



**AGENDA
CITY OF SHERIDAN
DECEMBER 22, 2025
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of the Purchase of One (1) 2026 Mack/Heil Single-Arm Side Loader from CMI-Teco for the Amount of \$450,864.00 - Fleet & Administrative Coordinator Heather Czaplinski
2. Discussion of the Purchase of One (1) 2026 Mack/LaBrie Dual-Arm Side Loader from CMI-Teco for the Amount of \$480,560.20 - Fleet & Administrative Coordinator Heather Czaplinski
3. Discussion of the Purchase of One (1) Transit Camera Van from Cues, Inc. for the Amount of \$269,171.16 - Fleet & Administrative Coordinator Heather Czaplinski
4. Discussion of the Purchase of One (1) Pierce Enforcer Rescue Engine from Front Range Fire Apparatus for the Amount of \$1,177,826.00 - Fleet & Administrative Coordinator Heather Czaplinski
5. Discussion of Resolution 01-26, FY26 Budget Revision #1 - City Treasurer Darla Hawkins
6. Discussion of PL-25-33, Resolution 31-25, Final Plat of Bucking Iron Business Park - City Planner Kelly Schroeder
7. General Discussion and Potential Future Agenda Items - City Administrator Stuart J. McRae
 - A. WYO Winter Rodeo Support
 - B. Council Request for Future Agenda Items.



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: Discussion of the Purchase of One (1) 2026 Mack/Heil Single-Arm Side Loader from CMI-Teco for the Amount of \$450,864.00 - Fleet & Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC:

Date: 12/03/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) 2026 Mack/Heil single-arm side loader from CMI-Teco for the amount of \$450,864.00 for the Waste Collection 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 establish an asset's schedule for replacement are utilization (mechanical hours of use), mileage, age, and 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 single-arm side loader was approved in the FY26 budget for the Waste Collection Division. Per the Replacement Plan, this new side loader will replace WC37, a 2013 Autocar/Heil side loader, with approximately 16,052 hours and 81,578 miles at the time of this staff report. WC37 will be surplus.

A request for a quote, utilizing the Sourcewell Cooperative Purchasing process, was obtained and includes a total discount of 20% off MSRP; 16% for the chassis and 4% for the body. The last quoted side loader the City purchased in June 2022 for \$289,549.00 was also a Mack/Heil. In addition to the increased cost of the body, the price of a Mack chassis has increased by about \$36,000.00. Usually, there is a 4% model year price increase every year. In addition, there have been material price increases, and currently a \$3,500.00 tariff surcharge. To compare Mack pricing to other OEMs, CMI-Teco has won bids against them by more than \$40,000.00 on chassis prices alone. The price increase also includes an Extended Warranty, additional Allison transmission warranty, horsepower upgrade, and automatic snow chains, totaling \$12,951.00 of the quote. The order to delivery timeline is approximately 10 months ARO.

Discussion:

Before soliciting a Sourcewell quote, the Fleet Coordinator met with the Shop Supervisor and the Solid Waste/Recycling Supervisor several times to review, edit, and solidify the specifications needed for operation.

During these meetings, it was determined that the Mack/Heil combination side loader was the best option based on current operations, end-user feedback, reliability, proximity of dealership for parts and support, and continued standardization of the fleet.

Funding:

The Solid Waste/Sanitation Capital Outlay – Machinery/Equipment/Vehicles budget (52831-7600-0197D) is \$437,624.00 in FY26. There is \$409,654.95 available for this equipment, which is \$33,270.95 short of fully funding this side loader sanitation truck.

City Council’s approval of this purchase would authorize the \$33,270.95 additional expenditure. The source of these funds would be the Solid Waste Fund’s cash balance.

An amendment to increase the listed budgetary line item to the amount stated will be prepared and included within the City’s FY26 Budget Amendments, which will be brought to the City Council for consideration in January.

Attachments

Quote



CMI-TECO
3072666295
PO Box 2800
Mills, WY 82644

Billed To Heather Czaplinski City of Sheridan 55 Grinell Plaza Sheridan, WY 82801	Date of Issue 10/10/2025 Due Date 11/09/2025	Invoice Number 2833	Amount Due (USD) \$450,864.00
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Description	Rate	Qty	Line Total
MACK LR64 MACK 2026 LR 64 -VIN: TBD -Side Loader Specification -Mack MP-8 355 HP 1250 ft lbs torque -Allison 4500 RDS 6 Speed -Hendrickson HMX 460 -5.38 Rear End Ratio -RH and LH Sit Down/RH Drive Only -Wheelbase Required for LaBrie -Painted White ***SEE ATTACHED SPECIFICATIONS*** ***SOURCEWELL: 060920-MAK***	\$192,513.00 +Exempt	1	\$192,513.00
HEIL - Heil 28 YD Dura Pack Rapid Rail - Full Eject - Single Arm ASL Body ***SEE ATTACHED SPECIFICATIONS*** ***SOURCEWELL: 110223-THC***	\$245,400.00	1	\$245,400.00
Extended Warranty - 60 Month 250,000 mile Engine Plan 2 Warranty - 60 Month 250,000 Mile Engine After Treatment Warranty ***See Attached Certificate Coverage***	\$3,823.00	1	\$3,823.00
Allison Warranty - Additional Warranty Coverage on 4500 RDS	\$1,600.00	1	\$1,600.00
Horse Power Upgrade - Upgrade 355 hp/1250 ft lbs torque to 375 hp/1350 ft lbs of torque ***SEE ATTACHED SPECIFICATIONS***	\$3,428.00	1	\$3,428.00

Automatic Snow Chain	\$4,100.00	1	\$4,100.00
- 10 Strand Chain Wheels Installed			

Subtotal	450,864.00
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Exempt (0%)	0.00
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Total	450,864.00
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Amount Paid	0.00
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Amount Due (USD)	\$450,864.00
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Notes

ESTIMATED DELIVERY 300 DAYS Due to recent changes in international trade regulations, tariffs may impact the cost of certain products. We are committed to providing accurate quotes ahead of time; however, due to the dynamic nature of tariff adjustments, we may be unable to fully anticipate increases at the time of quotation. Any applicable tariffs will be clearly reflected in your final pricing at invoice. We appreciate your understanding and continued support as we work to ensure the best possible service and value.

Terms

DUE UPON RECEIPT

CUSTOMER SIGNATURE: _____

DATE: _____



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: Discussion of the Purchase of One (1) 2026 Mack/LaBrie Dual-Arm Side Loader from CMI-Teco for the Amount of \$480,560.20 - Fleet & Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC:

Date: 12/03/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) 2026 Mack/LaBrie dual-arm side loader from CMI-Teco for the amount of \$480,560.20 for the 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 establish an asset's schedule for replacement are utilization (mechanical hours of use), mileage, age, and 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 dual-arm side loader was approved in the FY26 budget for the Recycling Division. Per the Replacement Plan, this new side loader will replace RC332, a 2016 Mack/LaBrie side loader, with approximately 15,139 hours and 79,027 miles at the time of this staff report. RC332 will be surplus.

A request for a quote, utilizing the Sourcewell Cooperative Purchasing process, was obtained and includes a total discount of 18% off MSRP; 16% for the chassis and 2% for the body. A quote for the exact build was quoted for the City of Laramie in October 2024 for \$418,705.00. It was also a Mack/LaBrie. (The total quote was \$488,705, but included a \$70,000.00 trade-in price). Since then, there has actually been a price decrease due to Sourcewell pricing. In addition to the increased cost of the body, the price of a Mack chassis has increased by about \$36,000.00. Usually, there is a 4% model year price increase every year. In addition, there have been material price increases, and currently a \$3,500.00 tariff surcharge. To compare Mack pricing to other OEMs, CMI-Teco has won bids against them by more than \$40,000.00 on chassis prices alone. The quote also includes an Extended Warranty, additional Allison transmission warranty, horsepower upgrade, and automatic snow chains, totaling \$12,951.00 of the quote. The order to delivery timeline is approximately 10 months ARO.

Discussion:

Before soliciting a Sourcewell quote, the Fleet Coordinator met with the Shop Supervisor and the Solid Waste/Recycling Supervisor several times to review, edit, and solidify the specifications needed for operation.

During these meetings, it was determined that the Mack/LaBrie combination side loader was the best option based on current operations, end-user feedback, reliability, proximity of dealership for parts and support, and continued standardization of the fleet.

Funding:

The Solid Waste/Recycling Capital Outlay – Machinery/Equipment/Vehicles budget (52832-7600-0198D) is \$507,045.00 in FY26. There is \$402,526.00 available for this equipment purchase, which is \$78,034.20 short of fully funding this dual-arm side loader recycling truck.

City Council’s approval of this purchase would authorize the \$78,034.20 additional expenditure. The source of these funds would be the Solid Waste Fund’s cash balance.

An amendment to increase the listed budgetary line item to the amount stated will be prepared and included within the City’s FY26 Budget Amendments, which will be brought to the City Council for consideration in January.

