AGENDA
CITY OF SHERIDAN
SEPTEMBER 15, 2025
REGULAR COUNCIL MEETING START 5:30 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Invocation to be given by Tri Robinson, The Rock Church.

4. Roll Call of Members

5. Consideration of Agenda

6. Community Update

   A. Constitution Week Proclamation - Daphne Weitzel, Regent of Sheridan Chapter of the National Society Daughters of the American Revolution

   B. Star Spangled Banner Day Proclamation - Allison Cole, President, National Society United States Daughters War 1812, Alexander Slidell MacKenzie Chapter of Sheridan, Wyoming

   C. Advocacy & Resource Center Update and Domestic Violence Awareness Month Proclamation - Yvonne Swanson, Executive Director

7. Staff Update

   A. Water Quality Report - Water Treatment Superintendent Tom Manolis

8. Comments from the Public

9. Public Hearings

   A. Public Hearing for PL-25-24, Ordinance 2298, Rezone 31.82 Acres from R-1 to B-1 in the 900 Block of E. 5th St - City Planner Kelly Schroeder

      i. Consideration of First Reading of PL-25-24, Ordinance 2298, Rezone 31.82 Acres from R-1 to B-1 in the 900 Block of E. 5th St

B. Public Hearing of PL-25-27, RES 26-25, Outlaw Commercial Park Final Plat - City Planner Kelly Schroeder

i. Consideration of PL-25-27, RES 26-25, Outlaw Commercial Park Final Plat

10. Consent Agenda

A. Consideration of Bid Award to Fremont Chevrolet GMC for One (1) 1/2-Ton Pickup Truck in the Amount of $42,792.00

B. Consideration of Bid Award to Sheridan Motors, GMC for One (1) 1-Ton Dually Flatbed Pickup Truck in the Amount of $60,498.00

C. Minutes of Regular Council Meeting September 2, 2025

D. Claims

OLD BUSINESS

11. Consideration of Second Reading of PL-25-21, Ordinance 2295, Sheridan Heights Ranch, LLC Deannexation of 3.64 Acres - City Planner Kelly Schroeder

12. Consideration of Second Reading of PL-25-26, Ordinance 2297, Annexation of 4.15 Acres - City Planner Kelly Schroeder

13. Consideration of Second Reading of PL-25-22, Ordinance 2296, Rezone 1.78 Acres from B-1 to M-1 at 1140 Coffeen Ave - City Planner Kelly Schroeder

NEW BUSINESS

14. Consideration of Resolution 25-25 Authorizing Submission of a Community Development Block Grant (CDBG) Application for the Hub on Smith's Parking Lot in the Amount of $1,277,000 - City Engineer Thomas Morneau

15. Consideration of Acceptance of a Safe Streets for All (SS4A) Grant Award of $200,000 - Public Works Director Hanns Mercer

16. Council Comments and Committee/Board Reports

17. Adjournment

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

City Administrator

MEMORANDUM

RE: Constitution Week Proclamation - Daphne Weitzel, Regent of Sheridan Chapter of the National Society Daughters of the American Revolution

From: Kaylin Rizzotto, Executive Assistant

To: City Council

CC:

Date:

Attachments

Constitution Week Proclamation

CITY OF Sheridan
WYOMING

PROCLAMATION
Constitution Week 2025

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a republic dedicated to the rule by law; and

WHEREAS, September 17, 2025 marks the 238th anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention and is designated as Constitution Day to commemorate the signing of the United States Constitution in Philadelphia, Pennsylvania on September 17, 1787; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America.

NOW, THEREFORE, BE IT RESOLVED, the City of Sheridan, Wyoming, hereby recognizes and proclaims the week of September 17th thru the 23rd as Constitution Week, and asks our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.



IN WITNESS WHEREOF, I, Richard Bridger, Mayor of the City of Sheridan, Wyoming, have hereunto set my hand and seal of the City of Sheridan to be affixed this 15th day of September 2025.

Richard Bridger

Richard Bridger, Mayor
City of Sheridan, WY

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

City Administrator

MEMORANDUM

RE: Star Spangled Banner Day Proclamation - Allison Cole, President, National Society United States Daughters War 1812, Alexander Slidell MacKenzie Chapter of Sheridan, Wyoming

From: Kaylin Rizzotto, Executive Assistant

To: City Council

CC:

Date:

Attachments

Star-Spangled Banner Day Proclamation

CITY OF Sheridan
WYOMING

PROCLAMATION
Star-Spangled Banner Day

WHEREAS, "The Star-Spangled Banner", our National Anthem, was written during the War of 1812; and

WHEREAS, By the dawn's early light on September 14, 1814, Francis Scott Key saw the American flag flying over Fort McHenry, signifying an American victory, and was inspired to write the words of "The Star-Spangled Banner"; and

WHEREAS, "The Star-Spangled Banner" became our National Anthem on March 3, 1931 when President Herbert Hoover signed Public Law 823; and

WHEREAS, millions of Americans cherish and respect the words and music of "The Star Spangled Banner" and sporting and public events begin with the singing or playing of the National Anthem as a reaffirmation of patriotism and love of country; and

WHEREAS, The National Society United States Daughters of Eighteen Hundred Twelve and the Alexander Slidell MacKenzie Chapter here in Sheridan, Wyoming call for a day to observe the historical significance of "The Star-Spangled Banner" and to celebrate the words that Francis Scott Key penned in 1814.

NOW, THEREFORE, BE IT RESOLVED, the City of Sheridan, Wyoming, hereby recognizes and proclaims September 14th as "Star-Spangled Banner Day" and urges all citizens to recognize and celebrate the anniversary of the birth of our country's National Anthem.

IN WITNESS WHEREOF, I, Richard Bridger, Mayor of the City of Sheridan, Wyoming, have hereunto set my hand and seal of the City of Sheridan to be affixed this 11th day of September 2025.

Richard Bridger

Richard Bridger, Mayor
City of Sheridan, WY

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

City Administrator

MEMORANDUM

RE: Advocacy & Resource Center Update and Domestic Violence Awareness Month Proclamation - Yvonne Swanson, Executive Director

From: Kaylin Rizzotto, Executive Assistant

To: City Council

CC:

Date:

Attachments

Domestic Violence Awareness Month Proclamation

PROCLAMATION
Domestic Violence Awareness Month

WHEREAS, in just one year, in Sheridan, Wyoming the Advocacy & Resource Center served approximately 251 individuals of domestic violence; and

WHEREAS, the Advocacy & Resource Center received 972 hotline calls; and

WHEREAS, 24 victims and 1 child required 64 nights in a safe shelter in Sheridan during the same time period; and

WHEREAS, the impact of domestic violence is wide ranging, directly affecting individuals and society as a whole, here in this community, throughout the United States and the world; and

WHEREAS, Sheridan joins with others across Wyoming and the nation in supporting victims of domestic violence, as well as local programs, state coalitions, national organizations, and other agencies nationwide who are committed to increasing public awareness of domestic violence and sending a clear message to abusers that domestic violence is not tolerated in Sheridan; and

WHEREAS, this personal pledge demonstrates how we each can be part of the solution by pledging to never commit, condone or remain silent about violence; and

WHEREAS, the City of Sheridan expresses its commitment to eliminating domestic violence from society by acknowledging that each of us have a part in ending violence in our homes, work and community, and by designating the month of October as National Domestic Violence Awareness Month in perpetuity.

NOW, THEREFORE, BE IT RESOLVED, the City of Sheridan, Wyoming, hereby recognizes and proclaims the month of October as Domestic Violence Awareness Month and urges all citizens to recognize domestic violence as a critical issue and that we are all part of the solution. In recognition of the important work done by survivors and advocates, I urge all citizens to actively participate in the scheduled activities and programs sponsored by the Advocacy & Resource Center and other community organizations to work toward the elimination of intimate partner violence.

IN WITNESS WHEREOF, I, Richard Bridger, Mayor of the City of Sheridan, Wyoming, have hereunto set my hand and seal of the City of Sheridan to be affixed this 15th day of September 2025.

Richard Bridger

Richard Bridger, Mayor
City of Sheridan, WY

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Planning

MEMORANDUM

RE: Public Hearing for PL-25-24, Ordinance 2298, Rezone 31.82 Acres from R-1 to B-1 in the 900 Block of E. 5th St - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

CC:

Date: 08/19/2025

Discussion:

See attached for full staff report.

Attachments

Staff Report
Rezone Exhibit
Rezone Petition
Aerial
Draft Ordinance

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan City Council
Date: September 15, 2025

Re: PL-25-24, Ordinance 2298 Elmwood Rezone Staff Report

Background

AVI, P.C., on behalf of the property owner, Khanstruction, LLC, has submitted a rezone application for the following location:

Address:	900 Block of W. 5th Street, Sheridan, WY 82801
Legal:	Unplatted – Portions of Sections 23 and 26, T56N, R84W
PIN:	56842330000633

The applicant is requesting a rezone from R-1 Residence District to B-1 Business District to allow for multi-family residential use and potential future commercial use on the property. A subdivision application has also been submitted for the property, the Preliminary Plat of which was approved by Planning Commission on July 28, 2025. The applicant recently submitted a Final Plat of the subdivision which is currently under review. Staff anticipates that the Final Plat will be scheduled for Planning Commission and City Council consideration in the coming weeks.

Discussion

Location & Zoning

The subject property is currently 31.82 acres of unplatted land zoned R-1 Residence district. It lies just west of Interstate 90 on W. 5th Street. It is also part of the Entryway Corridor, which includes specific site design, architectural, and landscaping standards for development in the area. If approved, a rezone to B-1 would allow the following uses on the property (see Municipal Code, Appendix A, Section 7):

1. Any use permitted in the R-3 Residence District and the R-4 Residence District;
2. Any retail business;
3. Public garage or filling station;
4. Tourist court;
5. Offices, theater, bank, or restaurant;
6. Shoe shop, tailor shop, barbershop, or beauty parlor;

7. Business or commercial school or studio;
8. Bakery not employing more than five (5) persons in preparing and baking its products;
9. Laundry or dry-cleaning establishment employing not more than five (5) persons engaged in laundry or dry-cleaning work;
10. Accessory buildings and uses customarily incidental to any of the above uses.
11. Adult-oriented businesses that conform to the criteria of Appendix A, Section 10, Subsection 21.

Adjacent properties are zoned B-2 Business to the north, B-1 Business to the east and west, and R-1 Residence to the south. Nearby land uses include an RV park, hotels, and restaurants.

Future Land Use

The Future Land Use Map from 2017 indicates that this area is appropriate for residential use. The proposed rezone to B-1 Business district is intended to allow for multi-family development on the property, which is consistent with the future vision for this area.

A rezone to B-1 would also allow commercial use on the property. Although not necessarily aligned with the Future Land Use Plan, the location along major transportation routes (Interstate 90 and E. 5th Street) is ideal for commercial development. With an initial development plan to build multi-family residential, the B-1 zoning designation would allow future commercial development to support residential use, such as restaurants or grocery stores.

Staff Review Comments

Staff comments during the internal review of this rezone application were related to minor errors on the rezone exhibit. Shortly before the Planning Commission meeting on September 8, 2025, errors on the boundary line shown on the rezone exhibit were discovered. Staff has since discussed this with the applicant, who agrees to correct the errors prior to final approval.

Public Notice

Staff sent notices to 19 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received one inquiry from a nearby resident looking for more information on the proposed project.

Findings of Fact

Neither state statute nor municipal code contains required findings that must be made in changing a property's zoning designation. State statute does provide some requirements for zoning regulations in general, which Planning Commission and City Council should be aware of:

W.S. 15-1-601(d) states that all regulations shall be made:

i. In accordance with a comprehensive plan and designed to:
    a. Lessen congestion in the streets;
    b. Secure safety from fire, panic, or other dangers;
    c. Promote health and general welfare;
    d. Provide adequate light and air;
    e. Prevent the overcrowding of land;

f. Avoid undue concentration of population; and
g. Facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

iv. With consideration given to the historic integrity of certain neighborhoods of districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

The preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "[promote] the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening the congestion in the streets; securing safety from fire, panic, and other dangers; providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population; facilitating the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and by other means in accordance with a comprehensive plan".

Planning Commission Public Hearing and Recommendation

Planning Commission held a public hearing on the application on Monday, September 8th at 7:00pm. No comments were made by members of the public. Commissioners discussed compatibility with the Future Land Use Map and agreed that this was a good location for B-1 zoning.

Planning Commission voted unanimously to recommend approval of PL-25-24, Ordinance 2298 Elmwood Rezone to the Governing Body with the condition that the applicant revise and resubmit the legal description and exhibit with the stamp of a licensed surveyor prior to final approval.

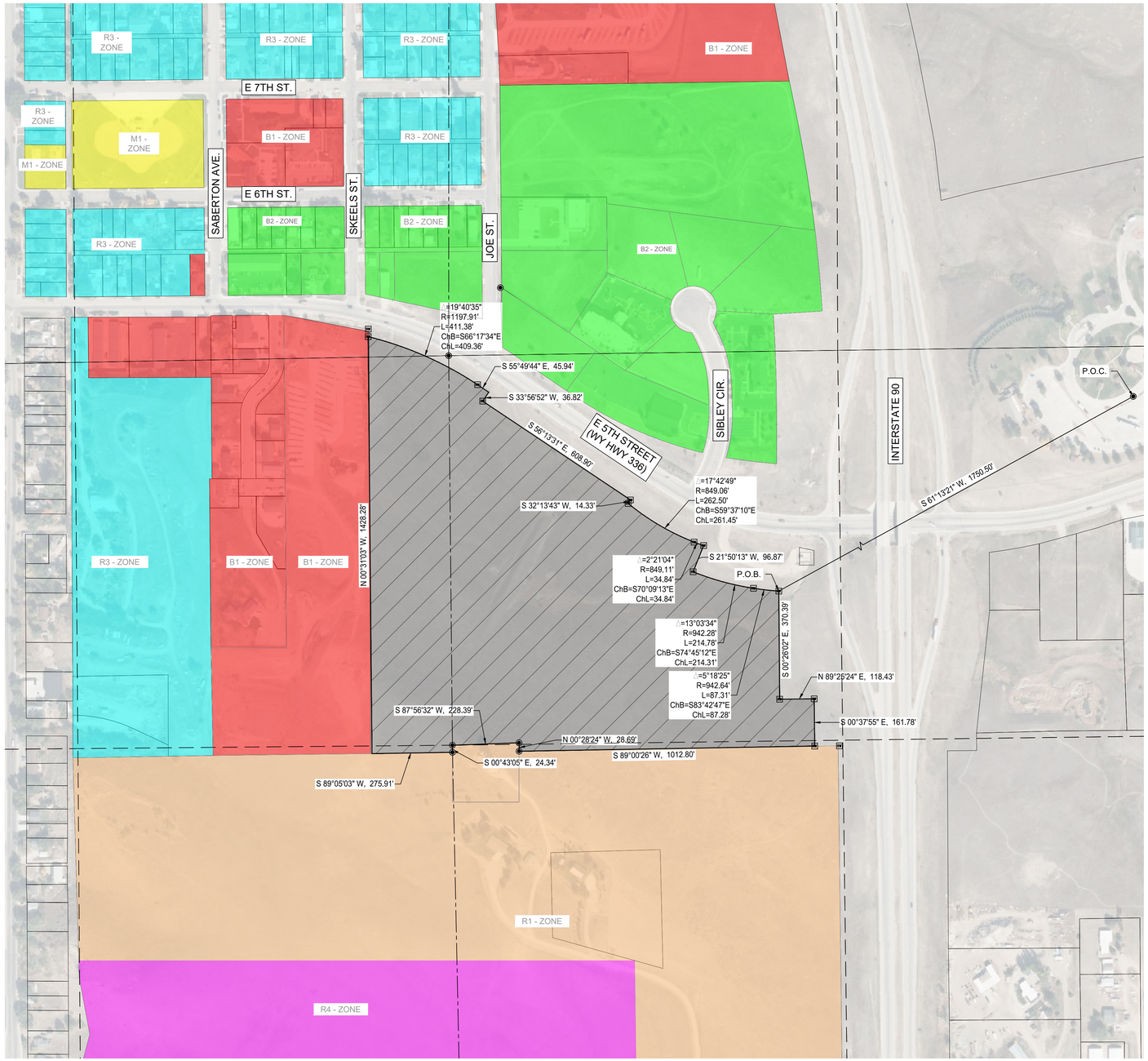
Staff Recommendation

Staff recommends that the Governing Body approve PL-25-24, Ordinance 2298 Elmwood Rezone from R-1 Residential to B-1 Business with the condition that the applicant revise and resubmit the legal description and exhibit with the stamp of a licensed surveyor prior to the final reading.

Anticipated Meeting Schedule

Monday, September 15, 2025, 5:30pm - City Council Public Hearing and 1st Reading
Monday, October 6, 2025, 5:30pm - City Council 2nd Reading
Monday, October 20, 2025, 5:30pm - City Council 3rd Reading

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.



BASIS OF BEARING

BASIS OF BEARING IS WYOMING STATE PLAN (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. VERTICAL DATUM IS NAVD88 GEOID 18.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 OF SECTION 23 AND THE W1/2NE1/4 & E1/2NW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE), ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (MONUMENTED WITH A 3½"ALUMINUM CAP PER PLS 2615); THENCE S61°13'21"W, 1750.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90;

THENCE S00°26'02 "E, 370.39 FEET ALONG SAID WESTERLY RIGHT-OF-LINE OF SAID INTERSTATE 90 TO A POINT; THENCE N89°25'24"E, 118.43 FEET ALONG SAID WESTERLY RIGHT-OF-LINE TO A POINT; THENCE S00°37'55"E, 161.78 FEET WESTERLY LIGHT-OF-LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°00'26"W, 1012.80 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812) SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE N00° 28'24"W, 28.69 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S87°56'32"W, 228.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHWEST COMER OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S00°43'05"E, 24.34 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°05'03"W, 275.91 FEET ALONG SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT, SAID POINT BEING THE SOUTHEAST COMER OF DEED RECEPTION NUMBER: 2020-760504; THENCE N00°31'03"W, 1428.28 FEET ALONG THE EAST LINE OF SAID DEED RECEPTION NUMBER: 2020-760504 TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIFTH STREET, HAVING A CENTRAL ANGLE OF 19°40'35" A RADIUS OF 1197.91 FEET, AN ARC LENGTH OF 411.38 FEET, A CHORD BEARING OF S66°17'34"E, AND A CHORD LENGTH OF 409.36 FEET TO POINT; THENCE S55°49'44 "E, 45.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S33°56'52"W, 36.82 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S56°13'31"E, 608.90 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S32°13'43"W, 14.33 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING ONE HUNDRED AND THIRTY (130) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S59°37'10"E, AND A CHORD LENGTH OF 261.45 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201); THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 02°21 '04" A RADIUS OF 849.11FEET, AN ARC LENGTH OF 34.84 FEET, A CHORD BEARING OF S70°09'13"E, AND A CHORD LENGTH OF 34.84 FEET TO A POINT; THENCE S21 °50'13"W, 96.87 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 13°03'34" A RADIUS OF 942.28 FEET, AN ARC LENGTH OF 214.78 FEET, A CHORD BEARING OF S74°45'12"E, AND A CHORD LENGTH OF 214.31 FEET TO POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING TWO HUNDRED AND TWENTY-FIVE (225) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S83°42'47"E, AND A CHORD LENGTH OF 87.28 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.82 ACRES MORE OR LESS.

ZONING

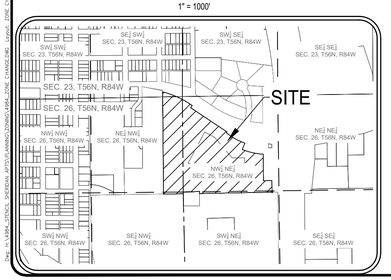
CURRENT ZONING: R1
PROPOSED ZONING: B1

LEGEND

- FOUND RIGHT-OF-WAY MARKER
- FOUND ALUMINUM CAP
- ZONE CHANGE BOUNDARY
- QUARTER SECTION LINES
- TOWNSHIP BOUNDARY
- EXISTING B1 - ZONE
- EXISTING B2 - ZONE
- EXISTING M1 - ZONE
- EXISTING R1 - ZONE
- EXISTING R3 - ZONE
- EXISTING R4 - ZONE
- PROPOSED ZONE CHANGE AREA

VICINITY MAP

1" = 1000'



0 200' 400'
1" = 200' (24" x 36")

FILING RECORD

CERTIFICATE OF SURVEYOR

I, _____, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ZONE CHANGE FOR ELMWOOD ESTATES

BEING SITUATED IN A PORTION OF SECTION 23, T56N, R84W AND A PORTION OF SECTION 26, T56N, R84W OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
PREPARED AUGUST 2025

NO.	REVISION	DATE

PREPARED FOR:
WASEEM KHAN, KHANSTRUCTION LLC
765 E 7TH ST
SHERIDAN, WY 82801

PROJECT: ELMWOOD ESTATES SUBDIVISION

DRAWING TITLE: ELMWOOD ESTATES ZONE CHANGE

307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE PLOTTED: Aug 14, 2025
DRAWN BY: ZP
DESIGNED BY:
CHECKED BY: MC
JOB NO.: 4840
DWG NO. 1 OF 1

PETITION FOR REZONING

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. **This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:**
   T56N R84W SEC 23 PT SESW; SEC 26 PT NWNE, PT NENW (FULL LEGAL ON MAP)

2. KHANSTRUCTION LLC **are the owners or authorized agents of said described land proposed to be rezoned.**

3. **A map of the area sought to be rezoned is attached hereto and made a part hereof.**

4. **Petitioners hereby request that said lands be zoned** BI.

Therefore, Petitioners pray said parcel(s) be rezoned BI, **pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.**

Dated this 28 **day of** July, 2025.

Signed by the Petitioners:

Mohammad naseem khan

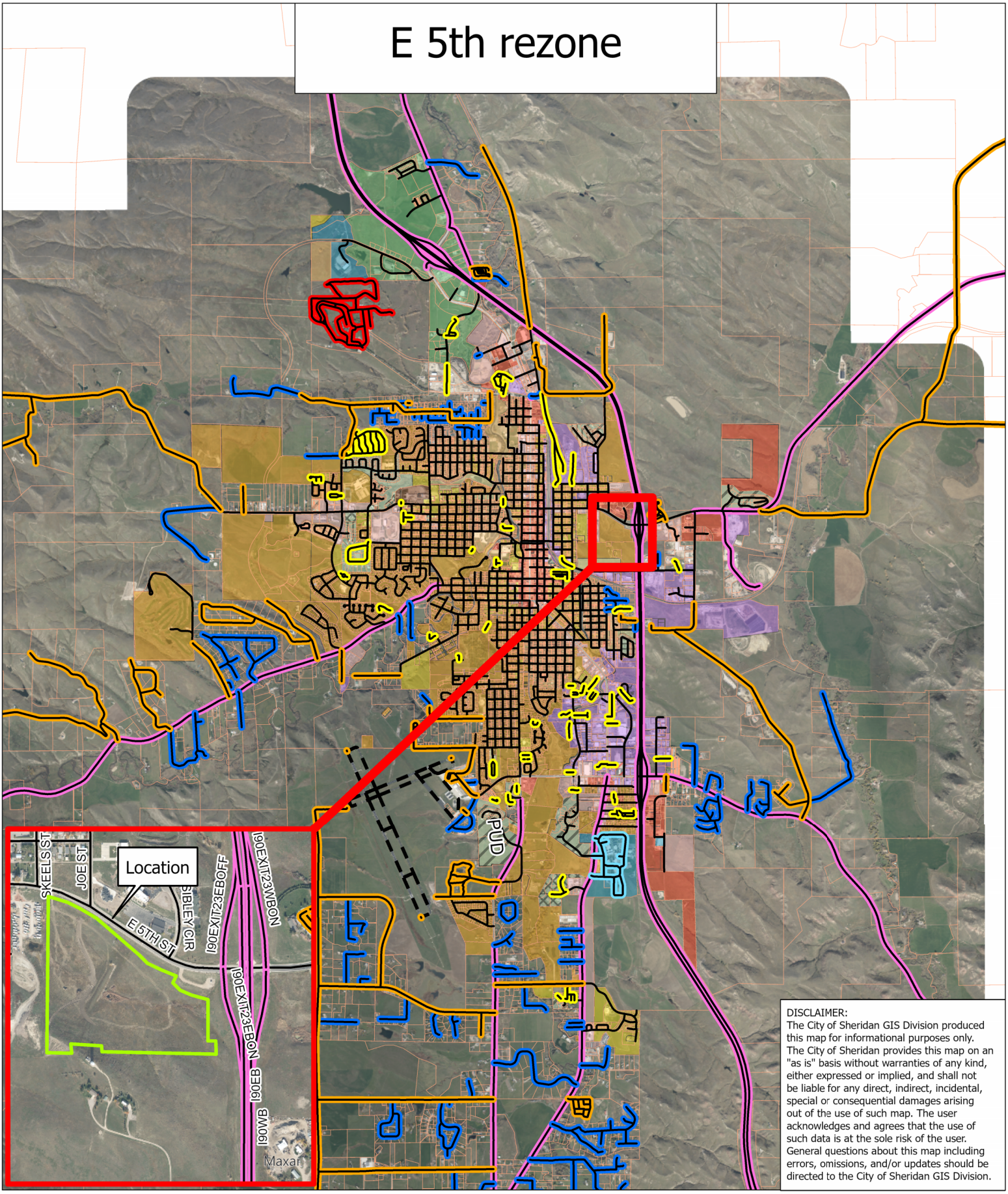
Subscribed and Sworn before me this 28 **day of** July, 2025

Susan Lanka

Notary Public

SUSAN LANKA
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 99130
MY COMMISSION EXPIRES: 10/01/2029

E 5th rezone



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 8/19/2025 9:14 AM User: sgoodman

CITY OF SHERIDAN
ORDINANCE NO. 2298

AN ORDINANCE, AMENDING ORDINANCE NO. 826, THE ZONING ORDINANCE OF THE CITY OF SHERIDAN, TO ZONE THE ENTIRETY OF THE LAND MORE PARTICULARLY DESCRIBED BELOW AND SHOWN ON THE ATTACHED EXHIBIT, FROM R-1 RESIDENCE DISTRICT TO B-1 BUSINESS DISTRICT; FOR PROPERTY LOCATED AT 900 E. 5TH STREET, SHERIDAN, WY.

WHEREAS, The owners of the following described lands have petitioned the City Council to rezone the same from R-1 Residence District to B-1 Business District; and

WHEREAS, a public hearing has been held thereon by the City Council.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. The following described land is hereby rezoned from R-1 Residence District to B-1 Business District:

   A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 OF SECTION 23 AND THE W1/2NE1/4 & E1/2NW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE), ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (MONUMENTED WITH A 3¼"ALUMINUM CAP PER PLS 2615); THENCE S61°13'21"W, 1750.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90; THENCE S00°26'02 "E, 370.39 FEET ALONG SAID WESTERLY RIGHT-OF-LINE OF SAID INTERSTATE 90 TO A POINT; THENCE N89°25'24"E, 118.43 FEET ALONG SAID WESTERLY RIGHT-OF-LINE TO A POINT; THENCE S00°37'55"E, 161.78 FEET WESTERLY LIGHT-OF-LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°00'26"W, 1012.80 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812) SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE N00°28'24"W, 28.69 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S87°56'32"W, 228.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS,
   PAGE 445 TO A POINT, SAID POINT BEING THE NORTHWEST COMER OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S00°43'05"E, 24.34 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°05'03"W, 275.91 FEET ALONG SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT, SAID POINT BEING THE SOUTHEAST COMER OF DEED RECEPTION NUMBER: 2020-760504; THENCE N00°31'03"W, 1428.28 FEET ALONG THE EAST LINE OF SAID DEED RECEPTION NUMBER: 2020-760504 TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIFTH STREET, HAVING A CENTRAL ANGLE OF 19°40'35" A RADIUS OF 1197.91 FEET, AN ARC LENGTH OF 411.38 FEET, A CHORD BEARING OF S66°17'34"E, AND A
   CHORD LENGTH OF 409.36 FEET TO POINT; THENCE S55°49'44 "E, 45.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE

S33°56'52"W, 36.82 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S56°13'31"E, 608.90 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S32°13'43"W, 14.33 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING ONE HUNDRED AND THIRTY (130) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S59°37'10"E, AND A CHORD LENGTH OF 261.45 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201); THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 02°21 '04" A RADIUS OF 849.11FEET, AN ARC LENGTH OF 34.84 FEET, A CHORD BEARING OF S70°09'13"E, AND A CHORD LENGTH OF 34.84 FEET TO A POINT; THENCE S21 °50'13"W, 96.87 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 13°03'34" A RADIUS OF 942.28 FEET, AN ARC LENGTH OF 214.78 FEET, A CHORD BEARING OF S74°45'12"E, AND A CHORD LENGTH OF 214.31 FEET TO POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING TWO HUNDRED AND TWENTY-FIVE (225) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S83°42'47"E, AND A CHORD LENGTH OF 87.28 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.82 ACRES MORE OR LESS.

