



CITY OF LANDER REGULAR CITY COUNCIL MEETING

**Tuesday, July 08, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/87433995895?pwd=Rg3TIQFR1MvSa9yHOPQhXrockKX1nN.1>

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. APPROVAL OF AGENDA

3. PUBLIC HEARING Z 25.01, Rezoning Leafgreen property from R-5 to Agriculture

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

4. COMMUNICATION FROM THE FLOOR

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

- A. Public Comment

5. MAYOR AND COUNCIL UPDATES

6. STAFF REPORTS

7. 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 June 10, 2025, Regular City Council Minutes
- B. Approve June 24, 2025 Work Session Minutes
- C. Approve Bills and Claims

8. NEW BUSINESS (ACTION ITEMS)

- [A.](#) Accept Dean McKee's resignation from Lander Housing Authority
- [B.](#) Approve Ordinance 2025-5 Z 25.01 Rezoning on first reading.
- [C.](#) Approve Resolution 1362 Amending The City of Lander Policy and Procedure Manual as it pertains to On Call Pay and Travel Reimbursement
- [D.](#) Approve and authorize the Mayor to sign the Creative Energies Consulting Services Agreement
- [E.](#) Approve and authorize the Mayor to sign Lander Municipal Airport Hangar Space Land Lease Agreement between the City of Lander and Ironman Aircraft Hangars LLC for Space No. 113

9. ADJOURNMENT

Upcoming Council Meetings:

Regular Meetings:

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

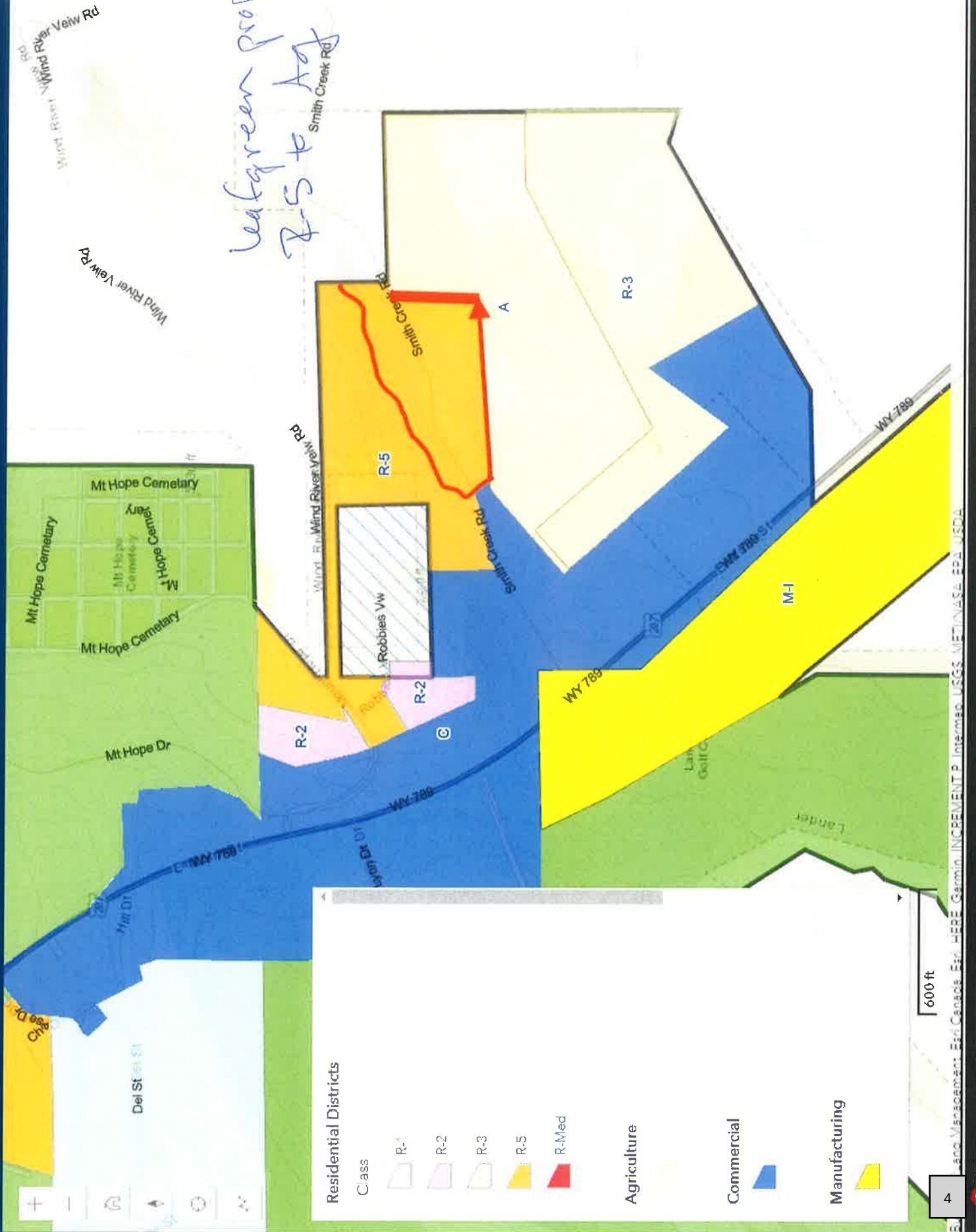
6:00 PM Tuesday, September 9, 2025, City Council Chambers

Work Sessions:

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

6:00 PM Tuesday, August 26, 2025, City Council Chambers

All meetings are subject to cancellation or change.

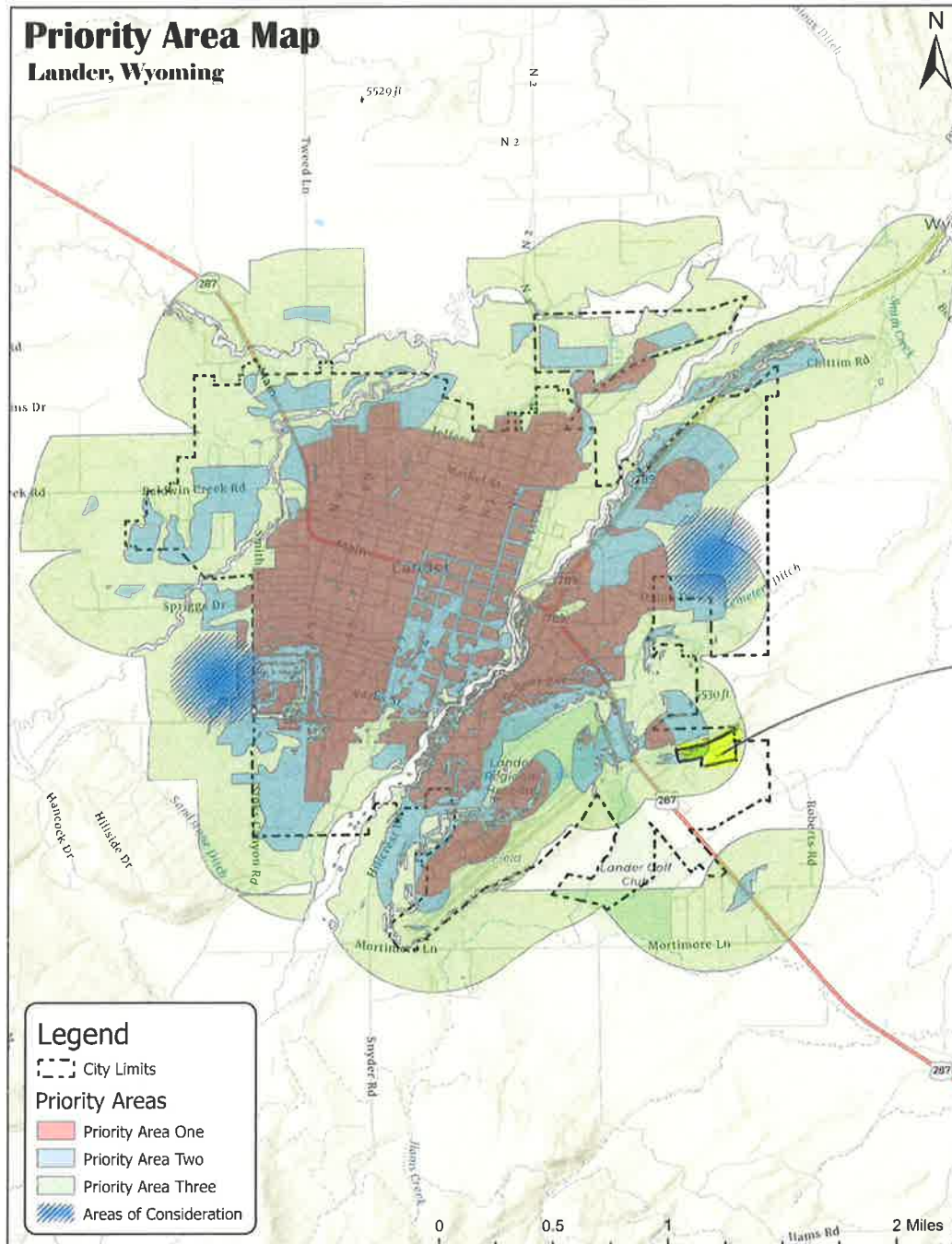


Master plan excerpt

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.



ORDINANCE 2025-5

AN ORDINANCE REZONING A PARCEL ON SMITH CREEK ROAD
BEING A 12.14-ACRE TRACT OF LAND IN THE NE1/4 OF SECTION 20 T33N R99W
from R-5 Multi-Family Residential District to A – Agricultural District

WHEREAS, there has been a request to rezone a parcel of property which is described as follows:

12.14-acre tract of land in the NE1/4, Section 20, T33N, R99W within the City of Lander, Fremont County Wyoming, and

WHEREAS, Section 4-7-2 of the City Municipal Code authorizes the City of Lander Planning Commission “To hear and make recommendations to the City Council on rezoning applications ensuring that the application is consistent with the adopted Master Plan.”

WHEREAS, the planning commission reviewed the rezoning request on June 5, 2025, at a public hearing and found the request to be in concert with the adopted 2025 Master Plan Growth Priority areas 2 and 3 and therefore recommends approval of the rezoning by a unanimous vote; and

WHEREAS, the Governing Body of the City of Lander, Wyoming has conducted a public hearing on the first reading of this ordinance July 8, 2025, in accordance with City Code Section 4-8-5 on the requested changes to the zoning map as described herein; and,

NOW THEREFORE, BE IT ORDAINED that the Governing Body of the City of Lander, Wyoming approves the requested rezoning for the property legally described above from R-5 Multi-Family Residential District to A- Agricultural District as illustrated on Exhibit A attached hereto and incorporated herein..

BE IT FURTHER ORDAINED, that the approval of the request and the zone change takes effect immediately and be reflected on the City of Lander District Zoning Map.

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

PASSED ON FIRST READING _____

PASSED ON SECOND READING _____

PASSED ON THIRD READING _____

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the _____ day of _____, 2025.

