibility ranges from favorable to unfavorable.

Priority Area 1: 18 pts, Favorable

Priority Area 2: 12 - 17 pts, Moderate

Priority Area 3: 6 - 11 pts, Limited

Outside: 5 pts or fewer, Unfavorable

PRIORITY GROWTH MIX				
FACTORS	**POINT RATING**			
	Priority Area 1 3 Points	**Priority Area 2 2 Points**	**Priority Area 3 1 Points**	**0 Points**
City Proximity	Adjacent	Within 1/4 mile	Within 1/2 mile	Beyond 1/2 mile
Water Lines (Lander)	Adjacent (in the street)	1/4 mile	Within 1 mile	Beyond 1 mile
Sanitary Sewer Lines (Lander)	Adjacent (in the street)	1/4 mile	Within 1.2 mile	Beyond 1/2 mile
Flood Risk (FIRM rating)	X or D (limited or unknown)	0.2% annual chance (500 yr)	1% annual chance (100 yr)	Floodway
Steep Slope	0% to 2%	2% to 5%	5% to 10%	>10%
Soils (NRCS Building Limitation Rating)	None	Low	Moderate	High

PRIORITY AREA 1

Priority Area 1 includes the most development-ready locations within and around city limits. The areas identified are directly connected to existing infrastructure, with water and sewer lines already in place or easily accessible. The terrain is also stable, with minimal flood risks and gentle slopes, making these sites ideal for various uses such as but not limited to high-density residential, commercial, or mixed-use developments.

Development here is cost-effective and efficient, requiring little additional investment to integrate into the city's core. Growth in this priority area supports Lander's vision of maintaining a compact, connected community while reducing the strain on resources and preserving surrounding open spaces.

PRIORITY AREA 2

Priority Area 2 offers strong potential for development but requires some investment in infrastructure and planning. These areas are within a reasonable distance from water and sewer lines and adjacent to paved or maintained roads, though they may need improvements or extensions to fully support new developments.

The terrain is slightly more challenging in these areas, with moderate slopes or minimal floodplain concerns while still being manageable for developments like medium-density housing or light commercial developments. This priority area provides opportunities to expand Lander's footprint while ensuring that new development aligns with the community's long-term goals.

PRIORITY AREA 3

Priority Area 3 represents areas that are less practical for immediate development but may become viable with investment in infrastructure and environmental management. These locations are farther from city services and may feature more challenging terrain, like steep slopes or higher flood risk.

For now, the priority area would be best suited for low-density uses, such as agricultural operations, or open space preservation. If future growth demands expansion into these areas, careful planning will be necessary to address infrastructure gaps and environmental challenges.

AREAS OF CONSIDERATION

Areas of Consideration do not currently fall into a Priority Area 1 or 2 category according to the Priority Growth Matrix but have been identified as desirable locations for development. They are denoted on the map as blue shaded areas with hatch marks. If city or developer resources, depending on the intended end user, are focused in these areas, such as extending water service, building or improving roads, or stabilizing soils, these areas could be considered prime for development.

GOAL AND OBJECTIVES

GOAL: GROW RESPONSIBLY

Objective 1: Objectively Review Development Requests

- Consider allying development procedure rigor to the Priority Growth Matrix.
- For example, implement an administrative or expedited review of projects located in Priority Area 1 that align with Lander goals and objectives. Conversely, require a more thorough review of projects found outside a Priority Area.

Objective 2: Guide Infrastructure Investment

- Incorporate into capital improvement plans those locations in Lander that should be in Priority Growth Area 1 based on demand, landowner will, or topography; but lack water, sewer, or paved roads fostering shovel-ready sites.

Objective 3: Update Review Tools Frequently

- Review the scoring criteria regularly to ensure they accurately capture Lander priorities and so the Lander Growth Map represents up-to-date infrastructure location and status.

05

ECONOMY

This theme focuses on fostering a resilient and thriving local economy that benefits all residents. It aims to support small businesses, attract new industries, address workforce challenges, and promote tourism while preserving our identity and ensures long-term sustainability.

PEAKS OF PERSPECTIVES

Outreach efforts revealed strong considerations, concerns, and aspirations regarding Lander's economic future.

Our community vocalized interest in a broader range of businesses and greater support for local businesses. Residents raised concerns about the availability of local commercial spaces, alongside the growing challenges with wages and the rising cost of living. The community noted a heavy reliance on outdoor recreation for economic development, as well as concerns on limited local businesses. Residents emphasized the importance of preserving our unique small-town character as we experience growth and development, while also advocating for a greater variety of retail and dining options. The community expressed a powerful desire to revitalize downtown areas to enhance businesses and tourism related draws, while calling for better local business support and diversification of the economy.

GROWTH GUIDELINES

Strategic land use is critical for fostering economic growth. Priority Area 1 provides the opportunity for new growth and mixed-use developments that attract visitors and support local businesses. Priority Area 2 allows for thoughtful expansion into areas that can accommodate industries needing larger spaces, such as light manufacturing or logistics. Areas near the city core in Priority Area 1 can support vibrant, visually appealing streetscapes, while outer areas can integrate natural aesthetics to blend with the surrounding landscape. The Lander Economic Plan ensures that these developments align with Lander's character, supporting small businesses while encouraging economic diversity.

GOALS AND OBJECTIVES

GOAL 1: STRENGTHEN AND DIVERSIFY THE LOCAL ECONOMY

Objective 1: Promote Business Growth

- Partner or promote programs that attract businesses that bring external revenue (e.g., outdoor rec, tourism, and remote work hubs).

Objective 2: Support Small Businesses

- Partner or promote grants or low-interest loans for startups and existing businesses to expand, particularly along Main Street.

Objective 3: Leverage Economic Development Funds

- Continue to partner with the Wyoming Business Council and the Lander Economic Development Association (LEDA) to provide funding assistance for community infrastructure to facilitate the start-up, retention, expansion, or location of a specific committed business.

GOAL 2: ENHANCE MAIN STREET VITALITY

Objective 1: Revitalize Vacant Properties

- Partner and promote using vacant Main Street buildings for retail, restaurants, or community spaces.

Objective 2: Expand Retail and Dining Options

- Partner with LEDA to encourage businesses to keep evening hours, especially restaurants; and to offer unique retail experiences.

Objective 3: Promote Main Street Foot Traffic

- Promote walkability on Main Street through improved pedestrian-friendly infrastructure

GOAL 3: ADDRESS WORKFORCE CHALLENGES

Objective 1: Enhance Childcare Accessibility

- Expand services that support childcare programs for working families, such as recreational or educational programming, to encourage more childcare businesses.
- Simplify applications for new childcare homes.

Objective 2: Support Job Creation

- Encourage job training programs and partnerships with industries that align with Lander's economic strengths
- Promote the creation of diverse workforce opportunities

GOAL 4: FOSTER A RESILIENT COMMUNITY

Objective 1: Promote Local Tourism
- Promote TAD Grant program to invest in public events (e.g., farmers' markets, rodeos) to boost tourism and local spending.

Objective 2: Support the Lander Economic Development Association
- Promote the existence and opportunities of the Lander Economic Development Association through efforts to raise awareness of its resources.

Objective 3: Promote Economic Opportunities with LEDA
- Explore opportunities to support the growth and expansion of LEDA as a resource for economic growth in Lander.

GOAL 5: ENHANCE THE BEAUTY OF MAIN STREET

Objective 1: Promote Local Tourism
- Promote TAD Grant program to invest in public events (e.g., farmers' markets, rodeos) to boost tourism and local spending.

Objective 2: Support the Lander Economic Development Association
- Promote the existence and opportunities of the Lander Economic Development Association through efforts to raise awareness of its resources.

Objective 3: Promote Economic Opportunities with LEDA
- Explore opportunities to support the growth and expansion of LEDA as a resource for economic growth in Lander.

06

HOUSING

This theme addresses our community's need for diverse housing options. It aims to improve housing accessibility for all income levels, revitalize aging homes, and support efficient neighborhood development, meeting the needs of current and future residents while maintaining the community's unique character.

PEAKS OF PERSPECTIVES

Our community expressed various considerations, concerns, and aspirations regarding housing needs in Lander during our engagement opportunities. The community expressed a need for diverse, accessible, and sustainable housing options to accommodate all residents.

A common theme heard for housing was the rising cost of living, which is financially straining for many residents, along with concerns about shortages of rental properties. The lack of attainable housing options has made it difficult and, in some cases, impossible for residents to find ideal housing options. There is a strong desire for transitional housing options that support various stages of life, as well as more attainable housing solutions and increased housing stock in general.

GROWTH GUIDELINES

The Housing theme focuses on meeting the diverse needs of Lander's residents. The Priority Areas are intended to result in residential growth that aligns with infrastructure availability and environmental considerations. Priority Area 1 supports higher-density housing to provide attainable options near the community's core. Priority Area 2 offers opportunities for moderately dense neighborhoods with a mix of housing types. While Priority Area 3 could support low-density or rural housing for those seeking larger lots or agricultural uses.

GOALS AND OBJECTIVES

GOAL 1: IMPROVING HOUSING ATTAINABILITY AND ACCESSIBILITY

Objective 1: Develop Workforce Housing

- Encourage the development of affordable housing options for teachers, nurses, police officers, and other essential workers by partnering with developers and local industries like the school district or hospital.

Objective 2: Support "Missing Middle" Housing

- Promote diverse housing types through flexible zoning codes, such as duplexes, townhomes, and cottage developments, to provide attainable options for young families, first-time homebuyers, and retirees.

Objective 3: Expand Affordable Rentals

- Promote the increase the inventory of affordable rental housing through relaxed zoning for accessory dwelling units (ADUs) and incentives for multi-family developments, utilizing the planning commission process to update and review the code.

Objective 4: Establish Deed-Restricted Housing Initiatives

- Promote initiatives for deed-restricted housing to create attainable homeownership and rental opportunities for future generations.

GOAL 2: REVITALIZE AGING HOUSING STOCK

Objective 1: Establish a Housing Rehabilitation Program

- Promote organizations that create grant or low-interest loan programs to help homeowners repair and modernize homes, with focus on pre-1960 properties.

Objective 2: Capitalize on Existing Programs

- Utilize programs like EPA Brownfield to finance cleanup and revitalization efforts of vacant homes which are dilapidated and uninhabitable.

Objective 3: Identify and Encourage Adaptive Reuse Opportunities

- Explore with the planning commission the expansion of housing opportunities by reviewing code changes that could allow for the rehabilitation of vacant or underused structures.

GOAL 3: ENCOURAGE WELL-PLANNED, EFFICIENT, AND BALANCED NEIGHBORHOOD DEVELOPMENT

Objective 1: Focus on Infill Development
- Prioritize the development within city limits to prevent urban sprawl and capitalize on existing infrastructure.

Objective 2: Protect Neighborhood Identity
- Preserve and enhance neighborhood character by supporting cohesive design, historic integrity, and community identity.

Objective 3: Encourage Workforce Housing Opportunities
- Support housing developments that include a mix of affordable and market-rate units.

GOAL 4: EXPAND HOUSING OPPORTUNITIES TO MEET FUTURE NEEDS

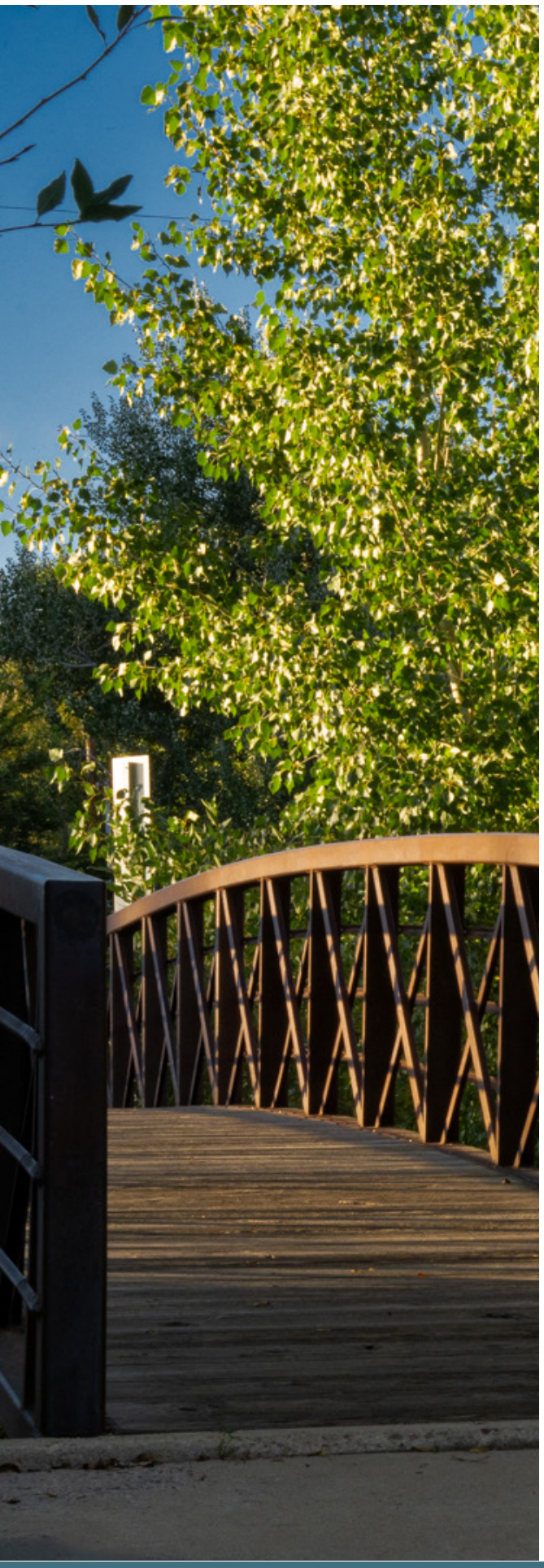
Objective 1: Facilitate Transitional Housing
- Adopt flexible zoning codes that allow development of housing options for all life stages, including starter homes, family-sized housing, and senior living communities.

Objective 2: Address Short-Term Rentals
- Implement policies to regulate short-term rentals, such as Airbnb listings, to reduce their contribution to the housing shortage and long-term rental cost inflation.

Objective 3: Support Higher-Density Housing
- Revise zoning policies to allow for multi-family dwellings, tiny home communities, and ADUs in appropriate area while preserving low-density neighborhoods where desired.
- Explore through the Planning Commission the potential for developing second floor residential spaces above downtown establishments.

Objective 4: Partner on Annexation for Housing
- Annex adjacent land for higher-density housing developments, such as condominiums and apartments, while limiting large-acreage, single-home subdivisions.

Objective 5: Balance Development and Zoning
- Review zoning policies to accommodate diverse housing and business development while maintaining Lander's character.



07

INFRASTRUCTURE

This theme ensures our long-term resilience by addressing core infrastructure needs while embracing sustainability and innovation. The theme focuses on modernizing water, roadways, stormwater systems, expanding broadband access, and promoting renewable energy. By improving community safety, accessibility, and disaster preparedness, the theme also supports a foundation for growth and enhances the quality of life for all residents.

PEAKS OF PERSPECTIVES

Our community expressed ideas for considerations, concerns, and aspirations throughout engagement opportunities regarding the future of Lander's infrastructure. The community vocalized the need for sustainable infrastructure. The community also emphasized the need for maintaining efficient and updated utilities and general infrastructure, including better management of water lines and enhancing internet capabilities to support local businesses and personal connectivity.

Road condition was often mentioned in community feedback. Proactive maintenance will result in infrastructure longevity. The community highlighted outdated water lines and general infrastructure. Stakeholders requested updates to the snow removal process and more effective communication about public infrastructure. The community aspires for resilient and efficient infrastructure, increased use of renewable energy sources within the community and improved drainage systems, sidewalks, and public amenities to create a safer and more inclusive community.

GROWTH GUIDELINES

Infrastructure is the backbone of Lander's growth, and its availability is a key factor in the Priority Growth Matrix. The infrastructure plan theme prioritizes efficient use of existing systems in Priority Area 1, while addressing extensions and upgrades needed in Priority Areas 2 and 3. This ensures new developments have access to water, sewer, roads, and utilities, all while considering long-term sustainability.

GOALS AND OBJECTIVES

GOAL 1: ENHANCE AND MAINTAIN CORE INFRASTRUCTURE

Objective 1: Support Comprehensive Street Maintenance

- Continue implementing the existing street maintenance plan with a consistent and prioritized repair schedule to address potholes and deteriorating roads, ensuring long-term roadway durability.

Objective 2: Upgrade Water Lines

- Implement the 2022 Water Master Plan to replace aging and shallow water lines, prevent freezing, ensure adequate fire-fighting pressure, and enhance the reliability of water delivery for all.

Objective 3: Create and Maintain a Water Infrastructure Database

- Use the Water Master Plan to create a prioritized database of water infrastructure.

Objective 4: Improve Stormwater Management

- Create and adopt a stormwater master plan for the city.

GOAL 2: IMPROVE COMMUNITY SAFETY AND ACCESSIBILITY

Objective 1: Enhanced Snow Removal Operations

- Develop a strategic snow removal plan to improve the safety of streets and sidewalks during winter months, prioritizing high-traffic areas and neighborhoods most impacted by accumulation.

Objective 2: Sidewalk and Crosswalk Connectivity

- Expand sidewalk networks and install pedestrian-friendly infrastructure, including push-button crosswalk lights at key intersections, to improve safety and accessibility for all residents, especially in schools, parks, and downtown areas.

Objective 3: Smart and Efficient Street Lighting

- Enhance public safety by upgrading streetlights to energy-efficient models that minimize light pollution, preserve dark skies, and ensure adequate lighting.

GOAL 3: PREPARE WITH RESILIENT INFRASTRUCTURE

Objective 1: Disaster-Resistant Infrastructure
- Weather-proof infrastructure for floods and other hazardous events.
- Keep backup systems for emergencies.

Objective 2: Underground Utility Installation
- Incorporate utility line burial into new developments and infrastructure upgrades to improve aesthetic quality, reduce maintenance, and enhance resilience against environmental hazards.

Objective 3: Broadband Access Expansion
- Encourage broadband infrastructure to ensure reliable, high-speed internet access is available to all households and businesses, fostering inclusivity and economic growth.

Objective 4: Expansion of Infrastructure
- Expand infrastructure to new areas suitable for residential development in accordance with the 2022 Water Master Plan and the 2020 Long Range Transportation Plan.

Objective 5: Adopt Construction Standards
- Oversee contractors to ensure construction meets town standards.

GOAL 4: ESTABLISH SUSTAINABLE PRACTICES

Objective 1: Solar Energy Expansion
- Explore rooftop solar installations on public buildings using incentives and support for implementation, making Lander a leader in renewable energy.

Objective 2: Electrification of Municipal Assets
- Transition city-owned fleet vehicles to electric or alternative fuels to reduce greenhouse gas emissions and align with broader sustainability goals.

Objective 3: Energy Efficient Retrofits
- Retrofit municipal buildings with energy-efficient systems, such as upgraded HVAC, insulation, and LED lighting, to reduce energy costs and set a community example for sustainable infrastructure.

Objective 4: Promote Sustainable Material Use
- Encourage selection of quality materials that maximize the longevity of infrastructure improvements, such as providing educational materials on available sustainable products.

08

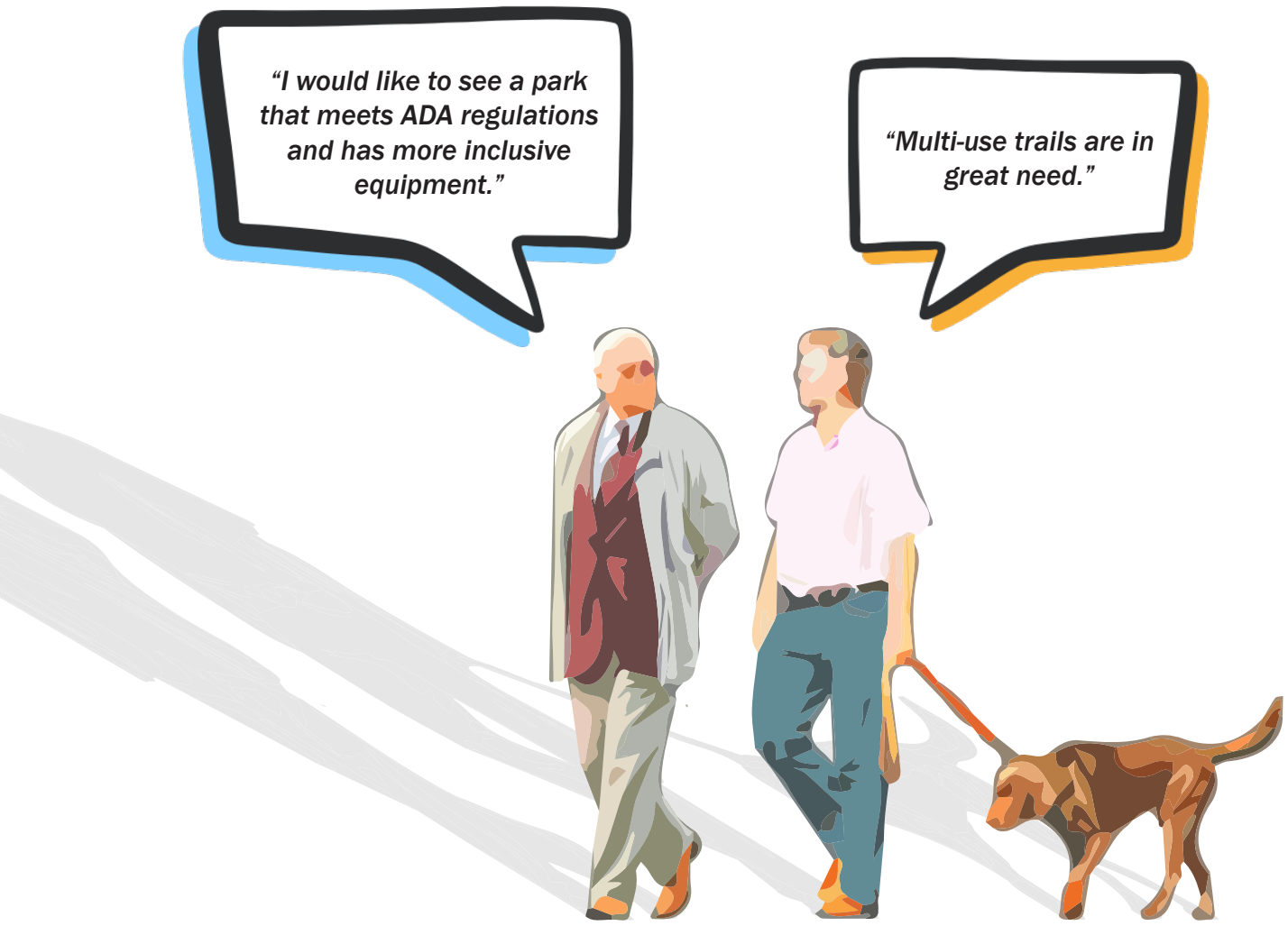
PARKS AND RECREATION

This theme highlights enhancing Lander's outdoor spaces to improve accessibility, usability, and environmental management. By connecting our parks with pathways, diversifying recreational facilities, and preserving natural areas, the theme reflects our commitment to fostering outdoor enjoyment and strengthening its identity as a hub for recreation and natural beauty.

PEAKS OF PERSPECTIVES

The community expressed ideas and hopes regarding parks and recreation in Lander throughout engagement opportunities. Community members recommended enhancing our parks and recreation spaces by focusing on expanding access and improving amenities. Key interests included maintaining free or reasonably priced camping, increased pool capacity, and better connectivity, maintenance, and safety of trails.

The community expressed concerns about balancing growth with the natural character of Lander parks, ensuring growth does not impact Lander's natural beauty. The community emphasized the need for accessible parks and recreation facilities for all age groups, physical capabilities, as well as proper maintenance. Residents envision enhanced accessible and safe trails, parks and recreation facilities with diverse amenities.



GROWTH GUIDELINES

Open spaces and recreational opportunities are vital to Lander's identity. The Parks and Recreation goals and objects aim to provide connections to Lander parks from all Priority Areas, whether through pathways, green spaces, or recreational facilities. Priority Area 1 offer opportunities to enhance walkable connecting to existing parks, while Priority Areas 2 and 3 can incorporate new natural areas and trails to maintain access to nature as the community grows.

GOALS AND OBJECTIVES

GOAL 1: ENHANCE CONNECTIVITY AND ACCESSIBILITY

Objective 1: Develop a Network of Recreational Pathways

- Create a comprehensive system linking neighborhoods to all parks, open spaces, and the river corridor, such as a town loop or Popo Agie River pathway.

Objective 2: Implement Pathway Improvements

- Use staff to collaborate with property owners and stakeholders to address pathway access challenges and advance pathway development.

Objective 3: Improve Multi-Modal Access in Parks

- Provide safe, level, and accessible paths to and within recreational areas, such as City Park and new park lands.

GOAL 2: EXPAND AND DIVERSIFY RECREATIONAL OPPORTUNITIES

Objective 1: Increase Shade and Weather Protection

- Enhance park usability by adding shade trees and shelters to provide relief during extreme weather events.

Objective 2: Develop New Community Facilities

- Build amenities, such as natural playgrounds or ball fields, to cater to youth, families, and sports enthusiasts.
- Develop a plan to replace aging pool infrastructure with the school district and other community partners.

Objective 3: Restore Parks and Recreation Programs

- Reintroduce affordable and inclusive recreational activities for all residents, emphasizing opportunities for youth, families, and seniors.

GOAL 3: PRESERVE NATURAL AND GREEN SPACES

Objective 1: Protect Riparian Buffers and Natural Areas

- Maintain streamside buffers and incorporate native features to support sustainability and reduce erosion.

Objective 2: Designate Underdeveloped Open Spaces

- Preserve specific areas for natural enjoyment, incorporation compact dirt pathways, benches, and scenic views.

Objective 3: Improve Maintenance and Infrastructure

- Replace aging maintenance equipment and infrastructure needed for efficient park maintenance and to extend the usable season.
- Address invasive species with both educational materials and enforcement and by removing invasive species from city-owned properties.

GOAL 4: FOSTER SUSTAINABLE LANDSCAPING AND PUBLIC SPACES

Objective 1: Promote Native Landscaping

- Encourage the use of native plants on city-owned property to promote water efficiency, sustainability, and environmental health.

Objective 2: Plant More Trees

- Expand tree planting programs and improve existing greenery in public spaces for shade and aesthetic value.

Objective 3: Protect Local Nature

- Promote and protect public access to public lands and rivers.
- Minimize developments along riparian areas and rivers.

09

TRANSPORTATION

This theme aims to create a more connected, safe, and sustainable mobility network in our community. By enhancing walkability, investing in bike-friendly infrastructure, and improving transportation options, the theme supports transportation and accessibility for all residents. The theme addresses traffic concerns, integrated public and alternative transit, and ensure future developments align with Lander's transportation goals.

PEAKS OF PERSPECTIVES

The community expressed ideas and hopes regarding parks and recreation in Lander throughout engagement opportunities. Community members recommended enhancing our parks and recreation spaces by focusing on expanding access and improving amenities. Key interests included maintaining free or reasonably priced camping, increased pool capacity, and better connectivity, maintenance, and safety of trails.

The community expressed concerns about balancing growth with the natural character of Lander parks, ensuring growth does not impact Lander's natural beauty. The community emphasized the need for accessible parks and recreation facilities for all age groups, physical capabilities, as well as proper maintenance. Residents envision enhanced accessible and safe trails, parks and recreation facilities with diverse amenities.

GROWTH GUIDELINES

Efficient and safe transportation ties all themes together. Priority Area 1 focuses on enhancing pedestrian-friendly streets and connectivity to existing networks. Priority Area 2 emphasizes upgrading roads and adding pathways to integrate new developments, while Priority Area 3 considers long-term opportunities for major transportation improvements. The Transportation goals and objectives aim to provide safe and efficient travel with Lander and connections to the State highway system for travel beyond the city.

GOALS AND OBJECTIVES

GOAL 1: PROMOTE SAFE AND ACTIVE TRANSPORTATION

Objective 1: Invest in Safe Routes for Multi-Modal Transportation

- Create a comprehensive system linking neighborhoods to all parks, open spaces, and the river corridor, such as a town loop or Popo Agie River pathway.

Objective 2: Focus on Safety Enhancements for Pedestrians

- Use staff to collaborate with property owners and stakeholders to address pathway access challenges and advance pathway development.

GOAL 2: ENHANCE CONNECTIVITY AND SUSTAINABLE MOBILITY

Objective 1: Maintain the Street Network

- Require new developments to integrate into the existing street patterns.

Objective 2: Develop New Community Facilities

- Expand public transportation options, provide better connections to the airport, and encourage EV-friendly hubs at key locations.
- Explore expansion of public transit to provide better airport connections.
- Encourage electric vehicle charging stations in key locations, such as Main Street areas, major roadways, public parking lots, and public facilities.

Objective 3: Address Parking and Traffic Concerns

- Find solutions to alleviate downtown traffic, optimize parking space usage, and balance pedestrian and vehicle needs.

Objective 4: Promote Collaborations with WYDOT

- Partner closely with WYDOT to balance safety and accessibility of major roadways on Main Street.

LANDER PARKS
RECREATION
NORTH PARK
5:00 am
to
11:00 pm

10

APPENDIX

PUBLIC ENGAGEMENT SUMMARY - JULY 2024

2024 MASTER PLAN UPDATE
PUBLIC ENGAGEMENT #1 SUMMARY

AYRES

Ayres Associates collaborated with the City of Lander to conduct a series of community engagement activities with residents and stakeholders from July 18th to July 20th, 2024

The engagement activities focused on gathering input for the 2024 Master Plan Update. The goal was to hear from as many residents, stakeholders, and visitors as possible, capturing diverse perspectives from people across different walks of life. This public engagement event received a total of 1,385 responses, offering valuable feedback that will be considered as the project moves forward.

2024 MASTER PLAN UPDATE

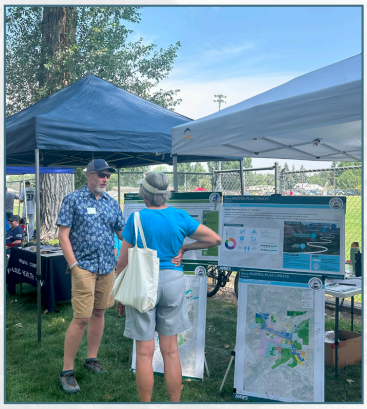
Lander, WY

OVERVIEW

WHAT IS PUBLIC ENGAGEMENT?

At its core, public engagement is involving individuals and communities in the decision-making, planning, and implementation of projects or policies that affect them. It includes activities such as informational sessions, public consultations, and participatory decision-making.

Public meetings, such as this one, benefit a project by ensuring diverse perspectives are considered, leading to more inclusive and effective outcomes. Involving the community helps build trust and transparency, fostering a sense of ownership and commitment among stakeholders. It can also identify potential challenges early on, allowing for proactive problem-solving and reducing the risk of conflict later. Ultimately, effective public engagement enhances the relevance, acceptance, and success of a project.



SCHEDULE OF EVENTS

JULY 18th

- Drop in session at the Lander Community Center (2:00pm-4:00pm)
- Booth at Lander Presents Music Festival (5:00pm-9:00pm)

JULY 19th

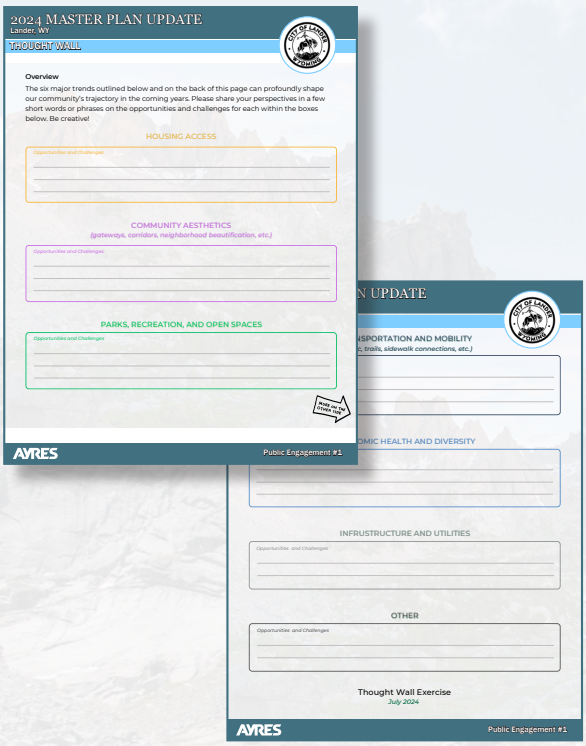
- Open House at Lander Bake Shop (7:30am-10:30am)
- Open House at Lincoln Street Bakery (7:30am-10:30am)
- Open House at Lander Senior Center (11:00am-1:00pm)
- Drop-in session at the Lander Library (2:00pm-4:00pm)

JULY 20th

- Booth at Pig Roast in City Park (11:00am-4:00pm)

2024 MASTER PLAN UPDATE
Lander, WY

THOUGHT WALL FEEDBACK



The Thought Wall activity was featured at all events, with a particular focus on the drop-in sessions at the Lander Community Center and Library. This interactive activity sought to gather insights into major elements of the master plan, including challenges and opportunities related to housing access, community aesthetics, parks, recreation and open spaces, transportation and mobility, economic health and diversity, infrastructure and utilities, as well as any other comments that may not be covered in the previous sections. In total, there were approximately 65 responses, reflecting significant community engagement.

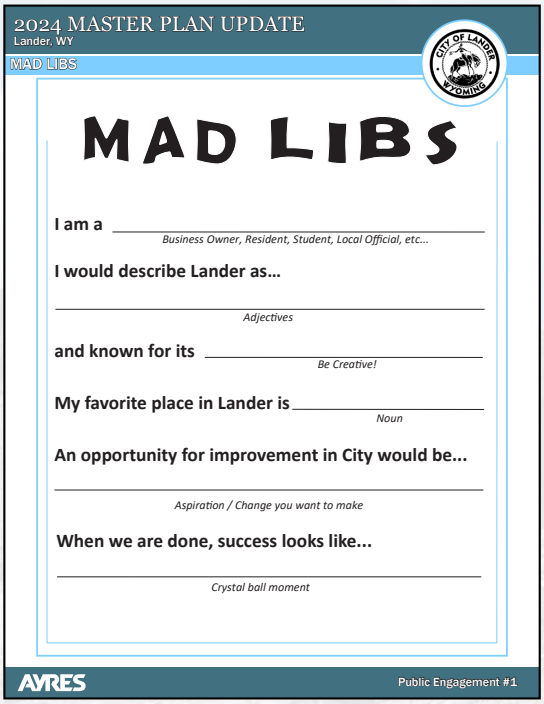
Below, each of the thought wall sections will be broken down and the most common themes of each section will be highlighted.

THOUGHT WALL FEEDBACK

TOPIC	MOST COMMON RESPONSES
Housing Access	*Affordable housing, diversity in housing types, increase in rental housing*
Community Aesthetics	*City beautifiation, green spaces and nature, infrastructure/maintinence*
Parks, Recreation, and Open Space	*Infrastructure/connectivity, park development, community activities*
Transportation and Mobility	*Pathways, connectivity, bike infrastructure, public transportation*
Economic Health	*Economic diversification, local business support, real estate development, healthcare/childcare*
Infrastructure and Utilities	*Sustainability, renewable energy, road and street maintinence, water infrastructure*

2024 MASTER PLAN UPDATE
Lander, WY

MADLIBS FEEDBACK


2024 MASTER PLAN UPDATE
Lander, WY
MAD LIBS

MAD LIBS

I am a _____
Business Owner, Resident, Student, Local Official, etc...

I would describe Lander as...

_____
Adjectives

and known for its _____
Be Creative!

My favorite place in Lander is _____
Noun

An opportunity for improvement in City would be...

_____
Aspiration / Change you want to make

When we are done, success looks like...

_____
Crystal ball moment

AYRES Public Engagement #1

Madlib activities were used during the drop-in sessions at the Community Center and the Library, with occasional distribution at other events upon request. Participants were prompted to fill in the blanks with descriptive words or ideas that came to mind to complete statements about their perspectives on the City of Lander. This exercise aimed to gather diverse viewpoints of the city and identified areas of opportunity for the 2024 Master Plan Update.

In total, 58 participants completed the madlib. Below, each of the madlib prompts are broken down and the most common themes of each section will be discussed.

MADLIBS FEEDBACK

SENTENCE COMPONENT	MOST COMMON RESPONSES
"I am a..."	*Resident, business owner, retiree*
"Describe Lander as..."	*Community oriented, scenic, beautiful, friendly, small town*
"Lander is known for..."	*Outdoor recreation, adventure, natural beauty, scenic setting, strong community, quality of life*
"Favorite place in Lander..."	*City Park, Sinks Canyon, Home, Backyard*
"Opportunity for improvement..."	*Better infrastructure, development, more trails/paths, afforable housing, economic development*
"Success looks like..."	*Sustainability, environmental stewardship, community well-being,*

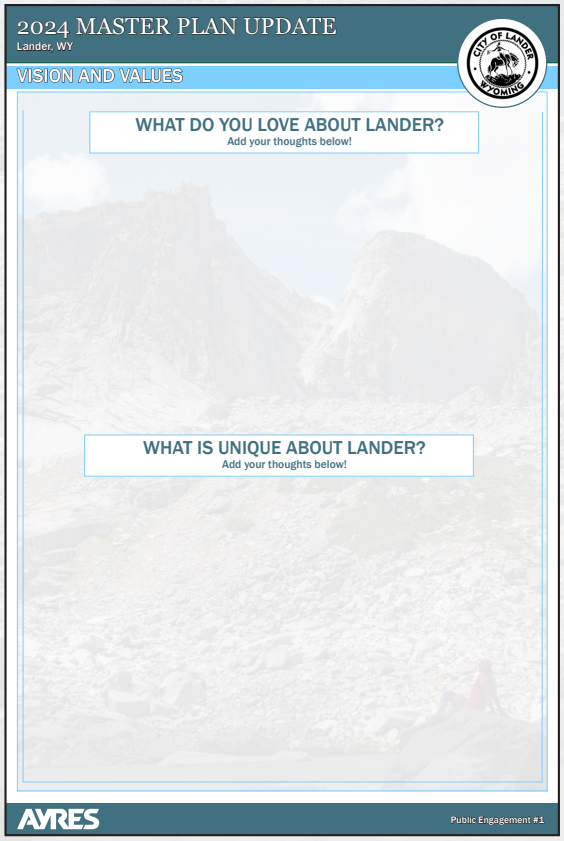
2024 MASTER PLAN UPDATE

Lander, WY

VISION AND VALUES FEEDBACK

The vison and values board was at all community engagement events, participants were prompted offer feedback to two questions, “what do you love about Lander?” and “what is unique about Lander?”. This activity aimed to gain insights into the elements that are most valued by the community and identify features that contribute to Lander’s uniqueness. There was a total of 55 responses to the first prompt, “what do you love about Lander?” and 50 responses to “what is unique about Lander?”

Below, both questions will be broken down and the most common themes of each section will be discussed.



WHAT DO YOU LOVE ABOUT LANDER?

For the question “what do you love about Lander?”, there was a range of answers that described what residents and visitors love about the community.

1. Community
2. Nature
3. Businesses
4. Biped friendly
5. Recreational activities
6. Weather

WHAT IS UNIQUE ABOUT LANDER?

For the question “what is unique about Lander?”, a range of answers described what residents and visitors found unique about Lander.

1. Recreational diversity
2. Local culture
3. Small town charm
4. Unique attractions
5. Recreational facilities
6. Local environment

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COMMENT CARDS

At every event, comment cards were provided. These cards featured 2024 Master Plan Update related prompts on one side and Parks and Recreation Plan prompts on the other. Participants used these cards to share their feedback, concerns, or suggestions for both plans.

A total of 86 participants submitted comment cards related to both the 2024 Master Plan Update and the Parks and Recreation Plan, indicating a strong level of engagement. Below, we break down the responses received and highlight common themes.

The 2024 Master Plan Update related comment cards reflected a variety of feedback for the new plan. The most common themes are outlined below, listed in order of frequency from most to least mentioned:

1. Economic related developments
2. Housing opportunities
3. Multi-modal transportation infrastructure
4. Local recreation
5. Sustainable long-term planning

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Lander, WY

SUMMARY:

In a city of just over 7,000 residents, we successfully gathered around 1,385 community engagement interactions. This high level of participation reflects the community's strong interest and dedication to shaping local projects. The volume of responses underscores the enthusiasm for the future of Lander and offers a significant amount of information. These insights will be crucial in guiding future planning and decision-making, ensuring that community voices are effectively integrated into the development of the city's 2024 Master Plan Update.

Residents and visitors showed strong attendance at each engagement event organized by the City of Lander and Ayres Associates. While there are many different themes in the 2024 Master Plan Update, Parks and Recreation Plan, and supplemental efforts, several key themes emerged throughout the engagement events. Across the seven engagement events, there were roughly 1,385 interactions from the community members engaged with the project's efforts.

KEY THEMES:

Through interaction on boards, conversations with attendees, and information written on comment cards following the event, the desires of the community regarding the 2024 Master Plan Update became clear. The most common themes seen are outlined below in order of how often they were mentioned:

1. Infrastructural development
2. Community involvement
3. Indoor and outdoor recreation
4. Environmental sustainability
5. Economic prosperity and development

Based on this information, Ayres Associates can confidently move forward with crafting the 2024 Master Plan Update knowing that the community's needs have been clearly identified at this first stage. Emphasis on economic development and new housing will remain central to the project's goals as planning efforts progress.

SURVEY SUMMARY

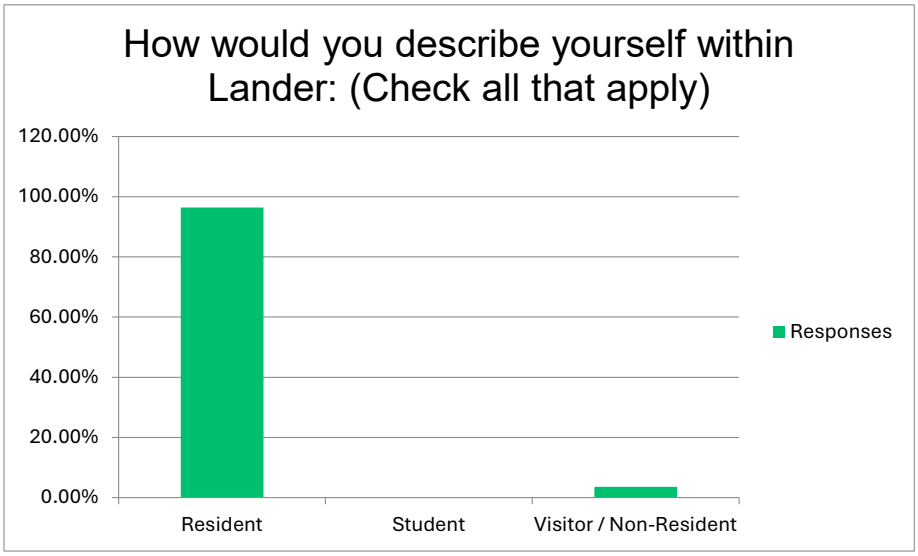
Lander, Wyoming
Master Plan Update Survey
12.16.2024

Purpose

The purpose of this document is to provide summarized comments of the Lander Master Plan Survey results. Results may include comments from the community for the Parks & Recreation plan theme. The information below does not summarize findings from the Parks & Recreation Plan survey.

Question 1 – Describe Yourself

When respondents were asked to describe themselves within Lander, 96.38% of respondents said they were residents. The two remaining options were students or visitors, no respondents said they were students while the remaining 3.62% said they were visitors or non-residents.



Question 2 – What Respondents Love Most About Lander

1

Lander, Wyoming
Master Plan Update Survey
12.16.2024

Access to Outdoors

Lander's **proximity to outdoor recreation**—mountains, trails, and public lands—was a consistent highlight. Residents value the ability to engage in activities like hiking, fishing, and climbing year-round.

Key Quotes:

- "The community and access to outdoor recreation on public land."
- "Living in the foothills of one of the most beautiful mountain ranges in the U.S."
- "Access to public land and family activities—camping, hiking, and fishing are in our backyard."

Small-Town Feel

Respondents love Lander's **peaceful, small-town charm**, which includes low crime, little traffic, and a slower pace of life. There is also appreciation for maintaining traditions and local businesses.

Key Quotes:

- "Small-town charm with good local restaurants, shops, and little traffic."
- "I love the peaceful, calm atmosphere and lack of overdevelopment."
- "Safe, wholesome town with great access to the outdoors."

Summary:

Residents deeply value Lander's **small-town character**, **tight-knit community**, and **outdoor opportunities**. These attributes are central to its identity and must be preserved as part of future planning efforts. Many expressed a desire to balance growth while maintaining Lander's charm and connection to nature.

Lander, Wyoming
Master Plan Update Survey
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Question 3 – Housing

The survey responses show that the **top priorities** for housing in Lander over the next 10 years are promoting **housing attainability for all income levels** (56.86% rated as 4 or 5), improving the **quality and safety of existing housing** (51.52%), supporting **workforce housing for key professionals** (50.55%), and developing **senior and retirement housing opportunities** (52.19%). Moderately supported strategies include encouraging a **variety of housing types** (44.11%) and creating **low-income housing options** (41.53%). Supporting **additional residential units in the downtown area** received the lowest importance, with only 31.7% rating it a 4 or 5.

Key Takeaways:

1. **Top Priorities:** Workforce housing, housing attainability, improving existing housing, and senior housing opportunities align closely with the existing goals.
2. **Lower Priorities:** Supporting downtown residential units should be de-emphasized based on community feedback.
3. **Adjustments:** Highlight rehabilitation efforts for aging housing stock and refine objectives to better address senior housing and workforce needs.

Question 4 – Transportation

The survey responses reveal that the **highest transportation priorities** for Lander are **improving safety at major intersections** (61.58% rated as 4 or 5) and **increasing pedestrian access and safety** (60.49%). Enhancing **bicycle-friendly connections and infrastructure** received moderate support (45.11%), while **expanding parking availability** in high-demand areas like downtown had the lowest importance, with only 28.14% rating it as a 4 or 5.

Key Takeaways:

1. **Top Priorities:** Improving safety at intersections and enhancing pedestrian access align strongly with existing goals and objectives.
2. **Moderate Priorities:** Bicycle-friendly infrastructure should remain part of the plan but with less emphasis compared to pedestrian and intersection safety.

3. **Low Priority:** Expanding parking availability should be de-prioritized based on minimal community support.

Question 5 – Economy

The survey results reveal that the **highest priorities** for economic development in Lander are **supporting existing local businesses** (61.2% rated as 4 or 5), **creating more jobs** (60.5%), and **attracting young professionals and families** (56.1%). Workforce training and education also received notable support (49.04%). **Promoting tourism** (44.54%) and **diversifying local industries** (44.41%) ranked moderately, while **sustainable development** received the lowest level of importance, with only 40.6% rating it as a 4 or 5.

Key Takeaways:

1. **Top Priorities:** Supporting existing businesses, creating jobs, and attracting young professionals align strongly with the goals of strengthening the local economy and addressing workforce challenges.
2. **Moderate Priorities:** Workforce training, tourism promotion, and diversifying industries align with existing goals but require targeted strategies.
3. **Lower Priority:** Sustainable development received the least support; consider scaling this focus back or tying it to job creation efforts.

Question 6 – Parks & Recreation

The survey results show that the **top priorities** for parks and recreation in Lander are **expanding or adding new youth programs** (61.99% rated as 4 or 5) and **upgrading or improving existing parks and recreation amenities** (61.64%). Adding **new amenities to existing parks for all ages and abilities** (49.31%) was also a notable priority. Expanding **adult and family programs** (46.3%) and **senior/retiree programs** (40.55%) received moderate support. Meanwhile, **improving neighborhood proximity and access to parks** ranked lower, with only 42.11% rating it as a 4 or 5. These results highlight the community's preference for enhancing recreational programs and improving existing park infrastructure over expanding access.

Lander, Wyoming
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Key Takeaways:

1. **Top Priorities:** Expanding youth programs, improving park amenities, and adding new amenities for all ages align strongly with community feedback.
2. **Moderate Priorities:** Expanding adult and senior programs aligns with survey responses, though less critical than youth-oriented efforts.
3. **Lower Priorities:** Goals related to park connectivity and access should be de-prioritized or reframed to focus on maintenance and program development.

Question 7 – Short answer

This question asked residents to provide an option short answer for the following statement: imagine lander 10 years from now, what additional thoughts do you have regarding housing, transportation, economic development, or parks and recreation.

Housing

The responses highlight the critical need for **affordable and diverse housing** to support young families, essential workers, and retirees. Many respondents expressed concerns about the rising cost of living and housing availability, particularly for lower-income earners.

Key Quotes:

- "We need affordable housing for teachers and service workers... housing prices in the $75,000-$150,000 range."
- "Lander needs more affordable housing options, especially for young families in low to moderate income."
- "The middle class will be as priced out as the lower class unless housing is protected. We lose potential nurse and teacher applicants because they can't afford to live here."

Lander, Wyoming
Master Plan Update Survey
12.16.2024

Transportation

There is significant interest in improving **roads, pedestrian safety, and bicycle infrastructure**. Many emphasized the importance of safer pathways and connectivity for walkers, cyclists, and strollers, alongside addressing road maintenance issues.

Key Quotes:

- "Not having a bike path that connects through town is one of Lander's biggest downfalls."
- "I'd like to see sidewalks on all streets, bike lanes on major routes, and safer pedestrian pathways."
- "Fix the roads and do it right… add bike lanes with separation from autos."

Economic Development

Respondents value supporting **local businesses** and fostering a diverse economy while maintaining Lander's small-town charm. There is also strong interest in attracting young families and professionals to sustain growth. Concerns were raised about certain institutions limiting downtown opportunities.

Key Quotes:

- "Support local businesses, promote community events, and preserve our natural spaces."
- "We should revitalize downtown… fewer empty storefronts and more opportunities for small businesses."
- "Attracting young professionals and families is key. We need affordable housing and new businesses."

Parks & Recreation

The community supports enhancing existing parks, expanding youth programs, and adding connected pathways to improve access and usability. A recreation center was a recurring suggestion for year-round family activities.

Lander, Wyoming
Master Plan Update Survey
12.16.2024

Key Quotes:

- "A multi-function recreation center for our youth, including an ice rink and evening activities for teens."
- "More pathway integration to connect parks, river corridors, and Main Street."
- "Parks and pathways are essential for making Lander a vibrant and attractive community."

Summary:

Across all themes, residents emphasized **maintaining Lander's identity** while addressing key issues: affordable housing, road and pathway improvements, support for local businesses, and enhanced recreational opportunities. Infrastructure maintenance emerged as a foundational priority before pursuing new developments.