2. Ordinance No. 826, the Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

4. This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming)
) SS

County of Sheridan)

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____
Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Planning

MEMORANDUM

RE: Public Hearing of PL-25-27, RES 26-25, Outlaw Commercial Park Final Plat - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

CC: City Administrator Stuart McRae

Date: 09/15/2025

Discussion:

See attachments for full staff report.

Attachments

Staff Report
Aerial
Final Plat
Draft Resolution

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan City Council
Date: September 15, 2025

Re: PL-25-27, Resolution 26-25, Outlaw Commercial Park Subdivision Staff Report

Background

Randall Engineering Surveys, on behalf of the property owner, J2 Inc., has submitted a final plat application for the following location:

Address:	1739 E. Brundage Ln., Sheridan, WY 82801
Legal:	Unplatted – Lot 4 (NW1/4NW1/4) and the SW1/4NW1/4 of Section 1, T55N, R84W, 6th P.M.
PIN:	55840120000933

This subdivision is located within the County and falls within one-mile of city limits. The applicant is proposing to subdivide 8.47 acres into 7 commercial use lots.

Discussion

Subdivision Details

The proposed Outlaw Commercial Park Subdivision is located in the I2-Industrial 2 zone district within Sheridan County. The 7 proposed lots range from 0.44 to 1.92 acres in size and are intended for future commercial or industrial use.

The proposed subdivision is located approximately 0.1 miles from City limits. The closest nearby City zoning is M-1 Industrial. Should the proposed subdivision ever be annexed into the City of Sheridan, M-1 Industrial would be the recommended zoning. The proposed layout and intended use of the lots are in conformance with the requirements of the City M-1 Industrial zone district.

Access and Utilities

The proposed subdivision utilizes an existing commercial access off Brundage Lane to serve an internal public street known as Outlaw Drive, which is located in a 60-foot dedicated right-of-way. Outlaw Drive provides access to all 7 lots of the subdivision and terminates with a cul-de-sac with a 65-foot right-of-way radius.

Water and sewer infrastructure was permitted and installed according to City standard with a previous project and has since been approved and accepted by the City.

Joint Land Use Plan

The Future Land Use Map of the Joint Planning Area identifies this area as appropriate for light industrial use. This category describes warehousing, distribution, offices, and low impact manufacturing as being appropriate uses for the area. The Plan indicates that light industrial uses are most appropriate for locations in and near the City of Sheridan. The proposed subdivision and intended use of the lots therefore aligns with what is contemplated in the Joint Land Use Plan.

Staff Review Comments

Staff comments during the internal review of this rezone application were related to clarification on the drainage report and plans, as well as compatibility with nearby City zoning. All staff comments have been adequately addressed at this time.

Public Notice

Staff sent notices to 98 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received no comments or questions from the public regarding the application.

Memorandum of Understanding

The Memorandum of Understanding Between Sheridan County and the City of Sheridan Regarding the Subdivision of Land within One Mile of the Contiguous Corporate Limits, dated April 27, 2022, outlines the responsibilities of the two jurisdictions in reviewing and taking action on development proposals within the Joint Planning Area. The MOU stipulates that City staff and the City Governing Body shall have the opportunity to make comments and suggestions on development plans in the area.

Staff Recommendation

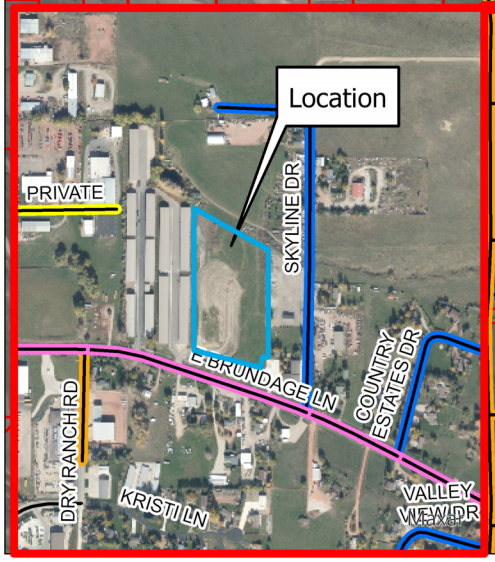
Staff recommends that the Governing Body certify that PL-25-27 Outlaw Commercial Park Subdivision is in conformance with all rules and regulations governing the Joint Planning Area between City and County, and is in agreement with the Future Land Use Plan for the area.

Anticipated City Meeting Schedule

Monday, September 15, 2025, 5:30pm - City Council Public Hearing Consideration

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.

Outlaw Commercial Park



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

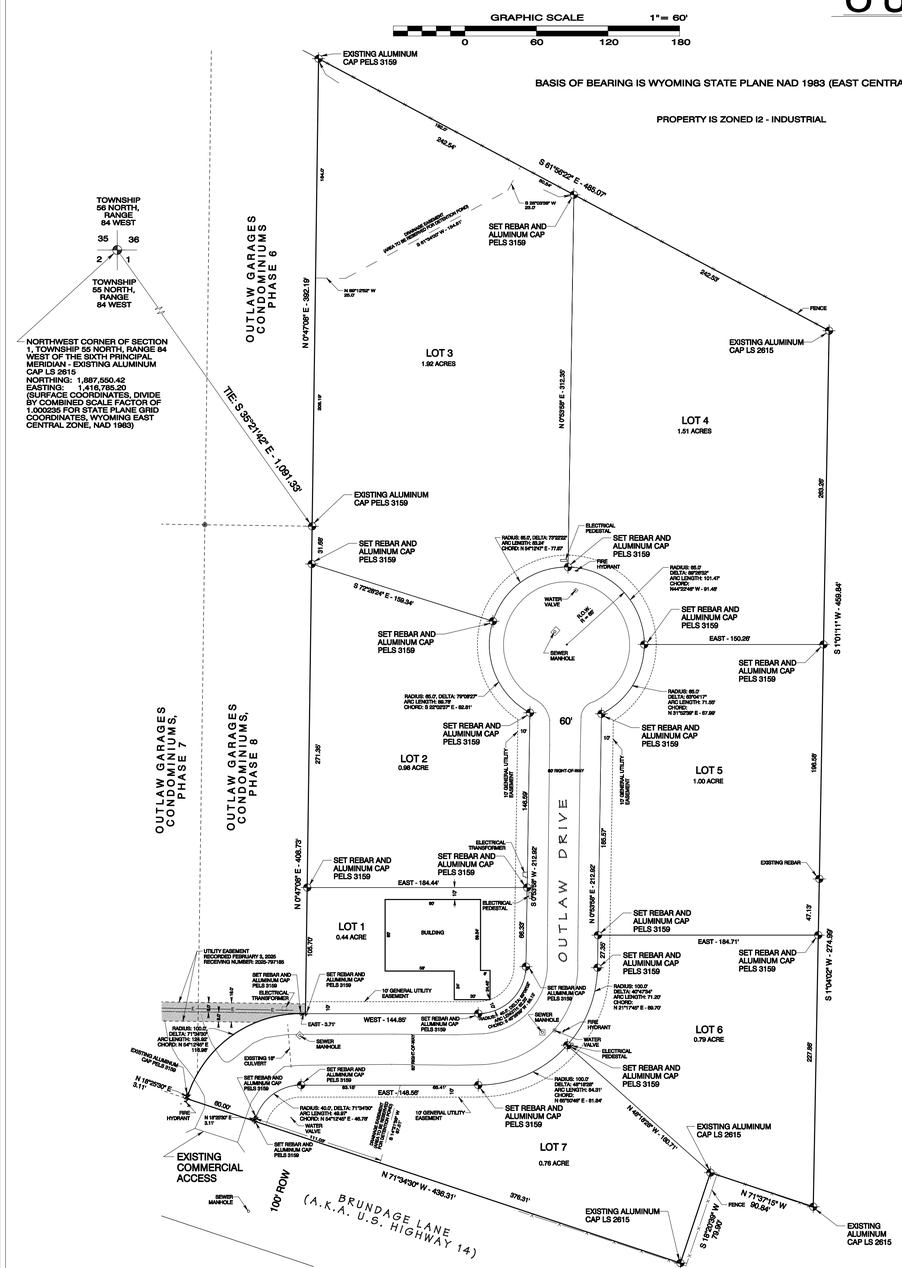
CITY OF Sheridan WYOMING

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Date: 8/28/2025 11:37 AM User: sgoodman

DETAIL



FINAL PLAT
of the
OUTLAW COMMERCIAL PARK
being a
MAJOR SUBDIVISION
of a
TRACT of LAND
SITUATED in
LOT 4 (NW¼NW¼) and the SW¼NW¼ of SECTION 1
TOWNSHIP 55 NORTH, RANGE 84 WEST
of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
consisting of
7 LOTS
TOTAL AREA = 8.47 ACRES
LOT AREA = 7.4 ACRES
ROAD AREA = 1.07 ACRES

CERTIFICATE of DEDICATION

The above or foregoing subdivision, being a major subdivision of a portion of Lot 4 (NW¼NW¼) and the SW¼NW¼ of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian in Sheridan County, Wyoming, more particularly described by mates and bounds as follows:

Beginning at a point which bears S 35°21'42" E a distance of 1,091.33 feet from the Northwest Corner of said Section 1; thence N 0°47'08" E for a distance of 392.19 feet; thence S 61°56'22" E for a distance of 485.07 feet; thence S 1°01'11" W for a distance of 459.84 feet; thence S 1°04'02" W for a distance of 274.99 feet; thence N 71°37'15" W for a distance of 90.84 feet; thence S 18°20'39" W for a distance of 79.90 feet to a point on the North Right-of-Way of U.S. Highway 14 (A.K.A. Brundage Lane); thence along said Highway Right-of-Way N 71°34'30" W for a distance of 436.31 feet; thence leaving said Highway Right-of-Way on a bearing of N 18°25'35" E for a distance of 3.11 feet to a point of curvature; thence through a tangent curve to the right having a Radius of 100.00 feet, an Arc Length of 124.92 feet, through a Central Angle of 71°34'30" with a Chord Bearing of N 54°12'45" E and a Chord Length of 116.96 feet; thence leaving said curve East for a distance of 3.71 feet; thence N 0°47'08" E for a distance of 408.73 feet to the point of beginning,

as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and propietors; containing 8.47 acres more or less; have by these present laid out, and surveyed as Outlaw Commercial Park, and do hereby dedicate and convey to and for the public use forever hereafter the streets as are laid out and designated on this plat; and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat hereby releasing and waiving all Homestead Rights.

Executed this _____ day of _____, 2025, by:

_____
DAVID SORENSEN, PRESIDENT

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this _____ day of _____, 2025, by David Sorensen, President of J2, Inc. a Wyoming Corporation.

Witness my hand and official seal.

My commission expires: _____.

_____
NOTARY PUBLIC

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of Outlaw Commercial Park truly and correctly represents the results of a survey made by me or under my direct supervision.

Registration No. 3159 PE & LS

_____
CIVIL ENGINEER and LAND SURVEYOR

NOTES :

1. *THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.*
2. *NO PUBLIC MAINTENANCE OF STREETS OR ROADS.*
3. *ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.*
4. *ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.*
5. *DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE INTENDED FOR RUNOFF DETENTION. SAID AREAS CAN BE USED FOR PARKING AND TEMPORARY STORAGE BUT MUST REMAIN CLEAR OF BUILDINGS AND OTHER PERMANENT STRUCTURES.*
6. *ALL EXISTING WATER RIGHTS HAVE BEEN DETACHED FROM LANDS WITHIN THE BOUNDARY OF OUTLAW COMMERCIAL PARK BY AUTHORIZATION TO DETACH WATER RIGHTS, APPROVED BY THE STATE OF WYOMING BOARD OF CONTROL BOC # 2502-204-01.*

CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock ___ M., this _____ day of _____, 2025, and is duly recorded in Plat Book _____, Page No. ___ with Receiving Number _____.

_____
COUNTY CLERK

SHERIDAN COUNTY BOARD of COMMISSIONERS CERTIFICATE of APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this _____ day of _____, 2025.

_____ _____
Attest: COUNTY CLERK CHAIRMAN

ENGINEER/SURVEYOR

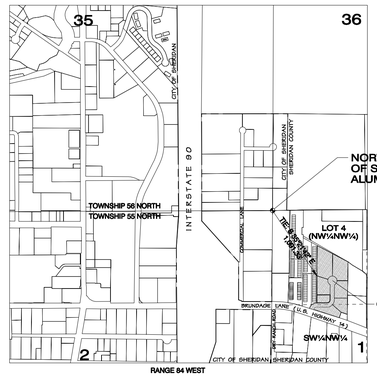
DAVID L. RANDALL
RANDALL ENGINEERING SURVEYS
722 MONTE VISTA
SHERIDAN, WYOMING, 82801
(307) 672-6003

OWNER

J2 INC.,
a WYOMING CORPORATION
1851 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

LOCATION

SCALE : 1" = 1000'



TOWNSHIP 55 NORTH, RANGE 84 WEST



FINAL PLAT
of the
OUTLAW COMMERCIAL PARK
being a
MAJOR SUBDIVISION
of a
TRACT of LAND
SITUATED in the
LOT 4 (NW¼NW¼) and the SW¼NW¼ of SECTION 1
TOWNSHIP 55 NORTH, RANGE 84 WEST
of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
consisting of
7 LOTS COMPRISING 8.47 ACRES
for
J2 INC., a WYOMING CORPORATION
1851 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

REVISED - AUGUST 26, 2025
DRAWN BY REX RANDALL - AUGUST 7, 2025
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

CITY OF SHERIDAN
RESOLUTION 26-25

A RESOLUTION CERTIFYING PL-25-27, THE FINAL PLAT OF OUTLAW COMMERCIAL PARK SUBDIVISION, IS IN ACCORDANCE WITH THE SHERIDAN JOINT PLANNING AREA LAND USE PLAN APPENDIX ADOPTED IN 2017, AND THE MEMORANDUM OF UNDERSTANDING BETWEEN SHERIDAN COUNTY AND THE CITY OF SHERIDAN REGARDING EXTRA-TERRITORIAL JURISDICTION WITHIN ONE MILE OF THE CONTIGUOUS CORPORATE LIMITS DATED APRIL 27, 2022.

WHEREAS, Sheridan County has jurisdiction and final approval of the proposed Outlaw Commercial Park Subdivision; and

WHEREAS, the final plat of the Outlaw Commercial Park Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations); and

WHEREAS, the Outlaw Commercial Park Subdivision is a joint City-County subdivision due to its location within one mile of City limits requiring Council approval.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

The City certifies that a review has been completed of the final plat of Outlaw Commercial Park Subdivision, a joint City-County subdivision, dividing 8.45 acres into 7 commercial use lots, located at 1739 E. Brundage Ln., Sheridan, WY.

In certifying the Outlaw Commercial Park Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202A:

1. The property is not completely surrounded by City limits, therefore a signed pre-annexation agreement is not required.

2. The lots as platted conform to the requirements of the City Zoning Ordinance.

3. The subdivision falls outside the Airport Influence Area.

4. As concluded by Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, CERTIFIED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

RE: Consideration of Bid Award to Fremont Chevrolet GMC for One (1) 1/2-Ton Pickup Truck in the Amount of $42,792.00

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC: City Administrator Stuart McRae

Date: 09/08/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) 1/2-Ton Pickup from Fremont Chevrolet GMC in the amount of $42,792.00 for the Solid Waste Recycling Division.

Background:

The fleet replacement plan within the Utilities Department identifies the schedule and projected cost for replacing each of its fleet assets on a prescribed basis. Some of the main criteria that determine an asset's replacement schedule are utilization (mechanical hours of use), mileage, age, and the cost of maintenance. The main goal of the plan is to provide City operations with a dependable fleet at the lowest "cost to own" for the City.

The purchase of a pickup truck was approved in the FY26 budget for the Solid Waste Recycling Division. According to the Replacement Plan, this new truck will replace a 2005 GMC Sierra, which has approximately 106,000+ miles, and will be surplused.

Before issuing the Request for Bids, the Fleet Coordinator met with the Solid Waste/Recycling Supervisor to review, edit, and confirm the specifications needed for operation.

A Request for Bids was advertised on August 4, 16, and 22, with a bid opening on August 27. The City of Sheridan received 3 bids:

- **Fremont Chevrolet GMC, Riverton $42,792.00**
- Sheridan Motors (GMC), Sheridan $43,973.00
- Sheridan Motors (RAM), Sheridan $45,557.00

Funding:

The 1/2-Ton pickup truck is funded by the Capital Outlay-Equipment/Machinery/Vehicles account in the Recycling budget (52832-7600-0198D).

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

RE: Consideration of Bid Award to Sheridan Motors, GMC for One (1) 1-Ton Dually Flatbed Pickup Truck in the Amount of $60,498.00

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC: City Administrator Stuart McRae

Date: 09/08/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) 1-Ton Dually Flatbed Pickup from Sheridan Motors, GMC in the amount of $60,498.00 for the Solid Waste Recycling Division.

Background:

The fleet replacement plan within the Utilities Department identifies the schedule and projected cost for replacing each of its fleet assets on a prescribed basis. Some of the main criteria that determine an asset's replacement schedule are utilization (mechanical hours of use), mileage, age, and the cost of maintenance. The main goal of the plan is to provide City operations with a dependable fleet at the lowest "cost to own" for the City.

The purchase of a pickup truck was approved in the FY26 budget for the Solid Waste Recycling Division. According to the Replacement Plan, this new truck will replace a 2015 Chevrolet Silverado 3500 (RC265), which has approximately 50,000+ miles, and will be transferred to the Landfill to use as their fuel truck. The landfill's current fuel truck, LF263, a 2004 GMC Sierra 2500, is 22 years old, has 122K+ miles, and will be surplused.

Before issuing the Request for Bids, the Fleet Coordinator met with the Solid Waste/Recycling Supervisor to review, edit, and confirm the specifications needed for operation.

A Request for Bids was advertised on August 4, 16, and 22, with a bid opening on August 27. The City of Sheridan received 4 bids:

- **Sheridan Motors (GMC), Sheridan $60,498.00**
- Fremont Chevrolet GMC, Riverton $62,563.00
- Sheridan Motors (RAM), Sheridan $63,066.00
- Fremont Motor Company, Lander $66,895.11

Funding:

The 1-Ton dually flatbed pickup truck is funded by the Capital Outlay-Equipment/Machinery/Vehicles account in the Recycling budget (52832-7600-0198D).

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Clerk

MEMORANDUM

RE:	**Minutes of Regular Council Meeting September 2, 2025**
From:	Ashlee Foster, City Clerk
To:	City Council
CC:	City Administrator Stuart McRae
Date:	09/02/2025

Attachments

Minutes

CITY OF SHERIDAN, WYOMING

MINUTES OF REGULAR COUNCIL MEETING

COUNCIL CHAMBERS **5:30 P.M.** **SEPTEMBER 2, 2025**

1. Mayor Bridger called the meeting to order at 5:30 P.M.

2. Mayor Bridger led the Pledge of Allegiance to the Flag.

3. Invocation was given by Karl Heimbuck, First Presbyterian Church.

4. The meeting was called to order with a quorum as follows:

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

5. Consideration of Agenda

Councilmember Brantz moved, seconded by Councilmember Luhman to approve the agenda. Voice vote to approve the agenda. Motion passes.

6. Community update

A. Childhood Cancer Awareness Month Proclamation - The Cates Family, Cashlee and Chantz
B. The Hub on Smith - Ryan Landis, Director of Operations and Ryan Koltiska, Director of Development

7. Staff Update

A. Building Update - Building Division Permit Technician Ashley Garcia

8. Comments from the Public - None

9. Public Hearings

A. Public Hearing for PL-25-20, Resolution 22-25, Gillispie Draw Subdivision Final Plat. Mayor Bridger opened the public hearing at 5:59pm. City Planner Kelly Schroeder updated the Council.

Council Comments & Questions Re: Item 9A

A. Councilmember Brantz: Councilmember Brantz asked if the County had expressed any density concerns with the property. City Planner Kelly Schroeder stated no such concerns had been expressed.
B. Councilmember Wood: Councilmember Wood asked if water was available to 5th Street and why staff was not recommending extending water service to the properties in that area. Public Works Director Hanns Mercer referenced the map and noted the current water line locations. Councilmember Wood also expressed concern that many subdivisions have only one entrance/exit. He recommended exploring additional cross-street connections to improve safety and provide alternative access routes in the future.
C. Councilmember Luhman: Councilmember Luhman reminded Council that the subdivision in question is located in the county, which explains the limited entrances and exits. Councilmember Luhman inquired about the purpose of a Conservation Tract. City Planner Kelly Schroeder explained that development is not permitted on these tracts, but they may still be used for grazing, and Councilmember Weitzel

added that the tracts were established to support the trail system, confirming they allow cattle grazing but not construction.

D. Councilmember Leichtnam - Councilmember Leichtnam confirmed with City staff that the City would not be responsible for snow removal in the area, as it is a private road located in the county. Staff affirmed that this is correct.

Mayor Bridger closed the public hearing at 6:10pm.

i. Consideration of PL-25-20, Resolution 22-25, Gillispie Draw Subdivision Final Plat

Councilmember Weitzel moved, seconded by Councilmember Brantz to approve Resolution 22-25, Gillespie Draw Subdivision Final Plat. Voice vote, unanimous. Resolution 22-25 is approved.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

B. Public Hearing and First Reading for PL-25-21, Ordinance 2295, Sheridan Heights Ranch, LLC De-annexation of 3.64 Acres. Mayor Bridger opened the public hearing at 6:11pm. City Planner Kelly Schroeder updated the Council regarding an overview that included items 9B and 9C.

Mayor Bridger closed the public hearing regarding item 9B at 6:16pm.

i. Consideration of PL-25-21, Ordinance 2295, Sheridan Heights Ranch, LLC De-annexation of 3.64 Acres.

Councilmember Wood moved, seconded by Councilmember Weitzel to approve PL-25-21, Ordinance 2295, Sheridan Heights Ranch, LLC De-annexation of 3.64 Acres. Roll call vote, unanimous. Ordinance 2295 will move forward for Second Reading at the September 15th Council Meeting.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

C. Public Hearing and First Reading for PL-25-26, Ordinance 2297, Annexation of 4.15 Acres. Mayor Bridger opened the public hearing at 6:11pm, noting that the update began with item 9B. City Planner Kelly Schroeder continued her update to Council regarding item 9C.

Mayor Bridger closed the public hearing at 6:19pm.

i. Consideration of PL-25-26, Ordinance 2297, Annexation of 4.15 Acres.

Councilmember Leichtnam moved, seconded by Councilmember Luhman to approve PL-25-26, Ordinance 2297, Annexation of 4.15 Acres. Roll call vote, unanimous. Ordinance 2297 will move forward for Second Reading at the September 15th Council Meeting.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

D. Public Hearing and First Reading for PL-25-22, Ordinance 2296, Rezone 1.78 Acres from B-1 to M-1 at 1140 Coffeen Ave. Mayor Bridger opened the public hearing at 6:20pm. City Planner Kelly Schroeder updated the Council.

Mayor Bridger closed the public hearing at 6:25pm.

i. Consideration of PL-25-26, Ordinance 2296, PL-25-22, Ordinance 2296, Rezone 1.78 Acres from B-1 to M-1 at 1140 Coffeen Ave.

Councilmember Brantz moved, seconded by Councilmember Weitzel to approve PL-25-22, Ordinance 2296, Rezone 1.78 Acres from B-1 to M-1 at 1140 Coffeen Ave. Roll call vote, motion passes with one abstention. Ordinance 2296 will move forward for Second Reading at the September 15th Council Meeting.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Abstained
Bev Leichtnam	Aye

E. Public Hearing for the Ownership Transfer of Retail Liquor License #22 from Verdello LLC to Verdello Market Inc. Mayor Bridger opened the public hearing at 6:26pm. City Clerk Ashlee Foster updated the Council.

Mayor Bridger closed the public hearing at 6:27pm.

i. Consideration of Ownership Transfer of Retail Liquor License #22 from Verdello LLC to Verdello Market Inc.