THE CITY OF LANDER
A Municipal Corporation

ATTEST:

By _____
Missy White, Mayor

Rachelle Fontaine, City Clerk

STATE OF WYOMING)

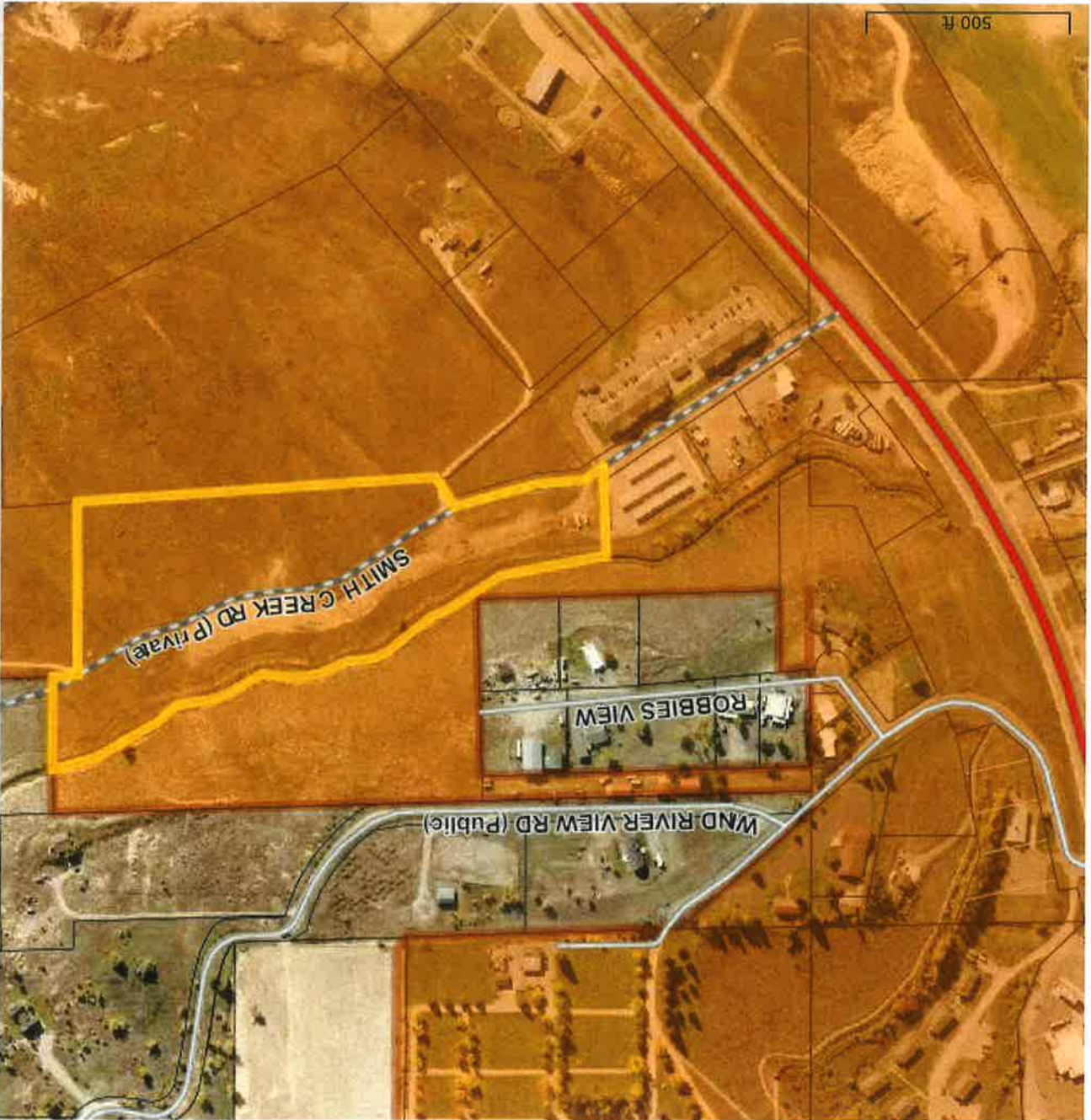
) ss.

COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on following passage, adoption and approval of Ordinance 2025-5, Missy White, the duly elected, qualified and acting Mayor of the City of Lander, issued this proclamation and said ordinance was published at least once in the Wyoming State Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication being _____, 2025.

Rachelle Fontaine, City Clerk



Section 3, ItemA.

Layers Info

1 Parcel(s)

Zoom to parcel(s)

- Parcel: 33992010003200
- Account#: R0008252 Property Detail
- Tax ID: 00000000008234 Property Taxes
- Owner: LEAFGREEN LIVING TRUST DTD 4/1/2016
- Mail Addr: 1850 RODEO DR
- Mail Addr: LANDER, WY 82520-3953
- Deed: 1420478 (08/262020)
- Location: TWP 33N RNG 099W SEC 20 TR IN NE/4 WD 2020-1420478
- Tax Classification: Res Vacant Land
- 12.14 acres

* Where more than one Site Address exists within a parcel, we cannot guarantee the Primary Site Address will be displayed.

Lat / Lon N: 42.82212°, W: 108.71075°
NAD83 UTM Zone 12 X: 687135,
Y: 4743603
NAD83 Wyoming West Central USft
N: 846109, E: 1979031

	CITY OF LANDER		
	REGULAR CITY COUNCIL MEETING		
	Tuesday, June 10, 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, Melinda Cox (via Zoom), Chad Cassady (via Zoom) and Mayor White. Declaration of a quorum. STAFF PRESENT: Interim Police Chief Kelly Waugh, 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** Council Member Stuble moved to approve, seconded by Council Member Larsen. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassady. Motion passed.
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. The Mayor opened the hearing at 6:03 PM.

B. The City Clerk read the Notice setting the hearing regarding Wild West Warehouse LLC, DBA Grizzly Bar and Grill, for allegedly operating contrary to Wyoming State statute by selling alcohol without food service. The city clerk reported a sales tax delinquency, but a release was received that morning, resolving the issue. Vincent Young, representing Wild West, was present to respond to the allegations.

C. Mr. Young discussed the bar and grill operations. After 10 PM, they serve pizza and bar food, with no full-time cooks during late hours. The council clarified that to comply with the bar and grill license, prepared food must be available when alcohol is served, and they discussed the possibility of placing the business on probation for six months to ensure compliance. Mr. Young stated that the business had only been operational for six months and highlighted unforeseen expenditures and challenges faced during this period. The council discussed potential actions, including revoking or suspending the license, imposing a probationary period, or issuing a fine. The Interim Chief explained that the violation was reported by citizens and followed up by the police department. The council considered imposing a 3-month probationary period to ensure food service is provided when alcohol is served. Council Member moved for a three-month probation. The motion failed for a lack of a second. The council ultimately decided to issue a formal warning and will monitor the situation during the renewal process, which requires no more than 40% of sales to be derived from alcohol or malt beverage sales.

D. The Mayor closed the hearing at 6:50 PM
4. **PUBLIC HEARING City of Lander Budget FY 2025 2026**

A. The Mayor opened the hearing at 6:51 PM

B. City Treasurer Lara introduced and read in the proposed 2025 2026 City budget: General fund \$8,232,382, Enterprise Fund \$41,025,698 optional tax \$10,015,817. Economic development tax \$1,075,000, airport fund \$1,908,528. Capital projects \$200,000, and senior center \$21,000.

C. There was no public comment. The council discussed the upcoming budget vote, with most members expressing support for its fiscal prudence, while Councilmember Dan Hahn voiced concerns about spending on consultants, grants and repetitive master planning.

D. The Mayor closed the hearing at 6:57 PM
5. **COMMUNICATION FROM THE FLOOR** Public Comment

Charles Woolwine addressed the council and played a recording from Lander's Pipe Band. He described the Lander Pipe Band and explained in the fall they will be competing in Scotland.

Karen Wetzal addressed the council concerning the number of alcohol related calls.
- 8

Jeremy Bingham Assistant Chief LVFD read a letter from LVFD Chief Siwik concerning the fire department drill field and parks master plan. Assistant Chief Jeremy Bingaman strongly opposed its proposed removal without proper consultation.

6. MAYOR AND COUNCIL UPDATES

Council Member Larsen provided an update on the Senior Center. There is a Popo Conservation District Meeting tomorrow.

Council Member D Hahn commented that the Lander Old Time Rodeo has everything ready to go for the July 4th Rodeo.

Council Member Cassady is working with other members of the council to learn.

Council Member Stuble provided an Energy and Environment Task Force update concerning a grant opportunity which was rescinded by the Department of Energy and is no longer available. She clarified her prior comment about alcohol related calls.

Mayor White commented that LEDA will meet next Wednesday. She will attend the Wyoming Association of Municipalities conference from Wednesday through Friday. The city is sending a letter of support for Wind River Job Corps, recognizing its vital role in providing life and job skills.

7. STAFF REPORTS

Public Works Director Lance Hopkin commented that the city is managing five multimillion-dollar projects in addition to regular maintenance, with no major issues reported. Lincoln Street’s ongoing work was acknowledged as both challenging and encouraging, highlighting the complexity of implementing new infrastructure.

City Treasurer Charri Lara stated that Assessor Berg confirmed that the city’s assessed valuation was higher than expected, providing a \$50,000 budget cushion. Praise was given to Lance for his work on the \$10.5 million storage tank project, which only required a \$117,000 local contribution. While acknowledging differing views on taxes and federal funding, she supported grants as a way to ensure Wyoming benefits from federal tax dollars. The storage tank project was cited as a major success, with significant external funding and minimal local cost, and further debt forgiveness is anticipated for upcoming projects totaling \$15 million.

8. CONSENT 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

EMPLOYEE REIMBURSEMENTS TRAVEL 313.6,NORTHSIDE BODY SHOP VEHICLE REPAIR 12104.07,FLEX SHARE BENEFITS FLEX SHARE FEES 1000,MISC ONE TIME VENDOR TUITION & REGISTRATION 100,CENTRAL BANK & TRUST ECONOMIC DEVELOPMENT 468.91,COMMUNITY CENTER REFUNDS REFUNDS 300,WATER REFUNDS WATER REFUNDS 74.14,MASTERCARD SUPPLIES 359.65,MASTERCARD COMMUNITY DEVELOPMENT 2030.04,MASTERCARD VEHICLE REPAIR 159.04,MASTERCARD WW LAB/TESTING 270,MASTERCARD TRAINING 160,MASTERCARD VEHICLE REPAIR 121.53,MASTERCARD VEHICLE REPAIR 28.79,MASTERCARD VEHICLE REPAIR -80.27,MASTERCARD VEHICLE REPAIR 265.73,MASTERCARD OPERATIONS AND MAINTENANCE 10000,MASTERCARD SUPPLIES 99.8,MASTERCARD OPERATIONS AND MAINTENANCE 448.15,MASTERCARD VEHICLE REPAIR 233.39,MASTERCARD SUPPLIES 16.76,MASTERCARD SUPPLIES 12.6,MASTERCARD TELEPHONE/INTERNET 4.25,MASTERCARD TELEPHONE & INTERNET 1.55,MASTERCARD VEHICLE REPAIR 9.76,MASTERCARD INVESTIGATIVE FUNDS 59.97,MASTERCARD BUILDING MAINTENANCE 17.98,MASTERCARD EMPLOYEE BENEFIT 75,MASTERCARD VEHICLE REPAIR 56.64,MASTERCARD VEHICLE REPAIR 97.17,MASTERCARD WW LAB/TESTING 345,MASTERCARD MAINTENANCE 350,MASTERCARD WW-OPERATIONS & MAINTENANCE 191.82,MASTERCARD OPERATIONS AND MAINTENANCE 74.29,MASTERCARD OPERATIONS AND MAINTENANCE 98.55,MASTERCARD WW-OPERATIONS & MAINTENANCE 80,MASTERCARD SUPPLIES/TOOLS & EQUIP 57.58,MASTERCARD TRASH COLLECTION 2298.55,MASTERCARD TELEPHONE 1039.98,MASTERCARD TURF & GROUNDS MAINTENANCE 374.92,MASTERCARD TURF & GROUNDS MAINTENANCE 461.63,MASTERCARD TRAINING 214,MASTERCARD WATER SAMPLES TESTING 15,MASTERCARD SUPPLIES 85.5,MASTERCARD TRAINING 167.7,MASTERCARD MCFARLANE DRIVE 66.82,MASTERCARD TRAINING