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Theme	Goal	Objective / *Action*	Timeframe	Responsibility	Dept	Partners
Community Growth	**GR1.1. Grow Responsibly: Objectively Review Development Requests**					
		Consider allying development procedure rigor to the Priority Growth Matrix.	Short Term	City	PC	
		Implement administrative or expedited review of Priority Area 1 projects	Short Term	City	PC	
		Change development review procedure to require a more thorough review of projects located outside of a Priority Area	Short Term	City	PC	
	GR1.2. Grow Responsibly: Guide Infrastructure Investment					
		Incorporate into capital improvement plans those locations in Lander that should be in Priority Growth Area 1 based on demand, landowner will, or topography; but lack water, sewer, or paved roads fostering shovel-ready sites.	Ongoing	City	PW	
	GR1.3. Grow Responsibly: Update Review Tools Frequently					
		Review the scoring criteria regularly to ensure they accurately capture Lander priorities and so the Lander Growth Map represents up-to-date infrastructure location and status.	Ongoing	City	PC	
omic	**EC1.1. Strengthen and Diversify the Local Economy: Promote Business Growth**					
		Partner or promote programs that attract businesses that bring external revenue (e.g., outdoor rec, tourism, agriculture, and remote work hubs).	Ongoing	External		LEDA; Chamber; SBDC
	EC1.2. Strengthen and Diversify the Local Economy: Support Small Businesses					
		Partner or promote external grants or low-interest loans for startups and existing businesses to expand, particularly along Main Street.	Ongoing	External		LEDA; Chamber; SBDC
	EC1.3. Strengthen and Diversify the Local Economy: Leverage Economic Development Funds					
		Continue to partner with the Wyoming Business Council and the Lander Economic Development Association (LEDA) to provide funding assistance for community infrastructure to facilitate the start-up, retention, expansion, or location of a specific committed business.	Ongoing	External		LEDA; Chamber; SBDC
	EC2.1. Enhance Commercial Corridor Vitality: Revitalize Vacant Properties					
		Partner and promote the use of vacant Main Street buildings for retail, restaurants, or community	Ongoing	External		LEDA; Chamber; SBDC
	EC2.2. Enhance Commercial Corridor Vitality: Expand Retail and Dining Options					
		Partner with LEDA to encourage businesses to keep evening hours, especially restaurants; and to offer unique retail experiences.	Ongoing	External		LEDA; Chamber; SBDC
	EC2.3. Enhance Commercial Corridor Vitality: Promote Main Street Foot Traffic					
		Promote walkability on Main Street through improved pedestrian-friendly infrastructure.	Ongoing	City	PW	WYDOT
		Upgrade crosswalks for ADA compliance	Mid-Range	City	PW	WYDOT
		Enhance pedestrian wayfinding signage	Short Term	City	PW	WYDOT
	EC3.1. Address Workforce Challenges: Enhance Childcare Accessibility					
		Promote external services that support childcare programs for working families to encourage more childcare businesses.	Mid-Range	City	PW/CD	DFS; WBC; School District
		Simplify applications for new childcare homes.	Short Term	City	PC	
	EC3.2. Address Workforce Challenges: Support Job Creation					
		Encourage job training programs and partnerships with industries that align with Lander's economic strengths. Promote the creation of diverse workforce opportunities.	Ongoing	External		
		Participate in career fairs that connect schools to local industries and launch job training programs	Ongoing	Partnership	CD	Schools

Econ						
	EC4.1. Foster a Resilient Community: Promote Local Tourism					
		Promote TAD Grant program to invest in public events (e.g., farmers' markets, rodeos) to boost tourism and local spending.	Ongoing	External	CD	
	EC4.2. Foster a Resilient Community: Support the Lander Economic Development Association					
		Promote the existence and opportunities of the Lander Economic Development Association through efforts to raise awareness of its resources.	Ongoing	External		LEDA, County
	EC4.3. Foster a Resilient Community: Promote Economic Opportunities					
		Explore opportunities to support the growth and expansion of local economic development programs as a resource for economic growth in Lander.	Ongoing	External		LEDA
	EC5.1. Enhance The Beauty of Main Street: Revitalize Blighted Public Areas					
		Develop a beautification plan for Main Street, focusing on revitalization of blighted spaces with murals, public art, and native plant landscaping.	Mid-Range	Partnership		Multiple nonprofits
		Encourage the use of EPA Brownfield grant opportunities to revitalize properties.	Ongoing	External		Private owners
		Provide letters of support for qualifying opportunities.	Ongoing	City	CD	
	EC5.2. Enhance The Beauty of Main Street: Increase Shade and Seating					
		Add more shade trees and benches in public locations to enhance pedestrian comfort.	Ongoing	Partnership	PR	WYDOT; Private landowners
		Encourage shade trees along Main Street and benches in high-traffic areas	Ongoing	Partnership	PR	Tree Board; other nonprofits
		Create a maintenance plan for Main Street trees and benches	Ongoing	Partnership	PR	Tree Board; other nonprofits
	EC5.3. Enhance the Beauty of Main Street: Enforce Property Upkeep					
		Enforce codes to ensure vacant buildings are maintained or revitalized, improving aesthetics through compliance.	Ongoing	City	BLDG; PD; MuniCourt	
		Inspect vacant properties annually	Ongoing	City	BLDG; PD	
		Issue code enforcement notices for violations	Ongoing	City	BLDG; PD	
	HS1.1. Improving Housing Attainability: Develop Workforce Housing					
		Encourage the development of affordable housing options for teachers, nurses, police officers, and other essential workers by partnering with developers and local industries like the school district or hospital.	Ongoing	External	CD	Private with fed/state assistance
	HS1.2. Improve Housing Attainability: Support "Missing Middle" Housing					
		Promote diverse housing types through flexible zoning codes, such as duplexes, townhomes, and cottage developments, to provide attainable options for young families, first-time homebuyers, and retirees.	Short Term	City	PC	
		Amend zoning codes to increase flexibility in allowable housing types.	Short Term	City	PC	
	HS1.3. Improve Housing Attainability: Expand Affordable Rentals					
		Promote the increase the inventory of affordable rental housing through relaxed zoning for accessory dwelling units (ADUs) and incentives for multi-family developments, utilizing the planning commission process to update and review the code.	Short Term	City	PC	
		Update code to relax ADU regulations	Short Term	City	PC	
	HS1.4. Improving Housing Attainability: Explore Deed-Restricted Housing Initiatives					

	Promote initiatives for deed-restricted housing to create attainable homeownership and rental opportunities for future generations.	Mid-Range	Partnership	PC	Housing Authority
HS2.1. Revitalize Aging Housing Stock: Establish a Housing Rehabilitation Program					
	Promote organizations that create grant or low-interest loan programs to help homeowners repair and modernize homes, with focus on pre-1960 properties.	Short Term	City	Building	
	Provide educational information on home maintenance and energy efficiency	Short Term	City	Building	
HS2.2. Revitalize Aging Housing Stock: Capitalize on Existing Programs					
	Encourage cleanup and revitalization efforts of vacant homes which are dilapidated or uninhabitable.	Ongoing	External		State
HS2.3. Revitalize Aging Housing Stock: Identify and Encourage Adaptive Reuse Opportunities					
	Explore with the planning commission the expansion of housing opportunities by reviewing code changes that could allow for the rehabilitation of vacant or underused structures.	Short Term	City	PC	
	Develop zoning changes that expand possibilities for vacant or underused structures.	Short Term	City	PC	
HS3.1. Encourage Well-Planned, Efficient, & Balanced Neighborhood Development: Focus on Infill Development					
	Prioritize the development within city limits to prevent urban sprawl and capitalize on existing infrastructure.	Ongoing	City	PC	
	Streamline permitting for infill development applications	Short Term	City	PC	
HS3.2. Encourage Well-Planned, Efficient, & Balanced Neighborhood Development: Protect Neighborhood Identity					
	Preserve and enhance neighborhood character by supporting cohesive design, historic integrity, and community identity.	Ongoing	City	PC	
	Host community sessions to gather feedback on mixed-income plans (developments that include housing for multiple income levels)	Short Term	City	PC	
	Amend zoning policies to accommodate diverse housing types	Short Term	City	PC	
HS3.3. Encourage Well-Planned, Efficient, & Balanced Neighborhood Development: Encourage Workforce Housing Opportunities					
	Support housing developments that include a mix of affordable and market-rate units.	Ongoing	City	PC	
	Explore employer-sponsored housing assistance programs.	Long Term	Partnership		
	Revise zoning for Accessory Dwelling Units (ADUs) and shared housing to expand transitional housing options.	Short Term	City	PC	
	Support major local employers (e.g., healthcare facilities, schools, or industries) in workforce housing initiatives to provide temporary housing for employees in transition.	Ongoing	External		
HS4.1. Expand Housing Opportunities to Meet Future Needs: Facilitate Transitional Housing					
	Adopt flexible zoning codes that allow development of housing options for all life stages, including starter homes, family-sized housing, and senior living communities.	Short Term	City	PC	
	Promote social service organizations that provide support services with referrals	Ongoing	City	CD	
HS4.2. Expand Housing Opportunities to Meet Future Needs: Address Short-Term Rentals					
	Implement policies to regulate short-term rentals, such as Airbnb listings, to reduce their contribution to the housing shortage and long-term rental cost inflation	Short Term	City	PC	
	Create a database of short-term rental properties	Short Term	City	PC	
	Develop regulations to cap the number of short-term rentals	Short Term	City	PC	
	Implement a licensing system for short-term rental owners	Short Term	City	PC	
HS4.3 Expand Housing Opportunities to Meet Future Needs: Support Higher Density Housing					

		Revise zoning policies to allow for multi-family dwellings, tiny home communities, and ADUs in appropriate area while preserving low-density neighborhoods where desired.	Short Term	City	PC	
		Explore through the Planning Commission the potential for developing second floor residential spaces and downtown establishments.	Long Term	City	PC	
	HS4.4 Expand Housing Opportunities to Meet Future Needs: Partner on Annexation for Housing					
		Annex adjacent land for higher-density housing developments, such as condominiums and apartments, while limiting large-acreage, single-home subdivisions.	Long Term	Partnership		Developers
	HS4.5 Expand Housing Opportunities to Meet Future Needs: Balance Development and Zoning					
		Review zoning policies to accommodate diverse housing and business development while maintaining Lander's character.	Short Term	City	PC	
	IN1.1. Enhance and Maintain Core Infrastructure: Support Comprehensive Street Maintenance					
		Continue implementing the existing street maintenance plan with a consistent and prioritized repair schedule to address potholes and deteriorating roads, ensuring long-term roadway durability.	Ongoing	City	PW	
		Conduct a citywide road condition assessment	Short Term	City	PW	
		Repair high-priority roads in accordance with the Transportation Master Plan	Ongoing	City	PW	
		Leverage the existing streets plan to develop a five-year street maintenance plan	Short Term	City	PW	
		Continue to Provide Rural Water Services	Ongoing	Partnership		Fremont County
		Assess and implement safety protocols at the RV Water and Sewer Dump Station	Short Term	City	PW	
	IN1.2. Enhance and Maintain Core Infrastructure: Upgrade Water Systems					
		Implement the 2022 Water Master Plan to replace aging and shallow water lines, prevent freezing, ensure adequate fire-fighting pressure, and enhance the reliability of water delivery for all.	Ongoing	City	PW	
		Replace aging water lines and upgrade fire hydrant connections in accordance with the Water Plan.	Ongoing	City	PW	
		Secure state funding for water line replacements	Ongoing	City	PW	
	IN1.3. Enhance and Maintain Core Infrastructure: Create and Maintain a Water Infrastructure Database					
		Use the Water Master Plan to create a prioritized database of water infrastructure	Short Term	City	PW	PACD
		Create a digital system (Google Sheets, GIS platform, or open-source database) to store and manage data.	Short Term	City	PW	PACD
		Establish a reporting system for agricultural and industrial water use to ensure long-term sustainability.	Long Term	City	PW	PACD
		Identify aging infrastructure in need of repairs or upgrades to prevent leaks and contamination.	Short Term	City	PW	PACD
	IN1.4. Enhance and Maintain Core Infrastructure: Protect Wastewater Infrastructure					
		Use the CIP Plan to maintain the systems;	Ongoing	City	PW	PACD
		Educate the public how to use the system appropriately;	Short Term	City	PW	PACD
		Create a digital system to store and manage data	Short Term	City	PW	PACD
	IN1.5. Enhance and Maintain Core Infrastructure: Improve Stormwater Management					
		Create and adopt a stormwater master plan for the city	Short Term	City	PW	PACD
		Install new drainage systems in flood-prone areas	Long Term	City	PW	PACD
		Transition private stormwater systems to public management	Long Term	City	PW	PACD
		Develop a citywide stormwater infrastructure map	Short Term	City	PW	PACD
	IN2.1. Improve Community Safety & Accessibility: Enhanced Snow Removal Operations					

Infrastructure		Develop a strategic snow removal plan to improve the safety of streets and sidewalks during winter months, prioritizing high-traffic areas and neighborhoods most impacted by accumulation	Short Term	City	PW	
		Develop a strategic snow removal plan.	Short Term	City	PW	
		Purchase additional snow removal equipment.	Short Term	City	PW	
		Prioritize clearing high-traffic areas during snow events	Short Term	City	PW	
	IN2.2. Improve Community Safety & Accessibility: Sidewalk and Crosswalk Connectivity					
		Expand sidewalk networks and install pedestrian-friendly infrastructure, including push-button crosswalk lights at key intersections, to improve safety and accessibility for all residents, especially in schools, parks, and downtown areas.	Ongoing	City	PW	WYDOT; Pathways; Rec Board/Agencies
		Expand sidewalk networks in underserved neighborhoods	Ongoing	City	PW	
		Install push-button crosswalk lights	Short Term	City	PW	
		Upgrade sidewalks to meet ADA compliance standards	Short Term	City	PW	
	IN2.3. Improve Community Safety & Accessibility: Smart & Efficient Street Lighting					
		Enhance public safety by upgrading streetlights to energy-efficient models that minimize light pollution, preserve dark skies, and ensure adequate lighting	Ongoing	External		EE Task Force, Rocky Mountain Power
		Encourage installation of smart streetlights on major roadways	Ongoing	External		EE Task Force, Rocky Mountain Power
		Develop a plan to reduce light pollution near residential areas	Short Term	Partnership		EE Task Force
	IN3.1. Prepare with Resilient Infrastructure: Disaster-Resistant Infrastructure					
		Weather-proof infrastructure for floods and other hazardous events	Long Term	City		EETF; Fremont County EMA
		Upgrade flood defenses in critical areas	Long Term	City		EETF; Fremont County EMA
		Keep backup systems for emergencies	Short Term	City		EETF; Fremont County EMA
		Develop a citywide emergency power backup system	Ongoing	City		EE Task Force
		Offer to host disaster preparedness workshops	Short Term	Partnership		Fremont County EMA
	IN3.2. Prepare with Resilient Infrastructure: Underground Utility Installation					
		Incorporate utility line burial into new developments and infrastructure upgrades to improve aesthetic quality, reduce maintenance, and enhance resilience against environmental hazards.	Ongoing	Partnership	PW; Building	Rocky Mountain Power; franchise agreement
		Bury utility lines in neighborhoods prone to outages	Ongoing	Partnership	PW; Building	
		Secure grants for underground utility projects	Ongoing	Partnership	PW; Building	
		Coordinate with utility companies for infrastructure upgrades	Ongoing	Partnership	PW; Building	
	IN3.3. Prepare with Resilient Infrastructure: Broadband Access Expansion					
		Encourage broadband infrastructure to ensure reliable, high-speed internet access is available to all households and businesses, fostering inclusivity and economic growth.	Ongoing	Partnership		franchise agreements

		Collaborate with ISPs to provide affordable broadband packages	Short Term	Partnership		franchise agreements
		Review broadband franchise agreements for coverage areas to see if Lander has underserved areas	Short Term	Partnership		franchise agreements
	IN3.4. Prepare with Resilient Infrastructure: Expansion of Infrastructure					
		Expand infrastructure to new areas suitable for residential development in accordance with the 2022 Water Master Plan and the 2020 Long Range Transportation Plan	Long Term	City	PW	
		Apply for funding from programs like USDA Rural Development, Community Development Block Grants (CDBG), and state transportation funds.	Long Term	City	PW	
		Identify high-traffic or deteriorating roads and sidewalks for phased improvements.	Short Term	City	PW	
		Create a phased infrastructure improvement plan that balances immediate needs with future growth.	Short Term	City	PW	
	IN3.5. Prepare with Resilient Infrastructure: Adopt Construction Standards					
		Oversee contractors to ensure construction meets town standards.	Ongoing	City	Building	
		Establish baseline standards for safety, durability, and energy efficiency tailored to local needs.	Short Term	City	Building	
		Incentivize energy-efficient materials, thicker insulation, and water-efficient plumbing in new developments.	Ongoing	City	Building	EE Task Force
		Develop a resource hub with guidelines, best practices, and technical assistance to help builders comply with new standards.	Ongoing	Partnership	CD	EE Task Force
	IN4.1 Establish Sustainable Practices: Solar Energy Expansion					
		Explore rooftop solar installations on public buildings using incentives and support for implementation, making Lander a leader in renewable energy.	Ongoing	Partnership		EETF, RMP,
		Install solar panels on municipal buildings where feasible.	Ongoing	Partnership		EETF, RMP,
		Promote financial incentives for residential solar installations	Ongoing	Partnership		EETF, RMP,
		Host renewable energy workshops	Ongoing	Partnership		EETF, RMP,
	IN4.2 Establish Sustainable Practices: Electrification of Municipal Assets					
		Explore electric models when replacing municipal fleet vehicles.	Long Term	City		EE Task Force
		Encourage the installation of EV charging stations at a high traffic public locations	Ongoing	External		EE Task Force
		Provide training sessions on EV maintenance for staff, as needed.	Ongoing	City		EE Task Force
	IN4.3 Establish Sustainable Practices: Energy Efficient Retrofits					
		Retrofit municipal buildings with energy-efficient systems, such as upgraded HVAC, insulation, and LED lighting, to reduce energy costs and set a community example for sustainable infrastructure	Ongoing	City		EE Task Force; WY Energy Authority;
		Create a priority list of assets to upgrade	Long Term	City		
	IN4.4 Establish Sustainable Practices: Promote Sustainable Material Use					
		Encourage selection of quality materials that maximize the longevity of infrastructure improvements, such as providing educational materials on available sustainable products	Ongoing	City		EE Task Force
		Partner with local businesses, contractors, and manufacturers to promote sustainable building materials.	Ongoing	City		
		Provide educational resources on cost-effective sustainable building options.	Short Term	City		EE Task Force
		Recognize and promote local businesses that commit to sustainable material use through a "Green Business" certification or public recognition program.	Long Term	City		EE Task Force
	PR1.1. Enhance Connectivity and Accessibility: Develop a Network of Recreational Pathways					
		Create a comprehensive system linking neighborhoods to all parks, open spaces, and the river corridor, such as a town loop or Popo Agie River pathway.	Long Term	City	PR	
		Refer to the Parks and Recreation Master Plan to establish a CIP for pathway development.	Short Term	City	PR	

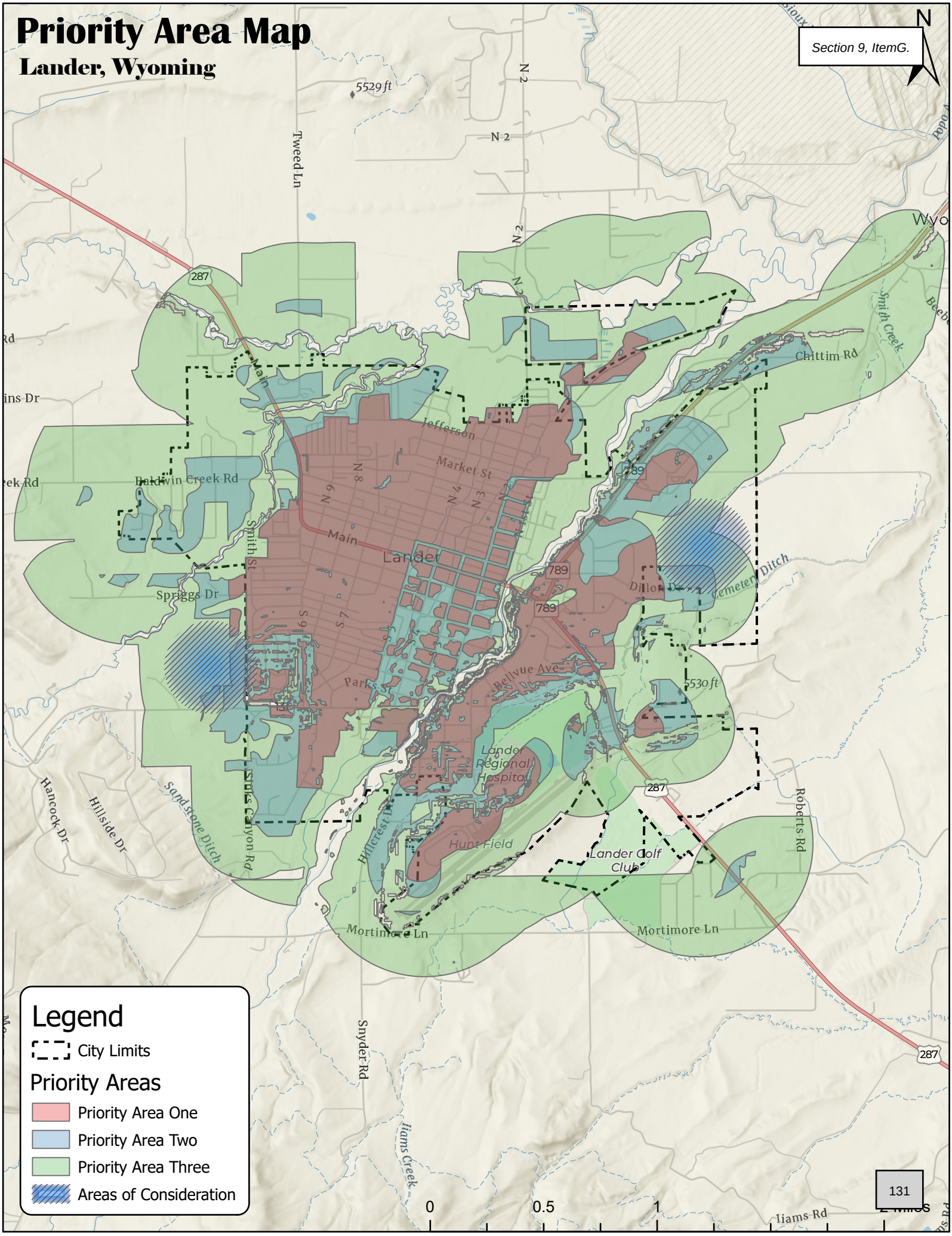
	Host community feedback sessions on pathway designs.	Ongoing	City	PR	
PR1.2. Enhance Connectivity and Accessibility: Implement Pathway Improvements					
	Use staff to collaborate with property owners and stakeholders to address pathway access challenges and advance pathway development in parks, cemetery and rodeo grounds.	Ongoing	City	PW; PR	
	Determine if a pathway volunteer organization would be helpful.	Short Term	City	PW; PR	
PR1.3. Enhance Connectivity and Accessibility: Improve Multi-Modal Access in Parks					
	Provide safe, level, and accessible paths to and within cemetery and recreational areas, such as City Park and new park lands.	Ongoing	City	PW; PR	
	Add bike-friendly routes to connect parks and neighborhoods.	Short Term	City	PW; PR	
	Prioritize crosswalks providing access to parks.	Ongoing	City	PW; PR	
	Develop a maintenance schedule for trails and bike paths	Short Term	City	PW; PR	
PR2.1. Expand and Diversify Recreational Opportunities: Increase Shade and Weather Protection					
	Enhance park and rodeo ground usability by adding shade trees and shelters to provide relief during extreme weather events.	Short Term	City	PR	Tree Board
	Plant new trees in parks in accordance with the Parks and Recreation Master Plan.	Ongoing	City	PR	Tree Board
	Develop a tree maintenance and care plan.	Short Term	City	PR	Tree Board
	Install shade structures in playgrounds in accordance with the Parks and Recreation Master Plan.	Ongoing	City	PR	
PR2.2. Expand and Diversify Recreational Opportunities: Develop New Community Facilities					
	Build ADA accessible amenities, such as natural playgrounds or ball fields, to cater to youth, seniors, families, and sports enthusiasts to implement the Parks and Recreation Master Plan.	Ongoing	City	PR	Recreational associations
	Build ball fields in underserved areas.	Short Term	City	PR	
	Partner with the school district and other community partners to develop a plan to replace aging pool infrastructure.	Long Term	City	PR	
PR2.3. Expand and Diversify Recreational Opportunities: Maintain Quality Parks and Recreation Programs					
	Be a hub for affordable and inclusive recreational activities for all residents, emphasizing opportunities for youth, families, and seniors.	Ongoing	City	PR	
	Encourage affordable programs for youth and families	Ongoing	City	PR	
	Provide scholarships to approved programs for students with free and reduced lunch qualifications	Ongoing	City	PR	
	Continue to offer ice skating and hockey as weather allows	Ongoing	City	PR	
PR3.1. Preserve Public Natural and Green Spaces: Protect Riparian Buffers and Natural Areas					
	Maintain streamside buffers and incorporate native features to support sustainability and reduce	Ongoing	City		Healthy Rivers
	Designate riparian areas as protected zones	Short Term	City	PC	Healthy Rivers
	Incorporate native plants to prevent soil erosion	Ongoing	City	PR	Healthy Rivers
	Host community clean-ups near rivers	Short Term	Partnership	PR	Healthy Rivers
PR3.2. Preserve Natural and Green Spaces: Designate Underdeveloped Open Spaces					
	Preserve specific areas for natural enjoyment, incorporation compact dirt pathways, benches, and	Ongoing	City	PR	Other rec associations
	Preserve underdeveloped areas for recreational use	Ongoing	City	PR	
	Develop compact dirt pathways and scenic views	Ongoing	City	PR	
	Install seating and informational signs in open spaces	Short Term	City	PR	

PR3.3. Preserve Natural and Green Spaces: Improve Maintenance and Infrastructure					
	Replace aging maintenance equipment and infrastructure needed for efficient park maintenance and to extend the usable season.	Ongoing	City	PR	Weed & Pest Division
	Develop a snow removal plan for park pathways	Short Term	City	PR	Weed & Pest Division
	Repair critical park infrastructure in accordance with the Park and Rec Plan	Ongoing	City	PR	Weed & Pest Division
	Address invasive species with both educational materials and enforcement and by removing invasive species from city-owned properties.	Short Term	City	PR	Weed & Pest Division
	Remove invasive species in parks annually	Ongoing	City	PR	Weed & Pest Division
	Provide residents with access to information on invasive species	Ongoing	City	PR	Weed & Pest Division
PR4.1. Foster Sustainable Landscaping in Public Spaces: Promote Native Landscaping					
	Encourage the use of native plants on city-owned property to promote water efficiency, sustainability, and environmental health.	Ongoing	City	PR	Weed & Pest Division
	Encourage private groups to host native landscaping workshops or demonstration gardens.	Ongoing	External		Local programs
PR4.2. Foster Sustainable Landscaping in Public Spaces: Plant More Trees					
	Expand tree planting programs and improve existing greenery in public spaces for shade and aesthetic	Ongoing	City	PR	Tree Board & others
	Plant trees in parks and cemetery	Ongoing	City	PR	Tree Board & others
	Engage volunteers for tree planting	Ongoing	City	PR	Tree Board & others
	Maintain planted trees with regular checks and remove damaged or diseased trees	Ongoing	City	PR	Tree Board & others
PR4.3. Foster Sustainable Landscaping in Public Spaces: Protect Local Nature					
	Promote and protect public access to public lands and rivers.	Ongoing	City	PR	Tree Board & others
	Analyze code to ensure developments are required to respect natural areas	Short Term	City	PC/Bldg	
	Minimize developments along riparian areas and rivers.	Ongoing	City	PC/Bldg	
	Promote volunteer opportunities for maintenance	Ongoing	City	PR	
TR1.1. Promote Safe and Active Transportation: Invest in Safe Routes for Multi-Modal Transportation					
	Expand bike lanes, add trails along major routes, and provide clear signage to ensure cyclist safety and connectivity in accordance with the 2020 Safe Routes to Schools, Walkable, Bikeable Study.	Ongoing	City		WYDOT, & nonprofits
	Add dedicated bike lanes in accordance with the Transportation Plan	Ongoing	City		WYDOT, & nonprofits
	Install bike racks in high-traffic areas	Short Term	City		WYDOT, & nonprofits
	Develop a public awareness campaign on cyclist safety	Short Term	City		FCAG; WRTA
	Encourage expand transit routes to underserved areas	Ongoing	External		FCAG; WRTA
	Improve transit locations, making them more artistic, educational, comfortable	Ongoing	Partnership		FCAG; WRTA
	Launch a public transit marketing campaign to increase ridership	Short Term	External		FCAG; WRTA
TR1.2. Promote Safe and Active Transportation: Focus on Multi-Modal Safety Enhancement					
	Improve visibility and accessibility at intersections, enforce safe usage of sidewalks, and add pedestrian-focused features such as controlled crosswalks and visible stop signs.	Ongoing	City	PW	WYDOT; Pathways
	Upgrade intersections with safety features in accordance with the 2020 Safe Routes to Schools, Walkable, Bikeable Study CIP Plan.	Short Term	City	PW	WYDOT; Pathways
	Install pedestrian-focused stop signs at crossings in accordance with the 2020 Safe Routes to Schools, Walkable, Bikeable Study CIP Plan.	Short Term	City	PW	WYDOT; Pathways

Transportation		*Create multi-use pathways that connect to transit in accordance with the 2020 Safe Routes to Schools, Walkable, Bikeable Study CIP Plan.*	Long Term	City	PW	WYDOT; Pathways
		Attempt to connect pathways to public transit stops as part of transportation-related CIP projects.	Ongoing	City	PW	WYDOT; Pathways
		Gather community input on pathway designs	Ongoing	City	PW	WYDOT; Pathways
		Incorporate pedestrian safety into the Transportation Plan	Ongoing	City	PW	WYDOT; Pathways
	TR2.1. Enhance Connectivity and Sustainable Mobility: Maintain the Street Network					
		Require new developments to integrate into the existing street patterns.	Ongoing	City	PC	
		Replace signs to meet UTC requirements	Ongoing	City	PW	
	TR2.2. Enhance Connectivity and Sustainable Mobility: Improve Public and Alternative Transit					
		Explore expansion public transportation options, provide better connections to the airport, and encourage EV-friendly hubs at key locations.	Ongoing	City	PW	FCAG; WRTA
		Encourage electric vehicle charging stations in key locations, such as Main Street areas, major roadways, public parking lots, and public facilities.	Ongoing	City	PW	EETF
	TR2.3. Enhance Connectivity and Sustainable Mobility: Address Parking and Traffic Concerns					
		Improve education and walkability to alleviate downtown traffic, optimize parking space usage, and balance pedestrian and vehicle needs.	Ongoing	City	PW	WYDOT, Urban Systems
		Increase parking availability with education and enforcement of parking limits	Ongoing	City	PW	
		Survey existing parking for opportunities for restriping for better traffic flow and increased parking	Short Term	City	PW	
		Reduce downtown traffic congestion through optimized flow systems in accordance with the Transportation Plan	Long Term	City	PW	
	TR2.4. Enhance Connectivity and Sustainable Mobility: Promote Collaborations with WYDOT					
		Partner closely with WYDOT to balance safety and accessibility of major roadways on Main Street.	Ongoing	City	PW	WYDOT, Urban
		Create opportunities for frequent meetings with WYDOT to discuss roadway improvements	Ongoing	City	PW	
		Continue to complete currently identified projects to improve highway safety	Ongoing	City	PW	
		Coordinate on traffic signal optimization along Main Street	Short Term	City	PW	

Priority Area Map

Lander, Wyoming



LANDER PARKS AND RECREATION 2025 MASTER PLAN

ACKNOWLEDGMENTS

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INTRODUCTION

LANDER PARKS AND RECREATION PLAN

OVERVIEW

An update to the Lander Parks and Recreation Plan was initiated as part of an overall Comprehensive Plan effort in 2024. This plan is designed to guide the development, enhancement, and sustainability of local parks and recreational resources. This report builds on the previous planning efforts, however, as the community evolves, so do its needs and priorities. This plan serves as an opportunity to re-evaluate the current system and ensure it continues to provide vibrant, accessible, and inclusive outdoor spaces that meet the changing demands of residents and visitors.

The report is organized into key chapters that provide a roadmap for Lander's parks and recreation system. The **Goals and Objectives** chapter outlines the guiding principles that shape the plan, focusing on the vision for future growth and priorities for resource allocation. The **Public Involvement** chapter details feedback and insights gathered from community members, ensuring the plan is connected to the voices of those who use and cherish these spaces. The **Analysis of Existing System** chapter examines demographic and recreational needs, identifies gaps within the current park system, and clarifies how well existing facilities align with the community's expectations and requirements. Building on this foundation, the **Inventories and Recommendations** chapter offers a detailed account of Lander's parks, trails, and recreation amenities, accompanied by targeted recommendations to address gaps and maximize opportunities. Finally, the **Implementation** chapter outlines a strategic approach to making these recommendations a reality, including timelines, potential funding sources, and metrics for measuring success.

Together, these chapters represent a collaborative vision for the future of Lander's parks and recreation system, ensuring it remains a vital resource for current and future generations. Ultimately, the Parks and Recreation Plan provides a strategic framework for decision-making and investment over the coming years.

STUDY PURPOSE

This document aims to evaluate and define the vision for Lander's parks, open spaces, and recreational facilities. Rooted in community feedback and informed by current needs and industry best practices, this study aims to build upon the previous plan's successes while addressing the Lander community's evolving priorities. As Lander continues to grow and attract new residents and visitors, this update ensures the parks and recreation system remains a vital component of the City's identity as it promotes health, connection, and environmental stewardship.

This study seeks to align community aspirations with actionable strategies by focusing on key areas identified through public engagement. These include:

- Expanding access to recreational facilities
- Trail connectivity
- Enhancing safety and maintenance

The community's call for accessible, inclusive spaces and modern amenities is balanced with the desire to preserve Lander's parks' natural beauty and character. Additionally, the study highlights the importance of sustainability, collaboration, and equity to ensure the parks system serves all age groups, abilities, and interests.

Ultimately, this report provides a strategic framework for decision-making and investment over the coming years. This plan ensures that the park system remains adaptable and relevant by addressing goals such as improving physical connectivity, diversifying recreational opportunities, and protecting Lander's green spaces. By implementing this updated vision, Lander will continue to provide high-quality recreational opportunities while fostering a strong connection between its residents and the natural environment.

HISTORY

The Lander Lady Boosters, a women's organization formed in 1907, can be credited for the creation of some of the parks Lander enjoys today, including City Park.

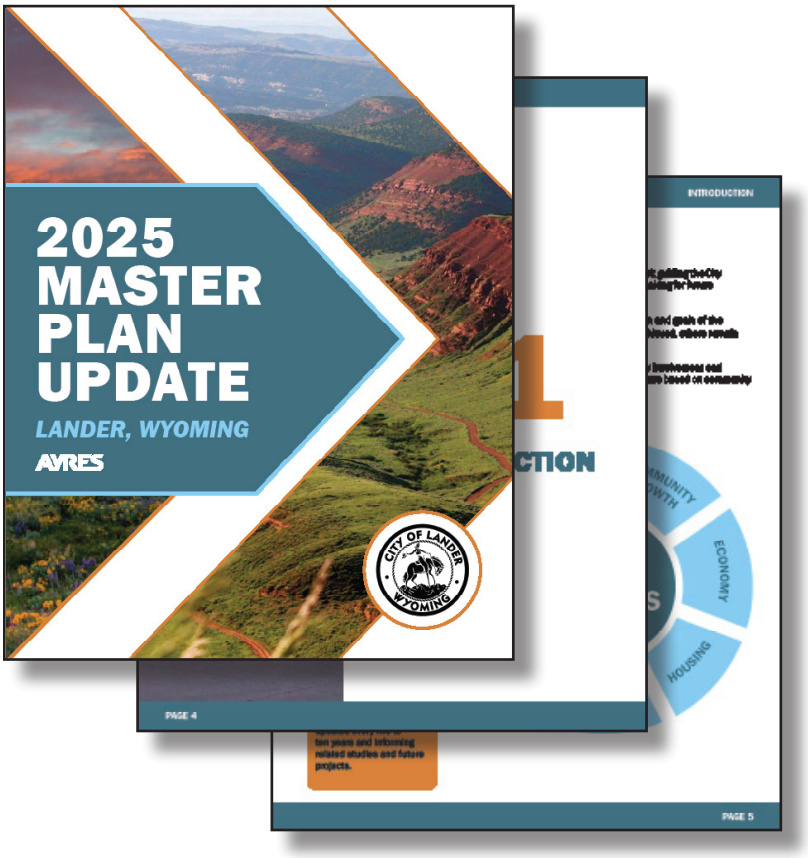
For more information on the history of Lander's park systems, see appendix page 132.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Parks and Recreation Master Plan is an integral component of Lander's broader 2025 Master Plan Update, supporting its vision and aligning with its long-term strategic framework. While the Master Plan Update provides a comprehensive roadmap for the city's future growth and development, the Parks and Recreation Update focuses on enhancing recreational opportunities and preserving natural spaces. Both plans emphasize the importance of community engagement, sustainability, and accessibility in shaping Lander's future.

The 2025 Master Plan Update identifies overarching themes and policies, including land use, infrastructure, and community well-being, which directly inform the goals and objectives of the Parks and Recreation Update. The Parks and Recreation Plan complements these efforts by providing detailed recommendations for park improvements, trail expansions, and the development of new recreational amenities, contributing to the Master Plan's vision for a thriving, well-connected community.

Together, these plans create a cohesive framework for Lander's development, ensuring that decisions related to parks and recreation are integrated into the city's broader planning initiatives. The Parks and Recreation Update draws from the themes and strategic actions outlined in the Master Plan while addressing the specific needs and aspirations of the community as they relate to outdoor spaces and recreational opportunities. By working in tandem, these plans ensure that Lander remains a vibrant, sustainable, and inclusive place for residents and visitors alike.



GOALS AND OBJECTIVES

LANDER PARKS AND RECREATION PLAN

OVERVIEW

Establishing clear goals and objectives is essential for guiding the future of Lander's parks and recreation system. This chapter outlines three primary goals:

Goal 1: Enhancing connectivity and accessibility
Goal 2: Expand and diversity recreational opportunities
Goal 3: Preserve and sustain Lander's Natural and Green Spaces

These goals provide a shared vision, while their objectives offer actionable steps to improve access, foster inclusivity, and ensure sustainability. Together, they form a roadmap to create a vibrant and resilient park system that meets the needs of residents.

PARKS AND RECREATION GOALS

Goal 1: Enhance Connectivity and Accessibility

Objective 1: Develop a Network of Recreational Pathways
Create a comprehensive system linking neighborhoods to all parks, open spaces, and the river corridor, such as a town loop or Popo Agie River pathway.

Objective 2: Implement Pathway Improvements
Use staff to collaborate with property owners and stakeholders to address pathway access challenges and advance pathway development.

Objective 3: Improve Multi-Modal Access in Parks
Provide safe, level, and accessible paths to and within recreational areas, such as City Park and new park lands

Goal 2: Expand and Diversify Recreational Opportunities

Objective 1: Increase Shade and Weather Protection
Enhance park usability by adding shade trees and shelters to provide relief during extreme weather events.

Objective 2: Develop New Community Facilities
Build amenities, such as natural playgrounds or ball fields, to cater to youth, families, and sports enthusiasts.

Develop a plan to replace aging pool infrastructure with the school district and other community partners.

Objective 3: Establish Recreational Hub for All Ages
Reintroduce affordable and inclusive recreational activities for all residents, emphasizing opportunities for youth, families, and seniors.

Goal 3: Preserve and Sustain Lander's Natural and Green Spaces

Objective 1: Protect Riparian Buffers and Natural Areas
Maintain stream-side buffers and incorporate native features to support sustainability and reduce erosion.

Objective 2: Designate Underdeveloped Open Spaces
Preserve specific areas for natural enjoyment, incorporate compact dirt pathways, benches, and scenic views.

Objective 3: Improve Maintenance and Infrastructure
Replace aging maintenance equipment needed for efficient park maintenance and to extend the usable season. Infrastructure may also need review.

Address invasive weed species with both educational materials and law enforcement. Additionally, remove invasive weed species from city-owned properties.

PUBLIC INVOLVEMENT

LANDER PARKS AND RECREATION PLAN

OVERVIEW

Public engagement is the process of involving community members in decision-making to ensure their voices, needs, and ideas shape projects and policies. In the Parks and Recreation Plan for Lander, this engagement includes a stakeholder meeting in June 2024, a series of public meetings in July 2024, and a public survey released in December 2024. These efforts ensured that a diverse range of perspectives were considered, fostering transparency and community trust. By incorporating public feedback throughout the process, the resulting plan is more inclusive, sustainable, and reflective of Lander's recreational needs and priorities.

PUBLIC ENGAGEMENT EVENTS

JUNE 14TH, 2024 *INITIAL STAKEHOLDER MEETING*

Representatives from Ayres Associates met with key stakeholders in Lander in June of 2024. This visit to Lander focused on key projects aligned with the 2025 Lander Master Plan, including utility updates, transportation, floodplain management, and housing development.

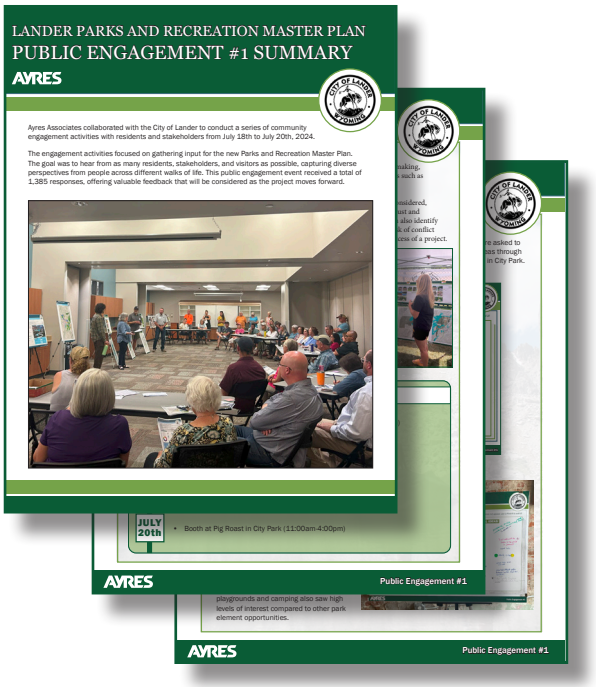
Discussions emphasized infrastructure improvements such as road reconstruction, water and sewer enhancements, and strategies to address housing affordability challenges. Notable concerns included flood hazard mitigation, aligning FEMA standards with local visuals, and exploring sustainable growth opportunities. Additionally, participants highlighted the desire for recreational water opportunities, such as river access or an outdoor pool, airport and cemetery updates, and strategies for engaging the community through surveys and public events. Key points involve integrating actionable recommendations, leveraging grants, and aligning with long-term development goals.

JULY 18TH-20TH, 2024 *PUBLIC ENGAGEMENT EVENTS*

July 18th:
- Drop in session at Lander Community Center
- Booth at Lander Presents

July 19th:
- Open House at Lander Bake Shop
- Open House at Lincoln Street Bakery
- Open House at Lander Senior Center
- Drop-in Session at the Lander Library

July 20th:
- Booth at Pig Roast in City Park



To view this public engagement trip in full detail, see pg 124 in the appendix.

SURVEY RESULTS

Ayres Associates published and publicized a survey on December 3rd, 2024. The survey was open for twelve days and closed on December 15th, 2024. The intent of this survey was to provide those who were unable to attend in-person public engagement events with a platform to share their opinions. The survey gathered 226 responses in total.

Below is a summary of the survey responses that highlight key takeaways. Each response is noted with its weighted average of responses, indicating the frequency that the priority was identified.

To view the full survey responses, see Appendix pg 156.

SURVEY RESULTS SUMMARY

The Parks & Recreation Survey highlighted Lander residents' desire to balance natural preservation with enhanced recreational opportunities. Key priorities included:

- Improved river access
- Connected parks through trails
- Maintaining open, natural spaces that reflected the community's outdoor lifestyle

Respondents consistently emphasized the importance of preserving riparian areas, planting more trees, and minimizing overdevelopment to protect the charm and ecological health of existing park spaces.

Recreation infrastructure, such as a year-round recreation center, splash pads, and improved playgrounds, emerged as critical needs to support families, youth, and seniors. There was also interest in the following:

- Organized camping facilities
- Upgraded restroom amenities
- Better trail connectivity to enhance accessibility for all.

While some supported new amenities and facilities, others advocated for maintaining and improving existing parks and minimizing large-scale development.

Overall, the community envisioned a parks and recreation system that prioritized sustainability, natural beauty, and inclusivity while fostering connections among residents through well-maintained outdoor spaces and diverse recreational opportunities. This feedback highlighted a shared commitment to enhancing the quality of life in Lander while preserving its unique character.

The following pages will go over each question and it's key takeaways according to the survey responses. Priorities, in order of top, moderate, to lower, have been identified in applicable cases.

Question 1 – For parks & recreation in Lander, rank the following items from highest to lowest priority.

- Improving neighborhood proximity and access to parks and recreational spaces
- Upgrading or improving existing parks and recreation amenities for all ages and abilities
- Adding new amenities to existing parks for all ages and abilities
- Expanding or adding new youth programs
- Expanding or adding new senior/retiree programs
- Expanding or adding new adult and family programs

Top Priorities:

- The highest-ranked priority is expanding or adding new youth programs, with a weighted average of 3.83, indicated strong support for increased facilities surrounding this age group.
- Upgrading or improving existing parks and recreation amenities for all ages and abilities follows closely with a weighted average of 3.81, emphasizing the need to maintain and modernize current infrastructure.

Moderate Priorities:

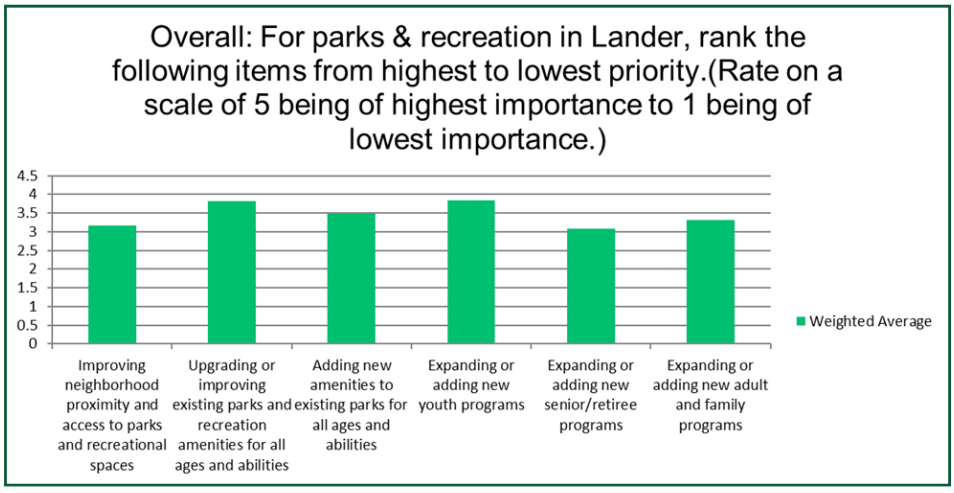
- Adding new amenities to existing parks for all ages and abilities scored a weighted average of 3.48, showing interest in incremental improvements.
- Expanding or adding new adult and family programs received a weighted average of 3.32, highlighting its importance but with slightly lower emphasis than the top priorities.

Lower Priorities:

- Improving neighborhood proximity and access to parks and recreational spaces and expanding or adding new senior/retiree programs ranked as lower priorities, with weighted averages of 3.16 and 3.07, respectively, though many respondents still consider them relevant.

Q1 SUMMARY

The survey highlights that Lander residents prioritize programs for youth and upgrades to existing parks and amenities. While there is moderate support for new amenities and programs for adults and families, proximity to parks and programs for seniors rank lower. This suggests a community focus on enhancing activities and spaces for younger populations while maintaining inclusivity for broader age groups.



Question 2 – What recreational facilities/amenities would you like to see more of in the community?

Most Desired Amenities:

- A recreation center (rec center) is the most frequently mentioned desired amenity. Many respondents highlighted the need for a facility offering multiple activities for all ages, including pools, climbing walls, and gym space.
- Splash pads and outdoor swimming pools are also highly requested, reflecting a community interest in water-based recreation, particularly for families and children.
- Trail connectivity and natural space preservation are important to many respondents, with calls for more bike paths, walking paths, and connections to natural areas like the Popo Agie River.

Specific Facility Suggestions:

- Indoor ice rinks are popular, with multiple mentions emphasizing winter recreation and youth sports.

Diverse Opinions:

- Some respondents prefer developing existing facilities and maintaining natural park settings over building new amenities.
- There are requests for sports facilities (e.g., soccer fields, softball fields), community gardens, and specialized recreational options like a whitewater park or archery range.

"A rec center would benefit people of all ages, anything that will benefit the children."

"Lander's parks are wonderful places for the community to gather, recreate, and enjoy the outdoors. Please consider a balanced approach to development."

"A splash pad and connected bike paths would be a great way to bring families together and enhance our community."

Q2 SUMMARY:

Lander residents express a strong desire for enhanced recreational infrastructure, with a recreation center and water-based amenities like splash pads and pools leading the list of priorities. There is significant interest in facilities that promote both indoor and outdoor activities, catering to families, youth, and seniors. Trail connectivity and preserving natural spaces are also key themes, reflecting the community's appreciation for its natural environment.

Question 3 – Sports Complex Area

This question asked participants to identify their most desired sports complex amenities.

- Shade pavilions
- Drop-off Areas
- Equipment storage
- Flexible field space
- Vendor area
- Sports lighting

Top Priorities:

• Flexible field space ranks as the highest priority with a weighted average of 3.6, indicating strong community interest in multi-use areas that can accommodate various sports and activities.

• Shade pavilions are the second-highest priority with a weighted average of 3.45, emphasizing the need for covered spaces to improve comfort and usability.

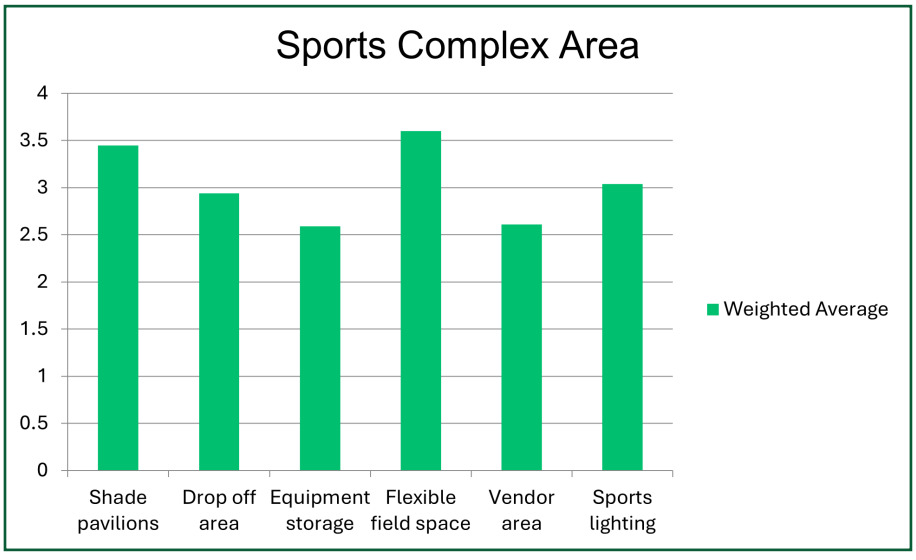
Moderate Priorities:

• Sports lighting (3.04) is moderately prioritized, reflecting a desire for better visibility and extended usability of the complex during evening hours.

• Drop-off areas, such as roundabouts or other temporary parking features, (2.94) are valued for improving accessibility and convenience but are less emphasized than other features.

Lower Priorities:

• Equipment storage and vendor areas rank lower, with weighted averages of 2.59 and 2.61, suggesting these amenities are less critical to the community's vision for the sports complex.



Q3 SUMMARY:

The survey reveals a strong preference for adaptable and user-friendly spaces in Lander's sports complex. Flexible field space is the highest priority, supporting the need for versatile infrastructure to cater to various activities. Shade pavilions and sports lighting are also important, enhancing the area's comfort and functionality. While features like equipment storage and vendor areas are seen as less essential, they remain useful for specific needs.

Question 4 – Natural Open Space Area

This question asked participants to identify their most desired open space amenities.

- Natural Playgrounds
- River Access
- Soft Surface Trails
- Tree Canopy
- Fitness Stations
- Picnic Pavilions (shade)

Top Priorities:

• River access is the highest-rated priority with a weighted average of 4.07, indicating a strong desire for improved opportunities to enjoy and interact with natural waterways.

• Tree canopy follows closely with a weighted average of 4.04, reflecting the community's interest in enhancing shaded areas and preserving natural greenery.

Moderate Priorities:

• Soft surface trails rank as a moderate priority (3.91), suggesting a community focus on expanding trail options for walking, hiking, and biking.

• Natural playgrounds (3.85) also rank well, emphasizing the value of nature-based play areas for families.

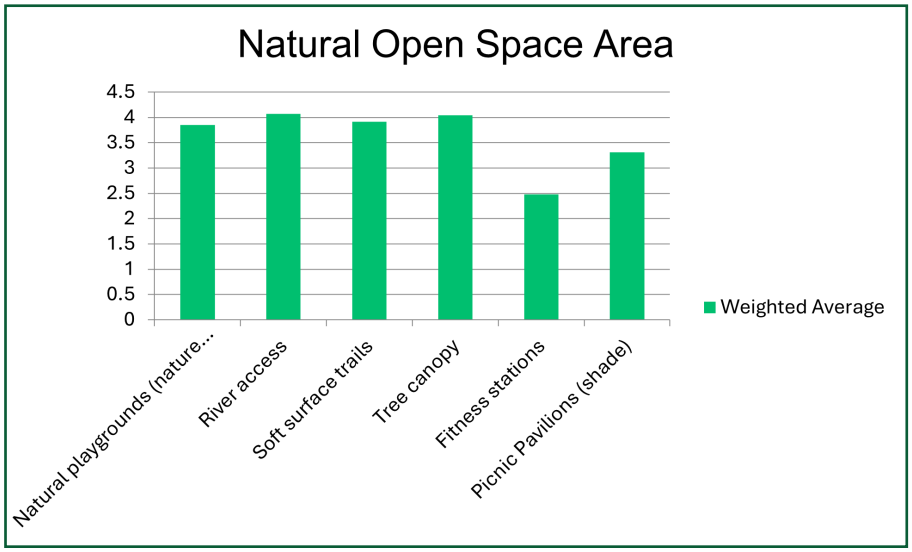
Lower Priorities:

• Picnic pavilions (shade) have a moderate interest (3.31), showing they are appreciated but not as critical.

• Fitness stations rank the lowest (2.48), suggesting they are less relevant or valued compared to other amenities.

Q4 SUMMARY:

Lander residents prioritize access to natural spaces, with a strong focus on river access and tree canopy preservation. Trails and natural playgrounds are also important, highlighting a preference for amenities that integrate with the natural environment. Picnic pavilions are moderately valued, while fitness stations are seen as less essential. These findings reflect a community desire to balance recreational infrastructure with environmental preservation.



Question 5 – City Park: Please rank the following ideas for City Park from highest to lowest priority.

- Pedestrian Circulation & Safety
- Additional Parking/Formalized Parking
- River Access
- Additional Amenities
- Food Truck Area
- Concert Stage
- Playground
- Tennis Courts
- Picnic Areas
- Ice Skating

Top Priorities:

- River access is the top priority with a weighted average of 3.75, underscoring the community's interest in maximizing interaction with natural waterways.
- Pedestrian circulation and safety ranks second (3.54), highlighting the importance of ensuring accessibility and safety for park users.

Moderate Priorities:

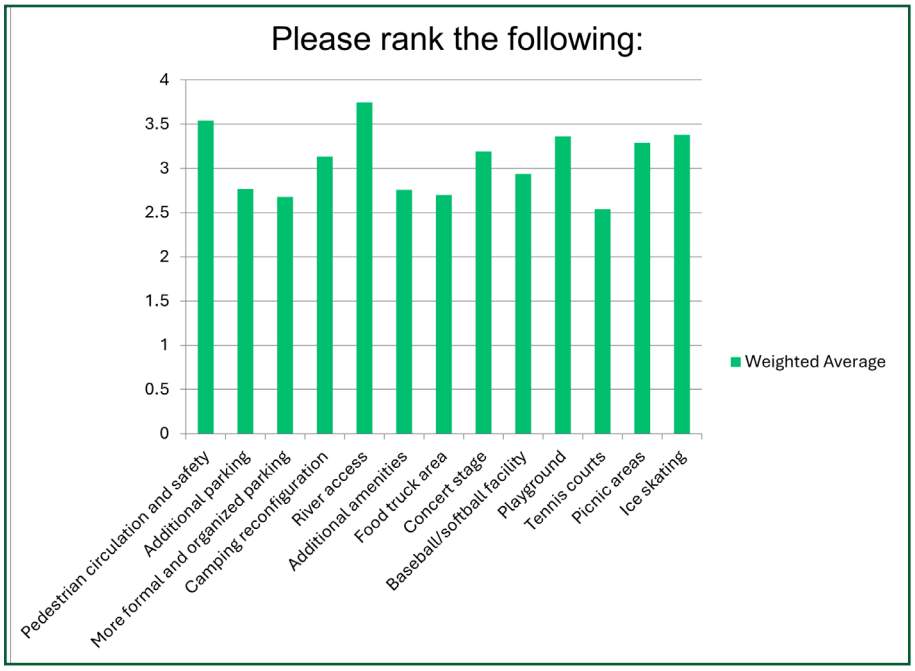
- Ice skating (3.38) and playground upgrades (3.36) are moderately prioritized, reflecting community interest in recreational amenities for families and seasonal activities.
- Picnic areas (3.29) and a concert stage (3.19) show interest in spaces that encourage social and cultural gatherings.

Lower Priorities:

- Additional parking (2.77), more formal/organized parking (2.68), and food truck areas (2.7) rank lower, suggesting less concern for parking-related amenities compared to recreational and natural features.
- Tennis courts rank the lowest (2.54), indicating limited demand for this specific facility.

Q5 SUMMARY:

The survey results emphasize the community's desire to enhance natural and recreational elements in City Park. River access, pedestrian safety, and seasonal amenities like ice skating and playground improvements are key priorities. Social features like picnic areas and a concert stage also hold significant appeal. Parking and vendor-related amenities are less critical, suggesting that the community prioritizes experiences and natural connections over logistical improvements.



Question 6 –Imagine Lander 10 years from now. What additional thoughts do you have regarding parks and recreation?

Preserving Natural Areas:
1. Many responses highlight the importance of preserving the natural beauty of Lander's parks, especially the river corridor and surrounding riparian habitats. Suggestions include restoring natural vegetation, planting more trees, and minimizing paved or heavily developed spaces.

Improving Access and Connectivity:
2. A strong emphasis is placed on trail connectivity between parks, neighborhoods, and natural areas. Respondents suggest creating pathways along the river and connecting parks for walking, biking, and other outdoor activities.
3. River access is another key theme, with many advocating for features like whitewater parks, fishing areas, and spaces for families to enjoy the river safely.

Recreation Infrastructure:
4. The desire for a recreation center remains strong, particularly to support year-round activities for youth and families. Other suggested amenities include splash pads, outdoor pools, and improved restroom facilities.
5. Some respondents advocate for better-organized camping at City Park, potentially limiting RV access or charging small fees to reduce misuse while maintaining free or donation-based camping for smaller groups.

Balancing Development and Conservation:
6. While some support new infrastructure, others stress keeping spaces open and natural, avoiding overdevelopment. The importance of maintaining Lander's small-town charm and unique outdoor culture is a recurring theme.

Q6 SUMMARY:

Lander residents envision a balanced approach to parks and recreation, prioritizing natural preservation and improved accessibility. Connectivity between parks and trails, river access enhancements, and year-round facilities like a recreation center are key aspirations. There is a clear preference for maintaining the natural character of spaces, limiting heavy development, and focusing on sustainable park management.

“Parks should prioritize open spaces, river access, and nature-based play while fostering connections through the outdoors and culture.”

“Lander’s unique outdoor culture thrives on its natural beauty—let’s plant trees, restore habitats, and keep our spaces green and inviting.”

“Connecting parks with trails and pathways will enhance access and make Lander even more of a draw for residents and visitors alike.”

ANALYSIS OF EXISTING SYSTEM

LANDER PARKS AND RECREATION PLAN

OVERVIEW

The Analysis of Existing System chapter evaluates the current state of Lander's parks and recreation facilities, focusing on how well they serve the community's needs. It examines demographic trends and park accessibility to identify gaps in service and opportunities for improvement.
By categorizing parks into distinct types and analyzing their service areas, this chapter highlights the strengths and weaknesses of the existing system. These insights provide a foundation for making informed decisions about future investments and ensuring the parks and recreation system meets the needs of all residents.