Councilmember Luhman moved, seconded by Councilmember Leichtnam to approve Ownership Transfer of Retail Liquor License #22 from Verdello LLC to Verdello Market Inc. Voice vote, unanimous. Verdello's Retail License is transferred from Mark and Kathy Bede to Brock and Jenny Boedecker.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

10. Consent Agenda

A. Minutes of Regular Council Meeting: August 18, 2025
B. Claims

VENDOR NAME	AMOUNT
307 Auto Glass LLC	$ 425.00
307 Print	$ 328.00
A Plus Plumbers & Ap	$ 26,284.00
A Plus Plumbers & Ap	$ 60.00
A Plus Plumbers & Ap	$ 60.00
A Plus Plumbers & Ap	$ 132.55
Ace & Knecht	$ 17.12
Ace & Knecht	$ 17.12
Ace & Knecht	$ 26.80
Ace & Knecht	$ 93.87
AlphaGraphics of Wyo	$ 29.00
AlphaGraphics of Wyo	$ 58.00
AlphaGraphics of Wyo	$ 49.00
Amanda Fischer	$ 497.20
Amazon Capital Servi	$ 11.48
Amazon Capital Servi	$ 150.63
Amazon Capital Servi	$ 100.59
Amazon Capital Servi	$ 155.96
Amazon Capital Servi	$ 75.83
Amazon Capital Servi	$ 205.80
Amazon Capital Servi	$ 6.99
Amazon Capital Servi	$ 15.98
Amazon Capital Servi	$ 235.99
Amazon Capital Servi	$ 59.99
Amazon Capital Servi	$ 278.30
Amazon Capital Servi	$ 129.98
Amazon Capital Servi	$ 1,326.25
Amazon Capital Servi	$ 139.78
Amazon Capital Servi	$ 55.91
Amazon Capital Servi	$ 93.21
Amazon Capital Servi	$ 39.29
Amazon Capital Servi	$ 39.29
Amazon Capital Servi	$ 41.89
Amazon Capital Servi	$ 67.20
Amazon Capital Servi	$ 49.88
Amazon Capital Servi	$ 49.88
Amazon Capital Servi	$ 27.59
Amazon Capital Servi	$ 18.39
Amazon Capital Servi	$ 42.27
Amazon Capital Servi	$ 29.72
Amazon Capital Servi	$ 698.00
Amazon Capital Servi	$ (67.20)
Ambiente H2O Inc	$ 5,159.08
American Maid	$ 487.50
American Maid	$ 937.50
American Maid	$ 412.50
American Maid	$ 1,012.50
American Maid	$ 75.00
American Maid	$ 750.00
American Maid	$ 750.00
American Maid	$ 150.00
American Maid	$ 1,237.50
American Maid	$ 3,412.00
American Maid	$ 1,425.00
American Water Works	$ 276.00
American Welding & G	$ 50.96
Angel Armor LLC	$ 753.00
Angel Armor LLC	$ 51.30
Angel Armor LLC	$ 579.00
Ardurra Group Inc.	$ 5,291.25
AT&T Mobility	$ 720.72
AVI Systems	$ 800.00
Bear's Paw Embroider	$ 40.00
Bear's Paw Embroider	$ 40.00
Bear's Paw Embroider	$ 20.00
Bhj Property Managem	$ 52.70
Bhj Property Managem	$ 21.38
Big Horn Sanitation	$ 462.00
Big Horn Tire	$ 197.34
Bloedorn Lumber	$ 41.48
Bluepeak	$ 140.00
BRETT GLASER	$ 38.22
Brian Edwards	$ 104.97
Brian's Boot & Shoe	$ 91.77
Brian's Boot & Shoe	$ 61.18
Brian's Boot & Shoe	$ 152.05
Bronc Builders	$ 3,834.00
C & K Equipment	$ 32.36
Captain Clean Service	$ 372.93
Carahsoft Technology	$ 16,026.15
Carl Haveman	$ 38.94
Carquest Auto Parts	$ 40.87
Carquest Auto Parts	$ 9.76
Carquest Auto Parts	$ 49.42
Carquest Auto Parts	$ 179.65
Carquest Auto Parts	$ 170.92
Carquest Auto Parts	$ 15.71
Carquest Auto Parts	$ 12.08
Carquest Auto Parts	$ 13.93
Carquest Auto Parts	$ 9.74
Carquest Auto Parts	$ 6.49
Carquest Auto Parts	$ 4.00
Carquest Auto Parts	$ 9.93
Carquest Auto Parts	$ 13.21
Carquest Auto Parts	$ 2.18
Carquest Auto Parts	$ 20.64
Carquest Auto Parts	$ 44.59
Carquest Auto Parts	$ 65.40
Carquest Auto Parts	$ 41.61
Carquest Auto Parts	$ 74.67
Carquest Auto Parts	$ 73.19
Carquest Auto Parts	$ 49.42
Carquest Auto Parts	$ 11.71
Carquest Auto Parts	$ 26.57
Carquest Auto Parts	$ 17.71
Carquest Auto Parts	$ 7.37
Carquest Auto Parts	$ 4.92
Carquest Auto Parts	$ 24.60

Carquest Auto Parts	$	24.60
Carquest Auto Parts	$	99.20
Carquest Auto Parts	$	15.21
Carquest Auto Parts	$	15.71
Carquest Auto Parts	$	15.71
Carquest Auto Parts	$	84.34
Carquest Auto Parts	$	15.23
Carquest Auto Parts	$	38.64
Carquest Auto Parts	$	17.83
Carquest Auto Parts	$	6.65
Carquest Auto Parts	$	12.60
Casey Leahy	$	440.00
CDG Engineers Inc	$	5,006.30
CED- Consolidated El	$	40.65
Certified Laboratories	$	9,770.65
CHARLES HARDING	$	104.94
CHS Inc.	$	12,123.84
CMI-Teco	$	319.08
CMI-Teco	$	154.31
CMI-Teco	$	92.88
Cobra Crete LLC	$	6,000.00
COLE ROTELL	$	40.40
Collection Professio	$	278.31
Column Software	$	52.27
Column Software	$	39.80
Column Software	$	42.21
Column Software	$	599.96
Connie Deutsch	$	0.03
Dan Hart Patrol	$	514,362.58
Dana Kepner Co	$	1,885.00
Dana Kepner Co	$	8,865.61
Dave Loden Construct	$	360.00
David Ford	$	737.61
Defense Technology	$	2,601.30
Dick Anderson Constr	$	590,772.83
Dome Lake Reservoir	$	2,449.20
Downtown Sheridan As	$	250.00
Employ LLC	$	4,542.86
Employ LLC	$	4,226.88
Energy Laboratories	$	291.00
Enviro-Clean Intermo	$	316.95
Fastenal Company	$	567.50
Fedex Freight	$	165.59
Fedex Freight	$	77.69
First Federal Saving	$	51.90
First Federal Saving	$	317.96
First Federal Saving	$	288.11
First Federal Saving	$	89.00
First Federal Saving	$	119.99
First Federal Saving	$	3,181.16
First Federal Saving	$	40.86
First Federal Saving	$	443.07
First Federal Saving	$	83.97
First Federal Saving	$	78.00
First Federal Saving	$	130.00

First Federal Saving	$	69.33
First Federal Saving	$	62.16
First Federal Saving	$	43.94
First Federal Saving	$	1,364.91
First Federal Saving	$	925.00
First Federal Saving	$	1.05
First Federal Saving	$	79.08
First Federal Saving	$	(120.69)
First Federal Saving	$	(362.53)
First Federal Saving	$	(200.00)
First Federal Saving	$	1,340.74
First Federal Saving	$	164.92
First Federal Saving	$	69.96
First Federal Saving	$	176.73
First Federal Saving	$	508.00
First Federal Saving	$	800.40
First Federal Saving	$	44.94
First Federal Saving	$	132.48
First Federal Saving	$	80.00
First Federal Saving	$	2,570.06
First Federal Saving	$	500.00
First Federal Saving	$	231.47
First Federal Saving	$	974.05
First Federal Saving	$	77.84
First Federal Saving	$	36.98
First Federal Saving	$	92.34
First Federal Saving	$	69.85
First Federal Saving	$	460.00
First Federal Saving	$	29.52
First Federal Saving	$	37.35
First Federal Saving	$	661.41
First Federal Saving	$	248.00
First Federal Saving	$	28.97
First Federal Saving	$	28.96
First Federal Saving	$	299.00
First Federal Saving	$	24.08
First Federal Saving	$	1,032.86
First Federal Saving	$	166.67
First Federal Saving	$	416.67
First Federal Saving	$	416.66
First Federal Saving	$	230.19
First Federal Saving	$	220.35
First Federal Saving	$	17.20
First Federal Saving	$	99.90
First Federal Saving	$	537.00
First Federal Saving	$	900.00
First Federal Saving	$	379.50
First Federal Saving	$	149.99
First Federal Saving	$	200.00
First Federal Saving	$	619.00
First Federal Saving	$	463.10
First Federal Saving	$	14.99
First Federal Saving	$	50.00
First Federal Saving	$	238.88
First Federal Saving	$	99.00

First Federal Saving	$	66.00
First Federal Saving	$	2,201.49
First Federal Saving	$	119.88
First Federal Saving	$	175.00
First State Bank	$	27,071.71
Floyd's Truck Center	$	182.06
Floyd's Truck Center	$	1,493.50
Floyd's Truck Center	$	196.55
Floyd's Truck Center	$	200.00
Foot of the Bighorns	$	130.00
Fred Nuss	$	68.49
Galls LLC	$	179.97
Galls LLC	$	11.45
Galls LLC	$	18.30
Galls LLC	$	1.16
Georgia Andreason	$	83.40
Government Finance O	$	190.00
Grainger Inc	$	339.99
Grainger Inc	$	135.05
Grainger Inc	$	287.91
Grainger Inc	$	165.18
Granite Peak Pump Se	$	900.00
Granite Peak Pump Se	$	537.22
Grimshaw Investments	$	3,000.00
Grimshaw Investments	$	380.00
Hach Company	$	91.95
Hach Company	$	100.45
Hach Company	$	100.40
Hanns Mercer	$	414.00
Hawkins Inc	$	3,286.18
Heartland Kubota LLC	$	23,086.58
Home Depot Credit Se	$	63.96
Home Depot Credit Se	$	56.97
IBS Inc	$	22.75
ImageTrend, LLC	$	3,745.00
Interstate Engineering	$	25,079.95
Jackson Peterbilt	$	527.70
Jackson Peterbilt	$	88.27
Jacob Board	$	150.00
JB Storage Container	$	195.00
Kevin Watts	$	65.57
Kilpatrick Creations	$	2,119.00
Kisling Law LLC	$	2,750.00
Kois Brothers Equipment	$	2,802.44
Kois Brothers Equipment	$	84.74
Kois Brothers Equipment	$	56.49
Kristen Olson	$	54.12
Lamar Selig	$	200.00
Legacy Irrigation	$	454.90
Luke A Goddard	$	500.00
Micronics Engineered	$	5,416.80
Mid-American Research	$	217.17
Midland Implement Co	$	1,116.50
Midland Implement Co	$	130.14
Mile-Hi Fire	$	243.97

Montana Dakota Utili	$	1,800.58
Montana Dakota Utili	$	1,100.41
Montana Dakota Utili	$	197.29
Montana Dakota Utili	$	168.92
Montana Dakota Utili	$	288.76
Montana Dakota Utili	$	1,071.79
Montana Dakota Utili	$	668.36
Montana Dakota Utili	$	994.90
Montana Dakota Utili	$	42.02
Montana Dakota Utili	$	27.59
Montana Dakota Utili	$	225.85
Montana Dakota Utili	$	64.57
Montana Dakota Utili	$	30.69
Montana Dakota Utili	$	26.77
Morty Mobile Detail	$	87.81
Motorola Solutions	$	12,663.76
Motorola Solutions	$	157.14
Mueller Systems	$	8,028.75
Mueller Systems	$	16,400.00
Mueller Systems	$	(682.13)
Mullinax Concrete Se	$	3,599.27
Norco Inc	$	101.31
Norco Inc	$	87.11
Norco Inc	$	67.53
Norco Inc	$	252.92
Norco Inc	$	252.92
Norco Inc	$	95.17
Normont Equipment Co	$	5,877.72
Novus Glass	$	60.00
One-Call of Wyoming	$	389.86
One-Call of Wyoming	$	194.99
One-Call of Wyoming	$	389.86
One-Call of Wyoming	$	194.99
Pace Analytical Serv	$	535.80
Pace Analytical Serv	$	125.00
Pace Analytical Serv	$	133.30
Pace Analytical Serv	$	222.80
Pace Analytical Serv	$	598.40
Pavement Markings	$	525.00
Pavement Markings	$	375.00
Pavement Markings	$	500.00
Peak Pest Solutions	$	125.00
Pfitzer Pest Control	$	144.90
Polydyne Inc	$	3,150.00
Polydyne Inc	$	3,312.00
Powder River Power C	$	70.22
Powder River Power C	$	10.43
Powder River Power C	$	309.72
Powder River Power C	$	69.10
Powder River Power C	$	31.60
Powder River Power C	$	71.60
PreCise MRM LLC	$	(1,600.00)
PreCise MRM LLC	$	1,600.00
Precision Excavation	$	2,322.50
Quill	$	262.40

Rhonda M Gould	$	135.00
Rocky Mountain Drug	$	535.00
Scott Passini	$	137.80
Senior Citizens Coun	$	9,141.08
Servall Uniform & Li	$	71.31
Servall Uniform & Li	$	44.57
Servall Uniform & Li	$	163.33
Servall Uniform & Li	$	152.14
Servall Uniform & Li	$	40.84
Servall Uniform & Li	$	315.37
Servall Uniform & Li	$	217.90
Shane Dietsche	$	61.67
Sharon Loy	$	59.19
Sheridan Auto Parts	$	38.86
Sheridan Auto Parts	$	16.52
Sheridan Auto Parts	$	41.88
Sheridan Auto Parts	$	141.74
Sheridan Auto Parts	$	112.06
Sheridan Auto Parts	$	112.06
Sheridan Auto Parts	$	26.56
Sheridan Auto Parts	$	44.98
Sheridan Auto Parts	$	34.82
Sheridan Auto Parts	$	38.66
Sheridan Auto Parts	$	32.38
Sheridan Auto Parts	$	169.28
Sheridan Auto Parts	$	112.85
Sheridan Auto Parts	$	287.76
Sheridan Auto Parts	$	18.49
Sheridan Auto Parts	$	50.68
Sheridan Auto Parts	$	8.90
Sheridan Auto Parts	$	64.02
Sheridan Auto Parts	$	62.07
Sheridan Auto Parts	$	312.29
Sheridan Auto Parts	$	13.99
Sheridan Auto Parts	$	9.89
Sheridan Auto Parts	$	75.53
Sheridan Auto Parts	$	(18.00)
Sheridan Auto Parts	$	(9.00)
Sheridan Commercial	$	17.57
Sheridan Commercial	$	0.85
Sheridan Commercial	$	0.84
Sheridan Commercial	$	15.85
Sheridan Commercial	$	26.31
Sheridan Commercial	$	25.16
Sheridan Commercial	$	6.81
Sheridan Commercial	$	21.19
Sheridan Commercial	$	13.36
Sheridan Commercial	$	16.44
Sheridan Commercial	$	26.50
Sheridan Commercial	$	7.97
Sheridan Commercial	$	5.32
Sheridan Commercial	$	13.48
Sheridan Commercial	$	19.88
Sheridan Commercial	$	114.68
Sheridan Commercial	$	11.49

Sheridan Commercial	$	169.96
Sheridan Commercial	$	27.25
Sheridan Commercial	$	21.19
Sheridan Commercial	$	72.15
Sheridan Econ-O-Wash	$	30.00
Sheridan Econ-O-Wash	$	34.00
Sheridan Econ-O-Wash	$	34.00
Sheridan Econ-O-Wash	$	48.00
Sheridan Memorial	$	452.00
Sheridan Memorial	$	62.00
Sheridan Memorial	$	344.00
Sheridan Memorial	$	344.00
Sheridan Memorial	$	216.00
Sheridan Memorial	$	358.00
Sheridan Memorial	$	619.00
Sheridan Memorial	$	619.00
Sheridan Memorial	$	450.00
Sheridan Memorial	$	62.00
Sheridan Newspapers	$	66.00
Sheridan Sport Stop	$	49.98
Sherwin Williams	$	126.07
Sherwin Williams	$	556.51
Shippy Solutions	$	20.00
Six Robblee's Inc	$	163.29
Six Robblee's Inc	$	171.66
Six Robblee's Inc	$	16.07
Source Office & Tech	$	10,219.48
Stalker Radar	$	37.50
Stalker Radar	$	150.00
Stuart McRae	$	507.40
Team Laboratory Chem	$	321.00
Team Laboratory Chem	$	313.00
Ted's Towing LLC	$	135.00
Thomas Morneau	$	414.00
Tire Rama	$	31.99
Tire Rama	$	27.50
Tire Rama	$	408.63
Tire Rama	$	27.50
Tire Rama	$	382.65
T-Mobile USA Inc.	$	1,231.30
Top Office Products	$	245.89
Torgerson's LLC	$	365.76
Total Comfort Heating	$	4,491.00
Total Comfort Heating	$	2,994.00
Tri State Oil	$	100.00
Tyler Technologies I	$	3,260.00
Tyler Technologies I	$	1,240.00
Van Diest Supply Com	$	1,933.25
Vertical Door Solution	$	303.90
Vertical Door Solution	$	303.91
VRM Inc	$	798.00
WAMCAT	$	75.00
Wareings Sheridan	$	299.17
Wareings Sheridan	$	250.00
Water Products & Sol	$	30.00

Water Products & Sol	$	30.00
Weed Warriors	$	1,580.00
Weed Warriors	$	5,375.00
Wes Dobrenz	$	190.80
Western Emulsions In	$	1,416.80
Western Water Consul	$	2,623.00
Will Litfin	$	106.00
Winsupply of Sherida	$	200.55
Winsupply of Sherida	$	68.81
Winsupply of Sherida	$	24.88
Winsupply of Sherida	$	602.70
Winsupply of Sherida	$	81.84
Winsupply of Sherida	$	720.40
Winsupply of Sherida	$	158.70
Winsupply of Sherida	$	304.49
Winsupply of Sherida	$	232.88
Winsupply of Sherida	$	714.83
Winsupply of Sherida	$	897.62
Winsupply of Sherida	$	16.22
Wyoming Machinery	$	2,902.73
Wyoming Regional EMS	$	12,854.70
Yonkee & Toner LLP	$	250.00
Zencity (Media Manager)	$	15,300.00
Zowada Recycling & S	$	32.40
Zowada Recycling & S	$	15.00

Councilmember Weitzel moved, seconded by Councilmember Wood to approve the Consent Agenda.. Consent Agenda approved.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

New Business

11. Consideration of Resolution 24-25: Revocation of the Standing Audit Committee. City Administrator Stuart McRae updated the Council.

Councilmember Leichtnam moved, seconded by Councilmember Luhman to approve the Resolution 24-25. Voice vote, unanimous. Resolution 24-25 passes and revokes Resolution 55-19 in its entirety.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

12. Consideration of Dissolution of Northeast Wyoming Growth Alliance (NEWGA) and Distribution of Member Investment Returns. City Administrator Stuart McRae updated the Council.

Councilmember Weitzel moved, seconded by Councilmember Leichtnam to approve Dissolution of Northeast Wyoming Growth Alliance (NEWGA) and Distribution of Member Investment Returns.

Voice vote, motion passed. NEWGA is approved for dissolution. The MOU will be circulated for final signatures, and once all signatures are obtained, the funds will be redistributed to the parties as agreed.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Absent
Greg Luhman	Aye
Terry Weitzel	Aye
Jack Wood	Aye
Bev Leichtnam	Aye

13. Council Comments and Committee/Board Reports.

- **A.** SEEDA - Nothing new to report
- **B.** NEWY - Nothing new to report
- **C.** CAST – The community continues to use flight services in Sheridan and numbers are up.
- **D.** SAWS - Nothing new to report
- **E.** SPAC - Councilmember Luhman reported that the Sheridan Public Arts Committee (SPAC) will be taking a new approach with this year's call for art. Instead of multiple smaller projects, the focus will be on commissioning a larger piece that honors the Buffalo Riders who came through Sheridan, with the project spanning several cities and extending into parts of Montana. He also noted that the bases for the new art pieces have been completed, so installations will begin soon. The crane sculptures in South Park, which were recently damaged, have been repaired by the artist, who also secured them in concrete for a more permanent display. Similarly, the Buffalo sculpture near the Kendrick Arboretum will be placed in concrete to provide additional protection.
- **F.** DSA – Councilmember Luhman shared that Third Thursdays have been a success, with the final event for the season scheduled in September. He noted that the DSA is now using a paid AI service to obtain an accurate headcount of event attendance by tracking adults through cell phone presence and credit card usage. Councilmember Brantz asked for clarification, noting that many in the community are protective of their privacy. Councilmember Luhman assured the council that the service does not collect any personal data; it simply provides a headcount of attendees.
- **G.** Justice JPB – Nothing new to report
- **H.** Council Comments - Councilmember Leichtnam shared her experience with a recent ASIST (Applied Suicide Intervention Skills Training) session. She reminded all about Dr. Byrd's presented statistics on suicide, highlighting that while the community experienced 12 suicides last year, the total has already reached 12 so far this year. Councilmember Leichtnam emphasized that the training gave her confidence to support others and provided many essential tools for intervention. She strongly encouraged everyone to participate in the training if given the opportunity.
- **I.** City Administrator Stuart McRae
    a. Mr. McRae shared that he had recently done a ride-along with the sanitation team in one of their side-loaders. He shared it's clear they are dedicated staff and shared several notes from his experience:
        i. Ensure there is ample space between cans (includes space from other cans, vehicles, etc.)
        ii. Please watch out for children around the sanitation trucks at all times
        iii. Green waste and animal waste all need to be bagged prior to being placed in the garbage bins.
        iv. Large items are not appropriate for the bins, nor is stacking items next to the bins. All large items should be disposed of at the Landfill. Citizens have six free landfill trips each year.
        v. Some of the larger shared bins are being turned around to place the opening of the can toward the houses, however if these cans are turned, they cannot be emptied properly.
        vi. Please be sure to break down cardboard boxes in the recycle bins.

vii. When drivers have to make an unscheduled pick up or return to a location, please just keep in mind this costs the City about $55 in fuel and staff time, which can add up for rate payers.
viii. Lastly, Mr. McRae offered ride-alongs to City Council members and asked them to reach out to his office if they are interested.

14. Mayor Bridger adjourned the meeting at 6:47pm

APPROVED:

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Treasurer

MEMORANDUM

RE:	**Claims**
From:	Darla Hawkins, Treasurer
To:	City Council
CC:	
Date:	

Attachments

Claims

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
1	Ace & Knecht	500-BGWTP	8.61	12496994	Bolts, screen spline	08/22/2025
2	Ace & Knecht	500-SWTP	44.32	12511824	Concrete 60# ready mix bags	08/26/2025
3	Ace & Knecht	500-SWTP	33.24	12517418	Concrete 60# ready mix bags	08/27/2025
4	Amazon Capital Servi	100-Fire Administration	582.18	16F1-9L3T-N4RJ	Laundry soap, blech & drier sheets	08/12/2025
5	Amazon Capital Servi	520-Landfill	237.08	17KT-RF4X-4VQM	Outdoor sign holder	09/03/2025
6	Amazon Capital Servi	500-Water Distribution	43.19	17NF-J9V6-YDGC	Carhartt pants	09/08/2025
7	Amazon Capital Servi	510-WW Collection	28.79	17NF-J9V6-YDGC	Carhartt pants	09/08/2025
8	Amazon Capital Servi	520-Landfill	17.98	19FN-DYGM-7NYQ	Paper Clips & magnets	09/02/2025
9	Amazon Capital Servi	520-Landfill	27.12	19FN-DYGM-7NYQ	Paper Clips & magnets	09/02/2025
10	Amazon Capital Servi	500-Water Distribution	95.98	1CDL-64CX-XVMY	Carhartt pants	09/08/2025
11	Amazon Capital Servi	510-WW Collection	63.98	1CDL-64CX-XVMY	Carhartt pants	09/08/2025
12	Amazon Capital Servi	100-Fire Administration	519.99	1FFM-W99R-C7YN	FD MiniPC Purchase	08/27/2025
13	Amazon Capital Servi	100-Police Administration	95.64	1G44-71WN-KVJV	memo books, cork boards, pens, post-its	09/09/2025
14	Amazon Capital Servi	120-Service Center	66.15	1H4P-YRPJ-7XG9	ST481 - CUB CADET KH-24-757-71-S Kohler Carburetor	08/28/2025
15	Amazon Capital Servi	520-Landfill	205.50	1H73-LWCH-YP3M	3 - Canvas Tarps	08/25/2025
16	Amazon Capital Servi	500-Water Distribution	86.38	1HG7-PJLR-3LGM	Carhartt Pants	09/08/2025
17	Amazon Capital Servi	510-WW Collection	57.58	1HG7-PJLR-3LGM	Carhartt Pants	09/08/2025
18	Amazon Capital Servi	100-Court	9.95	1J1L-KN9Q-6RDN	Desk/Wall Name Plate	08/27/2025
19	Amazon Capital Servi	100-Police Administration	22.99	1JKY-K773-1JTW	Service Award- Pippin - cork boards - PD	09/08/2025
20	Amazon Capital Servi	100-Police Administration	6.99	1JKY-K773-1JTW	Service Award- Pippin - cork boards - PD	09/08/2025
21	Amazon Capital Servi	500-Water Distribution	90.57	1KPQ-LLLL-37KT	Carhartt pants	09/08/2025
22	Amazon Capital Servi	510-WW Collection	60.38	1KPQ-LLLL-37KT	Carhartt pants	09/08/2025
23	Amazon Capital Servi	120-Signs	139.35	1MPP-FKPD-36QW	Construction Flags - Orange	09/02/2025
24	Amazon Capital Servi	100-Parks Supervision	87.03	1PCD-HGVV-K7GV	Wire locator for KGC, office supplies for Parks	08/29/2025
25	Amazon Capital Servi	100-Parks Supervision	303.58	1PCD-HGVV-K7GV	Wire locator for KGC, office supplies for Parks	08/29/2025
26	Amazon Capital Servi	100-Parks Supervision	130.00	1PCD-HGVV-K7GV	Wire locator for KGC, office supplies for Parks	08/29/2025
27	Amazon Capital Servi	540-Golf Course Admin/Super	651.04	1PCD-HGVV-K7GV	Wire locator for KGC, office supplies for Parks	08/29/2025
28	Amazon Capital Servi	100-Customer Service	21.84	1RH4-N3DJ-6TDF	Perjury stamp	08/27/2025
29	Amazon Capital Servi	500-Water Distribution	47.99	1RWR-L1MY-3MYT	Carhartt pant	09/08/2025
30	Amazon Capital Servi	510-WW Collection	31.99	1RWR-L1MY-3MYT	Carhartt pant	09/08/2025
31	Amazon Capital Servi	500-SWTP	53.98	1RWR-L1MY-M7DJ	Alcohol wipes for field sampling	09/09/2025
32	Amazon Capital Servi	500-SWTP	11.33	1TD4-HPXQ-6P4G	Alcohol Prep Pads	08/25/2025
33	Amazon Capital Servi	120-Police Administration	19.50	1VNK-FNFN-3W6M	anti-fatigue mat, dry erase board, cork boards, et	08/26/2025
34	Amazon Capital Servi	120-Police Administration	348.55	1VNK-FNFN-3W6M	anti-fatigue mat, dry erase board, cork boards, et	08/26/2025
35	Amazon Capital Servi	120-Police Administration	6.99	1VNK-FNFN-3W6M	anti-fatigue mat, dry erase board, cork boards, et	08/26/2025
36	Amazon Capital Servi	500-Water Utility Admin	21.84	1XXW-9XCY-6P7D	Perjury stamp	09/02/2025
37	Amazon Capital Servi	500-Water Distribution	21.84	1XXW-9XCY-6P7D	Perjury stamp	09/02/2025
38	Amazon Capital Servi	520-Solid Waste Administration	21.84	1XXW-9XCY-6P7D	Perjury stamp	09/02/2025
39	Amazon Capital Servi	500-SWTP	77.00	1YM4-WH9R-47X7	Paper towels (tri-fold and rolls)	08/25/2025
40	Amazon Capital Servi	500-BGWTP	21.71	1YM4-WH9R-47X7	Paper towels (tri-fold and rolls)	08/25/2025
41	American Maid	510-WW Treatment	750.00	2025-8.14	Cleaning Services	08/23/2025
42	American Maid	100-Parks Supervision	75.00	2025-8-10	Restroom and office cleaning for Parks Department	08/23/2025
43	American Maid	100-Parks Supervision	1,181.25	2025-8-11	Restroom and office cleaning for Parks Department	08/23/2025
44	American Maid	100-Parks Supervision	487.50	2025-8-12	Restroom and office cleaning for Parks Department	08/23/2025
45	American Maid	100-Parks Supervision	487.50	2025-8-13	Restroom and office cleaning for Parks Department	08/23/2025
46	American Maid	100-Parks Supervision	1,575.00	2025-8-14	Restroom and office cleaning for Parks Department	08/23/2025
47	American Maid	520-Landfill	562.50	2025-8-2	Cleaning Service Weekly for Landfill Office	08/23/2025
48	American Maid	520-Sanitation	328.12	2025-8-4	Cleaning Service Weekly for Recycling Center	08/23/2025
49	American Maid	520-Recycling	328.13	2025-8-4	Cleaning Service Weekly for Recycling Center	08/23/2025
50	American Maid	530-Weed/Pest Administration	56.25	2025-8-5	Office cleaning for Weed and Pest building	08/23/2025
51	American Maid	100-Cemetery Administration	75.00	2025-8-6	Office cleaning for Sheridan Municipal Cemetery	08/23/2025
52	American Maid	100-Parks Supervision	150.00	2025-8-7	Restroom and office cleaning for Parks Department	08/23/2025
53	American Maid	500-SWTP	600.00	2025-8-8	Monthly cleaning- SWTP	08/23/2025
54	American Maid	500-BGWTP	750.00	2025-8-9	Monthly cleaning- BGWTP	08/23/2025
55	American Welding & G	520-Sanitation	66.91	0011068089	Face Shield and Flap Disk for Welder	08/26/2025
56	American Welding & G	520-Recycling	66.91	0011068089	Face Shield and Flap Disk for Welder	08/26/2025
57	American Welding & G	100-Service Center	101.92	0011099504	Welding wire - SH	09/02/2025
58	ANASTASIA HARBOUR	500-Water Fund	91.93	27750	UB 00147020 333 KILBOURNE	09/05/2025
59	APEX MECHANICAL, LLC	500-Water Fund	70.33	27688	UB 50000244 420 LEGACY	09/04/2025
60	AT&T Mobility	100-Other General Govt Costs	783.46	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
61	AT&T Mobility	500-Water Utility Admin	111.05	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
62	AT&T Mobility	500-Water Distribution	163.11	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
63	AT&T Mobility	500-SWTP	26.00	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
64	AT&T Mobility	500-BGWTP	67.10	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
65	AT&T Mobility	510-Wastewater Administration	74.03	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
66	AT&T Mobility	510-WW Collection	58.62	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
67	AT&T Mobility	510-WW Treatment	31.08	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
68	AT&T Mobility	520-Sanitation	59.92	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
69	AT&T Mobility	520-Recycling	59.92	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
70	AT&T Mobility	520-Landfill	73.52	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
71	AT&T Mobility	530-Weed/Pest Administration	20.25	28723592859807162025	06.09-07.08.25-TeleCom	07/08/2025
72	AT&T Mobility	100-Other General Govt Costs	772.60	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
73	AT&T Mobility	500-Water Utility Admin	111.05	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
74	AT&T Mobility	500-Water Distribution	163.11	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
75	AT&T Mobility	500-SWTP	26.00	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
76	AT&T Mobility	500-BGWTP	67.10	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
77	AT&T Mobility	510-Wastewater Administration	74.03	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
78	AT&T Mobility	510-WW Collection	58.62	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
79	AT&T Mobility	510-WW Treatment	31.08	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
80	AT&T Mobility	520-Sanitation	59.92	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025
81	AT&T Mobility	520-Recycling	59.92	28723592859808162025	TeleCom 08/01-08/31/25	08/08/2025