81.97,MASTERCARD TELEPHONE 3201.39,MASTERCARD ADVERTISING 2631.7,MASTERCARD OPERATIONS AND MAINTENANCE 11.8,MASTERCARD TELEPHONE & INTERNET 965.53,MASTERCARD SUPPLIES 5599,MASTERCARD COMMUNITY DEVELOPMENT 1733.47,MASTERCARD VEHICLE REPAIR 90.21,MASTERCARD VEHICLE REPAIR 294.39,MASTERCARD HOUSEKEEPING SUPPLIES 434.1,MASTERCARD LIGHTS AND ELECTRICAL 245.77,MASTERCARD OPERATIONS AND MAINTENANCE 708.21,MASTERCARD TRAVEL 35.53,MASTERCARD SUPPLIES 36.7,MASTERCARD SUPPLIES 1115,MASTERCARD VEHICLE REPAIR 42.35,MASTERCARD OPERATIONS AND MAINTENANCE 20.4,MASTERCARD VEHICLE REPAIR 188.11,MASTERCARD OPERATIONS AND MAINTENANCE 40.75,MASTERCARD WEAPONS AND TACTICAL SUPPLIES 23.88,MASTERCARD SUPPLIES 10.75,MASTERCARD PROF FEES COMPUTER 3339.7,MASTERCARD VEHICLE REPAIR 114.08,MASTERCARD VEHICLE REPAIR 36.36,MASTERCARD OPERATIONS AND MAINTENANCE 1.84,MASTERCARD SUPPLIES 9.04,MASTERCARD SUPPLIES 35.35,MASTERCARD MAINTENANCE 16.87,MASTERCARD EMPLOYEE BENEFIT 233.45,MASTERCARD OPERATIONS AND MAINTENANCE 16.19,MASTERCARD SUPPLIES 24.99,MASTERCARD SUPPLIES/TOOLS & EQUIP 59.39,MASTERCARD SUPPLIES/TOOLS & EQUIP 11.99,MASTERCARD SUPPLIES 22.49,MASTERCARD OPERATIONS AND MAINTENANCE 7.72,MASTERCARD TRANSPORTATION 3554,MASTERCARD TUITION & REGISTRATION 300,MASTERCARD TUITION & REGISTRATION 150,MASTERCARD UNIFORMS 26.81,MASTERCARD PROF. & TECHNICAL SERVICE 78.5,MASTERCARD SUPPLIES 206.95,MASTERCARD VEHICLE REPAIR 44.99,MASTERCARD SUPPLIES 1899.99,MASTERCARD OPERATIONS AND MAINTENANCE 23.95,MASTERCARD SUPPLIES 20,MASTERCARD VEHICLE REPAIR -141.74,MASTERCARD SUPPLIES 38.35,MASTERCARD SUPPLIES 39.66,MASTERCARD MEETING EXPENSE 46.42,MASTERCARD VEHICLE REPAIR 33.89,MASTERCARD SUPPLIES 131.87,MASTERCARD TUITION & REGISTRATION 260,MASTERCARD VEHICLE REPAIR 85.15,MASTERCARD TURF & GROUNDS MAINTENANCE 278,MASTERCARD SUPPLIES 17.99,MASTERCARD SUPPLIES 51.45,MASTERCARD SUPPLIES 26.55,MASTERCARD VEHICLE REPAIR 70.87,MASTERCARD VEHICLE REPAIR 43.96,MASTERCARD VEHICLE REPAIR 14.47,MASTERCARD FUEL 30.11,MASTERCARD OPERATIONS AND MAINTENANCE 18.33,MASTERCARD VEHICLE REPAIR 59.94,MASTERCARD TUITION & REGISTRATION 220,MASTERCARD BUILDING MAINTENANCE 42.6,MASTERCARD BUILDING MAINTENANCE 35.4,MASTERCARD PROFESSIONALS 249,MASTERCARD SUPPLIES 21.22,MASTERCARD SUPPLIES 117.57,MASTERCARD SUPPLIES 297.42,MASTERCARD TELEPHONE & INTERNET 899,MASTERCARD TUITION 260,MASTERCARD VEHICLE REPAIR 47.64,MASTERCARD SUPPLIES/TOOLS & EQUIP -79.4,MASTERCARD SUPPLIES/TOOLS & EQUIP -104.98,MASTERCARD OPERATIONS AND MAINTENANCE 22.98,MASTERCARD VEHICLE REPAIR 238.16,MASTERCARD VEHICLE REPAIR 112.88,MASTERCARD SUPPLIES -118.56,MASTERCARD OPERATION/ MAINTENANCE STREETS 24.99,MASTERCARD SUPPLIES -112.4,MASTERCARD SUPPLIES -66.46,MASTERCARD HOUSEKEEPING SUPPLIES 19.99,MASTERCARD VEHICLE REPAIR 72.65,MASTERCARD WATER SAMPLES TESTING 124,MASTERCARD OPERATIONS AND MAINTENANCE 2254.75,MASTERCARD TURF & GROUNDS MAINTENANCE 79.15,MASTERCARD VEHICLE REPAIR 157.06,MASTERCARD TELEPHONE & INTERNET 2124.32,MASTERCARD SUPPLIES/TOOLS & EQUIP 43.16,MASTERCARD SUPPLIES/TOOLS & EQUIP 60.44,MASTERCARD TRAVEL 9.49,MASTERCARD WATER SAMPLES TESTING 75,MASTERCARD SUPPLIES 448.42,MASTERCARD SUPPLIES 49.49,MASTERCARD TURF & GROUNDS MAINTENANCE -68.36,MASTERCARD WATER UTILITY BILLING 692.52,MASTERCARD WATER UTILITY BILLING 688.12,MASTERCARD SUPPLIES 80,MASTERCARD OPERATIONS AND MAINTENANCE 50.14,MASTERCARD TRAVEL 366.3,MASTERCARD PROF FEES COMPUTER 23.22,MASTERCARD FUND EQUIPMENT REPLACEMENT 863.99,MASTERCARD TRAINING 116.94,MASTERCARD SUPPLIES 8.99,MASTERCARD TRAVEL 364.29,MASTERCARD TRAVEL 239.68,MASTERCARD TRAVEL 43.97,MASTERCARD OPERATIONS AND MAINTENANCE 94.95,MASTERCARD TRAINING 51.45,MASTERCARD TRAINING 103.33,MASTERCARD TRAINING 291,MASTERCARD VEHICLE REPAIR 42.15,MASTERCARD HOUSEKEEPING SUPPLIES 243.88,MASTERCARD REPAIR AND MAINTENANCE SERVICE 63.68,MASTERCARD VEHICLE REPAIR 14.3,MASTERCARD TURF & GROUNDS MAINTENANCE 1539.85,MASTERCARD EMPLOYEE BENEFIT 169.57,MASTERCARD EMPLOYEE BENEFIT 15.35,MASTERCARD POSTAGE 70.3,MASTERCARD VEHICLE REPAIR 120.13,MASTERCARD VEHICLE REPAIR 117.38,MASTERCARD WW LAB/TESTING 315,MASTERCARD TRAVEL 294,MASTERCARD OPERATIONS AND MAINTENANCE 35.08,MASTERCARD TELEPHONE & INTERNET 15.77,MASTERCARD TELEPHONE/INTERNET 125.89,MASTERCARD OPERATIONS AND MAINTENANCE 67.97,MASTERCARD TELEPHONE & INTERNET 1656.31,COMMUNITY CENTER REFUNDS REFUNDS 508,WATER REFUNDS WATER REFUNDS 73.8,WATER REFUNDS WATER REFUNDS 7.81,ADAM E PHILLIPS ATTORNEY AT LAW GENERAL ATTORNEY 5000,ALEXANDER EXCAVATION PROJECT COST - ASSISTED LIVING 86794.43,ALSCO SUPPLIES 37.17,ALSCO LINENS 252.87,ALSCO LINENS 172.46,ALSCO LINENS 63.5,ALSCO LINENS 430.58,APEX SURVEYING PROJECT COST - ASSISTED LIVING 3363.75,ARDURRA GROUP INC JEFFERSON STREET REHAB 15170,ARDURRA GROUP INC TAXIWAY 4261.25,ARTERY CONSTRUCTION OPERATIONS AND MAINTENANCE 975,B & T FIRE EXTINGUISHERS SHOP SUPPLIES 57,B & T FIRE EXTINGUISHERS BLDG GROUNDS MAINTENANCE 47.5,BADGER METER INC METER REPLACEMENT 326.9,BAKER HEATING & AIR BUILDING MAINTENANCE 358,BOYLE ELECTRIC OPERATIONS AND MAINTENANCE 4802.42,CITY PLUMBING & HEATING OPERATIONS AND MAINTENANCE 162.6,CIVICPLUS COMMUNITY PROGRAMS 8198,DOWL JEFFERSON STREET REHAB 3106.62,CLARKS LANDSCAPING PROJECT COST - ASSISTED LIVING 237.5,DRUG TESTING SERVICES LLC EMPLOYEE SCREENING 453,ECONO SIGNS OPERATION/ MAINTENANCE STREETS 227.75,ELLIS CONCRETE INC OPERATIONS AND MAINTENANCE 7245,ELK RIDGE REAL ESTATE & APPRAISALS JEFFERSON STREET REHAB 1200,ENGINEERING ASSOCIATES PROF AND CONSULTING 2927.48,FERGUSON ENTERPRISES INC OPERATIONS AND MAINTENANCE 2800,FERGUSON ENTERPRISES INC OPERATIONS AND MAINTENANCE 481.22,FERGUSON ENTERPRISES INC OPERATIONS AND MAINTENANCE 3488.66,FERGUSON ENTERPRISES INC WW-OPERATIONS & MAINTENANCE 1567.2,FLEX SHARE BENEFITS FLEX SHARE FEES 267.5,FREMONT CO SOLID WASTE DISPOS TRASH COLLECTION 41.8,FREMONT CO SOLID WASTE DISPOS TRASH COLLECTION 43.4,FREMONT CO SOLID WASTE DISPOS TIRES 168.68,FREMONT COUNTY TREASURER PRISONER CARE 5005,FREMONT COUNTY TREASURER DISPATCH CONTRACT 18195.05,FREMONT MOTOR COMPANY VEHICLE REPAIR 182.28,FRONT RANGE FIRE APPARATUS LTD VEHICLE REPAIR 693.27,FRONTIER

PROPERTY MAINTENANCE COMMUNITY CENTER MAINTENANCE 925,HDR ENGINEERING INC PROF AND CONSULTING 9372.15,HDR ENGINEERING INC BUENA VISTA PROJECT 3531.25,HDR ENGINEERING INC PROF AND CONSULTING 775,HDR ENGINEERING INC PROF AND CONSULTING 1371.06,HDR ENGINEERING INC STORAGE TANK REPLACEMENT 50555.7,HDR ENGINEERING INC PROF AND CONSULTING 11387.5,HIGH COUNTRY CONSTRUCTION STORAGE TANK REPLACEMENT 276698.91,HOMETOWN OIL FUEL 75.13,HOMETOWN OIL FUEL 182.35,HOMETOWN OIL FUEL 65.65,INQUIREHIRE EMPLOYEE SCREENING 282.5,INQUIREHIRE EMPLOYEE SCREENING 32.1,JOE JOHNSON EQUIPMENT VEHICLE REPAIR 500,KLEEN PIPE LLC VIDEO & CLEANING 1239.5,KLEEN PIPE LLC VIDEO & CLEANING 6147.94,LANDER COMMUNITY FOUNDATION MAYORS ADMINISTRATION 1000,LANDER FREE MEDICAL ECONOMIC DEVELP PROJECTS 2841.96,LANDER SENIOR CITIZENS CENTER BUILDING MAINTENANCE 4836.17,LEDA ECONOMIC DEVELOPMENT 801.84,LEGACY CONSTRUCTING LLC MISC SMALL STREET REPAIRS 7604.45,MASA EMPLOYEE BENEFIT 228,MES SERVICE COMPANY LLC FIRE EQUIPMENT MAINTENANCE 375,METRON FARNIER METER REPLACEMENT 181040.76,MOTOROLA SOLUTIONS INC NEW ASSETS 473.04,MOTOROLA SOLUTIONS INC PROF. & TECHNICAL SERVICE 4094.74,NORCO INC SHOP SUPPLIES 99.6,NORCO INC SHOP SUPPLIES -28.55,OFFICE SHOP, INC. SUPPLIES 643.29,OFFICE SHOP, INC. SUPPLIES 154.62,ONE CALL OF WYOMING OPERATIONS AND MAINTENANCE 44.25,ONE CALL OF WYOMING OPERATIONS AND MAINTENANCE 50.2,ONE CALL OF WYOMING OPERATIONS AND MAINTENANCE 54.6,PATRICK CONSTRUCTION INC MCFARLANE DRIVE 142108.48,PUBLIC AGENCY TRAINING TUITION & REGISTRATION 650,RAMKOTA HOTEL & CONFERENCE CENTER TRAVEL 404,RDO EQUIPMENT CO VEHICLE REPAIR 4587.24,RDO EQUIPMENT CO VEHICLE REPAIR 12.89,RDO EQUIPMENT CO VEHICLE REPAIR 409.04,REWORX PROF AND CONSULTING 4140,ROTARY CLUB OF LANDER MAYORS ADMINISTRATION 1000,RUST AUTOMATION AND CONTROLS INC OPERATIONS AND MAINTENANCE 20846.16,STOTZ EQUIPMENT VEHICLE REPAIR 99.89,STRIKE CONSULTING GROUP METER REPLACEMENT 1486.25,STRIKE CONSULTING GROUP WW-OPERATIONS & MAINTENANCE 4921,STRIKE CONSULTING GROUP FARTHING SLIP PROJECT 35390.9,STRIKE CONSULTING GROUP PROJECT COST - ASSISTED LIVING 11677.5,STRIKE CONSULTING GROUP FIFTH STREET PROJECT 513.75,STRIKE CONSULTING GROUP PROF AND CONSULTING 12910,STRIKE CONSULTING GROUP MCFARLANE DRIVE 17265,SWEETWATER AIRE OPERATIONS AND MAINTENANCE 172.5,TAYLOR DITCH CO. IRRIGATION SYSTEM REPAIR 134,TEAM LABORATORY CHEM LLC WW-OPERATIONS & MAINTENANCE 3325,TELEDYNE INSTRUMENTS WW-OPERATIONS & MAINTENANCE 49709,TERMINIX OF WYOMING BUILDING MAINTENANCE 550,THATCHER COMPANY CHEMICAL FEED SUPPLIES 11816.86,TYLER TECHNOLOGIES PROFESSIONALS 15,UPRIGHT CONSTRUCTION & RESTORATION MISC SMALL STREET REPAIRS 8640,VFW MAYORS ADMINISTRATION 1000,WALLER TECIA CLEANING SERVICES 4400,WESTCO TURF & GROUNDS MAINTENANCE 4674,WESTERN LAW ASSOCIATES PROSECUTING ATTORNEY 3208.01,WHITING LAW PC GENERAL ATTORNEY 367.5,WILLIAM H SMITH & ASSOC LINCOLN ST PROJECT 3802.5,WILLIAM H SMITH & ASSOC BALDWIN CREEK PROJECT 270,WIND RIVER FENCE LLC FUND EQUIPMENT REPLACEMENT 9500,WYOMING RETIREMENT SYSTEM VOLUNTEER FIRE PENSION FUND 637.5,WYOMING STATE FIREMEN'S ASSN. TUITION & REGISTRATION 1675,WYOMING STATE FIREMEN'S ASSN. TUITION & REGISTRATION 75,HIGH COUNTRY CONSTRUCTION LINCOLN ST PROJECT 452982.23, AFLAC 467.29, CSSW 1554.50, COLONIAL LIFE 232.55, PAYROLL TAXES 80747.25, DEFERRED COMP 6915.00, FLEXSHARE 1191.67, NCPERS 128.00, TRUSTMARK 379.66, WEBT 80,600.85, WORKERS COMP 5086.40, WRS 59663.34, CHRISTINA MUREN 25.00-, JLYNN HENSON 73.80-, BILLS FAMILY TRUST 7.81-, LANDER AMBASSADORS 500.00-.