DEMOGRAPHIC NEEDS

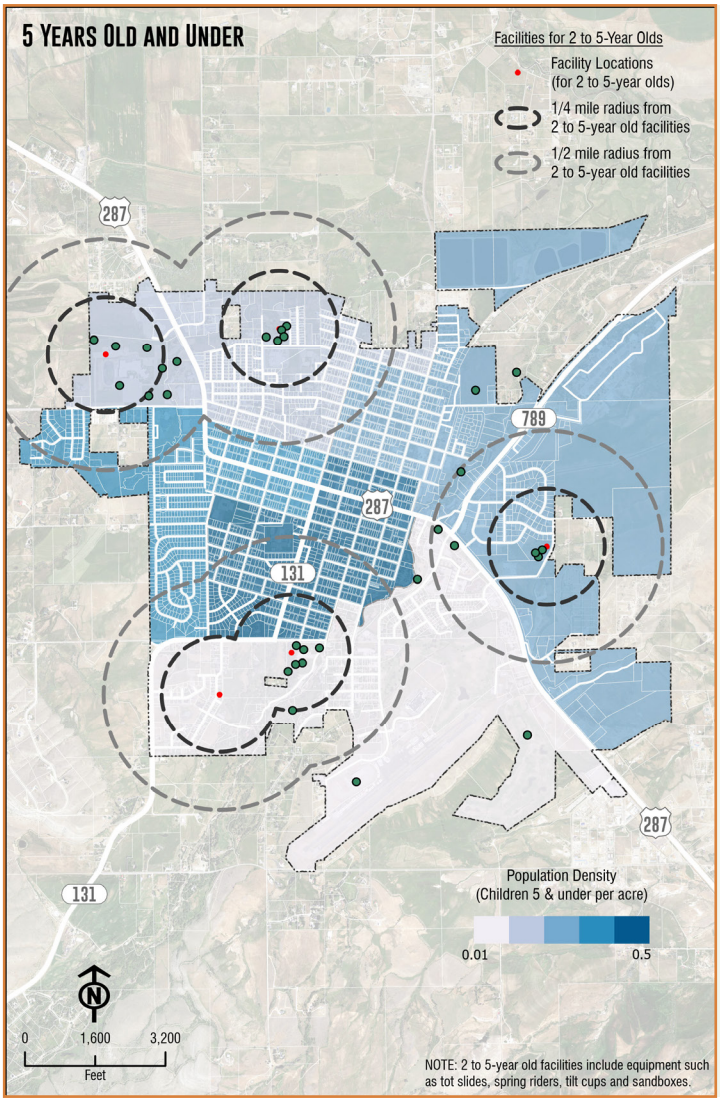
To help understand the demographic needs of the community, Ayres Associates produced an Age Cohort Analysis. This type of analysis compares the population density of certain age groups with park facilities that would match their needs. Doing this increases clarity on which age groups currently have access to park facilities that are usable to them and within a reasonable distance. Most importantly, this analysis helps to identify gaps where certain groups may be underserved.

For this Age Cohort Analysis, four different age groups were studied:

- 5 Years Old and Under
- Ages 5 to 9
- Ages 10 to 17
- Ages 18 to 54
- 55 Years Old and Above

For each of these age groups, two different radiuses were emphasized. The first, 1/4 mile, is considered reasonable walking distance. The second, 1/2 mile, is considered reasonable driving access.

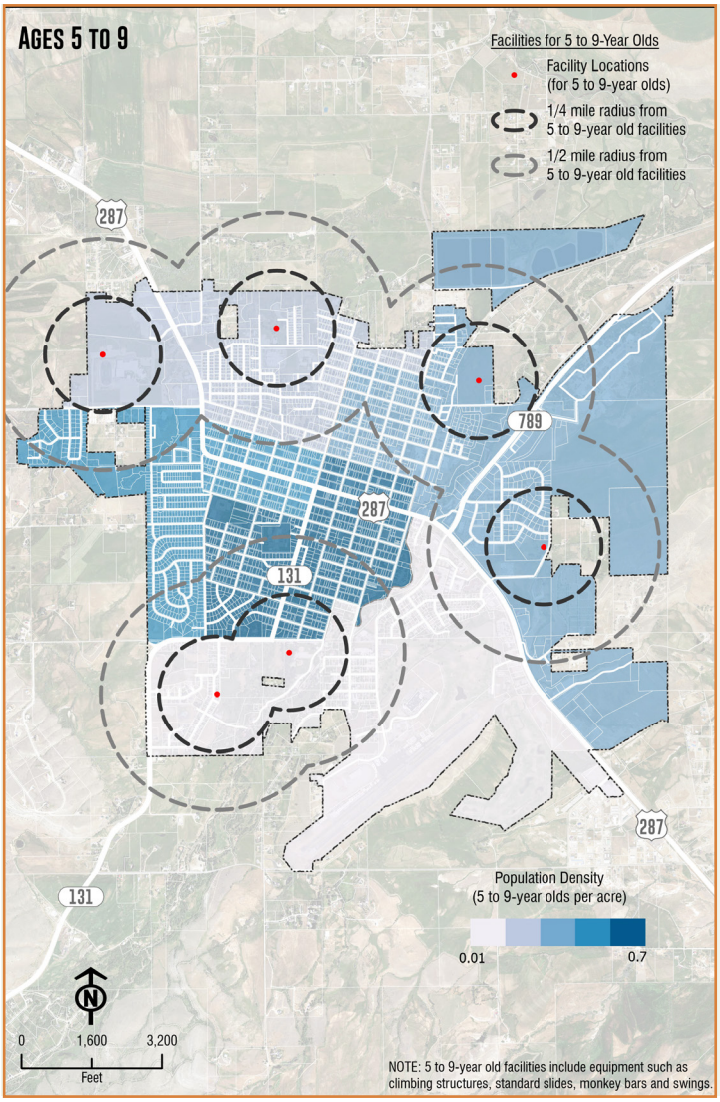
Population data is US Census block information from the 2023 American Community Survey (ACS) 5-year estimates.



5 Years Old and Under

This age group was measured based on facilities that include amenities such as tot slides, spring riders, tilt cups, and sandboxes.

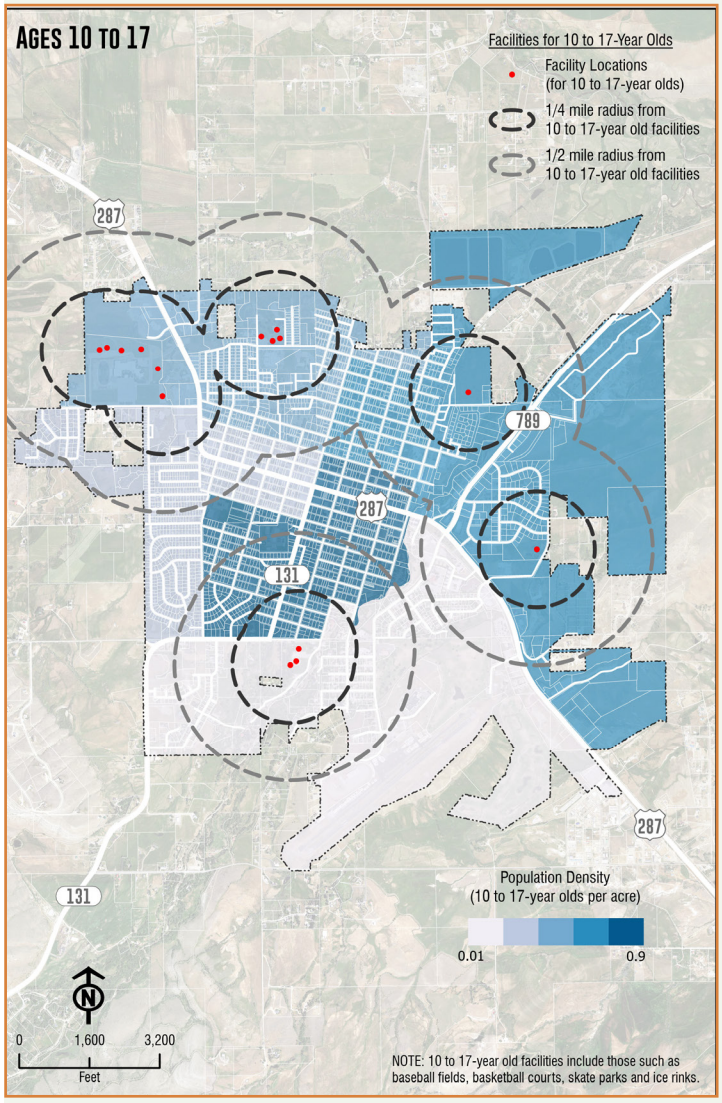
According to the map, most residents under the age of 5 live outside of a 1-mile radius of park facilities that would benefit them. In total, five parks would be able to service these residents, and all but one of them fall into an area where the population density of this age group is lowest. However, it is essential to note that some of these parks are located near preschools in the area, such as Absaroka Headstart (within ¼ mile) and Apple Valley School (within 1 mile).



5 to 9 Years Old

This age group was measured based on facilities that include amenities such as climbing structures, standard slides, monkey bars, and swings.

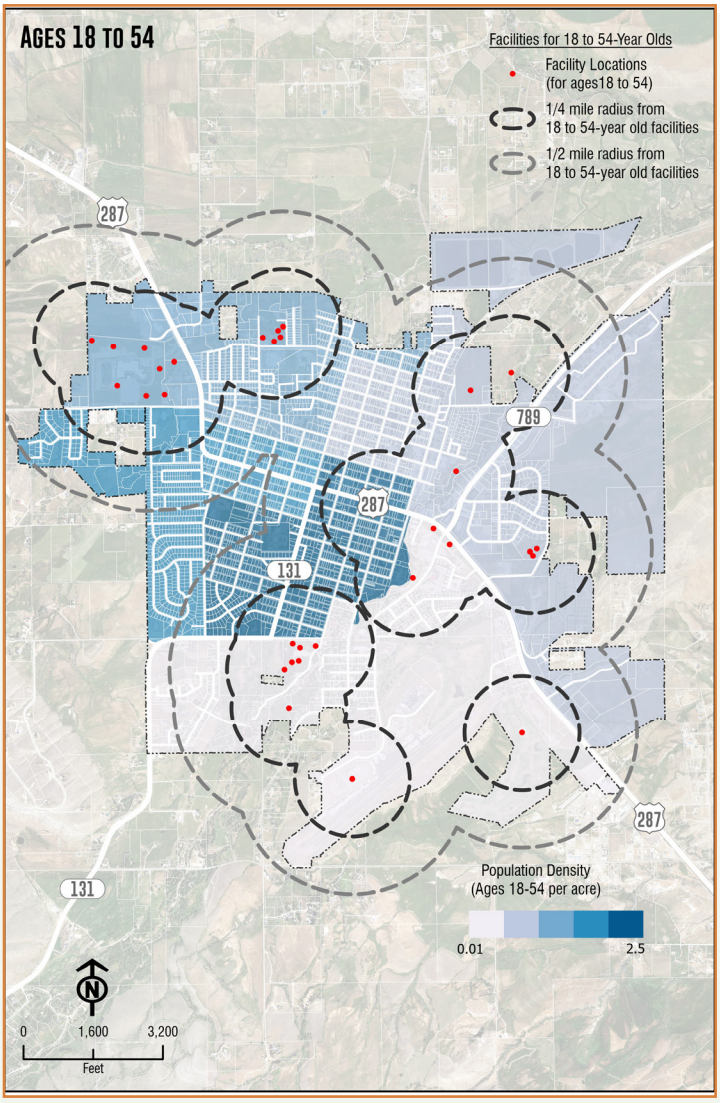
According to the map, most residents between 5-9 years old live outside of a 1-mile radius of park facilities that would benefit them, similar to the youngest age group, 5 years old and younger. In total, five parks would be able to service these residents, and all but one of them fall into an area where the population density of this age group is lowest. However, it is essential to note that some of these parks are located close to elementary schools in the area, such as Baldwin Creek Elementary (within 1 mile), and Gannet Peak Elementary School (within 1 mile).



10 to 17 Years Old

This age group was measured based on facilities that include amenities such as baseball fields, basketball courts, skate parks, and ice rinks.

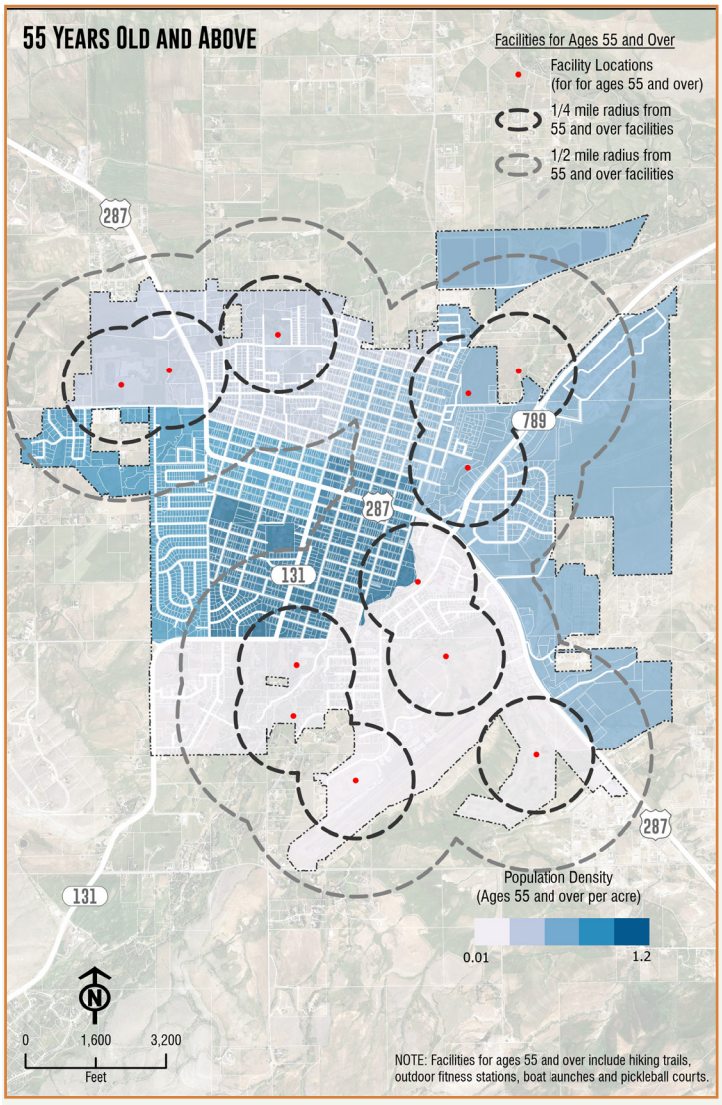
According to the map, a fair amount of residents between 10-17 years old live within a 1-mile radius to a facility that would benefit them. In total, 14 facilities would service these residents. There is a particular abundance of these facilities on the northwest side of town and a distinct gap near Main Street. This is likely due to the physically large spatial needs of the types of amenities that this age group requires, such as sporting fields. Lander Middle School and Lander Valley High School have access to multiple parks within a ¼ mile radius, making these facilities an accessible recreational option for this age group.



18 to 54 Years Old

This age group was measured based on amenities such as athletic facilities, skate parks, ice rinks, hiking trails, outdoor fitness, boat launches, and pickleball courts.

According to the map, the highest population density of middle-aged adults lives within western/northwestern Lander, and many of the associated park facilities reside further out of town. This creates a significant gap for many residents within this age group, as most would need to drive, rather than walk, to their recreational facilities. Understanding this gap and keeping it in mind when planning further development will be vital to serving this age group, which comprises a large percentage of the population of Lander.



55 Years and Older

This age group was measured based on amenities such as hiking trails and pickleball courts.

According to the map, quite a few facilities would service this age group, and they generally align with areas in which older adults tend to live. In total, 12 facilities would meet their needs, located primarily along the west and central parts of Lander. Nearly all of Lander, except the western side, has a facility within 1 mile of each other. This demonstrates that most older adults currently have access to parks that would serve them. Recognizing the service area gap on the western side will be important when considering future development.

RECREATIONAL NEEDS

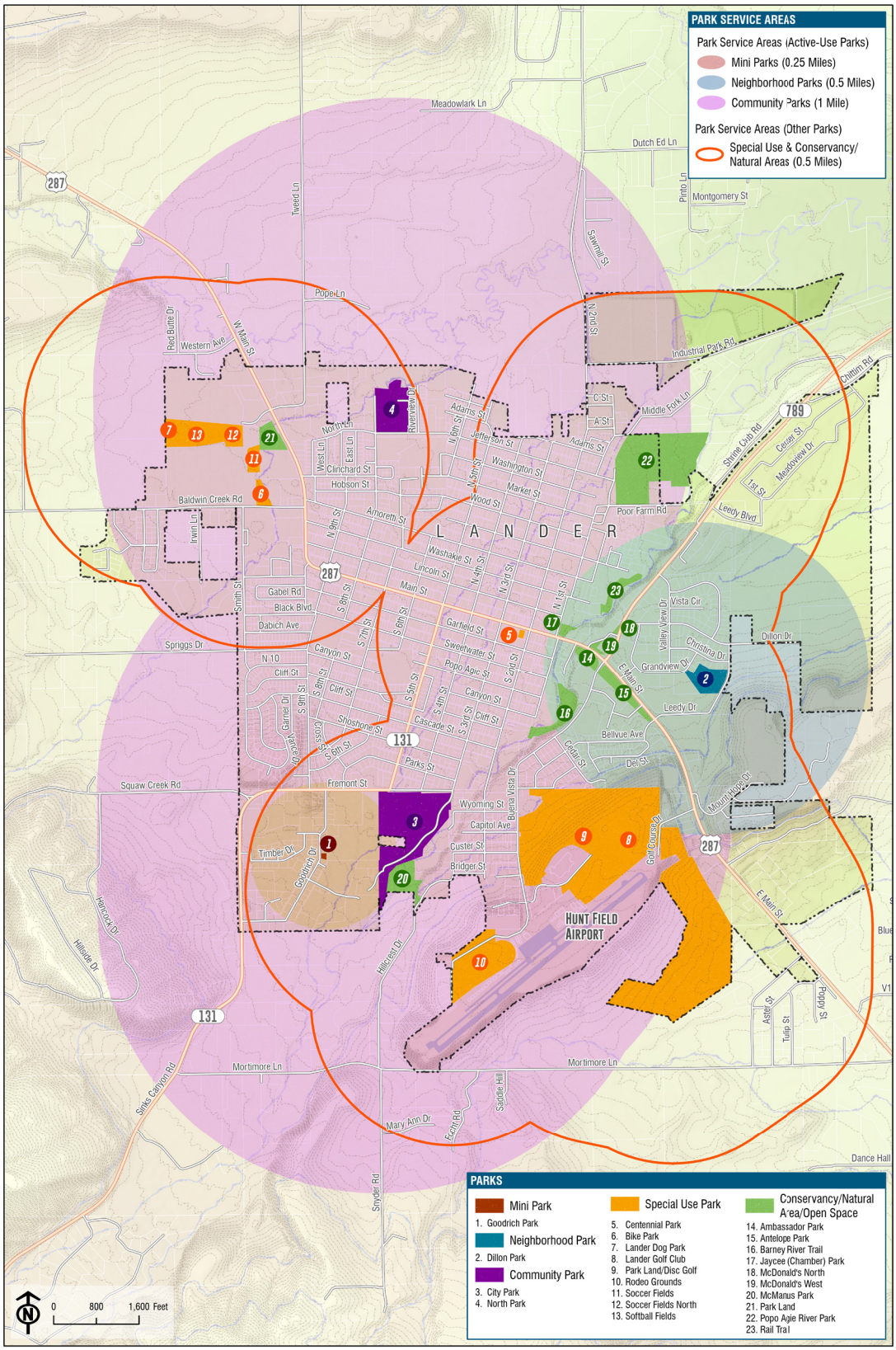
Understanding what types of parks exist in Lander is critical to making educated decisions about future development. With this, it is important to analyze the service area of each park according to its designated function. This helps to identify gaps where there is little or no park service.

Each park in Lander can be categorized into one of 5 categories
1. Mini Park (service area of .25 miles)
2. Neighborhood Park (service area of .5 miles)
3. Community Park (service area of 1 mile)
4. Special Use Park
5. Conservancy/Natural Area/Open Space

Each park was categorized based on existing standards provided by the National Recreation and Parks Association.

KEY TAKEAWAYS

Based on this map, most Lander is serviced by at least one park. In some cases, some areas are serviced by multiple parks. These heavily serviced areas correspond with the areas of the highest population density, such as around Main Street. There are areas along the outskirts of town that are not serviced by formalized parks; however, they are within the boundaries of Special Use and Conservancy/Natural Areas. This indicates that most of the population of Lander has access to some type of outdoor recreation.



AVRES **Park Service Areas**
Lander Comprehensive Plan · Lander, Wyoming

CITY OF LANDER
240 Lincoln Street
Lander, Wyoming 82520
Project 51-7195 • 5.6.2025

MAP 2

INVENTORIES AND RECOMMENDATIONS

LANDER PARKS AND RECREATION PLAN

OVERVIEW

The Inventories and Recommendations chapter provides a high level assessment of Lander's parks and recreational facilities, outlining their current conditions, key features, and opportunities for improvement. Each park is evaluated based on its unique characteristics with specific recommendations tailored to enhance usability, accessibility, and overall visitor experience.

This chapter emphasizes the importance of addressing maintenance needs, upgrading amenities, and ensuring ADA compliance across the system. It also identifies opportunities for new features and infrastructure to maximize the potential of each park while aligning with community goals. These recommendations aim to guide future investments and improvements, ensuring Lander's parks continue to serve as vibrant and inclusive spaces for all residents and visitors.

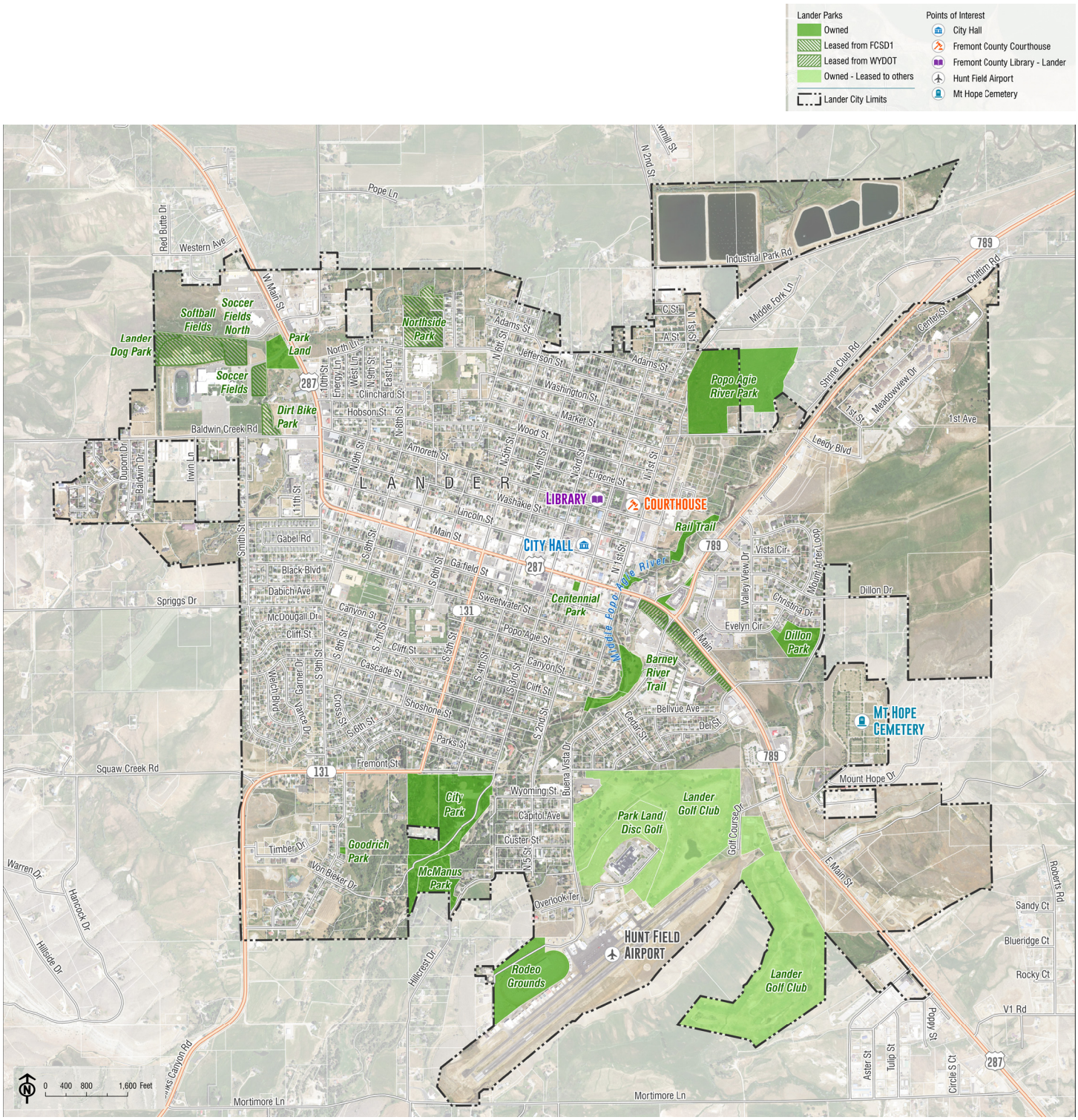
LIST OF INCLUDED PARKS

ESTABLISHED PARKS

- NORTH PARK
- POPO AGIE RIVER PARK
- JAYCEE PARK (DEPOT BUILDING)
- DILLON PARK
- MOUNT HOPE CEMETERY
- CENTENNIAL PARK
- AMBASSADOR GREEN SPACE PARK
- ANTELOPE PARK
- GOLF COURSE
- RODEO GROUNDS
- MCMANUS PARK
- CITY PARK
- GOODRICH PARK
- BIKE PARK
- KRISTOPHER GEORGE AND DAVE CLARK SOCCER FIELDS
- TOM ST. JOHN SOFTBALL COMPLEX
- LANDER DOG PARK

OPPORTUNITY SITES

- PIONEER MUSEUM *ADJACENT PROPERTY*
- SAGEWEST HOSPITAL *ADJACENT PROPERTY*
- FREMONT MOTORS *ADJACENT PROPERTY*
- SWEETWATER/7TH/9TH


Lander Parks
Owned
Leased from FCSD1
Leased from WYDOT
Owned - Leased to others
Lander City Limits
Points of Interest
City Hall
Fremont County Courthouse
Fremont County Library - Lander
Hunt Field Airport
Mt Hope Cemetery
Softball Fields
Soccer Fields North
Lander Dog Park
Soccer Fields
Park Land
Dirt Bike Park
Northside Park
Popo Agie River Park
LANDER
LIBRARY
COURTHOUSE
CITY HALL
Rail Trail
Centennial Park
Middle Fork Popo Agie River
Barney River Trail
Dillon Park
MT. HOPE CEMETERY
City Park
Goodrich Park
McManus Park
Park Land/ Disc Golf
Lander Golf Club
HUNT FIELD AIRPORT
Rodeo Grounds
Lander Golf Club
Western Ave
Red Butte Dr
Pope Ln
W Main St
Baldwin Creek Rd
Gabel Rd
Black Blvd
Dabich Ave
Spriggs Dr
Squaw Creek Rd
Mortimore Ln
Industrial Park Rd
Middle Fork Ln
Shrine Club Rd
Center St
Meadowview Dr
1st Ave
Leedy Blvd
Chittim Rd
Vista Cir
Valley View Dr
Mount Arter Loop
Christina Dr
Dillon Dr
Evelyn Cir
E Main
Belvue Ave
Del St
Mount Hope Dr
Golf Course Dr
Sandy Ct
Blueridge Ct
Rocky Ct
V1 Rd
Poppy St
Aster St
Tulip St
Circle S Ct
Robert's Rd
Adams St
Jefferson St
Washington St
Market St
Wood St
Amoretti St
Eugene St
Washakie St
Lincoln St
Main St
Garfield St
Sweetwater St
Popo Agie St
Canyon St
Cliff St
Cascade St
Shoshone St
Parks St
Fremont St
Wyoming St
Capitol Ave
Custer St
Overlook Ter
Hillcrest Dr
Timber Dr
Von Bieker Dr
Warren Dr
Hancock Dr
Hillside Dr
Buena Vista Dr
Cedar St
Hobson St
Clinchard St
North Ln
West Ln
Energy Ln
East Ln
Dupont Dr
Baldwin Dr
Irwin Ln
Smith St
Garner Dr
Welch Dr
Venice Dr
Cross St
C St
A St
N 2nd St
N 6th St
N 8th St
N 9th St
N 10th St
N 11th St
N 4th St
N 3rd St
N 1st St
S 8th St
S 7th St
S 6th St
S 5th St
S 4th St
S 3rd St
S 2nd St
11th St
789
287
131
0 400 800 1,600 Feet

NORTH PARK

OVERVIEW

North Park offers a range of amenities including open fields, playgrounds, and walking paths, and notably, a skate park. This makes it a versatile space for recreational activities and family gatherings. It's a popular spot for sports and community activities.

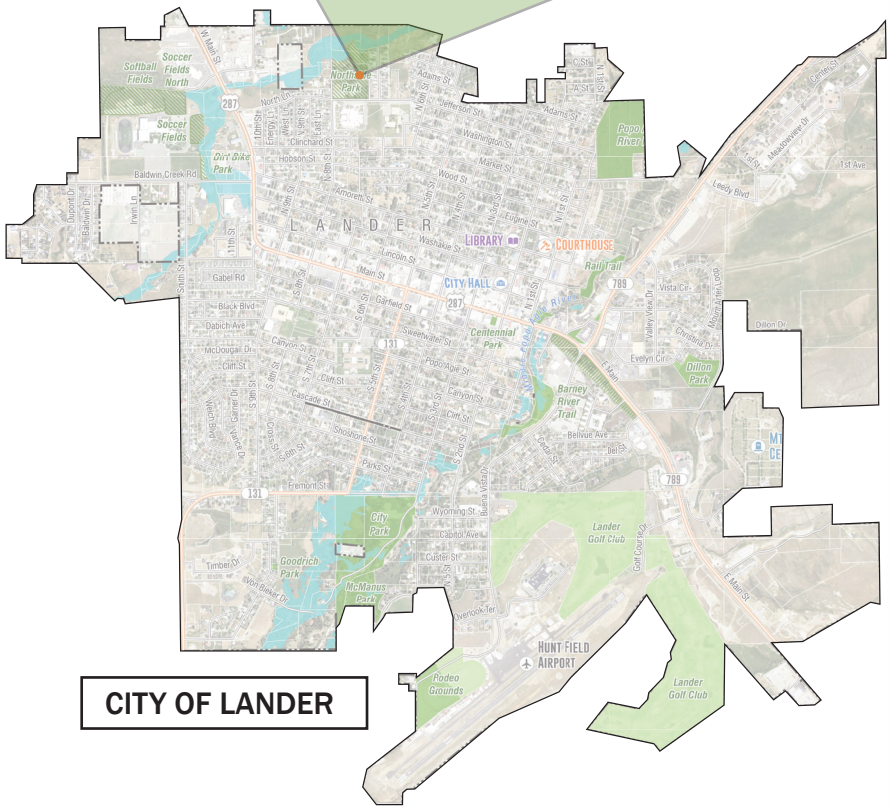
EXISTING FACILITIES

- Baseball Field
- Open Field
- Benches
- Pavilion
- Playground
- Restrooms

QUICK FACTS

10 acres

738-798 N 8th St



CITY OF LANDER

LEGEND
North Side Park
Contour (Index - 10')
Contour (Intermediate - 2')
5332
5334
5336
5334
5332
5326
5338
5330
5324
5322
5334
5330
5328
5330
5332
5334
5336
5338
5340
5342
5342
Jefferson St
Riverview Dr
5344
5344
Kimberly Ct
0 25 50 100 Feet

INVENTORY

OWNERSHIP: Leased to City of Lander (FCSD1)

MAINTAINED BY: City of Lander

OBSERVATIONS

North Park offers a wide range of recreational opportunities, including a skatepark, ADA-accessible playground, ballfields, restrooms, a volleyball court, a large picnic shelter, ample trash facilities, and a soccer field. Its central location near the middle school makes it a popular destination for residents. Despite its many amenities, the park has opportunities for further development to enhance its appeal.

RECOMMENDATIONS

- Study alternate park layout to optimize for ball field safety and additional program. Explore feasibility of additional ball park, expanded and improved parking, and the addition of other program like pickleball.
- Add a loop trail to encourage recreational walking and create a cohesive flow throughout the park.
- Ensure all drinking water stations are operational and upgrade ADA facilities in both the park shelter and playground.
- Explore additional landscaping opportunities to enhance the park's aesthetic and recreational value.
- Update playground equipment to provide activities for all ages. Look at options for mid-schoolers like obstacle and ninja warrior courses.
- Ensure a safe parking lot for park guests and middle school overflow along Jefferson.
- Consider a paved parking lot on Jefferson Street.
- Consider removing the Jefferson street parking and make better parking at rear of the park.
- Improve configuration of parking at rear of park.
- Consider reconfiguring soccer and baseball fields to better optimize the park and safety.

POPO AGIE RIVER PARK

OVERVIEW

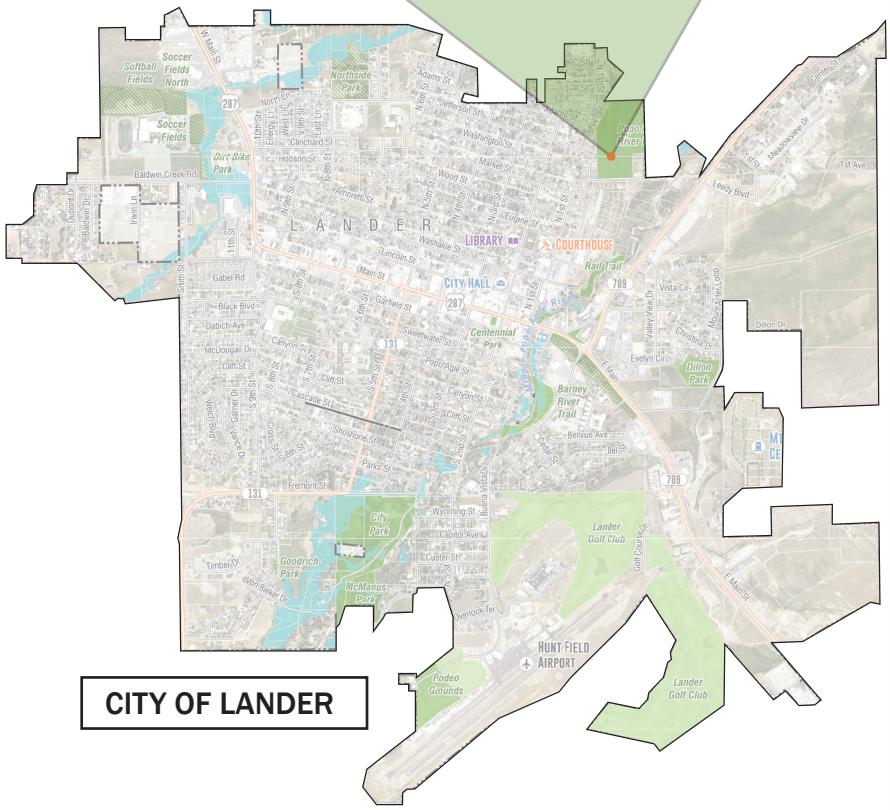
Popo Agie River Park features scenic river views and walking paths along the Middle Fork of the Popo Agie River. The park is known for its tranquil setting and is a great spot for enjoying nature and outdoor activities.

It is currently undeveloped and has an open field available for public use.

EXISTING FACILITIES

Open Field

River Access



QUICK FACTS

36.4 acres

North of Poor Farm Rd

POPO AGIE RIVER
PARK
City Of Lander
Wyoming
LAND & WATER
CONSERVATION
FUND
NATIONAL PARK SERVICE

LEGEND
Popo Agie River Park
Contour (Index - 10')
Contour (Intermediate - 2')
C St
B St
A St
N 1st St
Middle Fork Ln
POPO AGIE RIVER PARK
Middle Popo Agie River
Jefferson St
Four Seasons Dr
Poor Farm Rd
Shrine Club Rd
789
5300
5310
5320
5330
5340
5350
5360
0 50 100 200 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

Popo Agie River Park features an open field with sparse vegetation and trees along the north fork of the Popo Agie River, and offers river access to users. Its natural setting offers opportunities for both passive and active recreation. However, the park's potential is underutilized without additional infrastructure.

RECOMMENDATIONS

- Develop a multi-sports complex with 2–3 ball fields, a playground, public restrooms, a irrigation pond, and a picnic shelter with a grill area.
- Emphasize ADA compliance in all new developments to ensure inclusivity for all users.
- Consider enhancing the natural areas with additional trees and landscaping to balance recreation with ecological preservation.

See page 100 for detailed conceptual plans of Popo Agie River Park.

POPO AGIE RIVER PARK

Popo Agie River Park is located along the Popo Agie River in the northeastern side of Lander. Presently, it is an open space filled with native grasses and sparse trees, with no formalized program.

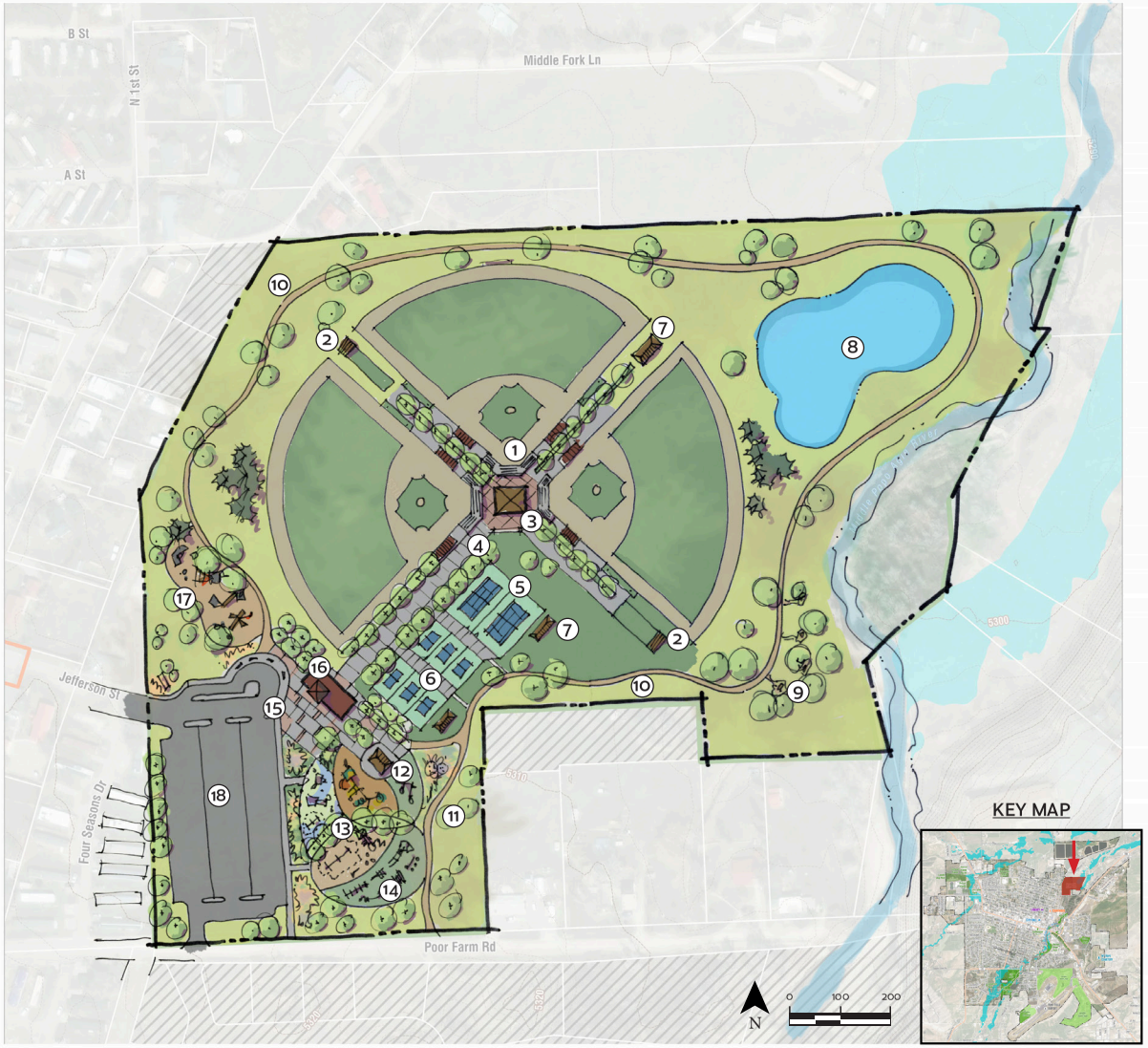
Public feedback emphasized a need for a multi-sports complex that would have the capacity to serve for tournaments as well as general recreation and natural areas. This large site allows for natural recreation through soft surface trails and natural playgrounds as well as soccer fields, pickleball, baseball, and softball facilities. To support this program and complete the site other recommended park elements include: formalized circulation for pedestrians and vehicles, right-sized parking, public restrooms, shelters/shade, picnic equipment, and appropriate storage.

POPO AGIE RIVER PARK
CONCEPTUAL SITE PLAN
LANDER, WYOMING

LEGEND

1. BASEBALL / SOFTBALL FIELD
2. BATTING CAGE / STORAGE
3. COVERED SHELTER / PLAZA
4. PLAYER PROMENADE
5. TENNIS COURTS (QTY: 2)
6. PICKLEBALL COURTS (QTY: 6)
7. STORAGE / MAINTENANCE BUILDING
8. IRRIGATION / FISHING POND
9. DAY USE PICNIC AREAS
10. SOFT SURFACE TRAIL (± 4000 LF)
11. NATIVE PLANTINGS
12. SHADE SHELTER
13. PLAYGROUND (2-12YR)
14. FITNESS / NINJA COURSE
15. DROP OFF / ENTRY PLAZA
16. PAVILION / TICKETING / RESTROOMS
17. NATURE PLAY AREA
18. PARKING LOT (± 200 SPACES)

AYRES



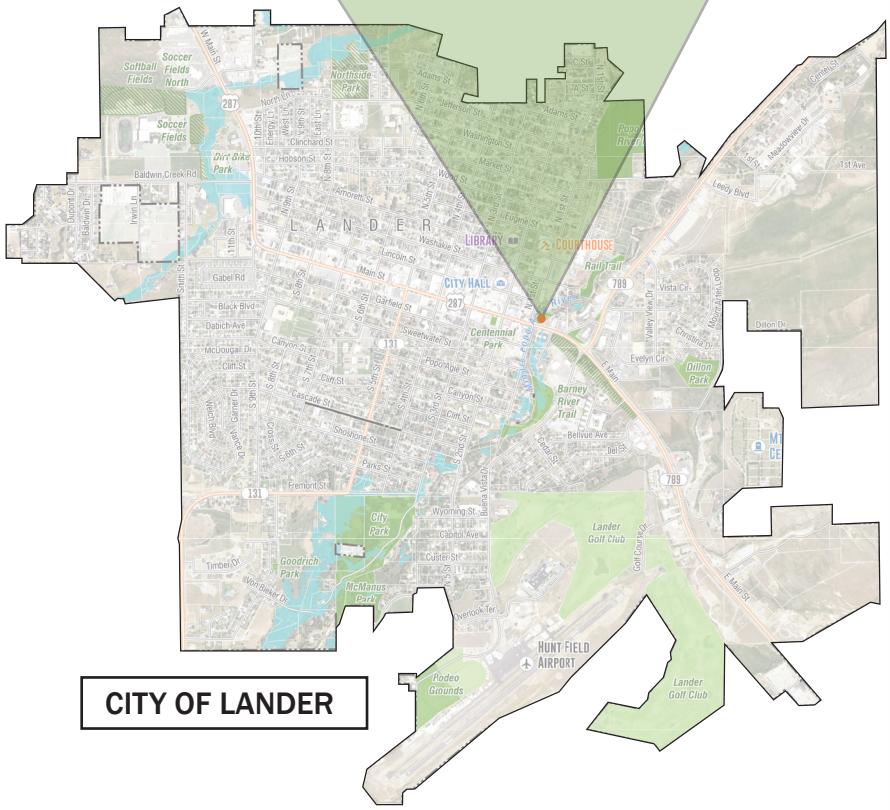
JAYCEE PARK (DEPOT BUILDING)

OVERVIEW

Jaycee Park is an open green space directly in front of the Depot building It features a flat, open grassy area with access to the river.

EXISTING FACILITIES

- Open Field
- Benches
- River Access
- Restrooms



QUICK FACTS

.5 acres

1st and Main St

LANDER
MILLS
PURINA
CHOWS

LEGEND
Jaycee Park
Contour (Index - 10')
Contour (Intermediate - 2')
Lincoln St
N 1st St
JAYCEE PARK
E Main St
S 1st St
River Pl
287
0 15 30 60 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

Located near downtown and the Lander Chamber of Commerce, this park sits alongside the river but lacks formal programming. It contains a single bench and table, providing minimal amenities for visitors. Despite its proximity to key areas, the park remains underutilized and could greatly benefit from thoughtful enhancements. Public restrooms for daytime use are located inside the Lander Chamber of Commerce.

See Appendix pg 130 for Public Engagement materials developed for Jaycee Park.

RECOMMENDATIONS

- Introduce formalized river access to encourage recreational use and improve connections to the water.
- Consider a partial street closure on N 1st St to house a farmers market or outdoor dining. This could be seasonal, permit only, or permament.
- Add a shaded picnic area or shelter to create a more inviting space for families and individuals. Consider additional landscaping and benches to make the park a more vibrant part of the downtown area.
- Have this park serve as a trailhead for locals and tourists to access City Park and Popo Agie River Park via a trail system. Incorporate maps of the trail system for public display and orientation, include route distances, etc.
- Draft agreement for public art installation
- Develop a concept plan for this area. Include relevant stakeholders and people who would help program and use the space (adjacent businesses, Chamber, etc.)
- Consider re-uses for the depot building and explore feasibility of the options.

DILLON PARK

OVERVIEW

Dillon Park features well-maintained open areas, playgrounds, and sports facilities, making it a popular choice for outdoor activities and family gatherings. The park provides ample space for sports and recreation, and it often hosts local events.

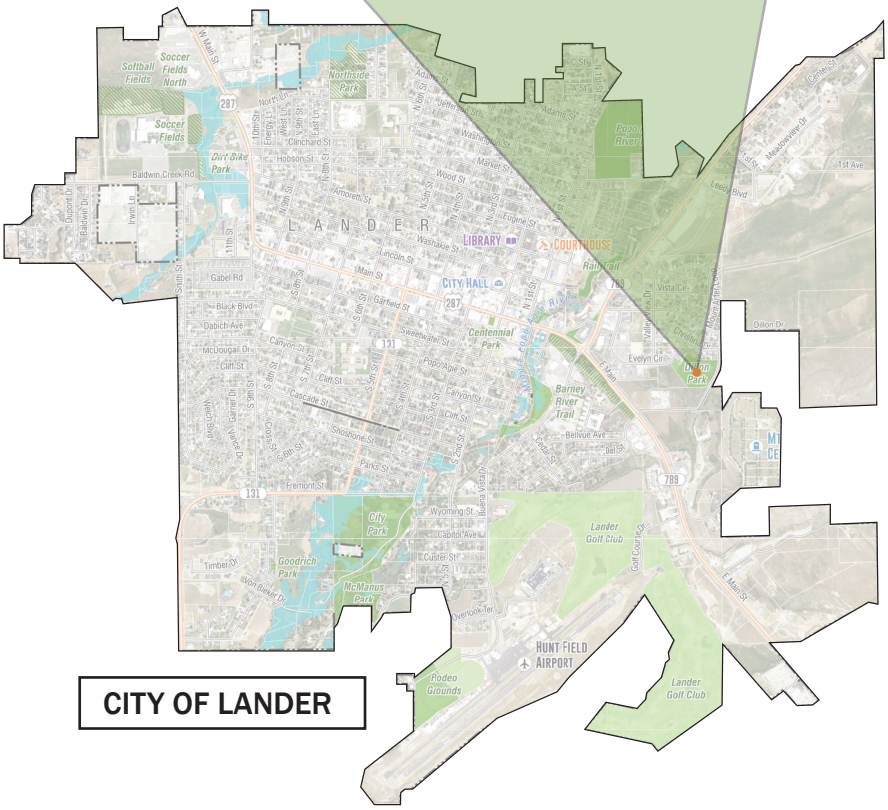
EXISTING FACILITIES

- Basketball Court
- Open Field
- Benches
- Pavilion
- Playground
- Restrooms

QUICK FACTS

4 acres

200 Leedy St



LEGEND
Dillon Park
Contour (Index - 10')
Contour (Intermediate - 2')
Dillon Dr
Christina Dr
Grandview Dr
Leeby Dr
DILLON PARK
5370
5380
5390
5400
5410
5420
5430
5440
5450
5460
5470
5480
5490
0 25 50 100 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

Dillon Park is a neighborhood park that includes two shelters (one large and one small), basketball courts, a playground, and ADA-compliant parking spaces and access. The park prohibits overnight camping and parking, ensuring it remains a safe and family-friendly environment. While the park is well-used, its infrastructure could benefit from upgrades. The site has issues with standing water and can often be difficult to mow.

RECOMMENDATIONS

- Formalize the gravel parking lot by paving it and adding marked spaces to enhance accessibility and organization.
- Evaluate the condition of existing amenities and update them as necessary to maintain the park's usability.
- Consider additional landscaping to further beautify the park and improve the overall visitor experience.
- Explore options to better utilize the western half of this park. This could require de-watering and drainage enhancements to allow improvements in this wet area.
- Ballfields and other active programming had been considered in the past but was not completed due to the water issues. If de-watering is not possible, consider a native wetland approach with an ADA walking loop.

MOUNT HOPE CEMETERY

OVERVIEW

Mount Hope is a large site used primarily as a cemetery. It contains paved walk/drive routes, signage, and sparse trees for shade.

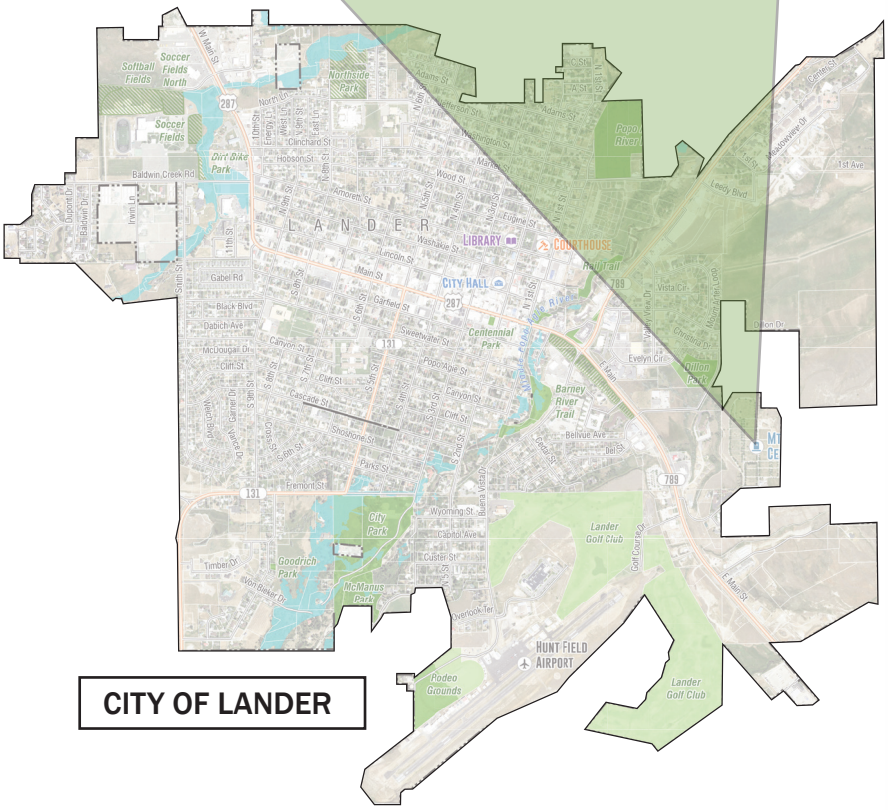
EXISTING FACILITIES

- Benches
- Sculpture

QUICK FACTS

~20 acres

850 Mount Hope Dr



CITY OF LANDER

CITY OF LANDER
CEMETERY DEPARTMENT
MT. HOPE
CEMETERY
Cemetery Closed To Public
9:00 pm to 5:00 am Daily
Violators Will Be Prosecuted

SAVAGE
C.R. WELLS

Legend
Mount Hope Cemetery
Property Lines
Mount Hope Dr
Mount Hope Dr
Mount Hope Dr

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

In addition to being an important community memorial space, Mount Hope Cemetery is used for recreation, dog walking, and historical tours. It is well known for having the “Best View in Lander”. It does not have water rights for irrigation beyond what currently exists. The cemetery also houses the Veterans Memorial.

RECOMMENDATIONS

- Potential 10 acre expansion area to the east - would need to be annexed as it is currently county land and look at opportunity for using this space for parks or residential in the future.
- Develop a plan for long term water use: Have an irrigation audit performed on the system to ensure best practices and optimal efficiency.
- Potential to expand existing maintenance facility: Study and explore how the maintenance facilities on this site can be incorpoated into the larger city maintenance facility inventory.

CENTENNIAL PARK

OVERVIEW

Centennial Park features open grassy areas, picnic spots, and a peaceful environment perfect for relaxation and outdoor activities. It provides a great space for casual gatherings and family outings. The park is a charming spot for enjoying the outdoors in a downtown setting.