Attachments

Quote



CMI-TECO
3072666295
PO Box 2800
Mills, WY 82644

Billed To Heather Czaplinski City of Sheridan 55 Grinnell Plaza Sheridan, WY 82801	Date of Issue 10/06/2025 Due Date 11/05/2025	Invoice Number 2832	Amount Due (USD) \$480,560.20
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Description	Rate	Qty	Line Total
MACK LR64 MACK 2026 LR 64 -VIN: TBD -Side Loader Specification -Mack MP-8 355 HP 1250 ft lbs torque -Allison 4500 RDS 6 Speed -Hendrickson HMX 460 -5.38 Rear End Ratio -RH and LH Sit Down/RH Drive Only -Wheelbase Required for LaBrie -Painted White ***SEE ATTACHED SPECIFICATIONS*** ***SOURCEWELL: 060920-MAK***	\$192,513.00 +Exempt	1	\$192,513.00
LaBrie - 31 CY - Expert Dual Helping Hand ASL Body ***SEE ATTACHED SPECIFICATIONS*** ***SOURCEWELL:110223-LEG***	\$275,096.20	1	\$275,096.20
Extended Warranty - 60 Month 250,000 mile Engine Plan 2 Warranty - 60 Month 250,000 Mile Engine After Treatment Warranty ***See Attached Certificate Coverage***	\$3,823.00	1	\$3,823.00
Allison Warranty - Additional Warranty Coverage on 4500 RDS	\$1,600.00	1	\$1,600.00
Horse Power Upgrade - Upgrade 355 hp/1250 ft lbs torque to 375 hp/1350 ft lbs of torque ***SEE ATTACHED SPECIFICATIONS***	\$3,428.00	1	\$3,428.00
Automatic Snow Chain - 10 Strand Chain Wheels Installed	\$4,100.00	1	\$4,100.00

Subtotal	480,560.20
Exempt (0%)	0.00
Total	480,560.20
Amount Paid	0.00
Amount Due (USD)	\$480,560.20

Notes

ESTIMATED DELIVERY 300 DAYS Due to recent changes in international trade regulations, tariffs may impact the cost of certain products. We are committed to providing accurate quotes ahead of time; however, due to the dynamic nature of tariff adjustments, we may be unable to fully anticipate increases at the time of quotation. Any applicable tariffs will be clearly reflected in your final pricing at invoice. We appreciate your understanding and continued support as we work to ensure the best possible service and value.

Terms

DUE UPON RECEIPT

CUSTOMER SIGNATURE: _____

DATE: _____



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: Discussion of the Purchase of One (1) Transit Camera Van from Cues, Inc. for the Amount of \$269,171.16 - Fleet & Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC:

Date: 12/03/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) transit camera van from Cues, Inc. for the amount of \$269,171.16 for the Wastewater Collection 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 establish an asset's schedule for replacement are utilization (mechanical hours of use), mileage, age, and 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 transit camera van was approved in the FY26 budget for the Wastewater Collection Division. Per the Replacement Plan, this new camera van will replace UM325, a 1999 Ford E-450, with approximately 8,752 miles at the time of this staff report. Although the van has relatively low mileage, the van is driven short distances and then idles for long periods of time. In addition to its age, the van is 2-wheel drive, which makes it impossible to access several remote easements. The camera portion of this vehicle is approximately 13+ years old and has not been reliable for the last 4–5 years, needing numerous repairs. With the purchase of a new transit camera van, it will be AWD, which will aid in accessing the remote easements, as well as the updated camera system that will integrate with our current asset management software. UM325 is planned to be surplus.

A request for a quote, utilizing the Helping Governments Across the Country Buy (HGACBuy) Cooperative Purchasing process, was obtained and includes an approximate discount of 12%. The order to delivery timeline is 90–120 days ARO.

Discussion:

Before soliciting the HGACBuy quote, the Fleet Coordinator met with the Assistant Utilities Director, Utility Maintenance Superintendent, and Supervisor to solidify the specifications needed for operation. The specifications were determined based on current operational needs and in comparison to the current vehicle. The Superintendent worked with the Regional Sales and Service Manager to obtain a quote based on the Division's needs.

Funding:

The Wastewater Collection Capital Outlay-Machinery/Equipment/Vehicles Budget (52821-7600-0272D) for FY26 includes \$250,000.00 for the camera van purchase. The final price of the camera van is \$269,171.16, which includes two days of field training on the ID System and delivery. The difference of \$19,171.16 will be used from the contingency line item within the wastewater budget.

Attachments

Quote



Prepared for:
Sheridan, City of

Attention:
Jason Neavill

CUES Document Number: Q-06093

Quote Date: 10/29/2025

Quote Expiration Date: 11/28/2025

Prepared by:

Gillian Wilson
Northwest Regional Sales and Service Manager



Dear Jason Neavill

Thank you for your interest in CUES products and for allowing us the opportunity to provide this proposal. We understand the task of choosing a vendor can be daunting, and we respect how difficult it is to weigh the differences between manufacturers and system designs.

Since 1964, CUES has been the pipe inspection industry leader, offering the most reliable and durable equipment in the world, while bringing the best available technologies to the market.

We offer world-class technical support to your team, with the most collective industry knowledge of any manufacturer. CUES is the only industry company to offer a 100% full-circle solution for all your pipeline inspection needs.

We take pride in providing long-term pipeline and manhole inspection solutions. Thank you again for the opportunity to provide this proposed solution.

Sincerely,

Gillian Wilson

[CUES, INC.](#)

Northwest Regional Sales and Service Manager

Cell:(503) 784-8352

gillianw@cuesinc.com



CUES Equipment Quote

DESCRIPTION	QTY
CUES TV ONLY SYSTEM TO INCLUDE:	1
FORD TRANSIT GAS CARGO VAN, AWD ECOBOOST	1
7000 WATT GAS ONAN GENERATOR WITH FLOOR LEVEL COMPARTMENT FOR TRANSIT	1
POWER BOOM CRANE WITH LED LIGHTING (SHORT), REEL MOUNT & WIRED CONTROLLER	1
EXTERIOR CHASSIS LIGHTING - STANDARD	1
TRANSIT / SPRINTER EVO3 INTERIOR WITH GENERATOR	1
INTERIOR CABINET HARDWARE KIT, TRANSIT/SPRINTER/TRAILERS	1
BLANK PANELS FOR TRANSIT/SPRINTER TV ONLY W/STANDARD COMPUTER	1
LOW PROFILE, ROOF MOUNTED AIR CONDITIONER	1
WALL MOUNTED ELECTRIC HEATER WITH HOUSING	1
STANDARD INTERIOR LIGHTING FOR TRANSIT & SPRINTER	1
FIRE EXTINGUISHER & MOUNTING BRACKET	1
OPERATORS CHAIR, SWIVEL WITH CASTERS	1
WINDOW TRIM KIT FOR TRANSIT	1
MULTI-OUTLET WORKSTATION WITH LIGHTS AND USB PORTS	1
10-GALLON WASHDOWN SYSTEM WITHOUT SINK	1
5 DRAWER TOOL CHEST WITH DRAWER LINERS	1
22" MONITOR (QTY: 2) WITH SHORTENED MOUNT FOR DESK TOP (QTY:2)	1
24" REAR MONITOR MOUNTED IN BULKHEAD (MONITOR ONLY)	1
1500' TV CABLE ASSEMBLY, M/C 12 PIN	1
TV REEL ASSEMBLY WITH CENTER SLIPRING FOR UP TO 1500' OF TV CABLE	1
WIRING AND INTERIOR COMPONENTS	1
PCU ASSEMBLY	1
CCU ASSEMBLY	1
WIRELESS CONTROLLER	1
WIRED CONTROLLER, USB	1
OZ3s P&T ZOOM M/C LED CAMERA WITH BUILT-IN SONDE	1
BRASS STEERABLE COMPACT PIPE RANGER, WHEELED	1
8" RUBBER WHEEL KIT	1



DESCRIPTION	QTY
10-15" RUBBER WHEEL KIT	1
6"-15"PIPE SPACER KIT - BRASS	1
6" STEEL SPIKE WHEEL	6
8" STEEL SPIKE WHEEL	6
REAR VIEW CAMERA ASSEMBLY	1
TV DOWNHOLE KIT FOR CARGO VAN	1
MULTI CONDUCTOR TV ONLY TOOL KIT	1
2 DAYS FIELD TRAINING FOR ID SYSTEM	1
TRUCK DELIVERY-WYOMING	1
List Total:	\$303,805.40
Discounted Total	\$269,171.16

OPTIONS (not included in Total)	List Price	Discounted Price
12"-15" PNEUMATIC TIRE KIT	\$1,985.46	\$1,687.64
ELECTRIC CAMERA LIFT FOR COMPACT PIPE RANGER	\$8,888.65	\$7,555.35
NUC COMPUTER [NO GRANITENET SOFTWARE]	\$4,611.09	\$3,919.43
GraniteNet Inspection Basic Kit	\$9,660.00	\$8,211.00
GraniteNet Inspection Basic Annual Support Plan	\$1,070.00	\$1,070.00
KEYBOARD AND MOUSE COMBO, WIRED	\$76.00	\$64.60
INTERCONNECT CABLING FOR RACK MOUNT COMPUTER	\$416.00	\$353.60



Payment and Purchase Terms & Conditions

Delivery: 90 – 120 days ARO. Delivery is an ESTIMATE ONLY based on the current production schedule as of the date of quotation and is subject to change. For accurate delivery, please contact your CUES Regional Sales Manager at the time of order.

Payment: Net 30

FOB: Destination

Taxes & Pricing: Unless otherwise noted, pricing above does not include any applicable sales tax. The final invoice will reflect all taxes unless there is a tax-exempt certificate on file with CUES, Inc. accounting.

This Quote and the goods and services quoted thereunder are subject to Cues, Inc. Terms and Conditions of Sale found at: [CUES Terms and Conditions of Sale](#). By accepting this Quote, Buyer agrees to be bound by these terms.

Confidentiality Statement: This proposal contains confidential and proprietary information that is the property of Cues, Inc. This proposal is only to be viewed by individuals employed by the entity to which it is directed with a need to know and shall not be duplicated, used, or disclosed, in whole or in part, for purposes other than to evaluate the proposal with Cues, Inc.

Detailed Specifications & Contract Purchases

Detailed technical specifications are available upon request to help your team define language for any upcoming competitive bid requirement. Additionally, CUES equipment is available through competitively bid cooperative contracts, such as HGACBuy.

References

Extensive lists of product specific references or general company references are available upon request.



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: Discussion of the Purchase of One (1) Pierce Enforcer Rescue Engine from Front Range Fire Apparatus for the Amount of \$1,177,826.00 - Fleet & Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC:

Date: 12/04/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) Pierce Enforcer Rescue Engine from Front Range Fire Apparatus for the amount of \$1,177,826.00 for the Fire Department, which includes a price discount per Helping Governments Across the Country Buy (HGACBuy) consortium.

Staff requests that, for the purchase of the engine, the Mayor and City Council authorize the Fleet Coordinator, Heather Czaplinski, to act on behalf of the Council and Mayor on all matters related to this purchase process.

Background:

The size, age, and deployment of a fire department's fleet of vehicles (emergency and support) have a significant impact on the service capabilities of an organization. Other than its firefighters, officers, and support staff, emergency apparatuses and vehicles are the next most important resource in a fire department that has a direct impact on the level of service that the department can provide to the community. The fleet must be not only in good condition but also up to the codes and standards of the National Fire Protection Association (NFPA).

Sheridan Fire-Rescue has two engines, both currently 16 years old, and both conditionally rated as fair and poor in the recent evaluation from the Emergency Services Consulting International (ESCI) 2024 Long-Range Master Plan. Based on the Sheridan Fire-Rescue Fleet Replacement Timeline, the engines are due for replacement in 2025. The current procurement for engines is around a four-year lead time.

City Council approved the submission of a Federal Mineral Royalty Capital Construction Account Grant (MRG) Application earlier this year. The \$500,000 MRG Application was approved at the June 20, 2025, State Loan & Investment Board Meeting. While awaiting the fully executed loan documents, a stock rescue engine had become available as an option for the City to purchase. This is a unit that is typically built as a demo model for trade shows. Once we were made aware of it by Front Range, it was very close to the specifications of the engine that we had specified. The unit will be produced shortly, will carry a full warranty, and will be available for delivery in Q3 of 2026. By securing this engine, there will be a savings of \$130,207.00 from the original quote for the 4-year build.

This new engine will replace a 2009 Spartan 4x2 Engine, with 7,600+ hours and 81,000+ miles at the time of this staff report. This engine will be surplused through the proper channels.

The current engine that this is replacing has been out of service since November 20 and most likely will be into

the new year, due to the radiator replacement, intercooler rebuild, oil and air leaks, the Class A foam system being non-functional, and lighting issues. Once these repairs are made and the engine is back in service, the Fire Department's other engine will be serviced for various electrical issues.

Discussion:

The Fire Chief, Gary Harnish, the Fire Division Chief, Chad Brutlag, and the Battalion Chief, Gerald Johnston, worked closely with Front Range Fire Apparatus on determining the specifications needed for the engine. If this purchase is approved by the Mayor and City Council at the January 5, 2026, meeting, the Fleet Coordinator will initiate the procurement process.

Funding:

FY25: \$250,000.00 General Fund

FY26: \$250,000.00 General Fund

\$500,000.00 MRG Grant

\$177,826.00 Budget Revision #1 (GPET)

Attachments

Quote



FRONT RANGE FIRE APPARATUS

**7600 Miller Court
Frederick, CO 80504
303-449-9911
1-800-334-9911
www.FrontRangeFire.com**

**JASON BYRNE
303-929-0079
jasonb@frontrangefire.com**



PERFORM. LIKE NO OTHER.™

PROPOSAL FOR FURNISHING FIRE APPARATUS

November 26, 2025

Sheridan Fire-Rescue
151 South Scott Street
Sheridan, WY 82801

The undersigned is prepared to manufacture for you, upon an order being placed by you, for final acceptance by Front Range Fire Apparatus., at its home office in Frederick, Colorado, the apparatus and equipment herein named and for the following prices:

(1) One Pierce Enforcer Rescue Engine (Stock #44898)	\$1,177,826.00
Pricing discounted per HGAC consortium	
Please Note: Stock unit available Q3 2026	
Please Note: All stock units are sold first come, first served	
Please Note: Pricing valid to 1-31-26 (should it not be sold prior)	
Please Note: Payment due at final inspection at factory	
Please Note: Pricing includes \$50,000 contingency fund for additions and changes	
Total	\$1,177,826.00

Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about 10 months after receipt of this order and the acceptance thereof at our office at Frederick, Colorado, and to be delivered to you in Sheridan, WY.

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provided such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications. Any increased costs incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customers as an addition to the price set forth above.

Unless accepted within 30 days from date, the right is reserved to withdraw this proposition.

Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.



PROPOSAL FOR FURNISHING FIRE APPARATUS

Persistent Inflationary Environment:

If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] ("PPI") has increased at a compounded annual growth rate of 5.0% or more between the month Frontline or Oshkosh Specialty Vehicles accepts our order ("Order Month") and a month 14 months prior to the then predicted Ready For Pickup date ("Evaluation Month"), then pricing may be updated in an amount equal to the increase in PPI over 5.0% for each year or fractional year between the Order Month and the Evaluation Month.

The seller will document any such updated price for the customer's approval before proceeding and provide an option to cancel the order.

SHERIDAN FIRE-RESCUE

Name: _____

Signed: _____

Title: _____

FRONT RANGE FIRE APPRATUS

Name: Jason Byne

Signed: _____

Title: Sales Representative





Sheridan Fire-Rescue Pierce Enforcer Rescue Engine Stock #44898 Bid Notes

Stock units are sold first come, first served:

- The attached is a quote for a stock unit already in / slated for production.
- As such, these units are available for sale nationwide.
- Stock units are sold first come, first served.
- The first department to submit a signed PO will secure this unit.
- Please contact your Front Range Fire Apparatus representative for additional information.

Delivery Date

- The attached quote for a stock unit will be completed in Q1 2026.
- The engine will be shown at a few events (such as FDIC and a few regional fire shows).
- The engine will be available to Sheridan Fire Rescue on or before Q3 2026.
- Please contact your Front Range Fire Apparatus representative for additional information.

Service and Warranty Support: Dealership

- Front Range Fire Apparatus is 397 road miles from Sheridan, WY.
- Front Range Fire Apparatus is staffed with EVT certified technicians, a Master EVT certified technician, a mobile EVT certified technician, a service manager, two dedicated parts support personnel, and additional support personnel. Please see the "Front Range Fire Apparatus" tab of our bid for additional information on service, mobile service, parts support, and certifications of our technicians.

Mobile Service and Warranty Support: Dealership

- Front Range Fire Apparatus is 397 road miles from Sheridan, WY.
- Front Range Fire Apparatus is staffed with EVT certified technicians, a Master EVT certified technician, a mobile EVT certified technician, a service manager, two dedicated parts support personnel, and additional support personnel. Please see the "Front Range Fire Apparatus" tab of our bid for additional information on service, mobile service, parts support, and certifications of our technicians.

7600 Miller Court
Frederick West Business Park
Frederick, Colorado 80504
303-449-9911 800-334-9911 fax 303-532-2486

fronrangefire.com



**Parts Support: Dealership**

-Front Range Fire Apparatus is staffed with EVT certified technicians, a Master EVT certified technician, a mobile EVT certified technician, a service manager, two dedicated parts support personnel, and additional support personnel. Please see the “Front Range Fire Apparatus” tab of our bid for additional information on service, mobile service, parts support, and certifications of our technicians.

Included in Proposal: Final Inspection Trip

An engineering trip shall be provided for up to three (3) Sheridan Fire-Rescue team members. Trip is to take place at the main manufacturing facility.