82	AT&T Mobility	520-Landfill	73.52	287235928598081620 25	TeleCom 08/01-08/31/25	08/08/2025
83	AT&T Mobility	530-Weed/Pest Administration	20.25	287235928598081620 25	TeleCom 08/01-08/31/25	08/08/2025
84	Austen Weymueller	110-Museum Collections	291.90	080925	Repairs to SPAC Sculpture	08/09/2025
85	Axon Enterprise Inc	100-Police Administration	451.24	INUS375769	22504 AXON TASER X2 HOLDER BLACKHAWK LEFT HAND	09/06/2025
86	B&B Leasing Company	100-Fire Administration	157.43	1659-34	Sharp Copier SFR Lease 8/1-8/31/25	08/31/2025
87	Bailey Moss	100-General Fund	400.00	Moss090425	Marion House security deposit refund	09/04/2025
88	BALCO Uniform Co	100-Fire Administration	699.85	84884	Class A Uniforms for NLeibee and SPassini 8-8-2025	08/28/2025
89	BALCO Uniform Co	100-Fire Administration	136.83	85049	Uniform Shirts for CLarson 8-21-2025 A	08/21/2025
90	Big Horn Tire	520-Sanitation	300.00	154017	WC78 - spare wheels	08/27/2025
91	Bighorn Design Studi	100-Street Construction/Maint	81.00	34097	shirts w/embroidery - ST	08/29/2025
92	Bighorn Security LLC	520-Sanitation	100.00	001455	Broken Key in Lock of Breakroom Door	08/28/2025
93	Brian's Boot & Shoe	500-Water Distribution	91.77	176645	steel toe boots - Taylor Galbraith	09/03/2025
94	Brian's Boot & Shoe	510-WW Collection	61.18	176645	steel toe boots - Taylor Galbraith	09/03/2025
95	C & K Equipment	120-Service Center	230.75	15566	PK402 - repaired hydraulic leak	09/08/2025
96	C & K Equipment	510-WW Treatment	18.37	20462	Washers and bumper	08/26/2025
97	C & K Equipment	120-Service Center	1,571.90	R20550	CM41 & CM42 - turf tire & wheels +frt	09/04/2025
98	CANDACE BURCH C/O AK	500-Water Fund	76.38	27744	UB 00020708 1349 MAIN	09/05/2025
99	Carquest Auto Parts	120-Service Center	505.56	1972-609200	PK2002 - Brake pads & painted brake rotors	08/21/2025
100	Carquest Auto Parts	510-WW Treatment	45.00	1972-609217	WW fleet - brake clean non-chlr	08/21/2025
101	Carquest Auto Parts	500-SWTP	15.71	1972-609362	SW278 - Air filter & oil filter	08/25/2025
102	Carquest Auto Parts	120-Service Center	17.83	1972-609363	ST481 - Air filter	08/25/2025
103	Carquest Auto Parts	500-BGWTP	301.43	1972-609381	BG276 - Brake pad & painted brake rotors	08/25/2025
104	Carquest Auto Parts	520-Recycling	10.40	1972-609436	RC301 - Lube/hydraulic filter	08/26/2025
105	Carquest Auto Parts	120-Service Center	22.24	1972-609514	ST481 - Spark plugs-iridium	08/27/2025
106	Carquest Auto Parts	120-Service Center	12.49	1972-609612	ST443 - Brass close nipple & coupler	08/28/2025
107	CBA Freight Solution	520-Recycling	35.00	6764	RC02 - freight cost for parts ordered	08/31/2025
108	CED- Consolidated El	120-Service Center	4.46	8080-1088696	FD32 - wire for lights	09/04/2025
109	CenturyLink Communic	500-SWTP	313.42	090525-CenturyLink	08/22-09/21/25 CenturyLink	08/22/2025
110	CenturyLink Communic	500-BGWTP	324.00	090525-CenturyLink	08/22-09/21/25 CenturyLink	08/22/2025
111	CenturyLink Communic	510-WW Treatment	41.59	090525-CenturyLink	08/22-09/21/25 CenturyLink	08/22/2025
112	CenturyLink Communic	540-Golf Course Admin/Super	283.36	090525-CenturyLink	08/22-09/21/25 CenturyLink	08/22/2025
113	CenturyLink Communic	100-Other General Govt Costs	144.97	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
114	CenturyLink Communic	500-Water Utility Admin	7.40	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
115	CenturyLink Communic	500-Water Distribution	4.44	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
116	CenturyLink Communic	500-SWTP	2,832.88	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
117	CenturyLink Communic	500-BGWTP	2,832.88	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
118	CenturyLink Communic	510-Wastewater Administration	7.40	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
119	CenturyLink Communic	510-WW Collection	4.44	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
120	CenturyLink Communic	520-Sanitation	2.96	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
121	CenturyLink Communic	520-Recycling	2.96	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
122	CenturyLink Communic	540-Golf Course Admin/Super	14.79	091225-CenturyLink	TeleCom 09/01-09/30/25	09/01/2025
123	CH Diagnostics and C	400-Source of Supply	635.00	20250171	E.Coli., Giardia and Crypto sample analysis invoic	09/02/2025
124	CH Diagnostics and C	400-Source of Supply	635.00	20250172	E.Coli., Giardia and Crypto sample analysis invoic	09/02/2025
125	CH Diagnostics and C	400-Source of Supply	1,105.00	20250173	E.Coli., Giardia and Crypto sample analysis invoic	09/02/2025
126	Chance Larson	100-Fire Administration	306.00	Larson082825	WFA Meals Per Diem CLarson August 24-28, 2025 Chey	08/28/2025
127	Chance Larson	100-Fire Administration	238.00	Larson090425	WFA Meals Per Diem September 1-4, 2025 CLarson	09/04/2025
128	Chemtrade Chemicals	500-SWTP	9,543.80	90288746	Alum Sulfate-Chemical	08/27/2025
129	CMI-Teco	520-Sanitation	240.06	65122	WC713 - drive belts	08/26/2025
130	CMI-Teco	520-Sanitation	407.11	65141	WC fleet - exhaust gaskets & belt tensioner	08/26/2025
131	Coca-Cola Bottling C	500-Water Distribution	693.00	609563	pallet of water - UM	09/03/2025
132	Column Software	400-Highways/Streets/Roadways	310.33	9626F791-0136	LPO 41442 - Ad for West Corridor RFP	08/26/2025
133	Column Software	100-Planning/Zoning	54.68	9626F791-0137	LPO 41443 - Pln Ad for Outlaw Commercial	09/02/2025
134	Command LLC	110-Fire Administration	2,664.60	1635	Aerial & Ground Ladder Testing Annual CB	09/08/2025
135	County Trash LLC	500-BGWTP	115.00	06739	Trash service- monthly - BGWTP	09/01/2025
136	Crescent Electric	510-WW Treatment	225.34	S513435521.002	Liquid Tight fitting, Splicing Tape, concrete kit	08/11/2025
137	Crescent Electric	510-WW Treatment	42.07	S513435548.001	Replacement Bit Tamperproof Torx	08/12/2025
138	Crescent Electric	510-WW Treatment	30.96	S513489960.001	Cut wire, stubby screwdriver, power wire nut drive	08/15/2025
139	Crescent Electric	510-WW Treatment	19.76	S513489960.001	Cut wire, stubby screwdriver, power wire nut drive	08/15/2025
140	Crescent Electric	510-WW Treatment	58.06	S513490132.001	REDUCING BUSHING RGD/IMC S 2 -1 1/4	08/15/2025
141	DANIEL & MIRANDA CON	500-Water Fund	35.77	27745	UB 00147110 338 6TH	09/05/2025
142	Darrion Meckle	100-Fire Administration	306.00	Meckle082825	WFA Meals Per Diem August 24-28, 2025 DMeckle Chey	08/28/2025
143	Darrion Meckle	100-Fire Administration	238.00	Meckle090425	WFA Meals Per Diem Sept 1-4, 2025 DMeckle	09/04/2025
144	Devin Pitsch	120-Street Construction/Maint	19.48	175602	Reimb - Exhaust fluid for pickup - Picking up ma	08/20/2025
145	Dowl	400-WW Treatment	2,300.80	4528.27092.02 - 19	WWTP S. Clarifier - CA 7/27/25 - 8/23/25	08/29/2025
146	ELIZA SCOTT	500-Water Fund	6.21	27746	UB 00234090 534 BURKITT	09/05/2025
147	Employ LLC	520-Recycling	5,029.78	17342	Temp Labor - Recycling	09/02/2025
148	Employ LLC	520-Recycling	4,084.43	17353	Temp Labor - Recycling	09/05/2025
149	Employers Council	100-Human Resources	792.00	560352	Background Screenings	08/26/2025
150	Energy Laboratories	500-SWTP	2,101.00	731725	IOC, SOC, VOC, Nitrate: Sample testing/Lab work	08/28/2025
151	Energy Laboratories	500-BGWTP	2,101.00	731725	IOC, SOC, VOC, Nitrate: Sample testing/Lab work	08/28/2025
152	Engineering Associat	500-Water Utility Admin	8,233.90	4508123	Lake DeSmet Stakeholder Engagement project	08/26/2025
153	Enviro-Clean Intermo	120-Service Center	1,142.75	10P1730	ST319 - harness Deutz T2 +frt	09/03/2025
154	ETHAN IRVINE	500-Water Fund	1.66	27748	UB 00024519 639 ASPEN	09/05/2025
155	Eurofins Eaton	500-BGWTP	498.00	8100142380	UCMR5 sampling- WY5600052- BGWTP	08/26/2025
156	Eurofins Eaton	500-SWTP	498.00	8100142405	UCMR5 sampling- WY5600052- SWTP	08/26/2025
157	Excel Wyoming	400-Water Distribution	486,634.11	082925 Pay App #3	NE Transmission - Pay App #3 Const. 7/21 - 8/20/25	08/29/2025
158	Fastenal Company	510-WW Treatment	47.00	WYSHE163290	2pc Blue Cabinet Set	08/12/2025
159	First Federal Saving	400-Water Distribution	25,612.32	082925 Retainage	NE Trans - Pay App #3 Retainage	08/29/2025
160	Floyd's Truck Center	520-Landfill	(120.00)	CRX301089179:01	break shoe kit	09/10/2025
161	Floyd's Truck Center	520-Landfill	(129.55)	CRX301090032:01	break shoe kit	09/10/2025
162	Floyd's Truck Center	510-WW Treatment	622.44	X301089248:02	WW381 - center seatbelt +freight	08/27/2025
163	Floyd's Truck Center	520-Landfill	129.55	X301090032:01	LF382 - brake shoe kits	09/05/2025

164	GABBY WICHT	500-Water Fund	21.31	27749	UB 01161530 612 11TH	09/05/2025
165	Galls LLC	100-Police Administration	232.85	032364640	Pants & sergeant chevrons	08/27/2025
166	Galls LLC	100-Police Administration	16.21	032364640	Pants & sergeant chevrons	08/27/2025
167	Grainger Inc	510-WW Treatment	49.56	9628040462	Brass spray nozzle	09/03/2025
168	Granicus LLC	100-Information Technology	1,385.65	213133	Granicus_SWAGIT September Invoice	09/01/2025
169	Greenfold Services	120-Police Administration	2,100.00	122	Janitorial Services	08/25/2025
170	Greensky Commercial	100-Street Construction/Maint	1,240.00	3612	Monthly cleaning services - ST	09/09/2025
171	Greg Luhman	110-Museum Collections	273.23	Luhman082525	Reimbursement for Sculpture title card printing	08/25/2025
172	Hach Company	510-WW Treatment	9,956.00	14654932	Lab & equip annual service contract	09/04/2025
173	Harris Computer Syst	100-Treasurer	793.58	LGMN00000010954	Employee Self Service 10/1-10/31/25	07/31/2025
174	Harris Computer Syst	100-Treasurer	490.09	MCSMN0002247	Payforce & Advantage 10/1/25-10/31/25	07/31/2025
175	Hawkins Inc	500-BGWTP	7,371.21	7172936	Azone (Sodium Hypo) and Soda Ash-BGWT	08/19/2025
176	Hawkins Inc	400-Pool Fac Const Acq/Maint	4,109.46	7185181	Kendrick Park Pool misc. - chem tanks +frt	08/25/2025
177	Heartland Kubota LLC	120-Service Center	283.48	HDQ-82977	CF601 - filters for service	08/26/2025
178	Home Depot Credit Se	100-Parks Supervision	1,359.52	0022676	Turf for disc golf tee boxes - Parks	08/19/2025
179	Home Depot Credit Se	100-Parks Supervision	175.84	1011262	Multi purpose turf for disc golf tee boxes - Parks	08/18/2025
180	Home Depot Credit Se	100-Signs	9.97	2010743	Square Tubing; Receptacle Tester	08/07/2025
181	Home Depot Credit Se	120-Signs	32.90	2010743	Square Tubing; Receptacle Tester	08/07/2025
182	Home Depot Credit Se	520-Landfill	23.22	2010750	Clamps and Rings for Litter Fence Repair	08/07/2025
183	Home Depot Credit Se	100-Signs	4.97	3011612	Pull Rope, Socket	08/26/2025
184	Home Depot Credit Se	100-Signs	9.97	3011612	Pull Rope, Socket	08/26/2025
185	Home Depot Credit Se	120-Street Construction/Maint	86.88	3074824	Toilet paper - ST	08/26/2025
186	Home Depot Credit Se	500-SAWS	69.58	3623797	Foam tape for reserviors	08/06/2025
187	Home Depot Credit Se	100-Parks Supervision	351.25	4011107	Paint, batteries, trimmer line for Parks Grnds Mnt	08/15/2025
188	Home Depot Credit Se	100-Police Administration	14.67	4510731	Pipe, coupling, 90 deg vent, flat brush - PD	08/15/2025
189	Home Depot Credit Se	100-Parks Supervision	26.88	6616437	Wasp and hornet spray for Parks Grounds Maint	08/13/2025
190	Home Depot Credit Se	120-Police Administration	92.37	6624579	Brooms, dust pans, buckets	08/13/2025
191	Home Depot Credit Se	530-Weed/Pest Administration	119.00	7011461	Wet/dry vac for Weed and Pest	08/22/2025
192	Home Depot Credit Se	530-Weed/Pest Administration	34.97	7011461	Wet/dry vac for Weed and Pest	08/22/2025
193	Home Depot Credit Se	100-Police Administration	(13.20)	CR0082152	Returned fittings, pipe & vent el	08/19/2025
194	Jim Manor	120-Police Administration	42.40	Manor090325	Mounting scope - PD	09/03/2025
195	Joe Johnson Equip	120-Service Center	(825.00)	P03101	ECU core	08/06/2025
196	Joe Johnson Equip	120-Service Center	2,392.80	P03172	STE001 - blade kit, bearings +frt	08/27/2025
197	Joe Johnson Equip	120-Service Center	185.01	P03186	STE001 - lug bolts +freight	09/04/2025
198	JONATHON CARLTON	500-Water Fund	82.25	27742	UB 00007277 577 TURNER	09/05/2025
199	KATIE ADAMS	500-Water Fund	29.37	27751	UB 50000078 545 SHERIDAN	09/05/2025
200	Keller North America	400-BGWTP	63,050.00	15311484-1	BGWTP Porch Repair - compaction & push piers	08/25/2025
201	Kilpatrick Creations	100-Fire Administration	114.10	200354	4 SFR Caps for WDobrenz 8-28-2025	08/28/2025
202	Kilpatrick Creations	100-Fire Administration	75.00	200385	3-Hats for GJohnston-9-3-2025 Inv 200385	09/03/2025
203	Kisling Law LLC	100-Court	2,500.00	2025-8	Muni Court Judge Fees FY26	08/30/2025
204	Lease Servicing Cent	120-Street Construction/Maint	3,944.84	52260	Case TV370B & 2022 Case 836C motor grader	09/02/2025
205	Lease Servicing Cent	120-Street Construction/Maint	1,244.82	52260	Case TV370B & 2022 Case 836C motor grader	09/02/2025
206	Lease Servicing Cent	120-Street Construction/Maint	341.37	52260	Case TV370B & 2022 Case 836C motor grader	09/02/2025
207	Lease Servicing Cent	120-Street Construction/Maint	280.18	52260	Case TV370B & 2022 Case 836C motor grader	09/02/2025
208	Legacy Irrigation	100-Parks Supervision	342.37	23IN-008400	K-line pods and nozzles for Parks Grounds Maint	08/20/2025
209	Leininger Law	100-Court	6,079.50	203	Prosecuting Attorney Fees FY26	09/02/2025
210	Lexipol, LLC	100-Fire Administration	1,811.40	INVPRA11256604	Fire&EMS Training Platform 9/1/25-8/31/26 CB	08/01/2025
211	LJS Concrete & Excav	400-Street Construction/Maint	463,286.34	082025 Pay App #2	2025 Pavement Maint. - Pay App #2 Const. 7/16-8/15	08/20/2025
212	Midwest Laboratories	520-Landfill	83.00	1250701	Shipping for Compost Samples 08/25/25	09/03/2025
213	Mike's Electric Inc	520-Landfill	368.68	34804	New Circuit for AC Unit	08/07/2025
214	Mike's Electric Inc	520-Landfill	732.30	34807	Installed new circuit in Scale House	08/07/2025
215	Mike's Electric Inc	520-Sanitation	107.50	34887	Troubleshot Flickering Light in Office	08/27/2025
216	Mike's Electric Inc	520-Recycling	107.50	34887	Troubleshot Flickering Light in Office	08/27/2025
217	Modern Machinery Co	520-Landfill	3,474.28	3122686 PS	LF476 - 2ply bell air springs +frt	08/22/2025
218	MOE AYOUB	500-Water Fund	13.30	27743	UB 00019532 507 SHERIDAN	09/05/2025
219	Montana Dakota Utili	100-Other General Govt Costs	238.43	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
220	Montana Dakota Utili	100-Police Administration	2,538.82	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
221	Montana Dakota Utili	100-Fire Administration	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
222	Montana Dakota Utili	100-Street Construction/Maint	69.40	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
223	Montana Dakota Utili	100-Cemetery Administration	2,136.13	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
224	Montana Dakota Utili	100-Parks Supervision	578.55	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
225	Montana Dakota Utili	100-Service Center	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
226	Montana Dakota Utili	110-Shelter Administration	1,391.68	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
227	Montana Dakota Utili	110-Street Construction/Maint	855.08	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
228	Montana Dakota Utili	110-Rec/Senior Cntr Admin	52.77	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
229	Montana Dakota Utili	500-Source of Supply	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
230	Montana Dakota Utili	500-Water Distribution	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
231	Montana Dakota Utili	500-SWTP	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
232	Montana Dakota Utili	500-BGWTP	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
233	Montana Dakota Utili	500-SAWS	349.25	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
234	Montana Dakota Utili	510-WW Collection	970.28	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
235	Montana Dakota Utili	510-WW Treatment	13,493.90	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
236	Montana Dakota Utili	520-Sanitation	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
237	Montana Dakota Utili	520-Recycling	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
238	Montana Dakota Utili	520-Landfill	465.59	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
239	Montana Dakota Utili	530-Weed/Pest Administration	111.47	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
240	Montana Dakota Utili	540-Golf Course Admin/Super	-	090525-MDU	FY26 MDU Gas/Electric	08/25/2025
241	Montana Dakota Utili	100-Other General Govt Costs	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
242	Montana Dakota Utili	100-Police Administration	111.85	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
243	Montana Dakota Utili	100-Fire Administration	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
244	Montana Dakota Utili	100-Street Construction/Maint	750.09	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
245	Montana Dakota Utili	100-Cemetery Administration	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025

246	Montana Dakota Utili	100-Parks Supervision	228.62	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
247	Montana Dakota Utili	100-Service Center	1,203.86	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
248	Montana Dakota Utili	110-Shelter Administration	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
249	Montana Dakota Utili	110-Street Construction/Maint	107.32	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
250	Montana Dakota Utili	110-Rec/Senior Cntr Admin	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
251	Montana Dakota Utili	500-Source of Supply	366.60	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
252	Montana Dakota Utili	500-Water Distribution	551.61	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
253	Montana Dakota Utili	500-SWTP	5,390.33	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
254	Montana Dakota Utili	500-BGWTP	2,477.30	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
255	Montana Dakota Utili	500-SAWS	764.12	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
256	Montana Dakota Utili	510-WW Collection	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
257	Montana Dakota Utili	510-WW Treatment	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
258	Montana Dakota Utili	520-Sanitation	491.35	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
259	Montana Dakota Utili	520-Recycling	491.35	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
260	Montana Dakota Utili	520-Landfill	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
261	Montana Dakota Utili	530-Weed/Pest Administration	-	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
262	Montana Dakota Utili	540-Golf Course Admin/Super	2,000.68	MDU-090525	FY26 MDU Gas/Electric	08/21/2025
263	Motorola Solutions I	120-Police Administration	4,203.85	1411202684	10-21 Police Phone - PD	09/01/2025
264	National Tactical	100-Police Administration	319.00	11885	Reg NTOA Crisis Negotiations - PD	08/27/2025
265	National Testing Net	110-Police Administration	1,750.00	20356	Job posting & advertising contract 8/10/24-8/10/29	08/27/2025
266	Norco Inc	510-WW Treatment	42.17	0044019955	Nitrile Gloves	07/07/2025
267	Norco Inc	100-Parks Supervision	1,639.69	004441311	Can liners, roll towels, gloves for Parks Gnds Mnt	08/25/2025
268	Norco Inc	120-Street Construction/Maint	92.69	0044424096	Skull screws uncorded earplugs - ST	08/26/2025
269	Norco Inc	500-Water Distribution	195.12	0044430704	Safety glasses polarized	08/27/2025
270	Norco Inc	100-Gen Govt Bldg Maintenance	711.32	0044432362	air freshener, TP, paper towels, trash bags - CH	08/27/2025
271	Norco Inc	120-Street Construction/Maint	154.08	0044435860	Oxygen & acetylene cylinders, victor cutting tip S	08/27/2025
272	Norco Inc	510-WW Treatment	300.48	0044442178	Degreaser, mixing sticks	08/28/2025
273	Norco Inc	100-Gen Govt Bldg Maintenance	70.72	0044447617	garbage bags - City Hall/public restrooms	08/29/2025
274	Norco Inc	100-Service Center	148.49	0044482517	Cylinder rental 8/1/25 - 8/31/25 - SH	08/31/2025
275	Norco Inc	120-Street Construction/Maint	22.54	0044492831	Gloves - ST	09/02/2025
276	Norco Inc	100-Service Center	52.17	0044493119	Welding blanket - SH	09/02/2025
277	Norco Inc	100-Gen Govt Bldg Maintenance	61.56	0044501223	citrus metered aerosol - City Hall	09/03/2025
278	Norco Inc	120-Street Construction/Maint	21.65	0044514771	Grinding disc & flap disc - ST	09/04/2025
279	Northern Underground	400-Pool Fac Const Acq/Maint	6,326.00	62130	Kendrick Park Pool misc. - storm line repair	09/02/2025
280	Office Shop	520-Solid Waste Administration	27.96	324592	Monthly Copy Charges	08/26/2025
281	Office Shop	100-Police Administration	295.26	325204	Copier Overage Charges	08/29/2025
282	Office Shop	100-Other General Govt Costs	19.59	325433	Copier contract 3839-01 - chg. 8/9/25 - 9/8/25	09/02/2025
283	Office Shop	100-Other General Govt Costs	110.77	325434	Copier contract 3838-01 - chg. 8/9/25 - 9/8/25	09/02/2025
284	Office Shop	500-SWTP	19.77	325435	Copy charges - monthly	09/02/2025
285	Office Shop	100-Other General Govt Costs	444.92	8790	Eq. & Lease Agreement #488-1 - CH Copiers	09/08/2025
286	Office Shop	120-Police Administration	131.93	8791	Copier Leases	09/08/2025
287	Office Shop	120-Police Administration	60.00	8792	Copier Leases	09/08/2025
288	Office Shop	100-Other General Govt Costs	242.76	8793	Eq. & Lease Agreement #501 - CSC & 3rd Flr Copiers	09/08/2025
289	Pace Analytical Serv	500-SWTP	535.80	255404160	Bac-T sample analysis invoicing- WY5600052	08/29/2025
290	Parker's Glass Shop	520-Sanitation	134.80	49496	Repaired Broken Window in Paul's Office	09/02/2025
291	Parker's Glass Shop	520-Recycling	134.80	49496	Repaired Broken Window in Paul's Office	09/02/2025
292	Pavement Markings	120-Signs	700.00	1723	Restriping of Grinnell Plaza	09/04/2025
293	Peacock's Handyman	100-Gen Govt Bldg Maintenance	549.66	1252	Misc. repairs throughout City Hall	09/05/2025
294	Peak Pest Solutions	500-BGWTP	78.75	167688	Pest service, Monthly - BGWTP	08/25/2025
295	Peak Pest Solutions	500-Source of Supply	131.25	167689	Pest service, monthly - INTAKE	08/25/2025
296	Peak Pest Solutions	500-SWTP	125.00	168621	Pest service - monthly	09/05/2025
297	Polish Linings Inc	120-Service Center	859.00	4414	ST201 - installed front & rear seat covers	09/02/2025
298	Powder River Power C	520-Sanitation	24.92	97894	WC701 - hyd hose, assy & fittings	09/03/2025
299	Powder River Power C	120-Street Construction/Maint	105.98	97826	Hose fitting, air hose, air couplers - ST	08/28/2025
300	Powder River Power C	520-Landfill	239.76	97931	LF324 - camlock fitting & brass ball valve	09/08/2025
301	PreCise MRM LLC	100-Snow/Ice Removal	(1,600.00)	CRCM200-2000935	Charged for a full year when we pay monthly	07/28/2025
302	PreCise MRM LLC	100-Snow/Ice Removal	1,600.00	IN200-2006997	GPS & stats service Annual pymnt - duplicate chrg	07/23/2025
303	PreCise MRM LLC	100-Snow/Ice Removal	160.00	IN200-2007514	GPS & stats service 9/1/25-9/30/25 - SN	08/28/2025
304	Range	100-Other General Govt Costs	2,425.81	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
305	Range	500-Water Utility Admin	39.20	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
306	Range	500-Water Distribution	130.82	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
307	Range	510-Wastewater Administration	26.14	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
308	Range	510-WW Collection	87.21	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
309	Range	510-WW Treatment	261.28	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
310	Range	520-Sanitation	13.07	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
311	Range	520-Recycling	13.22	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
312	Range	520-Landfill	165.49	091225-Range	09.01-09.30.25-Range TeleCom	09/01/2025
313	Range	100-Other General Govt Costs	32.62	1430	Range Credit not applied to 1431	09/10/2025
314	RDO Equipment Co	520-Landfill	3,616.78	P09844R5	LF473 - filters +S&H	08/29/2025
315	Rhonda M Gould	100-Police Administration	80.00	341	Seamstress Services - PD	08/25/2025
316	Routeware Inc	520-Sanitation	8,400.84	CI-1005028	Recycl & Sanitation Software 9/1/25-8/31/26	08/31/2025
317	Routeware Inc	520-Recycling	8,400.84	CI-1005028	Recycl & Sanitation Software 9/1/25-8/31/26	08/31/2025
318	Saltus Technologies	110-Service Center	4,082.46	2508-58	PD152, PD153, PD154 - printers/scanners -outfittin	08/22/2025
319	SavATree, LLC	100-Street Construction/Maint	1,285.00	001334110	Hired crane for asphalt silo repairs	08/28/2025
320	Secure Shred	100-Treasurer	60.00	13-5535	Shredding	09/01/2025
321	Servall Uniform & Li	520-Sanitation	163.33	1094773	Rug Cleaning Bi-Weekly for Recycling Center	08/21/2025
322	Servall Uniform & Li	520-Landfill	152.14	1094777	Rug Cleaning Bi-Weekly for Landfill	08/21/2025
323	Servall Uniform & Li	100-Gen Govt Bldg Maintenance	179.15	1100515	Rug cleaning FY26 - City Hall	09/04/2025
324	Servall Uniform & Li	500-Water Distribution	71.31	1100529	Rug cleaning - UM	09/04/2025
325	Servall Uniform & Li	510-WW Collection	44.57	1100529	Rug cleaning - UM	09/04/2025
326	Servall Uniform & Li	100-Street Construction/Maint	320.99	1100532	Laundry and rug cleaning - ST	09/04/2025
327	Servall Uniform & Li	100-Police Administration	217.90	1100540	Rug Cleaning	09/04/2025