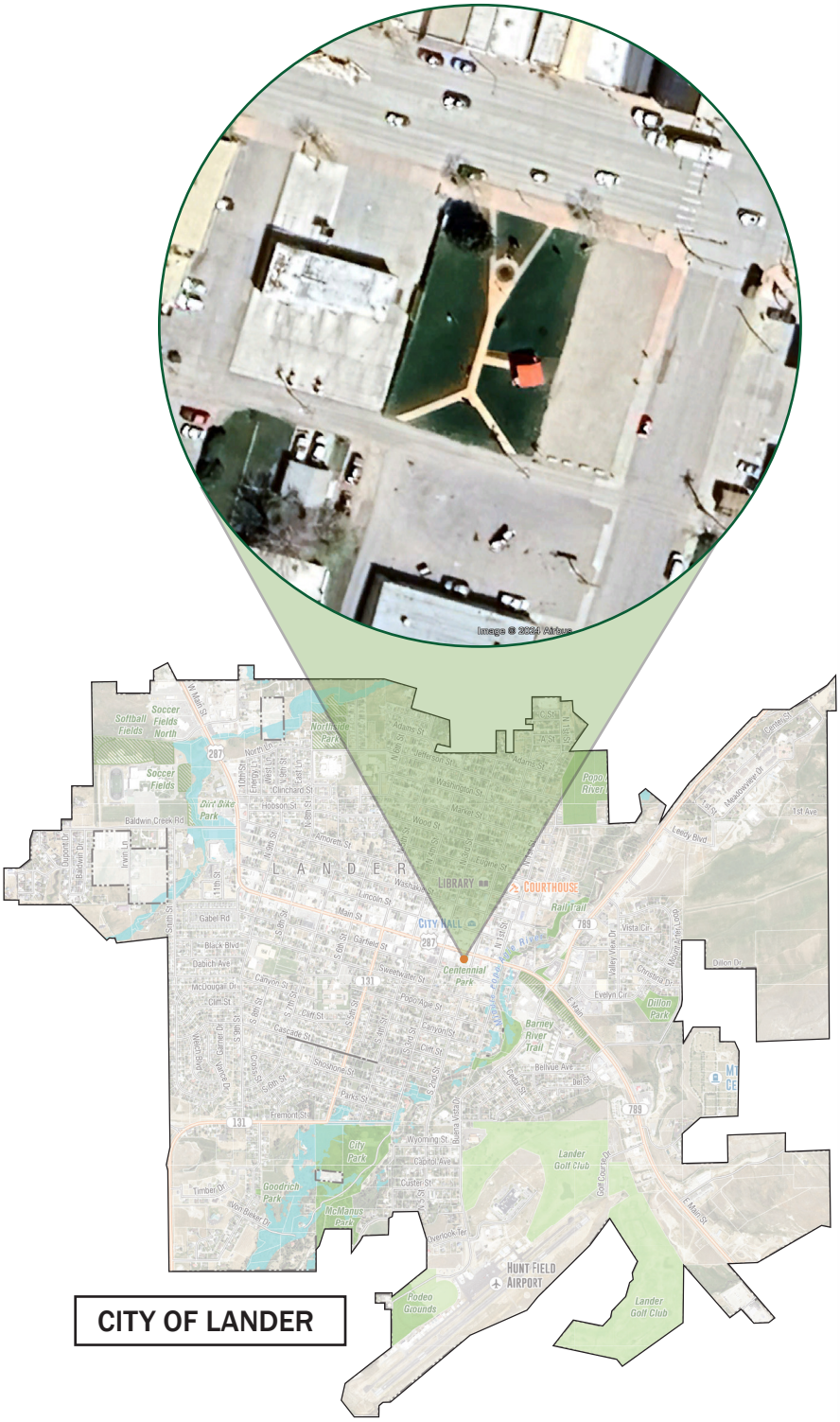
EXISTING FACILITIES

- Benches
- Pavilion
- Sculpture

QUICK FACTS

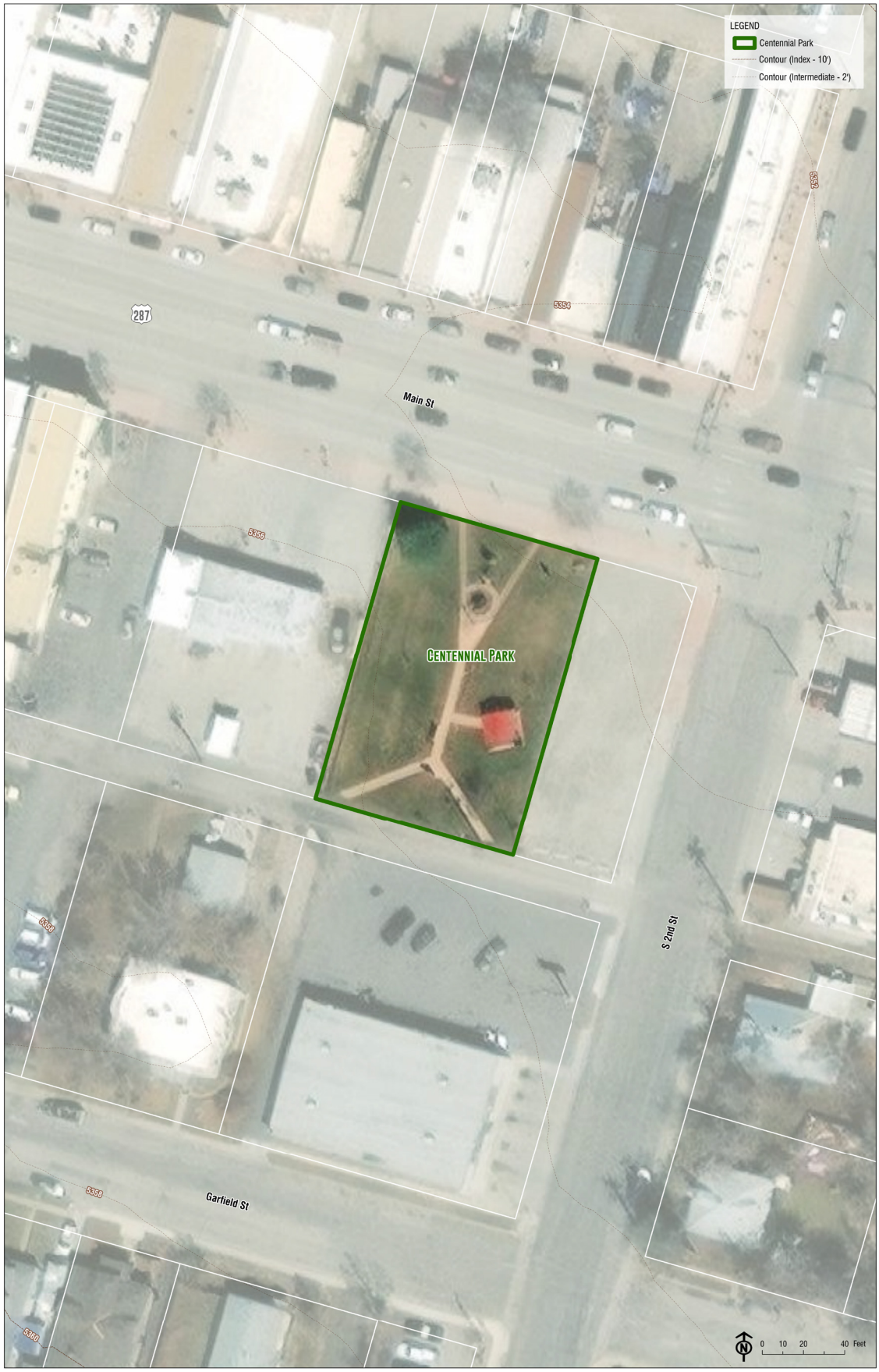
.75 acres

209 Main Street



AUTO PARTS
CAR TRUCK RV WASH

Coca-Cola


LEGEND
Centennial Park
Contour (Index - 10')
Contour (Intermediate - 2')
287
Main St
Centennial Park
S 2nd St
Garfield St
5332
5334
5336
5338
5340
0 10 20 40 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

Situated on Main Street, Centennial Park offers a picnic shelter with two tables, additional tables and benches, and a sculpture as its focal point. The park's central location makes it an important public space, but its amenities could be enhanced for greater functionality and appeal. Its connection to Main Street presents a unique opportunity for historical interpretation.

RECOMMENDATIONS

- Standardize park furniture and ensure seating bases are sturdy and durable.
- Incorporate historical signage that highlights Lander's rich heritage and install pedestrian lighting for better visibility and security.
- Explore the potential for a "Welcome to Lander" sign to serve as an inviting gateway for visitors arriving via Main Street.
- Explore expanding or reconfiguring the park to the east and re-programming the space to better support Main Street businesses and community activities.
- Explore options to better utilize the park year-round: Public engagement space, demonstration, race headquarters, Christmas village, and farmer's markets.
- Good location for EV charging stations

AMBASSADOR GREEN SPACE PARK

OVERVIEW

Ambassador Green Space Park is located just south of Main Street on River Place. It features bronze statues of cattle and is open for the public to access at all times of the day.

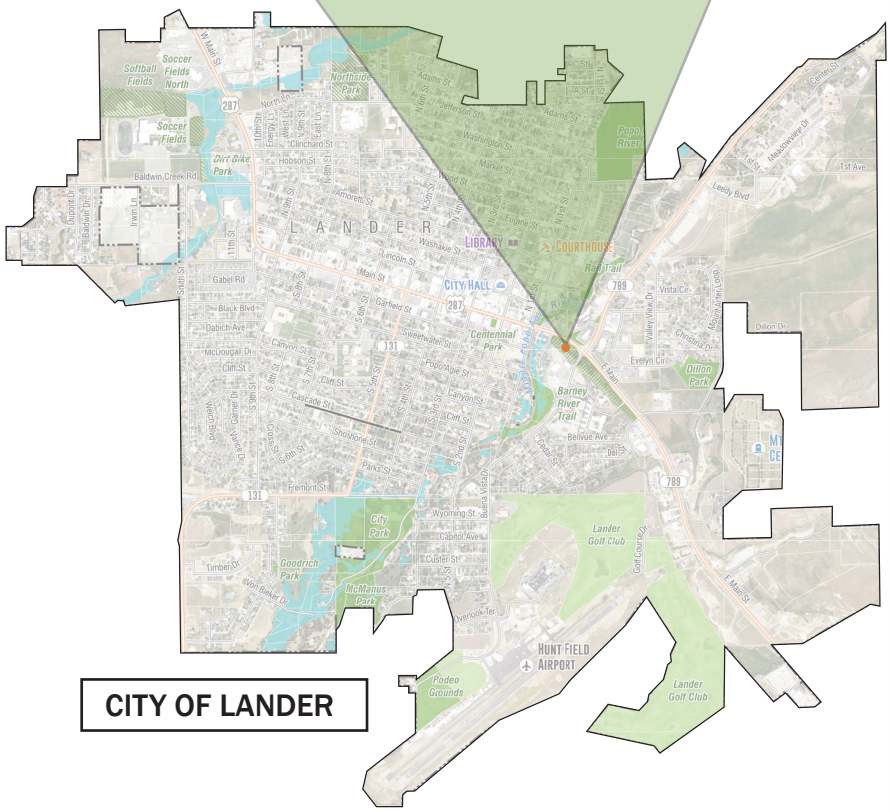
EXISTING FACILITIES

- Open Field
- Sculpture Park
- Community Gateway

QUICK FACTS

.75 acre

River Place



LEGEND
Ambassador Green Space Park
5360 Contour (Index - 10')
Contour (Intermediate - 2')
AMBASSADOR
GREEN SPACE PARK
N 1st St
Middle Rapp Agie River
McFarlane Dr
E Main St
River Pl
Buena Vista Dr
Caring Way
Push Root Ct
287
789
0 25 50 100 Feet

INVENTORY

OWNERSHIP: Leased (WYDOT)
MAINTAINED BY: City of Lander

OBSERVATIONS

Ambassador Green features an expansive, flat grassy open space, complemented by notable bronze cattle drive statues. Mature trees, both deciduous and coniferous, are scattered throughout the park, providing some shade. Overhead power lines run across the property, which may limit certain development opportunities. This park provides aesthetic enhancement at the eastern entry to the community. It is currently not actively programmed and there is no parking provided.

RECOMMENDATIONS

- Enhance pedestrian connection to the picnic areas to draw visitors from the forest service ranger station, gas station, motel, and Westward Heights.
- Consider addressing the visual and physical impact of the power lines on park aesthetics and usability if feasible.
- Study opportunities to further enhance this area for community gateway and branding by expanding art offerings, introducing signage, and changing the landscape.
- Consider using native seed and wildflowers in lieu of sod to save water and create an identity more unique to Lander.

ANTELOPE PARK

OVERVIEW

Antelope Park features open fields and picnic areas, providing ample space for various outdoor activities and family gatherings. It also offers scenic views of the surrounding area, adding to its appeal as a community recreation spot. The park is a popular choice for picnics and travelers.

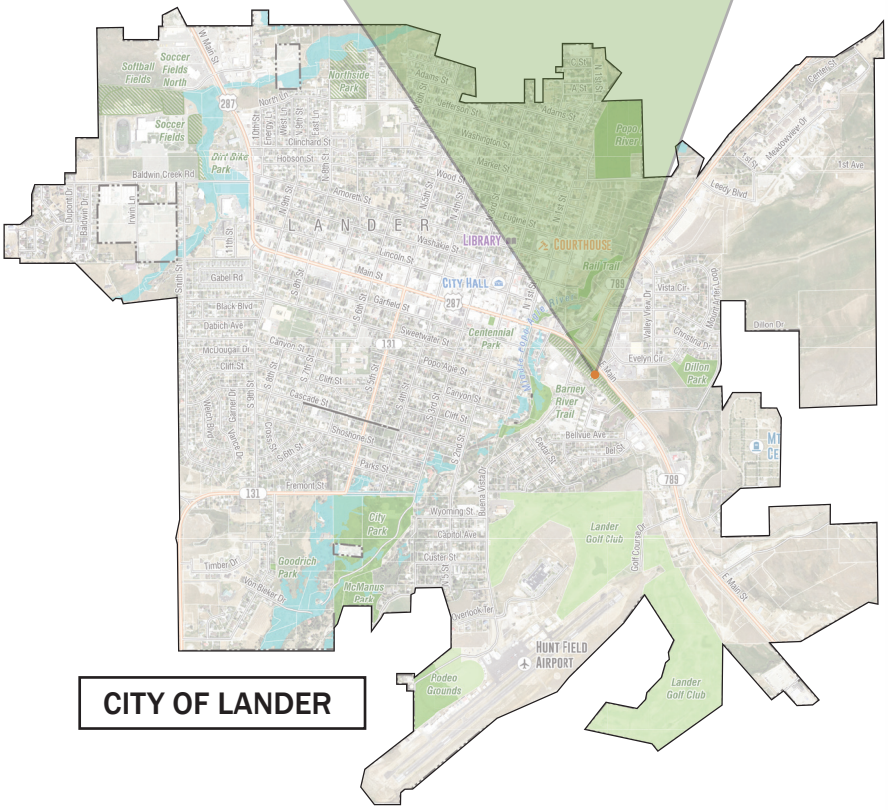
EXISTING FACILITIES

- Open Field
- Benches
- Sculpture Park
- Community Gateway

QUICK FACTS

1.5 acres

150 Caring Way



LEGEND
Antelope Park
Floodplain (Flood Zone AE)
5360 Contour (Index - 10')
Contour (Intermediate - 2')
789
287
Grandview Dr
E Main St
Table Mountain Rd
Buena Vista Dr
ANTELOPE PARK
Caring Way
Push Root Ct
287
5300
5360
5400
0 25 50 100 Feet

INVENTORY

OWNERSHIP: Leased (WYDOT)
MAINTAINED BY: City of Lander

OBSERVATIONS

This ample green space includes picnic tables, a barbecue area, memorial trees, trash cans, and various ornamental and shade trees. In the center is an antelope sculpture that serves as the park's focal point, adding artistic value to the space. The park's design encourages relaxation and small gatherings, but accessibility can be improved.

RECOMMENDATIONS

- Ensure ADA accessibility by extending sidewalks into the park to connect key features such as picnic areas and the sculpture.
- Enhance pedestrian connection to the picnic areas to draw visitors from the forest service ranger station
- Develop designated parking areas, ideally off Caring Way, to improve visitor convenience.
- Update landscaping around the antelope sculpture could further enhance its role as a central attraction.
- Study opportunities to use this area for community gateway and branding and serve as a connection to Westward Heights, Pushroot Village, and Child Development Services
- Consider using native seed and wildflowers in lieu of sod to save water and create an identity more unique to Lander

GOLF COURSE

OVERVIEW

Lander Golf Course is an 18-hole course set on the southeastern side of town. It features a picturesque backdrop of mountains and sparse tree cover, along with paved paths for golf carts or walking players.

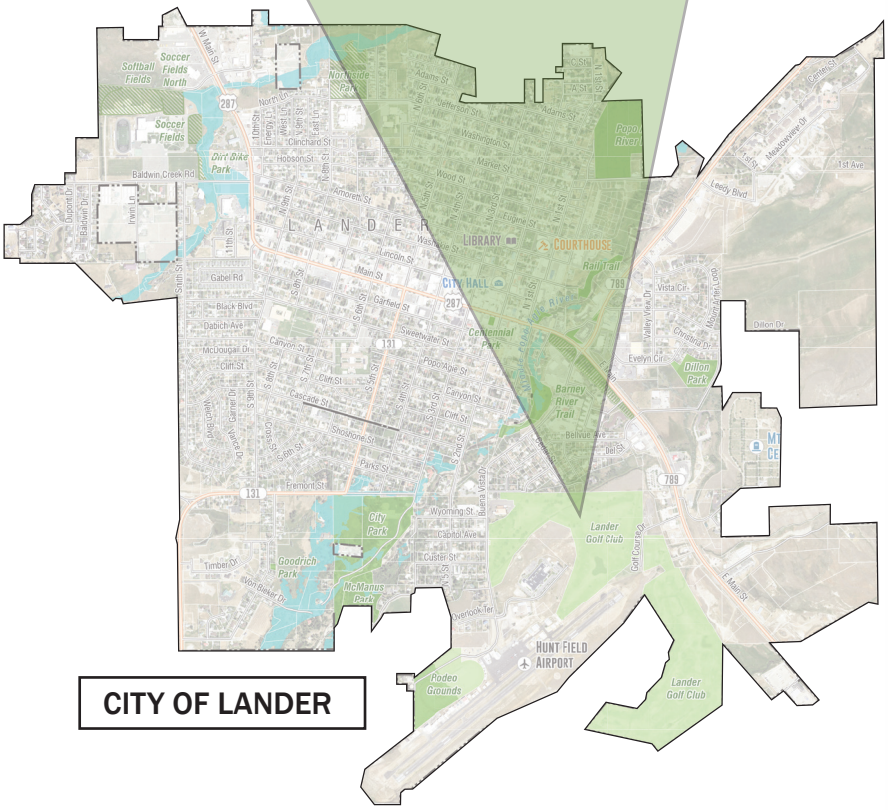
EXISTING FACILITIES

Golf

QUICK FACTS

~100 acres

1 Golf Course Dr



Legend
Golf Course
Property Lines
Lander Golf and Country Club
Lander Regional Hospital
Lander Community & Recreation Center
Fremont County Pavilion
Hunt Field
0
0.05
0.1
0.2 Miles

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: Concessionaire

OBSERVATIONS

In addition to golf, the course is also used for skiing, sledding, school sports, and contains a winter multi-use trail for nordic skiing and fat biking. It is operated by a board and utilizes grant money for development. These grants require recreational use in perpetuity.

RECOMMENDATIONS

- Employ a 3rd party operator to create a self-sustaining and high functioning system.
- Look into option for re-purposing debris pile area for better use.
- Study ways to improve compatibility between the Community Center and the Golf Course.

RODEO GROUNDS

OVERVIEW

The Rodeo Grounds are comprised of multiple buildings and a large arena. It hosts a variety of events seasonally.

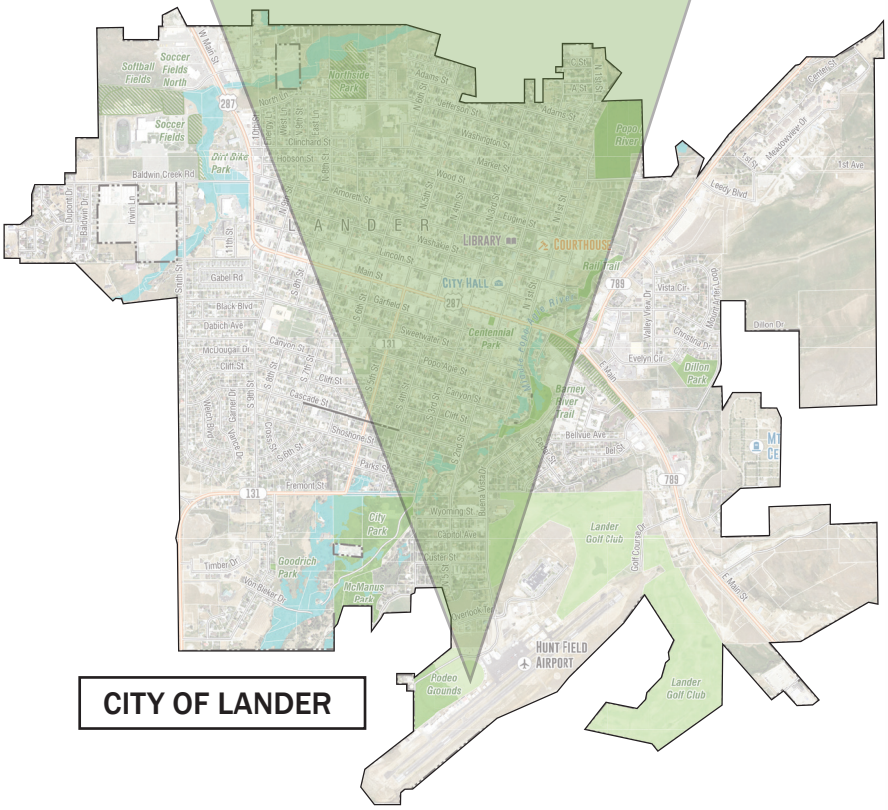
EXISTING FACILITIES

- Open Field
- Restrooms

QUICK FACTS

~30 acres

1663 Rodeo Dr



NAPA
AUTO PARTS
StateFarm

LEGEND
Lander Rodeo Grounds
Contour (Index - 10')
Contour (Intermediate - 2')
Overlook Ter
Rodeo Dr
LANDER RODEO GROUNDS
LANDER
0 40 80 160 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

The Rodeo Grounds host a variety of events, including the Indian Relay and 4th of July, as well as smaller events such as rodeo and roping.
There is currently an issue with poor lighting and safety.

RECOMMENDATIONS

- Maintain historical programming and uses.
- Look at improvements that promote multi-season use.
- Consider a master plan with stakeholder and public engagement sessions.
- Discover the ongoing best use through a concessionaire or volunteer board

MCMANUS PARK

OVERVIEW

McManus Park is a well-maintained green space featuring open grassy areas and shaded picnic spots. The park is designed for various recreational activities and provides a pleasant environment for families and community gatherings. It's a popular choice for casual outings and outdoor events. This park is accessed via pedestrian bridge or on trail from Hillcrest Drive.

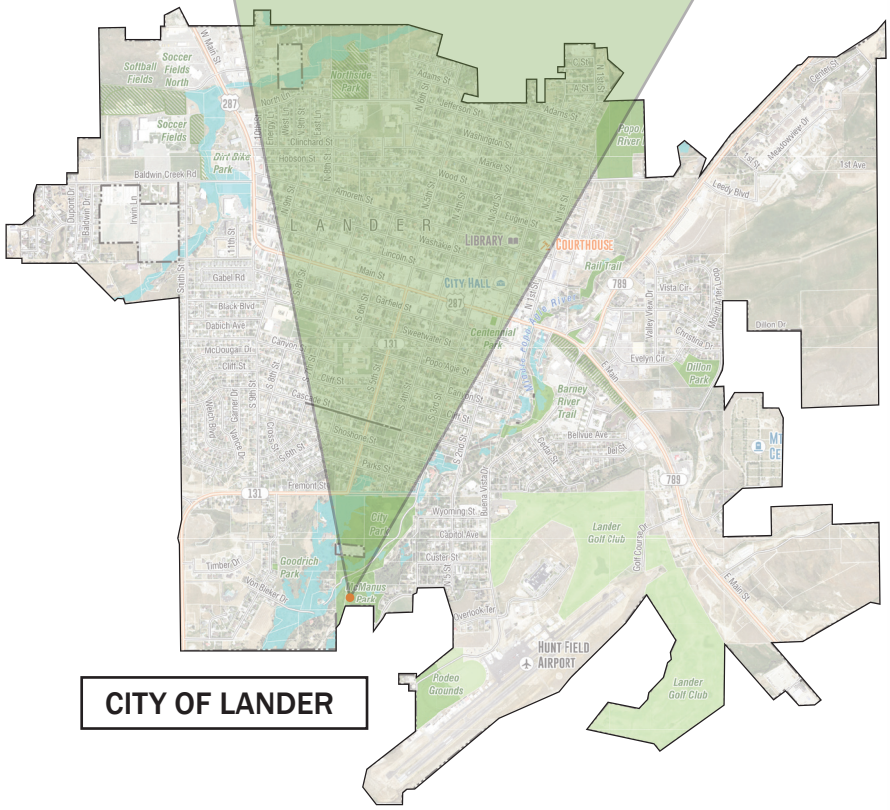
EXISTING FACILITIES

- Open Field
- Benches
- Restrooms (nearby)
- River Access

QUICK FACTS

6.9 acres

1352 City Park Dr



Welcome to MCMANUS PARK

CITY OF LANDER WYOMING

OPEN 6 AM-SUNSET

UPON ENTERING YOU AGREE TO ABIDE BY ALL RULES AND REGULATIONS POSTED AT LANDERWYOMING.ORG/PARKSITES

SCAN ME

LEGEND
McManus Park
Contour (Index - 10')
Contour (Intermediate - 2')
McMANUS PARK
5410
5420
5430
5440
5450
5460
0 20 40 80 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

Located adjacent to popular City Park, McManus Park is a less formalized native area that consists of walking paths, dense tree cover, and open fields. It is accessed by City Park through a pedestrian bridge over the Popo Agie River, or by the trail located off of Hillcrest Drive. It is primarily used for walking, biking, and jogging. There are public bathrooms available for use in nearby City Park.

RECOMMENDATIONS

- Keep McManus park in mind when further developing City Park, especially considering the pedestrian bridge. Maintain the integrity of the park by keeping it wild and underdeveloped with mindful improvements.
- Ensure all paths are well-maintained and comply with ADA standards.
- Consider an expansion of the pathway system.
- Maintain trees and foliage to reduce fire hazards.
- Manage noxious weeds and promote native plant species
- Consider adding interpretive signs on relevant topics like natural resources, plant and animal species, and river ecology (to name a few)

CITY PARK

OVERVIEW

City Park features expansive grassy areas, large shade trees, and playground equipment, making it ideal for family picnics and outdoor activities. The park is a popular spot for community events and gatherings, offering a welcoming environment for all ages. It also includes a free camping site for travelers and outdoor enthusiasts.

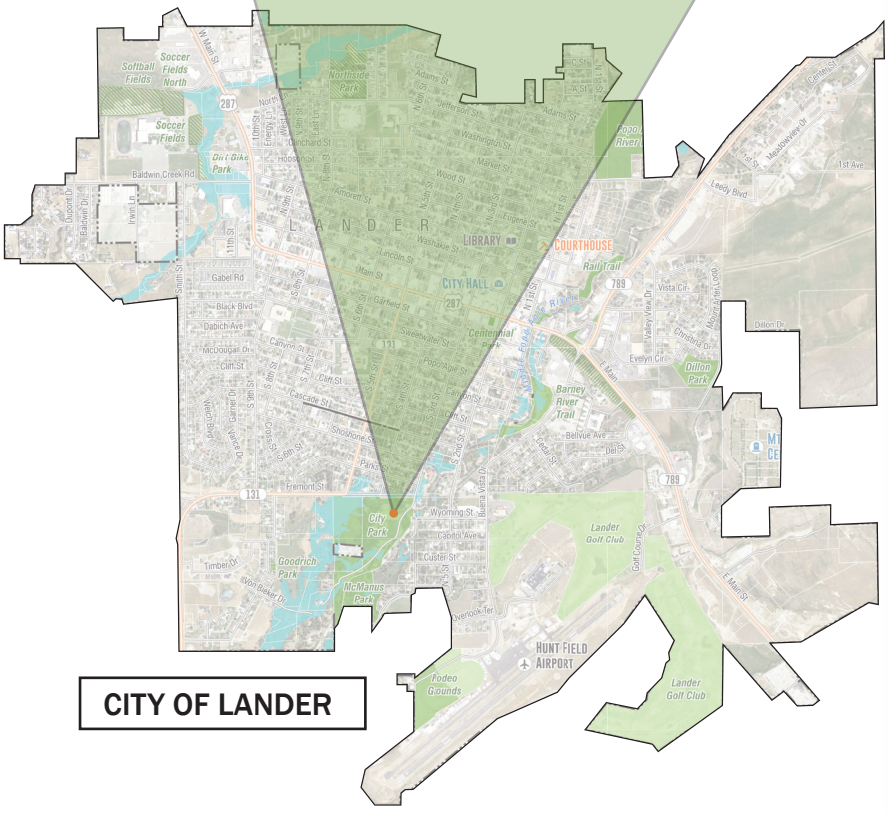
EXISTING FACILITIES

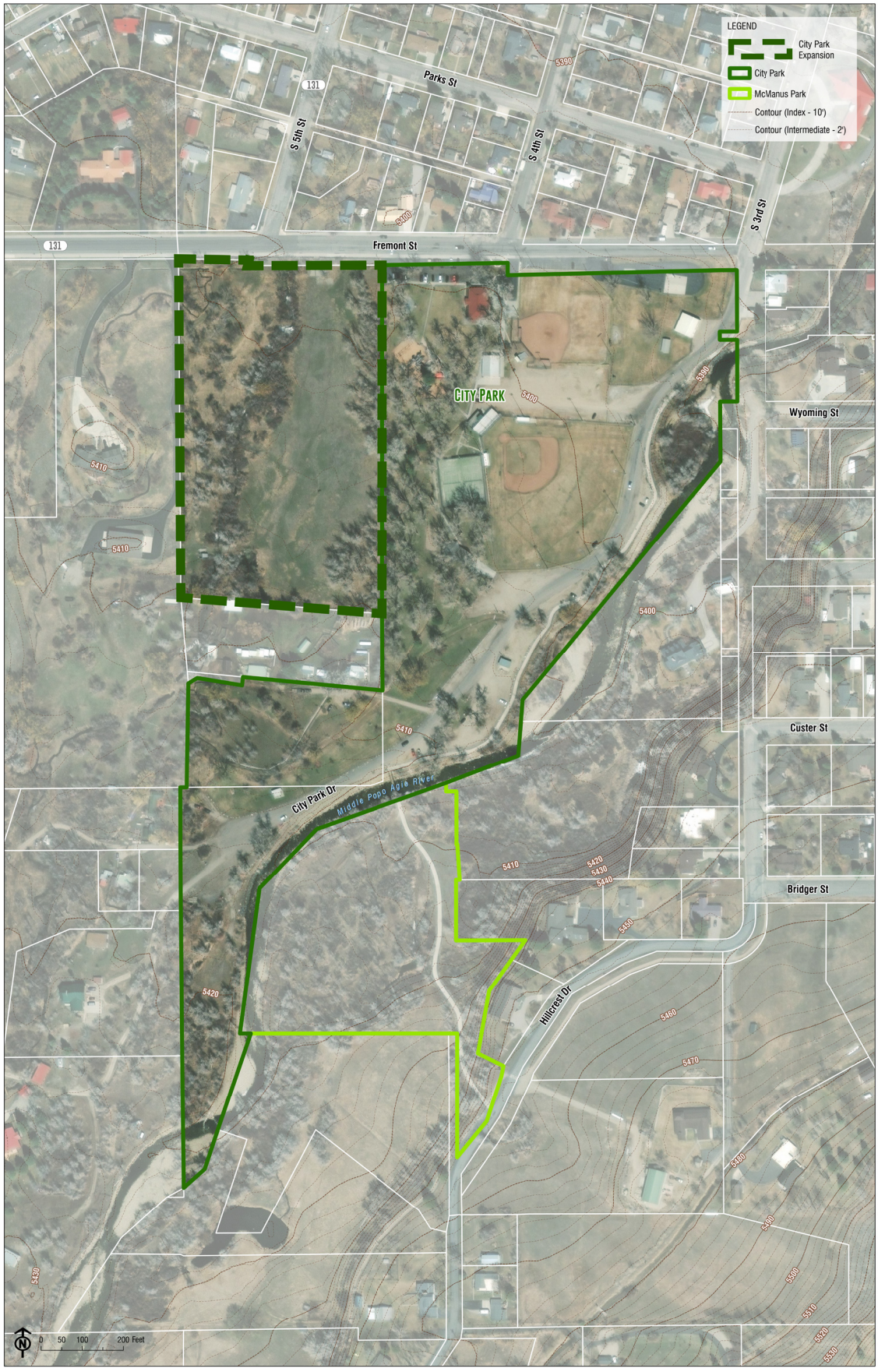
- Baseball Fields
- Basketball Courts
- Open Field
- Benches
- Pavilions
- Playground
- Restrooms
- Tennis
- River Access
- Camping
- Seasonal Ice Rink

QUICK FACTS

32 acres

405 Fremont St




LEGEND
City Park Expansion
City Park
McManus Park
Contour (Index - 10')
Contour (Intermediate - 2')
Parks St
S 5th St
S 4th St
S 3rd St
Fremont St
131
CITY PARK
Wyoming St
Custer St
Bridger St
City Park Dr
Middle Popo Agie River
Hillcrest Dr
5390
5400
5410
5420
5430
5440
5450
5460
5470
5480
5490
5500
5510
5520
5530
0 50 100 200 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

City Park hosts a basketball court, baseball fields, stage, tennis courts, free camping areas, and ice skating in the winter. It also includes a shaded picnic area, making it a popular spot for organized sports, informal gatherings, as well as community event programming from Lander Presents. In addition to this diverse programming, the site is also home to a maintenance building and the fire station training grounds. As a result of this extensive use, the park's layout could benefit from greater organization to meet the needs of its varied users and ensure safe separation of pedestrians and vehicles.

RECOMMENDATIONS

- Establish formalized pickup and drop-off zones for the baseball fields to improve traffic flow during events.
- Enhance the open camping area by creating designated spaces with supporting amenities.
- Develop a food truck court surrounded by grassy and shaded areas to attract more visitors.
- Convert tennis court to basketball courts.
- Add an ADA accessible ramp to the stage to ensure accessibility for all.
- Relocate tree nursery from Cemetery.
- Parks and Recreation Building: Improve restrooms, remodel to include office spaces, and address safety concerns throughout the building.
- Additional improvements include relocating the maintenance building, maintaining a seasonal ice rink on the baseball fields during winter, and creating safe and well-marked river access points.

See page 62 for detailed conceptual plans of City Park.

CITY PARK

City Park is in the southwest side of Lander. It is a well-established and loved part of the community with existing programming such as baseball fields, a basketball court, seating, a pavilion, playground, and public restrooms. City Park's most well-loved feature is the event space/stage area, which hosts festivals and events frequently in the summer.

The City of Lander has identified a need for City Park's amenities to be formalized for safety and more effective usage. Development goals include creating a pick up/drop-off zone near the baseball fields, establishing an organized method of camping (check in area, separated parking, etc), creating safe water access, and adding a more expansive trail system. Some of these developments will include adjusting existing buildings, better locate the fire department training facility and maintenance shop to another location in town to better utilize City Park space, and adding an ADA accessible ramp to the stage.

CITY PARK
CONCEPTUAL SITE PLAN
LANDER, WYOMING

LEGEND

1. ANGLED HEAD-IN PARKING (SPACES)
2. RELOCATED FACILITIES BUILDING
3. PEDESTRIAN BRIDGE
4. IRRIGATION DITCH
5. SOFT SURFACE TRAILS (±3,850 LF)
6. DAY USE PICNIC AREAS
7. NATIVE PLANTINGS
8. PARKS AND RECREATION DEPT BUILDING
9. EXISTING PLAYGROUND
10. COVERED SHELTER / PLAZA
11. BASEBALL FIELD
12. DROP-OFF PLAZA
13. PARKING LOT (±60 STALLS)
14. PARKING AREA
15. WALK UP RIVER ACCESS
16. BASEBALL FIELD
17. CAR CAMPING
18. TENT CAMPING
19. EXISTING RESTROOM
20. EXISTING BRIDGE
21. LION'S SHELTER
22. IRRIGATION / FISHING POND (± 10 ACRE-FEET)
23. EXISTING STAGE
24. BASKETBALL COURTS

GOODRICH PARK

OVERVIEW

Goodrich Park provides a serene environment with open grassy areas and a playground, ideal for family outings and relaxation. The park features shaded spots and ample space for picnics and casual activities. It's a community favorite and notable for it's location within a neighborhood.

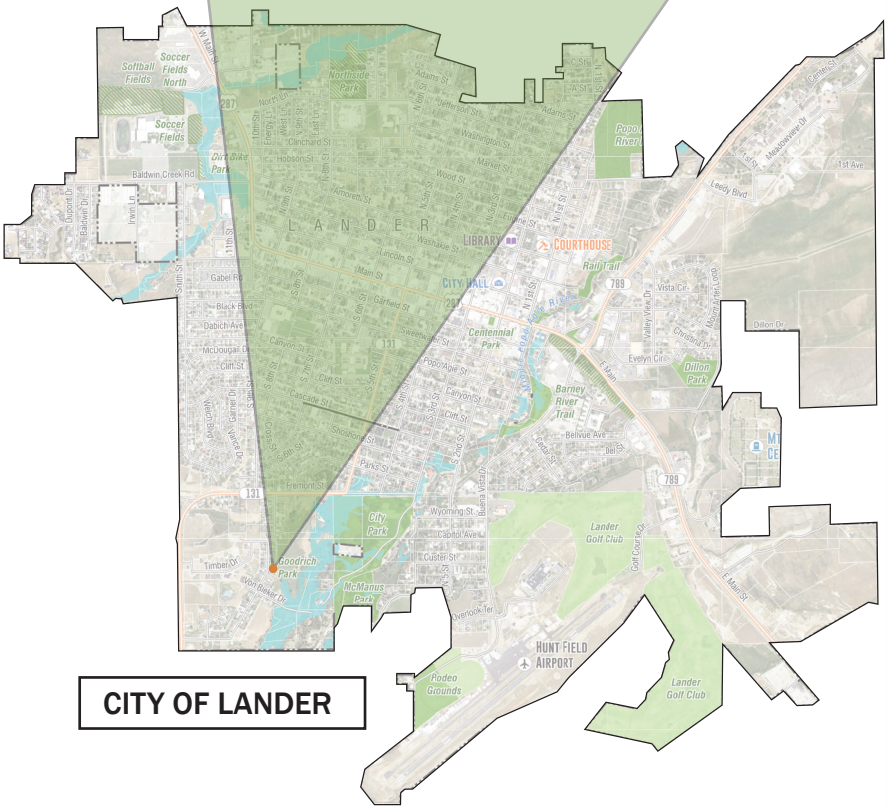
EXISTING FACILITIES

- Benches
- Playground

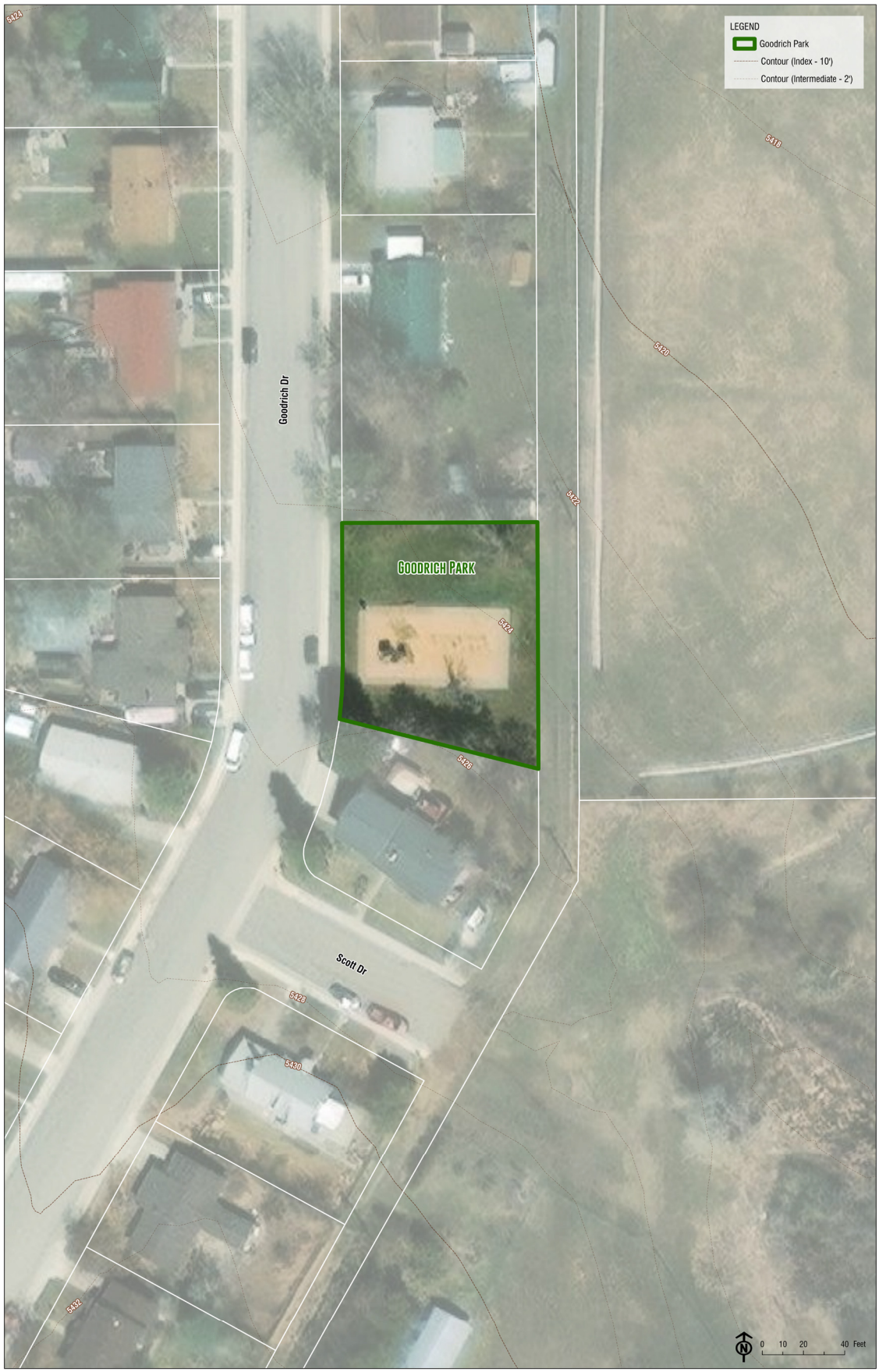
QUICK FACTS

.5 acres

100 Goodrich Dr



CITY OF LANDER
Parks & Recreation Department
GOODRICH PARK
Park open to public
5:00 am to 11:00 pm


LEGEND
Goodrich Park
Contour (Index - 10')
Contour (Intermediate - 2')
Goodrich Dr
Scott Dr
GOODRICH PARK
5424
5426
5422
5420
5418
5428
5430
5432
0 10 20 40 Feet

INVENTORY

OWNERSHIP: City of Lander
MAINTAINED BY: City of Lander

OBSERVATIONS

Goodrich Park is a small neighborhood park featuring a playground, two benches, a trash can, a picnic table, and entry signage. A large mature tree in the northeast corner provides limited shade for visitors. While functional, the park lacks the amenities and connectivity to make it more inviting for the surrounding community.

RECOMMENDATIONS

- Expand shade options by planting trees or adding a small picnic shelter to create comfortable gathering areas.
- Improve ADA accessibility by extending sidewalks to connect the park entrance with the playground and other features.
- Ensure that all playground equipment includes ADA-compliant options to make the space inclusive for children of all abilities.
- Survey local neighborhood around the park to see what additional amenities would benefit these primary users.
- Consider adding a seasonal port-a-potty to this location.

BIKE PARK

OVERVIEW

Bike Park is a dedicated space for bike enthusiasts, featuring trails and obstacles designed for riders of all skill levels. It provides a great environment for both beginners and experienced riders to practice their skills. The park also hosts local biking events and gatherings, making it a community hub for outdoor sports.

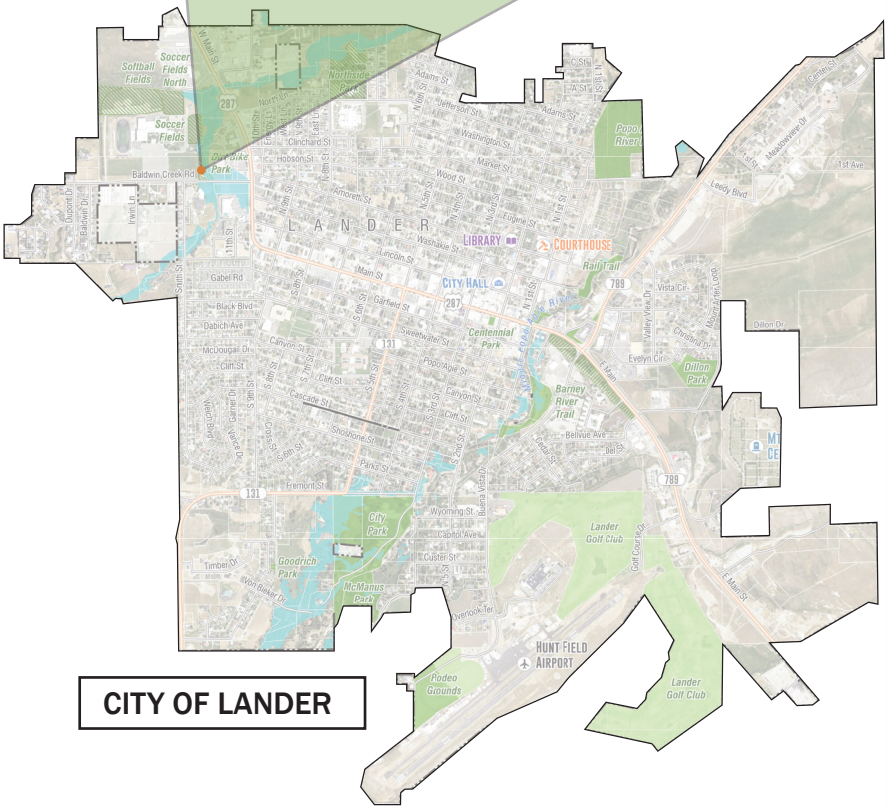
EXISTING FACILITIES

- Benches
- Pavilion

QUICK FACTS

2 acres

150 Baldwin Creek Rd



CITY OF LANDER

USE AT YOUR OWN RISK
USE AT YOUR OWN RISK

LEGEND
Bike Park
Contour (Index - 10')
Contour (Intermediate - 2')
5580
5580
5560
BIKE PARK
Baldwin Creek Rd
0 15 30 60 Feet

INVENTORY

OWNERSHIP: Leased (FCSD1)
MAINTAINED BY: City of Lander

OBSERVATIONS

This park features pump tracks and bike paths with ramps, attracting cycling enthusiasts of all ages. Its location near soccer fields, schools, and the town makes it a convenient recreational spot. However, the park's amenities and infrastructure require improvements to fully meet user needs.

RECOMMENDATIONS

- Future updates or redesigns of the current layout and design, especially once the current design begins to show wear, must be reviewed and approved by the City of Lander to ensure safety and usability for children and beginner riders.
- Add more shade with trees or shade structures to provide comfortable rest areas for visitors.
- Address drainage issues to prevent flooding issues.
- Expand or collaborate with nearby church to utilize their land for recreational purposes or connectivity.
- Size and location may need to change as Lander grows.
- Floodplain is present on the eastern half of the property and may pose a concern for the future.

KRISTOPHER GEORGE AND DAVE CLARK SOCCER FIELDS

OVERVIEW

The Kristopher George and Dave Clark Soccer Fields offer well-maintained fields ideal for soccer games and practices, catering to both organized leagues and casual play. The facility is designed to accommodate a variety of soccer events and is popular for local tournaments. It provides ample space and amenities for players and spectators alike.

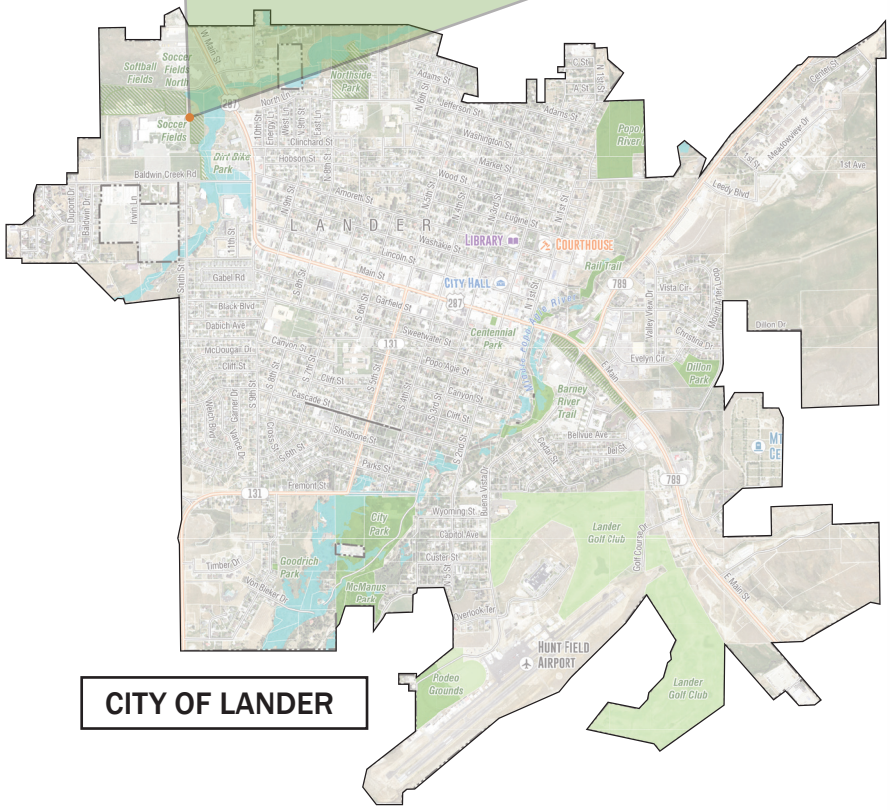
EXISTING FACILITIES

- Open Field
- Benches
- Pavilion
- Playground
- Concrete Stage Pad

QUICK FACTS

5 acres

101 Baldwin Creek Rd



CITY OF LANDER

LEGEND
Kristopher George & Dave Clark Soccer Fields
Contour (Index - 10')
Contour (Intermediate - 2')
Tiger Dr
KRISTOPHER GEORGE & DAVE CLARK SOCCER FIELDS
0 25 50 100 Feet

INVENTORY

OWNERSHIP: Leased to City of Lander (FCSD1)
MAINTAINED BY: City of Lander

OBSERVATIONS

Located around Lander Valley High School, this space includes open playing fields used primarily for soccer, and a small playground with a park shelter. Geotechnical and soils conditions in this area make structural improvements like fencing, dugouts and backstops difficult to maintain. For example, posts do not remain plumb and gates become difficult to operate.

RECOMMENDATIONS

- Any structural elements like fencing and backstops require oversized and overbuilt footings and bases to be maintained in a reasonable fashion. There may be better locations to develop program space that includes more structural elements such as baseball and softball.
- Generally, long term, this area will be better suited to open all-purpose fields for soccer and similar programming that do not require high backstop fencing, dugouts, etc.
- Improve playground and open path to the public welcome center restrooms located next to the Pioneer Museum - include signage to help direct people to these locations.
- Establish any agreements or easements to the trail/path access to the bathrooms
- Perform a micro master plan study on school/parks complex for better programming efficiency

TOM ST JOHN SOFTBALL COMPLEX

OVERVIEW

The Tom St. John Softball Complex is designed for softball enthusiasts, featuring multiple well-maintained fields and spectator seating. The facility supports various levels of play, from local leagues to competitive tournaments. It's a key venue for community sports and recreational activities.

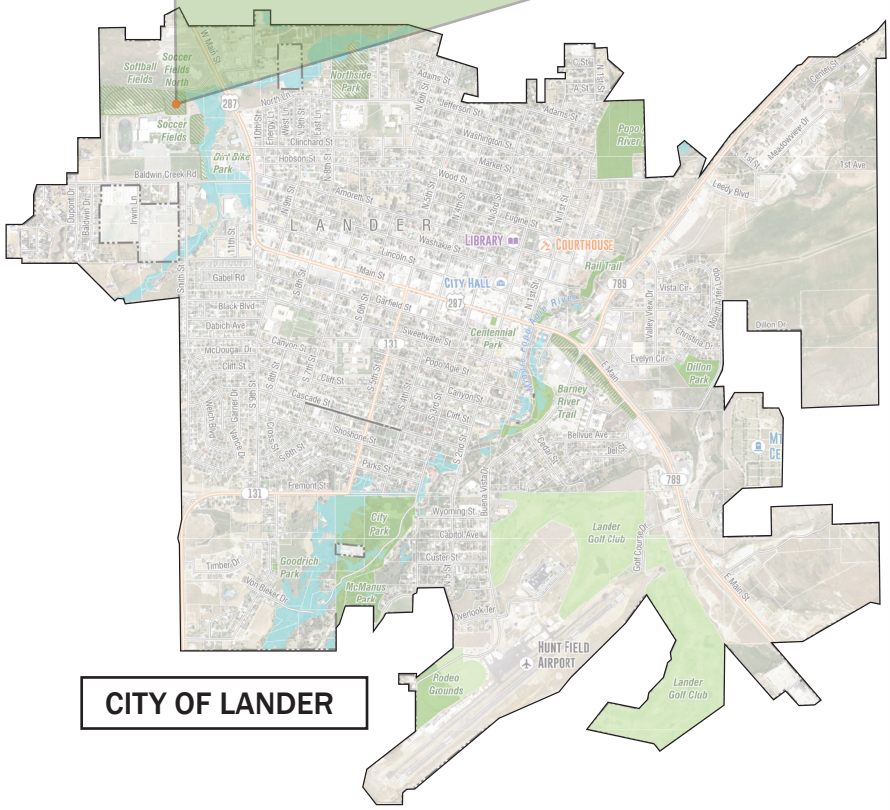
EXISTING FACILITIES

- Baseball Field
- Benches
- Pavilion
- Playground
- Restrooms
- Concession Stand

QUICK FACTS

7 acres

350 Baldwin Creek Rd



CITY OF LANDER
WYOMING
Welcome to
TOM ST. JOHN
SOFTBALL COMPLEX
LANDER DOG PARK
OPEN 6 AM-11 PM
UPON ENTERING YOU AGREE TO ABIDE BY ALL RULES AND
REGULATIONS POSTED AT LANDERWYOMING.ORG/PARKSITES
SCAN ME

LEGEND
Tom St. John Softball Complex
Contour (Index - 10')
Contour (Intermediate - 2')
TOM ST. JOHN SOFTBALL COMPLEX
5360
5362
5364
5366
5368
5356
5358
5354
TIGERS
LANDER
0 30 60 120 Feet

INVENTORY

OWNERSHIP: Leased to City of Lander (FCSD1)
MAINTAINED BY: City of Lander

OBSERVATIONS

Located around Lander Valley High School, this space includes lighted baseball and softball fields with restrooms and storage/concession building.

RECOMMENDATIONS

- Geotechnical and soils conditions in this area make structural improvements like fencing, dugouts and backstops difficult to maintain.
- Generally, long term, this area will be better suited to open all-purpose fields for soccer and similar programming.
- Any structural elements like fencing and backstops need excessively large footings and bases to be maintained in a reasonable fashion and there may be better locations to develop program space that includes more structural elements such as baseball and softball.
- Balance long term plans with needs of softball in the short term. Decide on overall plan for the school and park facility before investing heavily.

LANDER DOG PARK

OVERVIEW

Lander Dog Park provides a designated area for dogs to run and play off-leash inside a fenced area. It's a popular spot for dog owners to socialize their pets and meet other dog enthusiasts.

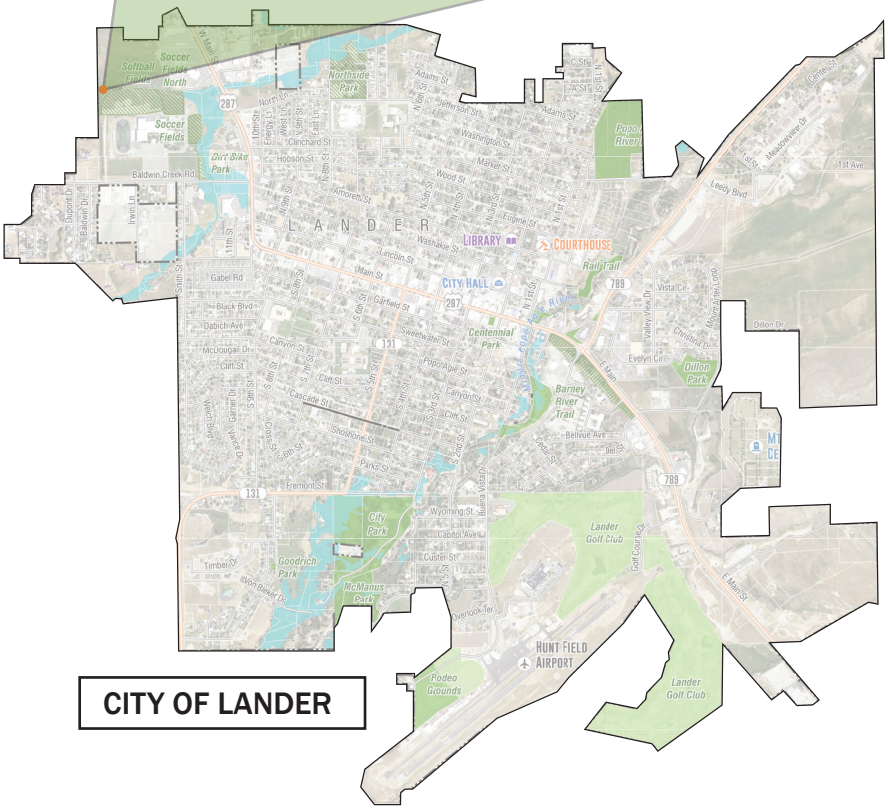
EXISTING FACILITIES

Dog Park

QUICK FACTS

1 acre

686 Baldwin St



CITY OF LANDER

LEGEND
Lander Dog Park
Contour (Index - 10')
Contour (Intermediate - 2')
LANDER DOG PARK
5360
5362
5364
5366
5368
0 15 30 60 Feet

INVENTORY

OWNERSHIP: Leased to City of Lander (FCSD1)
MAINTAINED BY: City of Lander

OBSERVATIONS

The Lander Dog Park is a grassy, fenced area designed for off-leash play, with educational signage, three benches, two trash cans, and an entry sign. The park provides an important resource for dog owners but faces maintenance and infrastructure challenges. Ensuring the park is both functional and welcoming is key to its continued success.