Front Range Fire Apparatus is responsible for air fare, ground travel, lodging, and all other costs associated with this trip.

Include in Proposal: Contingency Fund, For Equipment Mounting and Changes

A \$50,000 contingency fund shall be included in the bid price. Any and all amount of the contingency fund not used during the final design of the apparatus shall be refunded to the purchaser and listed as so on the final invoice.

This fund is for changes requested by the bidder during the build process but after the bid.

This fund is for equipment mounting to be provided by the successful bidder. Equipment mounting is to be charged to the fund as time and materials. Time is to be the successful bidders published shop labor rater. Materials are to be at or below manufactures MSRP for the materials and/or mounts.

All changes and or labor utilizing the contingency fund is to be approved by the purchaser prior to use of those funds.

7600 Miller Court
Frederick West Business Park
Frederick, Colorado 80504
303-449-9911 800-334-9911 fax 303-532-2486

fronrangefire.com





CITY OF SHERIDAN, WYOMING

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

Treasurer

MEMORANDUM

RE: Discussion of Resolution 01-26, FY26 Budget Revision #1 - City Treasurer Darla Hawkins
From: Darla Hawkins, Treasurer
To: City Council
CC: City Administrator Stuart McRae
Date: 12/22/2025

Recommendation:

Staff recommends approving Resolution 01-26 FY26 Budget Revision #1.

Background:

The FY26 Budget Revision #1 is driven by two key components:

Contingency Purchase List – This list was originally included with the FY26 budget proposal; however, not all requested items were funded at that time. Now that FY25 has been reconciled, the contingency purchase list is being resubmitted with updates. Department Heads have reviewed their current operational needs, removing items that are no longer necessary and adding new requests to reflect changing priorities.

FY26 Unexpected Revenue – Additional revenues have been received that were not anticipated in the adopted FY26 budget and therefore require a budget revision to allow for proper accounting and expenditure. These revenues include interest earned on ARPA funds provided to the Housing Trust, an additional insurance hail claim payment, and two new SLIB loans, among other items.

Attachments

Resolution 01-26
Budget Revision Needs List

CERTIFIED RECORD

OF

PROCEEDINGS OF THE GOVERNING BODY OF

THE CITY OF SHERIDAN, WYOMING

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

A regular meeting of the governing body (the “Governing Body”) of the City of Sheridan, State of Wyoming, was held at the regular meeting place of the Governing Body at 55 East Grinnell, Sheridan, Wyoming, on January 05, 2026, at the hour of 5:30 p.m. pursuant to notice and call duly given to each member of the Council.

The meeting was called to order by the Mayor, and upon roll call, the following members were present, constituting a quorum:

Mayor:	_____
Council Members:	_____

Absent:	_____

There was also present:	_____

Thereupon the following proceedings, among others, were had and taken. The following resolution was introduced and read by title only:

**CITY OF SHERIDAN
RESOLUTION 01-26**

A RESOLUTION ON FISCAL YEAR 2026 APPROPRIATIONS AND BUDGET REVISIONS.

WHEREAS, the City of Sheridan adopted its FY26 budget on June 16, 2025 (the “Budget”); and

WHEREAS, the City’s Budget requires additional appropriations; and

WHEREAS, a Notice of Public Hearing of the revised FY26 budget, together with the summary of said budget appropriations was published in the Sheridan Press, a legal newspaper and of general circulation in the County on December 22, 2025 and December 29, 2025.

WHEREAS, a Public Hearing was held on January 05, 2026, on the revised FY26 budget at the time and place specified in said Notice, and which time all interested parties were given an opportunity to be heard;

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

1. The City of Sheridan adopts this amendment to the FY26 Budget for the year ending June 30, 2026. The appropriations are more specifically described on Exhibit A, attached hereto and incorporated herein.
2. The mill levy will remain at 8 mills.
3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
4. All resolutions, or parts thereof, inconsistent with this Resolution or within any of the documents hereby approved, are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed as reviving any resolution or part thereof.

This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, APPROVED AND ADOPTED this 5th day of January 2026.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk

A motion was made by Council Member _____ that the foregoing resolution be passed and adopted, and Council Member _____seconded the motion.

The roll was called with following results:

Those voting YES: _____

Those voting NO: _____

A majority of the members elected to the Governing Body having voted for the passage and approval of the resolution, the Mayor declared the resolution duly passed and adopted. After consideration of other business to come before the Governing Body, the meeting was adjourned.

CITY OF SHERIDAN, WYOMING

Richard Bridger, Mayor

ATTESTED:

Ashlee Foster, City Clerk

[illegible]

I, Ashlee Foster, the duly appointed, qualified, and acting City Clerk of the City of Sheridan, Wyoming (the “City”), do hereby certify:

1. The foregoing pages are true, correct and complete copies of the record of the proceedings of the Governing Body of the City, had and taken at a regular meeting thereof held at the regular meeting place of the Council at 55 East Grinnell, Sheridan, Wyoming, on January 05, at the hour of 5:30 p.m., as recorded in the records of the Governing Body kept in my office.
2. The proceedings of the Governing Body were duly had and taken as therein shown, the meeting therein shown was duly held, due notice and call was given each member, and the persons therein named as present at the meeting were present as shown by the minutes.
3. Notice of the meeting has been given as required by statutes of the State of Wyoming relating to meetings of governmental agencies. (W.S. Sections 16-4-401 through 16-4-407.)

WITNESS my name and the seal of the City, on _____, 2026.

Ashlee Foster, City Clerk

EXHIBIT A

Summary of Revised FY26 Budget Appropriations

Fund	FY26 Current Budget Appropriations	Amendments	FY26 Revised Budget Appropriations
General	20,080,277	2,896,455	22,976,732
GPET	4,881,471	703,509	5,584,980
Direct Distribution	2,526,734	-	2,526,734
Special Revenue	779,085	15,000	794,085
Debt Service	215,275	-	215,275
Capital Projects	76,557,906	7,468,799	84,026,705
Water	9,570,951	24,796	9,595,747
Sewer	7,207,076	8,000	7,215,076
Solid Waste	17,700,893	179,405	17,880,298
Weed & Pest	220,102	-	220,102
Golf	620,459	11,000	631,459
Total	140,360,229	11,306,964	151,667,193
Mill Levy - 8 Mills	2,400,000	-	2,400,000

	Department	Division	Category	Description	Cost	Value Statement
	Total Cost				\$3,209,895.00	
New Needs	Fire	Administration	Contractual-Professional Services, 11.230.6601	NFPA, OSHA required physicals	\$28,009.00	Increased cost of required physicals, staffing turnover, staffing increase
Orig 1-N	Fire	Suppression	Cap/Equip	Wildland Module/Skid Unit	\$16,000.00	In FY25, wildland fires burned over 75 acres within the City Limits of Sheridan. This was unprecedented. SFR maintains 1) one Type 6 wildland engine, and without the assistance of neighboring fire districts, the acres burned could have been much larger, which in turn increases the risk of having structures become involved in the fire. This skid unit is a way to utilize a current vehicle, Utility 1, without the need to purchase an additional Type 6 engine. Currently, a Type 6 engine would cost \$125,000 plus.
New Needs	Fire	Suppression	Vehicles	Pierce Rescue Engine	\$178,000.00	Current Engine 2 is 17 years old with nearly 80,000 miles and is in need of replacement. We have located a potential replacement at a cost of \$1,177,800. We have \$500,000 and a \$500,000 matching MRG
Orig 1-N	Parks	Cemetery	Project	Juniper Heights Parking Lot	\$14,000.00	The Juniper Heights Addition at the Sheridan Municipal Cemetery currently has no designated parking area for visitation and funeral services. Visitors currently either park on the roadway, blocking traffic, or park in an area adjacent to JH that can be muddy for the majority of the year. This new parking area could accommodate 15-17 vehicles.
Orig 1-N	Parks	Cemetery	New Vehicle/Equipment	Replacement 48" Deck Mower	\$16,100.00	This turf mower would replace a 2016 mower that has over 7,500 hrs. Maintenance issues with this unit have increased during the past two seasons. The replacement mower could be reclassified to the Park's ground crews for use at Blacktooth Park. It would experience less usage than currently used at the cemetery.
Orig 1-N	Parks	Forestry	New Vehicle/Equipment	ToolCat Snow Blower	\$9,500.00	This 72' snow blower would replace the 2014 unit currently used by forestry crews for winter snow controls. The unit being replaced was the original snow blower unit purchased for the Parks Department over 10 years ago. The frame is deteriorating and has been welded and serviced by the fleet division.
New Needs	Parks	Golf	Equipment	Turbine Debris Blower	\$11,000.00	The engine in the existing 2006 unit has failed. This piece of equipment is necessary for the upkeep and maintenance of the golf course.
Orig 1-N	Parks	Parks	New Vehicle/Equipment	Flatbed Equipment Trailer	\$6,000.00	An additional equipment trailer is needed for parks/mowing crews during the summer season. The expansion of the park system requires additional equipment.
Orig 1-N	Parks	Parks	New Vehicle/Equipment	72" Deck Mower	\$20,000.00	An additional mower for the park's mowing crews during the summer season. The expansion of the park system requires additional equipment.
New Needs	Police	Police	Building	Uninterrupted Power Supply	\$25,000.00	The UPS insures constant power to all IT systems, most importantly dispatch consoles and records management servers. The current system, from April of 1996, failed during a region wide power outage in November of 2025.
Orig 1-N	Police	Police	Patrol (Fleet)	Dodge Durango PPV	\$77,000.00	Still have a need for a replacement vehicle to replace 10 year old patrol vehicle.
New Needs	Police	Police	Training	Dispatch Training	\$1,000.00	Need additional funds to cover Basic Training costs of new hires.
Orig 1-N	Public Works	Building	Travel/Training	Booth at BHHB Home Show		Educating contractors and general public on permits and building code.
Orig 1-N	Public Works	CIP	Project	Pavement Preservation - Bump Truck Data Collection	\$70,000.00	Bump Truck Data Collection to obtain data on City of Sheridan streets and prioritize future preservation projects.
Orig 1-N	Public Works	CIP	Project	Community Drainage (5 of 5)	\$10,000.00	Miscellaneous Drainage Projects and Repairs
New Needs	Public Works	Engineering	Projects	5th & Main/Val Vista Improvements	\$400,365.00	Serving the Request of Public
New Needs	Public Works	Engineering	ROW	West Corridor	\$1,050,000.00	Multiple ROW Acquisitions
New Needs	Public Works	Engineering	Traffic	Sheridan Ave Traffic Study	\$25,000.00	Serving the Request of Public

New Needs	Public Works	Engineering	CIP	Bump Truck Data	\$30,000.00	Increased in cost due to trucks being booked
New Needs	Public Works	Engineering	Court	Safety partition wall	\$25,000.00	cost of repair has gone up
New Needs	Public Works	Operations	Streets	Hot Plant Parts	\$40,000.00	Unforeseen repairs needed to keep plant operational; Outside contracting to repair potholes was not approved
New Needs	Public Works	Operations	Streets	Vac-Truck	\$590,000.00	Current truck was salvaged from the Utilities Department and is at the end of useful life. Truck is necessary to clean storm sewers and Storm Ceptors to prevent catastrophic flooding
New Needs	Public Works	Operations	Signs	Highschool School Zone Crossings	\$50,000.00	Serving the Request of Public
New Needs	Public Works	Shop	Supplies	Shop Supplies	\$10,000.00	Performing more work In House
Orig 1-N	Public Works	Signs	Contractual-Pro fessional Services	Contractual striping projects (4 of 5)	\$10,000.00	Contractual striping projects
Orig 1-N	Public Works	Signs	Contractual-Pro fessional Services	Contractual striping projects (5 of 5)	\$10,000.00	Contractual striping projects
Orig 1-N	Public Works	Snow	Contractual-Pro fessional Services	Snow Day Pickup Costs (6 of 9)	\$15,000.00	Contractual snow haulers
Orig 1-N	Public Works	Snow	Contractual-Pro fessional Services	Snow Day Pickup Costs (7 of 9)	\$15,000.00	Contractual snow haulers
Orig 1-N	Public Works	Snow	Contractual-Pro fessional Services	Snow Day Pickup Costs (8 of 9)	\$15,000.00	Contractual snow haulers
Orig 1-N	Public Works	Snow	Contractual-Pro fessional Services	Snow Day Pickup Costs (9 of 9)	\$15,000.00	Contractual snow haulers
Orig 1-N	Public Works	Streets	Contractual-Pro fessional Services	Pothole & concrete misc. repairs (1 of 10)	\$5,000.00	Approx. 25 potholes and/or misc. concrete repairs
Orig 1-N	Public Works	Streets	Contractual-Pro fessional Services	Pothole & concrete misc. repairs (2 of 10)	\$5,000.00	Approx. 25 potholes and/or misc. concrete repairs
Orig 1-N	Public Works	Streets	Contractual-Pro fessional Services	Pothole & concrete misc. repairs (3 of 10)	\$5,000.00	Approx. 25 potholes and/or misc. concrete repairs
Orig 1-N	Public Works	Streets	Contractual-Pro fessional Services	Pothole & concrete misc. repairs (4 of 10)	\$5,000.00	Approx. 25 potholes and/or misc. concrete repairs
Orig 1-N	Public Works	Streets	Contractual-Pro fessional Services	Pothole & concrete misc. repairs (5 of 10)	\$5,000.00	Approx. 25 potholes and/or misc. concrete repairs
Orig 1-N	PW-Streets	Fleet	Capital Outlay-Mach/E quip/Vehicles	Street Sweeper	\$381,991.00	This is replacing ST342, a 9-year-old Elgin Sweeper, with approx. 4,010 rear engine (sweeper) hours & 27,500 miles (chassis). The average lifespan of a sweeper is 5-8 years. The current Elgin needs larger repairs, such as the Turbine (approx. \$5K) and Main Deck (approx. \$25K). General maintenance and repairs on this sweeper have increased to around \$8K per 250 hours of operation - this does not include preventative maintenance. Sweepers are expensive, and our other sweeper, ST343 Ravo, is reaching high engine hours as well, the lower end of the lifespan. If we can replace the Elgin now, we can keep the rotation of these replacements separated by a few years. Leasing is an option; however, without a Municipal Agreement/\$1 buyout option, our current lease (5 years) is approximately \$70K/yr. It would be much higher, \$80K-85K with the Municipal Lease. (\$85K x 5yrs. = \$425K).
New Needs	Treasurer	Treasurer	Community Development	Abatement	\$15,000.00	Needed increase to existing Abatement budget as shown on page 126
New Needs	Treasurer	Treasurer		Ink cartridge	\$550.00	We originally budgeted for the knock-off ink but have found out that the HP printers do not work unless HP Ink cartridges.
New Needs	Utilities - GF	Customer Service	Rental/Lease Equip #6502	Credit card device rental x4	\$864.00	This is a charge that has previously hit the CS budget behind the scenes which is why it was not included it in the original budget

New Needs	Utilities - GF	Customer Service	Software & Website Fees #6104	AMI Annual Maintenance	\$2,996.00	Under-estimated increase from prior year.
New Needs	Utilities - GF	IT Division	12.170.6103 - Technology and Equipment	Toughbooks and check printer	\$1,520	We had to purchase a body cam dock for PD, and we ran over on the printes for Finance.



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: Discussion of PL-25-33, Resolution 31-25, Final Plat of Bucking Iron Business Park - City Planner Kelly Schroeder
From: Kelly Schroeder, Planning Director
To: City Council
CC: City Administrator Stuart McRae
Date: 12/22/2025

Background:

Bucking Iron Business Park is a County subdivision located within the Joint Planning Area and proposes to subdivide 20 acres into six industrial-use lots. This item was tabled at the December 15, 2025 regular City Council meeting and rescheduled for the January 5, 2026 regular City Council Meeting.

Attachments

Staff Report
Final Plat
Aerial
Memorandum of Understanding
Draft Resolution
Draft Resolution - Exhibit A



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: December 15, 2025

Re: PL-25-33, Resolution 31-25, Bucking Iron Business Park Subdivision Staff Report

Background

Property owner Eric Manselle has submitted a final plat application for the following location:

Address: 170 East Ridge Road Sheridan, WY 82801
Legal: Unplatted – a tract of land situated in a portion of the SW1/4 NE1/4, NW1/4 SE1/4, NE1/4 SW1/4, and SE1/4 NW1/4 of Section 36, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming
PIN: 56843610000133

This subdivision is located within the County and falls within one-mile of city limits. The applicant is proposing to subdivide 20.00 acres into 6 lots.

Discussion

Subdivision Details

The proposed Bucking Iron Business Park Subdivision is located in the I2-Industrial zone district within Sheridan County. Proposed lot sizes are as follows:

- Lot 1: 2.74 acres
- Lot 2: 2.68 acres
- Lot 3: 5.32 acres
- Lot 4: 2.86 acres
- Lot 5: 2.54 acres
- Lot 6: 2.50 acres

The proposed subdivision lies approximately 1,200 feet south of City limits as the crow flies, and directly across from the City of Sheridan Landfill. Nearest City zoning is M-1 Industrial to the north. 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

The proposed subdivision will be accessed off East Ridge Road via a newly dedicated road known as Bucking Iron Circle. This road lies within a 60-foot right-of-way that will terminate in a 65-foot radius cul-de-sac. The road is currently planned as a gravel road, but City staff recommend that the road be paved and built to an appropriate rural section.

East Ridge Road is scheduled for improvements in 2026 and will be paved. It is identified as a major collector on the functional classification map, so additional right-of-way is being dedicated with this subdivision to bring the centerline of East Ridge Road 40 feet from the property. Future development on the east side of East Ridge Road will require an additional ten feet of right-of-way dedication to bring the total width of East Ridge Road right-of-way to the appropriate 80 feet.

Utilities

The subdivision is currently proposing to serve all lots with private wells and septic systems. Given its location within the Urban Service Area, City staff recommend water infrastructure be extended to the subdivision in accordance with the City of Sheridan Design Standards and Construction Specifications. The City does not have the ability to provide centralized sewer at this time, so staff can support a decentralized system.

Joint Land Use Plan

The Future Land Use Map of the Joint Planning Area identifies this area as appropriate for heavy industrial use. This category is generally intended for more intensive processing and manufacturing facilities that may be associated with impacts such as noise, odors, and vibration. Heavy Industrial areas are best suited for areas that are less visible from I-90 and residential areas. The proposed lots in the Bucking Iron Business Park are well-suited to serve heavy industrial development.

The proposed subdivision lies within the Urban Service Area, which is defined in the Joint Land Use Plan as the area in which the City may likely provide municipal water and sewer service and where lands are appropriate to develop as urban neighborhoods, commercial centers, and business parks. Any properties falling within this boundary are intended to receive urban services, and therefore shall be built to an urban standard. For this reason, City staff recommends that water infrastructure be extended and Bucking Iron Circle be paved at this time.

Staff Review Comments

Staff comments during the internal review of this subdivision application were primarily related to future planning considerations such as right-of-way width, road paving, and infrastructure extension. Staff requests that these items be addressed prior to approval by the Board of County Commissioners.

Public Notice

Staff sent notices to 4 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

In order to uphold the agreements outlined in the MOU, staff recommends that the Governing Body provide the following comments to the Board of County Commissioners regarding PL-25-33 Bucking Iron Business Park:

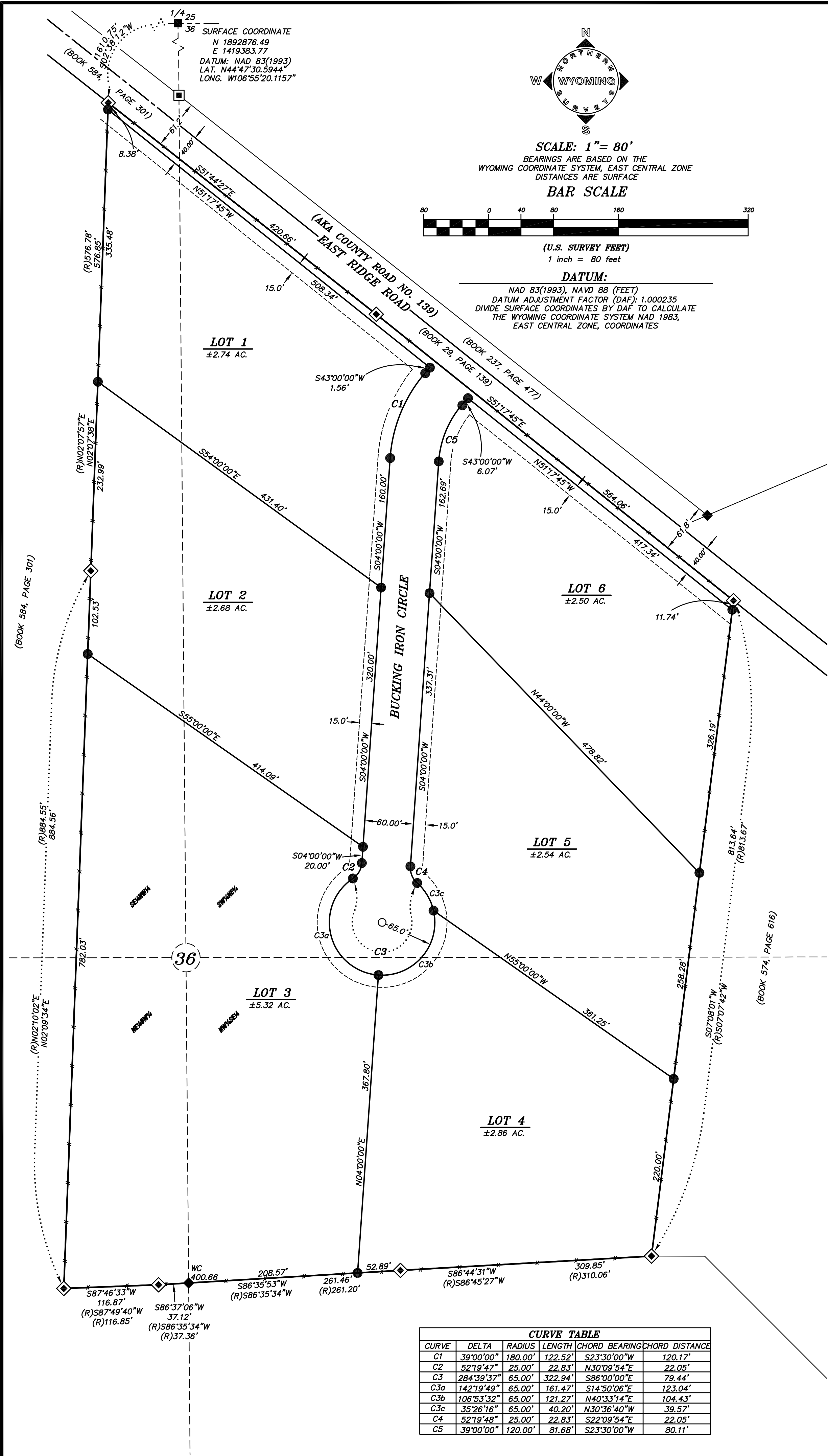
1. Water infrastructure is available and shall be extended to the subdivision in accordance with the City of Sheridan Design Standards and Construction Specifications.
2. As centralized sewer service is not within close proximity at this time, the subdivision may be served by a decentralized system.
3. Bucking Iron Circle shall be paved and built to an appropriate rural section.

Anticipated City Meeting Schedule

Monday, December 8, 2025, 5:30pm - City Council Study Session

Monday, December 15, 2025, 5:30pm – City Council Public Hearing and 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.



FINAL PLAT
OF
BUCKING IRON BUSINESS PARK

SUBDIVISION OF A PORTION OF SW¼NE¼, NW¼SE¼, NE¼SW¼, & SE¼NW¼,
SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

TOTAL AREA= ±20.00 ACRES
TOTAL AREA OF TRACTS = ±18.64 ACRES
TOTAL AREA OF DEDICATED ROADWAY = ±1.36 ACRES
TOTAL LOTS = 6
ZONED: INDUSTRIAL 2

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION BEING A SUBDIVISION OF A TRACT OF LAND SITUATED IN THE SW¼NE¼, NW¼SE¼, NE¼SW¼, & SE¼NW¼ OF SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36 (MONUMENTED BY A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S02°38'12"W, 1610.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST RIDGE ROAD; THENCE S51°44'27"E, 420.66 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST RIDGE ROAD TO A POINT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); THENCE S51°17'46"E, 584.08 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST RIDGE ROAD TO A POINT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); THENCE S07°08'01"W, 813.64 FEET TO A POINT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); THENCE S86°44'31"W, 309.85 FEET TO A POINT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); THENCE S86°35'53"W, 261.46 FEET TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 6812); THENCE S86°37'06"W, 37.12 FEET TO A POINT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); THENCE S87°46'53"W, 116.87 FEET TO A POINT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); THENCE N02°09'34"E, 884.56 FEET TO A POINT (MONUMENTED WITH 1½" ALUMINUM CAP PER PLS 12376); THENCE N02°07'38"E, 576.85 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 20.00 ACRES, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; CONTAINING 20.00 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE BUCKING IRON BUSINESS PARK AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AND PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC & PRIVATE UTILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

ERIC MANSELLE, BUCKING IRON, LLC
OWNER/SOLE MEMBER

STATE OF _____) ss
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERIC MANSELLE.

THIS _____ DAY OF _____,

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

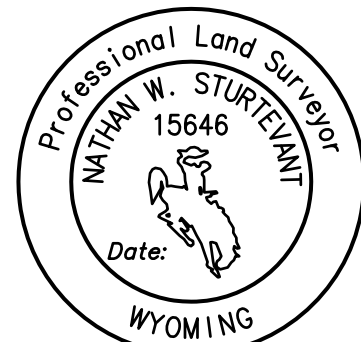
NOTARY PUBLIC

NOTES:

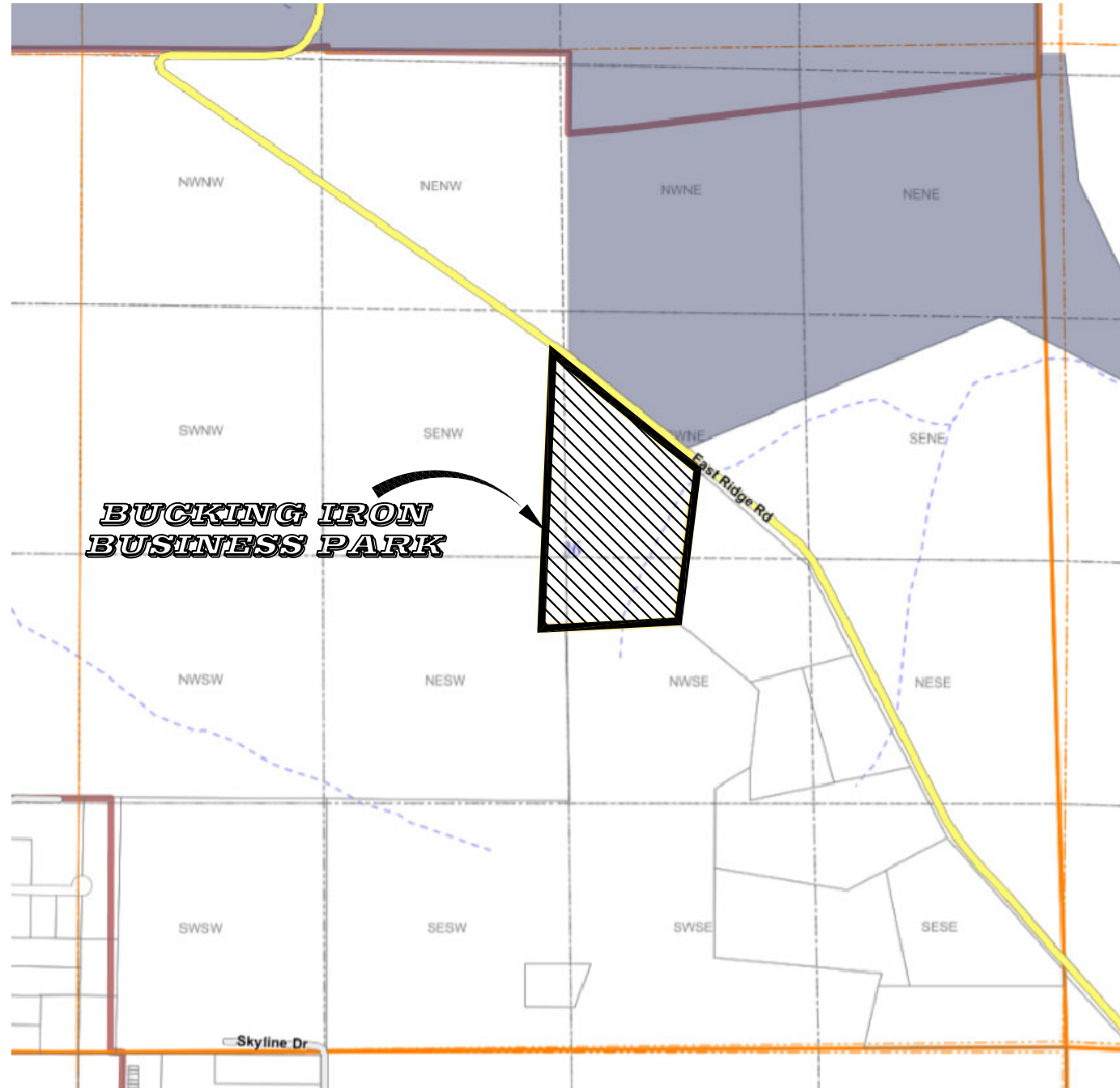
1. NO PUBLIC MAINTENANCE OF STREETS OR ROADS, THE STREETS & ROADS ARE DEDICATED FOR PUBLIC USE.
2. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. NO PROPOSED CENTRALIZED SEWAGE SYSTEM OR WATER SUPPLY SYSTEM.
5. 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.
6. PUBLIC BUILDING NEAR A DITCH OR WATER COURSES MAY BE RESTRICTED.
7. STEEP SLOPES - PORTIONS OF THIS SUBDIVISION, MAY CONTAIN NATURAL SLOPES 20% OR GREATER. BUILDING OR DEVELOPING UPON SUCH SLOPES IS RESTRICTED BY THE RULES AND REGULATIONS GOVERNING ZONING IN SHERIDAN COUNTY, WYOMING (SECTION 24, DEVELOPMENT STANDARDS, SUBSECTION C, STEEP SLOPES STANDARDS)
8. IN ORDER TO MEET REQUIREMENTS ESTABLISHED IN WYOMING WATER QUALITY RULES, CHAPTER 23 SECTION 7(D)(VIII)(A)(I), INDIVIDUAL SEPTIC SYSTEMS ARE REQUIRED TO BE ENHANCED TREATMENT SYSTEMS WITH ADVANCED NITROGEN REMOVAL TECHNOLOGY THAT IS CAPABLE OF ACHIEVING A NITRATE CONCENTRATION OF LESS THAN 10 MG/L AT THE DOWNGRADIENT PROPERTY BOUNDARY.
9. DEPENDING ON THE AMOUNT OF IMPERVIOUS AREA DEVELOPED, INDIVIDUAL LOT OWNERS SHALL PROVIDE A DRAINAGE PLAN TO MANAGE STORMWATER RUNOFF FOR POST DEVELOPMENT WITH THE SUBMISSION OF THEIR BUILDING PERMIT. DRAINAGE PLANS FOR INDIVIDUAL LOTS SHALL BE COMPLETE BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. POST-DEVELOPMENT STORMWATER FLOWS MINUS PRE-DEVELOPMENT STORMWATER FLOWS SHALL BE RETAINED ON THE LOT.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)
I, NATHAN W. STURTEVANT, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF BUCKING IRON BUSINESS PARK, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE SHERIDAN COUNTY, WYOMING REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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



LOCATION MAP:

T56N, R84W SECTION 36
NO TRUE SCALE

MORTGAGE HOLDER

"SIGNED BY AFFIDAVIT"

BY: DOUGLAS K. MINICK AND CAROL D. MINICK,
(SEE AFFIDAVIT FILED DEED RECEPTION NO. _____)

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS _____, DAY OF _____, _____.

ATTEST:

COUNTY CLERK

CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, THIS _____, DAY OF _____, _____, AND RECORDED IN PLAT BOOK _____, ON PAGE _____.

COUNTY CLERK

STAMP RECEIVING NUMBER: _____

FINAL PLAT
OF

BUCKING IRON BUSINESS PARK

SUBDIVISION OF A PORTION OF SW¼NE¼, NW¼SE¼, NE¼SW¼, & SE¼NW¼, SECTION 36,
TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

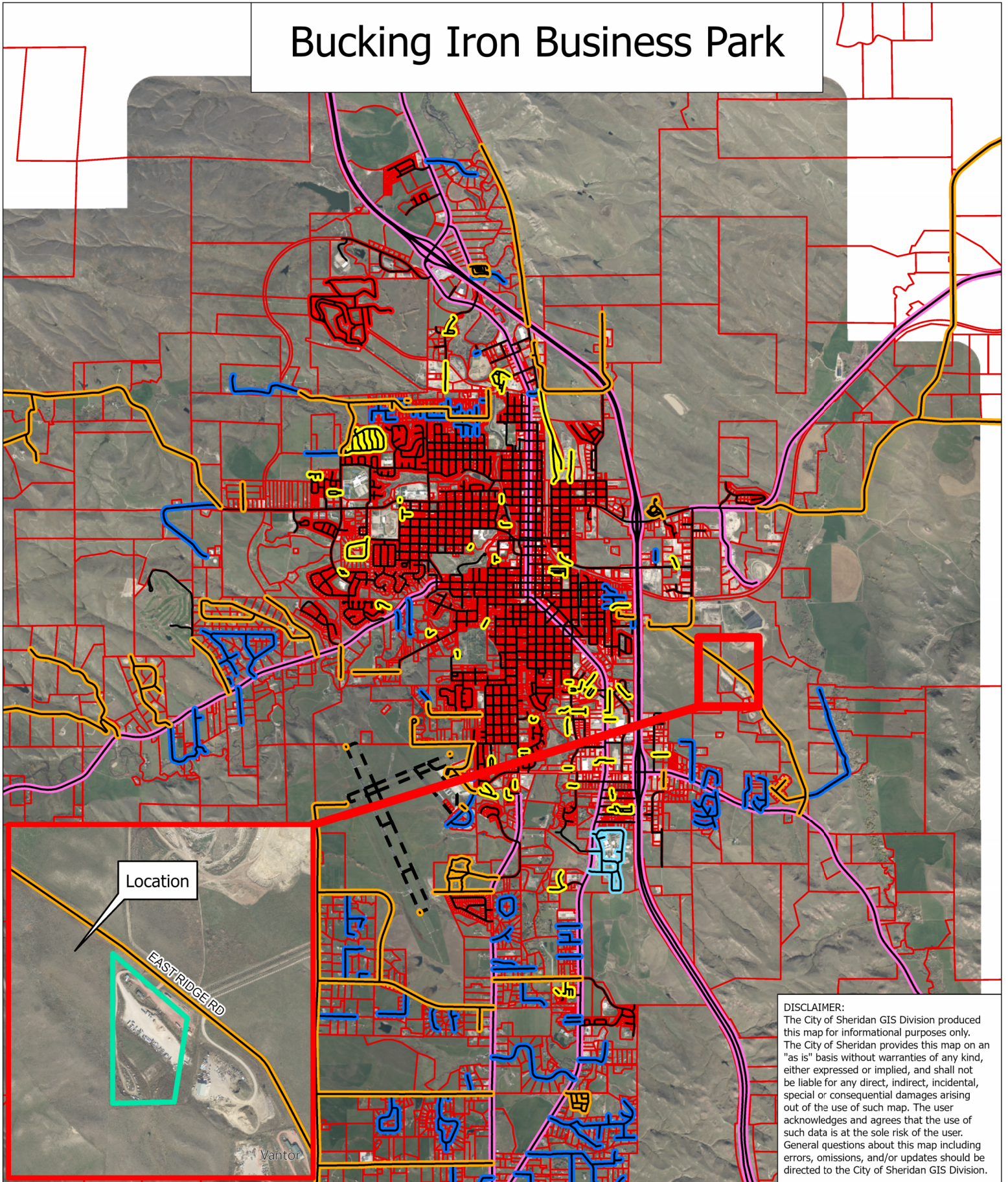


555 W. BURKITT ST.
SHERIDAN, WY 82801

CLIENT: BUCKING IRON, LLC
ATTN: ERIC MANSELLE
PO BOX 352
STORY, WY 82842

AC: 2025-001
DN: 2025-001 BI
NOV 17, 2025

Bucking Iron Business 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.



**Memorandum of Understanding
Between Sheridan County and the City of Sheridan
Regarding Subdivision of Land
Within One Mile of the Contiguous Corporate Limits**

An MOU between the City of Sheridan (City) and Sheridan County (County) related to the subdivision of land within one mile of the contiguous corporate limits.

WHEREAS, the *Sheridan County Comprehensive Plan, 2020*, encourages well-designed, compact urban growth and sets forth the following:

- The County will continue to jointly plan for orderly growth at the edge of the City of Sheridan.
- The County will maintain a compact development pattern within or near communities where adequate services are available.
- Urban growth will be located in defined areas around incorporated towns and cities and unincorporated places, based on existing community expansion patterns and the ability of municipal systems to accommodate future development.; and

WHEREAS, both the City and County have adopted the *Sheridan Joint Planning Area – Land Use Plan 2017* for which coordination will occur for the area surrounding the City of Sheridan.

WHEREAS, subdivision ordinances, rules and regulations adopted by the City and County are important and enforceable tools in shaping development and implementing the visions set forth in the community's plans; and

WHEREAS, the subdivision standards of the City are appropriate for areas within one mile of the contiguous corporate limits of the City suitable for future annexation while the subdivision standards of the County are suitable for rural development in areas beyond the one-mile area adjacent to the City (County subdivision standards may be appropriate in those portions of the one-mile area not planned to be served by public water and sewer); and

WHEREAS, it is in the interest of promoting logical, efficient and sequential urban development for the City and County to commit to a single subdivision review and approval process within the one-mile area, as provided herein;

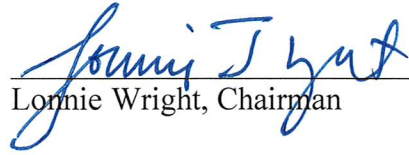
NOW, THEREFORE, BE IT RESOLVED:

1. The City and County shall have joint meetings when requested by the County or City.
2. The County will invite City staff to pre-application meetings and provide City staff with copies of all applications, plats, plans, staff memos, and similar documentation. City staff members and members of the public will be afforded the opportunity to comment at public meetings.
3. City staff shall prepare and arrange for the City Governing Body to make comments and suggestions relating to the potential impacts to City infrastructure, considerations defined in

W.S. 34-12-103(b)(i) through (v) or other development plans.

4. The County shall respond to the City in writing regarding any disagreement between the parties prior to approval of the final plat.
5. To the extent possible, the County shall ensure that the final plat meets the considerations defined in W.S. § 34-12-103 (b)(i) through (v).
6. The County shall require public dedication of rights-of-way for any existing county roads, subdivision roads and adjacent roads that are currently in easement only, and are under the ownership or control of the subdivider.
7. The design, layout and construction of subdivisions shall adhere to the higher or most rigorous of the City or County standards. All negotiations, deliberations and design determinations pertaining to required city infrastructure shall be conducted between the subdivider and City staff. City staff shall notify the County in writing once the subdivision adequately meets City standards.
8. Any provision of City services shall be conditioned on the subdivider signing a pre-annexation agreement, the form and substance of which as determined by the City.
9. The City, at its expense, shall oversee, inspect, and recommend acceptance for all City owned/operated onsite and offsite subdivision infrastructure. The County, at its expense, shall oversee, inspect, and recommend acceptance for County onsite and offsite subdivision infrastructure. Financial assurances provided for the completion of subdivision infrastructure shall list: 1) Sheridan County as the beneficiary in the case of default for County required infrastructure, and 2) the City of Sheridan as the beneficiary in the case of default for City required infrastructure. Where the subdivider has been found in default of the subdivision improvement agreement, Sheridan County may contract for and oversee the construction of County infrastructure, and the City of Sheridan may contract for and oversee the construction of City infrastructure.
10. City subdivision standards can only be achieved in areas where wastewater collection and treatment are planned for extension. The City will adopt a rural-type road section suitable for the one-mile area where wastewater services are not planned.
11. This Memorandum of Understanding may be amended by written consent of the Sheridan City Governing Body and the Sheridan Board of County Commissioners.
13. This Memorandum of Understanding may be terminated at any time by resolution by either Party upon 90-days written notice. Any subdivision application submitted within 90 days of termination shall be resolved regardless of this termination clause.
14. This Memorandum of Understanding shall become effective only upon approval of the City Governing Body and upon County adoption of an amendment to its Rules and Regulations Governing the Division of Land that incorporates this agreement as an appendix to said resolution.
15. This Memorandum of Understanding shall supersede any and all previous Memorandum of Understanding addressing the same.

SHERIDAN COUNTY



Lonnie Wright, Chairman

Dated: 5-17-22

ATTEST:



Eda Schunk Thompson, Sheridan
County Clerk

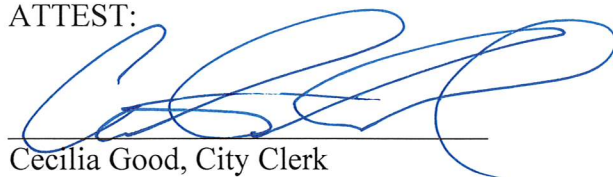
CITY OF SHERIDAN



Richard Bridger, Mayor

Dated: April 27, 2022

ATTEST:



Cecilia Good, City Clerk

**CITY OF SHERIDAN
RESOLUTION 31-25**

A RESOLUTION CERTIFYING THAT THE CITY GOVERNING BODY HAS REVIEWED PL-25-33, THE FINAL PLAT OF BUCKING IRON BUSINESS PARK, 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 Bucking Iron Business Park; and

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

WHEREAS, the Bucking Iron Business Park is a joint City-County subdivision due to its location within one mile of City limits requiring Council review.

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 Bucking Iron Business Park, a joint City-County subdivision, dividing 20.00 acres into 6 industrial use lots, located at 170 East Ridge Rd., Sheridan, WY.

In certifying the review of the Bucking Iron Business Park final plat, the City of Sheridan Governing Body formally provides the comments found in the attached “Exhibit A” to the Board of County Commissioners.

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

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk

"EXHIBIT A" ATTACHED TO RESOLUTION 31-25

December 15, 2025

Bucking Iron, LLC
Attn: Eric Manselle
P.O. Box 352
Story, WY 82842

RE: PL-25-33 Bucking Iron Business Park Subdivision City Governing Body Comments

Dear Mr. Manselle,

The City of Sheridan Governing Body held a public hearing regarding the above-mentioned project on Monday, December 15, 2025 at 5:30pm. This letter serves as the formal comments on the subdivision to be provided to the Board of County Commissioners prior to approval of the final plat.

In order to uphold the agreements outlined in the Memorandum of Understanding (MOU) signed April 27, 2022 the City Governing Body has the following comments on the proposed subdivision:

1. Water infrastructure is available and shall be extended to the subdivision in accordance with the City of Sheridan Design Standards and Construction Specifications.
2. As centralized sewer service is not within close proximity at this time, the subdivision may be served by a decentralized system.
3. Bucking Iron Circle shall be paved and built to an appropriate rural section.

If you have any questions, please feel free to contact me directly.

Sincerely,



Kelly Schroeder, AICP
City Planner
307-675-4248

kschroeder@sheridanwy.gov

CC: Ken Muller, County Engineer
Mark Reid, County Planner
Hanns Mercer, Public Works Director

Thomas Morneau, City Engineer
Dan Roberts, Utilities Director
Jaccob Martineau, Assistant Utilities Director