328	Sheridan Artists Gui	110-Museum Collections	1,200.00	090125	SPAC Exec and Admin Fees FY26	09/05/2025
329	Sheridan Auto Parts	520-Sanitation	506.79	850571	WC713 - Battery	08/28/2025
330	Sheridan Auto Parts	520-Sanitation	260.60	847817	WC713 - Shock absorber	08/12/2025
331	Sheridan Auto Parts	520-Sanitation	1,561.61	849202	Hammer, Impact Socket Sets, Ratchet, Wrenches, Scr	08/20/2025
332	Sheridan Auto Parts	520-Recycling	1,561.60	849202	Hammer, Impact Socket Sets, Ratchet, Wrenches, Scr	08/20/2025
333	Sheridan Auto Parts	120-Service Center	46.79	849705	PK2002 - Rear wheel seal	08/22/2025
334	Sheridan Auto Parts	120-Service Center	6.68	849982	ST497 - Tire repair kit	08/25/2025
335	Sheridan Auto Parts	120-Service Center	20.98	850125	Cemetery fleet - mower oil filters	08/26/2025
336	Sheridan Auto Parts	520-Sanitation	391.86	850129	WC713 - Battery	08/26/2025
337	Sheridan Auto Parts	100-Service Center	49.08	850570	Hose clamp & brake parts cleaner - SH	08/28/2025
338	Sheridan Auto Parts	120-Service Center	9.89	850572	ST481 - Fuel filter	08/28/2025
339	Sheridan Auto Parts	520-Sanitation	13.49	850573	WC718 - Halogen sealed beams	08/28/2025
340	Sheridan Auto Parts	120-Service Center	10.99	850654	ST244 - Seat recline handle	08/28/2025
341	Sheridan Auto Parts	120-Service Center	107.94	850693	ST443 - Ind belt, ind v-belt, FHP powerated belt	08/28/2025
342	Sheridan Auto Parts	120-Service Center	6.63	851231	ST443 - Ind belt & hi power ind v-belt	09/02/2025
343	Sheridan Auto Parts	100-Service Center	16.00	851544	Hose clamps - SH	09/04/2025
344	Sheridan Auto Parts	120-Service Center	6.99	851545	Carlyle socket 9/16 in 12 points - SH	09/04/2025
345	Sheridan Auto Parts	520-Sanitation	(54.00)	CR850167	Core Deposit	08/26/2025
346	Sheridan Commercial	500-BGWTP	35.03	264405	Elec tape, screws, clamps	08/21/2025
347	Sheridan Commercial	520-Landfill	4.47	264413	Hinge for Well	08/21/2025
348	Sheridan Commercial	100-Building Inspections	47.62	264476	batteries and index cards for BLD dept	08/25/2025
349	Sheridan Commercial	500-SWTP	44.44	264496	AA and AAA batteries	08/26/2025
350	Sheridan Commercial	120-Street Construction/Maint	62.26	264534	Bolts & threaded steel rod - ST	08/27/2025
351	Sheridan Commercial	120-Street Construction/Maint	60.56	264546	Bolts - ST	08/27/2025
352	Sheridan Commercial	120-Street Construction/Maint	19.91	264552	Flap disc & grind wheel - ST	08/27/2025
353	Sheridan Commercial	400-Storm Drainage	8.43	264582	ACOE 1135 - white marking paint	08/28/2025
354	Sheridan Commercial	120-Street Construction/Maint	17.13	264643	Dish soap - ST	09/02/2025
355	Sheridan Commercial	520-Landfill	57.37	264671	Duster for Scale House, Wasp Traps, Magnets and Pa	09/03/2025
356	Sheridan Commercial	120-Street Construction/Maint	10.78	264721	4.5x5/8-11 80G FlapDisc - ST	09/04/2025
357	Sheridan Commercial	100-Police Administration	72.15	264725	Paper towels, bath tissue, soap	09/04/2025
358	Sheridan Commercial	520-Sanitation	29.09	K64506	Fasteners, Anchors and Screws for 300-Gallon Conta	08/26/2025
359	Sheridan Commercial	120-Street Construction/Maint	7.19	K64509	Dish soap - ST	08/26/2025
360	Sheridan Commercial	120-Street Construction/Maint	27.87	K64513	Tank sprayer - ST	08/26/2025
361	Sheridan County	100-Planning/Zoning	21.00	295488	Recording Fees - Riverstone Pk Ph II Sub	08/07/2025
362	Sheridan County	100-Planning/Zoning	35.00	295489	Recording Fees - Blaine P., BRP & E. Ridge	08/11/2025
363	Sheridan County Cham	100-Human Resources	50.00	90123	Chamber Luncheon	08/28/2025
364	Sheridan Econ-O-Wash	100-Service Center	44.00	21499	Laundry services - SH	09/02/2025
365	Sheridan Econ-O-Wash	510-WW Treatment	36.00	21720	Laundry Services	08/27/2025
366	Sheridan Media	520-Solid Waste Administration	72.00	25080590	Labor Day Ad 08/26/25	08/31/2025
367	Sheridan Memorial	100-Medical Services	319.66	7640	Epinephrine, glucose, nitrostat, dextrose, naloxo	08/31/2025
368	Sheridan Memorial	100-Human Resources	111.00	7656	Occupational Testing	08/31/2025
369	Sheridan Motor Inc	120-Service Center	268.10	708357	PD126 - R&R battery	08/14/2025
370	Sheridan Motor Inc	120-Service Center	474.14	708440	PD126 - R&R starter	08/21/2025
371	Sheridan Seed Co Inc	500-Water Distribution	375.00	204632	grass seed for leak site	08/26/2025
372	Sheridan Transportat	100-Police Administration	2,262.00	256	Safe Rides - 1st half of FY26 - PD	09/03/2025
373	Shuan Gerleman	100-Police Administration	22.75	200295	Dept. Ball Cap - PD	08/22/2025
374	Silverado West Inc.	100-Fire Administration	323.95	47177-1	Repair 2 overhead doors at SFR	09/04/2025
375	Simplot	540-Golf Course Admin/Super	1,980.00	211033158	VIP supreme for KGC	07/22/2025
376	Simplot	540-Golf Course Admin/Super	3,076.50	211033179	Extreme green and wetting agent for KGC	07/23/2025
377	Simplot	540-Golf Course Admin/Super	1,282.50	218085530	Trimmit for KGC	08/05/2025
378	Source Office & Tech	120-Gen Govt Bldg Maintenance	4,783.84	4981452-0	New desk for Heather C. - CH	09/02/2025
379	Spencer Reid	100-Fire Administration	24.37	07M 1JJC 006 00E3	Flashlight for SReid FY2026 Clothing Allowance 8-2	08/28/2025
380	Sugarland Walk-In Cl	100-Human Resources	745.00	4789	Occupational Testing	09/01/2025
381	Team Laboratory Chem	120-Street Construction/Maint	1,103.50	INV0048417	Fine road patch - ST	08/28/2025
382	TERRY PACE	500-Water Fund	96.01	27747	UB 00140030 143 COLORADO	09/05/2025
383	Tire Rama	520-Sanitation	1,157.20	201 - 27799	WC701 tires & repair (misbilled-credit due)	08/27/2025
384	Tire Rama	520-Sanitation	942.00	201 - 28049	WC701 - 11R22.5 recaps +tire repair	09/03/2025
385	Tire Rama	540-Golf Course Admin/Super	50.95	201 - 28084	GC807 - new turf tire installed	09/04/2025
386	Tire Rama	520-Sanitation	(1,157.20)	CR201 - 28050	Chrg twice - reverse of inv #27799	09/03/2025
387	Tongue River Stone I	120-Street Construction/Maint	209.20	1718	Chips 1/2" X 1/4" - ST	09/05/2025
388	Top Office Products	100-Fire Administration	347.38	202614	4x6 Lined Pads; 6-Rolls Packing Tape; 2 casesCPape	08/18/2025
389	Top Office Products	100-Fire Administration	59.53	202617	4x6 Lined Pads; 6-Rolls Packing Tape; 2 casesCPape	08/25/2025
390	Torgerson's LLC	120-Service Center	5,535.04	W03500	STL434 - lease return repairs & maintenance	09/05/2025
391	Tri State Oil	100-Service Center	112.50	25082614341864	Used antifreeze picked up - shop	08/26/2025
392	Trihydro Corporation	400-Water Distribution	1,662.44	0217682	Water Crossing - Prof. Svcs. 6/29/25 - 8/2/25	08/25/2025
393	Trihydro Corporation	400-WW Collection	1,241.25	0217857	Sewer Crossing - Prof. Svcs. thru 8/2/2025	08/27/2025
394	TruGreen	110-Police Administration	132.00	447848	Fertilizer Applications - PD	09/04/2025
395	Tyler Technologies I	100-Court	529.00	025-526736	Court CC Reader & annual PCI fee	08/31/2025
396	Tyler Technologies I	100-Court	180.00	025-526736	Court CC Reader & annual PCI fee	08/31/2025
397	Tyler Technologies I	400-Treasurer	2,608.00	045-534958	HR/Payroll implementation	08/20/2025
398	Vertical Door Soluti	510-WW Treatment	384.70	7956	Service on commercial doors at WWTP	09/02/2025
399	Visionary Communicat	500-Source of Supply	110.34	1356771	08.01-08.31.25-Visionary	08/01/2025
400	Visionary Communicat	500-BGWTP	110.34	1356771	08.01-08.31.25-Visionary	08/01/2025
401	VRM Inc	520-Landfill	2,124.75	3804	LF473 - diag, R&R t-stat, seal & gasket	09/08/2025
402	VRM Inc	520-Landfill	841.19	3805	LF486 - service, samples & flipped cutting edge	09/08/2025
403	VRM Inc	520-Landfill	1,785.00	3807	LF434 - R&R cutting edges & control joystick	09/08/2025
404	VRM Inc	520-Landfill	1,270.35	3810	LF486 - diag & repaired hyd leak	09/08/2025
405	WAM	100-City Administrator	150.00	18397	WyoCMA Mbr Renew- Stu 7/1/25-6/30/26	07/17/2025
406	Wamco Lab Inc	510-WW Treatment	2,020.00	15134	Quarterly Wet Tests	08/26/2025
407	Water Products & Sol	100-Service Center	10.00	10614	Monthly water dispenser rental - SH	09/01/2025
408	Water Products & Sol	520-Landfill	43.75	13384082125	(5) Bottles of Water 08/21/25	08/21/2025
409	Weed Warriors	110-Parks Supervision	855.00	2086	Mowing (Contractual) for Parks Department	09/01/2025

410	Wex Bank	100-Mayor/Council	34.54	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
411	Wex Bank	100-Treasurer	5,926.71	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
412	Wex Bank	100-Service Center	61.94	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
413	Wex Bank	120-Service Center	4,762.54	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
414	Wex Bank	120-Service Center	1,148.52	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
415	Wex Bank	120-Service Center	5,841.57	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
416	Wex Bank	120-Service Center	124.57	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
417	Wex Bank	120-Service Center	1,248.14	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
418	Wex Bank	120-Service Center	363.13	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
419	Wex Bank	120-Service Center	354.24	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
420	Wex Bank	120-Service Center	616.14	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
421	Wex Bank	500-Water Utility Admin	162.98	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
422	Wex Bank	500-Source of Supply	221.20	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
423	Wex Bank	500-Water Distribution	1,057.34	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
424	Wex Bank	500-SWTP	467.54	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
425	Wex Bank	500-BGWTP	229.35	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
426	Wex Bank	510-Wastewater Administration	108.65	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
427	Wex Bank	510-WW Collection	704.89	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
428	Wex Bank	510-WW Treatment	636.28	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
429	Wex Bank	520-Sanitation	7,695.21	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
430	Wex Bank	520-Recycling	4,712.50	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
431	Wex Bank	520-Landfill	485.54	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
432	Wex Bank	530-Weed/Pest Administration	469.72	106844069	Fuel - 7/23/25 - 8/22/25	08/23/2025
433	Wex Bank	100-Treasurer	(5,926.71)	CR106844069	Finance Charge Credit	08/23/2025
434	Willscot Mobile Mini	400-Landfill	2,306.90	9024429798	LRCM misc. - 44x12 mobile office rental	08/22/2025
435	Willscot Mobile Mini	400-Landfill	2,191.82	9024450048	LRCM misc. - 44x10 mobile office rental	08/26/2025
436	Willscot Mobile Mini	400-Landfill	(345.80)	9024474379	44x12 mobile office	08/29/2025
437	Willscot Mobile Mini	400-Landfill	(466.32)	9024474380	Profession Office & Basic Workstation Packages	08/29/2025
438	Winsupply of Sherida	500-Water Distribution	129.52	529900 01	PVC stargrip starbond	08/28/2025
439	Winsupply of Sherida	100-Cemetery Administration	3,771.40	528890 01	Hymax couplings for Cemetery	08/14/2025
440	Winsupply of Sherida	500-Water Distribution	698.72	528917 02	meter flanges	08/27/2025
441	WYO Rides	100-Police Administration	12.00	1208	Safe Rides - 1st half of FY26 - PD	09/05/2025
442	Wyoming Audiology &	110-Fire Administration	35.00	3567	Hearing Exams for new hires JC, DM, CL	07/28/2025
443	Wyoming Audiology &	110-Fire Administration	35.00	3568	Hearing Exams for new hires JC, DM, CL	07/28/2025
444	Wyoming Audiology &	110-Fire Administration	35.00	3569	Hearing Exams for new hires JC, DM, CL	07/28/2025
445	Wyoming Isn't Real	110-Fire Administration	160.00	090325	2-Leather Helmet Fronts NLeibee-SPassini (PPE)	09/03/2025
446	Wyoming Machinery	520-Landfill	(262.32)	CRPO8634578	Returned retainer-loc & sleeve-cprsn	08/15/2025
447	Wyoming Machinery	520-Landfill	354.53	PO8647282	LF486 - filters for next maint./svc	08/27/2025
448	Wyoming Machinery	520-Landfill	2,696.17	PO8648755	LF434 - joystick, cutting edge, hazrdware +dlchg	08/28/2025
449	Wyoming Machinery	520-Landfill	700.98	PO8650381	LF434 - router bits +dlchg	08/29/2025
450	Wyoming Machinery	520-Landfill	512.86	PO8650382	LF434 - cutting edges +dlchg	08/29/2025
451	Wyoming Machinery	520-Landfill	1,785.00	PO8650383	LF fleet - SOS kits +dlchg	08/29/2025
452	Wyoming Machinery	520-Landfill	342.84	PO8651876	LF486 - rear signal lamp +dlchg	08/30/2025
453	Wyoming Machinery	540-Golf Course Admin/Super	579.00	R7394101	Telehandler rental for Kendrick Golf Course	08/20/2025
454	Wyoming Machinery	520-Landfill	248.70	WO8649026	LF4003 - diag & charged A/C system	08/28/2025
455	Wyoming Peace	100-Police Administration	400.00	2025	WPOA Membership Dues 1/1/25-12/31/25	09/08/2025
456	Xetawave	500-Water Distribution	2,516.40	DEMO I250447-D	SCADA radios	08/29/2025
457	Xetawave	500-Water Distribution	29.79	DEMO I250447-D	SCADA radios	08/29/2025
458	Zowada Recycling & S	120-Service Center	82.70	63905	ST443 - steel material for ashpalt plant	08/27/2025
459	Zowada Recycling & S	120-Service Center	3.82	63907	ST443 - steel material for ashpalt plant	08/28/2025
460	Zowada Recycling & S	120-Service Center	42.20	63914	STE001 - steel material	09/02/2025

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Planning

MEMORANDUM

RE: Consideration of Second Reading of PL-25-21, Ordinance 2295, Sheridan Heights Ranch, LLC Deannexation of 3.64 Acres - City Planner Kelly Schroeder
From: Kelly Schroeder, Planning Director
To: City Council
CC:
Date: 08/01/2025

Recommendation:

Staff recommends that the Governing Body approve PL-25-21, Ordinance 2295. Planning Commission held a public hearing and consideration of the Sheridan Heights Ranch, LLC de-annexation on Monday, August 25, 2025. Planning Commission voted unanimously to also recommend approval of PL-25-21, Ordinance 2295 to the Governing Body.

Background:

In December 2024, the City of Sheridan worked with adjacent property owner Sheridan Heights Ranch, LLC to adjust the boundary line of the Kendrick Municipal Golf Course to match the existing fence line. This was simply a property boundary adjustment, not a municipal boundary adjustment, and resulted in 3.64 acres of land owned by Sheridan Heights Ranch, LLC to fall within municipal limits, and 4.15 acres of land owned by the City of Sheridan to fall within the County.

This application will consider de-annexing the 3.64 acres of land owned by Sheridan Heights, while application PL-25-26 will consider annexing the 4.15 acres of land owned by the City of Sheridan so that the property boundary line will match the municipal boundary line. The legal descriptions and map of these lands can be found in the attached exhibit.

Discussion:

On June 26, 2025, Sheridan Heights Ranch, LLC filed a petition with the City of Sheridan to de-annex two small tracts of land that are adjacent to the Kendrick Municipal Golf Course and which are part of the proposed Gillispie Draw County subdivision (PL-25-20). Pursuant to W.S. 15-1-421, the Board of County Commissioners must prepare a report on the impact of the proposed de-annexation within 60 days of receiving the petition. The City received an approved report from the Board of County Commissioners that was signed on August 19, 2025. The full report can be found attached to this memo. In summary, the report states that there are little to no expected impacts to services or revenue with this proposed de-annexation.

A Notice of the Petition to De-Annex was published in the Sheridan Press within ten days of the filing of the petition with the City as required by W.S. 15-1-421. The City also published a legal ad with the date of the Planning Commission public hearing as well as the City Council public hearing and first reading. No comments have been received to date from the public on this de-annexation proposal.

Findings of Fact:

Pursuant to W.S. 15-1-421, the following findings can be made in support of this de-annexation:

a. Sheridan Height Ranch, LLC is the sole owner of all the land to be de-annexed;

b. Sheridan Heights Ranch, LLC has signed the Petition for De-Annexation;

c. This de-annexation will not cause land within the City to no longer be contiguous with the rest of the City;

d. The City does not own any rights-of-way, easements, streets, or other property or improvements in the area to be de- annexed; and

e. This de-annexation will not create an area which is situated entirely within the City but is not part of the City.

Attachments

Petition

Exhibit

Aerial

De-Annexation Report

Draft Ordinance

PETITION FOR DE-ANNEXATION
FROM THE CITY OF SHERIDAN, WYOMING

Pursuant to the provision of W.S. 15-1-421 *et. seq*. and other applicable statutes, the undersigned landowner ("Petitioner") respectfully petitions the Governing Body of the City of Sheridan, Wyoming (the "City") to de-annex their land from the City. In support of this Petition, the Petitioner provides the following:

1. Petitioner is the sole owner of the land petitioned to be de-annexed (the "Land"). A plat of the Land is attached hereto as **Exhibit A**.

2. Petitioner acknowledges that he shall provide a copy of this petition to the Board of Sheridan County Commissioners.

WHEREFORE, Petitioner prays to have the Land de-annexed and the boundaries of the City redrawn so the Land is outside the City's boundaries.

Dated this 26 day of June 2025.

Sheridan Heights Ranch, LLC

Don B. Roberts, Manager

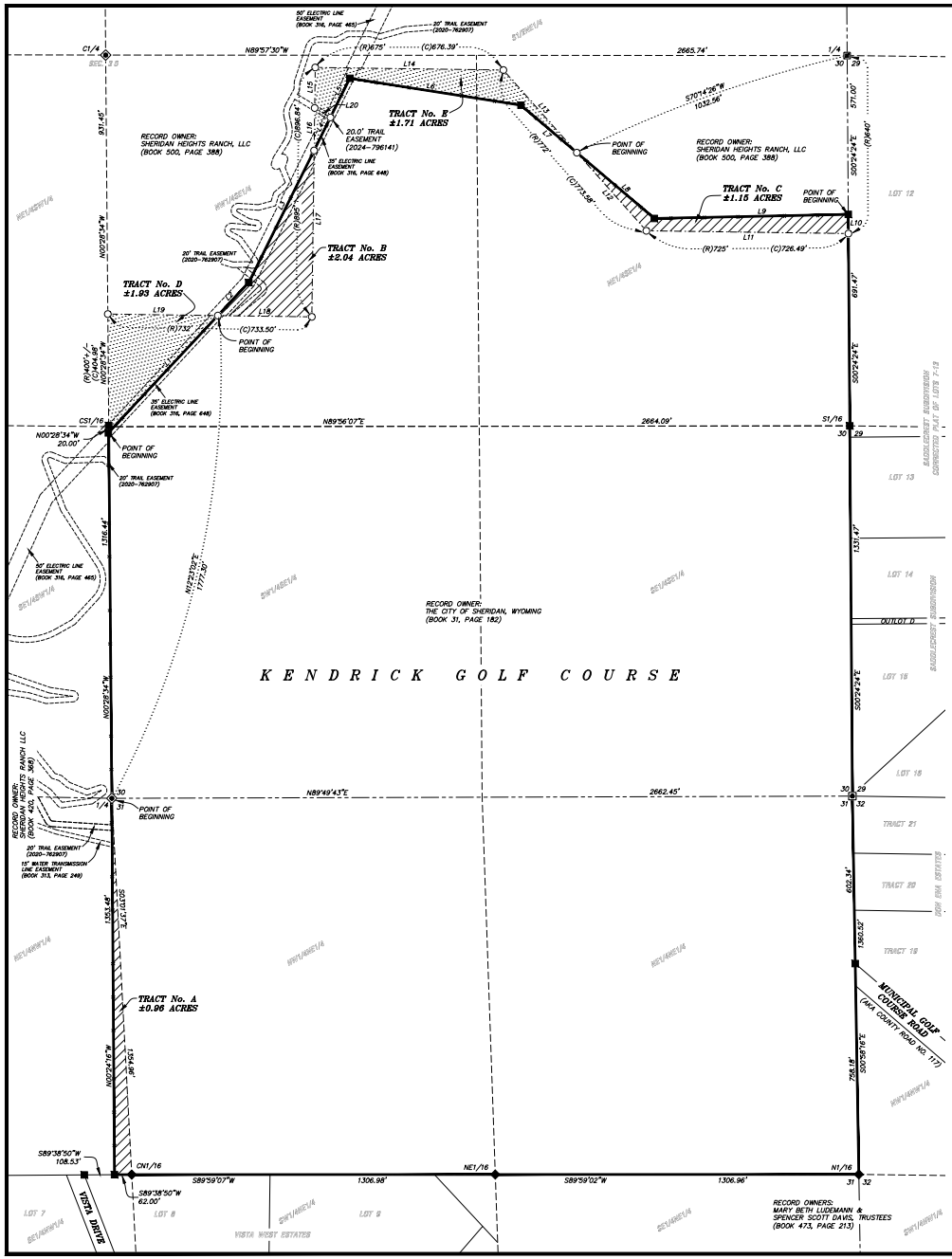
Subscribed and sworn before me this 26 day of June 2025 by Don B. Robers, Manager of Sheridan Heights Ranch, LLC.

Notary Public

My Commission Expires 12/31/2030

MOLLY PECUKONIS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170690
MY COMMISSION EXPIRES: 12/31/2030

EXHIBIT "A"



SCALE: 1"= 200 feet

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-200 0 100 200 400 800

(U.S. SURVEY FEET)
1 inch = 200 feet

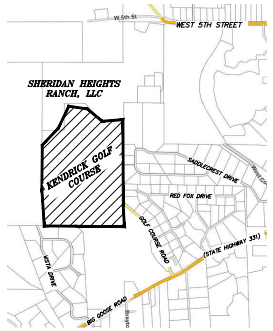
DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3" BRASS CAP PER PLS 529
- FOUND 2" ALUMINUM CAP PER PLS 580
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (C) CALCULATED
- BOUNDARY LINE
- PROPERTY LINE/LOT LINE
- BOUNDARY ADJUSTMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE AS NOTED
- CENTERLINE TRAIL EASEMENT
- FENCE LINE (SURVEY 2024)
- ANNEXATION (±4.15 ACRES)
- DE-ANNEXATION (±3.64 ACRES)

T56N, R84W, 6TH P.M.