Council Member Larsen moved to amend the consent agenda and include a payment to High Country Construction for \$452,982.23, seconded by Council Member Stuble. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassady. Motion passed.

Council Members voting Yea to approve the consent agenda as amended: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassady. Motion passed.

9. NEW BUSINESS (ACTION ITEMS)

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

Council Member Stuble moved to amend a typo in Resolution 1356's first paragraph where the public hearing date was incorrectly stated as June 10, 2024, and should be corrected to June 10, 2025, motion seconded by Council Member Larsen. Council Members voting Yeah: Larsen, Cox, Cassady, Stuble and J Hahn. Council Members voting Nay: D Hahn. Motion to amend passed.

Council Member Stuble moved to approve Resolution 1356 as amended, seconded by Council Member Larsen.

DISCUSSION: Council Member Dan Hahn expressed dissatisfaction with the consulting expenses but declined to propose amendments. Councilmember Cassady raised concerns regarding the \$100,000 allocation for a transitional overlap for the outgoing and incoming treasurer. Treasurer Lara explained the necessity of this overlap due to the complexity of the treasurer's responsibilities, especially with budgeting and audits, and noted the absence of a fully trained assistant who could otherwise provide continuity. She emphasized this arrangement as somewhat unique to her role due to its breadth and depth.

Council Members voting Yea to approve Resolution 1356 as amended: Larsen, Cox, Stuble, and Cassady. Council Members voting Nay: D Hahn and J Hahn. Motion passed.

- B. Approve Resolution 1357 Approving updated Salary Structure

Motion to approve made by Council Member Larsen and seconded by Council Member Stuble.

Discussion: Treasurer Lara and the Mayor explained this updates the wage and grade scale to incorporate a 4.7% COLA in order to maintain equity between existing staff and new hires and correct several years of stagnation in adjustments, which had caused wage compression. Seasonal employee wages, which had remained outdated, were also increased to remain competitive with similar temporary positions elsewhere. Council Member D Hahn criticized the uniform, across-the-board COLAs, arguing that higher-paid staff benefit disproportionately and suggesting that COLAs should be focused on lower-salaried employees. He also questioned the timing of financial decisions, noting the COLA was approved shortly before a proposal to raise utility rates, which he felt was misleading.

Further criticism was voiced by Councilmember Cassady, who supported the idea of competitive wages for recruitment and retention but questioned whether 4.7% was excessive compared to Federal and Social Security COLAs, which were significantly lower (around 2–2.5%). He recommended exploring alternative benchmarks for future COLAs. Treasurer Lara explained citing the Wyoming Economic Division's cost-of-living data, where Q4 2024 showed a 5.2% increase. The average of the last two quarters led to the 4.7% figure. Lara also explained that several exempt employees do not use city health insurance, resulting in significant cost savings, and emphasized that improved employee satisfaction and retention are signs the wage approach is working effectively. Council Member J Hahn cited the increase in salaries from 2020 to 2025 for several positions, including the appointed positions.

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

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

Motion to approve made by Council Member Larsen and seconded by Council Member Stuble.

DISCUSSION: City Treasurer Lara explained that the city is facing a \$30 million shortfall in funding for capital projects that have already been designed. To generate the necessary capital for completing these projects, repaying existing loans, and avoiding cancellation, the city is proposing a 9% increase in the base water and sewer rate for the upcoming year.

This one-year rate adjustment is projected to raise approximately \$178,459, which aligns with the City's first loan payment of \$132,700 for major infrastructure projects like the McFarland and water meter upgrades. Although this increase is intended to cover immediate needs, future adjustments may be required depending on the pace of construction, success in securing additional grant funding, and the evolving costs of labor and materials.

Council members raised concerns that while the 9% increase is framed as a single-year measure, it could potentially lead to compound increases over time if future rate hikes are necessary to fund ongoing or expanded infrastructure needs. Staff clarified that while future increases are not predetermined, they are also not ruled out, as the community may need to decide whether to pursue additional infrastructure improvements or limit capital investments to avoid further rate hikes. Council members acknowledged that some previously estimated project costs have nearly doubled—e.g., from \$45 million to \$89 million for ten priority projects due to inflation and construction market changes. If external funding is not secured, future debt obligations could grow. However, some current loans will expire, potentially offsetting the need for sustained annual increases.

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

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

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

- 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

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

- 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.

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

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

Council Member D Hahn moved to adopt both the Master Plan and the Parks and Recreation Master Plan, with an amendment to retain the drill field in its current location and seconded by Council Member J Hahn.

Discussion: Council members clarified that these master plans are not binding commitments, but rather conceptual roadmaps intended to guide future planning, budgeting, and project design. Adoption of the plans does not obligate the city to implement every element, and each project would still require individual approvals, designs, and funding decisions.

Several council members emphasized the importance of flexibility and public communication, noting the plans should be understood as living documents subject to revision. Council Member Cox expressed a desire to ensure future councils and residents understand the non-binding nature of the documents, recommending a public-facing note be added to clarify this on the city's website.

After a discussion clarifying proper procedure Council Member D Hahn withdrew his motion. Council Member D Hahn moved to adopt the Master Plan and the Parks and Recreation Master Plan, seconded by Council Member Stuble.

Council Member D Hahn then moved to amend the motion to adopt both the Master Plan and the Parks and Recreation Master Plan, with an amendment to retain the drill field in its current location, seconded by Council Member Stuble. Council Members voting Yea as amended: Larsen, D Hahn, Cox, J Hahn and Cassady. Council Members voting Nay: Stuble. Motion passed.

- 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.

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

- 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.

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

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

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

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

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

- 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.

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

- M. Approve S 25.04 Reed Subdivision Minor Plat.

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

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

Motion to approve made by Council Member Larsen and seconded by Council Member Stuble. Council Members voting Yea: Larsen, D Hahn, Cox, and Stuble. Council Members voting Nay: J Hahn and Cassidy. Motion passed.

O. Approve S 25.06 Skiba Addition Minor Plat

Motion to approve made by Council Member Larsen and seconded by Council Member Stuble. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassidy. Motion passed.

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

Motion to approve made by Council Member Stuble and seconded by Council Member D Hahn. Council Members voting Yea: Larsen, D Hahn, Cox, Stuble, J Hahn and Cassidy. Motion passed.

10. ADJOURNMENT

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

Being no further business to come before the Council, the meeting was adjourned at 8: 21PM.

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.

VISION

Preserving the past, while embracing the future.

The City of Lander is an equal opportunity employer and does not discriminate. Qualified applicants are considered for positions without regard to race, religion, military status, sex, age, national origin, disability, sexual orientation, or other characteristics protected by law.

	CITY OF LANDER		
	CITY COUNCIL WORK SESSION MEETING		
	Tuesday, June 24, 2025, at 6:00 PM		
	City Council Chambers, 240 Lincoln Street		
	MINUTES		

COUNCIL MEMBERS PRESENT: John Larsen, Dan Hahn, Josh Hahn, Julia Stuble, Melinda Cox (via Zoom).
COUNCIL MEMBERS ABSENT: Chad Cassady and Mayor Missy White. STAFF PRESENT: Interim Police Chief Kelly Waugh, Public Works Director Lance Hopkin, Assistant Mayor RaJean Strube Fossen, City Treasurer Charri Lara, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.

1. NEW BUSINESS (NON-ACTION ITEMS)

A. Staff Updates

Interim Chief Waugh reported on recent police activities and upcoming training on domestic violence.

Public Works Director Hopkin provided updates on ongoing construction projects and a new cemetery ditch agreement with the city of Lander.

Assistant Mayor Strube Fossen discussed grant applications and security vulnerability assessments.

City Treasurer Lara stated that the auditors are at City Hall this week conducting audit testing.

City Clerk Fontaine commented that HB0172, the repeal of the gun free zones, will go into effect July 1. The City may consider adding a policy concerning concealed carry for its employees. Additional potential policies to consider include Fraud, AI, Social Media and ADA.

B. Proposed Lander Urban Forest Council (Tree Board) Ordinance 2025-6 Discussion

The council reviewed a proposed tree board ordinance, which had been drafted by the Urban Forest Council to consolidate and update existing tree-related ordinances. Council Member D Hahn expressed concerns about the board's role in policing citizens, preferring to keep tree management under city administration. Council Member D Hahn expressed concerns about the high cost of removing problem trees in town, and questioned how to handle situations where property owners lack the funds to address the issue. The City Attorney noted that the City has options like placing a lien on the property or pursuing litigation but emphasized the need to enforce ordinances. The council discussed the new combined ordinance, which includes penalties outlined in the city fee schedule, and clarified that the maximum fine for misdemeanors remains \$750.

The meeting focused on tree management and safety regulations. Tree assessments are conducted for safety reasons and the process for addressing hazardous trees was outlined. Council Member Cox raised concerns about hedges interfering with traffic visibility, which led to a discussion about potentially strengthening the ordinance to include specific language about line of sight. The council discussed adding visibility requirements to Section 7 of the ordinance for clarity and safety.

C. Police Department and all Employee Manual update discussion

The council discussed a comprehensive update to the Lander Police Department's policy manual, which has grown from 98 to 430 pages. Interim Chief Waugh explained that the new policy, developed with CALEA and the Daigle Law Group, aims to establish the department as a national gold standard for policing, with clearer guidelines on procedures, training requirements, and officer authority. The council agreed to review the document over the next month, with Council Member Cox indicating they would address it at the next work session in July to allow for proper consideration of the extensive changes.

The council discussed two proposed changes to the employee manual: adjusting the payment method of on-call wages for the water department and updating the travel reimbursement policy. Council decided to proceed with the on-call wage change as presented, but after discussion, they opted not to allow employees the option of using personal credit cards for travel

expenses. The council agreed to bring both proposals to a vote at the July 8th meeting for approval via resolution, with the changes to take effect at the start of the new fiscal year.

2. ADJOURNMENT

Being no further business to come before the Council, the meeting was adjourned at 7:13 PM.