RECOMMENDATIONS

- Remove dead trees and repair the fence to eliminate holes and ensure safety.
- Add new shade opportunities with trees or structures and install running water taps for both dog bowls and visitor use.
- Maintain existing shade trees, ensure waste bag dispensers are consistently refilled, and update educational signage to keep it engaging and relevant.
- The dog park has the same geotechnical issues described at the soccer fields. Correct fencing and gate issues by enhancing structural bases. Consult at structural or geotechnical engineer.
- Utilize this area as a formalized trailhead for JB's Loop.

PIONEER MUSEUM ADJACENT PROPERTY

OPPPORTUNITY SITE - POTENTIAL PARK SPACE

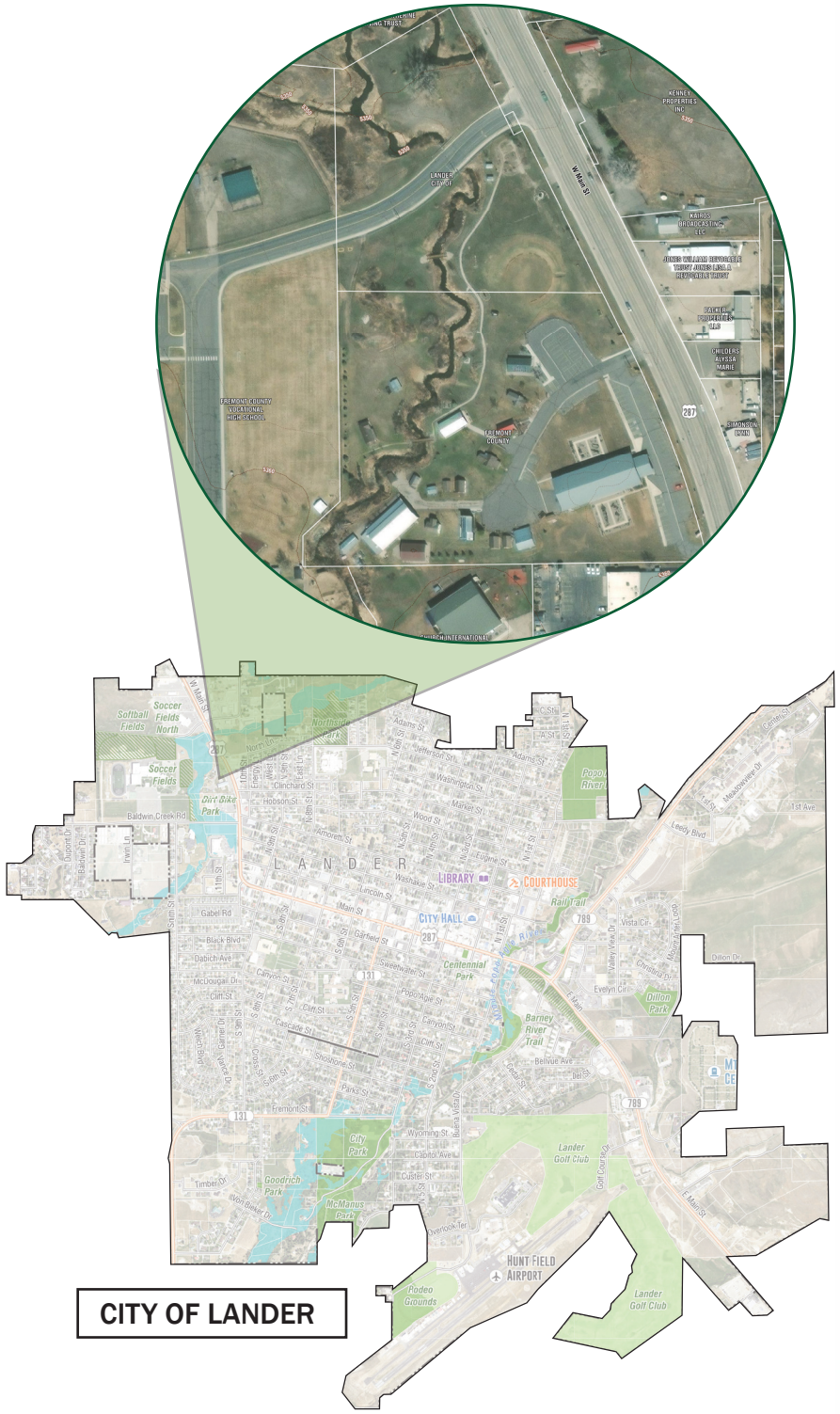
OWNERSHIP:
City of Lander

OBSERVATIONS

This space is used by weekly Indian Dances in the summer.

RECOMMENDATIONS

- Consider long term landscaping and maintenance plan



SAGEWEST HOSPITAL ADJACENT PROPERTY
OPPORTUNITY SITE - POTENTIAL PARK SPACE

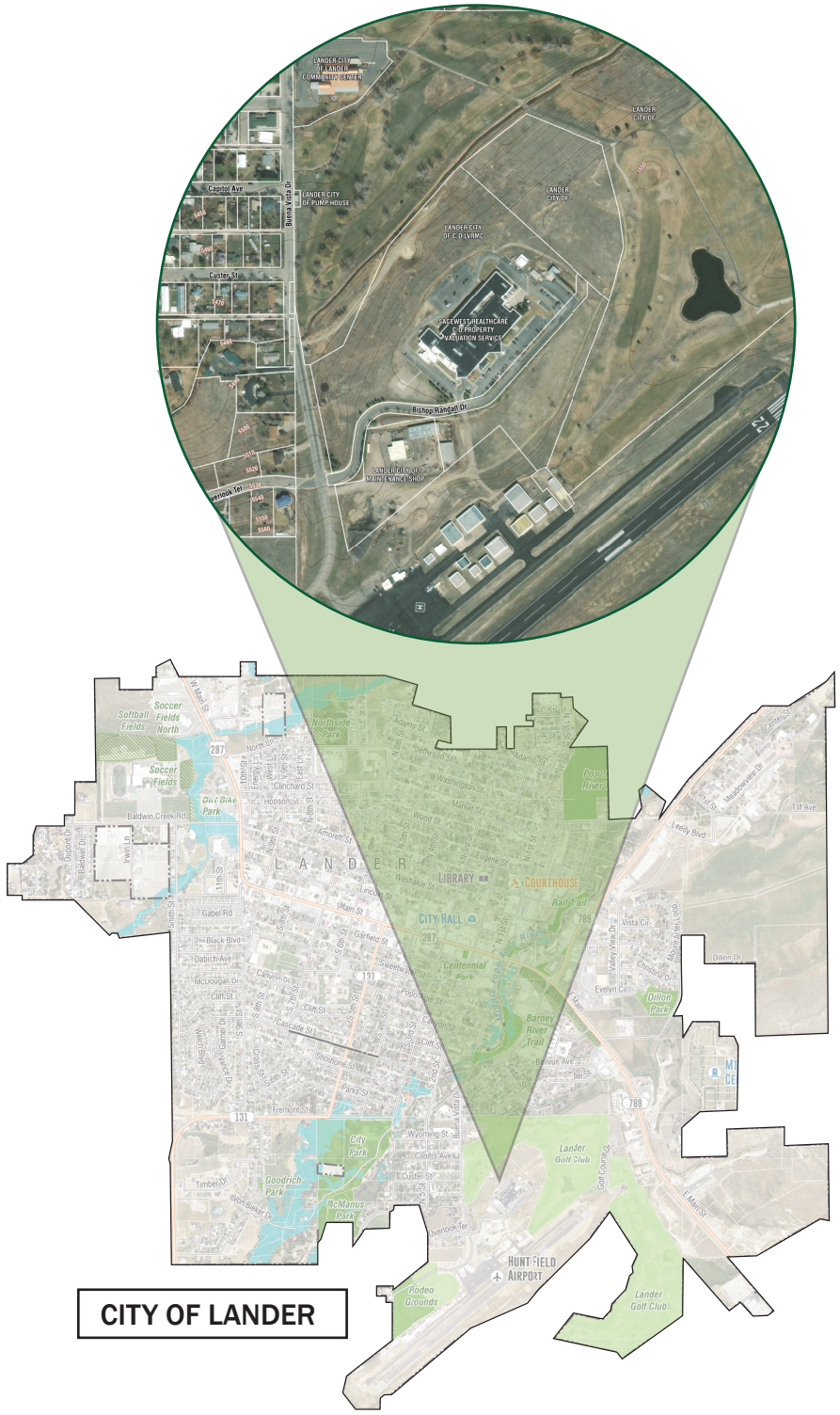
OWNERSHIP:
City of Lander/Leased to City of Lander by Hospital

OBSERVATIONS

This property is primarily used for the disk golf course. It does get overgrown and it becomes difficult to see the full course.

RECOMMENDATIONS

- Remove old fitness equipment stations
- Consider strategies for weed management
- Consider more frequent mowing, landscaping, or trimming



FREMONT MOTORS ADJACENT PROPERTY

OPPORTUNITY SITE - POTENTIAL PARK SPACE

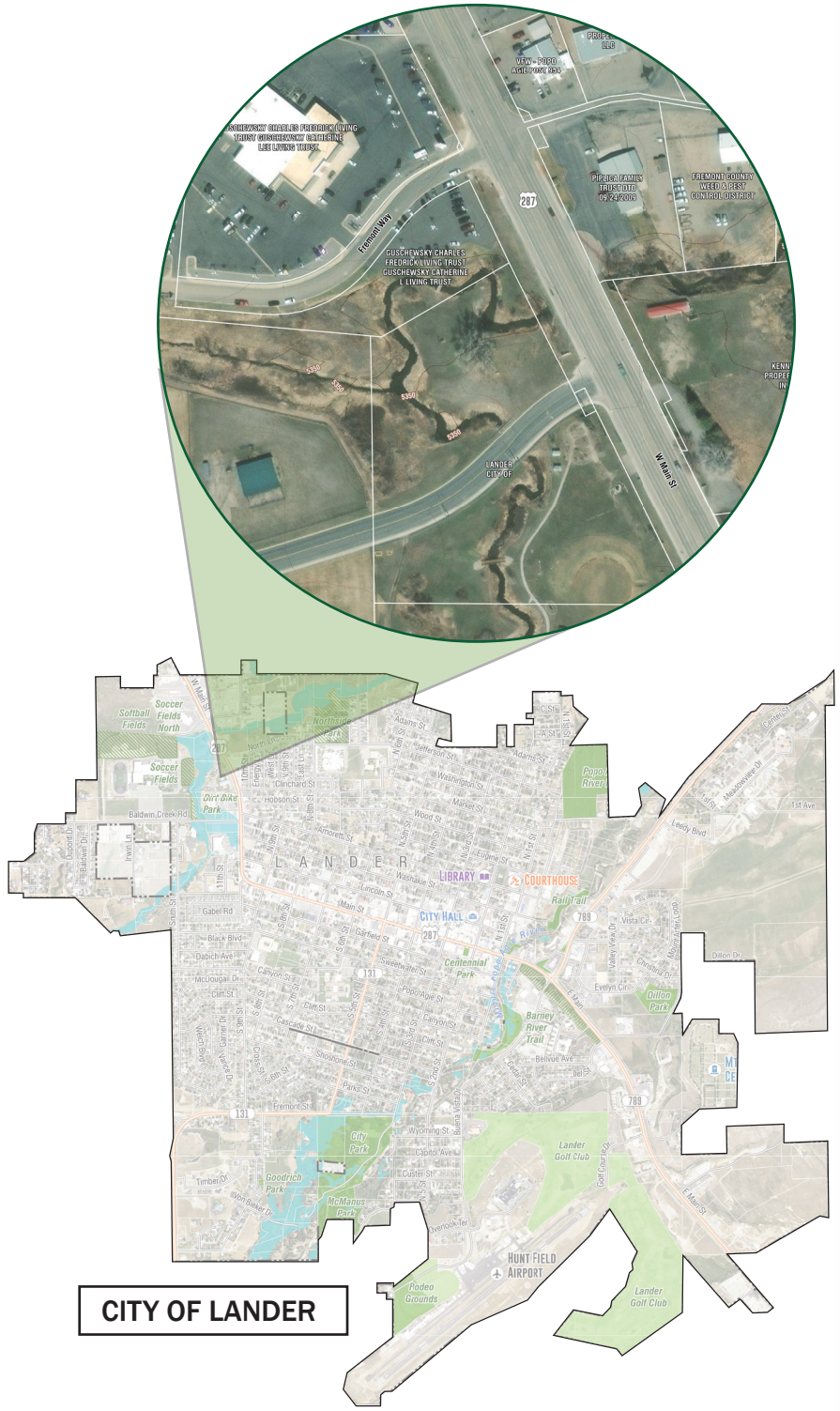
OWNERSHIP:
Jointly by Guschewsky Trust and City of Lander

OBSERVATIONS

This space is mainly used as a quiet picnic space and boasts fishing access.

RECOMMENDATIONS

- Add wayfinding signage
- Encourage more functions to take place in this location



SWEETWATER/7TH/9TH ADJACENT PROPERTY
OPPORTUNITY SITE - POTENTIAL PARK SPACE

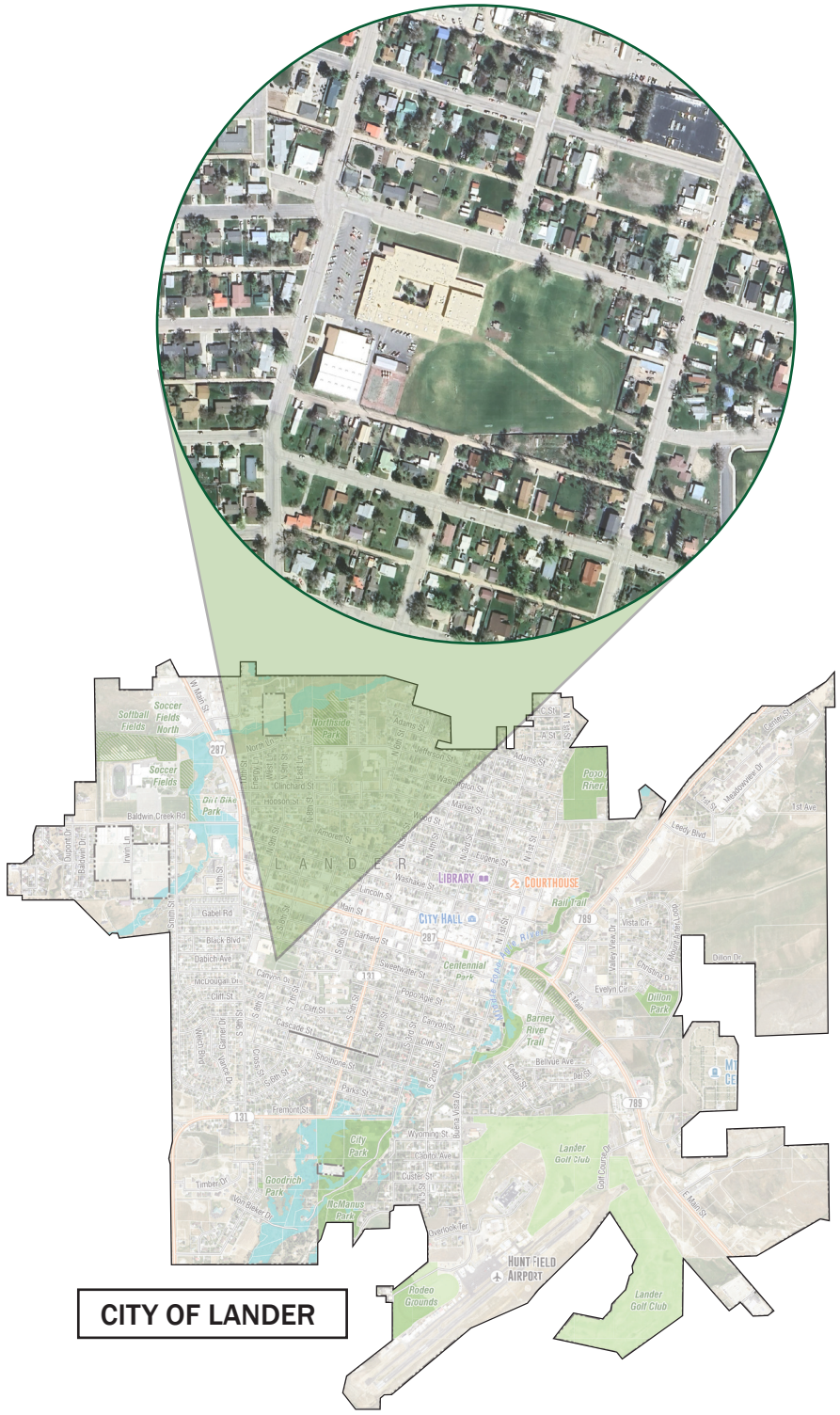
OWNERSHIP:
FCSD1

OBSERVATIONS

This park functions primarily as field space and holds great importance to the community as a place of recreation. There is an informal path leading from 7th St to a FCSD building.

RECOMMENDATIONS

- Include in a micro master plan study with the school
- Enhance and strengthen partnership with the school district



EXISTING TRAILS/CONNECTIVITY

The existing Lander Area Pathway System map identifies linkages between different areas of Lander. It highlights the parks within the city limits and calls out highways and other important roadways.

RECOMMENDATIONS FOR FUTURE TRAILS AND CONNECTIONS

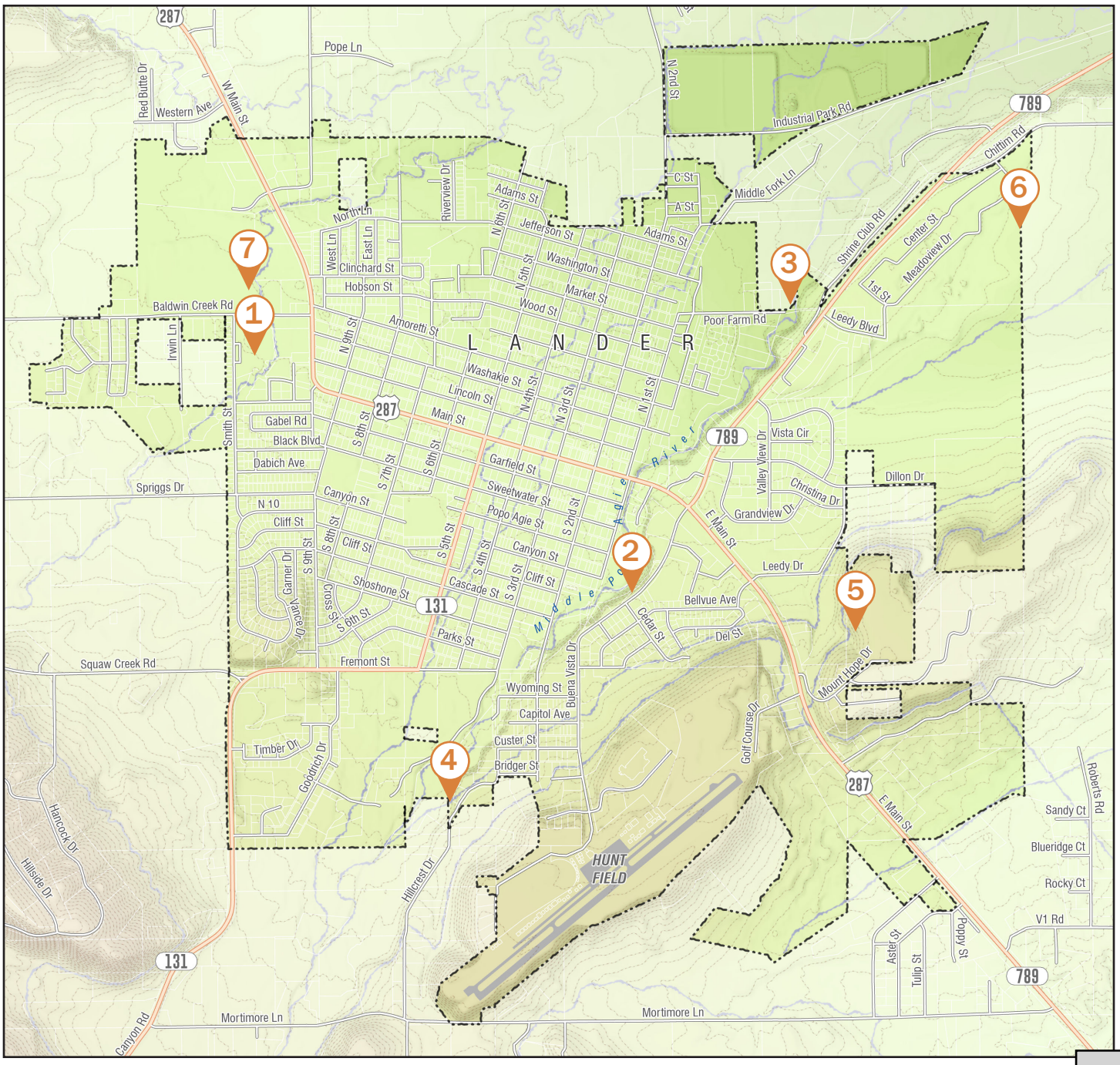
- Create a new connection leading into the development of Popo Agie River Park, linking into the proposed trail.
- Ensure that any redevelopment in City Park is well connected to existing trails and sidewalks beyond the property.
- Promote accessibility for all ages and mobility levels.

LANDER
MILLS
PURINA
CHOWS
WRONG
WAY

ADDITIONAL CONNECTIVITY OPPORTUNITIES

In addition to the formalized parks, there are multiple other opportunities to enhance the Parks and Recreation system in Lander. Various informal trails and park spaces would benefit from close attention and planning to help shape them to better serve the City.

Below, view a map identifying sites that may require more attention and inclusion in to the larger, existing trail system.



1 Baldwin Creek Elementary Trail

OBSERVATIONS: Well used to connect to the high school, Senior Center, Elementary School, and Bike Park. Located on an easement with Joint Powers Tiger Board as well as FCSD1 land.

RECOMMENDATIONS: Address pet waste issue, improve trail surface and end of trial on Baldwin Creek Road as it has a large drop-off into the street.

2 Barney Trail

OBSERVATIONS: Paved trail in a natural setting along the river, located on City land.

RECOMMENDATIONS: Address pet waste issue and increase safety as the trail is relatively remote. The trail may need to be moved away from the river for future flood mitigation projects.

3 Courthouse Trail

OBSERVATIONS: Short path along the river, popular for recreational exercise, fishing, and river access.

RECOMMENDATIONS: Seek funding for expanded path development - this path presents an opportunity to connect existing trails and provide connectivity to Popo Agie River Park.

4 Hillcrest Trail

OBSERVATIONS: Pedestrian trail located on deeded land. It offers a safe pathway along Hillcrest and drops down into McManus and City Park.

RECOMMENDATIONS: Consider increased mowing and weed management, and install a crosswalk with flashing lights to enhance pedestrian safety as the path transitions across the road.

5 Cemetery Trail

OBSERVATIONS: Trail on City land and a mix of easements across private land.

RECOMMENDATIONS: Install a sign off of Mount Hope Drive to call out trail location.

6 Luckey Pond

OBSERVATIONS: Located on a permanent easement across state land for access from Wyoming Life Resource to pond.

RECOMMENDATIONS: None at this time.

7 Road to Softball Fields

OBSERVATIONS: Road is used by both pedestrians and vehicles.

RECOMMENDATIONS: Consider adding a pathway along the existing tree row to separate pedestrian traffic.

IMPLEMENTATION

LANDER PARKS AND RECREATION PLAN

OVERVIEW

The Implementation chapter serves as a roadmap for translating the vision of Lander's Parks and Recreation Update into actionable steps. It focuses on advancing key projects, managing resources effectively, and laying the groundwork for long-term success. By addressing both immediate priorities and overarching strategies, this chapter bridges the gap between planning and execution, ensuring the community's goals can be achieved efficiently and sustainably.

This chapter provides an overview of Lander's existing budgetary constraints and projected future financial needs, emphasizing the importance of aligning resources with strategic priorities. It also identifies the steps necessary to move forward, from exploring funding opportunities to establishing partnerships and setting phased timelines. Together, these elements create a comprehensive framework to guide the city's efforts in enhancing its parks and recreation system for current and future generations.

EXISTING BUDGET AND OPERATIONS

The scope of this report did not include budget, fee and operational evaluation and recommendations. These items were considered at a high level where possible (and where introduced by staff) in order to inform the parks recommendations included here. We recommend that these areas be reviewed in future analyses to develop a better understanding of operations and to look specifically at the following:

- Alignment of Parks Department Mission, Facilities, Program, and Funding
- Right-sizing of permanent and temporary parks staff
- Review and recommendations of maintenance facilities and operations
- Review and recommendations of revenue sources and community/program fees
- CIP and any deferred maintenance items
- Grant pursuits and strategies

FUNDING SOURCES

The planning team has provided a stand-alone Wyoming funding overview separate from this report. It addresses multiple categories of infrastructure funding including parks, trails and open space as well as transportation and other areas discussed in the Comprehensive Master Plan. This is a dynamic and ever changing space and we will share this with staff as this document is periodically updated.

GENERAL RECOMMENDATIONS

Other recommended areas of investigation and study are listed here for your consideration.

- **Irrigation Audit** - Hire an irrigation professional to perform a water use and water efficiency audit. Identify high water loss areas, review controls and make recommendations for efficiency and operation improvement.
- **Playground Audit** - Review play structures overall or at specific parks for and safety issues
- **Accessibility** - Specific ADA study at each park and playground
- **Tree Plan** - Review tree inventory with the Tree Board to identify challenges and opportunities with trees in the park system. Develop and implement a short and long term improvement plan to maintain and improve tree assets in the parks.
- **Multi-Modal Trail Study** - Using the analysis in this report develop detailed plan for overall trail connectivity and perform feasibility studies to examine costs and any land needed to complete the connections. Focus on connectivity to schools, senior centers and other community spaces.
- **Maintenance Facility Planning** - Review existing maintenance facilities across the park system and provide recommendations for operational efficiency and possible consolidation.

NEXT STEPS

SHORT TERM (YEARS 1-5)

- Evolve the concept design studies for Popo Agie River Park and the modifications at City Park to a schematic or design develop level and develop a cost model for each
- Work with the FCSD #1 to develop a micro master plan for the combined school and park facilities at both the LVHS and LMS/North Park.
- Work with the School District to develop a micro master plan for the combined school and park facilities at both the high school and the Middle School/North Park areas
- Develop a grant and funding strategy for the above and define project timelines
- Prioritize and work on smaller individual park improvement efforts with ongoing parks budget
- Conduct smaller concept design efforts such as the Jaycee Park improvements and other early planning efforts

LONG TERM (5+ YEARS)

- Finalize construction documents for Popo Agie River Park and City Park Improvements
- As funding is available publish bid packages for Popo Agie River Park and City Park Improvements to procure contractors and complete the work.

APPENDIX

LANDER PARKS AND RECREATION PLAN

OVERVIEW

Within the appendix, find important supporting documents, such as the Public Engagement Summary and Survey Findings.

LANDER PARKS AND RECREATION MASTER PLAN
PUBLIC ENGAGEMENT #1 SUMMARY

AYRES

Ayres Associates collaborated with the City of Lander to conduct a series of community engagement activities with residents and stakeholders from July 18th to July 20th, 2024.

The engagement activities focused on gathering input for the new Parks and Recreation Master Plan. The goal was to hear from as many residents, stakeholders, and visitors as possible, capturing diverse perspectives from people across different walks of life. This public engagement event received a total of 1,385 responses, offering valuable feedback that will be considered as the project moves forward.

LANDER PARKS MASTER PLAN

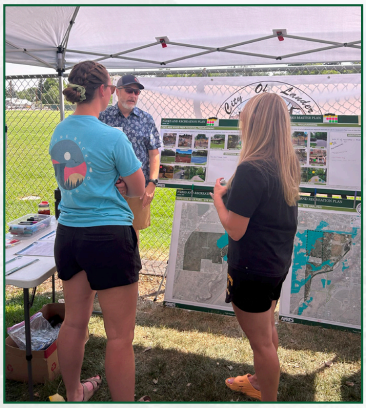
Lander, WY

OVERVIEW

WHAT IS PUBLIC ENGAGEMENT?

At its core, public engagement is involving individuals and communities in the decision-making, planning, and implementation of projects or policies that affect them. It includes activities such as informational sessions, public consultations, and participatory decision-making.

Public meetings, such as this one, benefit a project by ensuring diverse perspectives are considered, leading to more inclusive and effective outcomes. Involving the community helps build trust and transparency, fostering a sense of ownership and commitment among stakeholders. It can also identify potential challenges early on, allowing for proactive problem-solving and reducing the risk of conflict later. Ultimately, effective public engagement enhances the relevance, acceptance, and success of a project.



SCHEDULE OF EVENTS

JULY 18th

- Drop in session at the Lander Community Center (2:00pm-4:00pm)
- Booth at Lander Presents Music Festival (5:00pm-9:00pm)

JULY 19th

- Open House at Lander Bake Shop (7:30am-10:30am)
- Open House at Lincoln Street Bakery (7:30am-10:30am)
- Open House at Lander Senior Center (11:00am-1:00pm)
- Drop-in session at the Lander Library (2:00pm-4:00pm)

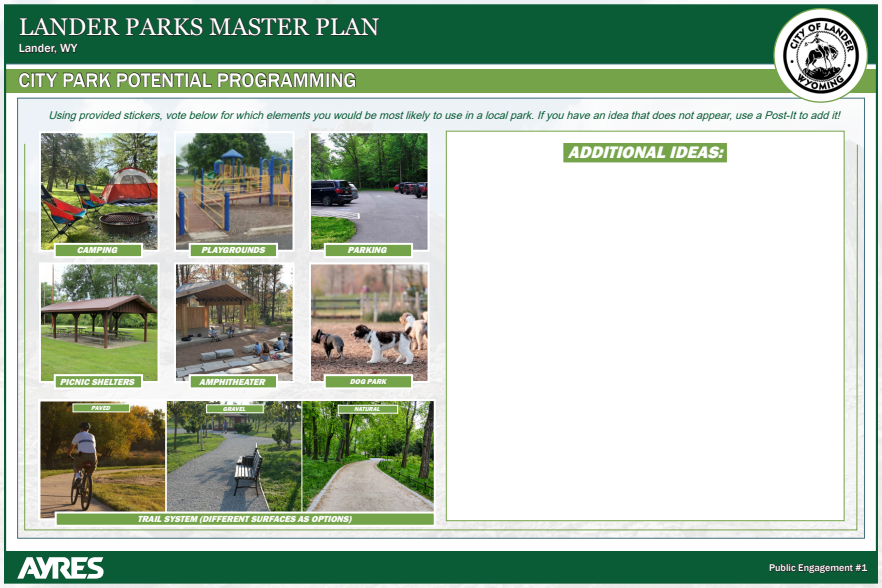
JULY 20th

- Booth at Pig Roast in City Park (11:00am-4:00pm)

LANDER PARKS MASTER PLAN
Lander, WY

CITY PARK FEEDBACK

The City Park board was placed at all community engagement events. Participants were asked to vote on suggested ideas for City Park by placing a sticker and/or provide additional ideas through written comments. This activity seeks to gain insights into the community preferences in City Park. A total of 281 responses were recorded.



Feedback:

This board helped increase our understanding of the types of programming the community most desires for City Park. The top three preferences were **(1) natural trails, (2) playgrounds, and (3) camping).** The options with the fewest votes were (7) parking, (8) paved trail, and (9) picnic shelters.

The responses reflected a strong desire within the community for natural areas in City Park by a large margin. Comparatively, playgrounds and camping also saw high levels of interest compared to other park element opportunities.

LANDER PARKS MASTER PLAN
Lander, WY

POPO AGIE RIVER PARK FEEDBACK

The Popo Agie board was placed at all community engagement events. Participants were asked to vote on suggested ideas for City Park by placing a sticker and/or provide additional ideas through written comments. This activity seeks to gain insights into the community preferences in Popo Agie River Park. A total of 378 responses were recorded.

Feedback:

This board helped increase our understanding of the types of programming the community most desires for Popo Agie River Park. Out of all the options presented, the three top responses included **(1) natural trails, (2) natural playgrounds, and (3) fishing access.** the options with the fewest votes (7) parking, (8) paved trail, and (9) playgrounds.

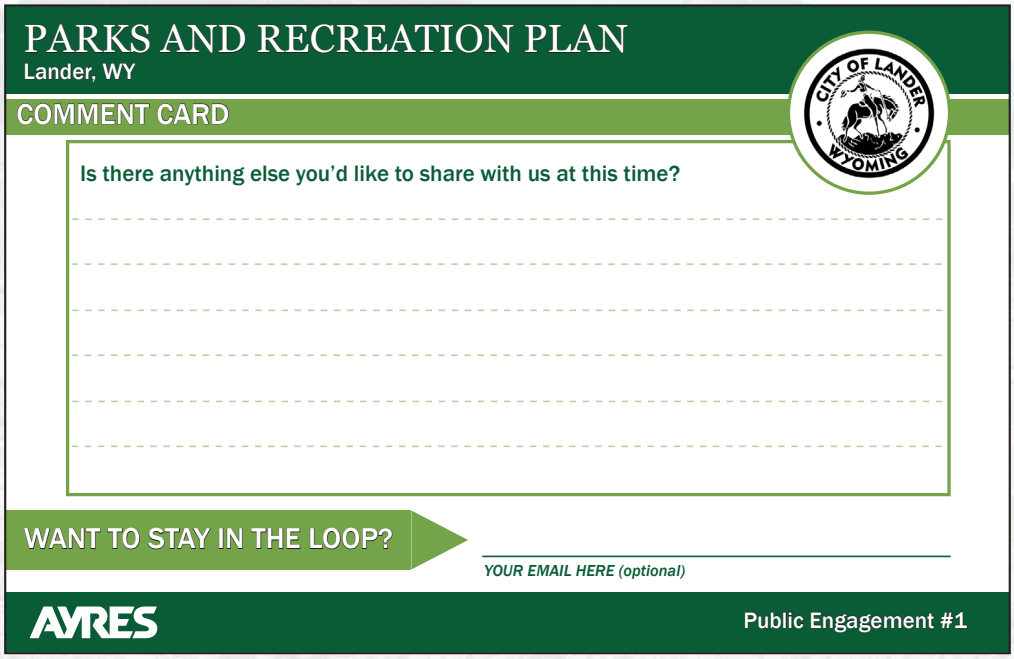
The most common themes as reflected by the responses given by the public were a strong desire for more open recreational green space, alongside recreational facilities.

LANDER PARKS MASTER PLAN
Lander, WY

COMMENT CARDS

At every event, comment cards were provided. These cards featured 2024 Master Plan Update related prompts on one side and Parks and Recreation Plan prompts on the other. Participants used these cards to share their feedback, concerns, or suggestions for both plans.

A total of 86 participants submitted comment cards related to both the 2024 Master Plan Update and the Parks and Recreation Plan, indicating a strong level of engagement. Below, we break down the responses received and highlight common themes.


PARKS AND RECREATION PLAN
Lander, WY

COMMENT CARD

Is there anything else you'd like to share with us at this time?

WANT TO STAY IN THE LOOP?

YOUR EMAIL HERE (optional)

AYRES

Public Engagement #1

The Parks and Recreation Plan comment cards reflected a variety of feedback for the new plan. The most common themes are outlined below, listed in order of frequency from most to least mentioned:

1. Trail connections
2. Recreational facilities
3. Local event spaces
4. Infrastructural planning
5. Safety upkeep

LANDER PARKS MASTER PLAN
Lander, WY

KEY TAKEAWAYS

SUMMARY:
In a city of just over 7,000 residents, we successfully gathered around 1,385 community engagement interactions. This high level of participation reflects the community's strong interest and dedication to shaping local projects. The volume of responses underscores the enthusiasm for the future of Lander and offers a significant amount of information. These insights will be crucial in guiding future planning and decision-making, ensuring that community voices are effectively integrated into the development of the city's Parks and Recreation Plan.

Residents and visitors showed strong attendance at each engagement event organized by the City of Lander and Ayres Associates. While there are many different themes in the 2024 Master Plan Update, Parks and Recreation Plan, and supplemental efforts, several key themes emerged throughout the engagement events. Across the seven engagement events, there were roughly 1,385 interactions from the community members engaged with the project's efforts.

KEY THEMES:
Through interaction on boards, conversations with attendees, and information written on comment cards following the event, the desires of the community regarding the Parks and Recreation Plan became clear. The most common themes seen are outlined below in order of how often they were mentioned:

1. Trail connectivity
2. Recreational facilities
3. Green spaces
4. Accessibility
5. Community event space

Based on this information, Ayres Associates can confidently move forward with crafting the Parks and Recreation Plan, knowing that the community's needs have been clearly identified at this first stage. Emphasis on trails, connectivity, and recreational facilities will remain central to the project's goals as planning efforts progress.

PUBLIC ENGAGEMENT EFFORTS - JAYCEE PARK

PARKS AND RECREATION PLAN
Lander, WY
CITY OF LANDER WYOMING
POTENTIAL DEPOT USES
OFFICE SPACE
RENTAL SPACE
RETAIL SPACE
HOSTEL
COMMUNITY KITCHEN
ART STUDIO
Did we miss anything?
Add your thoughts below!
The City of Lander owns the depot located at 160 N. 1st St.
It's currently vacant, and we'd like your thoughts on what it could become.
Place dots on spaces you would be likely to use!
AYRES
Public Engagement #1

PARKS AND RECREATION PLAN
Lander, WY
CITY OF LANDER WYOMING
POTENTIAL DEPOT USES
OFFICE SPACE
RENTAL SPACE
RETAIL SPACE
HOSTEL
COMMUNITY KITCHEN
ART STUDIO
Did we miss anything?
Add thoughts below!
Hostel would support Continental Divide Trail Bikers & Trans-Continental Bikers
bring the caboose back!
museum
Art Studio Office Space Retail Space no to hostel
Dance Hall
The City of Lander owns the depot located at 160 N. 1st St.
It's currently vacant, and we'd like your thoughts on what it could become.
Place dots on spaces you would be likely to use!

MOUNTAINEER

ER OF LANDER AND FREMONT COUNTY

Wyoming, Friday, June 18, 1926 ---No. 35.

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STREET PARADE A BIG FEATURE OF PIONEER DOINGS

NEW, ORIGINAL FLOATS TO BE PRESENT; COMMITTEE DESIRES COOPERATION

The big free Street Parade and Stampede will open this year's Pioneer Days Celebration, and it is planned to make this a real feature. Cleverly designed floats, 1000 Indians, the Lander band, the Cavalry troop, pioneers in authentic costumes, cowboys andcowgirls,comic floats and clowns—all these and more will make up the grand procession to pass in review before the crowds that will line the streets of Lander on July 2nd.

The Pioneer Days ommittee will award the following ash prizes: for the best float, $25.00; second best, $15. best dressed Indian chief, $10.00, best dreseds Indian squaw, $10.00, oldest authentic pioneer costume, $5.00; best comic costume, $5.00. Awards will be made by majority vote of three judges.

Since this is the Sesqui-centennial of the signing of the Declaration of Independence, many of the floats will beatuifully portray episodes of the history of the United States and of early Wyoming. Plans of other merhants and organizations show that many new and original ideas will be carried out in the floats they have designed as their representation.

The cgostumes of the early Wyoming pioneers are always most interesting to everyone and particularly to the tourists who will be here for the big celebration and also to the younger generation. The Committee has recognized this interest and will arrange a prominent position in the parade for the wearers of these oldtime costumes. It is hoped that all who are so fortunate as to possess such costumes will either wear them in the parade or elese loan them so that they may be seen. A $5.00 prize for the oldest authentic pioneer costume will be awarded.

The Indians are planning to attend in full force and a thousand at least will appear in the parade in colorful

A REAL CELEBRATION IN STORE FOR VISITORS DURING 4th of July

The preparations for the Pioneer Days celebration are going forward with great success. Real broncs are being lined up for the busting contests. As usual, the Indians will be well represented with some fast horses for the relays and half mile races.

As in past years, there will be lots of entertainment in the evening, with dances, street shows, Indian dancing, etc.

School election will be held the 21st of this month. Two trustees for District No. 1 and 3 trustees for the Vocational district will be chosen. A vote on a special levy will also be held.

Frank Schwoob arrived from Laramie, where he has been attending the University of Wyoming.

Harold Ballangee arrived in Lander this week after spending the year at Laramie, where he is attending the state university. Mr. Ballangee has accepted a position in the Lander Yellowstone Transportation Co. office. Mr. and Mrs. Francis Savage were visitors in Lander from Casper over the week end.

Dan Hudson came in from Long Creek Thursday. He left today for Thermopolis to attend the state gathering of the Democratic party.

RESOURCES OF FOREST AT GLANCE

NATIONAL forests constitute one of Wyoming's most valuable resources and the following points show why:

Grazing provided for 123,416 horses and cattle and 574,130 sheep to turn grass into meat supply.

They contain 14,030,267,000 board feet of standing timber and great supplies of cordwood in addition.

Annual growth of wood is 210,500,000 board feet. Total cut last year was 78,000,000 board

LANDER PARK RE-DEDICATED BY KIWANIANS

Honors Women Who Made Possible Beautiful Tourist Park

Lander's beautiful tourist and city park was re-dedicated Wednesday evening by the Kiwanis club in paying a tribute to the founders and complimenting the city council on their work in making it an outstanding feature of Lander's welcome to the motor tourist. A new and commodious kitchen with gas plates, shower baths for ladies and men and an office for the caretaker are all provided in the building and completes a fine equipment for the comfort of the motorist.

President Dr. J. L. Linn presided and called upon Mayor E. J. Farlow for the opening address. He told of the plans of the city council and the work they had done in developing the park. Councilman August Dupont on whose shoulders had directly rested the responsibility was recognized for his efforts in the work and asked to respond. He told of the trees planted, the beautiful flower beds made and the putting in of gas, water and electric lights. Chas. Cox, councilman, voiced appreciation of the value of the work done. His interest seemed to center about the fine fishing stream which dashes thru the park and invites the angler to try his skill.

Among the ladies present as wives of Kiwanis Mrs. P. B. Coolidge told of the struggles of the Ladies Booster club in the early days to establish the park and Mrs. S. Conant Parks who is here for the summer said the fondest dreams of the ladies of twenty years ago had been realized in what she considered the most beautiful park of the West. She has traveled from Seattle to San Diego and has found nothing to compare in na-

are so fortunate as to possess ch costumes will either wear them in the parade or elese loan them so that they may be seen. A $5.00 prize for the oldest authentic pioneer costume will be awarded.

The Indians are planning to attend in full force and a thousand at least will appear in the parade in colorful ocstume ranging in style from the primitive breechcloth to full dress regalia. Cowboys and cowgirls riding regular cow ponies in true western manner, the military bearing and trained horsemanship of the Cavalry troop, the funny antics of the comics and the stirring music of the Lander band will all do their part in making this the finest parade that has ever been witnessed in this section of the country.

The Pioneer Days Committee has appointed Vance Houston and Rufus Williams to take charge of the parade arrangements, and they are anxious to get in touch with all interested parties within the next few days. They will gladly give information and suggestions concerning floats, costumes, and other matters in this connection. Those planning to take part in the parade should bear in mind that they have less than three weeks in which to make preparations.

Don't miss the parade on the opening day, July 2nd.

James Gratiot drove down to Casper to meet Mrs. Gratiot and children who had come from Chicago on Saturday and will spend the summer out at the Bar G ranch.

State banks of Fremont county county have undergone examination the past week. Jay Reed and W. P. Powers included Dubois, Lander and Hudson banks in their rounds.

Miss Wanda Poston returns from Columbia, Missouri, enthusiastic over the fine school she has attended the past year. Her many Lander friends are glad to see her home. She is very active socially among the younger set.

Dyer Hays, assistant county and prosecuting attorney of Natrona county, came up from Casper for a week end visit. He is the son of Mr. and Mrs. Park C. Hays and is another of Lander's sons who is making good.

Miss Ruth McIntyre comes back to Wyoming having finished a course in social welfare work at the Cincinnati Training school. She specialized in kindergarten methods and completed two years at the conservatory of music in voice. She plans to teach next year.

Grazing provided for 123,416 horses and cattle and 574,130 sheep to turn grass into meat supply.

They contain 14,030,267,000 board feet of standing timber and great supplies of cordwood in addition.

Annual growth of wood is 210,500,000 board feet. Total cut last year was 78,000,000 board feet.

State derives direct revenue in cash return from government from forest earnings.

Thousands of visitors flock to Wyoming annually to enjoy unexcelled hunting, fishing and camping privileges. As a national playground the forests vie for popularity with the parks.

The tables which follow set forth facts and values:

Forest, County	Acres
Bighorn—	
Bighorn	383,628
Johnson	306,942
Sheridan	395,254
Washakie	39,748
Total	1,125,632
Ashley, Uinta	6,460
Black Hills, Crook	144,416
Caribou, Lincoln	6,315
Hayden, Carbon	328,124
Medicine Bow—	
Albany	200,837
Carbon	276,998
Total	477,835
Shoshone—	
Fremont	1,548
Hot Springs	12,314
Park	1,570,444
Total	1,584,306
Targhee, Teton	345,569
Teton—	
Sublette	238,673
Fremont	74,648
Lincoln	59,602
Park	174,930
Teton	1,332,382
Total	1,880,735
Washakie, Fremont	860,066
Wyoming—	
Lincoln	763,560
Fremont	30,340
Sublette	867,184
Teton	6,385
Total	1,667,469

P. J. O'Connor returned yesterday from Jackson Lake lodge where as one of the committee of management for the bond holders he looked after the business for the coming season. He believes the outlook for volume is better this year than previous ones and the place will continue to do an increased business. More room has been made for guests as the place ran to capacity last year. Irving W. Wright will manage the resort again this year.

of the struggles of the Ladies Booster club in the early days to establish the park and Mrs. S. Conant Parks who is here for the summer said the fondest dreams of the ladies of twenty years ago had been realized in what she considered the most beautiful park of the West. She has traveled from Seattle to San Diego and has found nothing to compare in natural beauty with the park in Lander.

H. H. Schwoob, speaking for the club, paid a high tribute to the ladies of twenty years ago. "It was in 1905", he said, "that this organization of far-seeing ladies came into being and two years later numbered 100 and that year in marching order appeared at the station then a novel sight to see a train come in and greeted the Omaha boosters here on a trade excursion. The town received its first publicity as a result of many columns of praise in the Omaha Bee, Globe Democrat and other metropolitan papers. The trade trippers sent a draft for $100 to express their interest in the work of the club.

"The main objective of the organization was the establishment of the city park. They purchased the land near where Tom Ferrell lives just off Third street near where it crosses Big Popo Agie. They gave a mortgage for all it was worth and the leaving of the city of the mortgagee and the demand for the money caus-

(Continued on Page Eight)

ed many a fear and heartache that they would lose the property. They gave dances, carnivals and benefits and finally worked the balance down to $300 and then the city council heard their appeal and paid the balance. The deed was transferred to the city and title rests in it as the lady dreamers planned.

"Mrs. Stasia Allen was president of the club and her loyal supporters never lagged in their efforts. There are but four or five of them left and Lander owes a greater debt of gratitude to them than it can ever repay," concluded Mr. Schwoob.

S. Conant Parks offered a motion that a vote of appreciation be sent to Mrs. Allen on behalf of the Kiwanis club expressing their sense of gratitude to the ladies of early Lander who had built an everlasting monument to public service and the good of all who come within the confines of this beautiful park which the Kiwanis club is rededicating today.

Bernard Connelly returned from Washington Saturday and says he had the finest year of his life at the national capital. He liked his school, made a fine record and will leave within a few weeks for Chicago where he joins the Edison organization in the further study of electric science.

Charley and Stasia Allen left their marks on Lander

Dr. George H. Allen, grandson of Charley and Stasia Allen, lives at McKinleyville, California. He and I attended college together at the University of Wyoming after World War II and became friends. Little did we know that our family roots were entwined back here in Lander, Wyoming. His grandparents and my great grandparents, Ed and Saria Alton, must certainly have known each other. Both men were Civil War veterans and belonged to the Grand Army of the Republic, Thomas A. McCoy Post #32, G.A.R, and Saria undoubtedly wore fashionable hats purchased from Stasia in her ladies' millinery store. George and I did not know this until 1989 when he came to Lander to trace his family roots. I am indebted to him for the photos of his grandparents and his father and other material and information he has furnished.

* * *

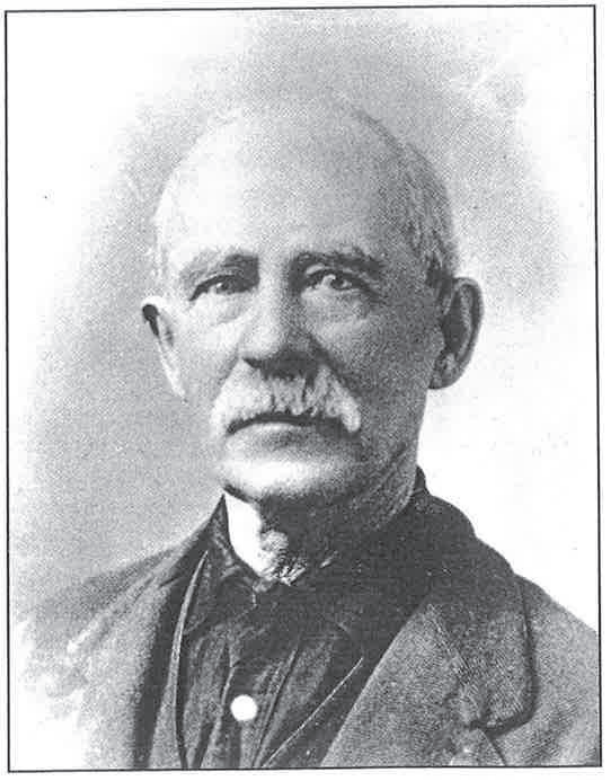


Photo Courtesy George Allen

Charles Allen, pioneer Lander lawyer
1836-1911

Photo Courtesy George Allen

Anastasia "Stasia" Allen, wife of Charley Allen and an astute Lander business woman for 45 years.
1857-1931

Charley and Stasia Allen came to Lander in 1885. They were accompanied by two small children, "Dot," and Charles Jr.

Harry Wadsworth arrived the same year, to work as a printers' devil for the original *Wind River Mountaineer* newspaper. He was later to reminisce (*Wyoming State Journal*, July 18, 1935) about the Allens. He recalled, "Charley and his young wife, Stasia, lived in a little shack between the printshop and the alley, or in the alley. He couldn't pay for a town lot and so the townsite company let him build there.

Photo Courtesy Pioneer Museum

Harry Wadsworth returned to Lander in 1935 and recalled that Charley and Stasia Allen had lived in a little shack (gone in this photo) behind the log cabin (at bottom center) and near the alley (above the back of the garage shown here). The log cabin was the site of the *Wind River Mountaineer* print shop in 1885 when Wadsworth had come as a young printer's devil. The log cabin in now gone and the garage (at the time of this photo, Angus Terry's Ford Garage) is now a part of the Sweetwater Grille at 148 Main.

"Charley played the fiddle for dances which brought greater revenue than the meagre law practice in which he was trying to establish himself. 'A good lawyer he became, too,' said Mr. Wadsworth."

"`Not so much in court, but a good counsellor,' agreed Mr. (S. Conant) Parks, the town banker.

"Stasia had a few women's sundries she kept in a box under the bed. Women would call on her and she would display her wares and make some sales. Later, she opened a store and for many years her mercantile business was an important factor on Main Street."

From humble beginnings, the Allens went on to become two of Lander's most solid citizens. Charley had fought in the Civil War and attained the rank of Captain, so many of his friends called him Captain Charley.

His obituary (*Wyoming State Journal*, March 3, 1911) said, "Charley Allen was one of the most careful and painstaking attorneys that ever lived in Lander; no legal problem was too knotty or intricate for him to untangle. He came to Lander with his family 26 years ago and since that time has been held in high esteem by all who knew him.

"He was eccentric to a marked degree but his friendship was well worth the while, for a friendship with him was a sacred trust, as lasting as life itself - for only death could sever the ties of a friendship which he considered worthy of holding.

"Mr. Allen had a very severe attack of illness two years ago, at which time his life was despaired of, but he rallied and his legion of friends were rejoiced to see his familiar figure about the streets again and to see him attending to business in the same old way. But owing to his advanced age, being at the time in his 74th year, the decline has been slowly and gradually taking place. His death did not come as a surprise, but his loss none the less will be hard to bear.

"The first few years of his life in Lander were spent in attending to matters pertaining to his profession. After that, for many years, he filled the positions of district court commissioner and police judge of Lander. His work in all lines was at all times handled in the most efficient manner.

"Many years will elapse before the old time friends of Judge Allen will cease to remember his genial smile, and the friends of recent years will ever remember him as Lander's Grand Old Man."

The story of his life history was better told by his son, Charles Jr., who wrote in his own inimitable and humorous manner. According to his son's narratives, Charley Allen would have been about 25 years old when he was admitted to the bar as a lawyer in Illinois. His life in that era is somewhat shrouded in mystery. He married and had three children. His first wife died at some time during the Civil War and what happened to his children is not known.

He was 44 years old and Stasia was 21 when they married in 1880. They had three children, the youngest of which, Fred, was born in Lander.

Anastasia Kelly was born in Lockport, Illinois, in 1857. After the Civil War, Stasia's father moved his family to Iowa. While still in her teens, Stasia worked in her mother's millinery store and it was here she learned about the ladies' wear business. Years later, a write-up about her father said she was an attractive and prominent young woman in social life and literary groups.

Stasia Allen became one of the prominent women of the little town of Lander. She was one of the founders and was the first president of the Lander Lady Boosters. (She may have been the only president of the organization.) With the coming of the railroad in October, 1906, Lander began to stir with many portentous things. Some of the ladies felt there were things they could do to help their community and on May 20, 1907, formed the Lander Lady Boosters.

The week was not out before they were called upon to begin boosting their fair city. The Denver Boosters, a contingent of Denver businessmen, rode the train in on Friday after the ladies launched their boosters club on Monday. *The Denver Post* reported they were lined up on the receiving platform, 100 strong, carrying banners of royal purple.

The Lady's were very civic and socially minded. No sooner was the reception for the Denver Boosters over before they began to plan for the July 4 celebration. They built two floats for the parade and sponsored one of them. They were also asked if they could furnish entertainment for the Wyoming Press Association meeting in Lander on August 2. This they did by putting on a musicale and reception with a buffet luncheon. Out of this came the idea for a minstrel show, beauty contest, and a dance as a money raising project to fund community needs.

And so it was that Stasia's days were filled by attention to her business and by affairs affecting her community. He children were nearly grown and she could devote much time to her interests outside the home.

Stasia's business

Harry Wadsworth alluded to Stasia's millinery business from earliest days. At first her business was conducted

Photo Courtesy Pioneer Museum

The Lander Lady Boosters designed and built two floats for the 4th of July parade in 1907. One was entitled "Wyoming" and their own, shown in this photo, was entitled "We Boost for Park and City Beautiful". The centerpiece of the float was a model of a state capitol building, a reminder to all citizens that Lander still considered itself in the running for the permanent Wyoming State Capitol. Several of Lander's lovely young ladies rode the float, all decorated with flowers and bunting. The setting was in front of the Fremont Hotel (site now occupied by Central Bank & Trust, 285 Main) and showed the famous Fremont balcony where folks could stand and view the parade.

out of her home but it was not long until the income from both her and her husband allowed them to expand. They bought lots at the corner of Second and Garfield Streets and built a home for themselves at what is now 217 Garfield in about 1888. There the youngest son, Fred, was born in 1890.

Shortly after building the house, they built an office building for themselves on the corner. Stasia's millinery store occupied the east part while Charley's law office was in the west part. However, they soon discovered that even if they were only one block off Main Street, their businesses did not prosper. At the end of May, 1892, she moved her store one block north to the Amoretti Building on the corner of Second and Main (now 201 Main Street).