LOCATION MAP
NO TRUE SCALE

LEGAL DESCRIPTION:

ANNEXATION: RECORD OWNER, THE CITY OF SHERIDAN (2024-795978)

TRACT NO. A

A TRACT OF LAND SITUATED IN THE NE¼NW¼ OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE S01°01'37"E, 1354.96 FEET ALONG THE EAST LINE OF SAID NE¼NW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NE¼NW¼, AND LYING ON THE NORTH LINE OF LOT 8, VISTA WEST ESTATES (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S89°38'50"W, 62.00 FEET ALONG THE SOUTH LINE OF SAID NE¼NW¼ AND SAID NORTH LINE OF LOT 8, VISTA WEST ESTATES TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°24'16"W, 1353.48 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 0.96 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. B

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N12°23'02"E, 1777.30 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N43°31'44"E, 162.53 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N26°19'41"E, 529.90 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S00°47'01"E, 598.35 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N89°12'59"W, 337.84 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2.04 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. C

A TRACT OF LAND SITUATED IN THE NE¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S00°24'24"E, 571.00 FEET ALONG THE EAST LINE OF SAID NE¼SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON AN EXISTING FENCE LINE (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE S00°24'24"E, 69.00 FEET ALONG SAID EAST LINE OF SAID NE¼SE¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N89°12'59"W, 726.49 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N41°38'59"W, 376.02 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S49°39'02"E, 365.34 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N88°47'52"E, 697.55 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°03'44"W	574.25'
L2	N43°03'44"E	162.53'
L3	N26°19'41"E	529.90'
L4	S26°19'41"W	132.58'
L5	S26°19'41"W	157.13'
L6	N81°02'56"W	622.90'
L7	N49°39'02"W	263.51'
L8	S49°39'02"E	365.34'
L9	N88°47'52"E	697.55'
L10	S00°24'24"E	69.00'

LINE TABLE

LINE	BEARING	DISTANCE
L11	N89°12'59"W	726.49'
L12	N41°38'59"W	376.02'
L13	S41°38'59"E	397.57'
L14	S89°12'59"E	676.39'
L15	N00°47'01"E	145.74'
L16	N00°47'01"E	152.74'
L17	S00°47'01"W	598.35'
L18	N89°12'59"W	337.84'
L19	S89°12'59"E	395.66'
L20	S59°07'43"E	66.07'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, ANDRE STAMENKOVIC, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor ANDRE STAMENKOVIC 14141 Sheridan WYOMING

PRELIMINARY DRAFT

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

LEGAL DESCRIPTION:

DE-ANNEXATION: RECORD OWNER, SHERIDAN HEIGHTS RANCH, LLC (2024-795977)

TRACT NO. D

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N00°28'34"W, 1316.44 FEET ALONG THE WEST LINE OF SAID W½SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT ALSO LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N00°28'34"W, 20.00 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW¼SE¼; THENCE, CONTINUE N00°28'34"W, 404.98 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S89°12'59"E, 395.66 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S43°03'44"W, 574.25 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.93 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. E

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S70°14'26"W, 1032.56 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182, AND AN EXISTING FENCE LINE; THENCE N49°39'02"W, 263.51 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N81°02'56"W, 622.90 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S26°19'41"W, 289.71 FEET ALONG SAID EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N00°47'01"E, 298.48 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S89°12'59"E, 676.39 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S41°38'59"E, 397.57 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK __.M.,
THIS _____, DAY OF _____, 20_____, AND IS DULY RECORDED AS SURVEY _____, NO._____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

ANNEXATION & DE-ANNEXATION
KENDRICK GOLF COURSE

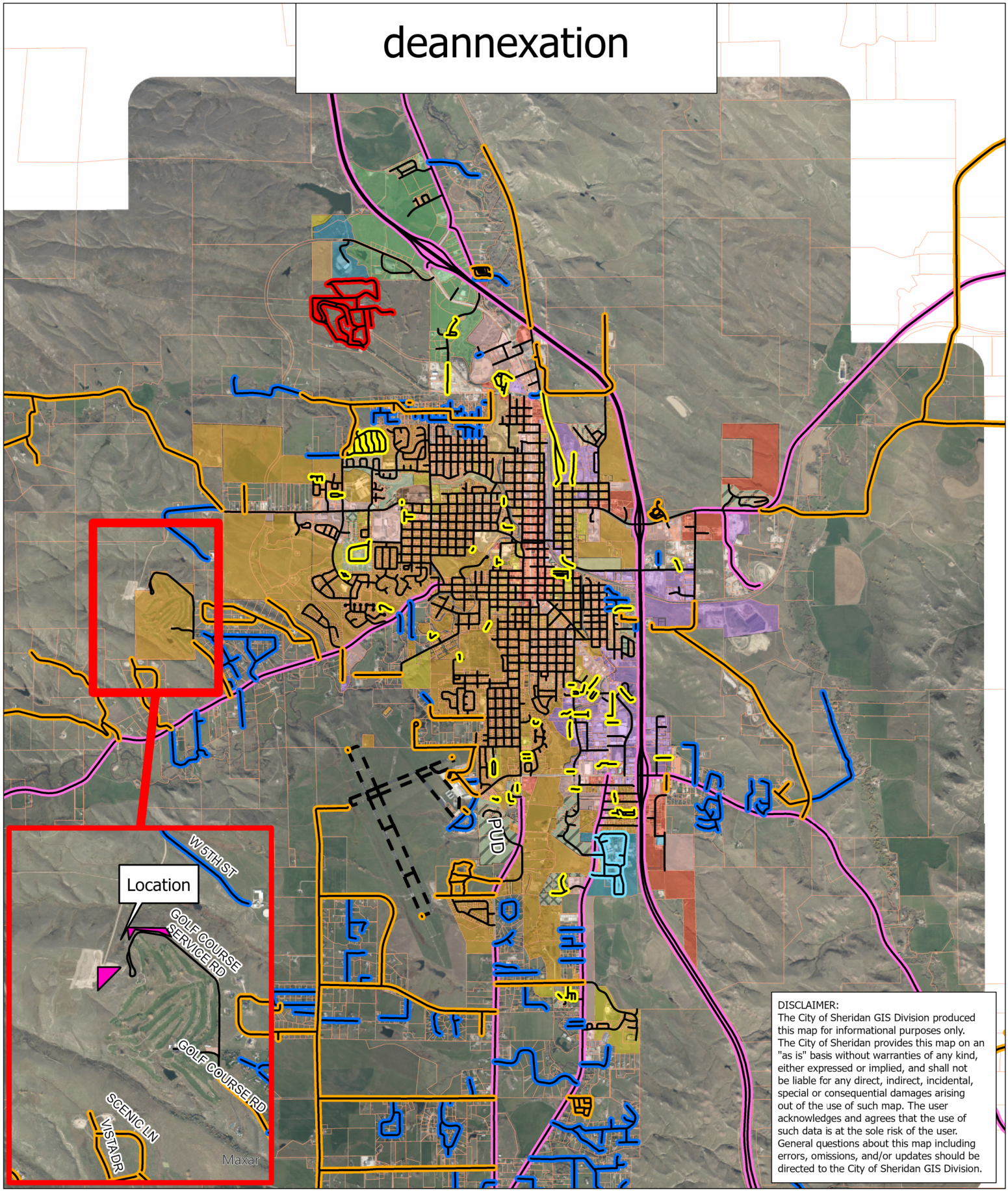
SITUATED IN THE SE1/4 OF SECTION 30, AND THE NE1/4NW1/4 OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

CLIENT: SHERIDAN HEIGHTS RANCH, LLC
200 CONCHO COURT
SHERIDAN, WY 82801

JN: 2024-078 Sz:9
DN: 2024-078-ANNEX
TAB: ANNEX
FP: T2024-078
REVIEWED BY: TDT-CT
JUNE 25, 2025

deannexation



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

N

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Date: 7/29/2025 9:30 AM User: sgoodman

Sheridan County, Wyoming Report

on

De-annexation Impact

Petitioner: Sheridan Heights Ranch, LLC

Approved by the Board of County Commissioners
August 19, 2025

BOARD OF COUNTY COMMISSIONERS

Lonnie Wright, Chairman

ATTEST:

Eda Schunk Thompson, County Clerk

PETITION

On June 26, 2025, Sheridan County (Public Works Department) received a copy of a petition to de-annex from the City of Sheridan filed by Sheridan Heights Ranch, LLC (Petitioner) dated June 26, 2025 (see petition attached). The two small areas covered in the petition are a part of the proposed county "Gillispie Draw Subdivision" and would be included in a much larger conservation tract within that subdivision. Pursuant to W.S. 15-1-421, within 60 days of the county's receipt of the petition, the BOCC must prepare a report on the impact of de-annexation.

ORIGINAL ANNEXATION

According to City of Sheridan, the subject property was annexed on May 21, 1959 with the adoption of Ordinance #1019. The annexation was initiated by the City of Sheridan.

PARCEL INFORMATION

Location: N ½ SE ¼ Section 30, T. 56 N., R. 84 W. (see petition Exhibit "A")
Total Area: Two tracts, 3.64 Acres (Tract Nos. D & E)
City Zoning: R-1 (Residential)
Assessed: Agricultural, Parcel # 56842910000210
2025 Assessed Value: Unknown

PLANNING DESIGNATIONS

Sheridan Land Use Plan, 2016: "Public Open Space"
Sheridan Joint Planning Area Land Use Plan, 2017: "Agricultural"
201 Intergovernmental Agreement, 1985: Outside designated Sewer Service Area

EXISTING MUNICIPAL SERVICES

Water- Not served
Sewer- Not served
Streets- Not served
Police- presumed
Animal Control- presumed
Fire Rescue- presumed
Waste Collection- Not served

ANTICIPTED COUNTY SERVICE IMPACTS

Water – No direct impacts would be anticipated since Sheridan County government does not provide water service.

Sewer- No direct impacts would be anticipated since Sheridan County government does not provide sewer service.

Streets/Roads- No direct impact would be anticipated since no county maintained public ways serve the subject area.

Law Enforcement- Calls to this property would typically be responded to by the County Sheriff's Office. The addition of this small agricultural property to the Sheriff's response area should prove insignificant.

Emergency Services- It is anticipated that the parcel would become a part of the Sheridan Area Rural Fire Protection District. The addition of subject area to the District's response area would most likely be insignificant.

Animal Control- No direct impacts would be anticipated since the county government does not provide dedicated animal control services. (Animals running at large may be controlled by the Sheriff.)

Waste Collection- No direct impacts would be anticipated since the county government does not provide waste collection services.

ANTICIPTED COUNTY REVENUE IMPACTS

Property Tax- The revenue derived from property taxes on this parcel for the County General Fund (12 mills) would remain unaltered. Revenue to the Sheridan Area Rural Fire Protection District (3 mills) would be increased slightly.

State Shared Revenue- Revenues derived from some state taxes, such as sales tax and gasoline tax, are based on the proportion of residents living in the various municipalities versus the unincorporated areas of the county. Since there are no residents in the subject area (nor are there any foreseeable future residents because of the proposed conservation status), the county would not realize a gain in such population-based revenues when figured as a percentage of the overall revenues derived from the same sources.

GENERAL COMMENTS

Net service and revenue impacts to Sheridan County would appear to be negligible as a consequence of the proposed de-annexation. With any de-annexation proposal, principles that define sound community development ought to be given equal consideration. The municipal form of government exists principally to support urban-type development where the institutions, powers and resources best suited for human settlement occur in patterns that are typically denser than country counterparts. Wyoming counties, on the other hand, are poorly endowed by the legislature to deal with the needs of modern urban life.

While the decision to remain a part of a municipality is largely political, a major premise of good planning is that municipalities must have the ability to grow through urban development to maintain a healthy revenue base and efficiently provide municipal services. In many ways, good municipal growth is also good county growth. In the case at hand, however, no development

exists nor is any depicted in official city and county planning policies[1]. The proposed de-annexation at hand would appear to be supported by these guidelines and further be of little or no impact to Sheridan County services or revenues.

[1] Sheridan County Comprehensive Plan, 2020
Sheridan Joint Planning Area – Land Use Plan, 2017

PETITION FOR DE-ANNEXATION
FROM THE CITY OF SHERIDAN, WYOMING

Pursuant to the provision of W.S. 15-1-421 *et. seq*. and other applicable statutes, the undersigned landowner ("Petitioner") respectfully petitions the Governing Body of the City of Sheridan, Wyoming (the "City") to de-annex their land from the City. In support of this Petition, the Petitioner provides the following:

1. Petitioner is the sole owner of the land petitioned to be de-annexed (the "Land"). A plat of the Land is attached hereto as **Exhibit A**.

2. Petitioner acknowledges that he shall provide a copy of this petition to the Board of Sheridan County Commissioners.

WHEREFORE, Petitioner prays to have the Land de-annexed and the boundaries of the City redrawn so the Land is outside the City's boundaries.

Dated this 26 day of June 2025.

Sheridan Heights Ranch, LLC

Don B. Roberts, Manager

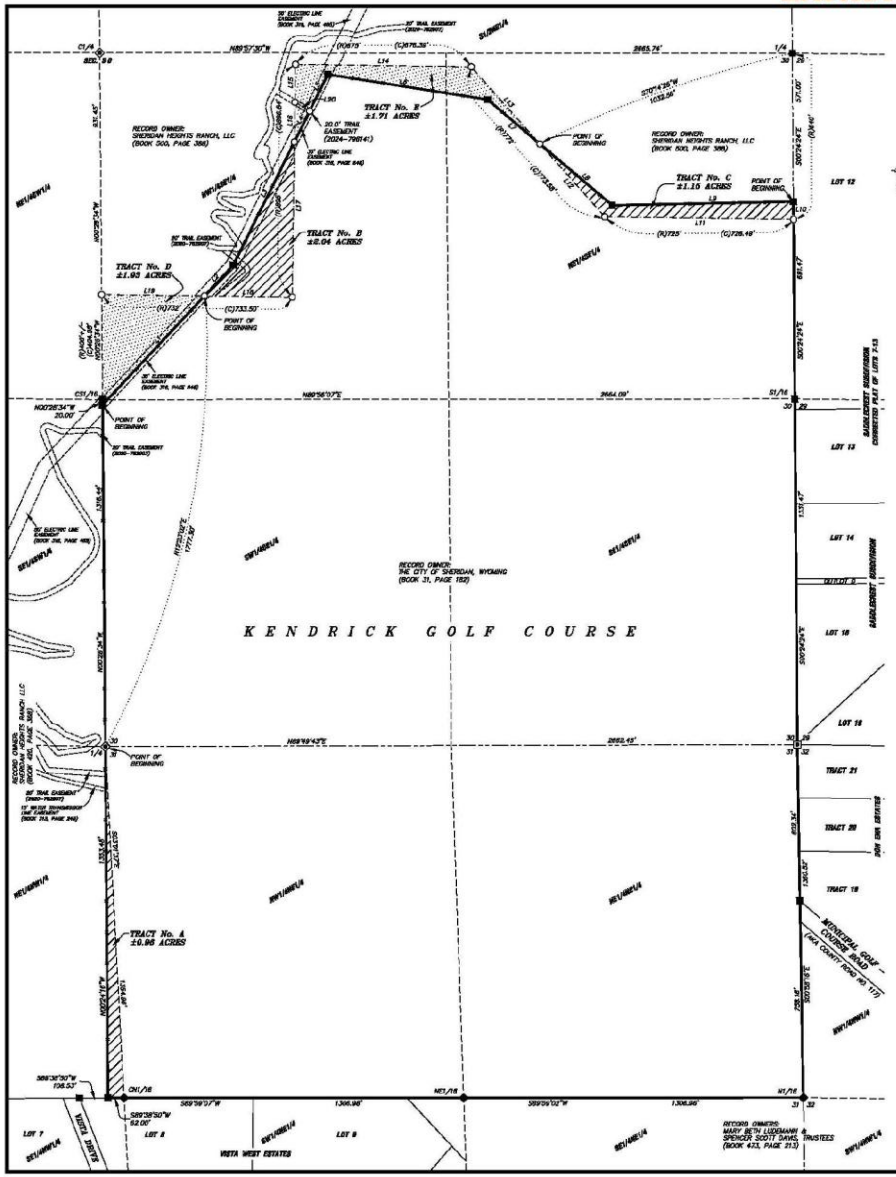
Subscribed and sworn before me this 26 day of June 2025 by Don B. Robers, Manager of Sheridan Heights Ranch, LLC.

Notary Public

MOLLY PECUKONIS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170690
MY COMMISSION EXPIRES: 12/31/2030

My Commission Expires 12/31/2030

EXHIBIT "A"



SCALE: 1" = 200 feet

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE (DISTANCES ARE SURFACE

GRAPHIC SCALE

(U.S. SURVEY FEET)
1 inch = 200 feet.

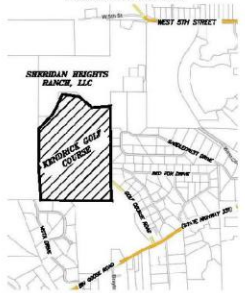
DATUM:

NAD 83(1992), NAD 83 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR ("DAF"): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6813
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2815
- FOUND 3" BRASS CAP PER PLS 529
- FOUND 3" ALUMINUM CAP PER PLS 590
- CALCULATED; NOTHING FOUND/ANYTHING SET
- (R) RECORD
- (C) CALCULATED
- BOUNDARY LINE
- PROPERTY LINE/LOT LINE
- BOUNDARY ADJUSTMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE AS NOTED
- CENTERLINE TRAIL EASEMENT
- FENCE LINE (SURVEY 2024)
- ANNEXATION (14.15 ACRES)
- DE-ANNEXATION (23.94 ACRES)

T56N, R84W, 6TH P.M.



LOCATION MAP
NO TRUE SCALE

LEGAL DESCRIPTION:

ANNEXATION: RECORD OWNER, THE CITY OF SHERIDAN (#684-796978)

TRACT NO. A

A TRACT OF LAND SITUATED IN THE NE¼NW¼ OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2812); THENCE S03°59'37"E, 1,264.96 FEET ALONG THE EAST LINE OF SAID NE¼NW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NE¼NW¼, AND LYING ON THE NORTH LINE OF LOT 6, VISTA WEST ESTATES (MONUMENTED WITH A .28" ALUMINUM CAP PER PLS 6812); THENCE S89°36'30"W, 63.00 FEET ALONG THE SOUTH LINE OF SAID NE¼NW¼ AND SAID NORTH LINE OF LOT 6, VISTA WEST ESTATES TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°24'16"W, 1,333.45 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 3.96 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. B

A TRACT OF LAND SITUATED IN THE NW¼SW¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5860); THENCE N12°23'03"E, 1777.30 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N43°03'44"E, 152.63 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N39°19'41"E, 529.90 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S90°47'01"W, 596.35 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N89°12'59"W, 337.84 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAIN 2.04 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. C

A TRACT OF LAND SITUATED IN THE NE¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2815); THENCE S00°24'24"E, 571.00 FEET ALONG THE EAST LINE OF SAID NE¼SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON AN EXISTING FENCE LINE (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE S00°24'24"E, 88.00 FEET ALONG SAID EAST LINE OF SAID NE¼SE¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N89°12'59"W, 738.48 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N41°28'59"E, 376.02 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N43°03'44"E, 353.74 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°47'02"E, 697.55 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

LEGAL DESCRIPTION:

DE-ANNEXATION: RECORD OWNER, SHERIDAN HEIGHTS RANCH, LLC (#684-796977)

TRACT NO. D

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5860); THENCE N00°28'34"W, 1,316.44 FEET ALONG THE WEST LINE OF SAID W½SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT ALSO LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N00°28'34"W, 20.00 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW¼SE¼; THENCE, CONTINUE N00°28'34"W 404.98 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S89°12'59"E, 359.66 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S43°03'44"E, 574.25 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.93 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. E

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2815); THENCE S70°14'28"W, 1032.86 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 AND AN EXISTING FENCE LINE; THENCE N41°28'02"E, 263.51 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°35'56"E, 633.99 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S39°15'41"E, 289.71 FEET ALONG SAID EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N90°47'01"E, 298.46 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S89°12'59"E, 876.39 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S41°28'59"E, 297.57 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 188 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°03'44"W	574.25'
L2	N43°03'44"E	153.53'
L3	N26°19'41"E	528.90'
L4	S26°19'41"W	133.08'
L5	S26°19'41"W	187.13'
L6	N81°02'58"W	622.90'
L7	N48°38'58"W	263.01'
L8	S48°38'58"E	365.34'
L9	N89°47'02"E	697.55'
L10	S00°24'24"E	88.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N89°12'59"W	726.48'
L12	N41°28'59"E	376.02'
L13	S41°28'59"E	393.57'
L14	S89°12'59"E	676.39'
L15	N00°47'01"E	145.74'
L16	N00°47'01"E	153.74'
L17	S00°47'01"W	596.33'
L18	N89°12'59"W	337.84'
L19	S89°12'59"E	393.66'
L20	S39°01'43"E	96.03'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I, ANDRE STAMEMITCH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor ANDRE STAMEMITCH 14612 WYOMING

PRELIMINARY DRAFT

"PLAT IS NOT VALID IF PRINT AND ORIGINAL SIGNATURE OF SURVEYOR SEEN AND DATED"

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___M.,
THIS _____ DAY OF _____, 20_____, AND IS DULY RECORDED AS SURVEY _____, NO. _____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

ANNEXATION & DE-ANNEXATION
KENDRICK GOLF COURSE

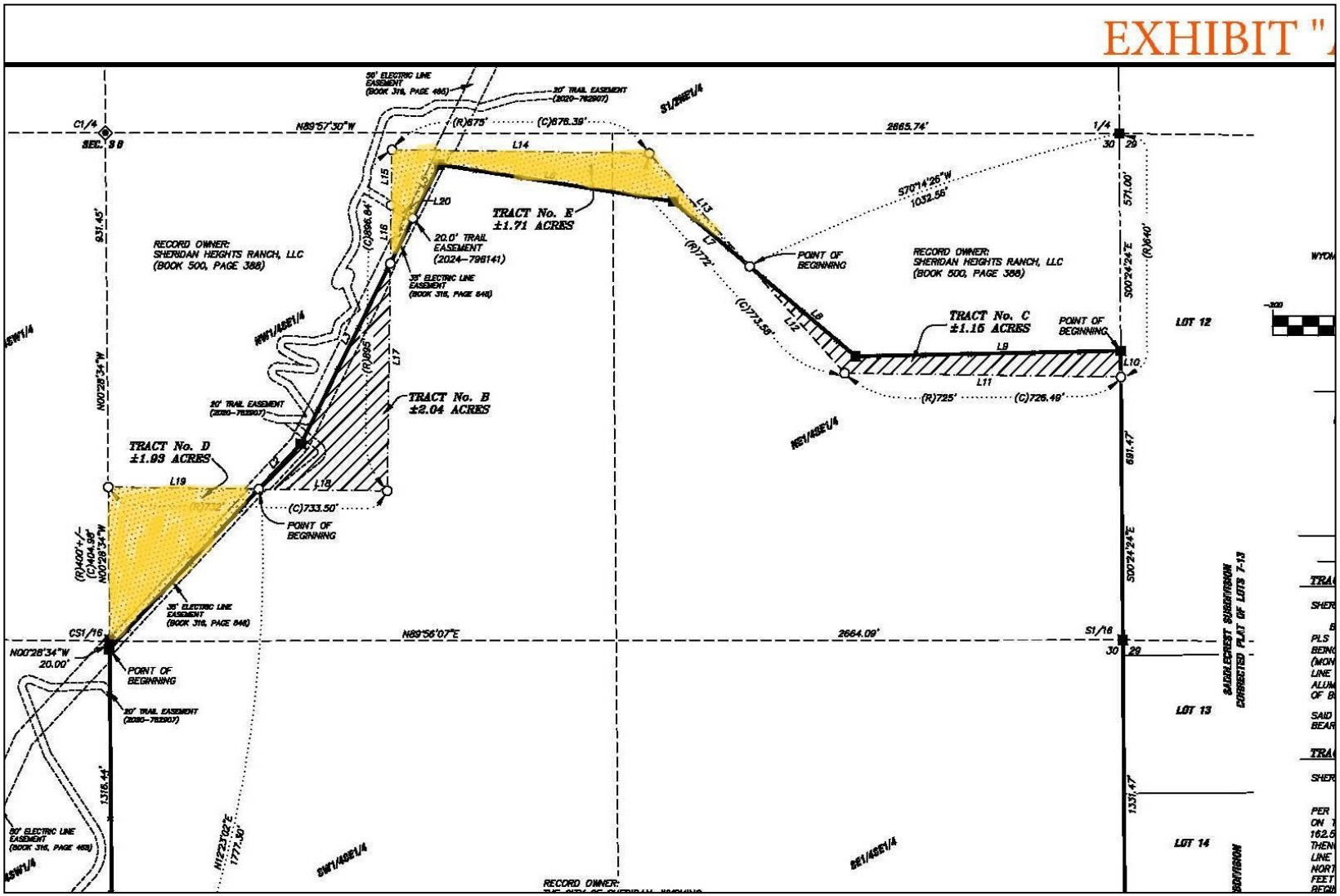
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BESTBELDT SURVEYING
2340 METLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

CLIENT: SHERIDAN HEIGHTS RANCH, LLC
200 CONCHO COURT
SHERIDAN, WY 82801

DN:2024-578, SJ 9
DN:2024-578-ANNEX
(AS AMND)
PT:13024-009
REVISED 29 OCT-CT
JUNE 25, 2025

EXHIBIT "A"


TRACT No. E
±1.71 ACRES
TRACT No. B
±2.04 ACRES
TRACT No. C
±1.16 ACRES
TRACT No. D
±1.93 ACRES
POINT OF BEGINNING
RECORD OWNER:
SHERIDAN HEIGHTS RANCH, LLC
(BOOK 500, PAGE 388)
20.0' TRAIL EASEMENT
(2024-798141)
35' ELECTRIC LINE EASEMENT
(BOOK 316, PAGE 448)
50' ELECTRIC LINE EASEMENT
(BOOK 316, PAGE 466)
20' TRAIL EASEMENT
(2020-762907)
80' ELECTRIC LINE EASEMENT
(BOOK 316, PAGE 463)
N89°57'30"W
2665.74'
N89°56'07"E
2664.09'
N00°28'34"W
931.45'
1316.44'
681.47'
1331.47'
571.00'
S00°24'24"E
S70°14'26"W
1032.56'
LOT 12
LOT 13
LOT 14
SADDLECREST SUBDIVISION
CORRECTED PLAT OF LOTS 7-13
C1/4
SEC. 30
S1/16
NW1/4SE1/4
NE1/4SE1/4
SW1/4SE1/4
SE1/4SE1/4

CITY OF SHERIDAN
ORDINANCE NO. 2295

AN ORDINANCE, DE-ANNEXING TWO TRACTS OF LAND, TOTALLING 3.64 ACRES, SITUATED IN THE SE1/4 OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY.

WHEREAS, Sheridan Heights Ranch, LLC is the sole owner of the tracts of land to be de-annexed and has petitioned the City of Sheridan (the "City") in writing for the de-annexation of said land;

WHEREAS, the owner has also filed a copy of the Petition for De-Annexation with Sheridan County, Wyoming (the "County"), and the County has prepared a de-annexation report pursuant to W.S. 15-1-421(a);

WHEREAS, the County has agreed to and consents to the this de-annexation; and

WHEREAS, notice of the Petition for De-Annexation was published in the Sheridan press within ten (10) days of filing the Petition with the City pursuant to W.S. 15-1-421(b);

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. **LAND:** The following described tracts of land are hereby de-annexed from the City of Sheridan, as shown on the survey attached hereto as **Exhibit A**, to wit:

TRACT D:

A tract of land situated in the W½SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 30 (Monumented with a 2" Aluminum Cap per PLS 580); thence N00°28'34"W, 1316.44 feet along the west line of said W½SE¼ to the POINT OF BEGINNING of said tract, said point also lying on the west line of a tract of land described in Book 31 of Deeds, Page 182 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N00°28'34"W, 20.00 feet along said west line of said W½SE¼, and said west line of said tract described in Book 31 of Deeds, Page 182 to a point, said point being the southwest corner of the NW¼SE¼; thence, continue N00°28'34"W, 404.98 feet along said west line of said W½SE¼, and said west line of said tract described in Book 31 of Deeds, Page 182 to a point, said point being the northwest corner of said tract described in Book 31 of Deeds, Page 182; thence S89°12'59"E, 395.66 feet along the north line of said tract described in Book 31 of Deeds, Page 182 to a point, said point lying on an existing fence line; thence S43°03'44"W, 574.25 feet along said existing fence line to the POINT OF BEGINNING of said tract.

Said tract contains 1.93 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

TRACT E:

A tract of land situated in the N½SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 30 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S70°14'26"W, 1032.56 feet to the POINT OF BEGINNING of said tract, said point lying on the north line of a tract of land described in Book 31 of Deeds, Page 182 and an existing fence line; thence N49°39'02"W, 263.51 feet along an existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N81°02'56"W, 622.90 feet along said existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S26°19'41"W, 289.71

feet along said existing fence line to a point, said point lying on said north line of said tract described in Book 31 of Deeds, Page 182; thence N00°47'01"E, 298.48 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence S89°12'59"E, 676.39 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence S41°38'59"E, 397.57 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to the POINT OF BEGINNING of said tract.