The City of Lander

ATTEST:

By: _____
Julia Stuble,
City of Lander Mayor Pro Tem

Rachelle Fontaine, City Clerk

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

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CITY OF LANDER

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Input Dates: 6/12/2025 - 7/9/2025

Jul 03, 2025 10:19AM

71 CONSTRUCTION CO	patching wb's	16,664.93
71 CONSTRUCTION CO	cold mix	2,695.00
Total 71 CONSTRUCTION CO (2):		19,359.93
7220 CONSULTING LLC	Microphone Work	431.15
Total 7220 CONSULTING LLC (1221):		431.15
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	Bishop Randall Construction	169,914.37
Total ALEXANDER EXCAVATION (21):		169,914.37
ALSCO	Community Center Linens	263.38
ALSCO	Community Center Linens	249.22
ALSCO	Community Center Linens	123.43
ALSCO	Community Center Linens	478.84
ALSCO	MicroTech Towels	36.05
ALSCO	MicroTech Towels	37.17
ALSCO	MicroTech Towels	37.17
ALSCO	MicroTech Towels	37.17
Total ALSCO (917):		1,262.43
ARDURRA GROUP INC	Popo Agie River Park Entrance Development	14,485.00
ARDURRA GROUP INC	progress billing on CDBG designs	14,485.00
ARDURRA GROUP INC	LND Reconstruct Apron - Design	3,781.25
Total ARDURRA GROUP INC (1390):		32,751.25
BADGER METER INC	Beacon Mobile Hosting JUNE 2025	327.10
Total BADGER METER INC (44):		327.10
BILL JONES PLUMBING & HEATING INC	meter problem	110.00
Total BILL JONES PLUMBING & HEATING INC (57):		110.00
BLACK HILLS ENERGY	Acct #3608165436 MAY2025 Natural Gas	506.83
BLACK HILLS ENERGY	Acct #3608165436 MAY2025 Natural Gas	1,197.98
BLACK HILLS ENERGY	Acct #3608165436 MAY2025 Natural Gas	1,918.08
BLACK HILLS ENERGY	Acct #3608165436 MAY2025 Natural Gas	326.07
BLACK HILLS ENERGY	Acct #3608165436 MAY2025 Natural Gas	2,669.51
BLACK HILLS ENERGY	Acct #3608165436 MAY2025 Natural Gas	43.44
BLACK HILLS ENERGY	Natural Gas - JUNE2025	101.82
BLACK HILLS ENERGY	Natural Gas - JUNE2025	590.99
BLACK HILLS ENERGY	Natural Gas - JUNE2025	910.34
BLACK HILLS ENERGY	Natural Gas - JUNE2025	152.64
BLACK HILLS ENERGY	Natural Gas - JUNE2025	930.29
BLACK HILLS ENERGY	Natural Gas - JUNE2025	43.11
Total BLACK HILLS ENERGY (465):		9,391.10
BOBCAT OF THE BIG HORN BASIN INC	mower deck bearing	356.66

CITY OF LANDER

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Total BOBCAT OF THE BIG HORN BASIN INC (856):		356.66
CASELLE INC	Annual Support	14,736.00
CASELLE INC	Annual Support	14,736.00
Total CASELLE INC (86):		29,472.00
CITY PLUMBING & HEATING INC	Drinking fountain installation at Lions Shelter - U	1,022.26
Total CITY PLUMBING & HEATING INC (105):		1,022.26
CITY SERVICE VALCON	Jet fuel - airport	19,894.78
Total CITY SERVICE VALCON (1146):		19,894.78
COMMUNITY CENTER REFUNDS	COMM CTR SECURITY DEPOSIT REFUND	500.00
COMMUNITY CENTER REFUNDS	RE-ISSUE STALE CHECK	500.00
Total COMMUNITY CENTER REFUNDS (1210):		1,000.00
CREATIVE ENERGIES LLC	Pay if approved by council on July 8, 2025, City	2,000.00
Total CREATIVE ENERGIES LLC (1260):		2,000.00
DOOLY ENTERPRISES, INC.	Firearms ammunition	6,913.74
Total DOOLY ENTERPRISES, INC. (1285):		6,913.74
DOWL	Engineering for final reports for CD 23514	3,936.17
Total DOWL (147):		3,936.17
DRUG TESTING SERVICES LLC	employee screening	650.00
Total DRUG TESTING SERVICES LLC (148):		650.00
ELLIS CONCRETE INC	Concrete work for LOR Phase 1 Drinking Fount	7,050.36
ELLIS CONCRETE INC	Concrete work for LOR Phase 1 Drinking Fount	676.39
Total ELLIS CONCRETE INC (988):		7,726.75
FERGUSON ENTERPRISES INC	repair clamps	531.28
FERGUSON ENTERPRISES INC	10" mj plug	144.84
Total FERGUSON ENTERPRISES INC (553):		676.12
FLEX SHARE BENEFITS	Benefits MAY2025	131.53
FLEX SHARE BENEFITS	Benefits MAY2025	131.52
FLEX SHARE BENEFITS	HRA Funding for July2025 - June2026	57,000.00
Total FLEX SHARE BENEFITS (173):		57,263.05
FREMONT CO SOLID WASTE DISPOS	trash from parks large containers	38.60
FREMONT CO SOLID WASTE DISPOS	trash	16.20
FREMONT CO SOLID WASTE DISPOS	trash for lander live	20.20
FREMONT CO SOLID WASTE DISPOS	trash parks	29.00
FREMONT CO SOLID WASTE DISPOS	Donation for Haz waste day	2,000.00

CITY OF LANDER

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Input Dates: 6/12/2025 - 7/9/2025

Jul 03, 2025 10:19AM

Total FREMONT CO SOLID WASTE DISPOS (183):		2,104.00
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	17,695.81
FREMONT COUNTY TREASURER	Dispatch - Police & Fire	499.24
FREMONT COUNTY TREASURER	JAIL BILL	8,855.00
Total FREMONT COUNTY TREASURER (190):		27,050.05
FREMONT ELECTRIC	cold storage lights	385.00
FREMONT ELECTRIC	cold storage lights	940.00
Total FREMONT ELECTRIC (1309):		1,325.00
FREMONT MOTOR COMPANY	Vacuum pump	354.40
Total FREMONT MOTOR COMPANY (194):		354.40
FRONTIER PROPERTY MAINTENANCE	Landscape Maintenance for Community Center	925.00
Total FRONTIER PROPERTY MAINTENANCE (1484):		925.00
HDR ENGINEERING INC	Misc Services and GIS Services	2,073.75
HDR ENGINEERING INC	Sewer Master Planning	9,734.82
HDR ENGINEERING INC	Construction Eng Services for Tank and Pump S	14,898.53
Total HDR ENGINEERING INC (994):		26,707.10
HIGH COUNTRY CONSTRUCTION	Lincoln Street Construction	461,905.64
Total HIGH COUNTRY CONSTRUCTION (1062):		461,905.64
HOMETOWN OIL	15w40 engine oil	799.00
Total HOMETOWN OIL (230):		799.00
HUFF SANITATION INC	Toilet	125.00
Total HUFF SANITATION INC (239):		125.00
INQUIREHIRE	employee screening	128.40
Total INQUIREHIRE (1087):		128.40
JOE JOHNSON EQUIPMENT	Front camera ethernet port and cables. Air cylin	1,302.27
JOE JOHNSON EQUIPMENT	Camera	500.00
JOE JOHNSON EQUIPMENT	Front camera cable	188.00
Total JOE JOHNSON EQUIPMENT (1341):		1,990.27
KLEEN PIPE LLC	clean and video Poor farm and Railroad sewers	10,965.26
Total KLEEN PIPE LLC (1032):		10,965.26
L N CURTIS & SONS	Past Chief pins	333.09
Total L N CURTIS & SONS (276):		333.09
LANDER FREE MEDICAL	1/2 Recipient	2,841.96

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Total LANDER FREE MEDICAL (1458):		2,841.96
LANDER ONE SHOT CLUB	Dues	140.00
Total LANDER ONE SHOT CLUB (294):		140.00
LANDER RECYCLE LLC	July to December 2024 Recycling pickup at \$40	240.00
LANDER RECYCLE LLC	Jan-Jun 2025 recycling pickup at \$50 per month	300.00
Total LANDER RECYCLE LLC (1355):		540.00
LANDER SENIOR CITIZENS CENTER	JUNE 2025 Bills	4,980.50
Total LANDER SENIOR CITIZENS CENTER (296):		4,980.50
LYNDSAY ALCARAZ	1/2 Recipient	6,034.94
Total LYNDSAY ALCARAZ (1464):		6,034.94
MASTERCARD	Supplies	20.00
MASTERCARD	Lunch items for volunteer park cleanup day	168.84
MASTERCARD	Carpet cleaner	390.45
MASTERCARD	Phones - All dept	47.80
MASTERCARD	Phones - All dept	393.06
MASTERCARD	Phones - All dept	250.28
MASTERCARD	Phones - All dept	290.57
MASTERCARD	Phones - All dept	25.76
MASTERCARD	Phones - All dept	114.13
MASTERCARD	Uniforms	173.95
MASTERCARD	faucet for softball fields restroom, lines, batterie	80.96
MASTERCARD	Prof fees	249.00
MASTERCARD	BacT on McFarlane Drive water main	15.00
MASTERCARD	June 2025 1st set of BacT samples	75.00
MASTERCARD	DUI Team	30.45
MASTERCARD	Employee lunch	203.89
MASTERCARD	sunscreen, water, food for summer programs	106.44
MASTERCARD	Supplies	80.00
MASTERCARD	Acct #156821201 APR2025 Spectrum Phone	129.98
MASTERCARD	Acct #156821201 APR2025 Spectrum Phone	130.00
MASTERCARD	Acct #156821201 APR2025 Spectrum Phone	130.00
MASTERCARD	Acct #156821201 APR2025 Spectrum Phone	260.00
MASTERCARD	Acct #156821201 APR2025 Spectrum Phone	130.00
MASTERCARD	Acct #156821201 APR2025 Spectrum Phone	130.00
MASTERCARD	Acct #156821201 APR2025 Spectrum Phone	130.00
MASTERCARD	Acct #173012201 Spectrum Fiber MAY2025	449.50
MASTERCARD	Acct #173012201 Spectrum Fiber MAY2025	449.50
MASTERCARD	Fittings for filter valve installations	122.91
MASTERCARD	Supplies	12.99
MASTERCARD	hosebibb repair kit and thread sealant	86.45
MASTERCARD	Parts for airline for new valve actuators	113.35
MASTERCARD	Fittings for filter valve installations	75.44
MASTERCARD	Cards for L1 and Open and Back when sign for	23.89
MASTERCARD	Caution tape for volunteer projects	26.97
MASTERCARD	Gloves for Medical calls or vehicle crashes	83.99
MASTERCARD	Back Patch to replace old	220.83
MASTERCARD	Tite-reach wrench to replace one that got ruined	274.40
MASTERCARD	M12 Stainless bolts for mounting solenoids	55.99
MASTERCARD	summer program supplies	101.45
MASTERCARD	pickleball paddle set for programs	17.99