Photo Courtesy Pioneer Museum

Charley and Stasia Allen and their family were photographed in front of their office building in about 1891. Their building was located on the corner of Second and Garfield Streets (across the street, south of NAPA, 185 South Second). Earlier, they had built the house next door (now 217 Garfield) and it was here that Fred Allen was born in 1890. In this photo, Dorthelle "Dottie," is standing at the corner, left, and Charley, Jr. is seated on the step. Stasia is standing by the door to her millinery store and Charley is holding the baby, Fred. Stasia's store was in the east part of the building and Charley's law office occupied the west part. However, both businesses suffered because they were not located on Main Street. As a result, they both wanted to have places on Main Street and in March, 1895, they rented the building to the federal government for the location of the U.S. Land Office. In 1904, they sold the building to William H. Rhein, a Lander hardware merchant.

At about the same time (May 27, 1892), *The Fremont Clipper* reported, "Will L. Simpson has purchased the entire law library of Charley Allen. Will expects to be admitted to practice at the July term of court. We predict for him a bright future." (Will Simpson did indeed go on to a bright future. He became one of Wyoming's most noted attorneys. He also produced a son, Milward, who became a quite notable attorney himself and moved on to become Governor and United States Senator. Al Simpson, a grandson of Will, became a U.S. Senator in turn.)

The next week the *Clipper* said W.H. Rhein, a Lander hardware merchant and later mayor, had bought their house on Garfield and reported that Charley Allen was going east on business. It also said, "His trip is purely on business but we shall hope to see him return much improved physically as his health has been rather precarious for some time." The *Clipper* then reported on July 1 that Charley and his son, Charley Jr., had returned from their trip to New York and Chicago. The elder Allen had returned west to Chicago to take in the Democratic national Convention.

Charley and Stasia both began advertising in the old *Fremont Clipper* in 1890. Both were rather restrained and gave only the essential details of their businesses. Stasia's main competitors from earliest days were Baldwin's Store, Amoretti's Store, and the Lander Mercantile. Later, in addition, it was Hulstone & Co., the Golden Rule (forerunner to Penneys and later taken over by that company), Alta Norman (for only a short time), and Cora Graves, daughter of I. C. Wynn. (Wynn was the first editor of the *Wind River Mountaineer* newspaper, then later was one of the founders and editor of *The Fremont Clipper*. Cora Wynn was brought up in

a newspaper family and often went back to the pen and the printing press. But for many years, she was a serious competitor of Stasia Allen. They remained good friends for both were greatly involved in the Lander Lady Boosters.)

By 1893, Stasia was going for simple display ads. Later, as her business flourished, she went in for quite large and artistic ads. Her progress through the years can be followed

GOING THROUGH THE WORLD

Especially that portion of the world which immediately surrounds Lander.

You will find no more **INTREPID EXPLORER** after low prices on Merchandise than Mrs. Stasia Allen of Lander. She is bound that her store shall be the head quarters for all the low-price hunters in the country, and to establish that reputation she is just now naming some **PRICE PARALYZERS**, in dress goods, children & ladies underwear, mittens, &c., **BUY A STYLISH HAT FOR ELECTION DAY**, and don't fail to call in and see our Boys and Gents underwear, they are "BARGAINS" not found elsewhere. Come over and lets talk about-it. I mean business.

MRS. STASIA ALLEN.

by her ads in both the *Wind River Mountaineer* and *The Fremont Clipper*. In the earliest years, she almost invariably advertised before Easter, Thanksgiving, and Christmas. There were a few years when that is all the advertisng she did.

Charley died in March, 1911, but her ads took up in April and continued on about once a month throughout the year and into 1912 and 1913. She must have moved her store in the spring of 1912 for her ads said her location was in the Jackson Building at Third and Main. Later, the ad said "Opposite Hotel Fremont," even though it was the same location (now the location of the Key Bank Building, just around the corner off Main on Third Street). She was there through 1916 but still later, she was to move to a location on "West Main." West Main at the time would have been somewhere on the Fourth or Fifth Street blocks.

There must have been ups and downs for her and other things to occupy her mind. There were only two ads, both in March, 1913, and none in 1914. The ads took up again in July, 1915, and continued with some continuity through 1916. There were two ads in April, 1917, and then no more until December, 1918.

The *Wyoming State Journal* noted on September 22, 1916, that a J.M. Lowndes had leased the residence of Mrs. Charles Allen in West Lander. No other explanation was added but the inference can be drawn that she still owned a house at that time.

We know her business continued on for the *Journal* reported on January 28, 1931, that Mrs. H.O. Barber was going to open a flower shop "in the location formerly used by Mrs. Stasia Allen, who retired from the business on account of ill health." A later account told of the flower shop opening on Main Street.

The last ten years of her life may have been ones of financial hardship. We get some insight into her plight through a report in the *Journal* in May, 1923. The paper said, "Through the assistance of Senator (F.E.) Warren, Mrs. Anastasia Allen of Lander has been granted a pension from November 25, 1921, as widow of Charles Allen who served as Captain of Company K, 38th Ohio Infantry, during the Civil War. . .Mrs. Allen will receive arrears of pension and also some back pension due Mr. Allen." She was then 64 years old and Charley Allen had been dead ten years. She would live on another ten years.

The Lander Lady Boosters

The founding of the Lander Lady Boosters in 1907 has already been recounted earlier. Stasia Allen appears to have been the driving force behind the Boosters but she was by no means the only civic "booster" among the ladies of Lander. She was the first president of the group and appears to have remained so for as long as the organization existed.

The roster of officers recorded by the *Journal* (May 20, 1907) was Stasia Allen, president; Cora Wynn Graves, vice president; Emma Heenan Johnson (wife of Mayor W.G. "Billy" Johnson), secretary, and Pearl Simpson Keister (widow of S.A.D. Keister and great aunt of Sen. Al Simpson) as treasurer. *Crossroads of the West*, published in 1965, listed the charter members, but the list was probably recalled from the memory of someone then living. That list showed Katharine Marshall, wife of Dr. Marshall, as secretary-treasurer, indicating a later roster than the original.

Others on the list were Emma Replogle, wife of Dr. Josef Replogle (the Replogles didn't move to Lander until 1917), Dora Lamoreaux Robertson; Mary Lamoreaux Butler; Matilda Cheney, wife of Ervin F. Cheney; Myra Earle, wife of Edson Earle; Mrs. Charles Bunce; Mamie Sherlock; Camille MacKenzie; Lucy Logue; Edna (Ms. Zeke) Farlow; Lucy Crowley; Beatrice (Mrs. Frank) Brower; Clara (Mrs. Conant) Parks, and Amelia (Mrs. Robert) Hall. These were the

leading ladies of the town - the wives of attorneys, bankers, and businessmen. And in the case of Amelia Hall, the wife of Lyons Valley rancher Bob Hall. There were probably many more ladies who joined in the endeavors down through the years but their names are now lost.

Following the successful summer of 1907, the Lady Boosters began to look for other projects. It did not take them long. The *Journal* editor noted on January 31, 1908, that the Lady Boosters were considering plans for the improvement of streets. He then said, "This no doubt means that the improvements will be made as they have proven themselves tireless workers when once enlisted."

Without waiting to see results on the streets, they plunged into another project. On April 3, 1908, the newspaper said the Lady Boosters were going to vote on the proposition of a public park. Their vote must have been positive for a week later the *Wind River Mountaineer* said the Lady Boosters were going to look at land for a "public park." Two offers were going to be considered. William Umbanhower, who owned a dairy on the river south of the business district, had nine acres for sale for $3,500. Ed Farlow offered one whole block (location not noted although he and his wife, Lizzie Lamoreaux Farlow and sister of Dora Robertson and Mary Butler, owned all of the land surrounding what is now the Pioneer Museum) for $2,500.

The decision was made to buy the Umbanhower property and on May 15, the *Journal* reported that the first payment had been made. The Lady Boosters "will at once begin the work of making a park of the place." Today, that original nine acres makes up the heart of Lander's City Park.

The enthusiasm of the Lady Boosters was contagious and kindled more interest. On August 20, the *Wind River Mountaineer* announced that the issue of the paper the following week was going to be a souvenir edition. It was to be published by the Lander Lady Boosters as a money raiser for the park.

Sure enough, the August 27, 1908, *Wind River Mountaineer* was headlined "Lander Lady Boosters' Edition." The Mountaineer Publishing Co., Park C. Hays, editor, donated all of the proceeds of many large ads, some of them full pages, in a 16-page paper, to the Lady Boosters.

The edition featured the three original founders of Lander - B.F. Lowe, P.P. Dickinson, and Eugene Amoretti Sr., as well as Mayor W.G. "Billy" Johnson. President Stasia Allen wrote an editorial and so did Cora Graves, vice president. The mayor's wife and the secretary of the Lady Boosters wrote about the Boosters. The edition was complete with photos of the river running through the park.

The *Wind River Mountaineer* reported the announcement by President Stasia Allen on February 4, 1909, on the park. She said the payments on the park land had been met and that satisfactory arrangements for the payments on the balance had been met. A deed to the land had been made to the Lady Boosters.

At the same time, she announced that the Fremont County Pioneer Association had been given permission to build a rustic log building in the park. It was to be used by the Association as a meeting place. A committee was named to select a site for the Pioneer Cabin.

EDITORIAL

Lander Lady Boosters' Special Edition

Wind River Mountaineer, August 27, 1908

No feature of a great city is as greatly appreciated by its own people, or as greatly admired by visitors, as a park system. It abounds in natural forests, beautiful lakes or rivers, connected by driveways, inviting the traveler on, and affording many opportunities for healthful outdoor sports and recreation.

Walks should be designed to bring people in all directions. Ornamental grasses, flowers and shrubbery, rustic bridges, and a band stand with free music - all may be made so attractive that it is a very haven of rest for the weary toiler of the day.

To the Lander Lady Boosters belongs the honor of presenting to the City of Lander in the near future such a park as I have described. Through the courtesy of the Mountaineer Publishing Company we are permitted to use its pages for the purpose of raising money to make our third payment on the property recently purchased from William Umbanhower as a park site.

It is but justice to this company to add that without the generous financial assistance supplied by them, together with effective aid from others, we could not have managed to meet our payments on time.

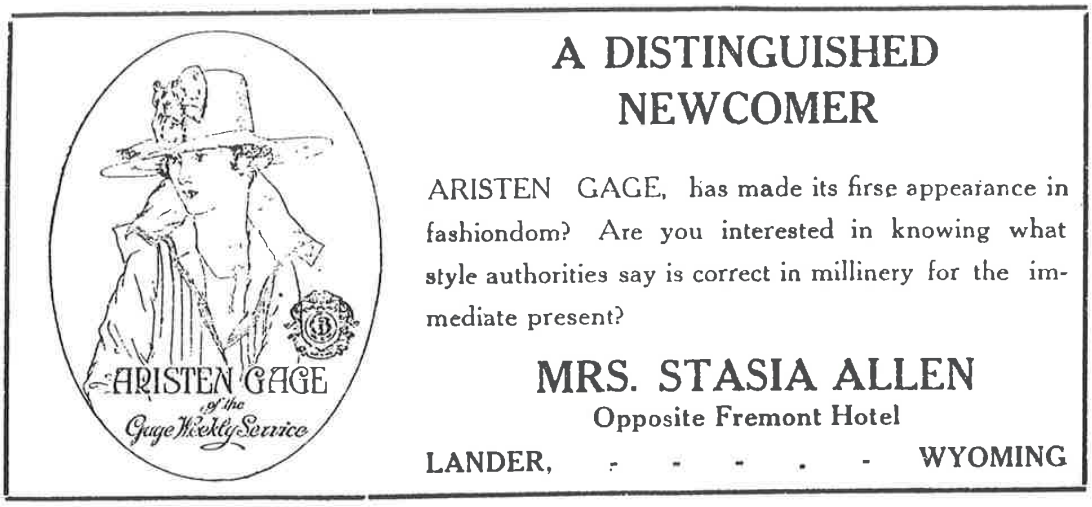
Spurred on by the thought that ours is to be a great city, second to none in the state, now is the time to buy and beautify our property. We, as an organization, have banded together for that purpose and we extend our sincerest thanks to all who have so kindly tendered their services at this time and heretofore.

The work achieved is an unselfish one and should command the respect of every citizen of Lander.

Mrs. Stasia Allen
President, L.L.B.

After the land was secured, members of the Lady Boosters were driven over the grounds in the Fremont Hotel bus. The Ladys then met to schedule some kind of entertainment to raise money.

The *Journal* came out a day after the *Mountaineer* and



said the Lady Boosters had arranged for a $950 payment on the city park and that the interest bearing debt had been reduced to $1,800. A committee had also been appointed to lease the house and grounds for the year. The ladies were already at work to raise more funds and they were making plans for beautifying and improving the grounds.

The Pioneer Association appeared to be going on with the intention of building a log cabin in the park. The *Mountaineer* reported on March 11, 1909, that the Pioneers of Fremont county planned the construction of the cabin. Each log used in the construction was to be furnished by a pioneer, "with the inside dressed smooth and the family's history engraved thereon." A photo in the paper which accompanied the article was captioned, "Scene in Lady Booster's Park, place where the proposed Pioneer Cabin is to be erected."

But plans change and the *Journal* reported on September 10, 1909, that the Pioneer Association had decided to build the log cabin on the Farlow grounds. (Ed and Lizzie Farlow donated the land on which the Pioneer Museum now stands. In the spring of 1910, the land was graded but the cabin didn't get built until 1915. Today, the cabin is a part of the total museum complex.)

It was in June, 1909, that the Lander Lady Boosters invited the Casper Civic Club to Lander for all of the festivities of the 4th of July. There was to be an added inducement: "There will be `restrooms' for the ladies and carriages placed at the disposal of all who care to drive and enjoy the sights about town. . ."

Nothing is heard of the Lady Boosters in 1910 but the *Journal* reported on January 13, 1911, that the Ladys had cleared $100 on a minstrel show for the benefit of the park fund. Stasia Allen was still president and reported that the Ladys had enough money to meet the outstanding bills.

Stasia's husband, Charley, died in March, 1911, and that curtailed her activities for awhile. There is no mention of Lady Boosters activities throughout 1912 and 1913. There was no July 4 parade in 1913 but there was in 1914 and the Lady Boosters had a float in it. Following that, on July 17, 1914, the *Journal* reported that the Lady Boosters had given a reception for Episcopal Bishop Thomas and Miss Grace Scoville. Miss Scoville had just paid off all the indebtedness on Bishop Randall Hospital and she was being honored.

In August, 1914, the *Journal* referred to the park as Lady Booster Park. In September, 1914, the Denver Boosters came back to Lander but there was no mention of the Lady Boosters welcoming them. There was a July 4 parade in 1915 but no Lander Lady Boosters float entered in it.

The *Journal* reported in November, 1916, that there was to be a Lady Booster Dance held for the benefit of the park. It was to be held in the Armory (now Senior Citizen Center) with good music. It would appear from the scant newspaper accounts that the Lander Lady Boosters were no longer actively involved, as they had been before, after 1914. Part of the reason for that may have been that their sparkplug, Stasia Allen, had diverted her interests. Nevertheless, later accounts noted that it was Stasia Allen who was held accountable for the debts on the park.

Stasia enters politics

During the political season of 1914, Stasia decided to run for state representative on the Democratic ticket. She was one of only three women in the state to try for a seat in the legislature that year. One of the women, a Democrat from Crook County, was elected. Previously, in the 1913 Legislature, two women had been elected and served, one from Crook County and one from Albany County. They were the first women to serve in the Wyoming Legislature.

Stasia would certainly have dedicated considerable time to her campaign. She was well known in Lander but

probably little known in Riverton, Hudson, and the outlying areas. In the November election she came in a respectable sixth in a field of eleven, and only 400 votes below the top vote getter, Ralph Kimball, a Lander attorney who later served as a district judge.

It was a Republican sweep of the state that year and Kimball and three other Republicans went into office. James Graham, a Sweetwater rancher, had served in three previous legislatures and became Speaker of the House in the 1915 Legislature. Jacob Delfelder was a prominent sheep man from Riverton who was also elected mayor of the town in 1915. In spite of the political tide and the tough competition she was up against, Stasia had done all right in her political debut. But there is no record of her ever running for another office.

Lander's City Park

What Stasia Allen and the Lander Lady Boosters had set in motion continued to develop. In May, 1919, an article in the *Journal* said that the town of Lander had granted $650 to the Lander Lady Boosters for assistance in purchasing the park and camping site. In June, 1919, an ad appeared in the *Journal* for a "Patriotic Dance. . .Given for benefit of Lady Boosters'Park Fund and Armory Building Fund." How all of the debt on the park ever got paid is not known. An article in the *Journal* in August, 1922, (see accompanying sidebar) says only that Stasia Allen appears to have been personally stuck with some of the debt.

Earlier, in July, the *Lander Evening Post* had an article on Lander's camp grounds (see sidebar). This was prompted by the ever increasing tourist travel. Traveling conditions, including the dirt roads, were still very primitive and Lander could point with pride to a camp ground in a beautiful setting. Here travelers could have some conveniences. This continued on into the early 1930s when hotels began to advertise and there were few motels as we know them today.

The *Journal* noted on May 28, 1930, "That the tourist season is soon to be in full swing is seen by the increasing number of overnight visitors at the city tourist camp on the south side of the city. Numerous cars from all sections of the country have been registered at the park during the past week. (This is) an indication that the annual pilgrimage to the big western vacation grounds is getting under way in earnest." And on June 25, the *Journal* had a whole section touting the amenities of the area for the traveling public. There it said, "The city maintains the most attractive park of natural beauty to be found in the whole world. Through this park rushes the picturesque Popo Agie River. This is a typical trout stream, winding its way over ages-worn boulders from the mountains nearby. Its banks are heavily shaded by native trees and shrubs and liberally touched with the beauty of varied wild flowers. Many species of bird life sing their songs of happiness under the spell of the restful rush of the waters of the Popo Agie. The park is open to the public and camp and cottage accommodations are provided for the tourist or other visitors, including natural gas, electric lights, baths, and car shelters."

Stasia Allen's foresight and energy had paid off handsomely for the town. What she and the other Lady Boosters had promoted only as a park for the local citizens had evolved into an attraction for tourists.

Stasia's family

Stasia had two of her three children born before the Allens moved to Lander. Fred, the youngest, was born here in 1890. Her oldest, listed on her marriage record as Dorthelle E., married a young Lander dentist in 1903. Dr. Finis E.

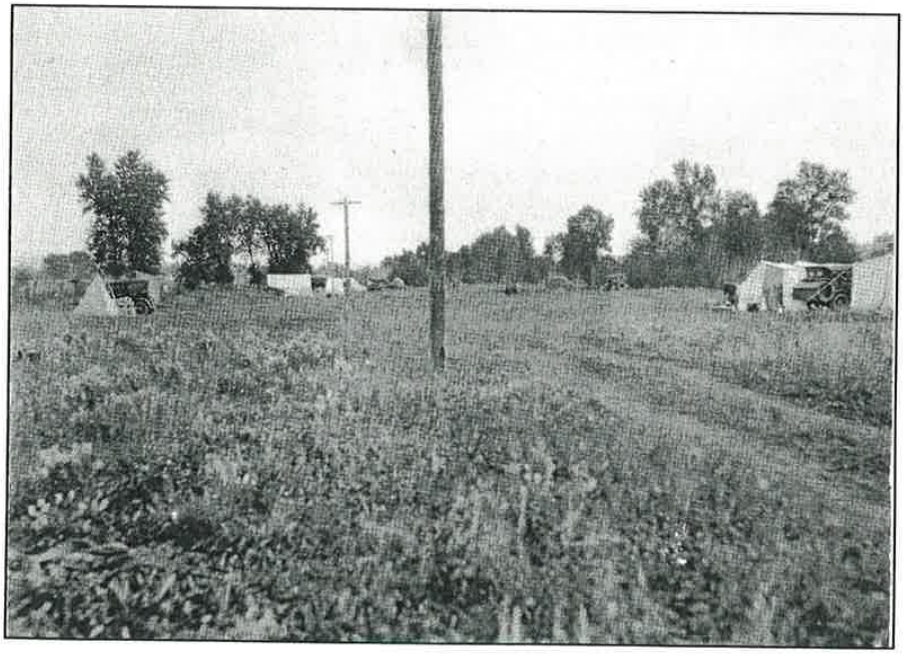


Photo Courtesy Pioneer Museum

The *Lander Evening Post*, July 15, 1922, carried an article about Lander's city park and campground. It extolled the virtues of the municipal campground and what it had to offer. Fortunately, a photograph of the campground in 1922 exists and is shown here.

Godfrey was from Nevada, Missouri, and upon completion of dental college returned there to practice. His uncle, Dr. Hugh Calloway, was a Lander doctor and was probably responsible for Dr. Godfrey moving his practice to Lander in about 1900. (Dr. W.H. Ellis, who had moved from Loveland, Colorado, in 1905, went into practice with Dr. Godfrey.)

Godfrey was later to serve as Lander postmaster from 1916 until 1924. Following that, he moved his family back to Nevada, Missouri. During the time he was here, he had invested in oil lands and so he would return occasionally to attend to leases and other business.

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Seven months after Charley died, Stasia had more grief. The *Wind River Mountaineer* reported on September 8, 1911, that Stasia's six month old granddaughter, Mary Eloise, had died. Charley Allen Jr. and his wife, the former Stella Iiams, had three children. They were Charles Samuel, born in 1906; Marjorie Stella, born in 1909, and Mary Eloise, 1911.

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He, of course, kept in touch with his mother and the *Journal* said in November, 1919, that he had written Stasia about a freak snowstorm in Capetown. He said the citizens had turned out for snowballing in the streets. Five years

after his divorce from Stella, the *Journal* reported (August 25, 1922) that he had married a South African girl.

Fred Allen, Stasia's youngest son, also had a troubled first marriage. The records could not be found about who and when he first married and when he was divorced. The papers reported in July, 1917, that he and his wife had moved to Casper. Then in March, 1918, the *Mountaineer* said he had received an appointment as a civil service stenographer and in May was with the 52nd Engineers at Jefferson Barracks, Missouri. The divorce must have come sometime in the interim. The *Journal* reported in December, 1919, that he had married Mattie Watson of Lander and that he was to go to France on an assignment. In January, 1931, the *Journal* said he was with the Forest Service at Spokane, Washington, and had come to visit his mother in the hospital.

When her daughter, Mrs. Godfrey, moved away in 1924 or 1925, she was alone except for the friends she had made down through the years. There is little mention of her in the ensuing years until June, 1930, when the *Journal* reported that her grandson, Charles S. Allen, and his family from Chicago had come to visit her. Six months later, in late December, 1930, the *Journal* said Stasia had been taken to the hospital suffering from severe asthma. Her daughter came from Missouri to be with her during the stay in the hospital. Then on January 21, the paper said that Stasia had left Lander with her daughter to go to Missouri. The paper said she had been in poor health for the past month and reported, "Mrs. Allen's large host of friends hope that she will soon be enjoying good health again."

She was never to return, even in death. She died April 7, 1931, at Nevada, Missouri, and was buried there. She had purchased eight cemetery plots in Lander's Mt. Hope 20 years earlier but only her husband and her baby granddaughter are buried there.

Her obituary on April 8, 1931, said that she had been in poor health for many years due to the infirmities of age. It added, "Mrs. Allen was one of the finest and best liked of the elderly ladies of the community and her passing comes as a distinct loss to the entire community."

Charley Allen Jr. maintained his residence as being in Lander all through the years he was in the consular service in South Africa, Switzerland and Canada. He gave up that residence in March, 1949, when he retired to Grants Pass, Oregon. He died there September 3, 1970.

Page Out Of The Past

Plan for city government

An editorial in *The Fremont Clipper*, June 15, 1891

We hope that in the plans of some one of the new buildings that are being projected for Lander for this season will be included provision for a town hall or council chamber. The town needs such a hall where the council may hold its meetings, the mayor and town officials have their offices, the police justice hold court, and which may be considered general headquarters for the city government.

The cost of renting such a hall would not be great, and by it a dignity would be given the government that it does not at present possess. The meetings of the council, instead of being attended by only two or three citizens as at present, would attract a large number who would regularly turn out to a place of meeting that was more accessible and would take some interest in what might be going on. And a little interest on the part of the public is just what would brace up the government a whole lot.

WIND RIVER MOUNTAINEER

Fremont County's Own History Magazine

Vol. XI, No. 2 April-June, 1995 $4.00

Photo Courtesy Pioneer Museum

Lander has always had a July 4th celebration parade with the exception of but a few years. Beginning in 1907, the Lander Lady Boosters always had a float in the parade for as long as the organization was active. This 1908 photo shows the Lady's elaborate float in the center of the photo. The location is on Main Street between Second and Third. The building at right, saying W.G. Burnett, Jeweler, is today the location of Scott Electronics, 214 Main. The two-story building with trees in front was the St. John building, today a vacant spot along Main Street. This parade was notable in that it was the last time the U.S. Cavalry from Fort Washakie would take part in the Lander festivities. Charley Allen, Jr. may have been one of the band members marching in the forefront.

Happy 100th Birthday, Lander City Park!

Come celebrate a century of fun!

Saturday, June 7th, 2008
4-7 p.m. at the park

Old time baseball, horseshoes, tennis, slack lines and four huge inflatables! Food for purchase.

By Anne McGowan
Journal Editor

One hundred and one years ago, a woman had a dream.

Stasia Allen, a wife and mother who moved to Lander in 1885, believed that the city needed a park, a "place where ornamental grasses, flowers and shrubbery, rustic bridges and a band stand with free music all may be made so attractive that it is a very haven of rest."

In 1907, Allen set about making the dream a reality. She helped form a group called the Lander Lady Boosters, took on the role of president, and set about fundraising to purchase in 1908 what would became Lander City Park.

The Lander Lady Boosters in April that year considered two parcels: a one block lot in town owned by businessman Ed Farlow and a nine acre dairy farm on the south end of town owned by William Umbanhower.

The Farlow property was priced at $2,500, the Umbanhower dairy at $3,500. The Lady Boosters opted for the larger, more expensive land, and made their first payment on the property less than six weeks later.

The Lander Parks and Recreation office, which doubles as a warming hut for ice skaters in the winter, was built in the summer of 1993.

Sara Felix, Parks and Recreation Department Program Director, and 100th birthday celebration organizer, admires the foresight of Allen and the Lander Lady Boosters. "These gals looked ahead to buy the land and create the park. We should be looking forward to find our next treasure for the next generation."

Meanwhile, Felix wants to invite everyone in town to a party. The event, scheduled from 4-7 p.m. Saturday, June 7 at Lander City Park will feature activities for all ages.

There will be food for purchase at "very reasonable" prices," according to Felix, "but everything else is free." Activities include tennis and horseshoe matches, four inflatables (two for adults), and a baseball game featuring players dressed in old fashioned uniforms.

On display will be the logos created by West Elementary art student for the occasion.

With a theme of "100 Years of Fun," kids were challenged to create a logo that reflected the century milestone.

West Elementary student Sofia Accofinti designed the winning logo, shown above.

Parks and Recreation staff members have 67 combined years of experience in the department. Sara Felix (28 years), Don Reynolds (31 years) and Lori Eckhardt (8 years) stand by the memorial to the Lander Lady Boosters.

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Lander City Park as tourist attraction

What Stasia Allen and the Lander Lady Boosters began continued to grow.

The automobile was becoming very popular and, with it, western travel and car camping. Banners hung across Main Street in Lander advertising City Park as a "tourist park."

The Lander Evening Post in the July 15, 1922 edition described the park's charms this way: "Lander offers free to tourists, and gladly, one of the best camp grounds in the state. It is on the banks of the turbulent, trout-filled Poposia, providing the purest mountain water, ample timber for shade and firewood and the necessary artificial improvements for the convenience of tourists."

Those artificial improvements included a string of electric lights and a cooking range. One old photograph of the park shows a lean-to style tent in which a dining table and refrigerator sit.

There was plenty to entertain campers, according to the Evening Post article. "The camp grounds present a scene of activity every night with camp fires gleaming, banjos twanging, voices raised in happy melody. Many and complimentary have been the remarks of these visitors paying tribute to the convenience and beauty of the spot provided for their enjoyment and entertainment by the citizens of Lander.

Today's visitors to Lander City Park would agree. Free camping is still offered in the park, with grassy areas under the trees for tent-dwellers and spots by the river for campers and recreational vehicles. Modern restrooms, grill and picnic facilities (one of which is sponsored by the Lander Lions club) complete the scene.

Camping by the Popo Agie River

Then... Campers set up tents in the shade of the cottonwood trees. Now... Campers are welcome to stay overnight in City Park free of charge. Tents dot the landscape throughout the summer, but are in abundance during Pioneer Days and The International Climbers' Festival, both in July.

2008 Lander Parks and Recreation Board of Directors

President:
Leslie Calkins
Members
Chuck Yardas,
Jim Orr,
Nancy Helenbolt,
Judy Sutt,
Don Webber,
John Erickson,
Don Burns,
Greg Meeker,
Misty Atnip
Scott Estep
City Council Liaison:
Dan Hahn

Happy birthday Lander City Park!

We salute Lander City Park for providing 100 years of fun!
First Interstate Bank
Lander: 735 W. Main @ Mr. D's, 335-6060
8118 Hwy. 789, 332-7500
www.firstinterstatebank.com
FDIC

100 years?
Way to go!
We are so happy to celebrate with you!
1 Hot Nail Shop
705 Garfield Street Lander • 332-1358

Happy Birthday City Park! Celebrating 100 years!
From all of us at
American Dry Cleaners
175 N 5th Street
Lander
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Serving Lander for 62 Years

Congratulations!
Thank you for a century of fun!
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(307) 332-3720
Eric Westman — Owners — Paul Westman
Celebrating our 50 years of serving Lander!

We salute your century of service
Lander City Park!
REED'S
MOGHAUN
OFFICE
SUPPLIES
155 S 5th Street, Lander • 332-7850

A century's worth of growth

The building that served as pool dressing room, warming hut and Parks and Recreation Department offices was condemned in the early 1990s.

Department personnel moved into city hall, Felix said, and stayed there for about a year and a half while a new building was erected on the same site as the old, on the north side of the park property.

The new building was completed in late summer 1993 and was dedicated on September 21. Then-mayor PeeWee Carlson cut the ceremonial ribbon while city council members and a crowd of several hundred looked on. Chili and hot dogs were served.

According to the Lander Journal's September 15 issue, Parks and Recreation Director Don Reynolds said city park users were in desperate need of such a facility. "It's a facility that the people really needed because of everything we've got going on here: ice skating, baseball, the tennis courts and the playground."

The article noted that funding for the $265,000 building came from a variety of sources. Lander City Council General Fund's portion amounted to $160,000; another $62,000 came from a Community Development Block Grant. The remainder came from the Lander District Recreation Board, Parks and Recreation Gift Catalog and private donations.

Park facilities

Lions and Kiwanis Picnic Shelters, City and Dillon Park Gazebos

The Lions Picnic Shelter and the Gazebo at City Park, Dillon Park Gazebo, and the Kiwanis Picnic Shelter at Northside Park are available for groups. The Lions and Kiwanis shelters have cooking and service facilities for almost any size group. The City Park Gazebo and Dillon Park Gazebo have covered picnic facilities only. All are on a reservation basis only. A refundable damage and cleanup deposit must be made at least one week prior to the reservation date. A fee will be charged for use of the shelters. Call 332-4647 to reserve a shelter.

Picnic Shelters

see next page

Nice ice at City Park

Ice skating has been a popular activity in the park for generations. At right, Buddy Spriggs perched by the rink on a fence made of barbed wire. Above, Dawna Hopeman skated with Don and Nancy Webber at Christmas, 2007. Skating and hockey are offered through Parks and Recreation from January until the ice melts.

CONGRATULATIONS!
Happy 100th Birthday City Park!
Remember to try our new Bistro, take & bake pizza and Italian main dishes, also our hard ice cream.
Monday - Saturday 10 am ~ 10 pm
Sunday 4 pm ~ 10 pm
637 W Main, Lander
332-3900
Tony's Pizza

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Happy 100th Birthday, City Park!
The Lander Journal
332 Main St., Lander
332-2323

THE GATED GARDEN
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• Potting soil • Garden tools & Pruners
• Bird feeders & seed
• Badger Body Care products
• Gift certificates • And much more!
238 Main Street, Lander
Phone: 307-332-2874

Areas are available for small family picnics at all our parks. No reservations are necessary – they are on a first come basis.

Field Reservation Schedule
A field reservation system goes into effect when practicing begins for baseball and softball. Reservations will be taken beginning at 8:00 a.m. Monday mornings for Tuesday through the following Monday. Please call the Parks and Recreation office at 332-4647.

Picnic Fun Kits
Volleyball nets, volleyballs, Frisbees, horseshoes, basketballs, tennis racquets, badminton sets, softballs and bats are available for check out at the Parks and Recreation office located in City Park. This equipment is available to use within our Park System and can be picked up Monday through Friday between 8 a.m. and 5 p.m. A refundable deposit and small use fee is required at the time of checkout.

Lander Urban Forest Council
The Lander Urban Forest Council designed, developed and published a brochure entitled "Tree and Shrubs of Lander, Wyoming" as a service to the public. This 63 page, full-color publication highlights trees and shrubs that are growing in the Lander area and the locations of the plants. It also contains several tips and suggestions on how to plant new trees and pruning techniques. This outstanding publication is free to the public and available at the Parks and Recreation office, Lander City Hall and the Popo Agie Conservation District Office.

The park's new Western-theme playground, erected in 2005 was a community effort led by a group of women - reminiscent of the original Lander Lady Boosters. It replaced older metal equipment like the slide at right.

Happy Birthday City Park!

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116 N Federal Blvd
Riverton • 856-4850

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Congratulations

Congratulations Lander City Park on celebrating 100 years!

We are so happy to celebrate with you!

Remember we are just four miles out of Lander ... Come play our new slot machines!

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FRIDAY & SUNDAY OPEN 24 HOURS!

COME JOIN THE FUN!
WE HAVE OVER 150 VEGAS STYLE MACHINES IN SMOKING AND NON-SMOKING AREAS. VISIT OUR SNACK BAR!
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Experience the difference!
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Shoshone Rose CASINO

We salute a century of fun at City Park!

From left: Leslie Calkins, Chairperson, Parks & Recreation Committee; Terry Hyde; Shane Barstad; and Polly Milburn.

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Auto Life Fire
INSERVICE®
990 Main Street, Lander • 332-2530

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The *Mountaineer* reported in May, 1918, that a new Lander band had been organized and Charley Allen was playing clarinet in it. But he had evidently applied for the consular service and the *Journal* reported on November 8, 1918, that he had received his passport and was being sent to Capetown, South Africa. A week later it said he had left Lander for Capetown to take up his duties as vice consul.

He, of course, kept in touch with his mother and the *Journal* said in November, 1919, that he had written Stasia about a freak snowstorm in Capetown. He said the citizens had turned out for snowballing in the streets. Five years

ading ladies of the town - the wives of attorneys, bankers, and businessmen. And in the case of Amelia Hall, the wife of Lyons Valley rancher Bob Hall. There were probably many more ladies who joined in the endeavors down through the years but their names are now lost.

Following the successful summer of 1907, the Lady Boosters began to look for other projects. It did not take them long. The *Journal* editor noted on January 31, 1908, that the Lady Boosters were considering plans for the improvement of streets. He then said, "This no doubt means that the improvements will be made as they have proven themselves tireless workers when once enlisted."

Without waiting to see results on the streets, they plunged into another project. On April 3, 1908, the newspaper said the Lady Boosters were going to vote on the proposition of a public park. Their vote must have been positive for a week later the *Wind River Mountaineer* said the Lady Boosters were going to look at land for a "public park." Two offers were going to be considered. William Umbanhower, who owned a dairy on the river south of the business district, had nine acres for sale for $3,500. Ed Farlow offered one whole block (location not noted although he and his wife, Lizzie Lamoreaux Farlow and sister of Dora Robertson and Mary Butler, owned all of the land surrounding what is now the Pioneer Museum) for $2,500.

The decision was made to buy the Umbanhower property and on May 15, the *Journal* reported that the first payment had been made. The Lady Boosters "will at once begin the work of making a park of the place." Today, that original nine acres makes up the heart of Lander's City Park.

The enthusiasm of the Lady Boosters was contagious and kindled more interest. On August 20, the *Wind River Mountaineer* announced that the issue of the paper the following week was going to be a souvenir edition. It was to be published by the Lander Lady Boosters as a money raiser for the park.

Sure enough, the August 27, 1908, *Wind River Mountaineer* was headlined "Lander Lady Boosters' Edition." The Mountaineer Publishing Co., Park C. Hays, editor, donated all of the proceeds of many large ads, some of them full pages, in a 16-page paper, to the Lady Boosters.

The edition featured the three original founders of Lander - B.F. Lowe, P.P. Dickinson, and Eugene Amoretti Sr., as well as Mayor W.G. "Billy" Johnson. President Stasia Allen wrote an editorial and so did Cora Graves, vice president. The mayor's wife and the secretary of the Lady Boosters wrote about the Boosters. The edition was complete with photos of the river running through the park.

The *Wind River Mountaineer* reported the announcement by President Stasia Allen on February 4, 1909, on the park. She said the payments on the park land had been met and that satisfactory arrangements for the payments on the balance had been met. A deed to the land had been made to the Lady Boosters.

At the same time, she announced that the Fremont County Pioneer Association had been given permission to build a rustic log building in the park. It was to be used by the Association as a meeting place. A committee was named to select a site for the Pioneer Cabin.

EDITORIAL

Lander Lady Boosters' Special Edition

Wind River Mountaineer, August 27, 1908

No feature of a great city is as greatly appreciated by its own people, or as greatly admired by visitors, as a park system. It abounds in natural forests, beautiful lakes or rivers, connected by driveways, inviting the traveler on, and affording many opportunities for healthful outdoor sports and recreation.

Walks should be designed to bring people in all directions. Ornamental grasses, flowers and shrubbery, rustic bridges, and a band stand with free music - all may be made so attractive that it is a very haven of rest for the weary toiler of the day.

To the Lander Lady Boosters belongs the honor of presenting to the City of Lander in the near future such a park as I have described. Through the courtesy of the Mountaineer Publishing Company we are permitted to use its pages for the purpose of raising money to make our third payment on the property recently purchased from William Umbanhower as a park site.

It is but justice to this company to add that without the generous financial assistance supplied by them, together with effective aid from others, we could not have managed to meet our payments on time.

Spurred on by the thought that ours is to be a great city, second to none in the state, now is the time to buy and beautify our property. We, as an organization, have banded together for that purpose and we extend our sincerest thanks to all who have so kindly tendered their services at this time and heretofore.

The work achieved is an unselfish one and should command the respect of every citizen of Lander.

Mrs. Stasia Allen
President, L.L.B.

After the land was secured, members of the Lady Boosters were driven over the grounds in the Fremont Hotel bus. The Ladys then met to schedule some kind of entertainment to raise money.

The *Journal* came out a day after the *Mountaineer* and

4.25X6.45

Old U.S. Land office
Lander Wyo

W T Allen Reg.
Minnie Collins Rec
Left on about 1894
W T Allen
Mrs Stasia allen
Blothie allen Godfrey
Chas allen
Fred allen

One of first well built
brick Bldg — Lander
being torn down.
Land Office, Millinery & Dressmaking

"Mrs. Stasia Allen Store" 18"X24"
about 1891-92
Fremont County Pioneer Museum
630 LINCOLN STREET
LANDER, WYOMING 82520
Building 985-60-65

ADDITION
AVE
77
72
Third Street
Second St.
25 Ft. ROAD
FREMONT ST.
126
125
WYOMING ST.
CAPITOL HILL
ADDITION
127
128
CAPITOL AVE.
130
129
CUSTER ST.
137
32
LANDER LADY BOSTER'S CITY PARK
137
138
139
140
THIRD ST.
SECOND ST.
ROAD 25 Ft WIDE
E. W. Hainworth
1908
I.F. CHAPMAN
2500.00

Arrhene Adams

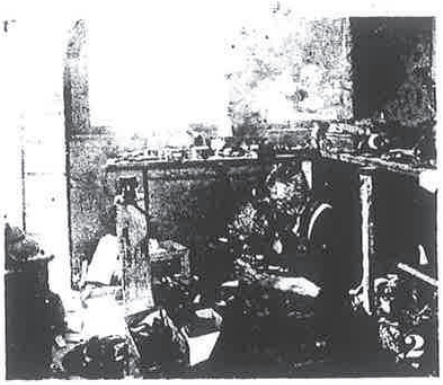
Charter Members of the Lander Lady Boosters Association.

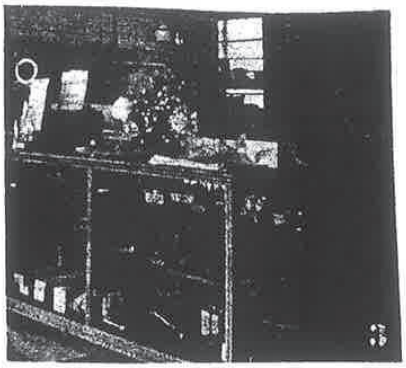
Mrs. Stasia Allen, president
Mrs. Katherine Marshall, Secy-treas.
Mrs. Joseph (Dr.) Replogle
Mrs.. Dora (Lamoreaux) Robertson
Mrs. Mary (Lamoreaux) Butler
Mrs. Erwin Cheney, Sr.
Mrs. Edson Earl
Mrs. Charlie Bunce
Mrs. Mamie Sherlock
Mrs. Camile McKenzie
Mrs. Lucy Logue
Mrs. Edna (Trosper) Farlow
Mrs. Zeke Farlow
Mrs Lucey Crowley
Mrs. Frank Brower
Mrs. Conant S. Parks, Sr.
Mrs. Robert H. Hall

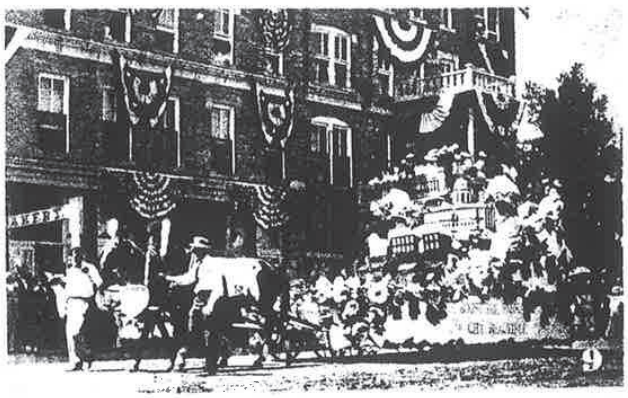
Taken from: Crossroads of the West
Put out in 1965 to celebrate the
75th year of Wyoming's statehood.

Lander Lady Boosters WRM Aug. 27, 1908 edition Souvenir

Stasia Allen Pres Mrs. Karl Graves (Cora Wynn) v.p.
WRM dedicated paper to Boosters to help buy City Park







1, 2, 3—Photo at left is the shoe shop of William Cook in Lander after going there from Riverton early this century. Later his son, in the photo at right, ran a shop also in Riverton for many years before coming to Lander. In the center photo is Thomas Cook, Joe's great grandfather and a cavalry scout at Fort Washakie.

4—Old time and very well known cowboys in the early history of Lander, from left: Tom Moriarity, Roe Avant, J. Bailey and Billy Johnson.

5—Jacob S. and Carolyn Meyer with daughters Julia Hardin, Minnie Frankenfeld and Nellie Ranney. Jacob came to the Lander valley in 1880 and established the first apple orchard. He was superintendent of the experimental farm in Sinks Canyon. All three daughters graduated from high school, were married and still live in Lander.

6—Lander's first graduating class of 1894: Class as named, left to right, standing: Elliott Sheldon and Minnie Jones; seated: Jessie Roe, Prof. R. M. Little, Catherine (Kittle) Sheldon.

7, 8—Peter T. Peralta, born 1855, died 1927 and Mary Jesperson, born April 1865, died 1922, were married in Lander April 27 1885 when Lander was in Fremont County Territory. They were the parents of C. C. Nealie Peralta and Mrs. Dexter Clark of Lander. Peter Peralta was elected the first law enforcement officer in the territory with the title of constable. Election was held Nov. 4, 1884.

9—On their beautiful float with the sign proclaiming "We Boost for Park and City Beautiful", the Lady Boosters present a very charming picture. The model of a capitol on the float indicates that perhaps the ladies were doing their bit in the contest between Lander and Cheyenne to be the seat of the state government. Following are the names of prominent lady pioneers of Lander who were charter members of the Lander Lady Boosters Association: Mrs. Statia Allen, president; Mrs. Katherine Marshall, secy-treas.; Mrs. Joseph (Dr.) Replogle, Mrs. Dora (Lamoreaux) Robertson, Mrs. Mary (Lamoreaux) Butler, Mrs. Erwin Cheney, Sr., Mrs. Edson Earl, Mrs. Charlie Bunce, Mrs. Mamie Sherlock, Mrs. Camile McKenzie, Mrs. Lucy Logue, Mrs. Edna (Trosper) Farlow, Mrs. Zeke Farlow, Mrs. Lucey Crowley, Mrs. Frank Brower, Mrs. Conant S. Parks, Sr., Mrs. Robert H. Hall. Note: Mrs. Hall was Lander's first school teacher.)

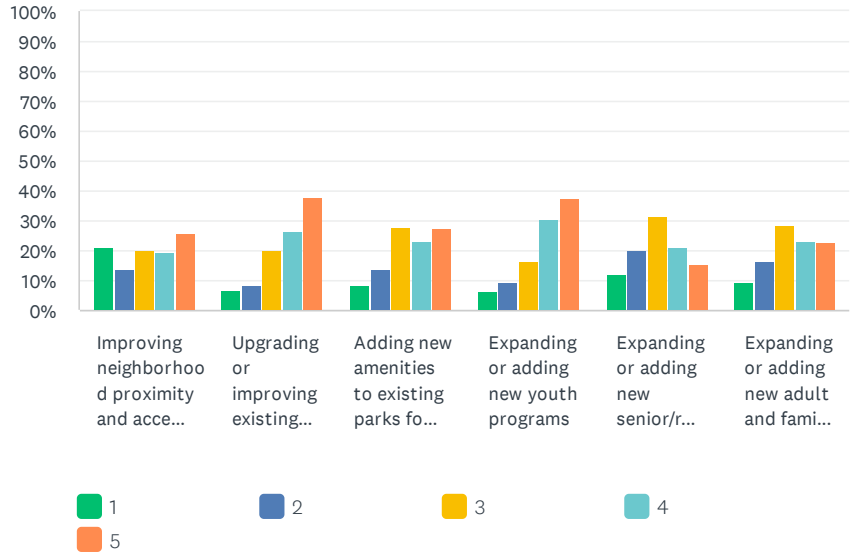
1-2-3—LANDER MOTOR PARTS, INC. 4-5-6-7-8-9—BILL HAYES

SURVEY FINDINGS

Parks & Recreation Survey

Q1 Overall: For parks & recreation in Lander, rank the following items from highest to lowest priority.(Rate on a scale of 5 being of highest importance to 1 being of lowest importance.)

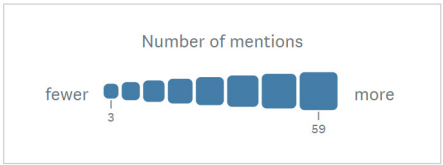
Answered: 223 Skipped: 3



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Improving neighborhood proximity and access to parks and recreational spaces	21% 45	13% 29	20% 43	20% 42	26% 56	215	3.16
Upgrading or improving existing parks and recreation amenities for all ages and abilities	7% 15	9% 19	20% 45	26% 59	38% 85	223	3.81
Adding new amenities to existing parks for all ages and abilities	8% 18	14% 30	28% 61	23% 51	27% 60	220	3.48
Expanding or adding new youth programs	6% 14	10% 21	16% 35	30% 66	38% 82	218	3.83
Expanding or adding new senior/retiree programs	12% 27	20% 44	32% 70	21% 46	15% 34	221	3.07
Expanding or adding new adult and family programs	10% 21	16% 36	28% 62	23% 51	22% 49	219	3.32

Q2 Additional Amenities: What recreational facilities/amenities would you like to see more of in the community? (i.e. rec center with multiple activity options, indoor ice rink, splash pad, outdoor swimming pool, etc.) (Short Answer)

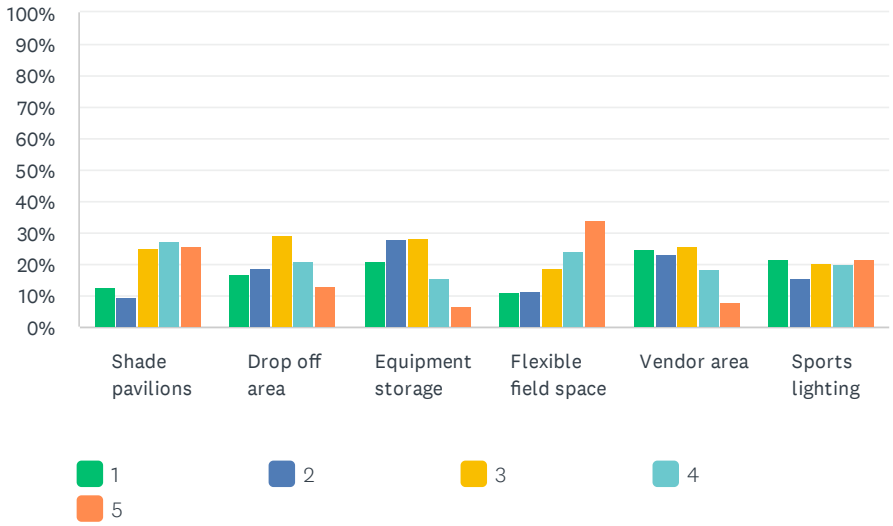
Answered: 181 Skipped: 45



Parks & Recreation Survey

Q3 Sports Complex Area

Answered: 198 Skipped: 28



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Shade pavilions	12% 24	9% 18	25% 49	27% 53	26% 50	194	3.45
Drop off area	17% 33	19% 37	30% 57	21% 41	13% 25	193	2.94
Equipment storage	21% 40	28% 54	29% 55	16% 30	7% 13	192	2.59
Flexible field space	11% 21	11% 22	19% 37	24% 47	34% 66	193	3.60
Vendor area	25% 48	23% 44	26% 50	18% 35	8% 15	192	2.61
Sports lighting	22% 42	16% 31	21% 40	20% 39	22% 42	194	3.04

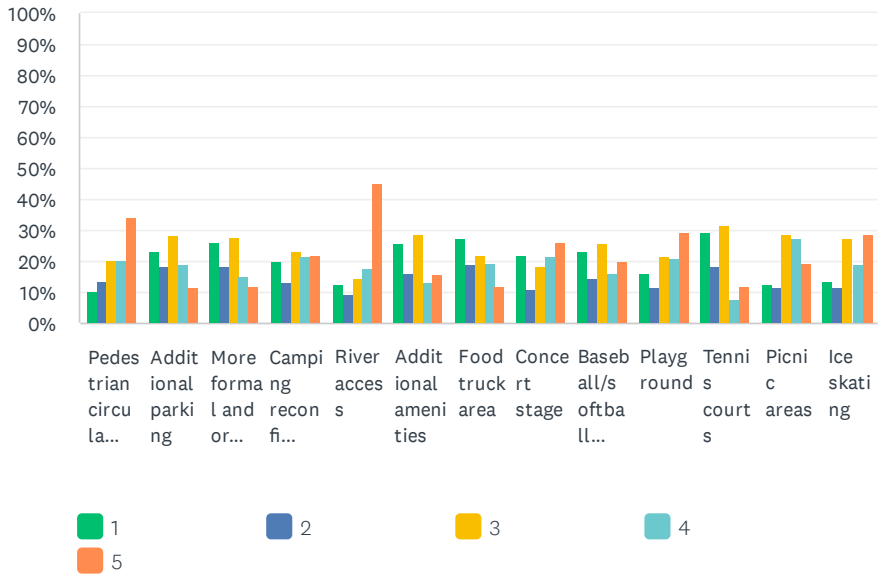
Q4 Natural Open Space Area

Answered: 199 Skipped: 27

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Natural playgrounds (nature play)	9% 17	8% 15	19% 37	19% 38	45% 88	195	3.85
River access	8% 16	7% 14	13% 25	14% 27	58% 115	197	4.07
Soft surface trails	10% 19	6% 11	17% 33	20% 39	48% 95	197	3.91
Tree canopy	7% 13	7% 13	15% 30	19% 38	52% 102	196	4.04
Fitness stations	34% 63	17% 32	26% 49	14% 27	9% 17	188	2.48
Picnic Pavilions (shade)	13% 25	12% 23	28% 55	26% 51	21% 41	195	3.31

Q5 City Park: With the recent purchase of land west of Lander's heavily-used and much-beloved City Park, the City of Lander has an opportunity to rethink overall park organization and how the new area can best serve the community. Please rank the following ideas for City Park from highest to lowest priority. (Rate on a scale of 5 being of highest importance to 1 being of lowest importance.)