Said tract contains 1.71 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

2. **FINDINGS:** The Governing Body makes the following findings in support of this de-annexation:

   a. Sheridan Heights Ranch, LLC is the sole owner of all the land to be de-annexed;
   b. Sheridan Heights Ranch, LLC has signed the Petition for De-Annexation;
   c. This de-annexation will not cause land within the City to no longer be contiguous with the rest of the City;
   d. The City does not own any rights-of-way, easements, streets, or other property or improvements in the area to be de-annexed; and
   e. This de-annexation will not create an area which is situated entirely within the City but is not part of the City.

3. **SEVERABILITY:** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

4. **EFFECTIVE DATE:** This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming)
) SS
County of Sheridan)

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____

Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Planning

MEMORANDUM

RE: Consideration of Second Reading of PL-25-26, Ordinance 2297, Annexation of 4.15 Acres - City Planner Kelly Schroeder
From: Kelly Schroeder, Planning Director
To: City Council
CC:
Date: 08/11/2025

Recommendation:

Staff recommends approval of PL-25-26, Ordinance 2297 Kendrick Golf Course Annexation to the Governing Body. Planning Commission held a public hearing and consideration of the application on Monday, August 25, 2025. Planning Commission voted unanimously to also recommend approval of PL-25-26, Ordinance 2297 to the Governing Body.

Background:

In December 2024, the City of Sheridan worked with adjacent property owner Sheridan Heights Ranch, LLC to adjust the boundary line of the Kendrick Municipal Golf Course to match the existing fence line. This was simply a property boundary adjustment, not a municipal boundary adjustment, and resulted in 3.64 acres of land owned by Sheridan Heights Ranch, LLC to fall within municipal limits, and 4.15 acres of land owned by the City of Sheridan to fall within the County.

This application will consider annexing the 4.15 acres of land owned by the City of Sheridan and zoning said land R-1 Residence district, while application PL-25-21 will consider de-annexing the 3.64 acres of land owned by Sheridan Heights Ranch, LLC so that the property boundary line will match the municipal boundary line. The legal descriptions and map of these lands can be found in the attached exhibit.

Discussion:

Wyoming State Statute 15-1-407 states that if the City is the sole owner of any territory it desires to annex, the governing body of said city may do so without public hearing or public notice and without preparing an annexation report or providing estimates for infrastructure costs. As this proposed annexation will simply adjust the municipal boundary to match the property boundary of the Kendrick Municipal Golf Course, there are no anticipated impacts to City services or revenues.

Upon annexation, this land will be zoned R-1 Residence district, which is the current zoning of the Kendrick Municipal Golf Course.

The City published a legal ad in the Sheridan Press with the dates of the Planning Commission and City Council public hearings. No comments have been received to date from the public on this de-annexation proposal.

Findings of Fact:

Pursuant to W.S. 15-1-402(a), the following findings can be made in support of this annexation:

i. The annexation of the area is for the protection of the health, safety, and welfare of the persons residing in the area and in the City;

ii. The urban development of the area sought to be annexed would constitute a natural, geographical, economical, and social part of the City;

iii. The area sought to be annexed is a logical and feasible addition to the City and the extension of basic services customarily available to residents of the City shall, within reason, be available to the area;

iv. The area sought to be annexed meets the requirements of W.S. 15-1-407;

v. The Governing Body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and

vi. A public hearing was not required pursuant to W.S. 15-1-407.

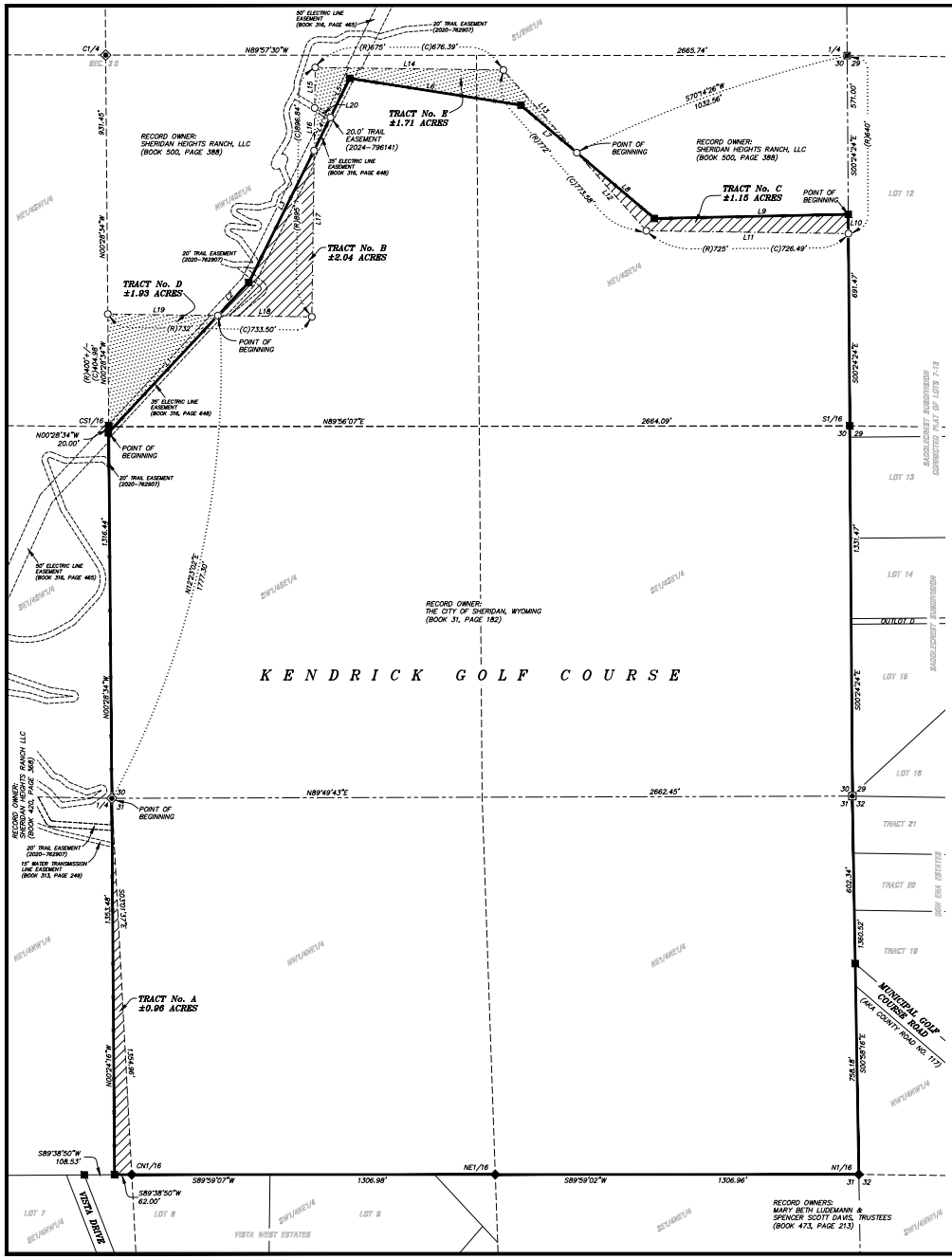
Attachments

Exhibit

Aerial

Draft Ordinance

EXHIBIT "A"



SCALE: 1"= 200 feet

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-200 0 100 200 400 800

(U.S. SURVEY FEET)
1 inch = 200 feet

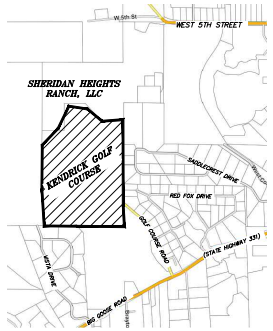
DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3" BRASS CAP PER PLS 529
- FOUND 2" ALUMINUM CAP PER PLS 580
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (C) CALCULATED
- BOUNDARY LINE
- PROPERTY LINE/LOT LINE
- BOUNDARY ADJUSTMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE AS NOTED
- CENTERLINE TRAIL EASEMENT
- FENCE LINE (SURVEY 2024)
- ANNEXATION (±4.15 ACRES)
- DE-ANNEXATION (±3.64 ACRES)

T56N, R84W, 6TH P.M.



LOCATION MAP
NO TRUE SCALE

LEGAL DESCRIPTION:

ANNEXATION: RECORD OWNER, THE CITY OF SHERIDAN (2024-795978)

TRACT NO. A

A TRACT OF LAND SITUATED IN THE NE¼NW¼ OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE S01°01'37"E, 1354.96 FEET ALONG THE EAST LINE OF SAID NE¼NW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NE¼NW¼, AND LYING ON THE NORTH LINE OF LOT 8, VISTA WEST ESTATES (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S89°38'50"W, 62.00 FEET ALONG THE SOUTH LINE OF SAID NE¼NW¼ AND SAID NORTH LINE OF LOT 8, VISTA WEST ESTATES TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°24'16"W, 1353.48 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 0.96 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. B

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N12°23'02"E, 1777.30 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N43°31'44"E, 162.53 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N26°19'41"E, 529.90 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S00°47'01"E, 598.35 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N89°12'59"W, 337.84 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2.04 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. C

A TRACT OF LAND SITUATED IN THE NE¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S00°24'24"E, 571.00 FEET ALONG THE EAST LINE OF SAID NE¼SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON AN EXISTING FENCE LINE (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE S00°24'24"E, 69.00 FEET ALONG SAID EAST LINE OF SAID NE¼SE¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N89°12'59"W, 726.49 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N41°38'59"W, 376.02 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S49°39'02"E, 365.34 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N88°47'52"E, 697.55 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°03'44"W	574.25'
L2	N43°03'44"E	162.53'
L3	N26°19'41"E	529.90'
L4	S26°19'41"W	132.58'
L5	S26°19'41"W	157.13'
L6	N81°02'56"W	622.90'
L7	N49°39'02"W	263.51'
L8	S49°39'02"E	365.34'
L9	N88°47'52"E	697.55'
L10	S00°24'24"E	69.00'

LINE TABLE

LINE	BEARING	DISTANCE
L11	N89°12'59"W	726.49'
L12	N41°38'59"W	376.02'
L13	S41°38'59"E	397.57'
L14	S89°12'59"E	676.39'
L15	N00°47'01"E	145.74'
L16	N00°47'01"E	152.74'
L17	S00°47'01"W	598.35'
L18	N89°12'59"W	337.84'
L19	S89°12'59"E	395.66'
L20	S59°07'43"E	66.07'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, ANDRE STAMENKOVIC, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor ANDRE STAMENKOVIC 14141 Sheridan WYOMING

PRELIMINARY DRAFT

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

LEGAL DESCRIPTION:

DE-ANNEXATION: RECORD OWNER, SHERIDAN HEIGHTS RANCH, LLC (2024-795977)

TRACT NO. D

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N00°28'34"W, 1316.44 FEET ALONG THE WEST LINE OF SAID W½SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT ALSO LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N00°28'34"W, 20.00 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW¼SE¼; THENCE, CONTINUE N00°28'34"W, 404.98 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S89°12'59"E, 395.66 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S43°03'44"W, 574.25 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.93 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. E

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S70°14'26"W, 1032.56 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182, AND AN EXISTING FENCE LINE; THENCE N49°39'02"W, 263.51 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N81°02'56"W, 622.90 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S26°19'41"W, 289.71 FEET ALONG SAID EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N00°47'01"E, 298.48 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S89°12'59"E, 676.39 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S41°38'59"E, 397.57 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK __.M.,
THIS _____, DAY OF _____, 20_____, AND IS DULY RECORDED AS SURVEY _____, NO._____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

ANNEXATION & DE-ANNEXATION
KENDRICK GOLF COURSE

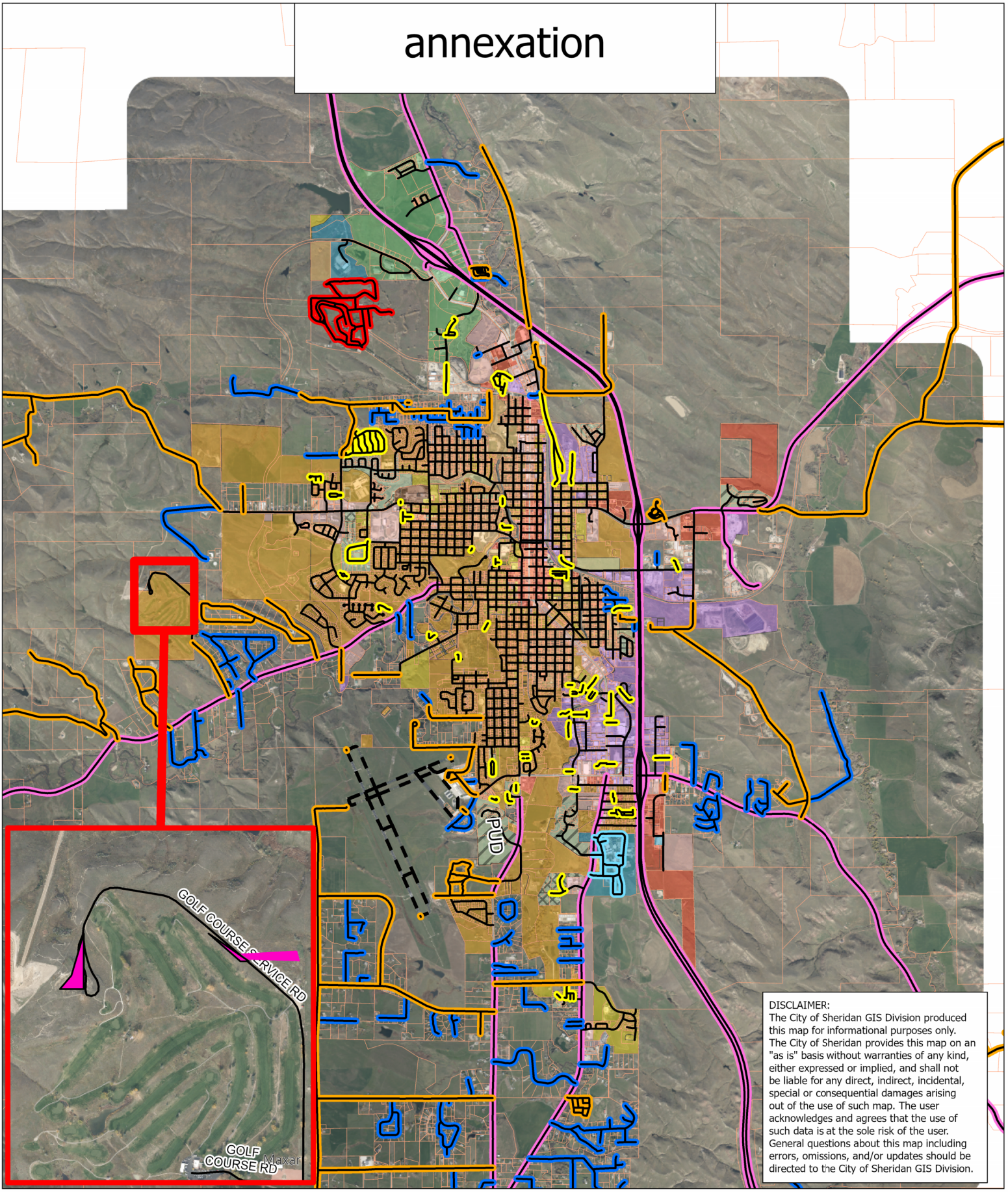
SITUATED IN THE SE1/4 OF SECTION 30, AND THE NE1/4NW1/4 OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

CLIENT: SHERIDAN HEIGHTS RANCH, LLC
200 CONCHO COURT
SHERIDAN, WY 82801

JN: 2024-078 Sz:9
DN: 2024-078-ANNEX
TAB: ANNEX
FP: T2024-078
REVIEWED BY: TDT-CT
JUNE 25, 2025

annexation



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

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Date: 8/15/2025 9:26 AM User: sgoodman

CITY OF SHERIDAN
ORDINANCE NO. 2297

AN ORDINANCE, ANNEXING THREE TRACTS OF LAND SOLELY OWNED BY THE CITY OF SHERIDAN, TOTALING 4.15 ACRES, SITUATED IN PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY, AND ZONING SAID PARCELS R-1 RESIDENCE DISTRICT.

WHEREAS, The City of Sheridan (the "City") is the sole owner of said tracts of land, which allows the City to annex the land without notice or public hearing and without preparing the annexation report or providing the estimates pursuant to W.S. 15-1-407; and

WHEREAS, the City Governing Body has found and determined the annexation of said tracts of land, and the zoning thereof as R-1 Residence District, would protect the health, safety, and welfare of the persons and property both within the City and in the area to be annexed; that the urban development of this area would constitute a natural, geographical, economical, and social part of the City; this area is a logical and feasible addition thereto which could be reasonably furnished with all necessary municipal services; and the City is the sole owner of this area.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. **TERRITORY:** The following described tracts of land are hereby annexed into the City of Sheridan and zoned R-1 Residence District, as shown on the survey attached hereto as **Exhibit A**, to wit:

TRACT A:

A tract of land situated in the NE¼NW¼ of Section 31, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 31 (Monumented with a 2" Aluminum Cap per PLS 580); thence S03°01'37"E, 1354.96 feet along the east line of said NE¼NW¼ to a point, said point being the southeast corner of said NE¼NW¼, and lying on the north line of Lot 8, Vista West Estates (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S89°38'50"W, 62.00 feet along the south line of said NE¼NW¼ and said north line of Lot 8, Vista West Estates to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°24'16"W, 1353.48 feet along an existing fence line to the POINT OF BEGINNING of said tract.

Said tract contains 0.96 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

TRACT B:

A tract of land situated in the NW¼SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 30 (Monumented with a 2" Aluminum Cap per PLS 580); thence N12°23'02"E, 1777.30 feet to the POINT OF BEGINNING of said tract, said point lying on the north line of a tract of land described in Book 31 of Deeds, Page 182; thence N43°03'44"E, 162.53 feet along an existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N26°19'41"E, 529.90 feet along an existing fence line to a point, said point lying on said north line of said tract described in Book 31 of Deeds, Page 182; thence S00°47'01"W, 598.35 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence N89°12'59"W, 337.84 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to the POINT OF BEGINNING of said tract.

Said tract contains 2.04 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

TRACT C:

A tract of land situated in the NE¼SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 30 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S00°24'24"E, 571.00 feet along the east line of said NE¼SE¼ to the POINT OF BEGINNING of said tract, said point lying on an existing fence line (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue S00°24'24"E, 69.00 feet along said east line of said NE¼SE¼ to a point, said point being the northeast corner of a tract of land described in Book 31 of Deeds, Page 182; thence N89°12'59"W, 726.49 feet along the north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence N41°38'59"W, 376.02 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point, said point lying on an existing fence line; thence S49°39'02"E, 365.34 feet along said existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N88°47'52"E, 697.55 feet along said existing fence line to the POINT OF BEGINNING of said tract.

Said tract contains 1.15 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

2. **ZONING:** The above-described tracks of land shall be zoned R-1 Residential District.

3. **FINDINGS:** The Governing Body makes the following findings in accordance with Wyoming State Statute 15-1-402(a):

   i. The annexation of the area is for the protection of the health, safety, and welfare of the persons residing in the area and in the City;
   ii. The urban development of the area sought to be annexed would constitute a natural, geographical, economical, and social part of the City;
   iii. The area sought to be annexed is a logical and feasible addition to the City and the extension of basic services customarily available to residents of the City shall, within reason, be available to the area;
   iv. The area sought to be annexed meets the requirements of W.S. 15-1-407; and
   v. The Governing Body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410.
   vi. A public hearing was not required pursuant to W.S. 15-1-407.

4. **SEVERABILITY:** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

5. **EFFECTIVE DATE:** This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming)
) SS
County of Sheridan)

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____

Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Planning

MEMORANDUM

RE: Consideration of Second Reading of PL-25-22, Ordinance 2296, Rezone 1.78 Acres from B-1 to M-1 at 1140 Coffeen Ave - City Planner Kelly Schroeder
From: Kelly Schroeder, Planning Director
To: City Council
CC:
Date: 08/01/2025

Recommendation:

Staff recommends approval of PL-25-22, Ordinance 2296 Derby Club Rezone. Planning Commission held a public hearing and consideration of the application on Monday, August 25, 2025. No questions or comments were made by commissioners or the public. Planning Commission voted unanimously to also recommend approval of PL-25-22, Ordinance 2296 to the Governing Body.

Background:

WWC Engineering, on behalf of Larry G. Hoover Family Trust and the Geraldine T. Hoover Family Trust, has submitted a rezone application for a portion of Lot 2 of the J&E Subdivision, located at 1140 Coffeen Avenue (PIN 56843524700125). The applicant is requesting to rezone 1.78 acres from B-1 Business District to M-1 Industrial District.

The reason for the rezone request is to allow the property's existing tenant, Derby Club, to conduct pari-mutuel wagering (gambling) on the property, which is not currently allowed in the B-1 zone district. In the fall of 2024, City Staff discovered the zoning violation and requested that the zoning issue be resolved prior to the 2026 liquor license renewal period.

Discussion:

The subject property is currently zoned B-1 and is bordered by other B-1 properties to the north and east, M-1 property to the south and east, and R-3 property to the west. Adjacent land uses include residential and commercial uses, such as Autozone and Papa Murphy's, and another pari-mutuel wagering location to the south known as Wyoming Downs.

The Future Land Use Map indicates that this area is appropriate for commercial use. Many of the properties in the area are zoned M-1 Industrial but are commercial in nature. A rezone of the subject property to M-1 would allow for a wider variety of commercial uses in the area that are compatible with surrounding zoning and land uses.

Staff sent notices to 18 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing. To date, staff has received one inquiry regarding the proposed rezone from an area business looking for more details.

Findings of Fact:

Neither state statute nor city code contains required findings that must be made in changing a property's zoning

designation. State statute does provide some requirements for zoning regulations in general, which the Planning Commission and City Council should be aware of:

WS §15-1-601(d)

d) All regulations shall be made:

i. In accordance with a comprehensive plan and designed to:

A. Lessen congestion in the streets;

B. Secure safety from fire, panic and other dangers;

C. Promote health and general welfare;

D. Provide adequate light and air;

E. Prevent the overcrowding of land;

F. Avoid undue concentration of population; and

G. Facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements."

Attachments

Rezone Petition

Aerial

Rezone Exhibit

Draft Ordinance

PETITION FOR REZONING

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

   Lot 2 of the J & E Subdivision to the City of Sheridan, Sheridan County, Wyoming
   Excepting therefrom that certain parcel of land conveyed to the city of Sheridan, Wyoming, a municipal corporation, in a warranty deed recorded august 18, 1999 in book 408, page 179.

2. Larry G Hoover Co-Trustee Et Al. are the owners or authorized agents of said described land proposed to be rezoned.

3. A map of the area sought to be rezoned is attached hereto and made a part hereof.

4. Petitioners hereby request that said lands be zoned M-1.

Therefore, Petitioners pray said parcel(s) be rezoned M-1, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 15TH day of JULY, 2025

Signed by the Petitioners:

Larry G. Hoover trustee _____

_____ _____

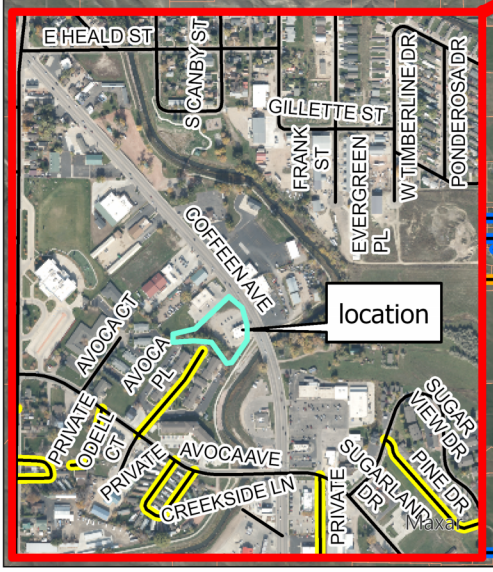
Subscribed and Sworn before me this 15TH day of JULY, 2025

_____
Notary Public

JOSEPH CRUMP
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170473
MY COMMISSION EXPIRES: 10/29/2030

My commission expires: 10/29/2030

1140 Coffeen Ave



PUD

DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 8/6/2025 11:10 AM User: sgoodman

K:\Sheridan\Wyoming Downs OTB4 LLC\2024436 Coffeen Property Rezone\05CAD\Sheets\24436-02-BNDY-REZONE.dwg EXHIBIT 7/24/2025 8:44:17 AM

LEGAL DESCRIPTION:

LOT 2, J AND E SUBDIVISION, A SUBDIVISION IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF SHERIDAN, WYOMING, A MUNICIPAL CORPORATION, IN A WARRANTY DEED RECORDED AUGUST 18, 1999 IN BOOK 408, PAGE 179.

TOGETHER WITH ALL IMPROVEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING TO OR APPERTAINING THERETO;

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, AND RIGHTS OF RECORD AND SUBJECT TO ANY STATE OF FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR PHYSICAL INSPECTION OF THE PREMISES AND SUBJECT TO BUILDING AND ZONING REGULATIONS AND CITY, STATE AND COUNTY SUBDIVISION LAWS.

CURRENT ZONING: B-1
PROPOSED ZONING: M-1

NOTE: BEARINGS AND DISTANCES SHOWN FOR THE PROPERTY BOUNDARY ARE RECORDED. A LAND SURVEY WAS NOT CONDUCTED.