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MASTERCARD	Printer for front counter as current one is not fun	149.00
MASTERCARD	program supplies , weed and pest gloves	30.57
MASTERCARD	program supplies , weed and pest gloves	65.90
MASTERCARD	HDPE Plastic Sheets for mounting solenoids	23.99
MASTERCARD	printer cable for front counter printer	7.99
MASTERCARD	Printer ink cartridges	287.70
MASTERCARD	Name Tapes	120.64
MASTERCARD	6v battery's for sewer meters	66.48
MASTERCARD	Phone Case	56.08
MASTERCARD	300 receipt forms	197.65
MASTERCARD	Reprint Narc Envelopes and Evidence tags	255.47
MASTERCARD	Water Bills MAY2025	699.21
MASTERCARD	Magnetic Mic's	159.80
MASTERCARD	Casters for dollies for valve replacement	311.92
MASTERCARD	iron pipe nipple	7.07
MASTERCARD	Metal for building dollies for valve replacement	130.60
MASTERCARD	1/2"" pex clamp rings	33.70
MASTERCARD	Pressure regulators and fittings for new valves i	61.60
MASTERCARD	Battery cutoff switch and parts for plant mower	66.08
MASTERCARD	Repair lights out in PD gym	170.86
MASTERCARD	Subscription	600.00
MASTERCARD	Convention	260.00
MASTERCARD	ignition cylinder	58.02
MASTERCARD	Adhesive spray, mower plugs	26.23
MASTERCARD	AWS	23.99
MASTERCARD	Electrical on new filter valves	433.92
MASTERCARD	CPFA Application Fee	100.00
MASTERCARD	CPFA Application Fee	100.00
MASTERCARD	Storage	40.00
MASTERCARD	Gift certs for compliance checks	270.00
MASTERCARD	Credit office supplies	216.89-
MASTERCARD	Service Contract	6,826.42
MASTERCARD	Cylinder rebuild kits	205.00
MASTERCARD	Lumen-Century Link MAY2025 Accts: 3338889	88.83
MASTERCARD	Lumen-Century Link MAY2025 Accts: 3338889	200.32
MASTERCARD	Lumen-Century Link MAY2025 Accts: 3338889	427.67
MASTERCARD	Lumen-Century Link MAY2025 Accts: 3338889	121.32
MASTERCARD	Lumen-Century Link MAY2025 Accts: 3338889	121.32
MASTERCARD	Lunch for Tazer Training	131.50
MASTERCARD	copy paper	705.24
MASTERCARD	Office Supplies	31.55
MASTERCARD	Toner	75.34
MASTERCARD	Acct #3024-9062730-001	759.30
MASTERCARD	Acct #3024-9062730-001	165.63
MASTERCARD	Acct #3024-9062730-001	180.61
MASTERCARD	Acct #3024-9062730-001	158.17
MASTERCARD	Acct #3024-9062730-001	1,028.36
MASTERCARD	Air Handler Filters for LCCC	293.97
MASTERCARD	Trash	22.60
MASTERCARD	Trash	5.00
MASTERCARD	NAPA	144.84
MASTERCARD	WAM registration made in error and refunded by	260.00
MASTERCARD	weed eater trimmer line	11.69
MASTERCARD	Various Advertising. Invoices: 28491, 28492, 2	1,372.25
MASTERCARD	shrubs for 780 Cascade, Fields card	129.00
MASTERCARD	mics shop and cleaning, repair supplies	543.13
MASTERCARD	employee benefit	16.71
MASTERCARD	WAM SUMMER CONVENTION REGISTRATIO	260.00
MASTERCARD	Fasteners	17.90
MASTERCARD	Google Workspace MAY2025	1,078.99

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MASTERCARD	Google Workspace MAY2025	1,078.99
MASTERCARD	weed spray and subfloor glue	42.82
MASTERCARD	postage for wet test sewer ponds	162.40
MASTERCARD	shipping for wet test at sewer ponds	161.61
MASTERCARD	weed eater and saw fuel mixed	107.96
MASTERCARD	shipping for wet test sewer ponds	163.11
MASTERCARD	Supplies	24.80
MASTERCARD	May 2025 Wastewater sampling	345.00
MASTERCARD	Fox Park 2024 CCR	125.00
MASTERCARD	May Wastewater Sampling	345.00
MASTERCARD	May 2025 Wastewater Testing	345.00
MASTERCARD	Shipping for 2 coolers that sample was too war	110.00
MASTERCARD	gloves, test strips	186.59
MASTERCARD	curb box extension	62.69
MASTERCARD	May 2025 Wastewater Testing	290.00
MASTERCARD	May Wastewater Testing	345.00
MASTERCARD	curb stop box locks	399.58
MASTERCARD	key's for depot building	5.98
MASTERCARD	lynch pins	7.48
MASTERCARD	plumbing fittings	8.47
MASTERCARD	cotter key lock and threadlocker	21.78
MASTERCARD	tubes and fittings	48.74
MASTERCARD	Waterproof, spray resistant work boots - summe	179.99
MASTERCARD	Garden hose and spray nozzle	51.98
MASTERCARD	Plumbing elbow for City Park drinking fountain p	6.83
MASTERCARD	battery	218.55
MASTERCARD	Skid Steer Battery	164.24
MASTERCARD	filter stock order	56.64
MASTERCARD	WP-4 fogger	207.90
MASTERCARD	stock order	56.58
MASTERCARD	Hydraulic hose and fittings	126.86
MASTERCARD	Oil change supplies for plant mower and a batte	93.99
MASTERCARD	tire changer duck head	48.95
MASTERCARD	filter	27.45
MASTERCARD	Oil, brake clean for stock and Air switch	278.11
MASTERCARD	Blower motor resistor	49.20
MASTERCARD	Hydraulic line	124.91
MASTERCARD	1 7/8"" sockets for valve replacement	98.98
MASTERCARD	fittings	23.39
MASTERCARD	Purple Power De-greaser (barbeque grilles); Tir	100.67
MASTERCARD	Spark plugs - truck mounted weed sprayer (pum	7.18
MASTERCARD	Sockets	30.98
MASTERCARD	stock order	130.18
MASTERCARD	L24-04336 Monroe tow	310.00
MASTERCARD	L25-01134 Engavo tow	285.50
MASTERCARD	e-coli test for sewer ponds	270.00
MASTERCARD	Safety Helmets	534.00
MASTERCARD	Steel for monument frames for LOR wall mount	478.41
MASTERCARD	Sprinkler system parts for repairs of winter brea	20.32
MASTERCARD	Grinding wheels and flapper discs and a wire w	63.85
MASTERCARD	1/2"" ratchet to replace a broken one from the v	34.19
MASTERCARD	Small Crescent Wrench for building airline for va	16.19
MASTERCARD	t ball equipment , softballs for track	174.10
MASTERCARD	Supervisor Training	295.00
MASTERCARD	Supervisor Training	295.00
MASTERCARD	Turnbuckles - Lander Girls' Softball batting cage	51.27
MASTERCARD	fasteners, cut off wheels, barbed fittings	55.70
MASTERCARD	Acct #142816 Vonage Phone JUNE2025	828.16
MASTERCARD	Acct #142816 Vonage Phone JUNE2025	828.15
MASTERCARD	Z-track air filter cap	58.13

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MASTERCARD	millennium 3000 bags under ground trash bags	1,227.73
Total MASTERCARD (327):		38,148.71
METRON FARNIER	Meter Replacement Project	158,941.65
Total METRON FARNIER (1451):		158,941.65
MISC ONE TIME VENDOR	COMPLICAN CHECKS	140.00
MISC ONE TIME VENDOR	COMPLIANCE CHECKS	130.00
MISC ONE TIME VENDOR	COMPLIANCE CHECKS	130.00
MISC ONE TIME VENDOR	COMPLIANCE CHECKS	130.00
Total MISC ONE TIME VENDOR (342):		270.00
MPK&D LLC	Final contract work for strategic plan	810.00
Total MPK&D LLC (1482):		810.00
NORCO INC	Cylinder Rental MAY2025	102.92
Total NORCO INC (364):		102.92
OFFICE OF STATE LANDS & INVEST	Loan Payment	33,000.00
OFFICE OF STATE LANDS & INVEST	Loan Payment	66,000.00
OFFICE OF STATE LANDS & INVEST	Loan Payment	185,000.00
Total OFFICE OF STATE LANDS & INVEST (372):		284,000.00
OFFICE SHOP, INC.	Copier - Parks	2,572.54
OFFICE SHOP, INC.	Copier	10,199.00
Total OFFICE SHOP, INC. (373):		12,771.54
ONE CALL OF WYOMING	dig tickets for May 2025	82.95
Total ONE CALL OF WYOMING (374):		82.95
PATRICK CONSTRUCTION INC	McFarland Drive	277,779.82
Total PATRICK CONSTRUCTION INC (385):		277,779.82
PAYMERANG LLC	Qtr 1 Invoice Jan.-Mar. 2025	300.00
PAYMERANG LLC	Qtr 1 Invoice Jan.-Mar. 2025	300.00
Total PAYMERANG LLC (1447):		600.00
PERRY COOK	City Park teepee improvements - reimbursemen	326.77
Total PERRY COOK (1499):		326.77
POPO AGIE PICKLEBALL	1/2 Recipient	1,514.20
Total POPO AGIE PICKLEBALL (1459):		1,514.20
PREMIER VEHICLE INSTALLATON INC	light board	189.60
Total PREMIER VEHICLE INSTALLATON INC (836):		189.60
QUADIENT INC	Supplies	525.13

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Total QUADIENT INC (1189):		525.13
RAMAKER & ASSOCIATES	Hosting services	1,120.00
Total RAMAKER & ASSOCIATES (419):		1,120.00
REWORX	Airtable IT support	3,840.00
Total REWORX (1347):		3,840.00
RIVER OAKS COMMUNICATIONS CORP	franchise attorney	4,955.00
RIVER OAKS COMMUNICATIONS CORP	Franchise Attorney	1,254.00
Total RIVER OAKS COMMUNICATIONS CORP (1402):		6,209.00
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	5,847.34
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	360.35
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	1,703.87
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	4,812.92
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	944.31
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	611.10
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	4,702.53
ROCKY MOUNTAIN POWER	Acct #58604211-001 3 JUNE2025	5,529.20
Total ROCKY MOUNTAIN POWER (435):		24,511.62
RODNEYS COLLISION & CUSTOM CENTER	Paint Removal from Citizen's vehicle that was hi	236.25
Total RODNEYS COLLISION & CUSTOM CENTER (941):		236.25
SLOW FOOD WIND RIVER	1/2 Recipient	1,280.40
Total SLOW FOOD WIND RIVER (1489):		1,280.40
STATE OF WYOMING - ATTORNEY GENERAL	Background checks on perspective members	156.00
Total STATE OF WYOMING - ATTORNEY GENERAL (1433):		156.00
STOTZ EQUIPMENT	water pump, thermostat and gaskets	634.57
Total STOTZ EQUIPMENT (824):		634.57
STRIKE CONSULTING GROUP	Monitoring Well at River Eng	421.25
STRIKE CONSULTING GROUP	Bishop Randall Dr CA	11,690.00
STRIKE CONSULTING GROUP	McFarlane Dr Eng	13,195.00
STRIKE CONSULTING GROUP	Popo Agie River Eng	32,565.25
STRIKE CONSULTING GROUP	Meter Project Eng	3,192.50
Total STRIKE CONSULTING GROUP (1112):		61,064.00
STRYKER SALES LLC	Replacement batteries AED	450.00
STRYKER SALES LLC	AED Batteries	2,208.00
Total STRYKER SALES LLC (1500):		2,658.00
SUMMIT WEST CPA GROUP P.C.	Prof fees computer	1,979.78
Total SUMMIT WEST CPA GROUP P.C. (1328):		1,979.78

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SWEETWATER AIRE	Chemical room HVAC unit parts replacement no	716.07
Total SWEETWATER AIRE (484):		716.07
TEAM LABORATORY CHEM LLC	hydro pumps for lift stations	753.00
Total TEAM LABORATORY CHEM LLC (493):		753.00
TEGELER AND ASSOCIATES	Property Insurance	69,757.50
TEGELER AND ASSOCIATES	Property Insurance	69,757.50
Total TEGELER AND ASSOCIATES (933):		139,515.00
THATCHER COMPANY	Tanker of Aluminum Sulfate	11,561.87
THATCHER COMPANY	Pup of Caustic Soda	12,870.93
Total THATCHER COMPANY (498):		24,432.80
TWEEDS WHOLESALE CO.	tweeds credit	189.99
TWEEDS WHOLESALE CO.	4 cases of trash bags	175.68
TWEEDS WHOLESALE CO.	Employee lunch	171.04
TWEEDS WHOLESALE CO.	Employee lunch	116.32
TWEEDS WHOLESALE CO.	bleach, toilet paper, paper towels, trash can line	3,228.16
Total TWEEDS WHOLESALE CO. (523):		3,501.21
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
WAMCAT	Membership dues July 2025- June 2026	37.50
WAMCAT	Membership dues July 2025- June 2026	37.50
WAMCAT	WAMCAT 2025 2026 Membership	75.00
Total WAMCAT (547):		150.00
WAMCO LAB INC.	sewer ponds wet test	2,400.00
Total WAMCO LAB INC. (548):		2,400.00
WATER REFUNDS	REFUND - WATER - MCCONNELL	16.02
WATER REFUNDS	REFUND - WATER - BISAGA	115.21
Total WATER REFUNDS (552):		131.23
WESTERN PRINTING CO.	Homeowner Letters-Water Meter Changeout	588.88
Total WESTERN PRINTING CO. (560):		588.88
WHITING LAW PC	JUNE2025 Services	822.50
Total WHITING LAW PC (564):		822.50
WILD MOUNTAIN PAINTING	Exterior Painting of Rodeo Restrooms - LOR Fo	3,700.00
Total WILD MOUNTAIN PAINTING (1242):		3,700.00
WILLIAM H SMITH & ASSOC	Lincoln Street Construction Eng Services	20,360.00