Answered: 199 Skipped: 27

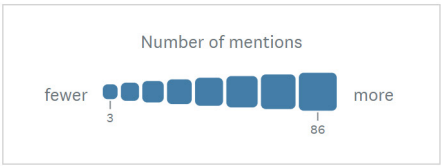


Parks & Recreation Survey

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Pedestrian circulation and safety	11% 20	14% 26	21% 39	21% 39	34% 65	189	3.54
Additional parking	23% 44	18% 35	28% 54	19% 36	12% 22	191	2.77
More formal and organized parking	26% 50	18% 35	28% 53	15% 29	12% 23	190	2.68
Camping reconfiguration	20% 38	13% 25	23% 44	22% 41	22% 42	190	3.13
River access	12% 24	9% 18	15% 29	18% 35	45% 88	194	3.75
Additional amenities	26% 48	16% 30	29% 54	13% 24	16% 29	185	2.76
Food truck area	27% 52	19% 36	22% 42	19% 37	12% 23	190	2.70
Concert stage	22% 43	11% 21	19% 36	22% 42	26% 51	193	3.19
Baseball/softball facility	23% 46	15% 29	26% 51	16% 32	20% 39	197	2.94
Playground	16% 32	11% 22	22% 42	21% 41	29% 57	194	3.36
Tennis courts	30% 56	19% 35	32% 60	8% 15	12% 23	189	2.54
Picnic areas	13% 25	11% 22	29% 56	27% 53	20% 38	194	3.29
Ice skating	14% 26	12% 22	27% 52	19% 36	29% 55	191	3.38

Q6 Recommendations: Imagine Lander 10 years from now. What additional thoughts do you have regarding parks and recreation? (Optional short answer)

Answered: 125 Skipped: 101



Report prepared by Ayres Associates

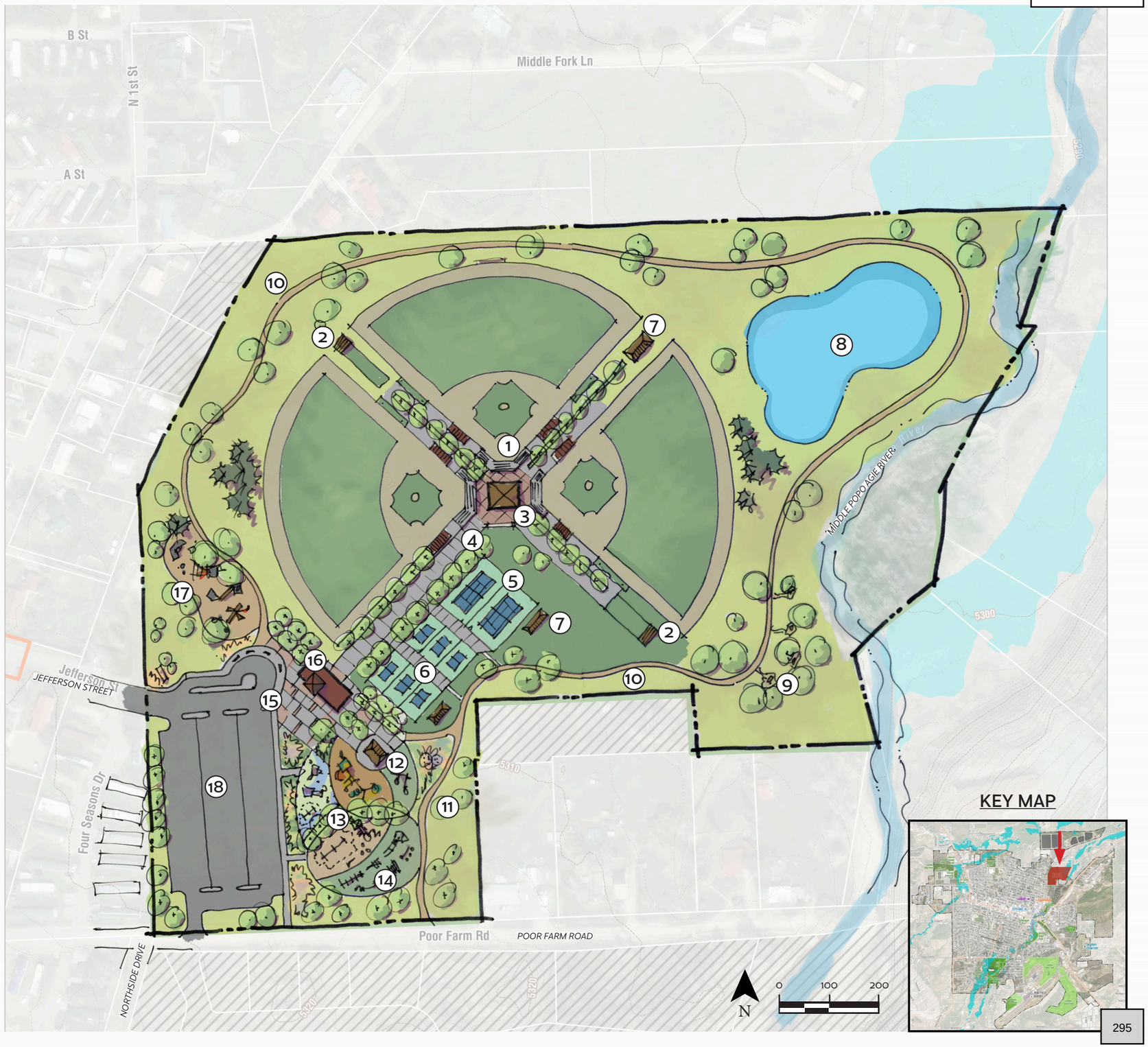
For the City of Lander, Wyoming

POPO AGIE RIVER PARK CONCEPTUAL SITE PLAN

LANDER, WYOMING

LEGEND

1. BASEBALL / SOFTBALL FIELD
2. BATTING CAGE / STORAGE
3. COVERED SHELTER / PLAZA
4. PLAYER PROMENADE
5. TENNIS COURTS (QTY: 2)
6. PICKLEBALL COURTS (QTY: 6)
7. STORAGE / MAINTENANCE BUILDING
8. IRRIGATION / FISHING POND
9. DAY USE PICNIC AREAS
10. SOFT SURFACE TRAIL (± 4000 LF)
11. NATIVE PLANTINGS
12. SHADE SHELTER
13. PLAYGROUND (2-12YR)
14. FITNESS / NINJA COURSE
15. DROP OFF / ENTRY PLAZA
16. PAVILION / TICKETING / RESTROOMS
17. NATURE PLAY AREA
18. PARKING LOT (± 200 SPACES)

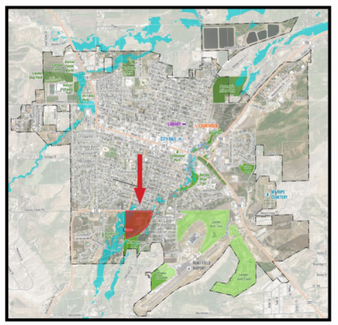


CITY PARK
CONCEPTUAL SITE PLAN
LANDER, WYOMING

LEGEND

1. ANGLED HEAD-IN PARKING (±110 SPACES)
2. NEW FACILITIES BUILDING
3. PEDESTRIAN BRIDGE
4. IRRIGATION DITCH
5. SOFT SURFACE TRAILS (±3,850 LF)
6. DAY USE PICNIC AREAS
7. NATIVE PLANTINGS
8. PARKS AND RECREATION DEPT BUILDING
9. EXISTING PLAYGROUND
10. COVERED SHELTER / PLAZA
11. EXISTING **BASEBALL** FIELD
12. DROP-OFF PLAZA
13. PARKING LOT (±60 SPACES)
14. PARKING AREA
15. WALK UP RIVER ACCESS
16. EXISTING BASEBALL FIELD
17. CAR CAMPING
18. TENT CAMPING
19. EXISTING RESTROOM
20. EXISTING BRIDGE
21. EXISTING LION'S SHELTER
22. IRRIGATION / FISHING POND
23. EXISTING **STAGE**
24. BASKETBALL COURTS
25. POTENTIAL TRAIL EASEMENT

KEY MAP



JUVENILE JUSTICE SERVICES OF FREMONT COUNTY AGREEMENT

THIS AGREEMENT (the "Agreement") is made and entered into this day ____of _____, 2025 (hereinafter referred to as the "Effective Date"); by and between the Fremont County JUVENILE JUSTICE SERVICES OF FREMONT COUNTY, (hereinafter collectively referred to as "JUVENILE JUSTICE SERVICES OF FREMONT COUNTY"); and CITY OF LANDER, a Wyoming municipal corporation, of 240 Lincoln Street, Lander, Wyoming 82520, (hereinafter referred to as "CITY").

RECITALS

WHEREAS, CITY needs additional information on juvenile offenders to determine the best course of action when juveniles are cited for criminal violations; and,

WHEREAS, CITY needs supervisors for juveniles ordered to probation and prosecutorial probation; and,

WHEREAS, the Single Point of Entry process may require juvenile offenders to attend and participate in various intervention and educational programs; and,

WHEREAS, JUVENILE JUSTICE SERVICES OF FREMONT COUNTY have the facilities and staff to obtain information and report on juvenile offenders, to supervise juveniles placed on probation, and has instituted appropriate programs for juvenile offenders; and,

WHEREAS, CITY and JUVENILE JUSTICE SERVICES OF FREMONT COUNTY acknowledge that the service being provided by JUVENILE JUSTICE SERVICES OF FREMONT COUNTY pursuant to this agreement is a public benefit, the parties also acknowledge that it is the goal of both parties that JUVENILE JUSTICE SERVICES OF FREMONT COUNTY continues working to obtain funding from other sources other than the City to provide the facilities and staff to obtain information and report on juvenile offenders, to supervise juveniles placed on probation, and continue its programs for juvenile offenders because the CITY due to present funding set forth in the Wyoming Statutes must rely on the legislature for its funding. CITY may not be able to purchase services at the level described herein and therefore, cannot make any commitment to provide future funding for the services described in this agreement except as specifically set forth herein.

TERMS AND CONDITIONS

NOW THEREFORE, in consideration of the above recitals and the mutual benefits contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged by both parties, and the Parties hereby agree as follows:

1) **SERVICES.** JUVENILE JUSTICE SERVICES OF FREMONT COUNTY shall interview each juvenile offender cited with violating a provision of the Lander Municipal Code or Wyoming State Statute who contacts JUVENILE JUSTICE SERVICES OF FREMONT COUNTY prior to arraignment.
   a) An intake interview will, at a minimum, consist of the following:
      i) Interview the juvenile offender separately from any accompanying family or friends, *excepting parent(s) or guardian(s);*
      ii) Interview the accompanying parent, guardian, family member, or friend(s), as may be appropriate, separate from the juvenile; and
      iii) Meet with the juvenile, together with parent(s) or guardians(s) to discuss the criminal process, deferred prosecution and other pertinent information.
      iv) JUVENILE JUSTICE SERVICES OF FREMONT COUNTY shall provide a report on each juvenile to the Prosecutor at least three (3) days prior to the juvenile's arraignment date. The report will include, but is not limited to:
         (1) Information provided by the juvenile;
         (2) Information provided by the juvenile's parent(s) or guardian(s);
         (3) Information obtained from collateral sources confirming or contradicting juvenile's parents' or guardians' information;
         (4) Information from school teachers, principal, and/or counselor(s) as appropriate;
         (5) Information from any source with whom the juvenile has significant contact, as appropriate and relevant;
         (6) Information regarding prior and pending violations of law; and,
      v) JUVENILE JUSTICE SERVICES OF FREMONT COUNTY's recommendation for the juvenile.

(1) If a juvenile is sentenced and upon request from the Court, JUVENILE JUSTICE SERVICES OF FREMONT COUNTY will perform a pre-sentence investigation, prepare a report that includes, but is not limited to, the terms listed in paragraph 3(a) above; and submit the report, verbally, to the court at the juvenile's sentencing.

(2) JUVENILE JUSTICE SERVICES OF FREMONT COUNTY shall provide supervision for juvenile offenders, order by the Court and/or the Prosecutor to probation and deferred prosecution. Supervision shall include, but is not limited to:

(i) Periodic meetings with each juvenile as determined by JUVENILE JUSTICE SERVICES OF FREMONT COUNTY;

(ii) Track the juvenile's completion and compliance of specific probation or pre-court diversion terms;

(iii) Administer drug and alcohol screen as required; and

(iv) Provide written notification to the Prosecutor when substantive violations or concerns occur which would impact the current fulfillment of the deferred prosecution agreement.

vi). JUVENILE JUSTICE SERVICES OF FREMONT COUNTY shall administer appropriate programs for juvenile offenders. These programs shall include, but are not limited to: Work Alternatives Program (community service); Moral Reconation Therapy Group for juvenile offenders, consisting of a minimum of twelve (12) weeks to complete group (MRT) requirements, and, Drug and alcohol screening in cooperation with the Wyoming State Chemical Testing Lab.

vi) JUVENILE JUSTICE SERVICES OF FREMONT COUNTY agrees to perform such other duties as reasonably requested by the Prosecutor and shall perform such duties as ordered by the Court.

2) **CONSIDERATION**. In consideration for the above services, CITY shall pay JUVENILE JUSTICE SERVICES OF FREMONT COUNTY $35,000.00. JUVENILE JUSTICE SERVICES OF FREMONT COUNTY shall submit a quarterly report, accompanied by supporting documentation to verify expenditures, within two weeks of the end of the quarter.

3) **TERM.** The term of this Agreement shall be from July 1, 2025, through June 30, 2026, unless sooner terminated pursuant to the terms of this Agreement.

4) **REPORTING.**

a) JUVENILE JUSTICE SERVICES OF FREMONT COUNTY agrees to provide CITY with written quarterly financial reports, including but not limited to: balance sheet and income statement. Upon reasonable notice, CITY or its authorized representative may from time to time inspect, audit and make copies of PROVIDER'S books and records that relate to this Agreement.

b) JUVENILE JUSTICE SERVICES OF FREMONT COUNTY agrees to provide annual reports indicating the number of intake interviews performed, the number of Probationers currently supervised; the number of pre-sentence investigations requested and completed; and the status of all cases initiated or administered by the Lander Police Department, Prosecutor and the Court. The annual report shall include such other information reasonably requested by CITY.

5) **TERMINATION.** This Agreement may be terminated by either party for any reason or no reason at all, upon thirty (30) days written notice of intent to terminate delivered by the terminating party to the other party at the non-terminating party's usual place of business. In the event of termination by CITY, CITY agrees to make payment to JUVENILE JUSTICE SERVICES OF FREMONT COUNTY a prorated amount for the current quarter through the termination date if payment is in arrears unless termination is due to the unavailability of funds as described in Section 6, below.

6) **AVAILABILITY OF FUNDS.** CITY'S obligation to pay JUVENILE JUSTICE SERVICES OF FREMONT COUNTY for services rendered pursuant to this agreement is conditional upon the availability of funds, which are allocated to pay JUVENILE JUSTICE SERVICES OF FREMONT COUNTY hereunder. If, in the sole discretion of the CITY, funds are not available for CITY to pay JUVENILE JUSTICE SERVICES OF FREMONT COUNTY for the performance of the services, CITY may terminate this agreement at any time in its discretion without further liability or obligation. CITY shall notify JUVENILE JUSTICE SERVICES OF FREMONT COUNTY at the earliest possible time if this agreement will or may be affected by a shortage or unavailability of funds. No liability shall accrue to CITY in the event termination of this agreement occurs. CITY shall not be obligated or liable for any future payments due or promised hereunder or for any damages to JUVENILE JUSTICE SERVICES OF FREMONT COUNTY or any other person or entity as a result of termination under this section.

7) **CONFORMANCE WITH LAWS**. JUVENILE JUSTICE SERVICES OF FREMONT COUNTY agrees to comply with all municipal, state, and federal ordinances, laws, rules and regulations, and not to engage in any practice which may have the effect of discrimination against any entity on the basis of disability, age, sex, race, sexual orientation, creed, color, national origin, or ancestry.

8) **INDEMNITY.** JUVENILE JUSTICE SERVICES OF FREMONT COUNTY shall indemnify, defend and hold harmless CITY from and against any and all claims of any nature whatsoever arising from connection with the performance of any duties by JUVENILE JUSTICE SERVICES OF FREMONT COUNTY related in any way to this Agreement.

9) **MODIFICATION.** No modification of the terms of this Agreement shall be effective unless such modification is in writing and signed and dated by the parties.

10) **ASSIGNMENT.** This Agreement is not assignable without prior written consent of the parties.

11) **GOVERNMENTAL IMMUNITY.** Nothing contained in this Agreement is intended, nor shall be construed to extend the exceptions to governmental immunity provided by law, nor to alter in any way the requirements under the Wyoming Governmental Claims Act, nor to increase the liability of the CITY to any amount or situation wherein liability would not lie, or would be limited, in the absence of this Agreement.

12) **CHOICE OF LAW.** The laws of the State of Wyoming govern this agreement.

13) **PARAGRAPH HEADINGS.** The paragraph headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

14) **ENTIRE AGREEMENT.** This seven (7) page document constitutes the entire agreement of the parties, superseding all previous agreements between CITY and JUVENILE JUSTICE SERVICES OF FREMONT COUNTY.

15) **RELATIONSHIP OF PARTIES.** It is specifically understood and agreed that the relationship of the parties is that of independent contractors and that the officers, employees, and agents of one party are not acting as the officers, employees, or agents of the other. Neither party shall make any representation of being the officer, agent, or employee of the other.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the Effective Date.

THE BOARD OF COMMISSIONERS OF
FREMONT COUNTY:

_____

By: CHAIRMAN Date

ATTEST:

_____

Julie Freese, County Clerk Date

City of Lander:

_____

By: Missy White, Mayor Date

ATTEST:

_____

Rachelle Fontaine, City Clerk Date

CONTRACT BETWEEN STATE OF WYOMING, OFFICE OF THE ATTORNEY GENERAL, DIVISION OF CRIMINAL INVESTIGATION AND CITY OF LANDER

1. **Parties.** The parties to this Contract are State of Wyoming, Office of the Attorney General, Division of Criminal Investigation (Agency), whose address is: 208 South College Drive, Cheyenne, WY 82007, and City of Lander (Contractor), whose address for purposes of this Contract is: 240 Lincoln Street, Lander, WY 82520.

2. **Purpose of Contract.** The purpose of this Contract is to set forth the terms and conditions by which the Contractor shall provide facility and tablecloths for the Agency's Event as described in Attachment A, City of Lander Quote, which is attached to this Contract and incorporated herein by this reference.

3. **Term of Contract.** This Contract is effective when all parties have executed it (Effective Date). The term of the Contract is from the Effective Date through August 11, 2025. All services shall be completed during this term.

4. **Payment.** The Agency agrees to pay the Contractor for the services described in Attachment A, City of Lander Quote. Total payment under this Contract shall not exceed three thousand, sixty-four dollars ($3,064.00). Payment shall be made within forty-five (45) days after submission of invoice pursuant to Wyo. Stat. § 16-6-602. Contractor shall submit invoices in sufficient detail to ensure that payments may be made in conformance with this Contract. No payment shall be made for work performed before the Effective Date of this Contract.

5. **Responsibilities of Contractor.** The Contractor agrees to:

   A. Provide the services outlined in Attachment A.

6. **Responsibilities of Agency.** The Agency agrees to:

   A. Pay Contractor in accordance with Section 4 above.

7. **General Provisions.**

   A. **Amendments.** Any changes, modifications, revisions, or amendments to this Contract which are mutually agreed upon by the parties to this Contract shall be incorporated by written instrument, executed by all parties to this Contract.

   B. **Applicable Law, Rules of Construction, and Venue.** The construction, interpretation, and enforcement of this Contract shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Contract as a whole and not to any particular provision or part. The Courts

of the State of Wyoming shall have jurisdiction over this Contract and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.

C. **Assignment Prohibited and Contract Shall Not be Used as Collateral.** Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set out in this Contract without the prior written consent of the other party. The Contractor shall not use this Contract, or any portion thereof, for collateral for any financial obligation without the prior written permission of the Agency.

D. **Audit and Access to Records.** The Agency and its representatives shall have access to any books, documents, papers, electronic data, and records of the Contractor which are pertinent to this Contract. The Contractor shall immediately, upon receiving written instruction from the Agency, provide to any independent auditor or accountant all books, documents, papers, electronic data, and records of the Contractor which are pertinent to this Contract. The Contractor shall cooperate fully with any such independent auditor or accountant during the entire course of any audit authorized by the Agency.

E. **Availability of Funds.** Each payment obligation of the Agency is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation and which may be limited for any reason including, but not limited to, congressional, legislative, gubernatorial, or administrative action. If funds are not allocated and available for continued performance of the Contract, the Contract may be terminated by the Agency at the end of the period for which the funds are available. The Agency shall notify the Contractor at the earliest possible time of the services which will or may be affected by a shortage of funds. No penalty shall accrue to the Agency in the event this provision is exercised, and the Agency shall not be obligated or liable for any future payments due or for any damages as a result of termination under this section.

F. **Award of Related Contracts.** The Agency may award supplemental or successor contracts for work related to this Contract or may award contracts to other contractors for work related to this Contract. The Contractor shall cooperate fully with other contractors and the Agency in all such cases.

G. **Compliance with Laws.** The Contractor shall keep informed of and comply with all applicable federal, state, and local laws and regulations in the performance of this Contract.

H. **Confidentiality of Information.** All documents, data compilations, reports, computer programs, photographs, data and other work provided to or produced by the Contractor in the performance of this Contract shall be kept confidential by the Contractor unless written permission is granted by the Agency for its release. If and when Contractor receives a request for information subject to this Contract, Contractor shall notify Agency within ten (10) days of such request and shall not release such information to a third party unless directed to do so by Agency.

I. **Entirety of Contract.** This Contract, consisting of six (6) pages; and Attachment A, City of Lander Quote, consisting of one (1) page, represent the entire and integrated Contract between the parties and supersede all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Contract and the language of any attachment or document incorporated by reference, the language of this Contract shall control.

J. **Ethics.** Contractor shall keep informed of and comply with the Wyoming Ethics and Disclosure Act (Wyo. Stat. § 9-13-101, *et seq.*) and any and all ethical standards governing Contractor's profession.

K. **Extensions.** Nothing in this Contract shall be interpreted or deemed to create an expectation that this Contract will be extended beyond the term described herein.

L. **Force Majeure.** Neither party shall be liable for failure to perform under this Contract if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.

M. **Indemnification.** Each party to this Contract shall assume the risk of any liability arising from its own conduct. Neither party agrees to insure, defend, or indemnify the other.

N. **Independent Contractor.** The Contractor shall function as an independent contractor for the purposes of this Contract and shall not be considered an employee of the State of Wyoming for any purpose. Consistent with the express terms of this Contract, the Contractor shall be free from control or direction over the details of the performance of services under this Contract. The Contractor shall assume sole responsibility for any debts or liabilities that may be incurred by the Contractor in fulfilling the terms of this Contract and shall be solely responsible for the payment of all federal, state, and local taxes which may accrue because of this Contract. Nothing in this Contract shall be interpreted as authorizing the Contractor or its agents or employees to act as an agent or representative for or on behalf of the State of Wyoming or the Agency or to incur any obligation of any kind on behalf of the State of Wyoming or the Agency. The Contractor agrees that no health or hospitalization benefits, workers' compensation, unemployment insurance, or similar benefits available to State of Wyoming employees will inure to the benefit of the Contractor or the Contractor's agents or employees as a result of this Contract.

O. **Nondiscrimination.** The Contractor shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (Wyo. Stat. §27-9-105, *et seq.*),

the Americans with Disabilities Act (ADA), 42 U.S.C. §12101, et seq., and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual on the grounds of age, sex, color, race, religion, national origin, or disability in connection with the performance under this Contract.

P. **Notices.** All notices arising out of, or from, the provisions of this Contract shall be in writing either by regular mail or delivery in person at the addresses provided under this Contract.

Q. **Ownership of Documents and Information.** All documents, reports, records, and materials of any kind resulting from performance of this Contract are at all times property of the Agency.

R. **Prior Approval.** This Contract shall not be binding upon either party, no services shall be performed, and the Wyoming State Auditor shall not draw warrants for payment, until this Contract has been fully executed, approved as to form by the Office of the Attorney General, filed with and approved by A&I Procurement, and approved by the Governor of the State of Wyoming, or his designee, if required by Wyo. Stat. § 9-2-3204(b)(iv).

S. **Insurance Requirements.** Contractor is protected by the Wyoming Governmental Claims Act, Wyo. Stat. § 1-39-101, et seq., and certifies that it is a member of the Wyoming Association of Risk Management (WARM) pool or the Local Government Liability Pool (LGLP), Wyo. Stat. § 1-42-201, et. seq., and shall provide a letter verifying its participation in the WARM of LGLP to the Agency.

T. **Publicity.** Any publicity given to the projects, programs or services provided herein, including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs, and similar public notices in whatever form, prepared by or for the Contractor, shall identify the Agency as the sponsoring agency and shall not be released without prior written approval from the Agency.

U. **Severability.** Should any portion of this Contract be judicially determined to be illegal or unenforceable, the remainder of the Contract shall continue in full force and effect, and the parties may renegotiate the terms affected by the severance.

V. **Sovereign Immunity and Limitations.** Pursuant to Wyo. Stat § 1-39-104(a), the State of Wyoming and Agency expressly reserve sovereign immunity by entering into this Contract and the Contractor expressly reserves governmental immunity. Each of them specifically retains all immunities and defenses available to them as sovereign or governmental entities pursuant to Wyo. Stat. § 1-39-101, *et. seq.*, and all other applicable law. The parties acknowledge that the State of Wyoming has sovereign immunity and only the Wyoming Legislature has the power to waive sovereign immunity. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity. The parties agree that any ambiguity in this Contract shall not be strictly construed,

either against or for either party, except that any ambiguity as to immunity shall be construed in favor of immunity.

W. **Taxes.** The Contractor shall pay all taxes and other such amounts required by federal, state, and local law, including, but not limited to, federal and social security taxes, workers' compensation, unemployment insurance, and sales taxes.

X. **Termination of Contract.** This Contract may be terminated, without cause, by the Agency upon thirty (30) days written notice. This Contract may be terminated by the Agency immediately for cause if the Contractor fails to perform in accordance with the terms of this Contract.

Y. **Third-Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third-party beneficiary, and this Contract shall not be construed so as to create such status. The rights, duties, and obligations contained in this Contract shall operate only between the parties to this Contract and shall inure solely to the benefit of the parties to this Contract. The provisions of this Contract are intended only to assist the parties in determining and performing their obligations under this Contract.

Z. **Time is of the Essence.** Time is of the essence in all provisions of this Contract.

AA. **Titles Not Controlling.** Titles of sections and subsections are for reference only and shall not be used to construe the language in this Contract.

BB. **Waiver.** The waiver of any breach of any term or condition in this Contract shall not be deemed a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.

CC. **Counterparts.** This Contract may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all counterparts together shall constitute one and the same Contract. Delivery by the Contractor of an originally signed counterpart of this Contract by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to the Agency.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

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

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

AGENCY:
STATE OF WYOMING, OFFICE OF THE ATTORNEY GENERAL,
DIVISION OF CRIMINAL INVESTIGATION

Robert R. Jones, Director — Date

CONTRACTOR:
CITY OF LANDER

Rachelle Rontaine, City Clerk — Date

Missy White, Mayor — Date

ATTORNEY GENERAL'S OFFICE: APPROVAL AS TO FORM

#248212 — 06-03-2025

Tyler M. Renner, Supervising Attorney General — Date

City of Lander

DEPOSIT

240 Lincoln St.
Lander, Wyoming 82520
(307)332-2870
http://landerwyoming.org/

Tim Meyrick
timothy.meyrick@usdoj.gov
1 (307) 630-1870
2120 Capitol Ave.
Cheyenne, 82001
Tim Meyrick
307-630-1870

Booking ID:	**RVFG-071024**
Created:	October 7, 2024
Booking Date:	June 23, 2025
Total (USD):	$3,920.00

Item	Rate	Amount
Entire Building - All Facility Rental Mon Jun 23 2025 - Wed Jun 25 2025	**Qty:** 3 Days @ $1,020.00 *(2 - 4 Day Pricing)*	$3,060.00
Tablecloths - Rectangle (70) Mon Jun 23, 2025	**Qty:** 70 @ $4.00	$280.00
Tablecloths - Round (20) Mon Jun 23, 2025	**Qty:** 20 x 1 Day @ $4.00	$80.00

State: WY
Type of Event: Conference
Entity Type: Government Entity
Expected Arrival Time: 1:00 PM
Expected Departure Time: 8:00 PM
Meeting Rooms: Yes
Alcohol Served: No
Caterer used for Alcohol: No
How did you hear about us?: We hold our conference there annually
Tablecloths/Napkins: Will provide numbers for tablecloths and napkins at a later date.

Sub-Total:	$3,420.00
REFUNDABLE - Security Deposit:	$500.00
Total:	$3,920.00
Amount Paid:	$856.00
Balance Due (78%):	**$3,064.00**

Payments: 10/07/24 **$356.00** (visa 8453), 05/14/25 **$500.00** (visa 8453)

Change Order

Date of Issuance: 6/4/25
Effective Date: upon full execution

Owner: City of Lander
Owner's Contract No.:

Contractor: High Country Construction
Contractor's Project No.:

Engineer: HDR Engineering, Inc.
Engineer's Project No.: 10193520

Project: Tank and Pump Station
Contract Name: Lander High Pressure Water System Upgrades – Phase III Projects

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

Description: This Change Order will modify the final contract pay quantities to match the as-built conditions in the field. This CO includes Work Change Directives 1 and 2: (WCD 1 = $675) + (WCD 2 = $46,067.75) + [Final Quantity Adjustment = ($85,175)]. Note that final pricing for items covered in WCD 2 increased WCD 2 by $5,917.80 due to final estimate received from control valve representative.
Attachments: *Final Quantity Cleanup Table*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: $ 9,484,375.50	Original Contract Times: Substantial Completion: 6/26/2024 Ready for Final Payment: 7/26/2024
Increase from previously approved Change Orders No. 0 to No. 4: $ 48,506.94	Increase from previously approved Change Orders No. 0 to No. 3: Substantial Completion: 12/18/2024 Ready for Final Payment: 30 calendar days after substantial completion
Contract Price prior to this Change Order: $ 9,532,882.44	Contract Times prior to this Change Order: Substantial Completion: 50 calendar days + winter shutdown, but no later than 4/15/2025 Ready for Final Payment: 30 calendar days after substantial completion
Decrease of this Change Order: ($ 38,432.25)	Increase of this Change Order: Substantial Completion: 5/23/25 Ready for Final Payment: 5/23/25
Contract Price incorporating this Change Order: $ 9,494,450.19	Contract Times with all approved Change Orders: Substantial Completion: 5/23/25 Ready for Final Payment: 5/23/25

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: [signature]	By:	By: [signature]
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Manager	Title	Title President
Date: 6/4/25	Date	Date 6/4/25

Final Quantity Adjustment

Project:	Lander High Pressure Water System Upgrades - Phase 3 Projects
Project No.	10193520

Item							
Bid Item No.	Description	Unit	Original Bid Quantity	Unit Price	Total Quantity Installed	Adjustment To Final Quantity	Cost Change To The Project
Schedule 0: General Conditions							
0.1	Mobilization	LS	1	$ 485,000.00	1	0.00	0.00
0.2	Contract Bonds	LS	1	$ 46,400.00	1	0.00	0.00
0.3	Construction Stormwater Management	LS	1	$ 39,300.00	1	0.00	0.00
0.4	Traffic Control	LS	1	$ 30,200.00	1	0.00	0.00
0.5	Independent Materials Testing	LS	1	$ 78,300.00	1	0.00	0.00
					General Conditions Subtotal =		0.00
Schedule 1: 4 MG Concrete Ellis Tank							
1.1	Demolition	LS	1	$ 321,800.00	1	0.00	0.00
1.2	Remove Existing and Install New Stock Waterer	LS	1	$ 5,930.00	1	0.00	0.00
1.3	Foundation Surface Preperation	SY	1625	$ 23.00	1625	0.00	0.00
1.4	Structural Fill: Envelope A	CY	550	$ 50.50	550	0.00	0.00
1.5	Structural Fill: Grading W	CY	270	$ 97.00	270	0.00	0.00
1.6	16" Outlet Pipe and Fittings	LS	1	$ 95,100.00	1	0.00	0.00
1.7	16" Inlet Pipe and Fittings	LS	1	$ 92,500.00	1	0.00	0.00
1.8	4" HDPE Perimeter Drain Line	LF	110	$ 40.00	110	0.00	0.00
1.9	10" PVC Drain line and Fittings	LF	110	$ 453.00	110	0.00	0.00
1.10	10" Gate Valve	EA	1	$ 7,010.00	1	0.00	0.00
1.11	Tank Drain Dissipation Structure	LS	1	$ 52,800.00	1	0.00	0.00
1.12	Class 1 Grouted RipRap	CY	4	$ 1,010.00	4	0.00	0.00
1.13	Class 2 RipRap	CY	20	$ 192.00	20	0.00	0.00
1.14	Security Fence	LF	960	$ 63.50	960	0.00	0.00
1.15	16 ft Wide Motorized Double Swing Gate	EA	1	$ 2,650.00	2	1.00	2,650.00
1.16	4 ft Wide Single Gate	EA	1	$ 1,150.00	1	0.00	0.00
1.17	1" PE Water service line (Tank Site to Ellis Pasture)	LF	190	$ 54.50	190	0.00	0.00
1.18	1" Backflow Preventer and Stop/Waste Valve	EA	1	$ 918.00	1	0.00	0.00
1.19	Stock Waterer Buried Electical Conduit (Tank Site to Ellis Pas	LF	190	$ 28.00	190	0.00	0.00
1.20	20 ft Wide Steel Double Swing Gate (Ellis Pasture)	EA	3	$ 1,590.00	3	0.00	0.00
1.21	Woven wire, 3 strand barbwire fence (Ellis Pasture)	LF	1105	$ 18.50	1105	0.00	0.00
1.22	Extend 24" CMP Culvert (Ellis Pasture)	LF	15	$ 199.00	15	0.00	0.00
1.23	Site Reclamation	LS	1	$ 36,400.00	1	0.00	0.00
1.24	Submersible Potable Tank Mixer Package	LS	1	$ 30,200.00	1	0.00	0.00
					Ellis Tank Subtotal =		**2,650.00**
Schedule 2: Ellis Vault							
2.1	36" RCP Potholing	EA	2	$ 1,570.00	2	0.00	0.00
2.2	12" Sacrificial Insertion Valve and Thrust Restraint Block	LS	1	$ 37,500.00	1	0.00	0.00
2.3	Demolition	LS	1	$ 57,900.00	1	0.00	0.00
2.4	Plug/Abandon Old Lines	LS	1	$ 11,900.00	1	0.00	0.00
2.5	Precast Structure	LS	1	$ 265,400.00	1	0.00	0.00
2.6	Structure Process Piping	LS	1	$ 236,900.00	1	0.00	0.00
2.7	Structure Process Liquid Analytical Measurement	LS	1	$ 15,800.00	1	0.00	0.00
2.8	Structure Mechanical/HVAC	LS	1	$ 17,600.00	1	0.00	0.00
2.9	Structure Deck and Rails	LS	1	$ 43,700.00	1	0.00	0.00
2.10	Structure Metal Stairs & Access Ladder	LS	1	$ 49,100.00	1	0.00	0.00
2.11	Structure Ceiling Mounted Electric Monorail Crane System	LS	1	$ 92,260.00	1	0.00	0.00
2.12	Structure Electrical, Instrumentation, and Controls	LS	1	$ 71,400.00	1	0.00	0.00
2.13	Electrical Service Modfications	LS	1	$ 3,170.00	1	0.00	0.00
2.14	24" MJ x MJ Adapter	EA	1	$ 8,060.00	1	0.00	0.00
2.15	24" x 16" MJ Reducer	EA	1	$ 7,220.00	1	0.00	0.00
2.16	24" x 16" Reducer Thrust Block	LS	1	$ 1,540.00	1	0.00	0.00
2.17	16" MJ x MJ Adapter	EA	1	$ 4,720.00	1	0.00	0.00
2.18	16" MJ Butterfly Valve	EA	2	$ 10,900.00	2	0.00	0.00
2.19	16" Restrained Joint C905 - DR 18 PVC Waterline	LF	117	$ 241.00	117	0.00	0.00
2.20	16" Restrained Joint C905 - DR 18 PVC Waterline in Existing	LF	82	$ 251.00	82	0.00	0.00
2.21	16" x 12" Tee	EA	1	$ 5,910.00	0	(1.00)	(5,910.00)
2.22	12" C900 - DR 18 PVC Waterline	LF	5	$ 512.00	0	(5.00)	(2,560.00)
2.23	12" Gate Valve	EA	1	$ 8,360.00	0	(1.00)	(8,360.00)
2.24	12" Restrained Plug	EA	1	$ 1,820.00	1	0.00	0.00
2.25	16" x 6" Tee	EA	1	$ 5,600.00	1	0.00	0.00
2.26	6" C900 - DR18 PVC Waterline	LF	15	$ 161.00	15	0.00	0.00
2.27	6" Gate Valve	EA	1	$ 4,090.00	1	0.00	0.00

2.28	Flushing Hydrant	EA	1	$ 8,830.00	1	0.00	0.00
2.29	Flushing Hydrant Extension	EA	1	$ 501.00	1	0.00	0.00
2.30	Remove Sacrificial Valve and Thrust Restraint Block	LS	1	$ 2,250.00	1	0.00	0.00
2.31	Remove Existing Bollard Structure	LS	1	$ 1,890.00	1	0.00	0.00
2.32	Pipe Bollards	EA	4	$ 1,050.00	4	0.00	0.00
2.33	16" x 45 Degree Bend	EA	1	$ 4,630.00	1	0.00	0.00
2.34	Remove Existing Valve	EA	3	$ 629.00	3	0.00	0.00
2.35	Remove 16" x 12" Reducer	EA	1	$ 1,760.00	1	0.00	0.00
2.36	12" Gate Valve	EA	1	$ 8,390.00	0	(1.00)	(8,390.00)
2.37	Connect to Existing at Flexible Expansion Joint	EA	1	$ 13,300.00	1	0.00	0.00
2.38	Paving	LS	1	$ 47,300.00	1	0.00	0.00
2.39	Sidewalk	LS	1	$ 5,300.00	1	0.00	0.00
2.40	Carefully Compacted Backfill Under Proposed Pipe	LF	100	$ 12.50	100	0.00	0.00
					Ellis Tank Subtotal =		**(25,220.00)**
	Schedule 3: Rodeo PRV Vault						
3.1	Connect to Existing 12" Waterline	EA	1	$ 1,890.00	1	0.00	0.00
3.2	Remove Valve Box	EA	1	$ 944.00	1	0.00	0.00
3.3	16" x 12" Tee (W/16" PExFL Spool Piece)	EA	1	$ 8,680.00	1	0.00	0.00
3.4	12" C900 - DR18 PVC Waterline	LF	85	$ 195.00	85	0.00	0.00
3.5	12" Gate Valve	EA	3	$ 8,360.00	3	0.00	0.00
3.6	12" Tee	EA	1	$ 4,630.00	1	0.00	0.00
3.7	12" x 90 Degree Bend	EA	1	$ 3,120.00	1	0.00	0.00
3.8	12" x 45 Degree Bend	EA	1	$ 2,940.00	1	0.00	0.00
3.9	12" x 22.5 Degree Bend	EA	1	$ 2,840.00	1	0.00	0.00
3.10	12" plug	EA	1	$ 1,970.00	1	0.00	0.00
3.11	PRV Vault Excavation, Foundation Prep, Backfill	LS	1	$ 6,400.00	1	0.00	0.00
3.12	PRV Vault	LS	1	$ 162,900.00	1	0.00	0.00
3.13	16" Actuated Valve Vault Excavation, Foundation Prep, Back	LS	1	$ 317.00	1	0.00	0.00
3.14	16" Actuated Valve Vault	LS	1	$ 115,600.00	1	0.00	0.00
3.15	Temporary Service to Airport 8" Service	LS	1	$ 11,400.00	1	0.00	0.00
3.16	8" Insertion Valve	EA	1	$ 16,500.00	1	0.00	0.00
3.17	Vaults Electrical, Instrumentation, and Controls	LS	1	$ 52,600.00	1	0.00	0.00
3.18	Pipe Bollard	EA	4	$ 1,050.00	3	(1.00)	(1,050.00)
3.19	Remove and Replace Sidewalk, Curb and Gutter	LS	1	$ 2,120.00	0	(1.00)	(2,120.00)
3.20	Exploratory Excavations	HR	6	$ 800.00	3	(3.00)	(2,400.00)
					Rodeo PRV Subtotal =		**(5,570.00)**
	Schedule 4: Hospital Pump Station						
4.1	Exploratory Excavations	HR	6	$ 800.00	3	(3.00)	(2,400.00)
4.2	Demolish Existing Pump Station	LS	1	$ 28,700.00	1	0.00	0.00
4.3	Disconnect Electrical Service	LS	1	$ 685.00	1	0.00	0.00
4.4	Abandon Old Lines	LS	1	$ 11,000.00	1	0.00	0.00
4.5	Remove Existing Vault	LS	1	$ 3,660.00	1	0.00	0.00
4.6	Pump Station Site Grading	LS	1	$ 17,400.00	1	0.00	0.00
4.7	Pump Station Excavation and Dewatering	LS	1	$ 24,300.00	1	0.00	0.00
4.8	Pump Station Foundation Surface Preparation	SY	100	$ 42.00	100	0.00	0.00
4.9	Pump Station Structural Fill: Envelope A	CY	150	$ 91.00	150	0.00	0.00
4.10	Pump Station Structural Fill: Grading W	CY	70	$ 91.00	70	0.00	0.00
4.11	Pump Station General Backfill	LS	1	$ 12,500.00	1	0.00	0.00
4.12	Pump Station Building Foundation	LS	1	$ 53,000.00	1	0.00	0.00
4.13	Concrete Encased Welded Steel Inlet and Outlet Pipe	LS	1	$ 92,900.00	1	0.00	0.00
4.14	Pump Station Precast Structure	LS	1	$ 246,000.00	1	0.00	0.00
4.15	Pump Station Process Liquid Analytical Measurement	LS	1	$ 12,100.00	1	0.00	0.00
4.16	Pump Station Piping	LS	1	$ 137,800.00	0.999999967	(0.00)	(0.00)
4.17	Pump Station Pressure Booster System Skid and Pressure T	LS	1	$ 197,900.00	1	(0.00)	(0.00)
4.18	Pump Station Electrical, Instrumentation, and Controls	LS	1	$ 115,400.00	1	0.00	0.00
4.19	Pump Station Mechanical/HVAC	LS	1	$ 20,100.00	0.999999994	(0.00)	(0.00)
4.20	Outlet Structure and Drain Line	LS	1	$ 9,440.00	1	0.00	0.00
4.21	12" Min I.D. Trenchless	LF	650	$ 359.00	640	(10.00)	(3,590.00)
4.22	12" C900 - DR18 PVC Waterline	LF	220	$ 162.00	160	(60.00)	(9,720.00)
4.23	Connect to Existing 12" Waterline	EA	3	$ 4,180.00	2	(1.00)	(4,180.00)
4.24	Connect 12" HDPE to 12" PVC	EA	2	$ 3,780.00	2	0.00	0.00
4.25	12" Gate Valve	EA	4	$ 7,960.00	6	2.00	15,920.00
4.26	12" x 90 Degree Bend	EA	1	$ 3,160.00	1	0.00	0.00
4.27	12" x 6" Tee	EA	1	$ 4,220.00	0.999999	(0.00)	(0.00)
4.28	12" Tee	EA	1	$ 4,710.00	1.000001	0.00	0.00
4.29	12" Plug	EA	3	$ 2,010.00	3	0.00	0.00
4.30	8" Plug	EA	1	$ 1,570.00	1	0.00	0.00
4.31	6" Gate Valve	EA	1	$ 4,170.00	1	0.00	0.00
4.32	6" Flushing Hydrant w/10LF of 6" Waterline	EA	1	$ 10,600.00	1	0.00	0.00

4.33	Crushed Base (Approach)	LS	1	$ 3,960.00	1	0.00	0.00
4.34	Remove & Salvage Valve (To Owner)	EA	1	$ 842.00	1	0.00	0.00
4.35	Remove & Salvage Valve Box (To Owner)	EA	6	$ 1,250.00	6	0.00	0.00
4.36	Slurry Trench and Waterline Plug	LS	1	$ 11,800.00	1	0.00	0.00
4.37	Remove and Replace Asphalt	SF	200	$ 54.00	0	(200.00)	(10,800.00)
4.38	6' Chainlink Fence	LF	140	$ 53.00	140	0.00	0.00
4.39	Topsoil and Sod	SY	300	$ 62.50	300	0.00	0.00
4.40	Pump Station Sidewalk	LS	1	$ 2,120.00	1	0.00	0.00
						Hospital Pump Station Subtotal =	**(14,770.00)**
	Schedule 5: Mager Transmission Main and PRV Vault						
5.1	Exploratory Excavations	HR	10	$ 800.00	6	(4.00)	(3,200.00)
5.2	Connect to Existing 12" Cross	EA	1	$ 4,180.00	1	0.00	0.00
5.3	Plug/Abandon Old Lines	LS	1	$ 10,900.00	1	0.00	0.00
5.4	20" x 16" Tee - Hot Tap	EA	1	$ 22,300.00	1	0.00	0.00
5.5	20" I.D. Casing w/ 16" C900 - DR 18 RJ or FPVC Waterline	LF	100	$ 1,350.00	95	(5.00)	(6,750.00)
5.6	16" C900 - DR 18 PVC Waterline	LF	464	$ 180.00	430	(34.00)	(6,120.00)
5.7	16" Butterfly Valve (FL x MJ)	EA	1	$ 9,830.00	1	0.00	0.00
5.8	16" x 45 Degree Bend	EA	6	$ 5,600.00	5	(1.00)	(5,600.00)
5.9	16" x 90 Degree Bend	EA	1	$ 3,970.00	1	0.00	0.00
5.10	16" Tee	EA	1	$ 6,220.00	1	0.00	0.00
5.11	16" x 12" Reducer	EA	2	$ 3,560.00	2	0.00	0.00
5.12	12" C900 - DR18 PVC Waterline	LF	300	$ 138.00	292	(8.00)	(1,104.00)
5.13	12" Gate Valve	EA	2	$ 8,480.00	2	0.00	0.00
5.14	12" Plug	EA	1	$ 2,010.00	1	0.00	0.00
5.15	Rem & Repl. 18" CMP Culvert	LF	130	$ 100.00	130	0.00	0.00
5.16	Remove & Salvage Valve/Valve Box (To Owner)	EA	1	$ 2,680.00	1	0.00	0.00
5.17	PRV Vault Excavation, Dewatering, Foundation Prep, Backfil	LS	1	$ 18,200.00	1	0.00	0.00
5.18	PRV Vault	LS	1	$ 147,000.00	1	0.00	0.00
5.19	Vault Electrical, Instrumentation, and Controls	LS	1	$ 53,400.00	1	0.00	0.00
5.20	Pipe Bollard	EA	2	$ 1,100.00	2	0.00	0.00
5.21	Air Vac	EA	1	$ 9,020.00	1	0.00	0.00
5.22	Remove and Replace Asphalt Paving	SY	95	$ 197.00	112	17.00	3,349.00
5.23	Remove and Replace Grading "W" Base - 6 IN Thick	TONS	30	$ 55.50	30	0.00	0.00
5.24	Temporary 12" Vault Bypass Routing and Tie-In	LS	1	$ 14,700.00	0	(1.00)	(14,700.00)
						Mager Transmission & PRV Subtotal =	**(34,125.00)**
	B - Tank Grading Plan 2						
B.1	Topsoil Stripping and Stockpiling - Tank Grading Plan 2	CY	2150	$ 4.80	2150	0.00	0.00
B.2	Topsoil Placement - Tank Grading Plan 2	CY	2150	$ 6.50	2150	0.00	0.00
B.3	Clearing and Grubbing - Tank Grading Plan 2	LS	1	$ 48,500.00	1	0.00	0.00
B.4	General Excavation - Tank Grading Plan 2	LS	1	$ 383,300.00	1	0.00	0.00
B.5	Rock Excavation - Tank Grading Plan 2	CY	1020	$ 33.00	1020	0.00	0.00
B.6	General Backfill - Tank Grading Plan 2	LS	1	$ 91,800.00	1	0.00	0.00
B.7	6" Thick Grading W or Washed Rock - Tank Grading Plan 2	CY	1070	$ 37.00	850	(220.00)	(8,140.00)
B.8	4 MG AWWA D110 Type III Prestressed Concrete Water Storage Ta	LS	1	$ 3,621,000.00	1	0.00	0.00
						Tank Grading Plan 2 Subtotal =	**(8,140.00)**
						Work Change Directive 1 Final Values =	**675.00**
						Work Change Directive 2 Final Values =	**46,067.75**
Totals							**($38,432.25)**

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

THIS HANGAR SPACE LAND LEASE AGREEMENT is made and entered into this 8th day of June 2025, by and between the CITY OF LANDER, a Wyoming municipal corporation, 240 Lincoln Street, Lander, Wyoming 82520, hereinafter referred to as "Lessor", and David Rodgers & Samual Rodgers, whose address is 2123 Mortimore Ln, Lander, Wyoming 82520, hereinafter referred to as "Lessee".

RECITALS:

WHEREAS, the City of Lander, a Wyoming municipal corporation, is the owner of certain real property known as Hunt Field Airport, hereinafter "Airport", located in the City of Lander, Fremont County, Wyoming; and

WHEREAS, the City of Lander has determined that it is in the City's best interest to enter into this Lease; and

WHEREAS, the Lessor and the Lessee desire to enter into a lease agreement of Airport property for the purpose of parking privately owned aircraft and for hangar space upon the terms and conditions hereinafter set forth; and

TERMS AND CONDITIONS:

NOW, THEREFORE, in consideration of the following mutually agreed upon terms, covenants and agreements to be kept and performed by Lessee and Lessor, the parties hereto do mutually agree and covenant as follows:

1. RECITALS. The above recitals are incorporated herein and made a part of this lease as if restated in full.

2. PREMISES. Lessee acknowledges and understands that this lease is for real property (land) only. Lessor acknowledges that Lessee is the owner of the hangar on the premises. The Lessor does hereby lease, let and demise unto the Lessee Space No. 202 , _40 feet by 40 feet consisting of approximately 1764 square feet, Hunt Field, Lander Wyoming, together with the right of ingress and egress. Lessee accepts the premises "AS IS" without any express or implied warranties as to its condition or fitness for a particular purpose.

3. PRIMARY PURPOSE. This agreement authorizes the Lessee to place a hanger and any necessary installation required by said placement for the primary purpose of housing aircraft and necessary aircraft parts, paraphernalia and accessories. Primary purpose is defined as that which is first in intention, and which is fundamental. Also defined as the principal or fixed intention with which an act or course of conduct is undertaken.

4. TERM. Subject to the terms and provisions of this lease, the term of this lease shall be for fifteen (15) years commencing on the _13th day of _May, 2025____, and terminating on the 31st day of December, 2040 unless sooner terminated for any of the reasons set forth in this Lease. Lessee will have the opportunity to renew a lease for two (2) additional five (5) year periods beyond the termination date of the original lease term on terms to be negotiated in good faith by the parties. At or before the end of the term of this lease, the parties will negotiate in good faith for a new lease with the same term and provision for renewal provided in this lease. In the event Lessee sells his/her hangar before the end of the term of this lease, Lessor will negotiate in good faith with the new owner of the hangar for a lease. Lessee shall have quiet enjoyment of the premises in accordance with the covenants in this Lease. All terms and covenants of this Lease Agreement shall remain in effect for each renewal period.

5. RENTAL FEE. Lessee shall pay to Lessor $284.00 for the first (1st) year of this Lease as the rental fee for the above-described space. Lessee shall pay to Lessor the rental fee in annual installments on or before the 10th day of January each year. The annual rental for the first full year of this Lease shall be $0.161 (2025 rate) per

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

square foot (see Paragraph 2 above for the total square feet). If this Lease begins after January 1st, then the first year shall be prorated on a daily basis. The rental fee, after the first year, shall be increased by 3.5% annually or adjusted yearly in an amount according to the State of Wyoming Department of Administration and Information, Economic Analysis Division Table III Annual Inflation Rates by Region Cost of Living Index based on the fourth quarter of the preceding year, whichever is greater. Lessor shall in writing notify Lessee by December 15th of the increase in rent starting in the following January. The increase shall take effect on January 1 of each year. A delinquency charge of 1.5% per month of the current rental fee shall be added to any rental fee that is more than thirty (30) days delinquent. After the lease term of fifteen (15) years and any renewals, the rental fee may be increased, renegotiated or changed, and new methods of calculation may be used.

6. AIRCRAFT OWNERSHIP. Lessee hereby covenants and agrees that Lessee is the owner of the following aircraft(s) to be housed in the hangar at Space No. 202

Plane Number: N4185C
Manufacturer: Cessna
Year/Make/Model: 1952 Cessna 170B
Registered Owner(s): Samuel Rodgers
Address of Lessee: 7873 South Goose Egg Circle, Casper WY 82604
Business Phone of Lessee: 3074383477
Cell Phone of Lessee: 3073492280
Email of Lessee: daver@owlcreekvision.com

Lessee shall notify Lessor in writing of any changes in aircraft(s) ownership or other information listed above within twenty (20) days of the change.

7. ACCESS CODES. Airport access codes are not to be given out to the general public by either party.

8. CONDITION OF PREMISES. Lessee covenants with the Lessor that Lessee has received the premises in good order and condition and at the expiration of the Lease, Lessee will yield up the premises to the Lessor, its successors or assigns, in as good order and condition as when the premises were entered upon by Lessee, ordinary wear excepted. Lessee also agrees to keep the premises in good repair and a neat and sanitary condition at all times during the term of the Lease at Lessee's own expense.

9. PERMITTED USES OF PREMISES. The use of the leased premises shall primarily be for aviation purposes. The Lessee shall have the right to occupy and use the premises for the purpose of an airplane hangar, and the storage of airworthy aircraft, or an aircraft that may be made airworthy in a reasonable amount of time as determined by the Airport Board, and necessary aircraft parts, paraphernalia, and accessories.

Routine owner aircraft maintenance and care are allowed.

Temporarily, a vehicle may be parked in a hangar while the aircraft is away from the airport, but the vehicle must be removed upon return of the aircraft.

Lessee's guests, agents or employees of Lessee are not permitted to park their motor vehicles in or around the outside of the hangar or on the leased premises or on other airport property, except when the aircraft is being used, maintained, or repaired.

Lessee is entitled to store an ATV in the hangar for use in the movement of the aircraft and snow removal.

Lessee shall not cause, maintain or permit any storage of vehicles, equipment or other personal items of Lessee on or about the leased premises, except entirely within Lessee's hangar.

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HANGAR SPACE LAND LEASE AGREEMENT

At least one (1) airworthy aircraft must be housed or based in Lessee's hangar.

Lessee agrees that all personal property described above that is stored in the leased premises is stored at the sole risk of Lessee, and Lessor shall not be responsible for any damage or injury to said personal property of Lessee.

In the event that a hangar sits empty for a period over 90 days, the lessee must show reasonable proof of seeking aviation use (i.e., lease or sale) as determined by the Airport Board.

10. PROHIBITED USES. Lessee expressly agrees:

A. No residential use of any kind shall be permitted in any hangar or on the premises.

B. Lessee shall not store any explosives, toxic, flammable, combustible, or other hazardous materials in or near the hangar or on the hangar space site, as it is strictly prohibited, except that which is stored in the aircraft or what is reasonably necessary for maintenance, repair or restoration of the aircraft. In all events, such materials must be properly handled and safely stored. Lessee shall not perform any hazardous operations in the hangars or on the premises including, but not limited to, the following: welding, torch cutting, torch soldering, doping and spray painting except as reasonably necessary for maintenance, repair or restoration of the aircraft.

C. Lessee promises and agrees that no commercial operations of any kind are permitted within or near the leased premises without written consent of Lessor.

D. Lessee shall not erect or permit to be erected any signs on the premises.

E. A hangar with no airplane parked or based in the hangar and the hangar is being used solely to store large boats, trailers, motor homes, or miscellaneous non-aviation items is not acceptable and in violation of this lease. No personal property owned by a third party (who is not an assignee or renter approved by Lessor) is allowed to be stored in the hangar of Lessee.

F. No parking of boats, trailers, campers, motor homes or other similar property is allowed around the outside of the hangar.

G. Lessor has the right to tow and remove boats, trailers, campers, or other similar property parked outside the leased premises or on other airport property at the sole expense of the owner(s) of said property. Tie-down spaces shall not be used for vehicle parking. Lessee shall not drive or park on the airport property where collisions could occur or interfere with the movement of aircraft.

11. CONSTRUCTION OF NEW HANGARS. Construction of an airplane hangar upon the premises shall be subject to compliance with all applicable regulations, ordinances, and codes of Lessor and with the approval of the airport board. Lessee will have six (6) months from the signing of this lease agreement to begin construction of the new hangar, and six (6) months from the beginning of construction to complete the new hangar. An extension may be granted if application for extension is made to the Lessor and approved by the Lessor prior to the end of the six (6) months. If work is not begun within the six (6) month period, the lease will be void and lease money paid will be forfeited. Failure to complete construction as provided herein will also constitute a default by Lessee. The Lessor is under no obligation to notify the lease holder if they are in violation of these time requirements. At the time the lease is termed void, the hangar site will be available for lease to other individuals or entities. All new construction for hangars will conform to FAA regulations and city building codes including wind and snow

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HANGAR SPACE LAND LEASE AGREEMENT

loads. The Lessee shall be responsible for providing pavement or concrete surface from their hangar to the taxi lane. Lessee must obtain from Lessor a building permit prior to construction.

Hangars will be constructed of materials conducive to extended life and having characteristics of low maintenance and attractive appearance. Painted exterior colors shall be approved by the Airport Board. All hangars shall be completely enclosed, and all doors shall remain closed during periods of inactivity.

12. ALTERATIONS OF EXISTING HANGARS. The Lessee shall not make any alterations, changes or improvements other than repairs to existing hangar structures without the prior written recommendation of the airport board and then the written consent of the Lessor, and then only in strict compliance with all applicable FAA regulations, ordinances and codes of the Lessor. Lessee must also obtain a building permit from Lessor prior to any alterations.

13. INSURANCE AND INDEMNIFICATION. Lessee shall always obtain and maintain continuously in effect during the term of this lease agreement and all renewals, at Lessee's sole expense, general liability insurance with limits not less than $300,000.00 combined single limit for each accident/occurrence for bodily injury and property damage in or near the hangar or on the hangar space site. Lessee shall provide in each policy that the insurance company or companies immediately send Lessor a copy of said policy and all renewal and cancellation notices. Failure to submit such proof of insurance shall be sufficient grounds to terminate this lease agreement. Lessee bears sole risk of loss to the hangar, all aircraft and personal property on the premises or in the hangar. Lessor shall not be responsible for any damage or injury to Lessee, employees, agents, or guests of Lessee, or property of Lessee, arising out of the occupancy of the premises. Lessee shall indemnify and hold harmless the Lessor and Lander City Council members, the Airport Board members, employees, and agents of Lessor against any and all claims for loss or damage occasioned by or arising out of, direct or indirect, rental or occupancy of said hangar space and Lessee's hangar and the use of the airport. Such indemnification shall include any cost to Lessor, including court costs and attorney fees, in defending any claim against Lessor. Lessee promises and agrees to pay to Lessor any damage to the leased premises arising out of Lessee's rental or occupancy of the premises. Nothing in this paragraph relieves Lessor of liability for Lessor's own negligence or intentional torts, for which Lessor shall indemnify and defend Lessee to the same extent set forth above. The liability insurance policy or policies required under the terms of this Agreement shall name Lessor as additional insured.