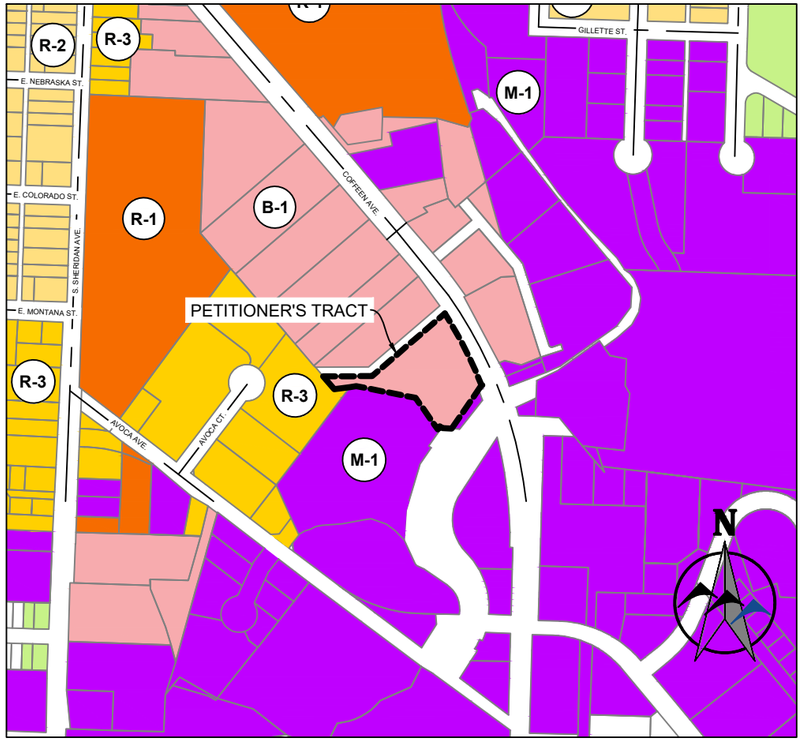
CERTIFICATE OF SURVEYOR:

I, DIRK THOMPSON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, HEREBY CERTIFY THAT EXHIBIT HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

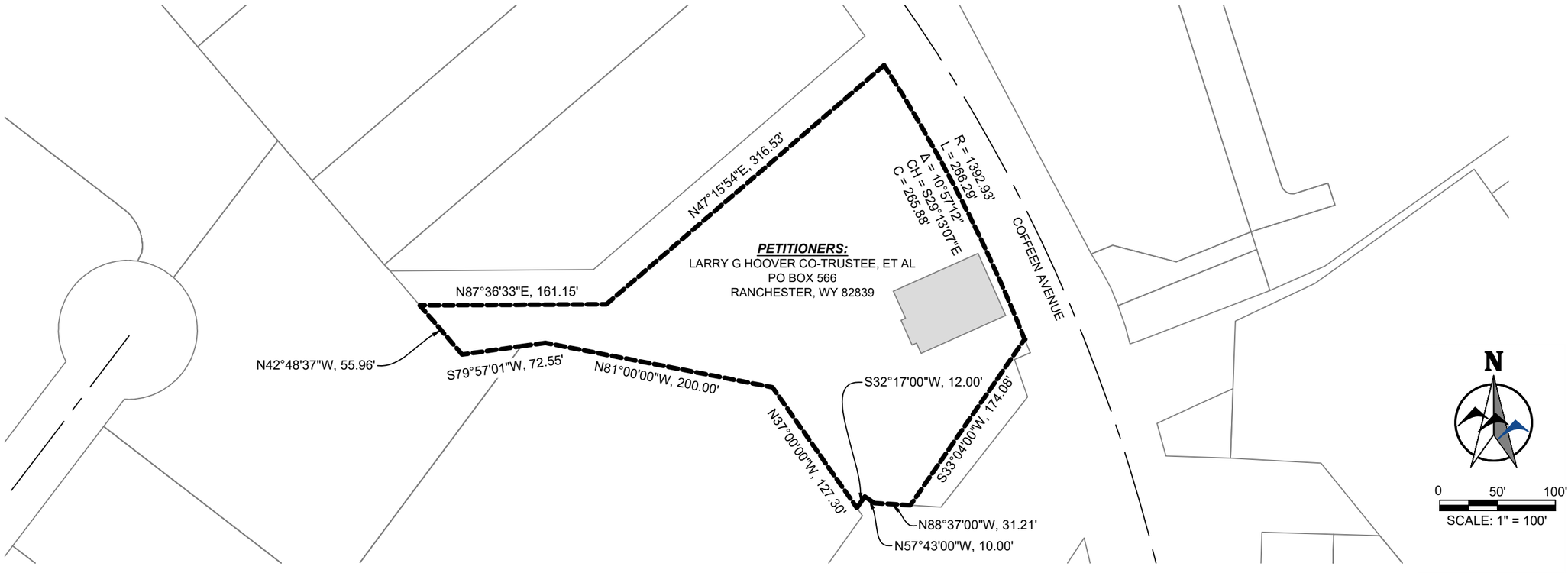
Professional Land Surveyor
DIRK R. THOMPSON
14277
Date 07/25/2025
WYOMING

LEGEND

- EXISTING BUILDING
- PETITIONER'S TRACT
- ROAD CENTERLINE
- PROPERTY LINE



CURRENT ZONING WITHIN 1000' OF PETITIONER'S TRACT
1"= 500'



NO.	REVISION	BY	DATE

PROJECT NO. 2024436

PREPARED BY
WWC ENGINEERING
1849 TERRA AVE.
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

WYOMING DOWNS OTB4, LLC
1140 COFFEEN AVE REZONE

REZONE APPLICATION EXHIBIT

SHERIDAN COUNTY, WYOMING

DESIGNED BY:	DCC
DRAWN BY:	JRK
CHECKED BY:	DCC
DATE:	7/24/2025

SHEET 1

CITY OF SHERIDAN
ORDINANCE NO. 2296

AN ORDINANCE, AMENDING ORDINANCE NO. 826, THE ZONING ORDINANCE OF THE CITY OF SHERIDAN, TO ZONE THE ENTIRETY OF THE LAND MORE PARTICULARLY DESCRIBED BELOW AND SHOWN ON THE ATTACHED EXHIBIT, FROM B-1 BUSINESS DISTRICT TO M-1 INDUSTRIAL DISTRICT; FOR PROPERTY LOCATED AT 1140 COFFEEN AVENUE, SHERIDAN, WY.

WHEREAS, The owners of the following described lands have petitioned the City Council to rezone the same from B-1 Business District to M-1 Industrial District; and

WHEREAS, a public hearing has been held thereon by the City Council.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. The following described land is hereby rezoned from B-1 Business District to M-1 Industrial District:

   Lot 2, J and E Subdivision, excepting therefrom that certain parcel of land conveyed to the City of Sheridan, Wyoming, a municipal corporation, in a warranty deed recorded August 18, 1999 in book 408, page 179 of the Sheridan County records.

2. Ordinance No. 826, the Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

4. This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming)
) SS
County of Sheridan)

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____
Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

RE: Consideration of Resolution 25-25 Authorizing Submission of a Community Development Block Grant (CDBG) Application for the Hub on Smith's Parking Lot in the Amount of $1,277,000 - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

CC:

Date: 08/25/2025

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 25-25, which authorizes submission of a Community Development Block Grant (CDBG) Application for the Hub on Smith's parking lot in the amount of $1,277,000.00.

Staff requests that the Mayor and City Council authorize the Public Works Director, Hanns Mercer, as the authorized representative of the City of Sheridan, to act on behalf of the Governing Body in all matters relating to this grant application.

Background:

The Hub on Smith's parking lot is in need of improvement and the City of Sheridan recognizes that as owners of the building and shares support for this project, enhancing staff, client, and volunteer safety.

Discussion:

The CDBG application is due on September 30, 2025.

Funding:

The total estimated project cost is $3.2 million. Currently, the following matching funds have been secured for the project for a total of $1,923,000:

- $1 Million – Whitney Benefits Pledge
- $500,000 – City of Sheridan Capital Facilities Tax
- $423,000 – State Land and Investment Board (SLIB) Mineral Royalty Grant Award (2024)

Attachments

Resolution 25-25

Site Layout & Grading

CITY OF SHERIDAN
RESOLUTION 25-25

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT TO THE WYOMING COMMUNITY DEVELOPMENT AUTHORITY ON BEHALF OF THE HUB ON SMITH FOR THE PURPOSE OF FINANCIALLY ASSISTING THE PARKING LOT PROJECT.

WHEREAS, the Governing Body of the City of Sheridan (the "City") desires to participate in the Community Development Block Grant (the "Grant") to assist in financing The HUB on Smith's Parking Lot project (the "Project");

WHEREAS, the City, as owner of the building at 211 Smith Street, recognizes the need for the Project, the importance of joint support for the Project, and enhancing staff, client, and volunteer safety;

WHEREAS, the Grant requires that certain criteria be met, as described in the WCDA CDBG Policy & Procedure Manual governing the program and, to the best of City Staff's knowledge, this application meets those criteria; and

WHEREAS, the City agrees to sponsor and apply for the Grant application, and if approved, The HUB on Smith guarantees the required financial funds for the match, if any, for the Grant

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

City Staff has the authorization to submit an application for the Grant to the Wyoming Community Development Authority on behalf of The HUB on Smith for the purpose of financially assisting the Project in the amount of One Million Two Hundred Seventy-Seven Thousand Dollars ($1,277,000.00).

BE IT FURTHER RESOLVED, Hanns Mercer, Public Works Director, is hereby assigned as the authorized representative of the City to act on behalf of the Governing Body on all matters relating to the Grant application.

PASSED, APPROVED AND ADOPTED this 15 day of September 2025.

City of Sheridan

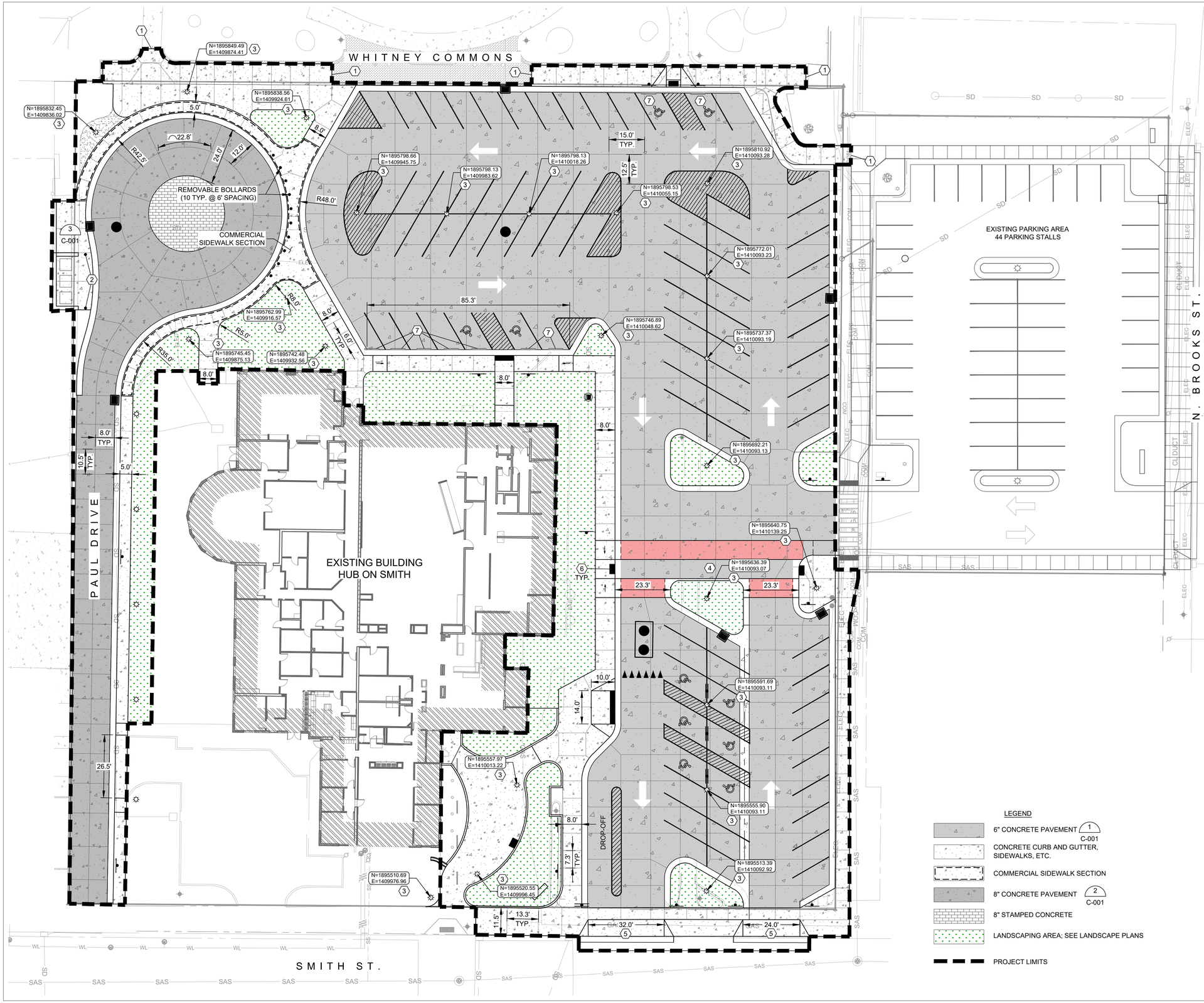
_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk



LEGEND

- 6" CONCRETE PAVEMENT (1 / C-001)
- CONCRETE CURB AND GUTTER, SIDEWALKS, ETC.
- COMMERCIAL SIDEWALK SECTION
- 8" CONCRETE PAVEMENT (2 / C-001)
- 8" STAMPED CONCRETE
- LANDSCAPING AREA; SEE LANDSCAPE PLANS
- PROJECT LIMITS

N

20 10 0 20 40

SCALE IN FEET

PROJECT NOTES

1. LIMITED COORDINATES, DIMENSIONS AND OTHER LAYOUT INFORMATION HAVE BEEN PROVIDED ON THIS SHEET. THE CONSTRUCTION MANAGER WILL BE PROVIDED WITH A DIGITAL CADD FILE OF THE SITE PLAN TO AID IN CONSTRUCTION STAKING AND SURVEYING. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY (IN WRITING) OF ANY DEVIATIONS BETWEEN THE DIGITAL FILES AND THE HARD COPY PLANS.
2. ALL COORDINATES, ELEVATIONS, DISTANCES AND RADII SHOWN ARE TO TOP BACK OF CURB OR BACK OF SIDEWALK UNLESS OTHERWISE NOTED. SEE SHEET C-301 FOR ASSOCIATED ELEVATIONS.
3. SIDEWALK JOINTING SHOWN IS FOR SIDEWALK IDENTIFICATION ONLY. CONTRACTOR SHALL CONFIRM JOINTING LAYOUTS AND SUBMIT ANY CHANGES TO THE JOINTING TO ENGINEER FOR APPROVAL MINIMUM TWO WEEKS PRIOR TO INSTALLATION. SIDEWALK JOINTS SHALL MATCH CURB AND GUTTER JOINTS AND EXISTING SIDEWALK JOINTS WHEN POSSIBLE.
4. CONNECTIONS TO EXISTING CURB AND GUTTER, SIDEWALK, AND ASPHALT OR CONCRETE PAVEMENTS WILL REQUIRE SAWING TO A NEAT LINE PRIOR TO PLACEMENT OF FINAL SURFACING.
5. SEE ELECTRICAL SITE PLAN SHEET E-XXX FOR LOCATIONS OF PROPOSED LIGHT POLES AND OTHER ELECTRICAL OR COMMUNICATIONS IMPROVEMENTS; COORDINATE WITH ELECTRICAL CONTRACTOR FOR INSTALLATION.
6. COORDINATE INSTALLATION OF IRRIGATION SLEEVES TO ALL LANDSCAPE AREAS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ALL SIDEWALKS, PAVEMENTS, OR OTHER SURFACING.
7. CONTRACTOR SHALL INSTALL 1/2" EXPANSION JOINT FILLER ADJACENT TO BUILDINGS, STRUCTURAL WALLS, STAIRWAYS, STRUCTURAL STOOPS AT BUILDING ENTRANCES, AND OTHER LOCATIONS AS INDICATED ON THE SIDEWALK DETAILS; ALL EXPANSION JOINTS SHALL BE ROUTED TO PROPER DEPTH AND SEALED WITH SILICONE SEALANT.

SITE LAYOUT KEY NOTES

1. 1/2" EXPANSION JOINT FILLER AS INDICATED BY HEAVY DASHED LINES, TYPICAL; ALL EXPANSION JOINTS SHALL BE ROUTED TO PROPER DEPTH AND SEALED WITH SILICONE SEALANT; EXPANSION JOINTS SHALL ALSO BE INSTALLED ADJACENT TO BUILDINGS AND STRUCTURAL STOOPS AT BUILDING ENTRANCES AND OTHER LOCATIONS AS INDICATED ON THE SIDEWALK DETAILS
2. INSTALL BOLLARD POSTS (2); SEE DETAIL SHEET C-504
3. SITE LIGHTING, TYP.; COORDINATES ARE TO CENTER OF LIGHT POST; SEE ELECTRICAL SITE PLAN, SHEET E-XXX.
4. RAISED CROSSWALK; CONCRETE WALK PATH WITH RED DYE CONCRETE SIDES AS SHOWN; SEE GRADING PLAN FOR ELEV. DETAILS
5. CONCRETE APPROACH PER DETAIL 03030-3.01f; WIDTH AND TYPE AS SHOWN
6. DETECTABLE WARNING SURFACE PER DETAIL 1, SHEET C502
7. INSTALL CONCRETE PARKING BLOCK AS SHOWN

QC 10 ARCHITECTS LLC
108 S. Thurmond
Sheridan, Wyoming
82801
307.461.1031
www.QC10architects.com

95% CDs
NOT FOR CONSTRUCTION

Consultant:
Morrison Maierle
engineers • surveyors • planners • scientists
1470 Sugarland Dr., Suite 2, Sheridan, WY 82801
307.672.9310 www.m-m.net

The Hub on Smith

Upward Project Phase V:
Site Improvements

211 Smith St.
Sheridan, WY 82801

Project number	23-038
Date	JAN 31, 2025
Drawn by	KRL
Checked by	TEM

No.	Description	Date

Contents: SITE LAYOUT PLAN

C-201

Sheet of

1/15/2025 10:39:27 AM

CI-4
TYPE 'A' INLET
N:1895851.38
E: 1410008.28
FL EL: 3740.59
INV. IN: 3734.75' (N - 6")
INV. IN: 3739.00' (E - 12")
INV. IN: 3739.00' (W - 12")
INV. OUT: 3734.00' (S - 12")

DO NOT INSTALL SLOTTED DRAIN IN RAMP EXTENTS; PIPE ONLY

MH-2
STORM MANHOLE
N:1895792.56
E: 1409844.67
FL EL: 3741.47
INV. IN: 3735.30' (S - 24")
INV. IN: 3735.50' (W - 18")
INV. OUT: 3735.30' (E - 24")

11.90 LF 18" PVC
@ -2.10%

MH-1
STORM MANHOLE
N:1895790.53
E: 1410008.32
FL EL: 3742.78
INV. IN: 3733.70' (N - 12")
INV. IN: 3733.70' (W - 24")
INV. OUT: 3733.70' (E - 24")

CI-6
TYPE 'A' INLET
N:1895792.88
E: 1409832.78
FL EL: 3738.78
INV. OUT: 3735.75' (E - 18")

CI-5
TYPE 'A' INLET
N:1895719.82
E: 1409844.72
FL EL: 3740.09
INV. IN: 3740.00' (S - 24")
INV. OUT: 3736.53' (N - 24")

CI-7
TYPE 'D' INLET
N:1895721.04
E: 1410043.21
FL EL: 3742.48
INV. IN: 3736.84' (S - 12")
INV. OUT: 3736.49' (N - 12")

131.91 LF 24" PVC
@ -1.52%

EX-CI-1
EXISTING INLET
N:1895762.56
E: 1410145.61
FL EL: 3741.59
INV. IN: 3733.11' (W - 24")
INV. IN: 3735.00' (S - 24")
INV. OUT: 3733.11' (NE - 30")

RAISED CROSSWALK

41.62 LF 18" PVC
@ -4.81%

CI-3
TYPE 'A' INLET
N:1895630.73
E: 1410140.92
FL EL: 3743.46
INV. IN: 3738.00' (W - 18")
INV. OUT: 3737.00' (N - 24")

CI-2
TYPE 'A' INLET
N:1895621.26
E: 1410100.40
FL EL: 3743.02
INV. IN: 3740.00' (SW - 12")
INV. OUT: 3740.00' (E - 18")

124.67 LF 12" PVC
@ -9.80%

CI-1
TYPE 'B' INLET
N:1895533.54
E: 1410011.81
GRATE EL: 3744.04
INV. OUT: 3741.00' (NE - 12")

±43.80 TP
±44.22 TP
±44.33 TC

S M I T H S T .

N . B R O O K S S T .

PROJECT NOTES

1. A PORTION OF THE ELEVATIONS MAY HAVE BEEN SHORTENED FOR CLARITY. WHERE ELEVATIONS HAVE BEEN SHORTENED, THE FOLLOWING PREFIXES SHALL BE ADDED: 37XX.XX
2. ALL ELEVATIONS ARE SHOWN TO TOP-BACK-OF-CURB (TBC) UNLESS NOTED OTHERWISE. SEE LEGEND THIS SHEET.
3. FINISHED CONCRETE SIDEWALK GRADE AT BUILDING PERIMETER SHALL BE 1-1/2" BELOW FINISHED FLOOR SLAB (UNLESS NOTED OTHERWISE). AT OVERHEAD DOORWAY LOCATIONS, FINISHED CONCRETE SIDEWALK GRADE SHALL BE 1/2" BELOW FINISHED FLOOR. AT DOORWAY LOCATIONS, FINISHED CONCRETE SIDEWALK GRADE SHALL BE 1/4" MAXIMUM BELOW FINISHED FLOOR. FINISHED GRADE OF GREEN SPACE ALONG BUILDING PERIMETER SHALL BE A MINIMUM OF 8" BELOW FINISHED FLOOR SLAB WHERE POSSIBLE.
4. GREEN SPACE AREAS SHALL SLOPE AWAY FROM THE BUILDINGS AT A MINIMUM GRADE OF 10% FOR AT LEAST 10' WHERE POSSIBLE. WHERE THIS IS NOT POSSIBLE, CONTRACTOR SHALL, AT A MINIMUM, VERIFY THAT THESE AREAS ARE
5. GRADED TO DRAIN SUFFICIENTLY AWAY FROM THE BUILDING.
6. COORDINATES FOR STORM DRAIN INLETS ARE TO THE TOP BACK OF CURB AT THE CENTERS OF THE INLETS.
7. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITY LINES (BY POTHOLING IF NECESSARY) AHEAD OF NEW UNDERGROUND UTILITY INSTALLATION IN ORDER TO PREVENT CONFLICTS.
8. CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS TO AVOID CONFLICTS WITH ALL OTHER EXISTING AND PROPOSED UTILITIES.
9. ALL ELEVATIONS GIVEN WHERE NEW CONSTRUCTION IS TO MATCH EXISTING SHOULD BE CONSIDERED TO BE APPROXIMATE; CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AND NOTIFY ENGINEER IF ACTUAL ELEVATIONS ARE SIGNIFICANTLY DIFFERENT AND COULD AFFECT THE INTENT OF THE DESIGN.

SITE GRADING KEY NOTES

1. PAVEMENT SLOPES WITHIN NEW HANDICAP PARKING AREAS (SPACES AND ACCESS AISLES) SHALL NOT EXCEED 1:50 IN ANY DIRECTION
2. GRADING FILL SLOPE FROM SIDEWALK TO EX. GROUND, 5:1 MAX
3. 4' WIDE CONCRETE VALLEY GUTTER, SEE DETAIL 3, SHEET C-501

SITE DRAINAGE KEY NOTES

1. 100 LF ADS SLOTTED DRAIN PIPE INSTALLED IN NORTH CURB FLOW LINE GRATE EL: 3740.40 (1 / C-506)

LEGEND

SD	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
EL	ELEVATION
FL	FLOWLINE
GB	GRADE BREAK
±(XX.XX)	MATCH EXISTING ELEVATION
HP	HIGH POINT
TC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
	TYPE B CURB (CATCH)
	TYPE B CURB (SPILL)
	TYPE C CURB (CATCH)
	TYPE C CURB (SPILL)
	ZERO HEIGHT CURB

N

20 10 0 20 40
0.5' CONTOUR INTERVAL
SCALE IN FEET

QC 10 ARCHITECTS LLC
108 S. Thurmond
Sheridan, Wyoming
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The Hub on Smith
Upward Project Phase V:
Site Improvements
211 Smith St.
Sheridan, WY 82801

Project number	23-038
Date	JAN 31, 2025
Drawn by	KRL
Checked by	TEM

No.	Description	Date

Contents:
SITE GRADING AND DRAINAGE PLAN

C-301
Sheet of

June 2, 2020

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

RE: Consideration of Acceptance of a Safe Streets for All (SS4A) Grant Award of $200,000 - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 08/26/2025

Recommendation:

Staff recommends that the Mayor and Council approve the acceptance of a Safe Streets for All (SS4A) Grant award of $200,000.

Background:

Activities within the grant include a safety audit, data collection, stakeholder engagement, and all of this leads to an action plan. At that point, an implementation grant would be applied for design and construction.

Funding:

The City has $50,000 in Public Benefit match funds.

Attachments

Grant Agreement

1. Federal Award No.
693JJ32540712

2. Effective Date
See No. 16 Below

3. Assistance Listings No.
20.939

4. Award To
City of Sheridan
55 Grinnell Plaza
Sheridan, Wyoming 82801

Unique Entity Id.: WCBZQG32CGR8
TIN No.: 83-6000090

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

6. Period of Performance
Effective Date of Award – 48

7. Total Amount

Federal Share:	$200,000
Recipient Share:	$50,000
Other Federal Funds:	$0
Other Funds:	$0
Total:	$250,000

8. Type of Agreement
Grant

9. Authority
Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117–58, November 15, 2021)

10. Procurement Request No.
HSA250135PR

11. Federal Funds Obligated
$200,000

12. Submit Payment Requests To
See Article 5.

13. Accounting and Appropriations Data
15X0176E50.0000.055SR50500.5592000000.41010.61006600

14. Description of the Project
The City of Sheridan Safe Street Action Plan will allow for safe access to viable modes of travel for all users.

RECIPIENT

15. Signature of Person Authorized to Sign

Signature Date
Name: Hanns Mercer, P.E.
Title: Public Works Director

FEDERAL HIGHWAY ADMINISTRATION

16. Signature of Agreement Officer

Signature Date
Name: Ryan Buck
Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "**USDOT**") Federal Highway Administration (the "**FHWA**") and the City of Sheridan (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("**SS4A**") Grant for the City of Sheridan Safe Street Action Plan.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All ("SS4A") Grant Program," March 17, 2025, which is available at https://www.transportation.gov/grants/ss4a/grant-agreements under "Fiscal Year 2024." Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2
APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: City of Sheridan Safe Street Action Plan

Application Date: 05/16/2024

2.2 Award Amount.

SS4A Grant Amount: $200,000

2.3 Federal Obligation Information.

Federal Obligation Type: Single

2.4 Budget Period.

Budget Period: See Block 6 of Page 1

2.5 Grant Designation.

Designation: Planning

ARTICLE 3
SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

Planning and Demonstration Narrative:

The project will be completed in one phase.

The City of Sheridan will develop a Safe Streets Action Plan that will plan for safe access to viable modes of travel for all users.

3.2 Project's Estimated Schedule.

Action Plan Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	9/31/2029
Planned SS4A Final Report Date:	9/31/2029

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	$200,000
Other Federal Funds:	$0
State Funds:	$0
Local Funds:	$50,000
In-Kind Match:	0
Other Funds:	$0
Total Eligible Project Cost:	$250,000

(b) [RESERVED]

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4
CONTACT INFORMATION

4.1 Recipient Contact(s).

Hanns Mercer, P.E.
Public Works Director
City of Sheridan
55 Grinnell Plaza, Sheridan, Wyoming 82801
(307) 675-4237
hmercer@sheridanwy.gov

4.2 Recipient Key Personnel.

Name	Title or Position
Hanns Mercer, P.E.	Public Works Director
Thomas Morneau, P.E.	City Engineer

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager

Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-493-2402
HCFASS4A@dot.gov

and

Division Administrator – Wyoming
Agreement Officer's Representative (AOR)
2617 E Lincolnway, Suite D, Cheyenne, WY 82001
307-772-2101
HDAWY@dot.gov

and

Pam Cypher
Wyoming Division Office Lead Point of Contact
2617 E Lincolnway, Suite D, Cheyenne, WY 82001
307-292-1332
pamela.cypher@dot.gov

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the "AO") are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the

application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer's Representative (the "**AOR**") may withhold processing that request until the Recipient provides sufficient detail.

(d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6
SPECIAL GRANT TERMS

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 ofthe Terms and Conditions and section 2.4 in this agreement.

6.2 The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.3 SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

6.4 The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action Plan on a publicly available website.

6.5 There are no other special grant requirements.

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: City of Sheridan, Wyoming

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

ATTACHMENT B
CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope: N/A

Schedule: The schedule times in block 6 of page one and in 3.2 of this agreement are different from the schedule in the application narrative and SF-424 submitted with the application materials, which underestimated the administrative time needed to execute the grant agreement. The period of performance was changed from 36 months to 48 months after learning it takes additional time than previously estimated to complete similar SS4A projects.

Budget: N/A

The table below provides a summary comparison of the project budget.

	Application		**Section 3.3**	
Fund Source	$	%	$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

ATTACHMENT C

[RESERVED]

ATTACHMENT D

[RESERVED]

ATTACHMENT E
LABOR AND WORK

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table are accurate:

	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. *(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)*
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. *(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)*
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. *(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)*
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. *(Describe the partnership and workforce strategies in the supporting narrative below.)*
X	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in Attachment B. *(Identify the relevant actions from Attachment B in the supporting narrative below.)*
	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

All work for this Project will be conducted consistent with the recipient's hiring, employment, and procurement standards and thus support good-paying jobs. The Project will allow for free and fair choice to join a union, consistent with applicable law.

ATTACHMENT F
CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with "X" in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

2. Supporting Narrative.

N/A This grant will not fund the purchase of Information Technology and/or Operational Technology.

ATTACHMENT G

[RESERVED]