WILLIAM H SMITH & ASSOC	Lincoln Street Material Testing	1,135.00
Total WILLIAM H SMITH & ASSOC (1058):		21,495.00
WWC ENGINEERING	Cost Estimates and Revision on Wells	837.00
Total WWC ENGINEERING (1326):		837.00
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2025	2,673.21
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2025	233.94
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2025	1,336.61
WYDOT - FINANCIAL SERVICES	WYDOT Fuel MAY2025	1,336.60
WYDOT - FINANCIAL SERVICES	WYDOT Fuel - JUNE2025	404.99
WYDOT - FINANCIAL SERVICES	WYDOT Fuel - JUNE2025	1,087.74
WYDOT - FINANCIAL SERVICES	WYDOT Fuel - JUNE2025	1,087.74
WYDOT - FINANCIAL SERVICES	WYDOT Fuel - JUNE2025	2,175.47
Total WYDOT - FINANCIAL SERVICES (606):		10,336.30
WYOGLOSS LLC	drivers window	299.01
Total WYOGLOSS LLC (1370):		299.01
WYOMING RETIREMENT SYSTEM	Firefighter retirement	618.75
Total WYOMING RETIREMENT SYSTEM (614):		618.75
Grand Totals:		2,013,158.13

Report GL Period Summary

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

June 30, 2025 Net Payroll
\$ 258,548.42

Transmittals	
Aflac	\$ 467.29
Child Support	\$ 1,554.50
Colonial Life	\$ 232.55
Payroll Taxes	\$ 87,267.88
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.)	\$ 82,909.11
Workers Comp	\$ 5,434.55
Wyoming Retirement System	\$ 60,574.47

Part time employee gross wages by department for the pay period 5/19/2025 – 6/18/2025

Cemetery = \$5,654.25

City Hall = \$836.50

Municipal Court = \$1,233.23

Parks - \$11,117.99

Police = \$1,562.00

Weed & Pest = \$3,905.00



Rajean Strube Fossen <rsfossen@landerwyoming.org>

Lander Housing Authority

3 messages

Dean McKee <deanmckee@wyoming.com>
To: RaJean Strube Fossen <rsfossen@landerwyoming.org>

Thu, Jun 5, 2025 at 5:44 PM

Rajean,

As we discussed I would like to resign as a member of the Lander Housing Authority. I joined the Authority when it was working on a potential of an assisted living facility. Since that did not materialize I would like to resign.

I'm on the Boards of Directors of Mountain Vista Retirement Residence and Westward Heights Care Center. That takes a fair amount of time. I'm also on the Board of Directors of Wyoming Community Bank which is time consuming.

My Wife, Kathi , and I have been visiting about changing our life style some. We would like to do more traveling and visiting friends and relatives around the country.

The Authority Board is doing a good job managing Pushroot Village. That is working out well. The Board was good to work with

Accordingly I would like to resign. You've been great to work with and I will certainly miss that.

Thanks for your help and cooperation.

Dean McKee

Rajean Strube Fossen <rsfossen@landerwyoming.org>
To: Dean McKee <deanmckee@wyoming.com>

Thu, Jun 5, 2025 at 8:36 PM

Thank you Dean for the email notification. The June 10th Council packet was published today so your resignation will be codified by City Council at their next regular voting meeting on July 8th. Thank you for your service. I wish the Table Mountain Project would have been successful but I appreciate all that you did to promote the project.

Have a great day!
RaJean

[Quoted text hidden]

Dean McKee <deanmckee@wyoming.com>
To: Rajean Strube Fossen <rsfossen@landerwyoming.org>

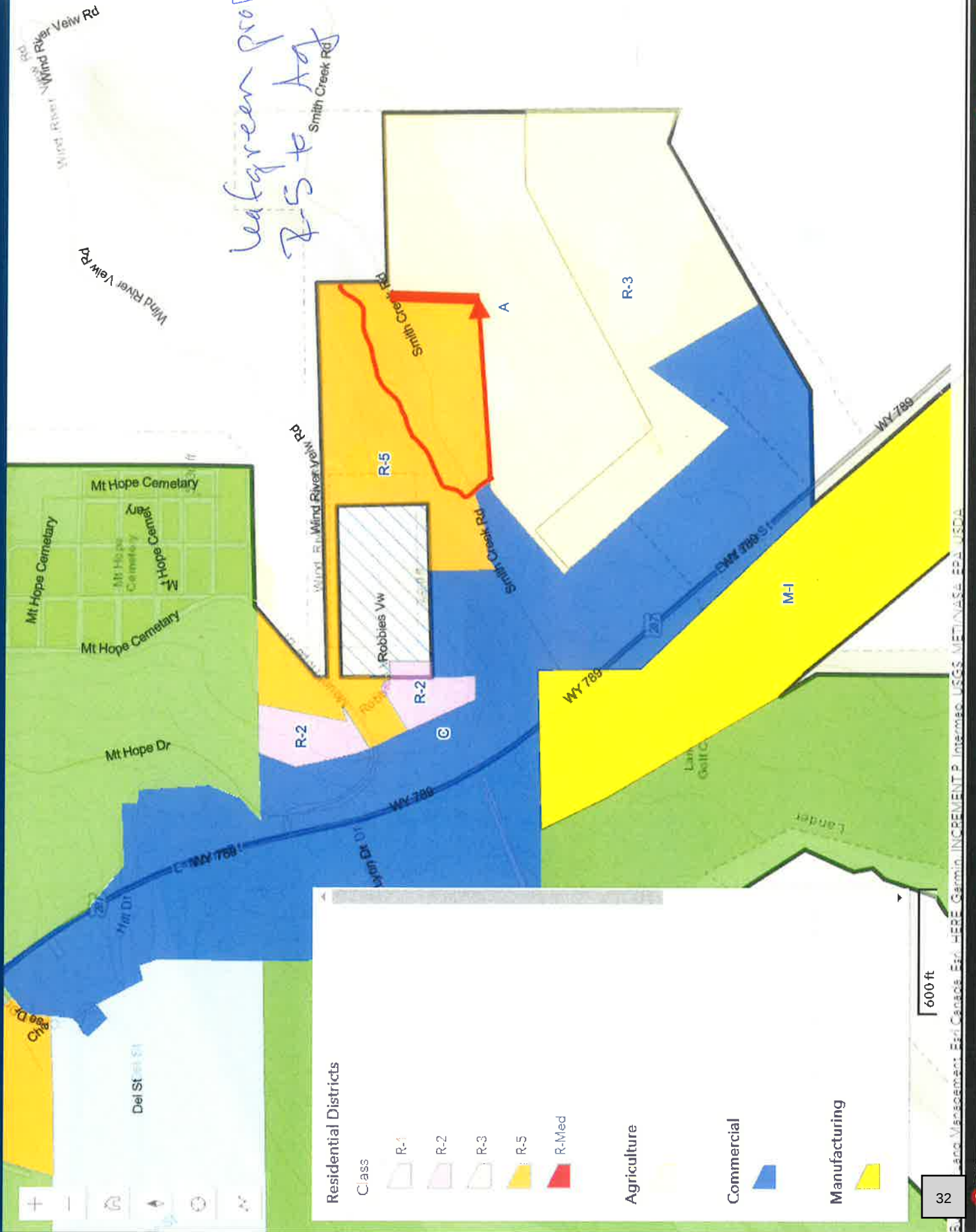
Mon, Jun 9, 2025 at 4:19 PM

Thanks Rajean. That sounds fine. I thought I might be getting it done in time to be on Tuesday's agenda.

I enjoyed working with you on the projects. I'm glad Pushroot is working out.

Dean

[Quoted text hidden]

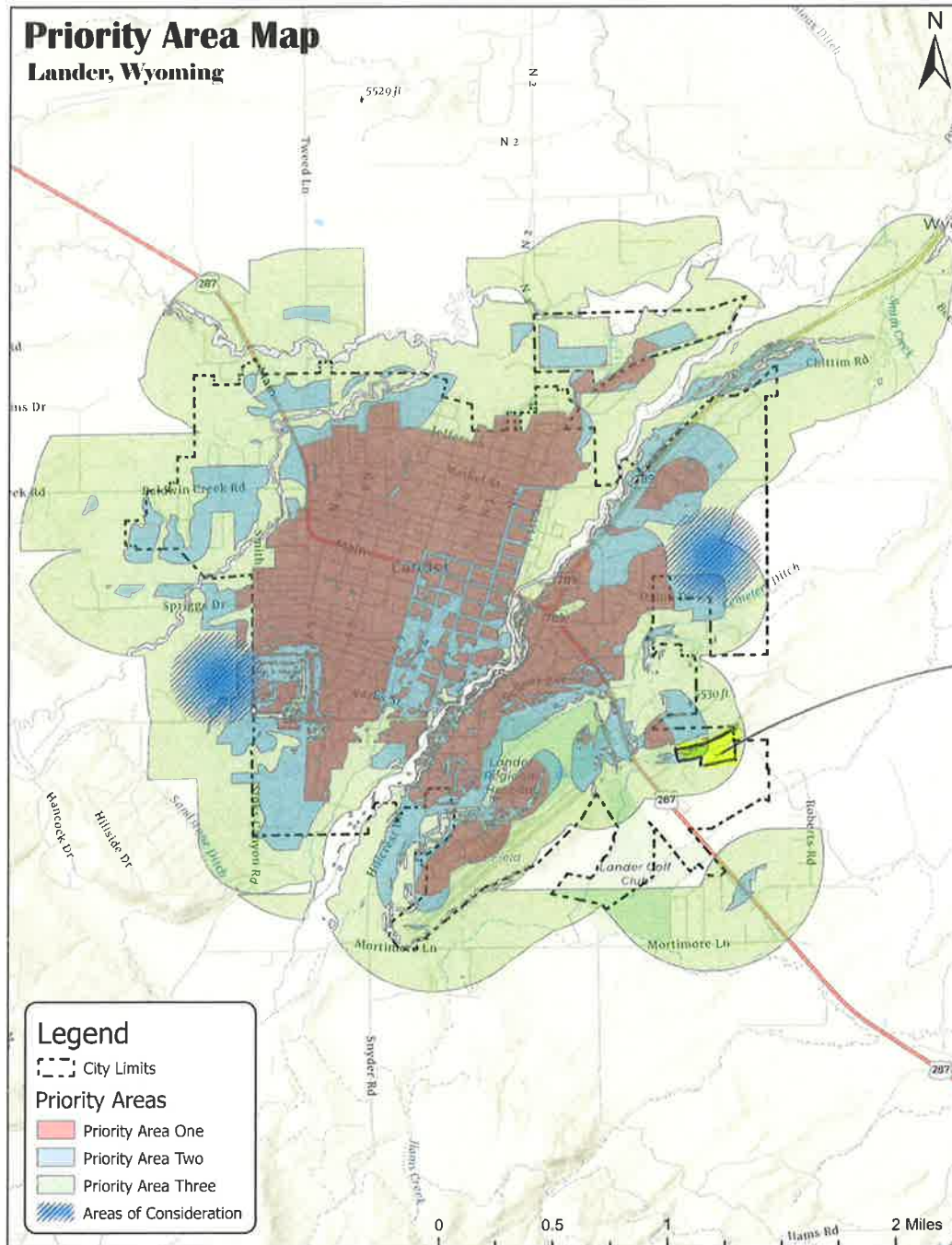


Master plan excerpt

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.



ORDINANCE 2025-5

AN ORDINANCE REZONING A PARCEL ON SMITH CREEK ROAD
BEING A 12.14-ACRE TRACT OF LAND IN THE NE1/4 OF SECTION 20 T33N R99W
from R-5 Multi-Family Residential District to A – Agricultural District

WHEREAS, there has been a request to rezone a parcel of property which is described as follows:

12.14-acre tract of land in the NE1/4, Section 20, T33N, R99W within the City of Lander, Fremont County Wyoming, and

WHEREAS, Section 4-7-2 of the City Municipal Code authorizes the City of Lander Planning Commission “To hear and make recommendations to the City Council on rezoning applications ensuring that the application is consistent with the adopted Master Plan.”

WHEREAS, the planning commission reviewed the rezoning request on June 5, 2025, at a public hearing and found the request to be in concert with the adopted 2025 Master Plan Growth Priority areas 2 and 3 and therefore recommends approval of the rezoning by a unanimous vote; and

WHEREAS, the Governing Body of the City of Lander, Wyoming has conducted a public hearing on the first reading of this ordinance July 8, 2025, in accordance with City Code Section 4-8-5 on the requested changes to the zoning map as described herein; and,

NOW THEREFORE, BE IT ORDAINED that the Governing Body of the City of Lander, Wyoming approves the requested rezoning for the property legally described above from R-5 Multi-Family Residential District to A- Agricultural District as illustrated on Exhibit A attached hereto and incorporated herein..

BE IT FURTHER ORDAINED, that the approval of the request and the zone change takes effect immediately and be reflected on the City of Lander District Zoning Map.

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

PASSED ON FIRST READING _____

PASSED ON SECOND READING _____

PASSED ON THIRD READING _____

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the _____ day of _____, 2025.

THE CITY OF LANDER
A Municipal Corporation

ATTEST:
By _____
Missy White, Mayor

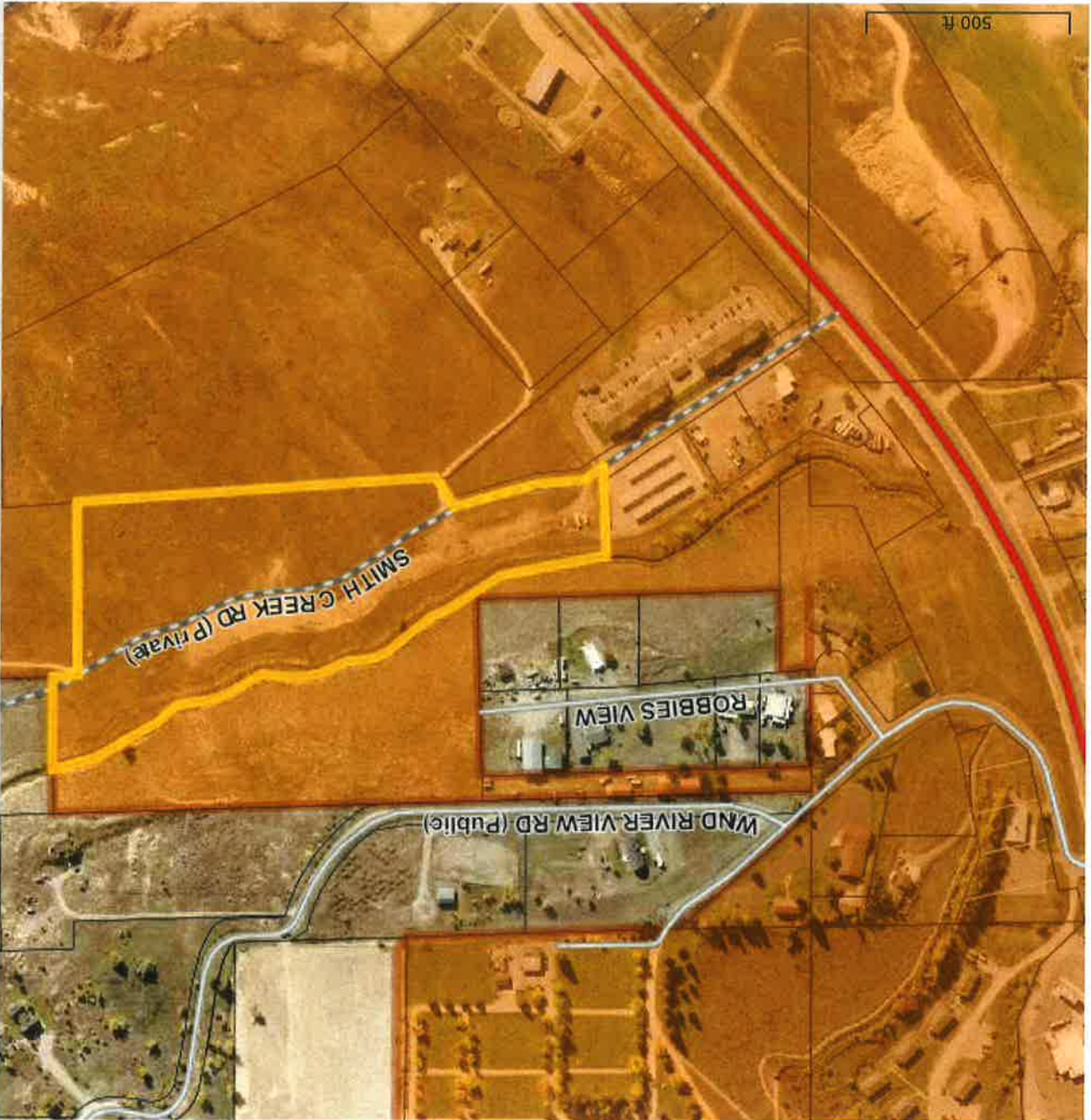
Rachelle Fontaine, City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on following passage, adoption and approval of Ordinance 2025-5, Missy White, the duly elected, qualified and acting Mayor of the City of Lander, issued this proclamation and said ordinance was published at least once in the Wyoming State Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication being _____, 2025.

Rachelle Fontaine, City Clerk



Section 8, ItemB.

Layers Info

1 Parcel(s)

Zoom to parcel(s)

- Parcel: 33992010003200
 - Account#: R0008252 Property Detail
 - Tax ID: 00000000008234 Property Taxes
 - Owner: LEAFGREEN LIVING TRUST DTD 4/1/2016
 - Mail Addr: 1850 RODEO DR
 - Mail Addr: LANDER, WY 82520-3953
 - Deed: 1420478 (08/262020)
 - Location: TWP 33N RNG 099W SEC 20 TR IN NE/4 WD 2020-1420478
 - Tax Classification: Res Vacant Land
 - 12.14 acres
- * Where more than one Site Address exists within a parcel, we cannot guarantee the Primary Site Address will be displayed.
- Lat / Lon N: 42.82212°, W: 108.71075°
NAD83 UTM Zone 12 X: 687135,
Y: 4743603
NAD83 Wyoming West Central USft
N: 846109, E: 1979031

RESOLUTION 1362

A RESOLUTION AMENDING THE
CITY OF LANDER POLICY AND PROCEDURE MANUAL AS IT PERTAINS
TO
ON CALL PAY AND TRAVEL REIMBURSEMENT

WHEREAS, pursuant to Section 12-3-6 of the Lander Municipal Code, the Mayor, subject to the approval of the Council, may establish regulations and policies concerning all city personnel; and

WHEREAS, the City of Lander has reviewed the City of Lander Policy and Procedure Manual and found a need to amend the section of the policy pertaining to On Call and Travel Reimbursement; and

WHEREAS, the City employees will be given a copy of the updated On-Call and Travel Reimbursement sections in the City of Lander Policy and Procedure Manual which shall read:

On-Call

At times, City employees may be assigned by their supervisor to On-Call Status, where an employee is waiting to be engaged in job-related tasks. On-Call is defined as time employees must be available and be able to report to work within 40 minutes of receiving a call, where liberty is only slightly restricted, and not under the influence of drugs or alcohol, where the employee is free to use the time however he or she wishes.

If the employee must remain on the City of Lander’s premises so they cannot use the time freely, time is compensable on an hour-for-hour basis and shall not be considered On-Call time, but rather time worked.

The supervisor will try to give adequate notice when requiring the employee to be On-Call. Any employee who does not follow these on-call requirements will be subject to appropriate discipline, up to and including termination.

The employee shall record any actual hours worked on the official time record for the specific date the hours were incurred to be paid. Employees are compensated for on-call hours (on a yearly average) as part of their regular pay.

Travel Reimbursement

A Travel approval form shall be required to be completed and signed by a department supervisor prior to any employee incurring expenses on behalf of the City of Lander. If a variance exists, reimbursement may be made after approval of the additional expense. The City of Lander reimburses and pays actual expenses for travel. All expenses, if possible, should be paid using a City of Lander credit card. Meals will be paid only if not included in the travel plans (i.e. dinner will not be paid if you are attending a conference that provides dinner as part of the registration). Meals will be reimbursed in the actual amount incurred for each meal (not per day), but shall not exceed the federal General Service Administration (GSA) amounts for the destination including any Tip, nor shall any amounts be reimbursed for alcoholic beverages. Employees shall retain detailed or itemized receipts for all meals requesting reimbursement or purchased with a City of Lander credit card. Items not substantiated by sufficient receipts may not be reimbursed or allowed. Any expenses over the allowable amounts shall be reimbursed to the City by the employee. Airline or car rental expenses may be charged to the City credit card if approved in the Travel Approval Form. City vehicles should be used for travel when available. If a city vehicle is not available, upon approval, an employee may drive their personal vehicle for work related travel and be reimbursed mileage in accordance with the current GSA mileage rate.

Whenever possible, air travel should be purchased competitively and economy class. Cancellation charges or fees will be considered employee expenses and said funds should be reimbursed to the City absent circumstances beyond the employees' control.

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

1.

The updated On-Call and Travel Reimbursement provisions set forth above are hereby adopted and shall replace any previous On-Call or Travel Reimbursement policies in the City of Lander Policy and Procedure Manual or employee handbook.
2.

This Resolution shall take effect immediately upon adoption and shall apply to the July 2025 pay period.

PASSED, APPROVED AND ADOPTED the ____th day of JULY, 2025.

THE CITY OF LANDER,
A Municipal corporation

BY: _____
Missy White, Mayor

ATTEST:

Rachelle Fontaine, City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

CERTIFICATE

I, Rachelle Fontaine, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Lander by a unanimous vote at a regular meeting held on July ____, 2025, and that the meeting was held according to law; all council members were present; and that the said Resolution has been duly entered in the resolution book of the City of Lander.

Rachelle Fontaine, City Clerk



CREATIVE
ENERGIES

Creative Energies
Utah • Wyoming
866.332.3410
info@cesolar.com
CEsolar.com

CONSULTING SERVICES AGREEMENT

The purpose of this agreement is to define the requirements and conditions under which Creative Energies will provide consulting services to Blue Sky grant applicants.

Fee and Payment:

The Client agrees to pay a consulting fee of:

- A fixed amount of \$2000

Refundability of Consulting Fee:

The Consulting Fee is **50% refundable**, subject to the following conditions:

- The Client successfully completes and submits their Blue Sky grant application by the Blue Sky application deadline
- If the Client does not meet the above deadline date, the fee will not be refunded.
- Additionally, fifty percent (50%) of the Consulting Fee will be applied toward the total project cost if the Client proceeds with an installation agreement.

Application for Blue Sky Grant:

The Client acknowledges that the Blue Sky grant funds **are not approved** by Rocky Mountain Power at the time of this Agreement. In the event that the Client is awarded the Blue Sky grant and subsequently enters into an installation agreement with Creative Energies for the project amount listed in the Blue Sky application, the project will move forward under the terms of that agreement.

Creative Energies

Signature: _____

Print Name: _____

Date: _____

City of Lander

Signature: _____

Print Name: _____

Date: _____

Billing Contact Information:

Name: _____

Email: _____

Phone: _____

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

Section 8, Item E.

THIS HANGAR SPACE LAND LEASE AGREEMENT is made and entered into this 8th day of July 2025, by and between the CITY OF LANDER, a Wyoming municipal corporation, 240 Lincoln Street, Lander, Wyoming 82520, hereinafter referred to as “Lessor”, and Ironman Aircraft Hangars LLC (Lander Valley Aviation, whose address is PO Box 1327, 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. 113, 100 feet by 80 feet consisting of approximately 8000 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 **five (5) years** commencing on the 8th day of July 2025, and terminating on the 31st day of December 2030 unless sooner terminated for any of the reasons set forth in this Lease. Lessee will have the opportunity to renew a lease for an additional five (5) year period 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 \$1,346.60 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

Section 8, Item E.

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. 413

Plane Number: _____
Manufacturer: _____
Year/Make/Model: _____
Registered Owner(s): _____
Address of Lessee: _____
Business Phone of Lessee: _____
Cell Phone of Lessee: 307349-0739 _____
Email of Lessee: steveosborn55@yahoo.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.

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

Section 8, Item E.

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

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

Section 8, Item E.

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

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

Section 8, Item E.

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 unrestricted 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: Steve Osborn
Address: 39 O'Brien Road, Lander, WY 82520
Email: steveosborn55@yahoo.com Phone: 307-349-0739

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

Section 8, Item E.

- 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.

LANDER MUNICIPAL AIRPORT
HANGAR SPACE LAND LEASE AGREEMENT

Section 8, Item E.

- 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 waiver 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

Section 8, Item E.

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.

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Section 8, Item E.

- (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
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Section 8, Item E.

LESSOR:

LESSEE(S):

THE CITY OF LANDER

Ironman Aircraft Hangars LLC
Steve Osborn

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: _____