14. UTILITIES. Lessee is responsible for all utilities consumed or used at the premises. Lessor is not responsible for bringing utilities to the premises or any interruption of service. Any utilities or other public services which may become available, which the Lessee desires to use on the premises, shall be located as determined by the Airport Board and "as built" plans of the locations of such utility lines shall be provided to the Airport Board and the City of Lander Public Works Director. All utility arrangements, including hook-up payments, surveying, etc., shall be the sole responsibility of the Lessee. Lessee agrees to assure that all utility accommodations and arrangements conform to all applicable laws.

15. SNOW REMOVAL. The Lessor agrees to keep the blacktop apron and taxiways reasonably free and clear of ice, snow and debris to within two (2) feet of the hangar doors, all in accordance with the airport snow removal policy in effect during the term of this lease. The City is not responsible for snow removal damage to concrete in front of the hangars.

16. WEEDS/GRASS/DEBRIS AND PROPERTY. Lessee shall keep the premises neat, clean, safe and orderly at all times, free of waste, rubbish and debris. Weeds, grass and debris will be controlled by Lessee within the leased area to the

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satisfaction of the Lessor. There shall be no outside storage on the premises of boats, campers, vehicles or other material or equipment, except as authorized in this Lease. Lessee is responsible for the sanitary and safe removal of all trash and hazardous materials to an off-airport site.

17. INSPECTION. Lessee agrees, and such is a condition of this lease, that Lessee will at all times keep the premises clean, and all buildings and other structures thereon in good condition and repair, to the satisfaction of Lessor or its representatives, and to comply with the laws, ordinances and regulations respecting the airport. The Lander Airport Board, its agents and representatives shall have an unrestrictive right to enter the leased premises and Lessee's hangar for the purpose of inspection for compliance with the terms of this Lease, upon twenty-four (24) hour notice to Lessee. Access/entry may be needed for emergencies. Lessor retains such right of entry and Lessee holds Lessor harmless for such entry.

18. ADDRESSES FOR NOTICES. All rent and any notices shall be paid at or sent to the Lessor at the following address:

CITY OF LANDER
240 Lincoln Street
Lander, WY 82520

All notices to the Lessee shall be sent to:
Name:__David Rodgers & Samual Rodgers_____
Address:_2123 Mortimore Ln, Lander, WY 82520_____
Email:_daver@owlcreekvision.com____Phone:_1-480-688-1967_____

19. NON-ASSIGNMENT. Lessee shall not assign this lease, nor shall Lessee sublet the premises to third parties or any part thereof or allow any other third party to store an aircraft in the hangar for more than 45 days in exchange for rent or other compensation without the approval of Lessor. In this connection, the Lessor acknowledges that the Lessee will make a substantial investment on the premises and, therefore, consent shall not unreasonably be withheld to any such assignment, sublease or storage to any responsible corporation, individual or other business entity capable of receiving the same provided the aircraft owner, the assignee or buyer executes a new agreement with Lessor or executes this agreement as an additional Lessee. Neither this Lease nor any interest herein nor any estate created hereby shall pass to any trustee or receiver in bankruptcy or to any other receiver or assignee for the benefit of creditors or in any other way by operation of law.

20. ENVIRONMENTAL. Lessee, for itself, for himself, his its heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree that Lessee shall not dispose of, nor allow any disposal, spill, leakage, burial or other form of disposition of or contamination by any substance on the leased premises, which substance is listed at the time as hazardous or potentially hazardous by or under the United States Environmental Quality regulations, and further that Lessee shall indemnify and hold Lessor harmless for any costs of cleanup, liabilities, judgments, fines, penalties or any other expenses resulting from Lessee disposing of such substance on or allowing any leakage, spill, burial or other form of disposition of or contamination by such substance on the leased premises.

21. TAXES. Lessee is responsible for all taxes or assessments made upon the improvements on the premises and Lessee's personal property.

22. BREACH – OTHER THAN NON-PAYMENT OF MONEY. If either party shall breach the terms of this Lease by failing to perform, keep or observe any of the terms, covenants or conditions herein contained, except for the failure to pay amounts due hereunder, including but not limited to the lease payments called for above, the following terms shall apply:

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

A. **Notice.** The non-breaching party may give notice to correct such condition or cure such default.

B. **Election to Terminate.** If such condition or default continues for thirty (30) days after delivery of such notice, the non-breaching party may sue to enforce the terms of this Lease or may give notice of its election to terminate this Lease. Twenty (20) days after such termination notice, this Lease shall cease and terminate.

C. **Non-Waiver.** Such election to terminate by the non-breaching party shall not be construed as a waiver of any claims it may have against the breaching party. If, however, such default is of such nature that it cannot be cured by the payment of money or cannot physically be corrected within thirty (30) days, and if the party in default shall promptly commence to remedy such default after receipt of such notice and shall continuously and diligently proceed in good faith to eliminate such default, the period for correction shall be extended for such length of time as is reasonably necessary to complete the same.

D. **Breach – Non-Payment of Money.** In the event of any default by Lessee in the payment of rent or other amount payable hereunder, the following terms shall apply:

(1) Notice. Any time ten (10) days after said payments are due, Lessor may give Lessee a thirty (30) day notice to pay all sums then due, owing and unpaid.

(2) Termination. If such payments are not made within thirty (30) days after said notice, this Lease and Lessee's rights hereunder shall, at the election of Lessor, forthwith terminate.

23. DEFAULT AND TERMINATION.

A. If Lessee defaults in the performance of any terms of this Agreement and that default remains for a period of thirty (30) days after written notice of default to Lessee at Lessee's address above, Lessor may terminate this Agreement or declare the full amount of rent remaining to be paid hereunder due and, in the former event, may re-enter and repossess all of the premises, with process of law, and remove Lessee and require Lessee to remove the hangar and personal property from the premises. Lessor may also use any manner allowed by law to regain possession of the premises including but not limited to forcible entry and detainer under the laws of the State of Wyoming and Lessee shall be subject to eviction and removal with process of law. Lessor shall also be entitled to recover all costs, rental fees, attorney fees and expenses due Lessor by Lessee.

B. Upon termination of this Agreement, whether by expiration of the term or through termination, the Lessee shall within sixty (60) days from date of notice remove all personal property from the premises. If Lessee does not remove such property within sixty (60) days after the termination or expiration of this Agreement, Lessor may sue Lessee in any manner allowed by law to evict Lessee and such property including but not limited to forcible entry and detainer and eviction. Lessor shall have a lien on such property and may foreclose on the same pursuant to the laws of the State of Wyoming.

C. Neither party shall be held to be in breach of the Agreement because of any failure to perform any of its obligations hereunder if said failure is due to any cause for which it is not responsible and over which it has no control. However, this shall not apply to failure by Lessee to pay rental fees or other charges pursuant to this Agreement.

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D. Upon termination or expiration of this Agreement, and provided a new lease is not negotiated pursuant to paragraph four, said Lessee agrees to surrender and deliver up possession of the premises to Lessor, and Lessee shall have the right to remove the hangar from the premises providing it leaves the premises in the same or better condition as when entered upon by Lessee; in the event Lessee does not remove the hangar within a period of one hundred eighty (180) days after the termination or expiration of this Agreement Lessor may sue Lessee in any manner allowed by law to evict Lessee and Lessee's hangar from the land including but not limited to forcible entry and detainer and eviction. "Same or better condition" means that the hangar foundation, floor or apron should be left in-place if it is in suitable condition for use with a new hangar but should be removed from the premises if it is not.

E. This Agreement may also be terminated upon mutual written agreement by the parties.

F. The parties are entitled to all rights pursuant to the laws of the State of Wyoming regarding unlawful entry and detainer, the foreclosure of liens, and the power of eminent domain.

24. LOSS OR DESTRUCTION. In the event the premises covered by this Lease are wholly or partially destroyed or damaged so as to render the whole or a substantial part thereof unfit for occupancy, and the same cannot be repaired with reasonable diligence within one hundred twenty (120) days after the happening of such destruction or damage, then this Lease, at the option of the Lessor, shall cease and terminate as of the date of such destruction or damage. Upon such termination, Lessor shall repay the Lessee any rent theretofore paid by Lessee with respect to any period subsequent to the date of such termination, and thereon Lessee shall surrender possession of the premises to Lessor in an acceptable condition. If such destruction or damage can be repaired within one hundred twenty (120) days, Lessee shall forthwith repair the same with all reasonable diligence, and at Lessee's own expense, and the Lease shall continue in force and effect. If the hangar cannot be repaired within one hundred twenty (120) days, then the Lessee shall remove the remaining structure and improvements from the leased premises within sixty (60) days.

25. ATTORNEY'S FEES. In the event this Lease Agreement is placed in the hands of an attorney for collection of rental fees or any damages, or any portion thereof, due to becoming due hereunder, or to take possession of the premises, or to enforce compliance with the Lease Agreement, or for failure to observe any of the covenants of this Lease Agreement, or for Lessor's defense of any claim arising out of Lessee's omission or negligence, the Lessee agrees to pay the Lessor's reasonable attorney's fees, costs incurred by Lessor's attorney and Court costs.

26. ADDITIONAL COVENANTS.

A. COMPLIANCE WITH LAWS. Lessee shall comply with all applicable municipal, state and federal ordinances, laws, rules and regulations as they are now in effect or hereinafter enacted.

B. MODIFICATION. No modification of the terms of this Agreement shall be effective unless such modification is in writing, signed and dated by the parties.

C. NONWAIVER. Any wavier by Lessor of any breach of any covenant herein to be kept and performed by Lessee shall not be deemed as a continuing waiver and shall not operate to prevent Lessor from declaring a forfeiture for any succeeding breach, either of the same or other covenant.

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

D. NON-DISCRIMINATION.

(1) Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended.

(2) In all use and operation of the premises, Lessee shall not discriminate or permit discrimination against any person or class of persons by reason of disability, age, sex, race, creed, color, national origin, ancestry, or religion in any manner prohibited by any federal or state laws, rules or regulations existing now, or any amendments thereto.

(3) Lessor reserves the right to take such action as the United States Government may direct to enforce nondiscrimination. Noncompliance with this subsection by Lessee shall constitute a material breach of this Agreement.

E. REQUIREMENTS OF THE UNITED STATES.

(1) The parties hereto acknowledge that this Agreement is subject and subordinate to the lawful demands, rules and regulations, minimum standards, of the Lessor, the State of Wyoming, FAA and one or more governmental agencies of the United States of America. Lessee shall comply with all lawful demands of the Lessor, FAA or the United States, including a lawful demand to deliver possession of all of the premises as promptly as possible.

(2) Lessor reserves the right to further develop or improve the airport and landing area of the airport as it deems fit, regardless of the desires or views of Lessee, and without interference. The parties hereto recognize that the Lessor is in the process of planning and may reconfigure the airport. Reconfiguration of the airport may require relocation of Lessee's hangar. The relocation of Lessee's hangar to a new location at the Lander Municipal Airport will follow FAA, WYDOT Aeronautics and one or more governmental agencies of the United States of America guidelines and the current master plan for Hunt Field Airport. The relocation of the hangar will be the sole responsibility of the Lessee unless a governmental agency shall share on an equitable basis the relocation of Lessee's hangar. The Lessee agrees and shall move the hangar as required by the governmental agency as promptly as possible at a request the move. Lessee further understands that this Lease Agreement is subordinate to provisions and requirements of any existing and future agreements between the Lessor, FAA and the United States or its agencies relative to the development, operation or maintenance of the airport property by Lessor. Lessor agrees to provide prompt written notice to Lessee when any such requirements may reasonably be expected to affect Lessee or the provisions of this Lease Agreement. The Lessee shall have priority for the relocation of Lessee's hangar according to the above guidelines. This Lease shall be amended if any term of this Lease is required to comply with the above guidelines.

(3) Lessee shall comply with the notification and review requirements covered in part 77 of the Federal Aviation Regulations for the premises, and on any alterations of the structure.

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

(4) Lessee shall observe faithfully all policy, guidelines - regulations affecting use of the airport, whether established by the Lessor, by the State of Wyoming, FAA or the United States, or agencies thereof, including, but not limited to rules affecting the operation of motor vehicles upon, to and from the airport, provided that such rules apply to all users of the airport and shall not be made specific to Lessee alone.

F. CORPORATIONS. If this Lease Agreement is entered into by a corporation, the signing officers warrant and represent that they have the authority to bind the corporation to this Lease and agree to provide Lessor with a certified copy of the resolution allowing the same.

G. RETENTION OF GOVERNMENTAL IMMUNITY. By entering into this Lease Agreement, Lessor does not waive its Governmental Immunity, as provided by any applicable law, including W.S. 1-39-101 et seq, and retains all immunities and defenses provided by law with regards to any actions, whether in tort, contract or any other theory of law. This Lease Agreement is for the sole benefit of the parties and is not intended to be for the benefit of any other third party or entity.

H. WYOMING LAW. This Agreement shall be construed in accordance with the laws of the State of Wyoming.

I. SEVERABILITY. If a provision of this Agreement shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.

J. NO THIRD-PARTY BENEFICIARY INTENDED. This Agreement is for the benefit of the parties hereto and is not intended for the benefit of any third party.

K. HEADINGS. The headings used in this Agreement are intended for convenience of reference only and do not define or limit the scope or meaning of any provision of this Agreement.

L. ENTIRE AGREEMENT. This nine-page document constitutes the entire agreement of the parties and supersedes all prior agreements between the parties covering the subject matter hereof.

By signing below the parties agree to the above terms. Additionally, any person signing certifies that he or she has been properly authorized to enter into this Agreement by his or her respective party. All covenants, stipulations and agreements in this Lease Agreement shall extend to and bind the heirs, legal representatives, successors and assigns of the parties.

SIGNATURES ON FOLLOWING PAGE

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

LESSOR: LESSEE(S):

THE CITY OF LANDER David Rodger & Samual Rodgers

BY: _____ _____
Mayor Missy White Signature

ATTEST:

_____ _____
City Clerk Rachelle Fontaine Signature

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

On this _____ day of _____, 20____, before me personally appeared Monte Richardson, the Mayor, and Rachelle Fontaine, City Clerk of Lessor to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.
(SEAL)

_____
Notary Public
My commission expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

On this _____ day of _____, 20____, before me personally appeared _____, of Lessor to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.
(SEAL)

_____
Notary Public
My commission expires: _____

BILL OF SALE

In consideration of One Hundred Thousand dollars (100,000.00) paid to me by wire transfer

by David W Rodgers and Samuel D Rodgers the receipt of which is hereby acknowledged,
(Buyers)

We, Mike Poborsky, KELLY POBORSKY, and ROSE Poborsky
(Sellers)
do hereby sell and convey to the said Buyer the following as is:

Hanger 202 at Hunt Field Airport, Lander, Fremont County, Wyoming

Located on Space #202

Date of Sale 5/1/25

And we warrant unto the Purchase that the said property is free and clear of any lawful claims and demands of all and every person whatsoever.

Signed: Mike Poborsky

Printed: Michael Poborsky

Address: 1400 Sinks Canyon Rd
Lander, WY 82520

Signed: [signature]

Printed: Kelly E Poborsky

Address: 1400 Sinks Canyon Road
Lander, WY 82520.

Signed: Rose C. Poborsky

Printed: Rose C. Poborsky

Address: 483 Helsel Rd. JOHNSTOWN PA
15904.

STATE OF Wyoming
ss
County of Fremont

The foregoing instrument was acknowledged before me by Mike Poborsky, Kelly Poborsky, and Rose Poborsky This 23 day of April, 2025

Witness by hand and official seal

BRIAN LE JAMBRE
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 155750
MY COMMISSION EXPIRES: AUGUST 17, 2028

[signature]
Notary Public or County Clerk or County Treasurer
My Commission/Term Expires 8/17/28

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTI HIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER State Farm State Farm Insurance Justus Jacobs Agency 990 Main Street Lander WY 82520	CONTACT NAME: Justus Jacobs PHONE (A/C, No, Ext): 307-332-2530 FAX (A/C, No): 307-332-4398 E-MAIL ADDRESS: justus@insurewy.com
INSURED David & Jennifer Rodgers 2123 Mortimore Lane Lander WY 82520	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : State Farm Mutual Automobile Insurance Company — 25178 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			50-BH-8839-6	10/02/1998	10/02/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 300,000 $ $ 1,000 $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A	☒ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $			50-BC-W752-8	01/31/2014	01/31/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Lander
240 Lincoln Street
Lander WY 82520

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.

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LOR FOUNDATION

Grant Agreement

The LOR Foundation has approved a grant to your organization ("Grantee"). LOR Foundation grant funds will be expended only for charitable purposes consistent with the Project Detail, Budget, and Requirements, all of which shall hereinafter be referred to as the "Grant Project."

Grant Summary

Grantee Payment Information:

City of Lander, Wyoming
240 Lincoln Street
Lander, Wyoming 82520

Grant Name: Solar Panels Build Resiliency for Lander Police Department

Contract ID: FR-05111
Agreement Amount: $10,000.00
Coding: 58250 Lander

Grant Period

All LOR Foundation grant funds must be used during the grant period between the start date and end date.

Start Date: 6/2/2025
End Date: 5/1/2026

Project Detail

Description: Purchase supplies and equipment to install solar panels at the Lander Police Department.

Problem: During power outages, the communications and services Lander residents depend on from the police department and city have failed due to faulty back up generators.

Solution: Install solar panels and battery backup that will provide a redundant and resilient power source in the event of a power outage.

Activities and Timeline:
Activity 1: Purchase solar panels and battery back-up system (August/September 2025)
Activity 2: Install solar panels and battery back-up system (September/October 2025)
Activity 3: Press release to local news outlets (November/December 2025)

Budget Detail

Total Grant Award: $10,000.00

Category	Details	Amount
Equipment	$10,000 to go towards the expense of solar panels and battery back up system	$10,000.00

Requirements

Description
If you have a social media account, follow the LOR Foundation on social media so we can easily share your posts about the project. See LOR's Communication Guidelines to find each LOR community's Facebook page.
If you have a social media account, create at least one social media post about the grant project and @mention the LOR Foundation, noting that the work has been "supported by the LOR Foundation."
Complete LOR Final Report within two weeks of the term end date. Include any data or anecdotes gathered to understand if the solution was a success in your community.

Grant Terms

By accepting a LOR Foundation grant you acknowledge and agree to the following:

Press and Promotion

LOR may refer to work products arising out of or resulting from the Grantee's use of the grant funds in its publicity, press release, advertising, marketing, as a reference, or in other promotional materials. Grantee agrees to comply with the LOR Foundation's Communication Guidelines, found here: https://lorfoundation.org/communication-guidelines.

Confidentiality

Grantee agrees to not disclose information about the LOR Foundation and its directors, officers, or employees, learned as part of any communication with the LOR Foundation, to any third party without the prior written approval of the LOR Foundation.

No Lobbying or Electioneering

LOR Foundation grant funds may not be used by your organization to intervene in any election or support or oppose any political party or candidate for public office, or to carry on propaganda, or otherwise to attempt to influence any legislation, within the meaning of Section 4945 of Internal Revenue Code of 1986 and the Treasury Regulations.

Return of Unused Funds

Any grant funds not expended in furtherance of the Grant Project will be returned to the LOR Foundation. Grantee accepts full control of the grant and its disposition. In the event your organization breaches the terms of this grant agreement, Grantee shall be required to reimburse the LOR Foundation for all funds furnished hereunder and shall be liable to the LOR Foundation for any and all damages suffered as a result of such breach. Grantee agrees to maintain adequate financial and programmatic records and to retain those records for at least four years after the conclusion of the Grant Project.

Evaluation and Monitoring

The LOR Foundation may monitor, evaluate, and audit the results and operations under this grant, which may include a visit from the LOR Foundation and its representatives to observe your organization's Grant Project, discuss the Grant Project with your organization's personnel, and review financial and other records and materials connected with the activities financed by this grant. Grantee agrees to promptly provide such additional information, reports, and documents as the LOR Foundation and its representatives may request.

Work Product

Grantee and the LOR Foundation agree that all copyright and other interests in data, processes, and materials produced or developed by Grantee as a result of this grant shall be owned by Grantee, but that Grantee shall grant, and shall cause any individuals who may have some interest to grant, and hereby does grant to the LOR Foundation a non-exclusive, transferable, perpetual, irrevocable, royalty-free, paid-up, worldwide license to use or publish, create derivative works, and to sublicense the data, processes, materials or other work products arising out of or resulting from Grantee's use of the grant funds, including all intellectual property rights. For the avoidance of doubt, the foregoing assignment of rights does not apply to open source materials, or any other materials that are owned by and licensed from a third party, or the proprietary information and practices of the grantee.

Tax Status

Grantee warrants and represents that it is a government unit eligible to receive grants from a private foundation. Grantee agrees immediately to notify the LOR Foundation, in writing, if: the Grantee's eligibility to receive grants of this nature changes in any way; Grantee has reasonable grounds to believe that its eligibility may be revoked or altered; or, Grantee has reason to believe that these grant monies cannot be or continue to be expended for the specific purposes of the Grant Project. In the event that Grantee becomes ineligible to receive or manage grant funds before all funds under this grant are dispensed, this grant agreement will be considered null and void and all obligations of the LOR Foundation hereunder will terminate.

Compliance

Grantee will attest to the following certification in the final report: No lobbying was conducted by Grantee whether or not discussed in this report. Grantee warrants that it is in full compliance with its grant agreement with the LOR

Foundation and that if the grant was subject to any conditions or restrictions, all such conditions or restrictions were observed.

Insurance and Liability

Grantee agrees to maintain such insurance as will fully protect both Grantee and the LOR Foundation from any or all claims under any workers' compensation act or employer's liability laws, and from any and all claims of whatsoever kind or nature for the damage to property or for bodily injury, including death, made by anyone, which may arise from operations carried on under this grant agreement, either by the Grantee or by anyone directly or indirectly engaged or employed by the Grantee. Grantee agrees to indemnify, defend, and hold harmless the LOR Foundation from any liability, loss, cost, expense, injury, damage, or other expense that may be incurred by the LOR Foundation or claimed by any third person against the LOR Foundation as a result of the LOR Foundation's funding of the project or any action or non-action taken in connection with the grant, or any asset submitted to the LOR Foundation by Grantee, including any claim of intellectual property infringement or violation of the right of publicity.

Entirety

This grant agreement represents the entire agreement of the parties with respect to this grant and supersedes any prior oral or written understanding or communication between the LOR Foundation and the Grantee. Any modifications to this agreement must be agreed to by the LOR Foundation in writing. This grant is made with the understanding that the LOR Foundation has no obligation to provide additional support to the Grantee.

LOR Foundation Signature

Signed by:
Katina Widmer
34E5A001D9E3467...

Name: Katina Widmer

Title: Community Operations Officer

Date: 6/3/2025

Recipient Signature

Name: Missy White

Title: Mayor, City of Lander, Wyoming

Date:

Grant Administration Details - LOR Internal

Grantee Tax ID: 83-6000071
Organization Entity Type: Government
Funding Program: 2025 Lander

PLAT OF THE REED SUBDIVISION

LOCATED IN THE NE¼NW¼ of Section 18, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming

CITY COUNCIL CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY COUNCIL OF LANDER THIS _____ DAY OF _____, 2025.

MAYOR _____ CITY CLERK _____

Certificate of recording by the County Clerk and Recorder

This plat was filed for record in the Office of the Clerk and Recorder at ____o'clock __M., this _____ day of _____, 2025 A.D., and is duly recorded in Plat Cabinet _____, Page no. _____ _____Document _____ County Clerk and Records/Deputy Clerk.

Clerk _____ Deputy Clerk _____

PLAT INFORMATION

Subdivision of a tract of land located in the NE¼NW¼ of Section 18, Township 33 North, Range 99 West 6th P.M., City of Lander, County of Fremont, State of Wyoming as recorded per Warranty Deeds 2019-1414633, and 2023-1447182

Land Area Summary

Total Number of Lots: 4

Private Lot Ownership: 115183 Sq Feet or 3.141 Acres

Public Use Open Area: 0 Sq Feet

Utility Easement Areas: 24749 Feet or 0.568 Acres

Street Area: 0 Sq Feet

Zone R-3

SUBDIVIDER INFORMATION

Stephen K. Reed and Marilyn K. Reed, 408 Jefferson Street, Lander, WY 82520
Harold Eugene Barrows 565 Eugene Street, Lander, WY 82520

PLANNING COMMISSION CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY OF LANDER PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN _____

CITY ENGINEER CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY OF LANDER CITY ENGINEER THIS _____DAY OF _____, 2021.

CITY ENGINEER _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING]
COUNTY OF FREMONT] SS.

I, David Spurlock, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of Reed Subdivision as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with City of Lander regulations governing the subdivision of land.

In witness, whereof, I have set my hand and seal this _____ day of _____, 2025.

Professional Land Surveyor — David E. Spurlock — 8279 — Date — WYOMING

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that the undersigned owners, as shown on this plat, do hereby certify that the foregoing plat, designated as Reed Subdivision, is located in Section 18, Township 33 North, Range 99 West, 6th P.M., in the City of Lander, County of Fremont, State of Wyoming, being more particularly described as follows:

Beginning at Point No. 1, with a Northing of 852064.80 and an Easting of 1972542.80, which is marked by a 1.5-inch aluminum cap survey monument, This point bears South 0° 19' 40" East at a distance of 179.54 feet from the North 1/4 Corner of Section 18, which has a Northing of 852244.34 and an Easting of 1972541.78,

Thence South 00° 12' 31" East, a distance of 220.64 feet to Point No. 2;
Thence North 73° 57' 56" West, a distance of 231.67 feet to Point No. 3;
Thence South 16° 05' 20" West, a distance of 165.65 feet to Point No. 4;
Thence North 73° 57' 48" West, a distance of 349.93 feet to Point No. 5;
Thence North 15° 48' 20" East, a distance of 231.19 feet to Point No. 6;
Thence South 89° 39' 02" East, a distance of 541.11 feet back to Point No. 1,
the POINT OF BEGINNING of this description.

AREA

The area described is 136813 square feet or 3.141 acres, more or less.

BASIS OF BEARING

The basis of bearing, North 89°27'49" East, was determined using State Plane Grid Wyoming West Central NAD83 (2011)by observing North 852244.34, East 1972541.78 for the North ¼ Corner of above said section 18, and North 852269.26, East 1975203.12 for the Northeast Corner of above said section 18.

Subject to all covenants, restrictions, reservations, segments, conditions and rights appearing of record

That the undersigned owners of the land shown and described on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, and that this is a correct plat of the area as it is divided into lots, streets and easements, and

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

Utility easements as designed on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing repairing, reinstalling, replacing and maintaining sewers, waterlines, gas lines, electric lines, telephones lines, cable television lines, and other forms and types of public utilities now and hereafter generally used by the public.

Witness my hand this _____ day of _____2025

Stephen K. Reed _____ Marilyn K. Reed _____

Subscribed and sworn to before me this _____ day of _____2025 by Stephen K. Reed, Marilyn K. Reed

Notary Public _____ Date _____

Subscribed and sworn to before me this _____ day of _____2025 by Harold E. Barrows

Harold E. Barrows _____

LEGEND

- 2" ALUMINUM CAP ON 5/8" REBAR
- FIRE HYDRANT
- WATER SERVICE TAP OR VALVE
- SAN — SANITARY SEWER
- W — WATER LINE
- SD — STORM DRAIN
- UGP — UNDER GROUND POWER

Notes:

Sewer taps have not been located in the field or verified.

A north-south storm drain may exist in lot #3. The existence or whereabouts of a drain pipe heading north from Amoretti has not been determined by City Employees

Range R 100 W
REED SUBDIVISION
Township T. 33 N
VICINITY MAP
SCALE: 1" = 1000'
6TH P. M.
FREMONT COUNTY, WYOMING
N 42.83766644 W -108.73629983
Section 18, T. 33 N., R. 99 W., 6TH P.M.
754 AMORETTI
LANDER, WYOMING 82520

TERESA DICKISON
MARTIN & MELINDA BAUSCH
JOSHUA & HANNAH HAHN
HELEN BERGER LIVING TRUST
LARY & LESLIE LESHER
HOVENDICK FAMILY TRUST
EUGENE
KREILE ALEXANDER
MITCH LECLAIR & CHARLA FINCH
TODD & PAULINE FROSS
STEVE & VERA FAERBER

ALLEY
Amoretti St
N 6th St

Lot 1 0.688 Acres
Lot 2 0.708 Acres
Lot 3 0.859 Acres
Lot 4 0.881 Acres

S89° 33' 17"E 126.28'
S89° 33' 17"E 114.27'
S89° 33' 17"E 124.34'
S89° 50' 54"E 176.22'
S22° 45' 18"W 195.02'
N15° 48' 20"E 231.19'
N16° 17' 39"E 265.13'
N16° 17' 39"E 295.84'
N16° 11' 39"E 163.67'
S16° 11' 39"W 163.67'
S00° 12' 31"E 220.64'
N73° 57' 56"W 231.67'
S16° 05' 20"W 165.65'
N73° 57' 48"W 119.98'
N73° 57' 48"W 109.98'
N73° 57' 48"W 119.98'

20' Wide Utility Easement
10' Wide Utility Easement
Existing Storm Drain
Proposed 4' Wide Sidewalk
99' ROW
Barrows WD 2023-1447182

1 2 3 4 5 6

PREPARED BY SPURLOCK LAND SURVEYING, P. O. BOX 804, LANDER WY 82520 307.330.7777

Scale 1" = 25'

City of Lander Board of Adjustments and Planning Commission

May 8, 2025

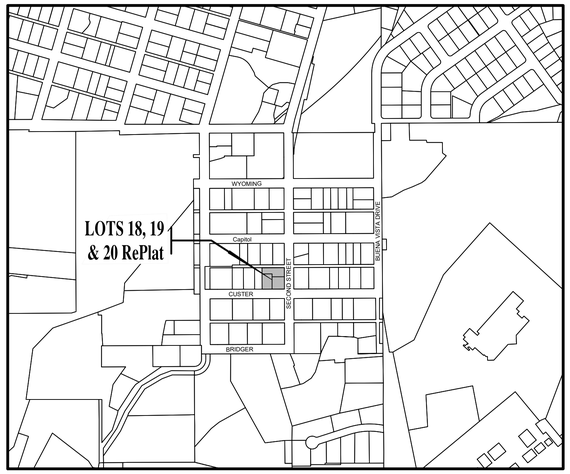
City Staff Comments on S 25.04, Reed Subdivision

City Staff has reviewed the subject Minor plat and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. The following requirements must be met prior to recording the Plat.

1. Amoretti Street sidewalks will be required for Lots 1, 2 and 3. The walks may be placed in advance or during the construction of new residences and an occupancy permit will not be issued unless the walks are complete in accordance with City Code 4-9-7-10 j.
2. Lot 4 is intended to be single R-3 residential lot combining the existing Barrows residence with an undeveloped parcel. Lot 4 will accommodate structures in accordance with the R-3 district but will not be allowed to be sold as a separate residential lot without the extension of Eugene street including all street, curb and gutter improvements.
3. Owner must get with Public Works to install all the new service taps which must be installed to meet City of Lander Specifications, including any necessary street repairs.
4. Permission/Release of Mortgage for the existing Barrows residence will be required prior to the filing of the final plat.

There has been one request for a copy of the plat, but no written public comments have been received as of the date of this letter. The owners have been very diligent in contact with City Staff and understand the requirements set forth. City Staff recommends approval of S 25.04 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry



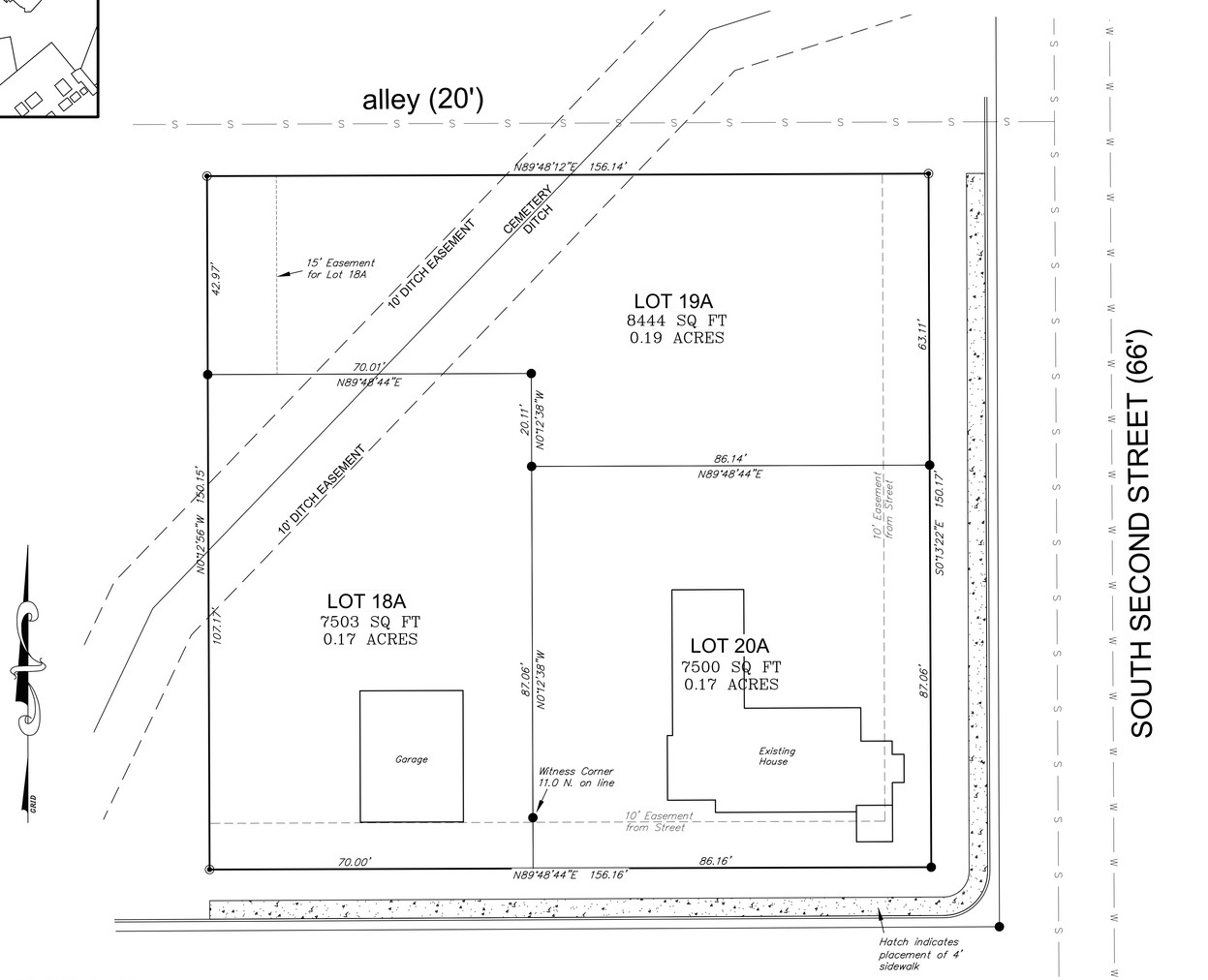
LOCATION MAP

Scale: 1" = 500'

PLAT OF:

CAPITOL HILL ADDITION
BLOCK 130, LOTS 18, 19 & 20 REPLAT

located in the:
NW1/4NE1/4, Sec. 19, T33N, R99W. 6th P.M.
CITY OF LANDER, WY



GRAPHIC SCALE

15 0 7.5 15 30

(IN FEET)
1 inch = 15 ft.

PLAT INFORMATION

Re-Platted into Three Lots - 22,243 square feet (0.52 Acres)
Zoned: R-1

SUBDIVIDER INFORMATION

ALCHARA, LLC., 1191 South Second Street, Lander, WY 82520 described as: (Lots 18, 19, and 20, Block 130, Capitol Hill Addition to the City of Lander, Fremont County, Wyoming), per record in Document 2022-1443574.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the _____ day of _____, 2025.

_____
Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the _____ day of _____, 2025.

_____
City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of _____, 2025.

_____ _____
Mayor City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of Capitol Hill Addition, Block 130, Lots 18, 19, and 20 Replat, City of Lander, is filed in the office of Clerk and Recorder of Fremont County at _____o'clock _____M., on the _____ day of _____, 2025, and is duly recorded in Plat Cabinet _____, page _____, Document No. _____.

_____ _____
Clerk & Recorder Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

ALCHARA LLC, a Wyoming limited liability company, owners of Lots 18, 19, and 20, Block 130, Capitol Hill Addition, City of Lander. As recorded in Document 2025-1462610 on February 28, 2025.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as Capitol Hill Addition, Block 130, Lots 18, 19, and 20 Replat, City of Lander, County of Fremont, State of Wyoming; and do hereby grant to the city, and its licensees for perpetual public use, all streets, alleys, easements and other public lands within the boundary of their ownership as shown hereon and adjacent thereto for their indicated uses.

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

All rights under and by virtue of the homestead exception laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2025.

_____
Tiffany Hartpence, managing member

STATE OF WYOMING)
COUNTY OF FREMONT) s.s.

The forgoing dedication was acknowledged before me this____ day of _____, 2025, by Tiffany Hartpence managing member of ALCHARA, LLC.

Witness my hand and official seal:

My commission expires:_____ _____
Notary Pubic

PLAT NOTES

1. Per zone requirements for Zone R-1, Corner front setback is 28 feet, Side setback is 12 feet, Rear setback is 20 feet, and are shown on this plat.
2. A nonconforming setback for both house and garage structures is being sought and will be recorded with the City of Lander.
3. The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS "HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Capitol Hill Addition, Block 130, Lots 18, 19, and 20 Replat; that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

In witness whereof I have set my hand & seal this 8th day of May, 2025.

"unless signed and dated upon face of seal this is a preliminary plat"

Professional Land Surveyor — CHRIS D. HAMILTON — LS 5297 — date 5/08/2025 — WYOMING

BOUNDARY LEGEND:

- ◆ = ORIGINAL GLO STONE CORNER
- (M) = HIGHWAY RIGHT-OF-WAY MONUMENT
- △ = BENCHMARK OR CONTROL MONUMENT
- (P) $ = PIPE (SIZE DENOTED)
- (T) = T-BAR WITH CAP/ 3/4" ALUM. CAP ON 5/8" POST
- ⊡ = 1/2 INCH REBAR
- ◪ = 5/8 INCH REBAR
- ■ = 3/4 INCH REBAR
- ◒ = 3.2" BRASS CAP ON 2.5" PIPE
- ◔ = 2.5" BRASS CAP ON 1.0" PIPE
- ◐ = 2.0" BRASS CAP ON 5/8" ROD
- (A) = 3.2" ALUM. CAP ON 2.5" PIPE
- ⬢ = 2.5" ALUM. CAP ON 5/8" REBAR
- ◉ = 2.0" ALUM. CAP ON 5/8" REBAR
- ● = 1.5" ALUM. CAP ON 5/8" REBAR
- ◉ = 1.5" PLASTIC CAP ON 5/8" REBAR
- ○ = SET PK NAIL IN TOP OF NEW FENCE POST

UTILITIES LEGEND:

- = EASEMENT LINE
- OE = ELECTRIC (Overhead)
- UE = ELECTRIC (Buried)
- UT = TELEPHONE (Cable)
- = FENCE LINE
- S = SEWER LINE
- W = WATER LINE (approx.)
- = ELECTRIC POLE
- = ELECTRIC LIGHTS
- PM = ELECTRIC PEDESTAL
- (S) = SEWER MANHOLE
- (D) = STORM SEWER MH
- (C) = SEWER CLEANOUT
- = FIRE HYDRANT
- WV = WATER VALVE
- = WATER CURB STOP
- ⊠ = TELEPHONE PEDESTAL

HAMILTON LAND SURVEYING
2204 NORTH SECOND STREET
P.O. BOX 112
LANDER, WYOMING 82520
(307) 332 - 2903

PROJECT: 125115

Sheet 1 of 1 Sheets

City of Lander Board of Adjustments and Planning Commission

May 8, 2025

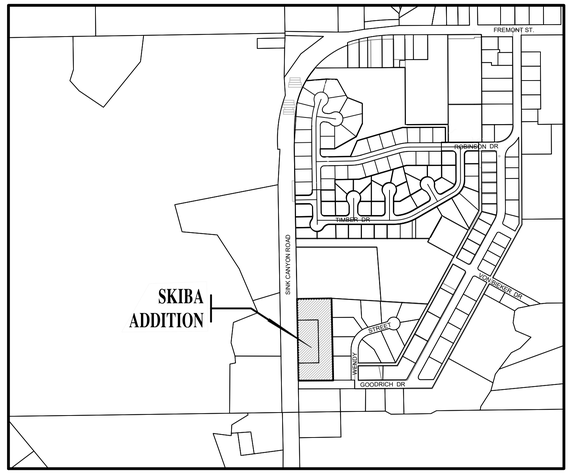
City Staff Comments on S 25.05, Capital Hill Addition replat, Alchara

City Staff has reviewed the subject Minor plat and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. The following requirements must be met prior to recording the Plat.

1. S 2nd and Custer Street sidewalks will be required. The owner is installing walks for Lot 20A at the existing residence with the City partnering for some repairs and ADA upgrades.
2. The walks for lots 18A and 19A will be placed with the construction of new residences and an occupancy permit will not be issued unless the walks are complete in accordance with City Code 4-9-7-10 j.
3. Nonconforming setback registrations will be required for the existing buildings on lots 18A and 20A due to being built prior to adoption of our codes for the current R-1 setbacks.
4. Owner must get with Public Works to install all the new service taps which must be installed to meet City of Lander Specifications, including any necessary street repairs.

There have been several neighbors come in to get a copy of the plat and talk to City Staff, but no written public comments have been received as of the date of this letter. City Staff recommends approval of S 25.05 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry



LOCATION MAP

Scale: 1" = 500'

PLAT INFORMATION

Subdivision of three lots - 137,527 square feet (3.16 Acres)
Zoned: R-2

SUBDIVIDER INFORMATION

Andrew Skiba and Jill Skiba, 1498 Sinks Canyon Road, Lander, WY 82520 located in the SE1/4NE¼, Sec. 24, T33N, R100W, 6th P.M., Fremont County, Wyoming), per record in Documents 2018-1406096 & 2024-1454327.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the _____ day of _____, 2025.

_____
Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the _____ day of _____, 2025.

_____
City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of _____, 2025.

_____ _____
Mayor City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of SKIBA ADDITION, City of Lander, is filed in the office of Clerk and Recorder of Fremont County at _____o'clock _____M., on the _____ day of _____, 2025, and is duly recorded in Plat Cabinet _____, page _____, Document No. _____.

_____ _____
Clerk & Recorder Deputy

HAMILTON LAND SURVEYING
2204 NORTH SECOND STREET
P.O. BOX 112
LANDER, WYOMING 82520
(307) 332 - 2903

PROJECT: 125104

Sheet 1 of 1 Sheets

Review Date: 2025-04-18

PLAT OF:

SKIBA ADDITION

located in the:
SE1/4NE1/4, Sec. 24, T33N, R100W. 6th P.M.
CITY OF LANDER, WY

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

Andrew Skiba and Jill Skiba, owners as recorded in Document 2018-1406096 on October 11, 2018 and Document 2024-1454327 on March 6, 2024, more particularly described as follows:

A tract of land located in the SE¼NE¼, Section 24, Township 33 North, Range 100 West, 6th P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Corner No. 1, which point is on the easterly right-of-way of the Sinks Canyon Road (S-103(1) and bears N. 19°41'00" E. a distance of 237.87 feet from the southwest corner of said SE¼NE¼ (a brass cap); thence proceed N. 89°45'24" E. a distance of 241.31 feet to Corner No. 2; thence proceed N. 1°08'22" W. a distance of 573.02 feet to Corner No. 3; thence proceed S.89°09'19" W. a distance of 239.88 feet, more or less, to Corner No. 4, which point is on the easterly right-of-way line of said Sinks Canyon Road; thence proceed along said right-of-way S.0°59'54" E. a distance of 150.48 feet to Corner No. 5; thence proceed N. 89°00'06" E. a distance of 145.20 feet to Corner No. 6; thence proceed S. 0°59'54" **E. a** distance of 300.00 feet to Corner No. 7; thence proceed S. 89°00'06" W. a distance of 145.20 feet, more or less, to Corner No. 8, which point Is on the easterly right-of-way of said Sinks Canyon Road; thence proceed along said right-of-way S. 0°59'54" E. a distance of 120.00 feet, more or less, to Corner No. 1, the point of beginning.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as SKIBA ADDITION, City of Lander, County of Fremont, State of Wyoming; and do hereby grant to the city, and its licensees for perpetual public use, all streets, alleys, easements and other public lands within the boundary of their ownership as shown hereon and adjacent thereto for their indicated uses.

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

All rights under and by virtue of the homestead exception laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2025.

_____ _____
Andrew Skiba Jill Skiba

STATE OF WYOMING)
COUNTY OF FREMONT) ss

The forgoing dedication was acknowledged before me this____ day of _____, 2025, by Joe Kluberton and Danielle Jean Kluberton.
Witness my hand and official seal:

My commission expires:_____ _____
Notary Pubic

PLAT NOTES

This plat is to restructure Lots 15 and 16 of Block 116, SKIBA Addition, of the City of Lander, by changing the current lots to the division as shown hereon.

Per zone requirements for Zone R-2, Front setback is 28 feet, Side setback is 10 feet, Rear setback is 20 feet and Corner Lot setback is 23 feet, and are shown on this plat. Existing structure on Lot 2 have a temporary license recorded with this plat.

The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS 'HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of SKIBA ADDITION; that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

In witness whereof I have set my hand & seal this ____ day of _____, 2025.

Professional Land Surveyor CHRIS D. HAMILTON 5297 Date WYOMING

"unless signed and dated upon face of seal this is a preliminary plat"

BOUNDARY LEGEND:

- = ORIGINAL GLO STONE CORNER
- = HIGHWAY RIGHT-OF-WAY MONUMENT
- = BENCHMARK OR CONTROL MONUMENT
- = PIPE (SIZE DENOTED)
- = T-BAR WITH CAP/ 3/4" ALUM. CAP ON 5/8" POST
- = 1/2 INCH REBAR
- = 5/8 INCH REBAR
- = 3/4 INCH REBAR
- = 3.2" BRASS CAP ON 2.5" PIPE
- = 2.5" BRASS CAP ON 1.0" PIPE
- = 2.0" BRASS CAP ON 5/8" ROD
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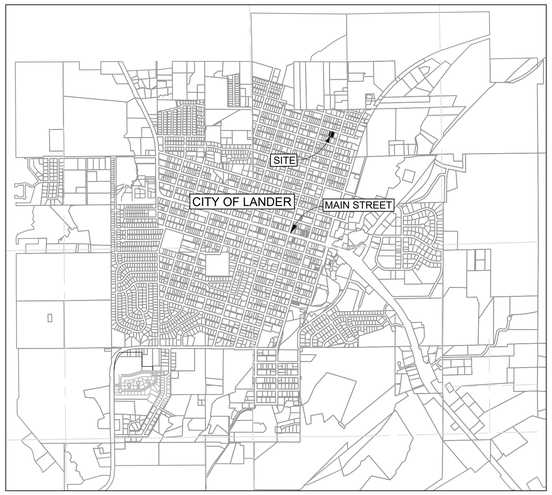
- = 2.5" ALUM. CAP ON 5/8" REBAR
- = 2.0" ALUM. CAP ON 5/8" REBAR
- = 1.5" ALUM. CAP ON 5/8" REBAR
- = 1.5" PLASTIC CAP ON 5/8" REBAR
- = SET PK NAIL IN TOP OF NEW FENCE POST

UTILITIES LEGEND:

- = EASEMENT LINE
- = ELECTRIC (Overhead)
- = ELECTRIC (Buried)
- = TELEPHONE (Cable)
- = FENCE LINE
- = SEWER LINE
- = WATER LINE (approx.)
- = ELECTRIC POLE
- = ELECTRIC LIGHTS
- = ELECTRIC PEDESTAL
- = SEWER MANHOLE
- = STORM SEWER MH
- = SEWER CLEANOUT
- = FIRE HYDRANT
- = WATER VALVE
- = WATER CURB STOP
- = TELEPHONE PEDESTAL

AMORETTI'S 2nd ADDITION
BLOCK 95, LOTS 3-5 RE-PLAT

SE¼SE¼, SECTION 7, T33N, R99W, 6th PM
CITY OF LANDER, WY
FINAL PLAT



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- Set Property Corner 1- 1/2" Aluminum Cap on a ⅝" x 24' rebar marked PELS 10052
- Found Diamond Rod Property Corner
- Found 1 - 1/2" Aluminum Cap on a 5/8" x 24" Rebar marked HLS
- Found 1" Hollow Pipe Property Corner
- Measured Boundary
- Setback Lines
- Building Footprint
- Sewer line (W)
- Waterline (SS)

RE-SUBDIVISION INFORMATION:
2 LOTS - 22,735 SF (0.52 AC.)
ZONE R3

CITY COUNCIL CERTIFICATE:
Approved by the City Council of Lander on this _____ day of _____ 2025.

_____
Mayor

_____
City Clerk

CLERK OR RECORDERS CERTIFICATE:
This plat was filed filed for record on the Office of the Clerk and Recorder at _____ o'clock ___, on the _____ day of _____, 2025 and is duly recorded in Plat Cabinet ____, Page ____. No_____

_____
Clerk

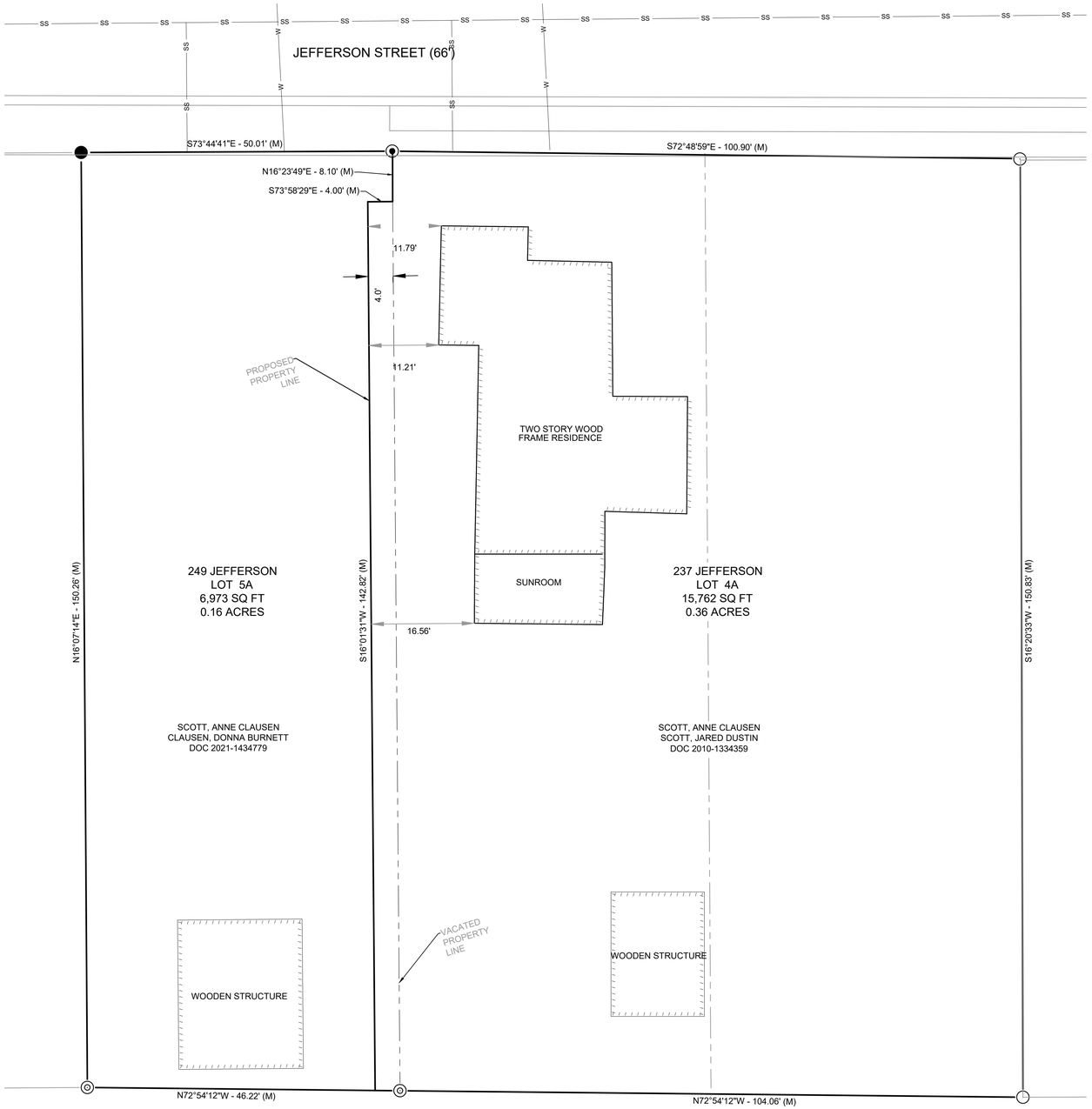
_____
Deputy Clerk

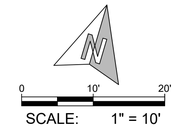
PLANNING COMMISSION CERTIFICATE:
This plat approved by the City Of Lander Planning Commission on this _____ day of _____ 2025.

_____
Chairman

CITY ENGINEER CERTIFICATE:
Data on this plat approved by the City Of Lander Engineer on this _____ day of _____ 2025.

_____
City Engineer





SCALE: 1" = 10'

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:

ANNE CLAUSEN SCOTT and JARED DUSTIN SCOTT, being the owners of lots 3 and 4, Block 95 of the Amorettis 2nd Addition to the City of Lander, as described in Document 2010-1334359, and ANNE CLAUSEN SCOTT and DONNA BURNETT CLAUSEN being the owners of Lot 5, Block 95 of the Amorettis 2nd Addition to the City of Lander as described in Document 2021-1434779:

As it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, have caused that this property to be re-subdivided into lots as shown and designated the same to be henceforth known as AMORETTIS 2nd ADDITION, BLOCK 95, LOTS 3, 4, AND 5, TO THE CITY OF LANDER, REPLAT and do hereby dedicate to the City of Lander, and its licensees for perpetual public use all streets, alleys, easements and other public lands within the boundary lines of the plat as already otherwise dedicated for public use.

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

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

EXECUTED this _____ day of _____, 2025

_____ _____
ANNE CLAUSEN SCOTT JARED DUSTIN SCOTT

_____
DONNA BURNETT CLAUSEN

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by ANNE CLAUSEN SCOTT, JARED DUSTIN SCOTT, and DONNA BURNETT SCOTT this

_____ day of _____, 2025.

By: _____

Witness my hand and official seal

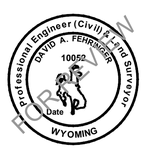
My commission expires _____

NOTES:

1. Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Survey feet. The distances are based upon a grid to ground scale factor of 1.0003175737 referenced from control point NGS "HART" with a latitude of 42°50'16.188N and a longitude of 108°43'02.355W and an ellipsoid height of 5337.6 feet.
2. Bearings and distances shown on this plat as measured are designated as (M). Record bearings and distance are designated with (R)

CERTIFICATE OF SURVEYOR

I, David A. Fehringer, of Lander, Wyoming, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, complete, and correct representation of the AMORETTIS 2nd ADDITION, BLOCK 95, LOTS 3, 4, AND 5, TO THE CITY OF LANDER, REPLAT; that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lot and streets of said subdivision to the best of my knowledge.



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City of Lander Board of Adjustments and Planning Commission

May 30, 2025

City Staff Comments on S 25.07, Amoretti's 2nd Addition, Block 95, Lots 3-5 replat

City Staff has reviewed the subject lot line adjustment and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. All existing nonconforming setbacks for sheds and house additions will be fixed with the recording of this final plat. The following requirements must be met prior to recording the Plat.

1. For the adjusted lot 237 Jefferson Street sidewalks will be required now that this is a developed lot. Sidewalks must be installed to meet City of Lander Specifications.
2. A 10-foot utility easement along Jefferson Street must be shown on the final plat.

No written public comments have been received as of the date of this letter. City Staff recommends approval of S 25.07 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry