AGENDA
CITY OF SHERIDAN
JANUARY 19, 2026
REGULAR COUNCIL MEETING START 5:30 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Invocation to be given by Greg Green, Illuminate Church.

4. Roll Call of Members

5. Consideration of Agenda

6. Community Update

   A. Downtown Sheridan Association - Zoila Perry, Executive Director

   B. 2026 Human Trafficking Prevention Month Proclamation - Terri Markham, Executive Director, Uprising

   C. Uprising - Terri Markham, Executive Director

7. Staff Update

   A. Second Quarter Budget Update - City Treasurer, Darla Hawkins

8. Comments from the Public

9. Public Hearings

A. Public Hearing for a New Bar and Grill Liquor License #8 at Smith Alley Brewing Co. located at 150 N. Main ST - City Clerk Ashlee Foster

i. Consideration for a New Bar and Grill Liquor License #8 at Smith Alley Brewing Co. located at 150 N. Main ST

B. Public Hearing for the Ownership Transfer of Restaurant Liquor License #12 located at 138 N. Main ST (Cowboy Café) from KMR Enterprises to KiMR Enterprises - City Clerk Ashlee Foster

i. Consideration of Ownership Transfer of Restaurant Liquor License #12 located at 138 N. Main ST (Cowboy Cafe) from KMR Enterprises to KiMR Enterprises

C. Public Hearing for the Ownership Transfer of Retail Liquor License #7 located at 412 Whitney LN (Ice Haus) from Penalty Box LLC to The Ice Haus LLC - City Clerk Ashlee Foster

i. Consideration of the Ownership Transfer of Retail Liquor License #7 located at 412 Whitney LN (Ice Haus) from Penalty Box LLC to The Ice Haus LLC

D. Public Hearing for PL-25-37, Ordinance 2230, Major Amendment to Teal Springs PUD Phase I Master Plan - City Planner Kelly Schroeder

i. Consideration of First Reading of PL-25-37, Ordinance 2230, Major Amendment to Teal Springs PUD Phase I Master Plan

10. Consent Agenda

A. Minutes of Regular Council Meeting - January 5, 2026

B. Claims

NEW BUSINESS

11. Consideration of PL-25-33, Resolution 31-25, Final Plat of Bucking Iron Business Park - City Planner Kelly Schroeder

12. Council Comments and Committee/Board Reports

13. Adjournment

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

Executive

MEMORANDUM

RE: 2026 Human Trafficking Prevention Month Proclamation - Terri Markham, Executive Director, Uprising

From: Richard Bridger, Mayor

To: City Council

Date: 01/19/2026

Attachments

Human Trafficking Prevention Month

PROCLAMATION

2026 Human Trafficking Prevention Month Proclamation

WHEREAS, Human trafficking remains a pressing public health and civil rights crisis nationwide, encompassing both labor and sex trafficking, with victims and survivors found in every state, including Wyoming; and

WHEREAS, Victims and survivors of trafficking come from all walks of life, regardless of race, gender, sexual orientation, age, or socioeconomic status, with traffickers preying on individuals who are vulnerable for various reasons; and

WHEREAS, Youth are among the most at-risk populations for trafficking and exploitation, highlighting the need for proactive prevention education for young people, parents, caregivers, and educators; and

WHEREAS, Increased awareness of human trafficking indicators and knowledge of local resources, such as those provided by Uprising, empower communities to identify and support survivors while reducing the number of future victims; and

WHEREAS, Uprising has reached over 7,000 youth and conducted more than 1,000 awareness events and trainings, equipping Wyoming communities to confront trafficking through education, outreach, and actionable solutions; and

WHEREAS, Sheridan County recognizes the importance of fostering safe, healthy, and supportive environments to prevent human trafficking before it occurs, aligning with statewide efforts through partnerships like the Governor's Human Trafficking Task Force and Uprising; and

WHEREAS, We are committed to becoming a community where trafficking has no place, and every individual is valued, supported, and free to pursue their potential without fear of exploitation.

NOW, THEREFORE, BE IT RESOLVED, the City of Sheridan, Wyoming, hereby recognizes and January 2026 as Human Trafficking Prevention Month and urges all citizens to educate themselves about this issue, report suspicious activity, and join in efforts to end human trafficking. Let us start the conversations needed to prevent exploitation and create a safer, more informed community.

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 5th day of January 2026.

Richard Bridger, Mayor
City of Sheridan, WY

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

Clerk

MEMORANDUM

RE: Public Hearing for a New Bar and Grill Liquor License #8 at Smith Alley Brewing Co. located at 150 N. Main ST - City Clerk Ashlee Foster

From: Ashlee Foster, City Clerk

To: City Council

Date: 01/19/2026

Background:

Big Horn Public House, LLC ("Smith Alley") currently holds a Microbrewery License and is applying for a dual license, meaning they intend to retain their Microbrewery License and add a Bar and Grill Liquor License.

Under W.S. 12-4-415, a **Microbrewery Permit** allows a business to manufacture beer and sell only its own brewed product for on-premises consumption, with limited off-premises sales, and does not authorize the sale of spirits, wine, or other malt beverages unless specifically approved; if full restaurant service ends, the business may continue operating with a limited menu and serving the malt beverages authorized under the permit. By contrast, a **Bar & Grill Liquor License** under W.S. 12-4-413 allows the sale of spirits, wine, and other malt beverages as part of a full-service restaurant and bar, but requires a valid food service permit, compliance with all statutory conditions, meeting the 60% gross-revenue requirement from food and/or entertainment over the prior twelve months at renewal, and permits only one off-premise privilege—the removal of a partially consumed bottle of wine when a full meal has been purchased and partially consumed on site.

Staff Recommendation:

This liquor license has been reviewed by the Wyoming Liquor Division and sent to the Police Department, Fire Department and Planning Department for internal review. Staff recommend the approval of the new Bar and Grill License for Smith Alley Brewing Co.

Funding:

Dual License Fee Rule — W.S. § 12-4-415: Once the Bar & Grill license is issued, the business will pay only the Bar & Grill license fee and will no longer be required to pay the $500 microbrewery permit fee, in accordance with W.S. § 12-4-415, which provides that when a microbrewery permit and a liquor license (including a Bar & Grill license) are held by the same owner, no separate microbrewery permit fee is assessed and the $500 annual microbrewery renewal fee is waived once the dual license is in effect.

Bar & Grill License Fees for the City of Sheridan, WY
Year 1: $10,500
Year 2: $3,000
Year 3 and each year thereafter: $1,500

Attachments

Bar and Grill Application - Smith Alley

(May 2025)

NEW OR RENEWAL LIQUOR LICENSE OR PERMIT APPLICATION

(State of Wyoming-County and Municipal Jurisdictions)

FOR LIQUOR DIVISION USE ONLY		
Customer #:		
Transf. from:		
1st Reviewer:		/ /
2nd Reviewer:		/ /

CLERK SECTION: Completed by City / Town / County Clerk

Local License # 08 - NEW

Filing In Jurisdiction:

☐ CITY or TOWN OF: Sheridan, WY

☐ COUNTY OF: Sheridan, WY

Fees

Annual License Fee: $ ____ . ____

Prorated License Fee: $ 9,479.46

Transfer Fee: $ ____ . ____

Date filed with clerk: 11 / 18 / 2025

Advertising Dates: (Minimum 2 Consecutive Weeks Prior to Hearing)

01 / 07 / 2026 & 01 / 14 / 2026

Public Hearing Date: 01 / 19 / 2026

Publishing Fee: $ 90 . 00

Publishing Fee Direct Billed to Applicant: ☐

$100 Fire Inspection Fee

License Term: 01 (Month) / 20 (Day) / 2026 (Year) Through 12 (Month) / 31 (Day) / 2026 (Year)

LICENSING AUTHORITY CLERK: BEGIN ADVERTISING PROMPTLY!
PER W.S. 12-4-104(d): IMMEDIATELY FORWARD A COPY OF THE APPLICATION AND ALL ATTACHEMENTS TO THE DIVISION.NO LICENSING AUTHORITY SHALL APPROVE OR DENY AN APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.

SECTION 1: APPLICANT & LOCATION INFORMATION

Applicant (Business Name): Big Horn Public House, LLC

Doing Business As (DBA) / Trade Name: Smith Alley Brewing Co.

Building to be licensed / Building Address: 150 N. Main St.
(Address Number, and Suite or Unit Number, and Street or Road Name)

Sheridan (City) WY (State) 82801 (Zip) Sheridan (County)

Local Mailing Address: Same as above
(Address Number or PO Box, and Suite or Unit Number, and Street or Road Name)

City State Zip County

Business Telephone Number: 307-675-1934 Fax Number: N/A

Business E-Mail Address: michaelbrowne5333@outlook.com

Business Primary Contact: Michael (First Name) Browne (Last Name)

SECTION 2: FILING AS (CHOOSE ONLY ONE)

☐ INDIVIDUAL | ☐ GENERAL PARTNERSHIP | ☐ LP | ☐ LLP | ☐ LLLP | ☒ LLC | ☐ LC | ☐ CORPORATION (INC)

☐ NON-PROFIT CORPORATION (NCORP) | ☐ POLITICAL SUBDIVISION | ☐ ORGANIZATION | ☐ OTHER ____

SECTION 3: FILING FOR (CHOOSE ONLY ONE)

☒ NEW LICENSE OR PERMIT ☐ RENEWAL OF LICENSE OR PERMIT

☐ TRANSFER OF LOCATION ☐ TRANSFER OF OWNERSHIP* ☐ TRANSFER OF OWNERSHIP* and LOCATION

*For a Transfer of Ownership: Attach a Form of Assignment | Formerly Held by:

SECTION 4: TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

(a) Licenses and Permits Authorized for On-Premise Sales and Off-Premise Package Sales

☐ RETAIL LIQUOR LICENSE | ☐ COUNTY MALT BEVERAGE PERMIT | ☐ MICROBREWERY PERMIT

☐ WINERY PERMIT | ☐ WINERY SATELLITE PERMIT | ☐ MANUFACTURER SATELLITE PERMIT

(i) Primary Business Type (CHOOSE ONLY ONE) (W.S. 12-6-101(c)(vi))

☒ ON-PREMISE: BAR | ☐ OFF-PREMISE: PACKAGE STORE | ☐ ON & OFF PREMISE: BAR & PACKAGE STORE

(b) Licenses and Permits Authorized for ONLY On-Premise Sales

☐ RESTAURANT LIQUOR LICENSE | ☒ BAR AND GRILL LIQUOR LICENSE | ☐ SPECIAL MALT BEVERAGE PERMIT

☐ RESORT LIQUOR LICENSE | ☐ RESORT HOTEL LIQUOR LICENSE | ☐ RESORT LIQUOR LICENSE-SKI RESORT

LIMITED RETAIL LIQUOR LICENSE (CLUB) ☐ GOLF CLUB ☐ VETERANS CLUB ☐ FRATERNAL CLUB ☐ SOCIAL CLUB

SECTION 5: SPECIAL STATUTORY DESIGNATIONS-ONLY COMPLETE IF APPLICABLE (CHOOSE ONLY ONE)

☐ COMMERCIAL AIRPORT (W.S. 12-4-201(d)(iv)) | ☐ GOLF CLUB (W.S. 12-5-201(f)) | ☐ GUEST RANCH (W.S. 12-5-201(f))

☐ Other:

SECTION 6: OPERATIONAL STATUS (W.S. 12-1-101(a)(xxi) / 12-2-301(c) / 12-4-103(a)(iv)) and to assist the Liquor Division with Scheduling Inspections)

☐ SEASONAL

☐ NON-OPERATIONAL / PARKED

MONTHS OF OPERATION: from Jan to Dec ☒ All Year (Jan-Dec)

DAYS OF WEEK OF OPERATION: from Mon to Sun ☒ Every Day (Mon-Sun)

HOURS OF OPERATION: from 11am to 9pm ☐ 24 Hours a Day

SCANNED

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 3

1. BUILDING OWNERSHIP: W.S. 12-4-103(a)(iii)

Does the Applicant own or lease the licensed building?

(a) The Applicant **OWNS** the licensed building. ☐ YES (own)

(b) The Applicant **LEASES** the licensed building. ☑ YES (lease)

If the building is leased, attach a copy of the lease agreement and complete (i) through (iii) below:

(i) The lease term expiration date is: 6 / 18 / 28; or, ☐ Does not expire / Automatically Renews.

Note: The lease term **MUST** continue at least through the term of the liquor license or permit.

(ii) The lease term information is located on page(s) 2 Section paragraph(s) 8.

(iii) Sales provision for alcoholic or malt beverages: located, on page(s) 11 paragraph(s) 2.

Note: The lease **MUST** contain a provision specifically allowing the **SALE OF ALCOHOLIC or MALT BEVERAGES.**

(c) **RENEWAL ONLY:** The lease is current and on file with the Licensing Authority. ☒ YES ☐ NO

(i) **If NO to (c), attach a copy of the current lease agreement and complete 1.(b), (i) through (iii)**

2. LIQUOR BUSINESS CONTROL: W.S. 12-4-601(b)

(a) To operate the liquor business, has the business or license/permit been assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license or permit or the licensed building? ☐ YES ☒ NO

(b) If the answer was **YES to 2(a)** above, attach a written explanation and copies of any documents in connection there within.

3. INTEREST IN LICENSE OR PERMIT: W.S. 12-5-401, 12-5-402, 12-5-403

Does any alcohol manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm:

(a) Hold any interest in the license/permit applied for? ☐ YES ☒ NO

(b) Furnish by way of loan or any other money or financial assistance for purposes hereof in the business? ☐ YES ☒ NO

(c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☒ NO

(d) **If the answer was YES to any of the above questions**, attach a written explanation and copies of any documents in connection there within.

QUESTIONS 4-16 AND SIGNATURE PAGE: COMPLETED BY THE APPLICANT AS APPLICABLE

4. RETAIL LIQUOR LICENSE-COMMERCIAL SERVICE AIRPORTS ONLY: W.S. 12-4-201(m)

(a) Will food and beverage services be contracted or subcontracted? ☐ YES ☐ NO

(i) If **YES**, is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

(ii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iii) **If NO to (a) (ii), attach a copy of the current contract or subcontract.**

5. BAR AND GRILL LICENSE OR RESTAURANT LIQUOR LICENSE ONLY: 12-4-413(a) / W.S. 12-4-407(a)

Is a copy of the valid food service permit or the approved permit application attached? ☒ YES ☐ NO

6. RESTAURANT LIQUOR LICENSE-RENEWAL ONLY: W.S. 12-4-407(a) / W.S. 12-4-408

(a) Gross sales figures and percentages of income derived from:

(Line 1) Liquor Sales: $_____ (_____%)

(Line 2) Food Sales: $_____ (_____%)

(Line 1 + Line 2 must = Line 3) (Line 3) Gross Sales: $_____ (_____%)

7. BAR AND GRILL LICENSE LIQUOR LICENSE-RENEWAL ONLY: W.S. 12-4-413(a) / W.S. 12-4-413(h),(j),(k)

(a) Gross sales figures and percentages of income derived from:

(Line 1) Liquor Sales: $_____ (_____%)

(Line 2) Food Sales: $_____ (_____%)

(Line 3) Entertainment Sales: $_____ (_____%)

(Line 1 + Line 2 + Line 3 must = Line 4) (Line 4) Gross Sales: $_____ (_____%)

8. RESORT LIQUOR LICENSE: W.S. 12-4-401 through W.S. 12-4-405

Does the resort complex:

(a)	Have an actual valuation of at least one million dollars, or have committed or expended not less than one million dollars ($1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i)	☐	YES	☐	NO
(b)	Include a restaurant and a convention facility; a convention facility that will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii)	☐	YES	☐	NO
(c)	Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii)	☐	YES	☐	NO
(d)	If no on question (c), have a ski resort facility open to the general public in which has been committed or expended not less than 10 million dollars ($10,000,000.00) on the facility? W.S. 12-4-401(b)(iv)	☐	YES	☐	NO
(e)	Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b)	☐	YES	☐	NO
(i)	**If YES to (e), attach a copy of the contract or subcontract.**				
(ii)	**RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority.	☐	YES	☐	NO
(iii)	**If NO to (e) (ii), attach a copy of the current contract or subcontract.**				

9. RESORT HOTEL LIQUOR LICENSE: W.S. 12-4-416 / W.S. 12-4-403 through W.S. 12-4-405

Does the resort hotel:

(a)	Have an actual valuation of at least five million dollars, or have committed or expended at least five million dollars ($5,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-416(b)(i)	☐	YES	☐	NO
(b)	Include a full-service restaurant? W.S. 12-4-416(b)(ii)	☐	YES	☐	NO
(c)	Include not less than twenty (20) sleeping rooms for short-term occupancy? W.S. 12-4-416(b)(iii)	☐	YES	☐	NO
(d)	Provide dining services to guest rooms for not less than twelve (12) hours each day? W.S. 12-4-416(b)(iv)	☐	YES	☐	NO
(e)	Provide facilities to accommodate business meetings for not less than fifty (50) participants? W.S. 12-4-416(b)(v)	☐	YES	☐	NO
(f)	Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b)	☐	YES	☐	NO
(i)	**If YES to (f), attach a copy of the contract or subcontract.**				
(ii)	**RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority.	☐	YES	☐	NO
(iii)	**If NO to (f) (ii), attach a copy of the current contract or subcontract.**				

10. MICROBREWERY PERMIT:

WHOLESALE DISTRIBUTION: W.S. 12-2-201(a)

(a)	Will or does the microbrewery at this location self-distribute its products or distribute through a licensed wholesaler?	☐	YES	☐	NO

If YES to (a); contact the Wyoming Liquor Division for further information.

RENEWAL ONLY: PRODUCTION REQUIREMENTS: W.S. 12-1-101(a)(xix)

(b) **Malt Beverage Production**

Minimum barrel production required for the current license term: **50.00**

(i) Barrels produced to date for the current license term: _____

(ii) Variance: _____

(c)	Will the microbrewery at this location have produced at least 50 barrels (1,550 gallons) but less than 50,000 barrels (1, 550,000 gallons) by the end of the current license term as required by law?	☐	YES	☐	NO
(i)	**If NO to (c), attach a written explanation.**				

11. LIMITED RETAIL (CLUB) LIQUOR LICENSE: FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)

(a)	Has the fraternal organization been actively operating in at least thirty-six (36) states?	☐	YES	☐	NO
(b)	Has the fraternal organization been actively in existence for at least twenty (20) years?	☐	YES	☐	NO

12. LIMITED RETAIL (CLUB) LIQUOR LICENSE: VETERANS CLUBS W.S. 12-1-101(a)(iii)(A)

(a)	Does the Veteran's organization hold a charter by the Congress of the United States?	☐	YES	☐	NO
(b)	Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary?	☐	YES	☐	NO

13. LIMITED RETAIL (CLUB) LIQUOR LICENSE: GOLF CLUBS W.S. 12-1-101(a)(iii)(D) / W.S. 12-4-301(e)

(a)	Does the golf club have more than fifty (50) bona fide members?	☐	YES	☐	NO
(b)	Does the Applicant, maintain, or operate a bona fide golf course together with a clubhouse?	☐	YES	☐	NO
(c)	Is the Applicant a Political Subdivision of the state that owns, maintains, or operates this golf course?	☐	YES	☐	NO
(i)	Will food and beverage services be contracted or subcontracted? W.S. 12-4-301(e)	☐	YES	☐	NO
(ii)	If YES, is a copy of the food and beverage contract or lease attached?	☐	YES	☐	NO
(iii)	**RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority.	☐	YES	☐	NO
(iv)	**If NO to (c) (iii), attach a copy of the current contract or subcontract.**				

14. LIMITED RETAIL (CLUB) LIQUOR LICENSE: SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E) / W.S. 12-4-301(b)

(a)	Does the club have more than one hundred (100) bona fide members who are residents of the county in which the club is located?	☐	YES	☐	NO
(b)	Is the club incorporated and operating solely as a nonprofit organization under the laws of this state?	☐	YES	☐	NO
(c)	Is the club qualified as a tax-exempt organization under the Internal Revenue Service?	☐	YES	☐	NO
(d)	Has the club been in continuous operation for a period of not less than one (1) year?	☐	YES	☐	NO
(e)	Has the club received twenty-five dollars ($25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues?	☐	YES	☐	NO
(f)	Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club?	☐	YES	☐	NO
(g)	Is a true copy of the club bylaws attached to this application?	☐	YES	☐	NO
(h)	Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition(s) Attached)	☐	YES	☐	NO
(i)	**If YES to (h), attach a copy of the Petition(s).**				

15. For Applicants Filing As: Individual, General Partnership, Political Subdivision, Organization or Other: W.S. 12-4-102(a)(ii) & (iii)

Each individual, partner or officer (as applicable) listed below must complete all of the information below.

(If more information is required, list on a separate piece of paper and attach to this application.)

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been convicted within the previous 10 years of: Any Felony under Wyoming law?	Have you been convicted within the previous 10 years of: Any Violation under Wyoming law relating to the sale or manufacture of Alcoholic Liquor or Malt Beverages?
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

16. For Applicants Filing As: Corporation (INC), Limited Company (LC), Limited Liability Company (LLC), Limited Liability Partnership (LLLP) or Limited Partnership (LP): W.S. 12-4-102(a)(iv) & (v)

(a) Is the Applicant Registered and Active with the Wyoming Secretary of State as required per W.S. 12-4-103(a)(x) or as otherwise required by Wyoming state laws? ☒ YES ☐ NO ☐ NOT APPLICABLE

List below: Each Officer, Director, stockholder, legal entity or member holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock or ownership of the corporation, limited liability company, limited liability partnership, or limited partnership.

Each Officer, Director or LLC member listed below must complete all of the information below.

(If more information is required, list on a separate piece of paper and attach to this application.)

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock or Ownership Held	Have you been convicted within the previous 10 years of: Any Felony under Wyoming law?	Have you been convicted within the previous 10 years of: Any Violation under Wyoming law relating to the sale or manufacture of Alcoholic Liquor or Malt Beverages?
See Attached						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐

True and Correct Name	Date of Birth	Residence Address	Residence Phone Number	No. Years in LLC	% of Stock Held	Have you been Convicted of a Felony	Have you been Convictedof a Violation Relating to Alcoholic Liquor or Malt Beverage	Do you hold any interest, directly or indirectly, in any liquor license or permit issued in the state of Wyoming
Chris Pope				6	26.29	NO	NO	NO
Mike Browne				5	10.57	NO	YES	YES
Brian Bolton				6	12.6	NO	NO	YES
Dick Anderson				6	44.83	NO	NO	NO

(May 2025)

REQUIRED ATTACHMENTS:

FILING FOR: NEW, OR ANY TYPE OF TRANSFER

☑ A statement indicating the financial condition and financial stability of the Applicant. W.S. 12-4-102(a)(vi).

N/A If Filing For a Transfer of Ownership: Attach a form of assignment from the current licensee assigning the current license or permit to the new Applicant. W.S. 12-4-601(b).

☑ A copy of any lease agreement(s). W.S. 12-4-103(a)(iii)

☑ Bar & Grill and Restaurant liquor license Applicants: Attach a copy of the current Food Service Permit or the approved permit application for the Applicant and for the licensed building location. 12-4-413(a) / W.S. 12-4-407(a) Expires 12/6/25

N/A If food and beverage services will be contracted or subcontracted attach a copy of the contract or lease agreement. W.S. 12-4-201(m) / W.S. 12-4-301(e) / W.S. 12-4-403(b)

N/A If filing for a Limited Retail Liquor License, operating as a Golf Club or Social Club, attach a copy of the club's bylaws including membership criteria. W.S. 12-4-301(c)

N/A If filing for a Microbrewery Permit or Winery Permit: Attach a copy of the approved Federal TTB Permit.

☑ If a current licensee is filing for a new, different license or permit: Attach a statement indicating the status of the current license or permit if the new license or permit is approved.

FILING FOR: RENEWAL N/A

☐ A copy of any new or updated lease agreement(s) if not currently on file with the Licensing Authority. W.S. 12-4-103(a)(iii)

☐ Bar & Grill and Restaurant liquor license Applicants: Attach a copy of the current Food Service Permit or the approved permit application for the Applicant and for the licensed building location. 12-4-413(a) / W.S. 12-4-407(a)

☐ If food and beverage services will be contracted or subcontracted attach a copy of the contract or lease agreement if the agreement on file with the Licensing Authority is not current. W.S. 12-4-201(m) / W.S. 12-4-301(e) / W.S. 12-4-403(b)

OATH OR VERIFICATION W.S. 12-4-102(b)

Requires signatures by:

*ALL Individuals, ALL Partners, **ONE (1)** LLC Member, or **TWO (2)** Corporate Officers or Directors except that if all the stock of the corporation is owned by **ONE (1)** individual then that individual may sign and verify the application upon his oath, or **ONE (1)** Officer or Director, or Member of an Organization or Association.*

Any individual who signs the application must also be listed on Question 15 or Question 16 as applicable or additional documentation must be provided confirming legal authority to sign the application on behalf of the Applicant.

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

EMMA L ROBERTS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170003
MY COMMISSION EXPIRES: 06/08/2030

STATE OF WYOMING)
) SS.
COUNTY OF Sheridan)

Signed and sworn to before me on this 18 day of November, 2025 that the facts alleged in the foregoing instrument are true by the following:

	(Signature)	(Printed Name)	Title
1)	[signature]	Michael Browne	Managing partner/owner
2)			
3)			
4)			
5)			

Witness my hand and official seal: [signature]
Signature of Notary Public

(SEAL) My commission expires: 06/08/2030

FIRST FEDERAL
BANK & TRUST

November 13 2025

To Whom It May Concern:

This letter confirms that Smith Alley Brewing a/k/a Big Horn Public House, 1958 Maple Ave. Sheridan, WY 82801, is a valued customer in good standing at this bank.

Our records indicate that Smith Alley Brewing has maintained an account with us since 10/04/2018. Over this period, they have operated their accounts in a satisfactory manner, meeting all financial obligations.

We value our business relationship with Smith Alley Brewing and believe them to be a reputable and trustworthy client.

Please note that this information is provided in strict confidence and does not constitute a guarantee or representation on the part of the bank or its officers.

Should you require any further assistance or confirmation, please do not hesitate to contact me directly.

Sincerely,

David J. (DJ) Dearcorn
President
(307) 672-0464
djdearcorn@efirstfederal.bank

Issued by

WYOMING DEPARTMENT OF AGRICULTURE
CONSUMER HEALTH SERVICES
2219 CAREY AVE
CHEYENNE, WY 82002

EQUAL OPPORTUNITY IN EMPLOYMENT AND SERVICES

Retail Food

ACCOUNT # 8662

Whereas this party has made application for the licenses listed below in the State of Wyoming according to the law and agrees to comply with all laws, rules and regulations thereto, including the payment of all required fees, there is hereby issued to the applicant this license. This license is not transferable and, unless revoked, shall expire on the date indicated below.

Issued to:
SMITH ALLEY BREWING
150 N MAIN ST
SHERIDAN, WY 82801

SMITH ALLEY BREWING COMPANY/BIG HORN
PUBLIC HOUSE, LLC
SMITH ALLEY BREWING COMPANY/BIG HORN
PUBLIC HOUSE, LLC
150 N MAIN ST
SHERIDAN, WY 82801

EXPIRATION DATE:
12/6/2025

Douglas L. Miyamoto

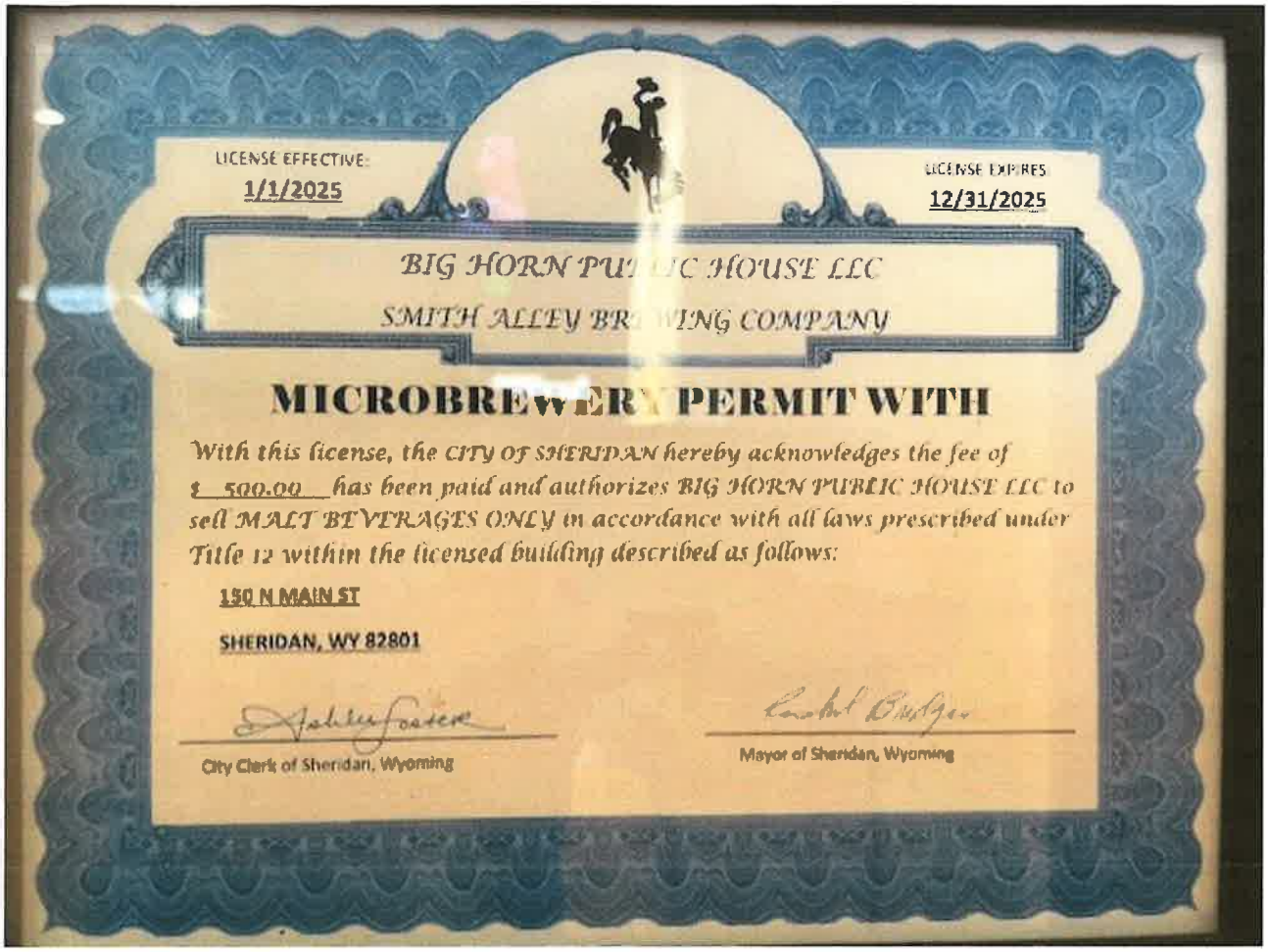
Director of Dept. of Ag

THIS LICENSE MUST BE CURRENT AND POSTED CONSPICUOUSLY

State of Wyoming | **Department of Revenue** | **Excise Tax Division**

Sales/Use Tax License No: 03005760 Business Start Date : 12/31/2018 Certificate Print Date: 12/10/2018

The vendor shown below has registered with the Department of Revenue and has been authorized to collec the sales/use tax imposed by the sales/use Tax Act of 1937



LICENSE EFFECTIVE:
1/1/2025

LICENSE EXPIRES
12/31/2025

BIG HORN PUBLIC HOUSE LLC

SMITH ALLEY BREWING COMPANY

MICROBREWERY PERMIT WITH

With this license, the CITY OF SHERIDAN hereby acknowledges the fee of $ 500.00 has been paid and authorizes BIG HORN PUBLIC HOUSE LLC to sell MALT BEVERAGES ONLY in accordance with all laws prescribed under Title 12 within the licensed building described as follows:

150 N MAIN ST

SHERIDAN, WY 82801

City Clerk of Sheridan, Wyoming

Mayor of Sheridan, Wyoming

License Status Statement

- **Application:** Bar and Grill License for 2026
- **Applicant:** Big Horn Public House, LLC
- **DBA:** Smith Alley Brewing Co.

This statement is to provide notice that once the Bar and Grill Liquor License is activated, the existing Microbrewery License will remain active.

Michael Browne, Managing Partner/Owner

Date: 11-20-25

City of Sheridan - Liquor License Operation Plan

55 Grinnell Plaza | Sheridan WY 82801
307-675-4211 | cainslie@sheridanwy.gov
307-675-4214 | afoster@sheridanwy.gov

Name as it appears on license:	Big Horn Public House
Common Name (doing business as):	Smith Alley Brewing Co.
Street Address:	150 N. Main St., Sheridan WY
Phone #:	(307) 675-1934

Planned Operations:

Year Round	☒	Year Round (Jan-Dec)
Seasonal (select applicable months)	☐	Jan
	☐	Feb
	☐	Mar
	☐	April
	☐	May
	☐	June
	☐	July
	☐	Aug
	☐	Sept
	☐	Oct
	☐	Nov
	☐	Dev

Hours of Operation	
Monday:	11am - 9pm
Tuesday:	11am - 9pm
Wednesday:	11am - 9pm
Thursday:	11am - 9pm
Friday:	11am - 9pm
Saturday:	11am - 9pm
Sunday:	11am - 9pm

Last call will be 15 minutes before closing and **last service** will be 10 minutes before closing.

Use of License

For ALL License Types - Please describe the characteristics of your operations:

We are a restaurant (family) w/ a fully operational Brewery as well.

City of Sheridan - Liquor License Operation Plan

Use of License Continued

For ALL License Types:

Nature of Business:	Regular Events:	Special Events:	Other:
☐ Bar	☒ Happy Hour	☒ Rodeo	☐
☐ Package Liquor	☐ Live Entertainment	☐	☐
☒ Restaurant	☐	☐	☐

Retail/Microbrew: Please note all events require a Catering Permit

Note: Outside consumption areas located on public rights-of-way require a Sidewalk Use Agreement obtainable from the City Clerk's Office. Any substantial improvements on public rights-of-way require a lease agreement.

Bar & Grill/Restaurant Licenses - Please describe the characteristics of your operations, including any entertainment that will contribute to the 60% food sales/entertainment requirement for Bar & Grill Licenses:

We will offer our full menu for food along w/ some games to play w/ a pool table.

Retail Licensees - Will you be catering? ☐ Yes ☒ No

If yes, name of catering company? _____

City of Sheridan - Liquor License Operation Plan

Security/Crowd Control/Capacity Limits

The official occupancy limit for our business is: 259

In order to comply with our occupancy limits we shall:
Place any over flow on a waiting list & have them wait in the waiting area or outside.

We shall maintain peace and order in and around our business (but not limited to):

- Require TIPS/Approved Certified Training
- Reporting altercations or potential alterations to the Sheridan Police Department
- Follow all guidelines established by Ch. 4 of Sheridan Municipal Code

Rules of the establishment shall be enforced by:

All management & team leaders.

Alcohol Management

To comply with Sheridan Municipal Code re: Alcoholic and Malt Beverages, including the use of eighteen (18) to twenty (20) year old servers in restaurants, if applicable, our establishment will:

Only allow 18-20 year olds to run their drinks, they cannot prepare at all. Other team members over 21 will prepare the drinks.

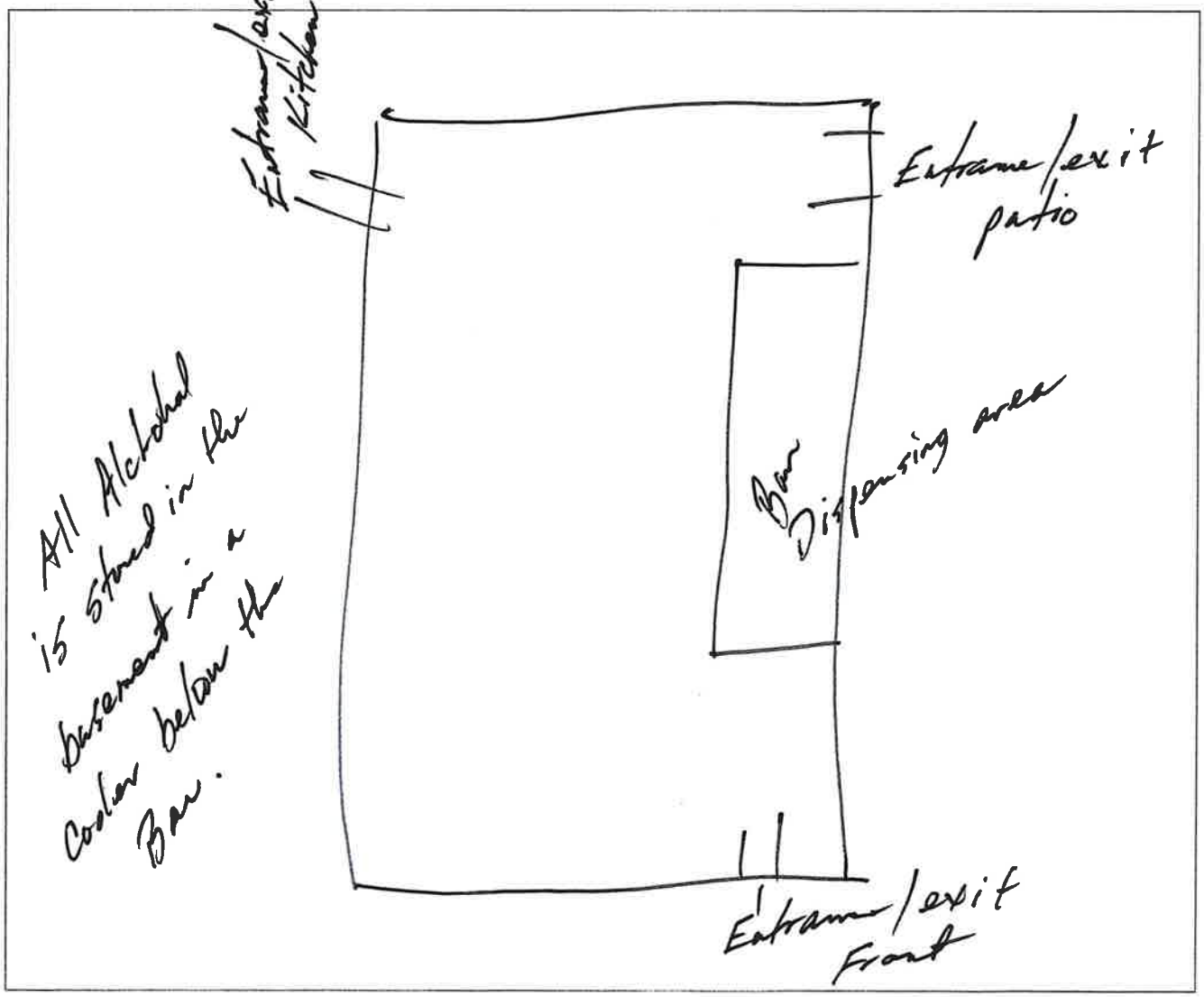
City of Sheridan - Liquor License Operation Plan

Building/Establishment Details:

What is the current zoning for your establishment: Commercial

In the space provided below, or on a separate sheet of paper, please provide a reasonably detailed building design/site layout that identifies the following:

- Where alcohol is being dispensed/served (i.e. bar, tables, etc.)
- Where alcohol inventory is being stored
- All entrances/exits for your building



City of Sheridan - Liquor License Operation Plan

Final Acknowledgment

Name as it appears on license:	Big Horn Public House
License Renewal Year:	2025/2026 (New Application)

- I acknowledge that the Sheridan Police Department is an agent of the licensing authority and shall have the ability to inspect the licensed premises. Violations of City Code are subject to Section 4-13, resulting in action from Administrative Fees up to license revocation.
- I acknowledge the information provided is true and correct to the best of my knowledge and all required documentation has been provided with this application.
- I acknowledge that I have signing authority for the above listed business.

Michael Browne — 11-12-25

Signature of License Holder — **Date Signed**

Michael Browne

Printed Name of License Holder

Alcohol provision Highlighted on Page #11.

COMMERCIAL LEASE

THIS LEASE, entered into effective the **18th day of June, 2018** by and between the Lessor, the Lessee and the Lessor hereinafter named:

ARTICLE I.
DEFINITIONS AND CERTAIN BASIC PROVISIONS

1.01

(1) "Lessor"
Bee Tree Partners, LLC, a Wyoming limited liability company

(2) "Lessor's Address"
1508 South Willson Avenue
Bozeman, MT 59715

(3) "Lessee"
Big Horn Public House, LLC, a Wyoming limited liability company,

(4) "Lessee's Address"
150 North Main Street
Sheridan, WY 82801

(5) "Subject Premises"

Is the Basement and First Floor of the building located at 150 North Main Street, Sheridan, WY, the legal description of which is: Lots 1, 2, and 9 and the North Six Feet [N6'] of Lot 10, Block 2, Original Town, now City of Sheridan, Sheridan County, State of Wyoming (herein the "Building"). The Subject Premises is agreed to be 8,499+/- square feet of rentable interior space of the Building, as computed from measurements to the interior of outside walls of the Building and including a proportionate share of the areas within the Building but outside the Subject Premises, which are designated as "common areas" on the exhibit attached hereto. Provided further, the Lessee acknowledges that the Subject Premises is intended to be condominiumized during the term of this Lease by Lessor, with the cooperation of Lessee, as a condominium unit . The Subject Premises is also sometimes referred to hereinafter as the "Commercial Condo",and is as shown and outlined on the site Plan attached hereto as **Exhibit "A"**. The Lessor reserves the sole and absolute right to plat and subject the

Building, including but not limited to the Subject Premises, to a condominium plat, declaration of condominium and/or an owners' association of the condominiumization of the Building, in Lessor's sole discretion, during the term of this lease. Any minor change to the rentable square footage calculation, above, due to refinements in the floorplan by Lessor's architect subsequent to the Lease execution shall not alter any other terms hereof.

(7) "Smith Alley Terrace"

In addition, Lessor intends for Lessee to have access from the Subject Premises during Operating Hours to a specified southern portion of the adjacent Smith Alley, which is a public right of way area. Lessor shall take reasonable steps to secure a right of use lease from the City of Sheridan for the southern portion of Smith Alley Terrace for Lessee's exclusive use during the Lease Term. In the event a right of use lease or similar agreement is obtained by Lessor, the terms thereof shall be automatically incorporated herein as Exhibit "B" without further action by either party.

(8) Rent Commencement Date

"Lease Term" shall commence upon the date to be hereinafter defined as the Rent Commencement Date and shall end 10 full calendar years thereafter, except that in the event the Rent Commencement Date is a date other than the first day of a calendar month, said term shall extend to the end of the calendar month.

(9) "Rental Rate"

(i) Base Rent:

Commencement Year [defined as June 15, 2018-December 31, 2018]: the base monthly rent is $7,612;

Year One [first full calendar year, commencing January 1, 2019 to December 31, 2019]: the base monthly rent is $7,612; or, $91,340 annually;

Year Two: the base monthly rent is $7,612; or, $91,340 annually;

Year Three: the base monthly rent is $10,656.00; or, $127,876

annually;

Year Four: the base monthly rent is $11,418; or, $137,010 annually;

Year Five: the base monthly rent is $12,19; or, $146,144 annually;

Year Six: the base monthly rent is $12,940; or, $155,278 annually;

Year Seven: the base monthly rent is $13,701; or, $164,412 annually;

Year Eight: the base monthly rent is $14,462; or, $173,546 annually;

Year Nine: the base monthly rent is $14,462; or, $173,546 annually;

Year Ten: the base monthly rent is $15,223; or, $182,680 annually;

(ii) plus additional rent for Lessee's portion of the Operating Expenses (as described in Article V, Paragraph 5.01 below), which shall be initially budgeted at **$3.00 per rentable square foot per year**, with said additional rents hereinafter collectively referred to as NNNs.

In the partial Commencement Year, the Triple Net Fee [NNN] shall represent the best estimate of the annual prorated building operating expenses for the subject tenancy, including the cost of real property taxes, utilities, insurance and maintenance/repair costs. At each year-end during the Lease Term, the Lessee's proportionate share of the NNN costs and the resulting payments to Lessor shall be compared to the actual NNN building expenses incurred, and the Lessee shall be debited or credited for any variance against actual NNN payments made, which variance shall be applied to the February rent payment each year. The total year expenses shall then become the basis for the following year's NNN estimate, and that forward basis shall be noticed in writing each year on or before January 15 by Lessor to

Lessee.

The parties agree that any annual increase to general NNN expenses during the Lease Term, and Lease Option Terms, shall be capped at THREE PERCENT (3%) per annum, unless directly related to the Lessee's use of the premises.

(iii) Base monthly rent for the first 12 months $7,612.00

(iv) Monthly charge for the estimated NNNs $2,124.75

INITIAL MONTHLY PAYMENT TOTAL: $9,969.75

(10) Rent Payment Commencement Date. The date on which Lessee shall begin paying Lessor Rent shall be the later of: (a) October 1, 2018, excepting the provisions of 4.02 (2) below, or (b) the date which (i) Lessor and Lessee shall have each substantially completed their respective improvements in the Subject Premises, and (ii) the City of Sheridan has issued a Certificate of Occupancy for the Subject Premises not to extend beyond November 30, 2018.

(11) Tenant Improvements. Lessor shall contract with its Architect to produce a floor plan and finish schedule which will specifically identify the improvements to be made by Lessor as part of this Lease and which are acceptable to Lessor and Lessee (hereinafter the "Tenant Improvements").

Lessee and Lessor have agreed to the Tenant Improvement construction schedule, the final design and the budget for the Tenant Improvements, all as described in **"Exhibit C"** attached hereto.

Any substantive alterations to Exhibit C shall be approved by both parties in writing prior to work commencement.

(12) Lessor Improvements. Lessor, at its expense, shall complete those improvements to the Subject Premises to result in a warm shell, which is defined as follows:

Delivered warm shell condition shall generally comprise the fully

modernized improvement of the Subject Premises, common areas and building exterior and grounds, to include but not be limited to modernized heating and cooling services; independently metered main electric and natural gas service installed to the Subject Premises; fire sprinkling/safety equipment installed to code; water and sewer service; signage mounts and electric service, and structural upgrades to floors, walls and roof.

The General Contractor engaged to complete the Lessor Improvements and the Tenant Improvements shall be responsible for conducting and overseeing all improvements in the Subject Premises unless otherwise agreed by the parties._All work shall be done to code by qualified, bonded contractors, and the budget for all such construction shall be approved by both Lessor and Lessee.

(13) In addition to the obligations under this Leas, Lessor or its affiliated entity OBeeJ Sheridan, LLC shall make an investment in the Lessee's business, as per the Operating Agreement for Lessee and its related entity, Big Horn Management, LLC, which Agreements shall be executed by the parties on terms and conditions set forth in Section 24.12, below.

(14) Lessee shall, at its own expense, make additional improvements to the Subject Premises to include installation of all Tenant Improvements and other amenities required by Lessee.

In addition, both Lessee and Lessor shall collaborate on certain elements of the Tenant Improvements ["Splits"] that serve both the Building and the Subject Premises, which Schedule is attached hereto and incorporated by reference as **Exhibit "D"**.

Permanent improvements to the Smith Alley Terrace shall be the sole responsibility of Lessor; non-permanently affixed improvements shall be the responsibility of Lessee.

(15) Parking in the adjoining lot to the west shall be common and unreserved, excepting that Lessee shall be allocated, at no additional cost, seven (7) signed spaces for its use. In addition, Lessee shall be allocated an area equal to an additional four (4) spaces, as needed and agreed by Lessor and Lessee, at no additional cost on which to place grain storage bins and ancillary equipment for its operations. As a condition of providing these

spaces to Lessee, parking for the Building must comply with all local code requirements.

1.02 Each of the forgoing definitions and basic provisions shall be construed in conjunction with and limited by the references thereto in the other provisions of this Lease.

ARTICLE II.
GRANTING CLAUSE

2.01. In consideration of the obligation of Lessee to pay rent as herein provided and in consideration of the other terms, covenants, and conditions hereof, Lessor warrants that it has the legal right to enter into this Lease and hereby demises and leases to Lessee, and Lessee hereby takes from Lessor, the Subject Premises as described in Paragraph 1.01 (5), TO HAVE AND TO HOLD said Subject Premises for the Lease Term specified in Paragraph 1.01 (7), subject to all on the terms and conditions set forth in this Lease and all terms incorporated herein by reference.

ARTICLE III.
SECURITY DEPOSIT

3.01. Security Deposit shall be waived.

ARTICLE IV.
RENT

4.01. Rent and the monthly NNN payments shall begin from the Rental Commencement Date, and shall be payable at the places designated for the delivery of notices to Lessor at the time of payment. Rent and NNN payments may be tendered by Lessee by direct depositing said rent and NNN payments to:

First Interstate Bank, Sheridan, WY
4 South Main, Sheridan, WY 82801
Routing Number: 092901683
Account Number: 1093167788

4.02. (1) Lessee shall pay the base monthly rent and NNN payment to

Lessor in monthly installments in the amounts specified in Paragraph 1.01 (9) above. The first such monthly installments, prorated as necessary by other provisions provided in this Lease, shall be due and payable upon Commencement Date. Subsequent installments shall be due and payable on or before the first day of each succeeding calendar month during the Lease Term; provided that, if the Commencement Date is a date other than the first day of a calendar month, then the rent and the NNN payment for that month shall be pro-rated on the basis of one divided by three hundred sixty five times the sum of the 12 monthly rental payments.

(2) Lessee shall make every good faith effort to secure all necessary permits so as to be open for business on or before the October 1, 2018. Should Lessee not be in possession of required operating licenses by October 1, 2018, all or a portion of the first and second month's rent payments, as necessary, shall be deferred until subject permits are secured, but not later than November 30, 2018, at which time Lessee shall resume its obligation to pay rent presuming an October 1, 2018 Rent Commencement date, as per 4.02 (1). Any deferred rents shall be paid to Lessor by Lessee as an additional payment spread equally over the following next six (6) months.

Lessee shall timely notify Lessor in writing if the first month or second month rent payment is to be deferred for reasons identified above; and, shall notify Lessor in writing to date stamp the receipt of the subject delayed permits or licenses and the Lessee's initiation of rent and deferred rent payment.

(3) Excepting 4.02 (2) above, if any monthly rent payment, and/or monthly NNN payment, required by Paragraph 1.01 (9) is not tendered to Lessor and/or to Lessor, respectively, within five (5) business days after the due date, then the amount of that monthly installment shall be increased by Ten (10%) percent, as a late charge. If any monthly rent payment and/or monthly NNN payment is not tendered to Lessor, plus the applicable late charge, within ten (10) business days after the due date, then such failure shall be considered a Default of this Lease, and subject to the terms and conditions of Article XIX below.

ARTICLE V.
OPERATING EXPENSES

5.01. "OPERATING EXPENSES": As used in this Lease, "Operating Expenses"

or also referred to herein as "Triple Net Fees" or "NNNs" refers to the aggregate of all expenses, costs and disbursements of every kind and nature relating to or incurred or paid during any Operating Period (hereinafter referring to a calendar year, January 1 thru December 31) of the term of this Lease in connection with the operation, maintenance, and management of the building and facilities used in connection therewith, including but not limited to common area maintenance, building insurance, building property taxes, cleaning, routine or scheduled repairs of the a) building, b) electrical equipment and fixtures, c) plumbing fixtures and equipment, and d) HVAC fixtures and equipment. Also included are all common area janitorial services; lawn, landscape, and snow removal.

Specifically excluded from NNNs are capital improvements; capital expenditures; major [exceeding $1,000 per incident] repairs or replacement of the building and HVAC fixtures and equipment; and, repairs of a structural nature. Also excluded from Operating Expenses are any reserves for (a) capital expenditures, (b) capital improvements, (c) major repairs or replacement of the buildings and HVAC fixtures and equipment, and (d) repairs of a structural nature. Operating Expenses shall be pro-rated to the building's condominium units by a calculation of each unit's proportional share of total rentable square footage divided by the building's total rentable square footage. Expenses, costs, and disbursements not specifically included shall deemed to be excluded from NNN.

5.02. For all calculations pursuant to the provisions of this executed Lease, the rentable interior space, as identified in Paragraph 1.01 (5), of the Subject Premises shall be found by the Parties to be hereby acceptable.

The parties hereby accept the Architect's calculation that the subject Commercial Condo represents 65%, more or less, of the building's total rentable space.

5.03. Lessor shall provide all normal maintenance and repair of the roof, exterior walls and the structural portions of the building containing the Subject Premises, and such costs shall not be included in the NNNs. Lessor shall not have any obligation to maintain, repair, or replace any improvements made to the Subject Premises by Lessee.

5.04 Lessee, at its sole cost, shall maintain and repair any tenant improvements installed by Lessee in the Subject Premises, and otherwise

keep the Subject Premises in good order and repair. All workmen, artisan and contractors employed for such purposes shall be specifically approved in writing by the Lessor prior to the commencement of any work valued over $25,000 on the Subject Premises. Such approval will not be unreasonably withheld nor delayed.

ARTICLE VI.
COMMON AREA MAINTENANCE

6.01. The "Common Area" is that part of the Building outside of the Subject Premises, designated by Lessor for the common use of all Lessees, including among other facilities, parking areas, sidewalks, landscaping, curbs, loading areas, private streets and alleys, interior and exterior lighting facilities, as well as the entry lobby of the buildings, interior corridors, stairwells, common rest rooms, and equipment rooms, all of which shall be subject to Lessor's sole management and control, and which shall be operated and maintained by Lessor. For purposes of this Lease and Lessee's rights to use certain common areas, it does not include the foundation, roof, exterior walls and windows or the interior portions of the buildings leased to various Lessees, or common areas in other areas of the building that do not directly benefit the Lessee.

The Smith Alley Terrace area for the purposes of this Lease between the parties shall be treated as common area for the period leased from the City, and its operating expenses [light, maintenance and snow removal] not the responsibility of the City or other party, or not directly paid by Lessee, shall be made part of the Lessee's Triple Net fee calculations. Smith Alley Terrace square footages shall not be included in any Rentable Square Foot calculations or Common Area square footage calculations in this Agreement.

The Smith Alley Terrace area shall be kept clean and orderly by Lessee at all times in keeping with any City regulation of public space.

Notwithstanding anything to the contrary herein above contained, the building shall provide ELEVEN (11) adequate parking areas for use by Lessee's business to be conducted in the Subject Premises and in accordance with applicable zoning ordinances. See also, 101.1 (15.)

Lessee and its employees, customers, sub-lessees, licenses, and concessionaires shall have the non-exclusive right to use the Common

Area as constituted from time to time, such use to be in common with Lessor, other Lessees of the Building and other persons permitted by Lessor to use the same, and subject to such reasonable rules and regulations governing use as Lessor may from time to time prescribe, consistent with this lease and including the designation of specific areas within the parking lot of the Building or in reasonable proximity thereto in which automobiles owned by Lessee, its employees, sub-lessees, licensees, and concessionaires shall be parked. Lessee shall not solicit business or display merchandise within the Common Areas, nor distribute handbills therein, nor take any action, which should interfere with the rights of other persons to use the Common Areas, or to make repair or alterations.

ARTICLE VII.
USE AND CARE OF SUBJECT PREMISES

7.01. The Subject Premises may be used only for a Brewery and Restaurant, and for no other purpose or purposes without the prior written consent of Lessor. Lessee shall operate its business in an efficient, dignified, and respectable manner. Lessee shall maintain hours of operation generally consistent with other restaurant and pub establishments within Sheridan's historic downtown business district.

7.02. Lessee shall not keep anything within the Subject Premises for any purpose that increases the insurance premium cost or that invalidates any insurance policy carried on the Subject Premises or other parts of the Building. All property kept, stored or maintained within the Subject Premises by Lessee shall be at Lessee's sole risk.

7.03. In keeping with its intended use, above, the parties acknowledge Subject Premises will have an active retail presence with music and televised entertainment, and the potential for periodic manufacturing odors and noises. That being understood, Lessee shall not permit any unusually objectionable or unpleasant odors to consistently or permanently emanate from the Subject Premises; nor place or permit any radio, television, loud-speaker, or amplifier inside or outside the Subject Premises where the same can be consistently or permanently heard by other Lessees or from outside the building, nor place any antenna, awning, or other projection on the exterior of the Subject Premises without prior written approval of Lessor; nor take any other action which would constitute a consistent or

permanent nuisance or would disturb or endanger other Lessees of the Building or unreasonably interfere with their use of their respective premises; nor do anything which would tend to injure the reputation of the Building.

Lessee is specifically authorized to the use of the Subject Premises for the distribution ~~and sale alcohol~~. **Landlord acknowledges and agrees that the Tenant may sell alcoholic or malt beverage on the Subject Premises in accordance with W.S. 12-4-103(a)(iii)..**

7.04. Lessee shall procure at its sole expense any permits and licenses required for the transaction of business in the Subject Premises, and otherwise comply with all applicable laws, ordinances and governmental regulations. Notwithstanding the above, the Lessor warrants and covenants that the Subject Premises is properly zoned for use as permitted hereunder and is in compliance with all applicable ordinances, rules, and regulations of the City, State, and Federal Governments as of the commencement date of this Lease.

Lessor shall engage, for compensation, the City of Sheridan for a license and/or encroachment permit to use a portion of the Smith Alley for restaurant and brewery business activity, which activity shall be subject to all public agency review and regulation. Lessor hereby intends to assign the right of use, its benefits and obligations, to the Lessee for the Lease Term, but shall not be held liable if said license/permit is (a) not ultimately made available, or (b) is withdrawn during the Lease Term for reasons outside the Lessor's control.

The Lessor's ability to utilize the Smith Alley shall be part of this Agreement as **"Exhibit B."**

7.05 The Premises is a NON SMOKING premises and smoking of any type, including electronic smoking devices, by any person within the Subject Premises is strictly prohibited. Lessee shall enforce the building's non-smoking policies at all times.

ARTICLE VIII.
REPAIR OF SUBJECT PREMISES

8.01. Lessor shall maintain and keep in good repair the roof, the exterior walls,

windows, doors, and common areas of the building, including sidewalks and parking lot (excluding snow removal of the public sidewalks, alleys and the parking lot which shall be the responsibility of Lessee). Lessor will also repair or replace water and sewer lines, gas lines, electric wiring, heating and cooling ducts wherever located and will make all structural repairs, except that Lessor shall not be required to make any repairs occasioned by the act or negligence of Lessee, its agents, employees, sub-lessees, licensees, and concessionaires.

In the event that the Subject Premises should become in need of repairs required to be made by Lessor hereunder, Lessee shall give immediate written notice thereof to Lessor. Expenses in this paragraph that are considered "capital expenditures", capital improvements or structural in nature pursuant to paragraph 5.01, will be paid by Lessor; and expenses that are normally and reasonably considered "operating expenses" pursuant to paragraph 5.01 will be paid proportionately by all Lessees of the Subject Premises.

8.02. Once Lessee accepts the Subject Premises pursuant to Article I, paragraphs 12 through 15, Lessee shall keep the Subject Premises in good clean condition and shall at its sole cost and expense make all needed repairs and replacements of any and all damages to the Subject Premises created as a result of Lessee's negligent use of the Subject Premises, including keeping water and sewer systems above the floor in operating and functioning condition, except for repairs and replacements required to be made by Lessor under the provision of Paragraphs 5.01 and 8.01 and ARTICLE XV. If any repairs required to be made by Lessee hereunder are not made or reasonable arrangements made for such repairs to be performed within ten (10) days after written notice delivered to Lessee by Lessor, Lessor may at its option make such repairs without liability to Lessee for any loss or damage which may result in its business by reason of such repairs, and Lessee shall pay to Lessor on demand as additional rental hereunder the cost of such repairs plus interest at the rate of ten percent (10%) per annum from the date of payment by Lessor until repaid by Lessee.

ARTICLE IX.
ALTERATIONS

9.01. (1) Lessee shall not make any substantial alterations, additions, or

improvements to the Subject Premises without the prior written consent of Lessor, which consent shall not be unreasonable withheld nor delayed, unless otherwise provided for in the Lease. All alterations, additions, and improvements to the Subject Premises which are made or installed by either party on the Subject Premises shall remain on and be surrendered with the Subject Premises and become the property of Lessor at the termination of the Lease, unless Lessor requests their removal, in which event Lessee shall remove the same and restore the Subject Premises to their original condition at Lessee's expense.

(2) Provided Lessee is not in default in any of the covenants made on its part herein contained, movable equipment and furniture, but not fixtures attached to the building, may be removed at the end of the fully-paid lease term under the condition that any damage to the Subject Premises thereby occasioned be repaired at Lessee's sole cost.

(3) All installations, alterations, additions, betterments, or improvements upon the Subject Premises made by any party, excepting for Lessee's trade fixtures [as herein defined], stock in trade, movable equipment not affixed to the Subject Premises, and furniture, if Lessee is not in default of this Lease, shall, at the expiration or earlier termination of the Lease Term, become the property of the Lessor and shall remain upon and be surrendered with the Subject Premises as part thereof. Lessee's Trade fixtures are defined as: all non-affixed fixturing, mirrors, decorative wall items, restaurant flatware, glasses and plateware, movable kitchen equipment, and other like kind personal property and business effects.

9.02. All construction work done by Lessee within the Subject Premises shall be performed in a good and workmanlike manner, in compliance with all governmental requirements, and in such manner as to cause a minimum of interference with the transaction of business in the Building. Lessee agrees to indemnify Lessor and hold Lessor harmless against any loans, liability or damage resulting from such work, and Lessee shall, if requested by Lessor, furnish bond or other security satisfactory to Lessor against any such loss, liability or damage.

ARTICLE X.
LESSOR'S RIGHT OF ACCESS

10.01. Lessor and/or its representatives shall have the right to enter onto the Subject Premises during normal business hours, unless in an emergency,

for the purpose of inspecting same, or of making repairs to the Subject Premises or making repairs, alterations, or additions to adjacent premises, or of showing the Subject Premises to prospective purchasers, lessees, or lenders.

ARTICLE XI.
SIGNS, ROOF, EXTERIOR WALLS

11.01. Lessor and Lessee shall mutually agree on the location of Lessee's signage, which signage shall comply with all local and state codes and building association bylaws hereafter imposed by Lessor as part of the condominiumization of the building. Signage mounts and electrical service hardware and installation to the signage site[s] shall be the responsibility of the Lessor. Signage messaging expense for the Subject Premises, and signage operation expense, shall be the sole responsibility of Lessee.

Lessee otherwise shall not, without Lessor's prior written consent, make any changes to the exterior walls of the building or install any exterior lighting, decorations, or paintings, or erect or install any signs, permanent window lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Subject Premises, without the prior written consent of Lessor, which consent shall not be unreasonably withheld. All signs must comply with Lessor's sign criteria and minimum standards (including design, lettering, materials, mounting method and size) and must be approved in writing by Lessor prior to installation. All signs shall be kept in good condition and in proper operating order at all times.

(2) Lessee shall not erect or place, or cause to be erected or placed, any sign without the prior written consent of Lessor which shall not be unreasonably withheld. Lessee shall be liable to Lessor for any cost or expense incurred by Lessor in removing such sign and for any damage caused by the removal of such sign. Lessor reserves the right, at Lessor's discretion, to permit a sign or signs which deviate from Lessor's then-established sign criteria, and such permission by Lessor to any Lessee or Lessees shall not give rise to any rights in any other Lessee to object thereto or to require Lessor to permit such other Lessee to deviate from the criteria. Nothing contained herein shall limit Lessor's right to modify or amend such criteria from time to time.

(3) Use of the roof, second floor and all areas of the Building not included in

the Subject Premises is reserved to Lessor or its successors or assigns.

ARTICLE XII.
UTILITIES

12.01. Lessor agrees to cause to be provided and maintained the necessary mains, conduits and other facilities necessary to supply basic telephone service, high-speed fiber data lines, electricity, natural gas, and water and sewage service to the Subject Premises. Lessee agrees to pay for the utilities that are separately metered or billed to the Subject Premises.

12.02. Lessee agrees to provide and pay for installation and service for its telephone systems, LAN data cabling (if any), and security/alarm systems (if any).

12.03. Lessor shall not be liable for any interruption whatsoever in utility services not furnished by Lessor, nor for interruptions in utility services furnished by Lessor which interruptions are due to weather, fire, accidents, strikes, riots or acts of war, acts of God, or other causes beyond the control of Lessor, or in order to make alterations, repairs or improvements to the Subject Premises.

ARTICLE XIII.
INDEMNITY AND PUBLIC LIABILITY INSURANCE

13.01. Lessor shall not be liable to Lessee or to Lessee's employees, agents or visitors, or to any other person whomsoever, for any injury to person or damage to property on or about the Subject Premises or the Common Area caused by the negligence or misconduct of Lessee, its employees, sub-lessees, licenses, or concessionaires, or any other person entering the Building under express or implied invitation of Lessee, or arising out of the use of the Subject Premises by Lessee and the conduct of its business therein, or arising out of any breach or default by Lessee in the performance of its obligations hereunder, unless caused by the willful misconduct of Lessor, or by the failure of Lessor to meet the currently-accepted "duty of reasonable care" standard, and Lessee hereby agrees to indemnify Lessor, and to hold them harmless from any loss, expense or claims arising out of such damage or injury.

13.02. Lessee shall procure and maintain throughout the term of this Lease a

policy or policies of insurance, at its sole cost and expense, insuring Lessee (and Lessor, as additional insureds) against all claims, demands or actions arising out of, or in connection with, Lessee's use or occupancy of the Subject Premises, or by the condition of the Subject Premises, the limit of such policy or policies to be in an amount no less than $2,000,000 with respect to injuries to or death of any one person, and in an amount no less than $3,000,000 with respect to any one accident or disaster, and in an amount no less than $1,000,000 with respect to property damaged or destroyed, and to be written by insurance companies authorized to do business in the State of Wyoming. Lessee shall obtain a written obligation on the part of each insurance company to notify Lessor at least ten (10) days prior to cancellation of such insurance. Copies of all policies or duly executed certificates of insurance shall be promptly delivered to Lessor, and renewals thereof as required shall be delivered to Lessor at least (30) days prior to the expiration of the respective policy terms. If Lessee should fail to comply with the foregoing requirements relating to insurance, Lessor may obtain such insurance and Lessee shall pay to Lessor, as applicable, on demand as additional rental hereunder the premium cost thereof plus interest at the rate of ten percent (10%) per annum from the date of payment by Lessor until repaid by Lessee.

13.03. Lessor and Lessee agree and covenant that none shall be liable to another for loss arising out of damage to or destruction of the Subject Premises or contents thereof when such loss is caused by any perils included within standard fire and extended coverage insurance policy of the state in which the Subject Premises is situated; this Lease shall be binding whether or not such damage or destruction be caused by negligence of either party or their agents, employees or visitors. Lessor agrees to carry fire and extended coverages to the extent as may be required by a lender, but in no event less than 80% of the estimated replacement costs of the Building.

13.04. Lessee agrees to pay pro-rata as additional rent its proportionate share of Lessor's cost of carrying General Liability, Fire and Extended Coverage Insurance ("Insurance") on the Building, in such percentage as noted in Article V, Paragraph 5.01 above.

13.05. To the extent that a claim is covered by the injured parties' insurance, the parties release each other from any claims any party has against another.

ARTICLE XIV.
NON-LIABILITY FOR CERTAIN DAMAGES

14.01. Agents and employees of Lessor shall not be liable to Lessee for any injury to person or damage to property caused to the Subject Premises or other portions of the Building arising out of repair or by defect in or failure of equipment, pipes, or wiring, or broken glass; or by the backing up of drains; or by gas, water, steam, electricity, or oil leaking, escaping or flowing into the Subject Premises (except where due to Lessor's willful failure to make repairs required to be made hereunder, after the expiration of a reasonable time after written notice to Lessor of the need for such repairs, or because of Lessor's failure to meet the currently-accepted "duty of reasonable care" standard), nor shall Lessor be liable to Lessee for any loss or damage that may be occasioned by or through the acts or omissions of other Lessees of the Building or of any other persons whomsoever, excepting only duly authorized employees and agents of Lessor.

ARTICLE XV.
DAMAGE BY FIRE OR OTHER CASUALTY

15.01. Lessee shall give immediate written notice to Lessor of any damage caused to the Subject Premises by fire or other casualty.

15.02. In the event that the Subject Premises shall be damaged or destroyed by fire or other casualty insurable under standard fire and extended coverage insurance, and Lessor or Lessee do not elect to terminate this Lease as hereinafter provided, Lessor, as applicable, shall proceed with reasonable diligence and at its sole cost and expense to rebuild and repair the Subject Premises. If the building in which the Subject Premises is located shall be destroyed or substantially damaged by a casualty not covered by Lessor's insurance or be destroyed or rendered untenantable to an extent in excess of fifty percent (50%) of the floor area by a casualty covered by Lessor's insurance, then Lessor or Lessee may elect to either terminate this Lease, or to continue this Lease after Lessor has proceeded to rebuild and repair the Subject Premises. This decision will be made within thirty (30) days after the occurrence of such casualty and if it is determined to rebuild and repair, Lessor, as applicable, shall proceed to do so with

reasonable diligence and at its sole cost and expense.

15.03. Lessor's obligation to rebuild and repair under this ARTICLE XV shall in any event be limited to restoring Lessor's work to conditions which existed prior to the casualty, and Lessee agrees that, promptly after completion of such work by Lessor, it will proceed with reasonable diligence and at its sole cost and expense to rebuild, repair, and restore its furniture, fixtures and equipment.

15.04. During the period from the occurrence of the casualty until after Lessor's and Lessee's repairs as required in Paragraph 15.03 are completed, the base monthly rent and the Operating Expenses and other charges provided for herein shall be eliminated or reduced to such extent as may be fair and reasonable under the circumstances. It is understood and agreed to by the parties that the "circumstances" in the immediately preceding sentence, to which the words "fair and reasonable" refer, may include situations wherein significant portions of the Subject Premises remain effectively and efficiently usable by Lessee, and/or situations wherein insurance coverage is available.

15.05. Lessor shall, from and after the Commencement Date of this Lease, keep the Subject Premises, or the building of which the Subject Premises is a part, as the case may be, including any improvements to the realty which may be made by Lessee to the extent that the same are customarily insurable as a part of the realty and may be covered by Lessor's insurance, insured against loss or damage by fire, lightning and any of the casualties included in the extended coverage and special coverage endorsements, in an amount equal to not less than eighty percent (80%) of the full insurable value thereof, exclusive of the foundation. Lessee agrees to assume the risk for its failure to purchase fire, flood, and extended coverage insurance on its furniture, fixtures and equipment.

ARTICLE XVI.
ASSIGNMENT AND SUBLETTING

16.01. No assignment or sublet or transfer of this Lease may be made without the prior written consent of Lessor, which consent may be withheld in Lessor's sole and absolute discretion. Consent by Lessor to one or more assignments or subletting shall not operate as a waiver of Lessor's rights as to any subsequent assignments and subletting. In the event Lessee

shall sublet any portion of the Subject Premises, the Lessee shall at all times remain fully responsible and liable for the payment of the rent and NNN payments herein specified and for compliance with all of its other obligations under this Lease.

16.02. In the event of the Lessor's election to sell the subject Commercial Condo, then Lessee, if in good standing and during its active Lease Term, shall receive timely advanced written notice of Lessor's intent to sell, which notice shall include Lessor's planned terms and conditions, including the to-be-offered sales price. Lessee shall have five business days from receipt of the written notice to indicate in writing to Lessor its intent to present a formal qualified written purchase offer on the offered property, and an additional five business days to submit said written/executed offer to Lessor.

Lessee shall receive notice of, and the timely first right of refusal on any offer – solicited or otherwise – for the subject Commercial Condo property.

Any right of first refusal shall be satisfied by Lessor's written notice to Lessee of (a) its receipt of a purchase offer from a qualified third party interest, which purchase offer shall be shared with Lessee; *and*, (b) Lessor's acceptance of Lessee's subsequent formal written offer, within 5 business days of Lessor's notice, that meets, without alteration, all terms and conditions of the Lessor's Third Party Purchase Offer.

If no such Lessee offer is received by Lessor in the allotted time, Lessor shall have the right to accept the Third Party Purchase Offer, and proceed with the sale of the Subject Premises.

16.03. In the event of Lessor's transfer and assignment of its interest in this Lease and in the building containing the Subject Premises to a party expressly assuming Lessor's obligations under this Lease, Lessor shall thereby be released from any future obligations or duties hereunder, and Lessee agrees to look solely to such successor in interest of the Lessor for performance of such future obligations and duties. Any security given by Lessee to secure performance of Lessee's obligations hereunder may be assigned and transferred by Lessor to such successor in interest, and Lessor shall thereby be discharged of any further obligation relating thereto.

16.04. Lessee shall not mortgage, pledge or otherwise encumber its interest in this Lease or in the Subject Premises, without the prior written consent of Lessor.

ARTICLE XVII.
PROPERTY TAXES

17.01. As per 7 (ii), Lessee shall be responsible for all property taxes levied by the responsible governmental agencies on the Subject Premises, which obligation shall be satisfied via the agreed Triple Net expense payment process.

In addition, Lessee shall be liable for all taxes levied against personal property and trade fixtures placed by Lessee in the Subject Premises. If any such taxes are levied against Lessor's property and if Lessor elects to pay the same, or if the assessed value of Lessor's property is increased by inclusion or personal property and trade fixtures placed by Lessee in the Subject Premises, and Lessor elects to pay the taxes based on such increase, Lessee shall pay to lessor on demand that part of such taxes for which Lessee is primarily liable hereunder.

17.02. Lessee may, at its option, and at its cost and expense, in the name of Lessor, as applicable, protest, appeal or institute such proceedings as it may consider appropriate to effect a reduction or abatement in any real estate assessment, tax rate, or taxes, and to this end, Lessor shall cooperate fully with Lessee, including without limitation, the furnishing of any dates, documents, information and assistance, and making such appearances as may be reasonably required by Lessee. In the event a refund is obtained for any year in which Lessee contributed towards reimbursement of taxes hereunder, Lessor shall promptly pay Lessee its pro-rata share of such refund or any part thereof from future rentals in the event Lessee is unsuccessful in obtaining a refund, Lessor shall have no liability for Lessee's costs, expenses or fees in attempting to secure such refund.

ARTICLE XVIII.
DEFAULT BY LESSEE AND REMEDIES

18.01. (1) Remedies available to Lessor, in addition to other remedies given in this Lease or under the law, are any one or more of the following if Lessee defaults under this Lease. If the default is not cured within the 10

calendar days, the following remedies may be enforced:

(i) end this Lease, and Lessee shall then surrender the Subject Premises to Lessor;

(ii) enter and take exclusive possession of the Subject Premises and all contents therein, either with or without process of law and remove Lessee, with or without having ended the Lease and without breaching the peace. Lessee waives claims for damages by reason of Lessor's reentry, repossession, or alteration of locks or other security devices and for damages by reason of any legal process;

(iii) alter locks and other security devices at the Subject Premises to restrict Lessee's access thereto;

(iv) In the event of Lessee's default during the first sixty (60) months of this Lease, Lessor may retain all of Lessee's furniture, fixtures, equipment and all personal property including but not limited to all of the kitchen and brewing equipment until such Default is cured. If Default is not cured within sixty (60) days from the date Lessor notifies Lessee or default, Lessor shall have the right to sell all of the furniture, fixtures and equipment, including but not limited to the brewery equipment, boiler/chiller, grain handling equipment, and the like, on terms and conditions that are reasonable. From the net sales proceeds therefrom, Lessor shall be entitled to use such proceeds to pay: (A) the costs of those renovation items more specifically described on **"Exhibit F"**, attached hereto; and (B) the rent owed by Lessee until a replacement tenant is found and begins paying rent to Lessor.

(2) No Surrender: Lessor's exercise of any of its remedies or its receipt of Lessee's keys shall not be considered an acceptance or surrender of the Subject Premises by Lessee. A Surrender must be agreed to in writing signed by both parties, except in the event that Lessee has abandoned the Subject Premises.

(3) Rent: If Lessor ends this Lease or ends Lessee's right to possess the Subject Premises because of a Default, Lessor, or Lessor on behalf of Lessor, may hold Lessee liable for Rent and other indebtedness accrued

to the date the Lease ends. Lessee shall also be liable for the Rent, and other indebtedness that otherwise would have been payable by Lessee during the remainder of the Term had there been no Default, reduced by any sums Lessor, or Lessor on behalf of Lessor, receives by reletting the Subject Premises during the term.

(4) Other Expenses: Lessee shall also be liable for that part of the following sums paid by Lessor and attributed to that part of the Term ended due to Lessee's Default:

(i) reasonable broker's fees incurred by Lessor, or Lessor on Lessor's behalf, for reletting part or all of the Subject Premises prorated for that part of the reletting Term ending concurrently with the then current Term of this Lease:
(ii) the cost of removing and storing Lessee's property;

(iii) the reasonable cost of minor repairs, alterations, and remodeling, necessary to put the Subject Premises in a condition reasonably acceptable to a new Lessee; and

(iv) other necessary and reasonable expenses incurred by Lessor, or Lessor on behalf of Lessor, in enforcing remedies.

(5) Mitigation: Lessor, or Lessor on behalf of Lessor, shall mitigate its damage by making reasonable efforts to relet the Subject Premises on reasonable terms.

18.02. If Lessor or Lessee is required to retain an attorney to enforce or defend their rights under this Lease, then the prevailing party shall be entitled to an award from the other parties of their reasonable attorney fees and all costs and expenses.

ARTICLE XIX.
LESSOR'S LIEN

19.01. For the first sixty months of this Lease, and in addition to the rights set forth in Section 18.01(1)(iv), Lessor shall have a lien on all goods, wares, equipment, fixtures, furniture, and other personal property situated on the Subject Premises and such property shall not be removed therefrom without the consent of Lessor until any arrearage in rent and/or other

sums of money then due to Lessor, as applicable, hereunder shall first have been paid.

ARTICLE XX.
HOLDING OVER

20.01. If Lessee should hold over after the expiration of this Lease, and if Lessee has not previously exercised Lessee's rights and options hereunder to renew and extend this Lease in writing, then Lessee shall be a holdover month-to-month tenant and all relevant provisions of Wyoming State statute shall apply.

ARTICLE XXI.
SUBORDINATION

21.01. Lessee accepts this Lease subject and subordinate to any mortgage, deed of trust, or other lien presently existing on the Subject Premises or the Building as a whole, and to any renewals and extensions thereof; and Lessee agrees to the subordination of this Lease to any such mortgage, Deed of trust or other lien hereafter placed on the Subject Premises or the office building as a whole, and Lessee agrees on demand to execute such further instruments subordinating this Lease as Lessor may request, provided such subordination shall be on the express condition that this Lease shall be recognized by the mortgagee, and that the rights of Lessee shall remain in full force and effect during the term of this Lease so long as Lessee shall continue to perform all of the covenants and conditions of this Lease.

ARTICLE XXII.
OPTION TO RENEW

22.01. Lessee shall have the option to renew and extend this lease for THREE (3) additional periods of FIVE (5) years beginning at midnight on the last day of the Lease Term so long as Lessee is not in default of any condition hereof, by providing Lessor, not less than one hundred-twenty (120) calendar days prior to the expiration of the Lease Term, written notice of its election to renew and extend the Lease for the additional five-year term.

All terms and conditions of this Lease shall remain the same except for the Base rent, which in the First Option Term [2029] shall commence at the

rate equal to the rate in Year 8 of the Initial Lease Term, and thence increase TWO [2%] per year of the First Option Term to reflect inflation. The Second and Third Option Terms shall commence at the rate for the year prior to the beginning of the respective option term and thence increase at TWO [2%] per year of the option term to reflect inflation.

ARTICLE XXIII.
NOTICES

23.01. Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice of document required or permitted to be delivered hereunder shall be deemed to be delivered whether actually received or not 3 business days after it is deposited in the United States mail, postage prepaid, certified mail, return receipt requested, hereto at the respective addresses set out in Paragraph 1.01, above, or at such other addresses as they have heretofore specified by written notice delivered in accordance herewith.

23.02. If and when included within the term "Lessor" as used in this instrument there is more than one person, firm or corporation, all shall jointly arrange among themselves for their joint execution of such notice specifying some individual at some specific address for the receipt of notices and payments from Lessee. All parties included within the terms "Lessor" and "Lessee," respectively, shall be bound by notices and payments given in accordance with the provisions of this Article to the same effect as if each had received such notice of payment.

ARTICLE XXIV.
MISCELLANEOUS

24.01. Nothing herein contained shall be deeded or construed by the parties hereto creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, nor shall it be deemed to create any relationship between the parties hereto other than the relationship of Lessor and Lessee. Whenever herein the singular number is used, the same shall include the plural, and words of any gender shall include each other's gender.

24.02. The captions used herein are for convenience only and do not limit or

amplify the provisions hereof.

24.03. One or more waivers of any covenant, term or condition of this Lease by any party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition. The consent or approval by any party to or of any act by another party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

24.04. Whenever a period of time is prescribed for action to be taken by any party hereunder, any party shall be liable or responsible for, and there shall be excepted from the computation of any such period of time, any delays due to strikes, riots, acts of God, shortages of labor or materials, other causes of any kind whatsoever which are beyond the reasonable control of the parties, except payment of rent by Lessee.

24.05. Lessor agrees that Lessee shall perform all of the covenants and agreements herein required to be performed by Lessee, Lessee shall, subject to the terms of this Lease, at all times during the continuance of this Lease have the peaceable and quiet enjoyment and possession of the Subject Premises.

24.06. This Lease contains the entire agreement between the parties, and no agreement shall be effective to change, modify or terminate this lease in whole or in part unless such agreement is in writing and duly signed by the party against whom enforcement of such change, modification or termination is sought.

24.07. Lessee agrees that it will, from time to time on request by Lessor, or Lessor on behalf of Lessor, execute and deliver to Lessor, or Lessor on behalf of Lessor, a statement in recordable form certifying that this Lease is unmodified and in full force and effect, or if there have been any modifications, that the same is in full force and effect so modified.

24.08. The laws of the State of Wyoming shall govern the interpretation, validity, performance, and enforcement of this Lease. If any provision of this Lease should be held invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected thereby.

24.09. The terms, provisions and covenants contained in this Lease shall apply

to, inure to the benefit of, and shall be binding upon the parties hereto and their respective heirs, successors in interest, and legal representatives, except as herein expressly provided.

24.10. This Lease shall not be recorded in any public record; however, Lessor, upon request of Lessee, shall execute for recording such short form lease as Lessor deems necessary to apprise any interested party of the beginning and terminating dates of this Lease.

24.11 Christopher Pope, a member of Bee Tree Partners, LLC, is a licensed commercial Realtor in the State of Montana.

24.12 This Lease is contingent upon: (A) Lessor receiving an acceptable financing package, at the sole discretion of Lessor *and*, (B) Lessee successfully executing acceptable written Operating Agreements with its investors, at the sole discretion of Lessee, on or before July 15, 2018(herein the "Contingency Deadline"). Lessor and Lessee shall release this contingency not later than July 15, 2018 by executing and delivering to the other party the waiver attached hereto as Exhibit E. If the Lessor and Lessee have not executed the waivers by the Contingency Deadline, then this Agreement in its entirety shall be deemed null, void, and the parties will be excused from any and all obligations incurred herein. The parties may extend the Contingency Deadline by agreeing on or before the Contingency deadline to do so in a writing signed by both parties.

EXECUTED as of the date herein above stated:

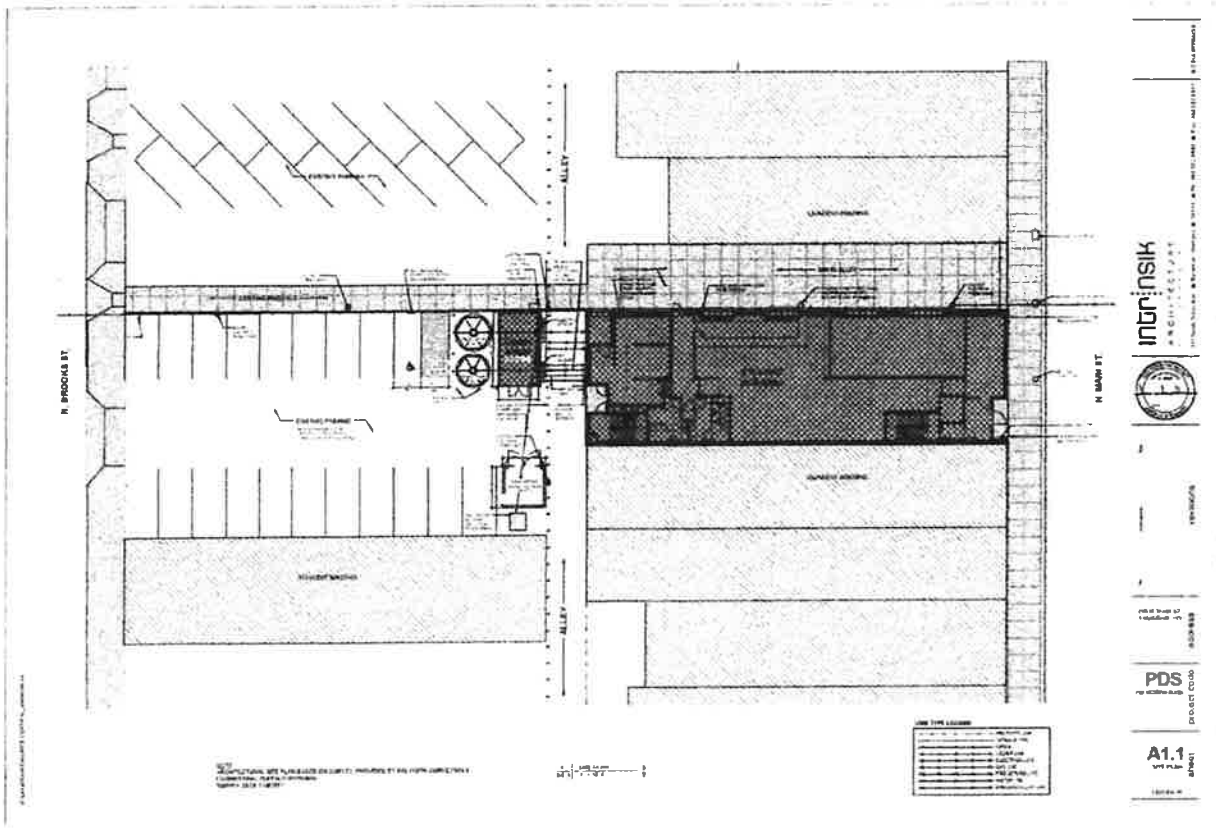
Lessor: Bee Tree Partners, LLC

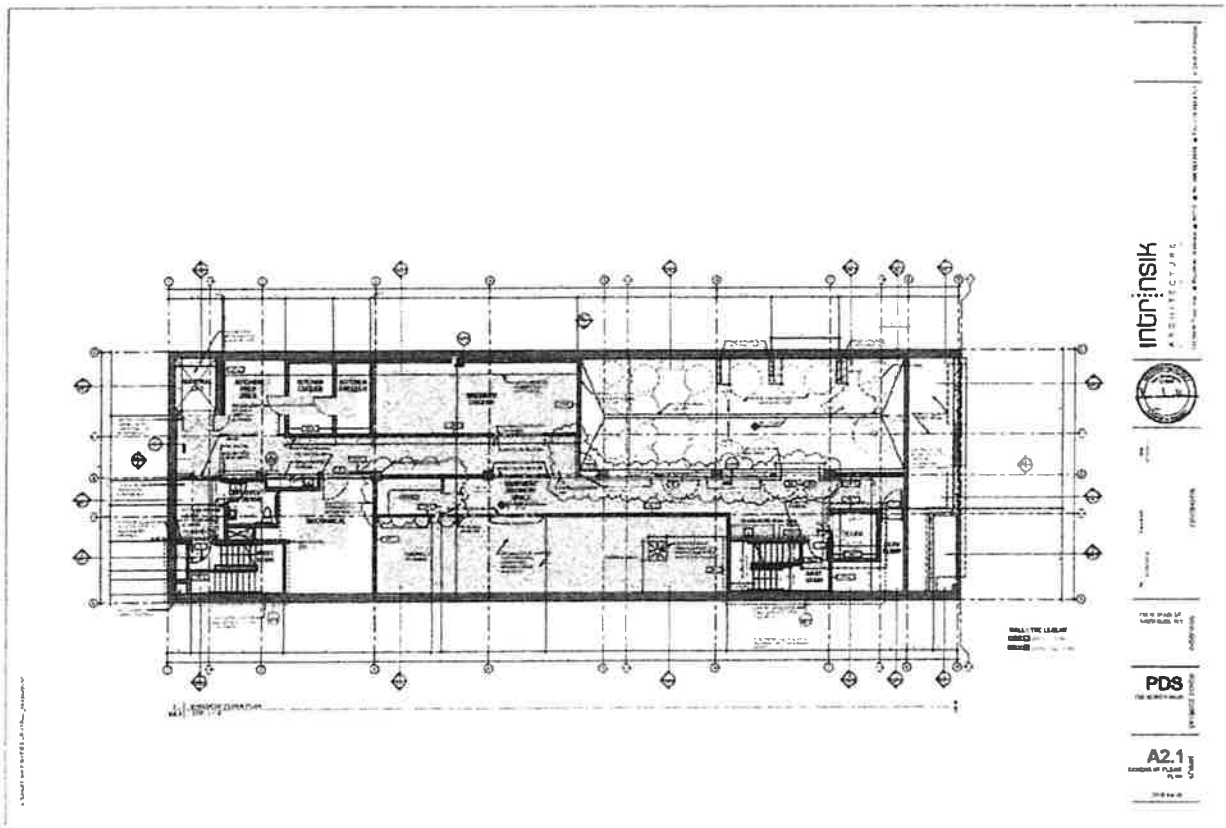
By: Chris Pope
Chris Pope, Member

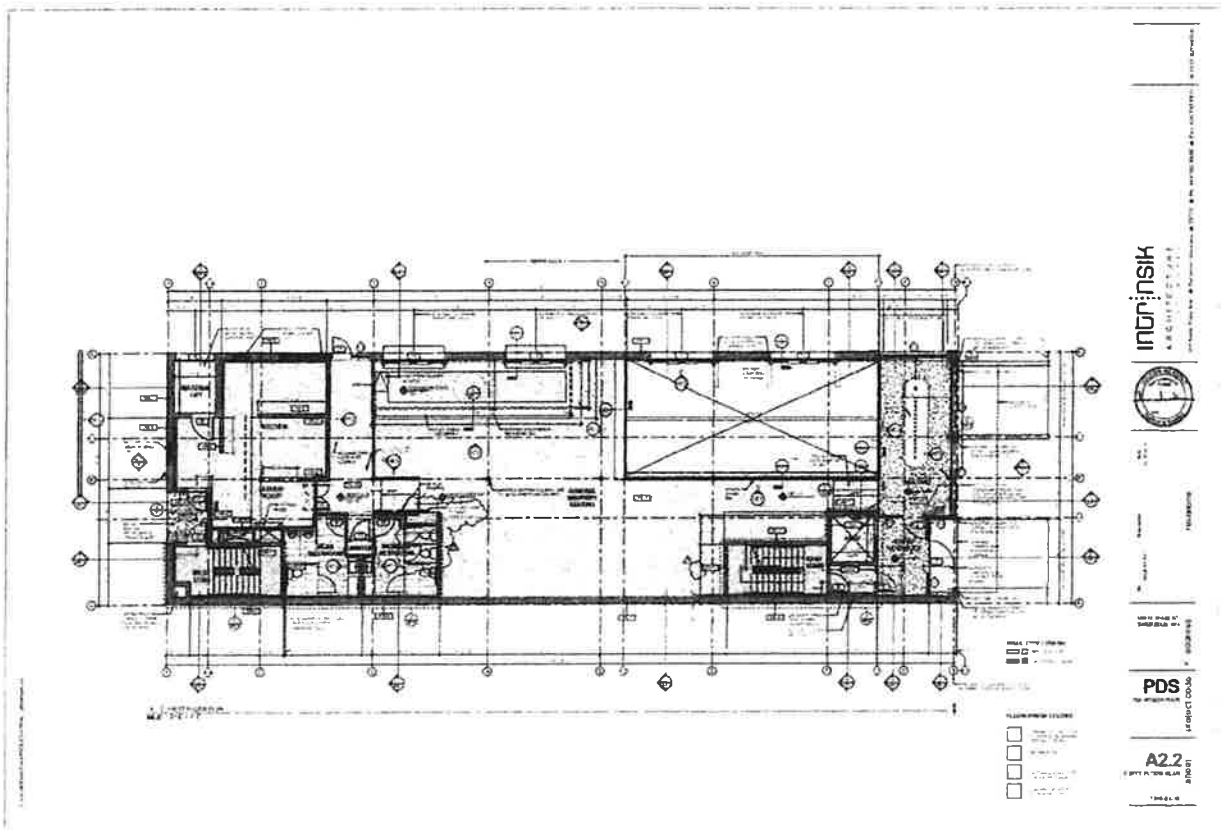
Lessee: Big Horn Public House, ~~LLC~~

By: [signature]
Eric McCormick Manager

EXHIBIT A Subject Premises, Building And Condo Plan




intrinsik
PDS
A2.1


A2.2

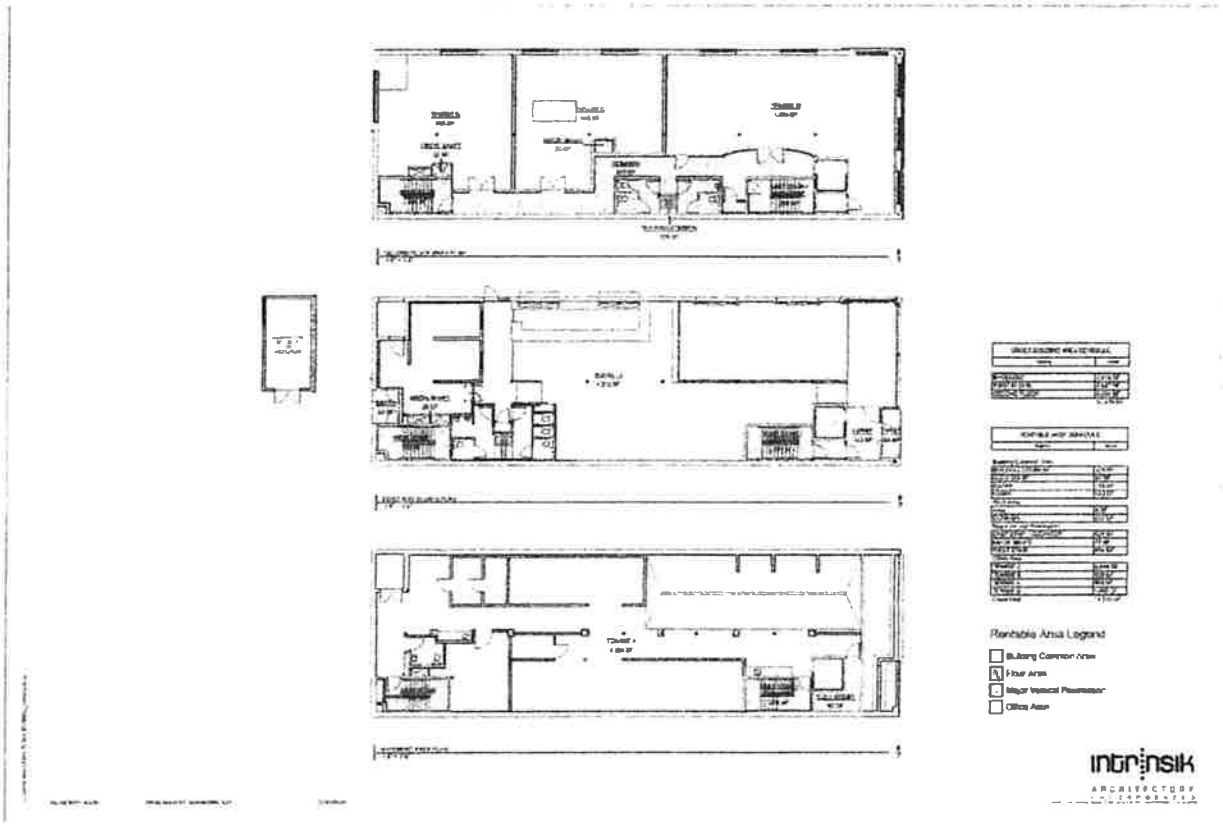


EXHIBIT B Lessor's Smith Alley Agreement with the City of Sheridan

SIDEWALK / ALLEY LICENSE AGREEMENT

THIS AGREEMENT is entered into effective the _____day of May, 2018, by and between the City of Sheridan, Wyoming, a municipal corporation ("City") and Bee Tree Partners, LLC, a Wyoming Limited Liability Company ("Bee Tree").

WHEREAS, Bee Tree owns real property located at 150 North Main, Sheridan, WY 82801, ("Property"); and

WHEREAS, Bee Tree's property is adjacent to an alley and public right of way known as the Smith Street Alley, hereinafter ("Alley") owned by the City of Sheridan; and

WHEREAS, Bee Tree wishes to improve and utilize, at its expense, a portion of the Alley for its business services offered to the public, and the City desires to accommodate the Bee Tree's desired use and deems it to be a significant improvement to the public's enjoyment of the downtown and will be in the public interest.

THEREFORE, in consideration of the promises exchanged below, the Bee Tree and City agree as follows:

1. **Premises.** The Alley subject to this agreement shall as described portion of the sidewalk and alley adjacent to Bee Tree's Property, described as follows:

> The first 10 feet of the south side of the public space commonly known as Smith Street Alley, which leasehold space shall begin approximately 13 feet west of the northeast corner of the 150 North Main structure and extend westward to approximately 16 feet from the northwest corner of the 150 North Main structure, as per the diagram on Exhibit A, which space shall be improved by the applicant as per the terms and conditions of this Agreement, and according to design drawings made part of this application, whereby the subject sidewalk is physically separated from a permanent parallel ten-foot [10'] public thoroughfare connecting Main Street to the mid-block Alley and the parking lots at Brooks Street (as illustrated on the dimensioned site plan showing the extents of the proposed structure and any subsequent required enclosure, attached hereto as ***Exhibit A***) ["Premises"]

2. **Term.** In consideration of the costs of improvements to be made to the Alley which shall benefit the public, as described below, the initial term of this Agreement shall be for: (a) for so long as the Premises is used in conjunction with seating and enjoyment of the service of food/beverage from the adjacent Property, or (b) ten (10) years from the date this Agreement is fully executed, whichever ends sooner. The agreement shall automatically renew for successive additional terms of two years each provided Bee Tree notices the City in writing, at least 90 days prior to the then-current agreement termination date, of its interest and intention to renew on terms and conditions agreeable to the parties.

3. **Purpose & Improvements.** The parties agree that the Premises are intended to provide an outdoor seating area for patrons' use at Bee Tree's adjacent property. Bee Tree's improvements that benefit the public and use of the Alley are as described and illustrated on **Exhibit A**, attached hereto.

4. **Rent.** In addition to the costs of the improvements to the Alley described herein, Bee Tree shall further pay One and xx/100 Dollars ($1.00) per square foot of the leased premise per month between May 1st and December 1st of each year for the right to use the Premises during the Term. In addition to the rent received City shall receive the economic benefits from the development of the Alley and benefits to the Downtown District. Said benefits are stated goals of significant emphasis to the City per the Downtown Development Authority Ordinance and other Main Street development plans.

a. Costs of improvements and maintenance of the property described in **Exhibit** A will be credited and applied against the rent to be paid to the City as described above.
b. The rentable square footage of the subject Alley leased premises is 950 SF.
c. Rent Commencement Date: the rents shall commence upon completion of the Alley improvements, and

Lessor / Lessee

receipt of all City approvals on those improvements, with an expected start date of May 1, 2019.

5. **Maintenance/Repair.** Bee Tree shall at all times keep the subject Premises clean, maintained and in good repair in at least as good of condition as upon the effective date of this Agreement. City shall not be responsible for cleaning, maintaining, repairing or inspecting the subject Premises during the term of this Agreement.

a. For clarification, snow plowing of the public thoroughfare side the Smith Alley shall be the responsibility of the Bee Tree unless otherwise provided by written agreement of the parties.

b. From time to time, Bee Tree may obtain a special permit to close the Smith Alley for maintenance of the premise or the adjacent business.

6. **Improvements.**

a. Improvements shall be constructed only with prior written approval by the City's Public Works Department;
b. Improvements shall be in compliance with all applicable building codes;

c. Improvements shall be in compliance with City Code specifying site triangles;

d. Improvements shall be in accordance with emergency egress requirements;

e. Improvements shall be consistent with the City of Sheridan's design checklist.

f. The public thoroughfare sidewalk shall not be obstructed by improvements such that less than five feet (5') of unobstructed sidewalk for foot traffic remains.

g. Bee Tree shall be permitted to remove light poles and utility poles located on the premise. Existing outdoor pole lights shall be replaced with appropriate project lighting and electrical fixtures as shown in Exhibit A and approved by the City.

h. Signage shall be approved by the City prior to installation.

7. Utilities

a. The existing City's public electrical power supply shall continue to be used to light the Alley. The parties agree that Bee Tree will reimburse the City for the reasonable cost of that portion of overhead lighting [calculated as: evening operating hours x days in monthly lease term x hourly electricity service rate] that services its subject Alley leasehold space, which reimbursement shall be included as an agreeable monthly charge paid in addition to the rents provided herein.

b. Water service. Bee Tree will supply the water service, at its sole cost, to routinely hose down the public alley – both on the leased space and the public thoroughfare.

8. **Termination.** This agreement may be terminated by the parties for the reasons as follows:

a. The City may terminate upon ninety (90) days written notice to Bee Tree should it deem, for cause, the Agreement no longer serves the public interest.

b. This Agreement may be suspended immediately by the City if it has any public health or safety concern arising from Bee Tree's use of the Premises,

c. If Bee Tree (or the Bee Tree's property adjacent to the Premises) has been convicted of any violation of the City of Sheridan Municipal Code.

d. Prior to termination for cause as listed above, the City must provide written notice of the cause or basis of termination. Should Bee Tree shall have thirty (30) days from the date of receipt of notice to cure the basis for termination.

e. Upon the termination of this agreement, Bee Tree shall remove all equipment from the property within thirty (30) days. Replacement of any public lighting fixtures removed as part of the requirements of this section shall be the responsibility of the City. Bee Tree shall repair any public fixture, structure, improvement, street or sidewalk which was damaged during the term of this agreement excepting normal wear and tear. Should Bee Tree fail to remove property as required herein, all remaining property shall be deemed the property of the City and may be disposed of in any

Lessor Lessee

manner deemed necessary or beneficial to the City. Any costs of removal or disposal shall be paid for and be the responsibility of Bee Tree. Any damage which is not repaired as described herein may be repaired by the City at the City's discretion. Costs of repairs shall be paid for and be the responsibility of Bee Tree. All chargeable costs to Bee Tree shall carry a 10% per annum interest rate if not paid for within thirty (30) days of invoice.

9. **Liability Insurance By Bee Tree.** During the term of the Agreement, Bee Tree shall provide insurance coverage for persons on the Premises for injury, death, damage in an amount not less than one million dollars ($1,000,00.00) per occurrence, and the City of Sheridan will be added as an "Additional Insured" with a waiver of subrogation in favor of the City of Sheridan. A Certificate of Liability Insurance, with the location of the premises, must be provided at the time of signing this agreement and every year thereafter on renewal of the Liability Coverage Policy. City preserves all immunities under Wyoming law pertaining to liability.

10. **Indemnity/Sovereign Immunity.** Bee Tree shall assume the risk of any liability arising from this Agreement and any and all use of the Premises, and Bee Tree shall hold harmless, defend and indemnify the City for any liability associated with the use of the Premises and the improvements thereon. The City does not waive sovereign immunity by entering into this Agreement and specifically retain immunity and all defenses available to it as a sovereign pursuant to Wyo. Stat. § 1-39-104(a) and all other law.

11. **No Third Party Beneficiaries.** The parties do not intend to create in any other party the status of third party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between parties hereto and shall inure solely to the benefit of the parties to this Agreement. This benefits, rights and obligations of this agreement shall not be assigned, transferred, sold or used by any other party without the written consent of the City. Bee Tree may lease out the subject premises to a tenant in good standing in its adjacent 150 North Main property provided that Bee Tree's lease with its tenant is in writing and does not violate any term, condition or obligation of this Agreement.

12. **Use of Property.** Bee Tree may use the property in any manner which is consistent with the allowed uses of 150 North Main Street per the City of Sheridan Zoning Code. Bee Tree may only use the Alley for dining and entertainment purposes. Bee Tree may apply for a license to serve alcohol as permitted by the City of Sheridan and Wyoming Statute and include the Alley as part of its licenses premises.

13. **Notice.** All notices shall be made in writing and being deemed delivered upon being placed in US first class mail, postage prepaid to the addresses below.

City:
City of Sheridan
ATT: Public Works Director
55 E. Grinnell Plaza
Sheridan, Wyoming 82801

Bee Tree:
Bee Tree Partners, LLC
1508 South Willson Avenue,
Bozeman, MT 59715

With a copy to:
Greg Von Krosigk
Pence and MacMillan
145 North Connor Street, Suite 3
Sheridan, WY 82801

14. **Modifications.** Changes, modifications, revisions or amendments to this Agreement shall only be effective and enforceable if executed in writing and duly authorized by both parties.

3

15. No Waiver. The failure of the Bee Tree to insist on a strict performance of any of the terms and conditions hereof shall not be deemed a waiver of the rights or remedies that Bee Tree may have regarding that specific term or condition nor deemed a waiver of any prior or subsequent breach. If a term in this Agreement is determined to be illegal, then the rest of this Agreement shall remain in full force and effect and shall be binding upon parties.

15. Miscellaneous. The construction, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Wyoming. The Courts of the State of Wyoming shall have jurisdiction over this Agreement and the parties, and the venue shall be the Fourth Judicial District, Sheridan County, Wyoming.

CITY OF SHERIDAN:

By: _____
Mayor of Sheridan 6/07/18

ATTEST:

_____
City Clerk

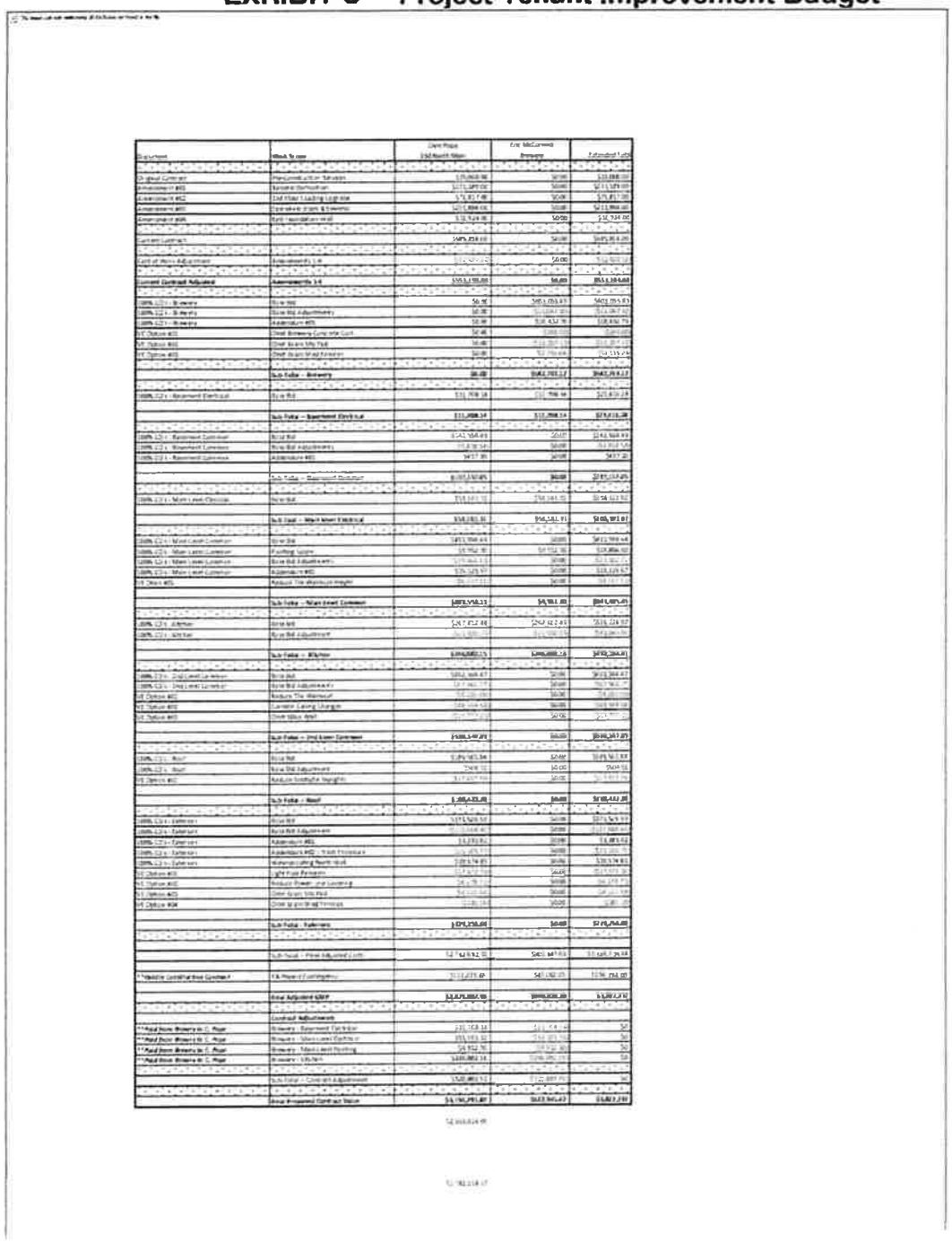
Approved by City Council on: 5/21/2018

BEE TREE:

_____
By: Christopher Pope

Address: Bee Tree Partners, LLC
1508 South Willson Avenue
Bozeman, MT 59715

EXHIBIT C Project Tenant Improvement Budget



Taxes paid in full

Fri, Dec 13



Mike Browne

Mon, Dec 9, 8:06 AM (2 days ago)

to me

Good morning Candace,

It was nice to meet you the other day. Just wanted to inform you that we paid September and October taxes on Friday, which would have us all caught up. Thx

Mike Browne

Managing Partner/Co-owner

Big Horn Public House

(480) 620-4614

BIG HORN PUBLIC HOUSE, LLC.

This detail reflects the current data for the filing in the system.

Print

Name
BIG HORN PUBLIC HOUSE, LLC.

Filing ID
2018-000806690

Type
Limited Liability Company - Domestic

Status
Active

Sub Status
Current

Initial Filing
06/06/2018

Standing - Tax
Good

Standing - RA
Good

Standing - Other
Good

Term of Duration
Perpetual

Formed In
Wyoming

Fictitious Name

Principal Office
172 N Main St Ste 3
Sheridan, WY 82801
USA

Mailing Address
172 N Main St Ste 3
Sheridan, WY 82801
USA

- Additional Details
- History
- Public Notes
- Parties

EXHIBIT D Splits Schedule

Generally, the parties agree to perform their respective base improvements to the Subject Premises as detailed by the Final Project Construction Drawings, dated April 18, 2018, and the associated Lessor's Contractor's Final Budget, dated May 8, 2018, as both are incorporated herein by reference.

Certain elements of the improvements to the Subject Premises shall be the responsibility of the Lessor and Lessee jointly in a "Splits" schedule as follows:

- Lessor and Lessee shall each contribute $246,082.15 of kitchen improvements to the Subject Premises, which improvements are detailed in the contractor's final budget.
- Lessor and Lessee shall each contribute $53,161.31 of Main Floor Electrical improvements to the Subject Premises, which improvements are detailed in the contractor's final budget.
- Lessor and Lessee shall each contribute $11,708.14 of Basement Electrical improvements to the Subject Premises, which improvements are detailed in the contractor's final budget.
- Lessor and Lessee shall each contribute $9,932.30 of Main Floor Painting improvements to the Subject Premises, which improvements are detailed in the contractor's final budget.

EXHIBIT E Contingency Waivers

Lessor's Contingency Waiver

As per section 24.12, Lessor hereby waives its contingency and accepts and adopts the Lease in its entirety.

Lessor Date

Lessee's Contingency Waiver

As per section 24.12, Lessee hereby waives its contingency and accepts and adopts this Lease in its entirety.

Lessee Date

EXHIBIT F Items for Restoration of Premises On Default

- Brewery equipment
  - purchase price $220,947
- Boiler equipment
  - purchase price $28,120
- Grain handling equipment
  - purchase price $41,107
- Glycol chiller
  - purchase price $15,000

Total $305,174

EXHIBIT D Splits Schedule

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EXHIBIT E Contingency Waivers

Lessor's Contingency Waiver

As per section 24.12, Lessor hereby waives its contingency and accepts and adopts the Lease in its entirety.

30 Aug 2018

Lessor Lessee

Lessor Date

Lessee's Contingency Waiver

As per section 24.12, Lessee hereby waives its contingency and accepts and adopts this Lease in its entirety.

Lessee 8/30/18 Date

EXHIBIT F Items for Restoration of Premises On Default

- Brewery equipment
  - purchase price $220,947

- Boiler equipment
  - purchase price $28,120

- Grain handling equipment
  - purchase price $41,107

- Glycol chiller
  - purchase price $15,000

Total $305,174

150 North Main, Sheridan, WY

Commercial Lease Amendment

Date: 9 August, 2018

The parties on this day hereby extend until August 31, 2018 the Contingency Deadline provided in Section 24.12 of their executed Commercial Lease, all other terms and conditions remaining unchanged. Once executed, this Amendment shall be made part of the original Lease terms and conditions.

Lessor: **Bee Tree Partners, LLC**

By _____
Chris Pope, member

Lessee: **Big Horn Public House, LLC**

By _____
Eric McCormick, manager

igiSign Verified: 26541DF2-0DC5-4A37-8075-A66425801AD7

COMMERCIAL LEASE AMENDMENT
150 North Main Street, Sheridan, WYO

THE LEASE by and between Bee Tree Partners, LLC [Lessor], and Big Horn Public House, LLC [Lessee] as executed on 18 June, 2018 is hereby Amended this date, as follows:

- RENT SCHEDULE By this Amendment, the parties agree to the following Rent Schedule modification for the Years 2021 through 2024. Remaining years in the Initial Lease term remain unchanged.

  RENT SCHEDULE

- MONTHLY LEASE PAYMENTS Lease payments comprise the Rent and the Triple Net payment components, as per the Lease.

Rent Payment/Mo	+	NNN	=	Total

Note: NNN Payments shown above are subject to annual adjustment, as per the Lease.

All other original Lease terms and conditions not shown to be amended by this agreement shall remain unchanged and in effect.

Lessor: Bee Tree Partners, LLC By: Bee Tree Partners, LLC, Christopher Pope, member
Date: 06-18-2021

Lessee: Big Horn Public House, LLC By: Michael Browne, Managing Partner
Date: 06-23-2021

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

Clerk

MEMORANDUM

RE: Public Hearing for the Ownership Transfer of Restaurant Liquor License #12 located at 138 N. Main ST (Cowboy Café) from KMR Enterprises to KiMR Enterprises - City Clerk Ashlee Foster

From: Ashlee Foster, City Clerk

To: City Council

Date: 01/19/2026

Background:

Cowboy Café was transferred to KMR Enterprises, LLC in October 2025. During the transition, KMR was affected by the federal government shutdown and was unable to obtain the required tax documentation. Because "KMR" is a commonly used business name, the applicant's filings required manual review, which was not being processed during the shutdown. When the applicant resubmitted under KiMR Enterprises, LLC, the system automatically verified the information and the sale proceeded under that entity. As a result, the applicant is now requesting to transfer the license from KMR to KiMR, and KMR Enterprises, LLC will be dissolved upon completion of the transfer.

A new lease will be executed with KiMR Enterprises, LLC once the transfer is approved.

Although the City and the State discussed whether an administrative transfer might be sufficient, the change is from one full LLC entity to a different LLC entity. Because this constitutes a complete change in applicant entity, a full transfer application and public hearing are required.

Staff Recommendation:

City staff recommend approval of the Liquor License Transfer Application for Cowboy Café. All required documents have been received, reviewed, and approved by the Wyoming Liquor Division, and the application has also undergone internal review by the Fire Department, Police Department, and Planning Division. The application is complete and ready for Council consideration. This transfer is administrative in nature, as only the applicant entity is changing; ownership and operational control will remain the same.

Attachments

Cowboy Cafe Transfer Application

(May 2025)

NEW OR RENEWAL LIQUOR LICENSE OR PERMIT APPLICATION

(State of Wyoming-County and Municipal Jurisdictions)

FOR LIQUOR DIVISION USE ONLY		
Customer #:		
Transf. from:		
1st Reviewer:		/ /
2nd Reviewer:		/ /

CLERK SECTION: Completed by City / Town / County Clerk

Local License # 12

Filing In Jurisdiction:

☐ CITY or TOWN OF: Sheridan, WY

☐ COUNTY OF: Sheridan

Date filed with clerk: 12 / 4 / 2025

Advertising Dates: (Minimum 2 Consecutive Weeks Prior to Hearing)

01 / 07 / 2026 & 01 / 14 / 2026

Public Hearing Date: 01 / 19 / 2026

Fees

Annual License Fee: $_____

Prorated License Fee: $_____

Transfer Fee: $ 100.00 ✓

Publishing Fee: $ 90.00 ✓

Publishing Fee Direct Billed to Applicant: ☐

License Term: 01 (Month) / 20 (Day) / 2026 (Year) Through 12 (Month) / 31 (Day) / 2026 (Year)

LICENSING AUTHORITY CLERK: BEGIN ADVERTISING PROMPTLY!
PER W.S. 12-4-104(d): IMMEDIATELY FORWARD A COPY OF THE APPLICATION AND ALL ATTACHEMENTS TO THE DIVISION.NO LICENSING AUTHORITY SHALL APPROVE OR DENY AN APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.

SECTION 1: APPLICANT & LOCATION INFORMATION

Applicant (Business Name): KiMR Enterprises LLC

Doing Business As (DBA) / Trade Name: Cowboy Café

Building to be licensed / Building Address: 138 N. Main ST
(Address Number, and Suite or Unit Number, and Street or Road Name)

Sheridan (City) WY (State) 82801 (Zip) Sheridan (County)

Local Mailing Address: PO Box 645
(Address Number or PO Box, and Suite or Unit Number, and Street or Road Name)

Sheridan (City) WY (State) 82801 (Zip) Sheridan (County)

Business Telephone Number: 801-381-0908 Fax Number: _____

Business E-Mail Address: _____

Business Primary Contact: Kimberlee (First Name) Franklin (Last Name)

SECTION 2: FILING AS (CHOOSE ONLY ONE)

☐ INDIVIDUAL | ☐ GENERAL PARTNERSHIP | ☐ LP | ☐ LLP | ☐ LLLP | ☒ LLC | ☐ LC | ☐ CORPORATION (INC)

☐ NON-PROFIT CORPORATION (NCORP) | ☐ POLITICAL SUBDIVISION | ☐ ORGANIZATION | ☐ OTHER _____

SECTION 3: FILING FOR (CHOOSE ONLY ONE)

☐ NEW LICENSE OR PERMIT ☐ RENEWAL OF LICENSE OR PERMIT

☐ TRANSFER OF LOCATION ☒ TRANSFER OF OWNERSHIP* ☐ TRANSFER OF OWNERSHIP* and LOCATION

***For a Transfer of Ownership: Attach a Form of Assignment**

Formerly Held by: KMR Enterprises LLC

SECTION 4: TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

(a) **Licenses and Permits Authorized for On-Premise Sales and Off-Premise Package Sales**

☐ RETAIL LIQUOR LICENSE | ☐ COUNTY MALT BEVERAGE PERMIT | ☐ MICROBREWERY PERMIT

☐ WINERY PERMIT | ☐ WINERY SATELLITE PERMIT | ☐ MANUFACTURER SATELLITE PERMIT

(i) **Primary Business Type (CHOOSE ONLY ONE)** (W.S. 12-6-101(c)(vi))

☐ ON-PREMISE: BAR | ☐ OFF-PREMISE: PACKAGE STORE | ☐ ON & OFF PREMISE: BAR & PACKAGE STORE

(b) **Licenses and Permits Authorized for ONLY On-Premise Sales**

☒ RESTAURANT LIQUOR LICENSE | ☐ BAR AND GRILL LIQUOR LICENSE | ☐ SPECIAL MALT BEVERAGE PERMIT

☐ RESORT LIQUOR LICENSE | ☐ RESORT HOTEL LIQUOR LICENSE | ☐ RESORT LIQUOR LICENSE-SKI RESORT

LIMITED RETAIL LIQUOR LICENSE (CLUB) ☐ GOLF CLUB ☐ VETERANS CLUB ☐ FRATERNAL CLUB ☐ SOCIAL CLUB

SECTION 5: SPECIAL STATUTORY DESIGNATIONS-ONLY COMPLETE IF APPLICABLE (CHOOSE ONLY ONE)

☐ COMMERCIAL AIRPORT (W.S. 12-4-201(d)(iv) | ☐ GOLF CLUB (W.S. 12-5-201(f)) | ☐ GUEST RANCH (W.S. 12-5-201(f))

☐ Other:

SECTION 6: OPERATIONAL STATUS (W.S. 12-1-101(a)(xxi) / 12-2-301(c) / 12-4-103(a)(iv)) and to assist the Liquor Division with Scheduling Inspections)

☐ SEASONAL

☐ NON-OPERATIONAL / PARKED

MONTHS OF OPERATION: from _____ to _____ ☒ All Year (Jan-Dec)

DAYS OF WEEK OF OPERATION: from Mon-Tues & Th-Sun ☐ Every Day (Mon-Sun)

HOURS OF OPERATION: from 7AM to 21:00 ☐ 24 Hours a Day

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 3

1. BUILDING OWNERSHIP: W.S. 12-4-103(a)(iii)

Does the Applicant own or lease the licensed building?

(a) The Applicant **OWNS** the licensed building. ☐ YES (own)

(b) The Applicant **LEASES** the licensed building. ☒ YES (lease)

If the building is leased, attach a copy of the lease agreement and complete (i) through (iii) below:

(i) The lease term expiration date is: 11 / 1 / 2035; or, ☐ Does not expire / Automatically Renews.

Note: The lease term **MUST** continue at least through the term of the liquor license or permit.

(ii) The lease term information is located on page(s) 1 paragraph(s) 3.

(iii) **Sales** provision for alcoholic or malt beverages: located, on page(s) 1 paragraph(s) 2.

Note: The lease **MUST** contain a provision specifically allowing the **SALE OF ALCOHOLIC or MALT BEVERAGES.**

(c) **RENEWAL ONLY:** The lease is current and on file with the Licensing Authority. ☐ YES ☐ NO

(i) **If NO to (c), attach a copy of the current lease agreement and complete 1.(b), (i) through (iii)**

2. LIQUOR BUSINESS CONTROL: W.S. 12-4-601(b)

(a) To operate the liquor business, has the business or license/permit been assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license or permit or the licensed building? ☐ YES ☒ NO

(b) If the answer was **YES to 2(a)** above, attach a written explanation and copies of any documents in connection there within.

3. INTEREST IN LICENSE OR PERMIT: W.S. 12-5-401, 12-5-402, 12-5-403

Does any alcohol manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm:

(a) Hold any interest in the license/permit applied for? ☐ YES ☒ NO

(b) Furnish by way of loan or any other money or financial assistance for purposes hereof in the business? ☐ YES ☒ NO

(c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☒ NO

(d) **If the answer was YES to any of the above questions**, attach a written explanation and copies of any documents in connection there within.

QUESTIONS 4-16 AND SIGNATURE PAGE: COMPLETED BY THE APPLICANT AS APPLICABLE

NA **4. RETAIL LIQUOR LICENSE-COMMERCIAL SERVICE AIRPORTS ONLY: W.S. 12-4-201(m)**

(a) Will food and beverage services be contracted or subcontracted? ☐ YES ☐ NO

(i) **If YES,** is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

(ii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iii) **If NO to (a) (ii), attach a copy of the current contract or subcontract.**

NA **5. BAR AND GRILL LICENSE OR RESTAURANT LIQUOR LICENSE ONLY: 12-4-413(a) / W.S. 12-4-407(a)**

Is a copy of the valid food service permit or the approved permit application attached? ☐ YES ☐ NO

NA **6. RESTAURANT LIQUOR LICENSE-RENEWAL ONLY: W.S. 12-4-407(a) / W.S. 12-4-408**

(a) Gross sales figures and percentages of income derived from:

(Line 1) Liquor Sales: $_____ (_____%)

(Line 2) Food Sales: $_____ (_____%)

(Line 1 + Line 2 must = Line 3) (Line 3) Gross Sales: $_____ (_____%)

NA **7. BAR AND GRILL LICENSE LIQUOR LICENSE-RENEWAL ONLY: W.S. 12-4-413(a) / W.S. 12-4-413(h),(j),(k)**

(a) Gross sales figures and percentages of income derived from:

(Line 1) Liquor Sales: $_____ (_____%)

(Line 2) Food Sales: $_____ (_____%)

(Line 3) Entertainment Sales: $_____ (_____%)

(Line 1 + Line 2 + Line 3 must = Line 4) (Line 4) Gross Sales: $_____ (_____%)

NA **8. RESORT LIQUOR LICENSE: W.S. 12-4-401 through W.S. 12-4-405**

Does the resort complex:

(a) Have an actual valuation of at least one million dollars, or have committed or expended not less than one million dollars ($1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☐ YES ☐ NO

(b) Include a restaurant and a convention facility; a convention facility that will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☐ YES ☐ NO

(c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☐ YES ☐ NO

(d) If no on question (c), have a ski resort facility open to the general public in which has been committed or expended not less than 10 million dollars ($10,000,000.00) on the facility? W.S. 12-4-401(b)(iv) ☐ YES ☐ NO

(e) Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b) ☐ YES ☐ NO

(i) **If YES to (e),** attach a copy of the contract or subcontract.

(ii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iii) **If NO to (e) (ii), attach a copy of the current contract or subcontract.**

NA **9. RESORT HOTEL LIQUOR LICENSE: W.S. 12-4-416 / W.S. 12-4-403 through W.S. 12-4-405**

Does the resort hotel:

(a) Have an actual valuation of at least five million dollars, or have committed or expended at least five million dollars ($5,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-416(b)(i) ☐ YES ☐ NO

(b) Include a full-service restaurant? W.S. 12-4-416(b)(ii) ☐ YES ☐ NO

(c) Include not less than twenty (20) sleeping rooms for short-term occupancy? W.S. 12-4-416(b)(iii) ☐ YES ☐ NO

(d) Provide dining services to guest rooms for not less than twelve (12) hours each day? W.S. 12-4-416(b)(iv) ☐ YES ☐ NO

(e) Provide facilities to accommodate business meetings for not less than fifty (50) participants? W.S. 12-4-416(b)(v) ☐ YES ☐ NO

(f) Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b) ☐ YES ☐ NO

(i) **If YES to (f), attach a copy of the contract or subcontract.**

(ii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iii) **If NO to (f) (ii), attach a copy of the current contract or subcontract.**

NA **10. MICROBREWERY PERMIT:**

WHOLESALE DISTRIBUTION: W.S. 12-2-201(a)

(a) Will or does the microbrewery at this location self-distribute its products or distribute through a licensed wholesaler? ☐ YES ☐ NO

If YES to (a); contact the Wyoming Liquor Division for further information.

RENEWAL ONLY: PRODUCTION REQUIREMENTS: W.S. 12-1-101(a)(xix)

(b) **Malt Beverage Production**

Minimum barrel production required for the current license term: **50.00**

(i) Barrels produced to date for the current license term: _____

(ii) Variance: _____

(c) Will the microbrewery at this location have produced at least 50 barrels (1,550 gallons) but less than 50,000 barrels (1, 550,000 gallons) by the end of the current license term as required by law? ☐ YES ☐ NO

(i) **If NO to (c),** attach a written explanation.

NA **11. LIMITED RETAIL (CLUB) LIQUOR LICENSE: FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)**

(a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO

(b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

NA **12. LIMITED RETAIL (CLUB) LIQUOR LICENSE: VETERANS CLUBS W.S. 12-1-101(a)(iii)(A)**

(a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO

(b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

NA **13. LIMITED RETAIL (CLUB) LIQUOR LICENSE: GOLF CLUBS W.S. 12-1-101(a)(iii)(D) / W.S. 12-4-301(e)**

(a) Does the golf club have more than fifty (50) bona fide members? ☐ YES ☐ NO

(b) Does the Applicant, maintain, or operate a bona fide golf course together with a clubhouse? ☐ YES ☐ NO

(c) **Is the Applicant a Political Subdivision** of the state that owns, maintains, or operates this golf course? ☐ YES ☐ NO

(i) Will food and beverage services be contracted or subcontracted? W.S. 12-4-301(e) ☐ YES ☐ NO

(ii) If **YES**, is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

(iii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iv) **If NO to (c) (iii), attach a copy of the current contract or subcontract.**

NA

14. LIMITED RETAIL (CLUB) LIQUOR LICENSE: SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E) / W.S. 12-4-301(b)

(a)	Does the club have more than one hundred (100) bona fide members who are residents of the county in which the club is located?	☐	YES	☐	NO
(b)	Is the club incorporated and operating solely as a nonprofit organization under the laws of this state?	☐	YES	☐	NO
(c)	Is the club qualified as a tax-exempt organization under the Internal Revenue Service?	☐	YES	☐	NO
(d)	Has the club been in continuous operation for a period of not less than one (1) year?	☐	YES	☐	NO
(e)	Has the club received twenty-five dollars ($25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues?	☐	YES	☐	NO
(f)	Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club?	☐	YES	☐	NO
(g)	Is a true copy of the club bylaws attached to this application?	☐	YES	☐	NO
(h)	Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition(s) Attached)	☐	YES	☐	NO
(i)	**If YES to (h), attach a copy of the Petition(s).**				

15. For Applicants Filing As: Individual, General Partnership, Political Subdivision, Organization or Other: W.S. 12-4-102(a)(ii) & (iii)

Each individual, partner or officer (as applicable) listed below must complete all of the information below.

(If more information is required, list on a separate piece of paper and attach to this application.)

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been convicted within the previous 10 years of: Any Felony under Wyoming law?	Have you been convicted within the previous 10 years of: Any Violation under Wyoming law relating to the sale or manufacture of Alcoholic Liquor or Malt Beverages?
N/A - LLC				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

16. For Applicants Filing As: Corporation (INC), Limited Company (LC), Limited Liability Company (LLC), Limited Liability Partnership (LLLP) or Limited Partnership (LP): W.S. 12-4-102(a)(iv) & (v)

(a) Is the Applicant Registered and Active with the Wyoming Secretary of State as required per W.S. 12-4-103(a)(x) or as otherwise required by Wyoming state laws? ☒ YES ☐ NO ☐ NOT APPLICABLE

List below: Each Officer, Director, stockholder, legal entity or member holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock or ownership of the corporation, limited liability company, limited liability partnership, or limited partnership.

Each Officer, Director or LLC member listed below must complete all of the information below.

(If more information is required, list on a separate piece of paper and attach to this application.)

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock or Ownership Held	Have you been convicted within the previous 10 years of: Any Felony under Wyoming law?	Have you been convicted within the previous 10 years of: Any Violation under Wyoming law relating to the sale or manufacture of Alcoholic Liquor or Malt Beverages?
Kim Franklin				less than 1 yr	33.4	YES ☐ NO ☒	YES ☐ NO ☒
Maile Keone				"	33.3	YES ☐ NO ☒	YES ☐ NO ☒
Ryan Franklin				"	33.3	YES ☐ NO ☒	YES ☐ NO ☒
						YES ☐ NO ☐	YES ☐ NO ☐

REQUIRED ATTACHMENTS:

FILING FOR: NEW, OR ANY TYPE OF TRANSFER

- [x] A statement indicating the financial condition and financial stability of the Applicant. W.S. 12-4-102(a)(vi).
- [x] If Filing For a Transfer of Ownership: Attach a form of assignment from the current licensee assigning the current license or permit to the new Applicant. W.S. 12-4-601(b).
- [x] A copy of any lease agreement(s). W.S. 12-4-103(a)(iii)
- [x] Bar & Grill and Restaurant liquor license Applicants: Attach a copy of the current Food Service Permit or the approved permit application for the Applicant and for the licensed building location. 12-4-413(a) / W.S. 12-4-407(a)
- [N/A] If food and beverage services will be contracted or subcontracted attach a copy of the contract or lease agreement. W.S. 12-4-201(m) / W.S. 12-4-301(e) / W.S. 12-4-403(b)
- [N/A] If filing for a Limited Retail Liquor License, operating as a Golf Club or Social Club, attach a copy of the club's bylaws including membership criteria. W.S. 12-4-301(c)
- [N/A] If filing for a Microbrewery Permit or Winery Permit: Attach a copy of the approved Federal TTB Permit.
- [N/A] If a current licensee is filing for a new, different license or permit: Attach a statement indicating the status of the current license or permit if the new license or permit is approved.

N/A **FILING FOR: RENEWAL**

- ☐ A copy of any new or updated lease agreement(s) if not currently on file with the Licensing Authority. W.S. 12-4-103(a)(iii)
- ☐ Bar & Grill and Restaurant liquor license Applicants: Attach a copy of the current Food Service Permit or the approved permit application for the Applicant and for the licensed building location. 12-4-413(a) / W.S. 12-4-407(a)
- ☐ If food and beverage services will be contracted or subcontracted attach a copy of the contract or lease agreement if the agreement on file with the Licensing Authority is not current. W.S. 12-4-201(m) / W.S. 12-4-301(e) / W.S. 12-4-403(b)

OATH OR VERIFICATION W.S. 12-4-102(b)

Requires signatures by:

***ALL** Individuals, **ALL** Partners, **ONE (1)** LLC Member, or **TWO (2)** Corporate Officers or Directors except that if all the stock of the corporation is owned by **ONE (1)** individual then that individual may sign and verify the application upon his oath, or **ONE (1)** Officer or Director, or Member of an Organization or Association.*

Any individual who signs the application must also be listed on Question 15 or Question 16 as applicable or additional documentation must be provided confirming legal authority to sign the application on behalf of the Applicant.

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

STATE OF WYOMING)
COUNTY OF Sheridan) *SS.*

Signed and sworn to before me on this 4th day of December, 2025 that the facts alleged in the foregoing instrument are true by the following:

	(Signature)	(Printed Name)	Title
1)		Ryan K. Frankfather	Member
2)			
3)			
4)			
5)			

ASHLEE FOSTER
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167498
MY COMMISSION EXPIRES: 09/15/2028
(SEAL)

Witness my hand and official seal: Ashlee Foster
Signature of Notary Public

My commission expires: 9·15·2028

Little Horn STATE BANK

November 18, 2025

RE: KiMR Enterprises, LLC

To whom it may concern:

This letter confirms KiMR Enterprises LLC has the following active account with Litte Horn State Bank that is in good standing:

Account Name	KiMR Enterprises LLC
Account Number	
Routing Number	

Should you need anything further, please do not hesitate to contact us.

Sincerely,

Nikki Kendrick
Customer Service Officer

DigiSign Verified - 92722182-7b3f-4df9-81ca-5078badf620e

City of Sheridan

Attn: City Clerk

DATE 12/1/2025

RE: Request for Assignment of the Restaurant Liquor License - Cowboy Café *2*

Dear Sheridan City Council,

We, Kimberlee Franklin, Maile Keone and Ryan Franklin, members of KMR Enterprises LLC, authorize the transfer of the Restaurant Liquor License from KMR Enterprises LLC to KiMR Enterprises LLC, a Wyoming Limited Liability Company (the shareholders of which will remain the same and include: Kimberlee Franklin, Maile Keone and Ryan Franklin).

Please allow Kimberlee Franklin to continue to place liquor orders under KMR Enterprises LLC effective immediately until the license is transferred to KiMR Enterprises, LLC.

KMR Enterprises LLC	KiMR Enterprises LLC
Kimberlee Franklin Kimberlee Franklin KMR Enterprises LLC	Kimberlee Franklin Kimberlee Franklin KiMR Enterprises LLC
Maile Keone Maile Keone KMR Enterprises LLC	Maile Keone Maile Keone KiMR Enterprises LLC
Ryan K Franklin Ryan Franklin KMR Enterprises LLC	Ryan K Franklin Ryan Franklin KiMR Enterprises LLC

DigiSign Verified - 92722182-7b3f-4df9-81ca-5078badf620e

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT (the "Agreement") was made and entered into on this 10 day of September 2025 by and between RK-WY Holdings, LLC ("Lessor") and KiMR Enterprises, LLC. ("Lessee") collectively referred to as "the parties.

The parties agree as follows:

Premises

In consideration of the rents to be paid hereunder and the covenants and obligations to be observed by the Lessor does hereby lease to the Lessee, and the Lessee does hereby lease and takes from the Lessor the following property located at:
138 N Main, Sheridan, WY, 82801, totaling 3,595 square feet. (Premises" together with all improvements located thereon (the "Premises") along with all fixtures, appliances, and kitchen equipment. The premises will be used for only the following use: **The provided lease agreement allows for the dispensing of liquor (alcohol) and allows for the sales of alcoholic or malt beverages on the leased premises.**

Terms
The term of this Lease shall commence on the 1st day of November 2025 and shall continue for an initial term of 10 years. This will be an NNN lease. Lessee to pay all taxes, insurance and maintenance of the entire property. No Lessor responsibilities.

Rent
For and during the initial term of the Lease, Lessee shall pay to Lessor annual rent of $96,000.00 per year. The annual rent shall be payable in advance in equal monthly installments of$ 8,000.00 per month. The monthly payment shall be due and payable by the 10 day of each calendar month. Rent shall automatically increase by 5% per annum starting on the anniversary date of 1 November of year 2 and each year thereafter.

Utilities
Unless otherwise expressly agreed in writing by Lessor, Lessee shall pay all utility charges relating to the entirety of Leased property during the term of this Lease.

Signs
Upon obtaining Lessor's consent, Lessee shall have the right to place any signs which are permitted by applicable zoning ordinances and private restrictions on the Premises, at locations selected by Lessee. Lessor may refuse such consent if it is in Lessor's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Premises. Lessee shall repair all damage to the Leased Premises resulting from the removal of signs installed by Lessee.

DigiSign Verified - 92722182-7b3f-4df9-81ca-5078badf620e

Alterations & Improvements
Lessee may, at its sole expense, redecorate the Premises and make such non-structural alterations and changes as Lessee shall deem expedient or necessary, provided, however, such alterations and changes shall neither impair the structural soundness nor diminish the value of the Premises. The Lessee may make structural alterations and additions to the Premises provided Lessee first obtains the consent of the Lessor in writing. The Lessor agrees that it shall not withhold such consent unreasonably.

Lessor covenants and warrants that upon performance by Lessee of its obligations hereunder, Lessor will keep and maintain Lessee in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of

the Leased Premises during the term of this Lease.

Entry
Lessor shall have the right to enter upon the Premises at reasonable hours to inspect the same, provided Lessor shall not thereby unreasonably interfere with Lessee's business on the Premises.

Repairs
Lessee shall at its own expense make all necessary repairs to the Premises. Such repairs shall include routine repairs of floors, walls, ceilings, and other parts of the Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

Termination
Either party may terminate this Agreement without cause by giving thirty (30) days written notice to the other party. Upon the expiration or earlier termination of this Agreement, Lessee shall return the Premises to Lessor in good repair, condition and working order, ordinary wear and tear resulting from proper use thereof alone excepted.

Damage and Destruction
In the event if the Premises or any part thereof is damaged by fire, casualty or structural defects that the same cannot be used for Lessee's purposes, then Lessee shall have the right within ninety (90) days following damage to elect by notice to Lessor to terminate this Lease. In the event if such damage does not render Leased Premises unusable for Lessee's purposes, Lessor shall promptly repair such damage at the cost of the Lessor. Lessee shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Lessee's purposes.

DigiSign Verified - 92722182-7b3f-4df9-81ca-5078badf620e

Indemnity
Lessee shall indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including reasonable attorney's fees and costs, arising out of, connected with, or resulting from Lessee's use of the Premises, including without limitation the manufacture, selection, delivery, possession, use, operation, or return of the Premises.

Assignment and Subletting
Lessee shall not sublet the premises or assign this Agreement without the prior written consent of the Lessor. Any such attempt to sublet or assignment by Lessee shall be a breach of this Agreement and cause for immediate termination.

Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes any earlier statement or understanding. No changes or additions to the terms of the Agreement shall be valid unless in writing and signed by both parties.

Governing Law

This Agreement will be governed by the laws of the State of Wyoming.

AGREED TO this 10 day of September 2025 by:

Lessee:
KiMR Enterprises, LLC
Kimberlee Franklin, Member

Kimberlee Franklin

Lessor:
RK-WY Holdings, LLC
Ryan K Franklin, Member

Ryan K Franklin

Issued by:

WYOMING DEPARTMENT OF AGRICULTURE
CONSUMER HEALTH SERVICES
2219 CAREY AVE
CHEYENNE, WY 82002

EQUAL OPPORTUNITY IN EMPLOYMENT AND SERVICES

Retail Food

ACCOUNT # 14409

Whereas this party has made application for the licenses listed below in the State of Wyoming according to the law and agrees to comply with all laws, rules and regulations thereto, including the payment of all required fees, there is hereby issued to the applicant this license. This license is not transferable and, unless revoked, shall expire on the date indicated below.

Issued to:

COWBOY CAFE
138 N MAIN ST
SHERIDAN, WY 82801

KIMR ENTERPRISES, LLC
KIMR ENTERPRISES, LLC
PO BOX 645
SHERIDAN, WY 82801

EXPIRATION DATE:
9/16/2026

Director of Dept. of Ag

THIS LICENSE MUST BE CURRENT AND POSTED CONSPICUOUSLY AT THE PHYSICAL LOCATION

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

Clerk

MEMORANDUM

RE: Public Hearing for the Ownership Transfer of Retail Liquor License #7 located at 412 Whitney LN (Ice Haus) from Penalty Box LLC to The Ice Haus LLC - City Clerk Ashlee Foster

From: Ashlee Foster, City Clerk

To: City Council

Date: 01/19/2026

Background:

Penalty Box LLC is requesting a transfer of its liquor license to Ice Haus LLC. This transfer is administrative in nature, as ownership and operational control will remain unchanged. The purpose of the transfer is to streamline tax preparation and business operations for the entity owner.

A lease was previously submitted during renewals showing Ice Haus LLC leasing to Penalty Box LLC; however, once the transfer is approved, that lease will no longer be needed and will be considered invalid.

Although both the City and the State explored whether an administrative transfer could be sufficient, the change is occurring from one complete LLC entity to an entirely different LLC entity. Because this represents a full change in applicant, a standard transfer application and a public hearing are required.

Staff Recommendation:

City staff recommend approval of the Liquor License Transfer Application for the Penalty Box Bar. All required documents have been received, reviewed, and approved by the Wyoming Liquor Division, and the application has also undergone internal review by the Fire Department, Police Department, and Planning Division. The application is complete and ready for Council consideration.

Attachments

Penalty Box Transfer Application

(May 2025)

NEW OR RENEWAL LIQUOR LICENSE OR PERMIT APPLICATION

(State of Wyoming-County and Municipal Jurisdictions)

FOR LIQUOR DIVISION USE ONLY			
Customer #:			
Transf. from:			
1st Reviewer:		/	/
2nd Reviewer:		/	/

CLERK SECTION: Completed by City / Town / County Clerk | Local License # 07

Filing In Jurisdiction:

☑ CITY or TOWN OF: Sheridan, City of

☑ COUNTY OF: Sheridan County

Fees

Annual License Fee: $ _____

Prorated License Fee: $ _____

Transfer Fee: $ 100.00 ✓

License Term: 01 (Month) / 20 (Day) / 26 (Year) Through 12 (Month) / 31 (Day) / 2026 (Year)

Date filed with clerk: 12 / 4 / 2025

Advertising Dates: (Minimum 2 Consecutive Weeks Prior to Hearing)

01/07/2026 & 01/14/2026

Public Hearing Date: 01 / 19 / 2026

Publishing Fee: $ 90.00 ✓

Publishing Fee Direct Billed to Applicant: ☐

Fire Inspection $100.00 ✓

LICENSING AUTHORITY CLERK: BEGIN ADVERTISING PROMPTLY!
PER W.S. 12-4-104(d): IMMEDIATELY FORWARD A COPY OF THE APPLICATION AND ALL ATTACHEMENTS TO THE DIVISION. NO LICENSING AUTHORITY SHALL APPROVE OR DENY AN APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.

SECTION 1: APPLICANT & LOCATION INFORMATION

Applicant (Business Name): The Ice Haus LLC

Doing Business As (DBA) / Trade Name: Penalty Box Bar

Building to be licensed / Building Address: 412 Whitney Lane
(Address Number, and Suite or Unit Number, and Street or Road Name)
Sheridan (City) WY (State) 82801 (Zip) Sheridan (County)

Local Mailing Address: PO Box 726
(Address Number or PO Box, and Suite or Unit Number, and Street or Road Name)
Sheridan (City) WY (State) 82801 (Zip) Sheridan (County)

Business Telephone Number: (303) 419-0782 Fax Number: —

Business E-Mail Address: hannah@jcdodgeconstruction.com

Business Primary Contact: Chris (First Name) Medved (Last Name)

SECTION 2: FILING AS (CHOOSE ONLY ONE)

☐ INDIVIDUAL | ☐ GENERAL PARTNERSHIP | ☐ LP | ☐ LLP | ☐ LLLP | ☒ LLC | ☐ LC | ☐ CORPORATION (INC)

☐ NON-PROFIT CORPORATION (NCORP) | ☐ POLITICAL SUBDIVISION | ☐ ORGANIZATION | ☐ OTHER _____

SECTION 3: FILING FOR (CHOOSE ONLY ONE)

☐ NEW LICENSE OR PERMIT ☐ RENEWAL OF LICENSE OR PERMIT

☐ TRANSFER OF LOCATION ☒ TRANSFER OF OWNERSHIP* ☐ TRANSFER OF OWNERSHIP* and LOCATION

*For a Transfer of Ownership: Attach a Form of Assignment | Formerly Held by: Penalty Box LLC

SECTION 4: TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

(a) **Licenses and Permits Authorized for On-Premise Sales and Off-Premise Package Sales**

☒ RETAIL LIQUOR LICENSE | ☐ COUNTY MALT BEVERAGE PERMIT | ☐ MICROBREWERY PERMIT

☐ WINERY PERMIT | ☐ WINERY SATELLITE PERMIT | ☐ MANUFACTURER SATELLITE PERMIT

(i) **Primary Business Type (CHOOSE ONLY ONE)** (W.S. 12-6-101(c)(vi))

☐ ON-PREMISE: BAR | ☐ OFF-PREMISE: PACKAGE STORE | ☒ ON & OFF PREMISE: BAR & PACKAGE STORE

(b) **Licenses and Permits Authorized for ONLY On-Premise Sales**

☐ RESTAURANT LIQUOR LICENSE | ☐ BAR AND GRILL LIQUOR LICENSE | ☐ SPECIAL MALT BEVERAGE PERMIT

☐ RESORT LIQUOR LICENSE | ☐ RESORT HOTEL LIQUOR LICENSE | ☐ RESORT LIQUOR LICENSE-SKI RESORT

LIMITED RETAIL LIQUOR LICENSE (CLUB) ☐ GOLF CLUB ☐ VETERANS CLUB ☐ FRATERNAL CLUB ☐ SOCIAL CLUB

SECTION 5: SPECIAL STATUTORY DESIGNATIONS-ONLY COMPLETE IF APPLICABLE (CHOOSE ONLY ONE)

☐ COMMERCIAL AIRPORT (W.S. 12-4-201(d)(iv)) | ☐ GOLF CLUB (W.S. 12-5-201(f)) | ☐ GUEST RANCH (W.S. 12-5-201(f))

☐ Other:

SECTION 6: OPERATIONAL STATUS (W.S. 12-1-101(a)(xxi) / 12-2-301(c) / 12-4-103(a)(iv)) and to assist the Liquor Division with Scheduling Inspections)

☐ SEASONAL

☐ NON-OPERATIONAL / PARKED

MONTHS OF OPERATION: from _____ to _____ ☒ All Year (Jan-Dec)

DAYS OF WEEK OF OPERATION: from TUES to SUN ☐ Every Day (Mon-Sun)

HOURS OF OPERATION: from 11AM to 9PM ☐ 24 Hours a Day

(May 2025)

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 3

1. BUILDING OWNERSHIP W.S. 12-4-103(a)(iii)

Does the Applicant own or lease the licensed building?

(a) The Applicant **OWNS** the licensed building. ☒ YES (own)

(b) The Applicant **LEASES** the licensed building. ☐ YES (lease)

If the building is leased, attach a copy of the lease agreement and complete (i) through (iii) below:

(i) The lease term expiration date is: ____/____/____; or, ☐ Does not expire / Automatically Renews.

Note: The lease term MUST continue at least through the term of the liquor license or permit.

(ii) The lease term information is located on page(s)_____paragraph(s)_____.

(iii) **Sales provision for alcoholic or malt beverages: located, on page(s)**_____ paragraph(s)_____.

Note: The lease MUST contain a provision specifically allowing the **SALE OF ALCOHOLIC or MALT BEVERAGES.**

(c) **RENEWAL ONLY:** The lease is current and on file with the Licensing Authority. ☐ YES ☐ NO

(i) **If NO to (c), attach a copy of the current lease agreement and complete 1.(b), (I) through (iii)**

2. LIQUOR BUSINESS CONTROL W.S. 12-4-601(b)

(a) To operate the liquor business, has the business or license/permit been assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license or permit or the licensed building? ☐ YES ☒ NO

(b) If the answer was **YES to 2(a)** above, attach a written explanation and copies of any documents in connection there within.

3. INTEREST IN LICENSE OR PERMIT: W.S. 12-5-401, 12-5-402, 12-5-403

Does any alcohol manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm:

(a) Hold any interest in the license/permit applied for? ☐ YES ☒ NO

(b) Furnish by way of loan or any other money or financial assistance for purposes hereof in the business? ☐ YES ☒ NO

(c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☒ NO

(d) **If the answer was YES to any of the above questions**, attach a written explanation and copies of any documents in connection there within.

QUESTIONS 4-16 AND SIGNATURE PAGE: COMPLETED BY THE APPLICANT AS APPLICABLE

NA **4. RETAIL LIQUOR LICENSE-COMMERCIAL SERVICE AIRPORTS ONLY: W.S. 12-4-201(m)**

(a) Will food and beverage services be contracted or subcontracted? ☐ YES ☐ NO

(i) **If YES**, is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

(ii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iii) **If NO to (a) (ii), attach a copy of the current contract or subcontract.**

NA **5. BAR AND GRILL LICENSE OR RESTAURANT LIQUOR LICENSE ONLY: 12-4-413(a) / W.S. 12-4-407(a)**

Is a copy of the valid food service permit or the approved permit application attached? ☐ YES ☐ NO

NA **6. RESTAURANT LIQUOR LICENSE-RENEWAL ONLY: W.S. 12-4-407(a) / W.S. 12-4-408**

(a) Gross sales figures and percentages of income derived from:

(Line 1) Liquor Sales: $_____ (_____%)

(Line 2) Food Sales: $_____ (_____%)

(Line 1 + Line 2 must = Line 3) (Line 3) Gross Sales $_____ (_____%)

NA **7. BAR AND GRILL LICENSE LIQUOR LICENSE-RENEWAL ONLY: W.S. 12-4-413(a) / W.S. 12-4-413(h),(j),(k)**

(a) Gross sales figures and percentages of income derived from:

(Line 1) Liquor Sales: $_____ (_____%)

(Line 2) Food Sales: $_____ (_____%)

(Line 3) Entertainment Sales: $_____ (_____%)

(Line 1 + Line 2 + Line 3 must = Line 4) (Line 4) Gross Sales: $_____ (_____%)

NA **8. RESORT LIQUOR LICENSE: W.S. 12-4-401 through W.S. 12-4-405**

Does the resort complex:

(a) Have an actual valuation of at least one million dollars, or have committed or expended not less than one million dollars ($1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☐ YES ☐ NO

(b) Include a restaurant and a convention facility; a convention facility that will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☐ YES ☐ NO

(c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☐ YES ☐ NO

(d) If no on question (c), have a ski resort facility open to the general public in which has been committed or expanded not less than 10 million dollars ($10,000,000.00) on the facility? W.S. 12-4-401(b)(iv) ☐ YES ☐ NO

(e) Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b) ☐ YES ☐ NO

(i) **If YES to (e), attach a copy of the contract or subcontract.**

(ii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iii) **If NO to (e) (ii), attach a copy of the current contract or subcontract.**

NA **9. RESORT HOTEL LIQUOR LICENSE: W.S. 12-4-416 / W.S. 12-4-403 through W.S. 12-4-405**

Does the resort hotel:

(a) Have an actual valuation of at least five million dollars, or have committed or expended at least five million dollars ($5,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-416(b)(i) ☐ YES ☐ NO

(b) Include a full-service restaurant? W.S. 12-4-416(b)(ii) ☐ YES ☐ NO

(c) Include not less than twenty (20) sleeping rooms for short-term occupancy? W.S. 12-4-416(b)(iii) ☐ YES ☐ NO

(d) Provide dining services to guest rooms for not less than twelve (12) hours each day? W.S. 12-4-416(b)(iv) ☐ YES ☐ NO

(e) Provide facilities to accommodate business meetings for not less than fifty (50) participants? W.S. 12-4-416(b)(v) ☐ YES ☐ NO

(f) Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b) ☐ YES ☐ NO

(i) **If YES to (f), attach a copy of the contract or subcontract.**

(ii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iii) **If NO to (f) (ii), attach a copy of the current contract or subcontract.**

NA **10. MICROBREWERY PERMIT:**

WHOLESALE DISTRIBUTION: W.S. 12-2-201(a)

(a) Will or does the microbrewery at this location self-distribute its products or distribute through a licensed wholesaler? ☐ YES ☐ NO

If YES to (a); contact the Wyoming Liquor Division for further information.

RENEWAL ONLY: PRODUCTION REQUIREMENTS: W.S. 12-1-101(a)(xix)

(b) **Malt Beverage Production**

Minimum barrel production required for the current license term: **50.00**

(i) Barrels produced to date for the current license term: _____

(ii) Variance: _____

(c) Will the microbrewery at this location have produced at least 50 barrels (1,550 gallons) but less than 50,000 barrels (1, 550,000 gallons) by the end of the current license term as required by law? ☐ YES ☐ NO

(i) **If NO to (c),** attach a written explanation.

NA **11. LIMITED RETAIL (CLUB) LIQUOR LICENSE: FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)**

(a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO

(b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

NA **12. LIMITED RETAIL (CLUB) LIQUOR LICENSE: VETERANS CLUBS W.S. 12-1-101(a)(iii)(A)**

(a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO

(b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

NA **13. LIMITED RETAIL (CLUB) LIQUOR LICENSE: GOLF CLUBS W.S. 12-1-101(a)(iii)(D) / W.S. 12-4-301(e)**

(a) Does the golf club have more than fifty (50) bona fide members? ☐ YES ☐ NO

(b) Does the Applicant, maintain, or operate a bona fide golf course together with a clubhouse? ☐ YES ☐ NO

(c) Is the **Applicant a Political Subdivision** of the state that owns, maintains, or operates this golf course? ☐ YES ☐ NO

(i) Will food and beverage services be contracted or subcontracted? W.S. 12-4-301(e) ☐ YES ☐ NO

(ii) If **YES**, is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

(iii) **RENEWAL ONLY:** The contract or subcontract is current and on file with the Licensing Authority. ☐ YES ☐ NO

(iv) **If NO to (c) (iii), attach a copy of the current contract or subcontract.**

NA

14. LIMITED RETAIL (CLUB) LIQUOR LICENSE: SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E) / W.S. 12-4-301(b)

(a)	Does the club have more than one hundred (100) bona fide members who are residents of the county in which the club is located?	☐	YES	☐	NO
(b)	Is the club incorporated and operating solely as a nonprofit organization under the laws of this state?	☐	YES	☐	NO
(c)	Is the club qualified as a tax-exempt organization under the Internal Revenue Service?	☐	YES	☐	NO
(d)	Has the club been in continuous operation for a period of not less than one (1) year?	☐	YES	☐	NO
(e)	Has the club received twenty-five dollars ($25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues?	☐	YES	☐	NO
(f)	Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club?	☐	YES	☐	NO
(g)	Is a true copy of the club bylaws attached to this application?	☐	YES	☐	NO
(h)	Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition(s) Attached)	☐	YES	☐	NO

(i) **If YES to (h), attach a copy of the Petition(s).**

15. For Applicants Filing As: Individual, General Partnership, Political Subdivision, Organization or Other: W.S. 12-4-102(a)(ii) & (iii)

Each individual, partner or officer (as applicable) listed below must complete all of the information below.

(If more information is required, list on a separate piece of paper and attach to this application.)

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been convicted within the previous 10 years of: Any Felony under Wyoming law?	Any Violation under Wyoming law relating to the sale or manufacture of Alcoholic Liquor or Malt Beverages?
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

16. For Applicants Filing As: Corporation (INC), Limited Company (LC), Limited Liability Company (LLC), Limited Liability Partnership (LLLP) or Limited Partnership (LP): W.S. 12-4-102(a)(iv) & (v)

(a) Is the Applicant Registered and Active with the Wyoming Secretary of State as required per W.S. 12-4-103(a)(x) or as otherwise required by Wyoming state laws? ☒ YES ☐ NO ☐ NOT APPLICABLE

List below: Each Officer, Director, stockholder, legal entity or member holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock or ownership of the corporation, limited liability company, limited liability partnership, or limited partnership.

Each Officer, Director or LLC member listed below must complete all of the information below.

(If more information is required, list on a separate piece of paper and attach to this application.)

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock or Ownership Held	Have you been convicted within the previous 10 years of: Any Felony under Wyoming law?	Any Violation under Wyoming law relating to the sale or manufacture of Alcoholic Liquor or Malt Beverages?
Christopher Medved				3	100%	YES ☐ NO ☒	YES ☐ NO ☒
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐

(May 2025)

REQUIRED ATTACHMENTS:

FILING FOR: NEW, OR ANY TYPE OF TRANSFER

* ☑ A statement indicating the financial condition and financial stability of the Applicant. W.S. 12-4-102(a)(vi).

* ☑ If Filing For a Transfer of Ownership: Attach a form of assignment from the current licensee assigning the current license or permit to the new Applicant. W.S. 12-4-601(b).

N/A ☐ A copy of any lease agreement(s). W.S. 12-4-103(a)(iii)

N/A ☐ Bar & Grill and Restaurant liquor license Applicants: Attach a copy of the current Food Service Permit or the approved permit application for the Applicant and for the licensed building location. 12-4-413(a) / W.S. 12-4-407(a)

N/A ☐ If food and beverage services will be contracted or subcontracted attach a copy of the contract or lease agreement. W.S. 12-4-201(m) / W.S. 12-4-301(e) / W.S. 12-4-403(b)

N/A ☐ If filing for a Limited Retail Liquor License, operating as a Golf Club or Social Club, attach a copy of the club's bylaws including membership criteria. W.S. 12-4-301(c)

N/A ☐ If filing for a Microbrewery Permit or Winery Permit: Attach a copy of the approved Federal TTB Permit.

N/A ☐ If a current licensee is filing for a new, different license or permit: Attach a statement indicating the status of the current license or permit if the new license or permit is approved.

FILING FOR: RENEWAL

N/A ☐ A copy of any new or updated lease agreement(s) if not currently on file with the Licensing Authority. W.S. 12-4-103(a)(iii)

N/A ☐ Bar & Grill and Restaurant liquor license Applicants: Attach a copy of the current Food Service Permit or the approved permit application for the Applicant and for the licensed building location. 12-4-413(a) / W.S. 12-4-407(a)

N/A ☐ If food and beverage services will be contracted or subcontracted attach a copy of the contract or lease agreement if the agreement on file with the Licensing Authority is not current. W.S. 12-4-201(m) / W.S. 12-4-301(e) / W.S. 12-4-403(b)

OATH OR VERIFICATION W.S. 12-4-102(b)

Requires signatures by:

ALL Individuals, ALL Partners, ONE (1) LLC Member, or TWO (2) Corporate Officers or Directors except that if all the stock of the corporation is owned by ONE (1) individual then that individual may sign and verify the application upon his oath, or ONE (1) Officer or Director, or Member of an Organization or Association.

Any individual who signs the application must also be listed on Question 15 or Question 16 as applicable or additional documentation must be provided confirming legal authority to sign the application on behalf of the Applicant.

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

STATE OF WYOMING)
COUNTY OF Sheridan) *S.S.*

Signed and sworn to before me on this 4th day of December 2025 that the facts alleged in the foregoing instrument are true by the following:

	(Signature)	(Printed Name)	Title
1)	Curt S Medved	Curt's Medved	owner
2)			
3)			
4)			
5)			

ASHLEE FOSTER
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167498
MY COMMISSION EXPIRES: 09/15/2028
SEAL

Witness my hand and official seal: Ashlee Foster
Signature of Notary Public

My commission expires 9/15/2028

First Northern Bank
of WYOMING

12/4/2025

To: Whom It May Concern,

The following routing and account number is for The Ice Haus LLC, for verification of good standings at First Northern Bank of Wyoming.

Routing #: 102300459
Checking Acct.

If you need any further information, please feel free to contact us at (307)673-7777.

Thank you,

Erin Legerski
Branch Service Representative-Lead
First Northern Bank of Wyoming
29 N. Gould| Sheridan, WY | 82801
Main Bank Phone: 307.673.7777 | Direct Line: 307-675-2133 | Fax: 307.673.1827
elegerski@firstnorthern.bank| http://www.firstnorthern.bank

City of Sheridan

Attn: City Clerk

Date: 12/22/2025

RE: Request for Assignment of the Restaurant Liquor License – Penalty Box LLC

Dear Sheridan City Council,

I, Christopher Medved, sole owner of Penalty Box LLC, authorize the transfer of the Retail Liquor License from Penalty Box LLC to The Ice Haus LLC, a Wyoming Limited Liability Company (The sole member of which will remain the same: Christopher Medved).

Please allow Christopher Medved to continue to place liquor orders under Penalty Box LLC effective immediately until the license is transferred to The Ice Haus LLC

Penalty Box LLC	The Ice Haus LLC
Christopher Medved Penalty Box LLC	Christopher Medved The Ice Haus LLC

City of Sheridan - Liquor License Operation Plan

55 Grinnell Plaza | Sheridan WY 82801
307-675-4211 | cainslie@sheridanwy.gov
307-675-4214 | afoster@sheridanwy.gov

Name as it appears on license:	PENALTY BOX LLC
Common Name (doing business as):	PENALTY BOX BAR
Street Address:	412 WHITNEY LN, SHERIDAN, WY 82801
Phone #:	303 419 0782 (Chris)

Planned Operations:

Year Round	☒	Year Round (Jan-Dec)
Seasonal (select applicable months)	☐	**Jan**
	☐	**Feb**
	☐	**Mar**
	☐	**April**
	☐	**May**
	☐	**June**
	☐	**July**
	☐	**Aug**
	☐	**Sept**
	☐	**Oct**
	☐	**Nov**
	☐	**Dev**

Hours of Operation	
Monday:	CLOSED
Tuesday:	11 - 9
Wednesday:	11 - 9
Thursday:	11 - 9
Friday:	11 - 9
Saturday:	11 - 9
Sunday:	11 - 9

Last call will be 30 minutes before closing and **last service** will be 15 minutes before closing.

Use of License

For ALL License Types - Please describe the characteristics of your operations:

The Penalty Box is the full service bar with a small retail case located in the Ice Haus Eatery.

City of Sheridan - Liquor License Operation Plan

Use of License Continued

For ALL License Types:

Nature of Business:	Regular Events:	Special Events:	Other:
☒ Bar	☒ Happy Hour	☐	☐
☒ Package Liquor	☒ Live Entertainment	☐	☐
☐ Restaurant	☐	☐	☐

Retail/Microbrew: Please note all events require a Catering Permit

Note: Outside consumption areas located on public rights-of-way require a Sidewalk Use Agreement obtainable from the City Clerk's Office. Any substantial improvements on public rights-of-way require a lease agreement.

Bar & Grill/Restaurant Licenses - Please describe the characteristics of your operations, including any entertainment that will contribute to the 60% food sales/entertainment requirement for Bar & Grill Licenses:

_____

_____

_____

Retail Licensees - Will you be catering? ☒ Yes ☐ No

If yes, name of catering company? PENTALY BOX DBA LLC

City of Sheridan - Liquor License Operation Plan

Security/Crowd Control/Capacity Limits

The official occupancy limit for our business is: 300

In order to comply with our occupancy limits we shall:

Our bartender will be responsible for insuring capacity limits are maintained

We shall maintain peace and order in and around our business (but not limited to):

- Require TIPS/Approved Certified Training
- Reporting altercations or potential alterations to the Sheridan Police Department
- Follow all guidelines established by Ch. 4 of Sheridan Municipal Code

Rules of the establishment shall be enforced by:

All bartenders are trained and knowledgable about all establishment rules and regs. Owner/Manager is available during all open times and can address any situation or provide clarity on rules & regulations.

Alcohol Management

To comply with Sheridan Municipal Code re: Alcoholic and Malt Beverages, including the use of eighteen (18) to twenty (20) year old servers in restaurants, if applicable, our establishment will:

Only hire those 21+. Require all tenants to acknowledge all rules + reg for the bar area including our policy limiting patrons & staff under 21 from entering the bar area. Maintain an "On-this-day" calendar for easy date reference.
Not accept veetical IDs, regardless of date.
Post 3" We ID" notices
ID all who look under 40.

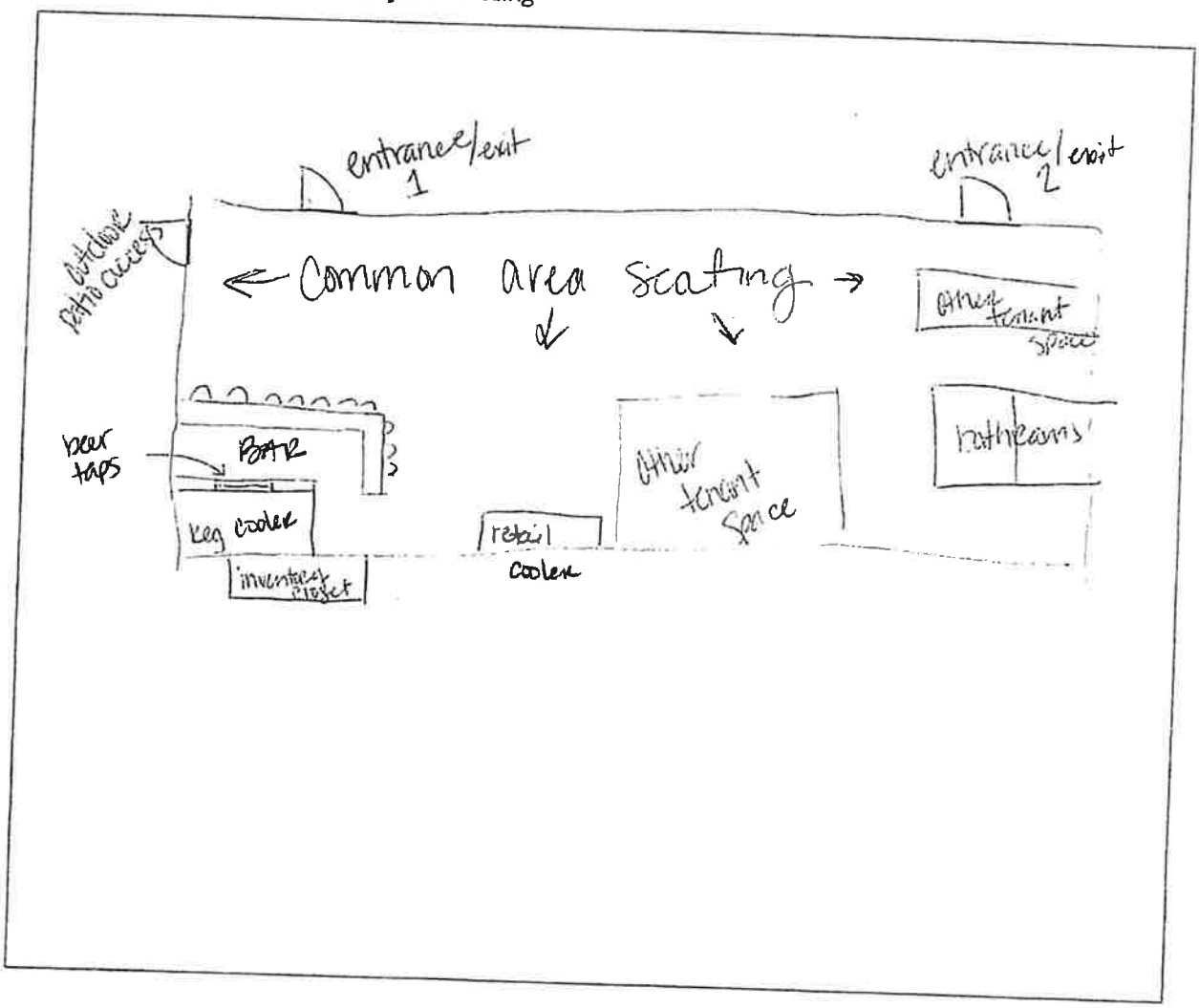
City of Sheridan - Liquor License Operation Plan

Building/Establishment Details:

What is the current zoning for your establishment: Mixed Use (PUD-B1)

In the space provided below, or on a separate sheet of paper, please provide a reasonably detailed building design/site layout that identifies the following:

- Where alcohol is being dispensed/served (i.e. bar, tables, etc.)
- Where alcohol inventory is being stored
- All entrances/exits for your building



City of Sheridan - Liquor License Operation Plan

Final Acknowledgment

Name as it appears on license:	Penalty Box LLC - Ownership Transfer to The Ice Haus LLC
License Renewal Year:	Transfer of Ownership (Non-Renewal)

- I acknowledge that the Sheridan Police Department is an agent of the licensing authority and shall have the ability to inspect the licensed premises. Violations of City Code are subject to Section 4-13, resulting in action from Administrative Fees up to license revocation.
- I acknowledge the information provided is true and correct to the best of my knowledge and all required documentation has been provided with this application.
- I acknowledge that I have signing authority for the above listed business.

Chris Medved — **Signature of License Holder**

12/4/25 — **Date Signed**

Chris Medved — **Printed Name of License Holder**

STATE OF WYOMING * SECRETARY OF STATE
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020
Phone: 307-777-7311 · Website: https://sos.wyo.gov · Email: business@wyo.gov

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**The Ice Haus LLC**		
Filing ID	**2021-000983956**		
Type	Limited Liability Company	Status	Active

General Information

Old Name		Sub Status	Current
Fictitious Name		Standing - Tax	Good
		Standing - RA	Good
Sub Type		Standing - Other	Good
Formed in	Wyoming	Filing Date	02/25/2021 3:35 PM
Term of Duration	Perpetual	Delayed Effective Date	
		Inactive Date	

Principal Address

874 Olympus Drive
Sheridan, WY 82801

Mailing Address

PO Box 726
Sheridan, WY 82801

Registered Agent Address

Hannah Jo Medved
874 Olympus Drive
Sheridan, WY 82801

Parties

Type	Name / Organization / Address
Organizer	Christopher Medved 1305 S Grapevine Rd, Golden, CO 80401
Organizer	Hannah Medved 1305 S Grapevine Rd, Golden, CO 80401

Notes

Date	Recorded By	Note

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**The Ice Haus LLC**
Filing ID	**2021-000983956**
Type	Limited Liability Company
Status	Active

Most Recent Annual Report Information

Type	Original			AR Year	2025
License Tax	$62.47	AR Exempt	N	AR ID	10973607
AR Date	2/19/2025 10:46 AM				
Web Filed	N				

Officers / Directors

Type	Name / Organization / Address

Principal Address

874 Olympus Drive
Sheridan, WY 82801

Mailing Address

PO Box 726
Sheridan, WY 82801

Annual Report History

Num	Status	Date	Year	Tax
07068889	Original	02/10/2022	2022	$60.00

Principal Address 1 Changed From: 1305 S Grapevine Rd To: 874 Olympus Dr
Principal Address 3 Changed From: No value To: Sheridan
Principal City Changed From: Golden To: Sheridan
Principal State Changed From: CO To: WY
Principal Postal Code Changed From: 80401 To: 82801

08085763	Original	01/20/2023	2023	$60.00
09366735	Original	12/18/2023	2024	$60.00
10973607	Original	02/19/2025	2025	$62.47

Amendment History

ID	Description	Date
2025-005569669	Delinquency Notice - Tax	02/02/2025
2022-003751904	Change of Agent	08/01/2022

Registered Agent # Changed From: 0162225 To: 0253364
Registered Agent Organization Name Changed From: C T Corporation System To: No Value
Registered Agent First Name Changed From: No Value To: Hannah
Registered Agent Middle Name Changed From: No Value To: Jo
Registered Agent Last Name Changed From: No Value To: Medved
Registered Agent Physical Address 1 Changed From: 1908 Thomes Ave To: 874 Olympus Drive
Registered Agent Physical City Changed From: Cheyenne To: Sheridan

Filing Information



Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**The Ice Haus LLC**
Filing ID	**2021-000983956**
Type	Limited Liability Company
Status	Active

	Registered Agent Physical County Changed From: Laramie To: Sheridan	
	Registered Agent Physical Postal Code Changed From: 82001 To: 82801	
	Principal Address 1 Changed From: 874 Olympus Dr To: 874 Olympus Drive	
2022-003555805	Delinquency Notice - Tax	02/02/2022
2021-003206052	Contact Update	05/26/2021
	Contact Update Date Changed From: No value To: 05/26/2021	
See Filing ID	Initial Filing	02/25/2021

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

Planning

MEMORANDUM

RE: Public Hearing for PL-25-37, Ordinance 2230, Major Amendment to Teal Springs PUD Phase I Master Plan - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

Date: 12/16/2025

Discussion:

Morrison-Maierle, on behalf of FP Little Goose, LLC, and other property owners, has submitted a Major PUD Amendment application for the Teal Springs Subdivision Planned Unit Development, affecting all lots within the subdivision. The subdivision is located south of Brundage Lane between Wetlands Drive and Coffeen Avenue. Please see the attached staff report and attachments for further details.

Attachments

Staff Report
Draft Ordinance 2300-26
Exhibit A - PUD Design Report
Exhibit B - Amendment
Exhibit C - Signed Letters of Authorization
Amendment Request Letter
Aerial

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: January 19, 2026

Re: PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment Staff Report

Background

Morrison-Maierle, on behalf of FP Little Goose, LLC and other property owners, has submitted a Major PUD Amendment application for the Teal Springs Subdivision Planned Unit Development, affecting all lots within the subdivision. The subdivision is located south of Brundage Lane between Wetlands Drive and Coffeen Avenue.

The applicant is requesting the following revisions to the PUD Master Plan:

PUD Design Report – Section 7.1 Type and Size of Dwelling Units

1. In the first sentence of the first paragraph, revise as follows:
   "Homes built within the single-family residential lots will be up to two-story structures ~~sized between 2,500 square feet to 4,000 square feet of living space~~".
   To:
   "Homes built within the single-family residential lots will be up to two-story structures with a minimum of 1,800 square feet of living space".

2. Remove the following sentence from the first paragraph: "Homes will be slab-on-grade construction with no basements planned" and add the following sentence: "A geotechnical investigation and report will be required for each lot within the subdivision."

Discussion

History of Development
The Teal Springs Planned Unit Development was originally approved in June 2023. This was followed by the approval of the Final Plat of the subdivision in September 2023. The Final Plat was not recorded at this time. In January 2024, the Governing Body approved a request by the applicant to amend the subdivision to be platted and constructed in two separate phases. The Final Plat of Phase I of the subdivision was recorded in February 2024. The Final Plat of Phase II of the subdivision has not yet been recorded.

As Phase I of the subdivision has built out over the last two years, the developers have learned of different market trends and are thus proposing amendments to the PUD. In the attached amendment request letter, the applicant states that the reason for the request to reduce the minimum home size is, “in response to current market trends and feedback from local builders, which suggest that some homebuyers – particularly within a certain age group – are increasingly drawn to smaller homes that still uphold the original PUD Master Plan building character, as well as quality of construction and finishes”.

Similarly, the applicant also states in said letter that the reason for the request to remove the requirement for slab-on-grade foundation types and add a requirement for individual lot geotechnical reports is because, “enforcing [slab-on-grade construction] is not warranted, as well as feedback from local builders, who suggest some homebuyers prefer crawl spaces or basement foundations. Allowing this type of construction will be addressed on a case-by-case basis depending on each specific lot’s geotechnical report and construction elevation requirements”.

In accordance with Municipal Code Appendix B, Article 8, Section 806.8, the applicant has submitted the requested amendments as a Major Amendment to the PUD Master Plan as the proposed amendments affect more than one real property owner. All current property owners within the subdivision who would be affected by the proposed changes have signed letters acknowledging that they authorize the applicant to bring the proposed changes forward.

Staff Review Comments

Staff comments during the internal review of this rezone application were related to minor clarifications. At this time, all staff comments have been adequately addressed.

Public Notice

Staff sent notices to 23 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, questions, or concerns from the public.

Planning Commission Recommendation

Planning Commission held a public hearing on this matter on Monday, January 12th at 7:00pm. Questions from the commissioners and discussion related to aligning the subdivision covenants with the proposed PUD changes as well as the feasibility of basements within the development. There were no comments or questions from the public.

Planning Commission voted unanimously to recommend approval of PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment to the Governing Body.

Staff Recommendation & Findings of Fact

City of Sheridan Municipal Code Appendix B Article 806.8(D) allows for the City Governing Body to approve Major Amendments to a PUD Master Plan.

Staff recommends that the Governing Body make the following findings of fact and approve PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment:

1. All of the lot owners within the Teal Springs PUD have approved and consented to the proposed amendments.
2. The proposed amendments will result in a project that is at least equal to or better than what would be accomplished under the strict application of the current Teal Springs PUD Design Report.
3. The proposed amendments do not violate the spirit and intent of the Teal Springs PUD.
4. The proposed amendments will not adversely affect the rights of other property owners in a material manner.

Anticipated Meeting Schedule

Monday, January 12, 2026, 5:30pm – City Council Study Session
Monday, January 12, 2026, 7:00pm – Planning Commission Public Hearing and Consideration
Monday, January 19, 2026, 5:30pm - City Council Public Hearing and 1st Reading
Monday, February 2, 2026, 5:30pm - City Council 2nd Reading
Tuesday, February 17, 2026, 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.

CITY OF SHERIDAN
ORDINANCE NO. 2300-26

AN ORDINANCE, AMENDING THE PUD DESIGN REPORT FOR TEAL SPRINGS SUBDIVISION PLANNED UNIT DEVELOPMENT, AS APPROVED BY ORDINANCE NO. 2267, AFFECTING ALL LOTS WITHIN THE TEAL SPRINGS SUBDIVISION PLANNED UNIT DEVELOPMENT, LOCATED SOUTH OF BRUNDAGE LANE BETWEEN WETLANDS DRIVE AND COFFEEN AVENUE, SHERIDAN, WY.

WHEREAS, the Teal Springs Subdivision Planned Unit Development (the "Teal Springs PUD") was approved by the Governing Body on June 19, 2023. Attached hereto as Exhibit A is the PUD Design Report for Teal Springs PUD;

WHEREAS, the applicant, FP Little Goose, LLC, has requested that the City of Sheridan, Wyoming (the "City") approve and adopt the proposed amendments provided in First Amendment to the PUD Design Report for Teal Springs PUD (the "First Amendment"), attached hereto as Exhibit B;

WHEREAS, the proposed amendments will affect more than one real property owner and thus constitute a major change to the PUD Master Plan;

WHEREAS, all of the lot owners within the Teal Springs PUD have signed a petition approving and consenting to the proposed amendments provided in the First Amendment, attached hereto as Exhibit C; and

WHEREAS, the City of Sheridan Municipal Code Appendix B Article 806.8(D) allows for the City Governing Body to approve Major Amendments to the PUD Master Plan.

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

1. The City Governing Body finds:

    a. All of the lot owners within the Teal Springs PUD have approved and consented to the proposed amendments provided in the First Amendment.

    b. The proposed amendments will result in a project that is at least equal to or better than what would be accomplished under the strict application of the current Teal Springs PUD Design Report.

    c. The proposed amendments do not violate the spirit and intent of the Teal Springs PUD.

    d. The proposed amendments will not adversely affect the rights of other property owners in a material manner.

2. The City Governing Body hereby approves and adopts the First Amendment amending the PUD Design Report for Teal Springs PUD.

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 _____ 2026.

City of Sheridan

DRAFT

_____

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

DRAFT

"Exhibit A"

PUD Design Report

for

Teal Spring Subdivision
Planned Unit Development

Morrison Maierle

engineers ▪ surveyors ▪ planners ▪ scientists

PUD DESIGN REPORT

TEAL SPRING SUBDIVISION PUD

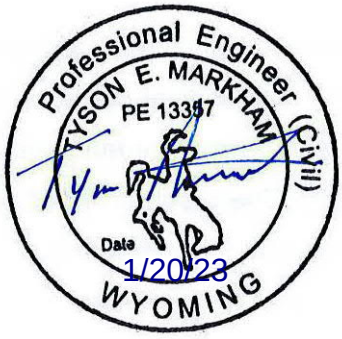
Prepared for: FP Little Goose, LLC

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Date of Issue: January 20, 2023



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QA APPROVAL DATE
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QA PROJECT NUMBER

CERTIFICATE OF ENGINEER

State of Wyoming)
) ss
County of Sheridan)

I, Tyson Markham, do hereby certify that this Report was prepared by me, or under my direct supervision.

Morrison Maierle
engineers • surveyors • planners • scientists

CONTENTS

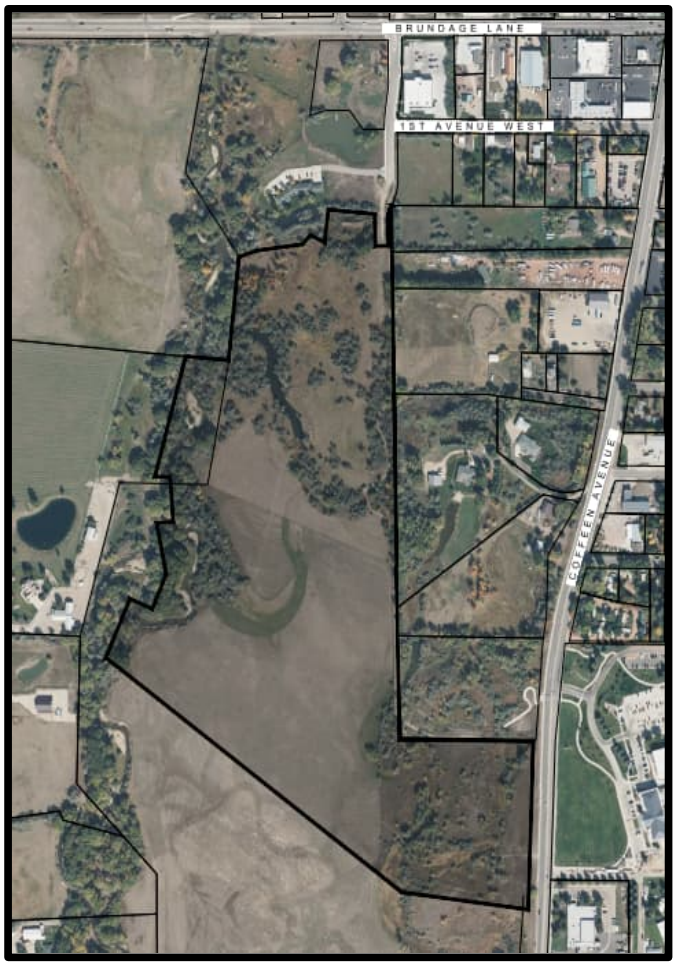
1 Project Location and Description 1
2 Allowed Uses and Goals of the PUD 2
3 Responsibility for Construction and Maintenance 3
4 Schedule 4
5 Project Objectives 4
6 Statement of Architectural Theme 4
7 Development Programming 5
7.1 Type and Size of Dwelling Units 5
7.2 Land Use Area Calculations 5
7.3 Off-street Parking 5
7.4 Other Restrictions 6
7.4.1 Building setbacks 6
7.4.2 Structure Heights 6
7.4.3 Access and grades 7
7.4.4 Street Width 7
7.4.5 Pedestrian Access 7
8 Overall Density Calculations 8
9 Water System Improvements 8
10 Sanitary Sewer System Improvements 8
11 Dry Utility Improvements 9
12 Geotechnical Engineering Study 9
13 Storm Drainage And Hydrology 9
13.1 Little Goose Creek Rehabilitation 10
14 Traffic Data 10

LIST OF APPENDICES

APPENDIX A: PUD LAYOUT PLAN
APPENDIX B: PRELIMINARY LANDSCAPE PLAN
APPENDIX C: FUTURE DEVELOPED LOT CONCEPTS (FOR REFERENCE)
APPENDIX D: DEVELOPERS NOTES

1 PROJECT LOCATION AND DESCRIPTION

This PUD Design Report addresses the proposed Teal Spring Subdivision planned unit development (PUD) in Sheridan, Wyoming. The 64.99-acre subdivision is located east of Coffeen Avenue and south of Brundage Lane. The property is located in the SE1/4SW1/4, SW1/4SW1/4, and NW1/4SW1/4 of Section 2, Township 55 North, Range 84 West.



As noted in the petition for rezone petition, the applicants for this PUD are Teal Ponds, LLC and FP Little Goose, LLC. Though FP Little Goose, LLC will be the eventual owner and developer, purchasing the remainder (Lot 5 of Green Wing Minor Subdivision) in 2023 from Teal Ponds, LLC.

This development includes the following combination of uses:

- 57 single-family residential lots (Lots 2-50 and 52-58; ranging in size between 0.33 acre and 1.16 acre)
- One small commercial lot (Lot 52; 0.40 acres), B-1 zone permitted use applies.
- A future senior living community, planned for active independent 55+ living, but depending on demand, could be a location for all ranges of senior living, including independent, assisted living and/or memory care (Tract 1; 6.64 acres)
- A future commercial tract (Tract 2; 1.96 acres), B-1 zone permitted use applies.
- An existing zone B-1 lot north of the PUD boundary will remain B-1 (i.e. Not part of PUD; Lot 1; 1.45 acres), all B-1 zoning regulations apply



Undeveloped common space occupies six outlots (Outlots A through F) which will be owned and maintained through an HOA made up of all members of the subdivision. Outlot F is located along Little Goose Creek and will be designated for private resident use only. For this reason, the outlot is not included in open space calculations.

Access roadways consist of two connections; one at Coffeen Avenue to the south (Teal Spring Drive), and another a continuation of Wetlands Drive from the north. Four cul-de-sacs are planned: Crane Dance Court, Swan Drift Court, Heron Sedge Court, and a terminating cul-de-sac from Teal Spring Drive. The proposed Layout Plan is included in Appendix A.



2 ALLOWED USES AND GOALS OF THE PUD

Allowed uses for the PUD will be single family residential, multifamily residential, senior living, and business. The senior living facility includes a three-story apartment as well as duplex and four-plex patio homes.

The goals of this PUD are in line with the City's PUD requirements by supporting the following:

- An environment which contributes to a sense of community and a coherent living style by purposefully designing the subdivision layout with the existing natural elements in mind. Being respectful of the Little Goose Creek waterway and the various wetland features to lay out lots to maximize views and provide buffers around clustered lots. This allows for the various lots to have a unique opportunity to be a part of nature while still being a part of the neighborhood community.
- Protecting natural and cultural resources by working with local specialists, Steady Stream Hydrology, LLC, in designing, permitting, and restoring the riverbanks and bends of Little Goose Creek. This included extensive work with many boulders, buried logs, and planting/seeding to restore the banks to secure them for annual high-water events in the spring. A first phase of this work was completed fall 2022 with great results and a second phase will happen summer 2023 to continue to restore the next section of river.
- Protecting natural features by working with local water rights specialists. Out West, LLC, is assisting with providing the documentation and the proper filing for preserving the water rights to this land and keep the rights local. By retaining the water rights, the development will use the water for irrigation on all single-family lots and the independent senior living lot.
- Also, we worked with local hydrology specialists, WWC Engineering, to provide the hydrology calculations, cross sections, and filings for coordinating the overall development design layout and impact with FEMA. Each lot will be graded to have a buildable area above the 100-year floodplain.
- Creating a more balanced use of the land by providing single-family residential, multi-family/senior living, community pathway access, as well as including large outlots to remain as natural.
- Providing more appropriate infill development by connecting the previously planned extension of Wetlands Drive and underground utilities to the south and then to Coffeen Avenue in the southeast corner of the development. This existing stub of Wetlands Drive and the underground utilities were designed, sized, and installed with the anticipation of this site being developed. This infill connection ties the development into the City in two

key locations and provides great access to existing trails, businesses, Sheridan College, and other services.

- Reducing traffic demand by providing a connection to both Wetlands Drive and Coffeen Avenue to spread the traffic out (traffic study performed by Stantec). Also, the development is carefully planned to balance the housing density with traffic and the natural amenities and not over-build on this infill site.
- Offering enhanced vehicle circulation by creating connections to existing streets for ease of access. Also, for pedestrian circulation, the design and construction of additional bike and walking trails that extend through the development and tie into the existing City trail system.
- Providing more open space by creating larger lots with open space between houses and other buildings along with setting aside multiple outlots to preserve the creek, wetlands, and open space.

3 RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE



Construction of the development infrastructure will be the responsibility of the property developer, FP Little Goose, LLC. FP Little Goose will contract with local contractors to construct the streets/pathways, utilities, and storm drainage infrastructure.

A separate Homeowners Association (HOA) will be established for the PUD. The HOA will provide covenants regarding city water use, raw water irrigation, as well as pathway and outlot maintenance. Ownership and maintenance of specific infrastructure is provided below.

Street and utility infrastructure within the right-of-way will be public, and responsibility for maintenance by the City of Sheridan (upon final acceptance by City Council). Outlot areas which include soft/unsurfaced walking paths, stormwater conveyance, and stormwater detention will be the maintenance responsibility of the HOA. With joint ownership of all open areas, the residents will be provided use of all common areas for their enjoyment. A preliminary landscaping plan is provided per the PUD requirements and is found in Appendix B. This Appendix also provides the location for two planned subdivision monument signs at each entry to be HOA owned/maintained.

All water and sanitary sewer utilities in the development will be owned and maintained by the City, while gas, electrical, and communications will be provided easement and owned by these utility companies. Street lighting will be minimal and coordinated with Montana-Dakota Utilities (MDU) for design and installation in accordance with the City/MDU franchise agreement. Street lighting in the senior living community will also be coordinated with MDU and designed with the specific needs of seniors in mind while being night sky friendly. This may include features such as improved lighting levels in areas where seniors are more likely to walk, such as sidewalks and pathways, and the use of warm-toned LED lights to reduce glare and improve visibility for those with limited vision.

4 SCHEDULE

The schedule for the infrastructure development is to begin grading work and installation of the water and sanitary sewer utilities immediately upon final plat approval. Depending on the time of year, construction of the streets and other infrastructure will follow. FP Little Goose desires to install the main infrastructure as soon as possible in 2023.

The schedule for future areas include:

- Tract 1 (senior living village) - planned construction in 2024
- Tract 2 (commercial) - planned construction in 2023 or 2024
- Lot 52 (commercial) - planned construction in 2023 or 2024

Conceptual layouts for each future development listed above are provided in Appendix C.

5 PROJECT OBJECTIVES

The Teal Spring PUD aims to support responsible development in accordance with the findings of the 2021 Sheridan Housing Study, with a goal of fostering a sense of community and incorporating natural elements and open space into the site design. This includes preserving adjacent environmental resources, Little Goose Creek rehabilitation, and maintaining considerable land for existing vegetation and natural areas. The Teal Spring development includes sizeable single-family lots, future multi-family and commercial sites, and senior-living space, all connected by a safe system of roads and multi-use pathways.

6 STATEMENT OF ARCHITECTURAL THEME

The architectural theme of Teal Spring Subdivision will showcase craftsman and prairie-style homes with modern ranch and natural features. Design guidelines will be prepared and utilized by the HOA, although specific layouts and construction approaches are open to all builders.





Landscaping plans will be reviewed by the HOA. They may include a mix of natural elements, native grasses, lawns, trees, shrubs, boulders, etc. Residential lot maintenance will be the

responsibility of the individual lot owners with an HOA-owned raw water supply system pumping irrigation to lots supplied from Little Goose Creek.

7 DEVELOPMENT PROGRAMMING

7.1 Type and Size of Dwelling Units

Homes built within the single-family residential lots will be up to two-story structures sized between 2,500 square feet to 4,000 square feet of living space. All homes will include full-sized finished garages. Homes will be slab-on-grade construction with no basements planned.

All residences and/or commercial buildings within the floodplain area will be provided with a preliminary elevation certificate indicating base flood elevation. All new construction sites will need to be constructed to meet the standards of the City of Sheridan Floodplain Administrator. Once constructed, a new Elevation Certification will be required by individual property owners to ensure sufficient building elevation relative to surrounding floodways

7.2 Land Use Area Calculations

Proposed Lot Area (Multi-Family Residential)	2.0 ac
Proposed Lot Area (Single-Family Residential)	24.9 ac
Proposed Lot Area (Commercial)	2.0 ac
Proposed Area (Senior Living Facility)	6.6 ac
Roadway Right-of-Way	7.1 ac
Common Areas (Outlots A to E)	16.8 ac
Outlot F – not included as Open Space	5.6 ac
Total	65.0 ac

7.3 Off-street Parking

Single-family residential parking will primarily be accomplished within the lot boundary (i.e. garages and driveways). On-street visitor parking will be allowed but discouraged for long-term use. Because of larger residential lot size, it is anticipated to be occasional visitor-only parking on a limited basis. Parking within the PUD will exceed City code requirements of 2 spaces per dwelling unit for single-family and 1.5 spaces for multi-family. The proposed senior living facility



and proposed commercial lots will also operate under City municipal code, meeting or exceeding the City's necessary requirements depending on the projected use.

7.4 Other Restrictions

7.4.1 Building setbacks

Building setbacks for the development will vary due to the shape and size of each property. In general, the following setbacks are established:

Front setback:

- Lots 2-23: 20' setback
- Lots 24-59: 25' setback
- Tract 1: 25' setback
- Tract 2: 25' setback

Rear setback:

- Lots 2-3, 5-23, 35, 37-51, 53-59: 20' setback
- Lot 4: 45' setback to prevent wetland encroachment
- Lots 24-34, 36: 50' setback to prevent Little Goose Creek encroachment
- Tract 1: 25' setback
- Tract 2: 30' setback

Side setback:

- Lots 2-24, 35-38, 53-59: 5' setback
- Lot 39-51: 10' setback
- Lot 52: 10' east, 30' west setback(1)
- Tract 1: 10' setback
- Tract 2: 10' east, 20' west setback

(1) - denotes added setback to account for elevation change

7.4.2 Structure Heights

Structure heights shall conform to the following:

- Single-family residential: not exceed two-stories and 30' max height
- Multi-family residential: not exceed 45', or three-stories
- Commercial: not exceed 45', or four-stories
- Senior Living facility: A three-story, pitched roof apartment building 45'-high and one-story patio-style homes



7.4.3 Access and grades

A small region of considerable grade change exists just inside the Coffeen Avenue entrance and ranges between 30% to 40% slope. This area will be flattened for the proposed entry road to maintain grades of 6-7%. Outside the roadway corridor, building footprints will be adequately placed outside these steep slope areas or designed to accommodate the elevation difference. The remainder of the site is reasonably flat and does not exceed 5% grade.

7.4.4 Street Width

Street width for all streets will maintain a City of Sheridan local street standard 36-foot back-of-curb width (31-foot paved width). To provide a more low-impact design, a small section of un-curbed, rural-style roadway will be provided just after the entrance from Coffeen Avenue, as no drainage or pedestrian paths are necessary in the vicinity. Additional design efficiencies were considered (narrower street widths throughout) but were not supported by City Engineering staff. Cul-de-sac turnarounds and restricted on-street parking provides improved emergency access capability.

A turnout will be installed in Outlot E for mailbox access and connection to the future senior village.

7.4.5 Pedestrian Access

A 10’ wide shared-use pathway is planned on the east side of Teal Spring Drive and is incorporated with connections to the existing City of Sheridan pathway system. With the condition of installing a 10-wide pathway, City staff has indicated that no sidewalk on the opposing side of the road is required. Per existing agreements, the city will design and construct approximately 1,000’ of hard surface pathway (where soft-surface path already exists) along Wetlands Drive to connect to this development. At the south end of the property, the pathway will connect to the existing system on Sheridan College Property, with no pathway or sidewalk proposed for approximately 650’ on Teal Spring Drive at the Coffeen Avenue access.

Other unsurfaced, walking trail access is proposed within open-space areas to provide on-site access to environmental features (e.g. ponds, Dry Creek, Little Goose Creek). The PUD Layout Plan provided as Appendix A provides the layout and development programming data in detail.

8 OVERALL DENSITY CALCULATIONS

Overall density calculations for the development are shown in Table 1 below:

Table 1 - OVERALL DENSITY CALCULATIONS

Road right of way (curb, gutter, 10-ft pathway, and pavement)	7.1 ac	11.0%
57 Single-Family Lot Area	24.9 ac	38.3%
Multi-family Lot 1 Area	1.5 ac	2.3%
Commercial Tract 2 & Lot 52 Area	2.5 ac	3.8%
Senior Living Facility Area (Tract 1)	6.5 ac	10.2%
Outlot A – E Area (open space)	16.8 ac	25.8%
Outlot F Area (not included as open space)	5.6 ac	8.5%
Total property	65.0 ac	100%

Note that without Outlot F, the open space is 25.8% of the overall area, above the 20% open space requirement for PUDs. The goal is to maintain a significant amount of valuable open space. This level of open space provides magnificent mountain views and wildlife observation that is important to preserve.

9 WATER SYSTEM IMPROVEMENTS

Water system improvements for the development will include primarily 8" PVC water mains following the street layout, with connections to an existing 16" main in Coffeen Avenue and an 8" main in Wetlands Drive. The looped water lines provide increased flowrates during fire flow situations, as well as provide redundancy during water line breaks or maintenance.

The single-family residential lots (and small commercial Lot 52) will be served with 1" water service lines. The commercial lot at the north end of the subdivision along Wetlands Drive will include a 2" water service line. An 8" main will be stubbed into the future senior living village to support domestic and fire flow demands expected for that area. Tract 2 adjacent to Coffeen Avenue will be served in the future by new tap(s) on the existing 16" line in Coffeen Avenue.

Lawns and landscaping within the subdivision will not use City water for irrigation. A separate raw water irrigation system is planned for the subdivision utilizing water rights on the property, with water pumped from Little Goose Creek.

10 SANITARY SEWER SYSTEM IMPROVEMENTS

Sanitary sewer system improvements for the development will include a network of 8" PVC sewer mains following the street layout. The proposed sewer system will connect into the existing interceptor sewer located along Little Goose Creek northwest of the site.

The sewer network draining to the above-described connection will serve the majority of the subdivision (all 57 residential lots and the future senior living village). Neighbors of existing residential homes to the east of the subdivision have expressed an interest in extending sewer into their properties, as they are currently served by septic systems. This would be possible with a new short extension of the sewer main along Wetlands Drive beyond the northeast cul-de-sac to reach the adjacent property line. Preliminary review indicates that a gravity flow sewer main would accommodate the neighbors should they choose to coordinate with the City to extend it.

Lot 1 located along the north end of Wetlands Drive will be served by a service line connection to the existing 8" main located in Wetlands Drive. This line was installed in 2020 for Restoration Ranch.

The commercially zoned Tract 2 located west of Sheridan College can be served by the existing 10" sewer line on the east side of Coffeen Avenue. A survey was conducted of the manholes along that line and depth is sufficient to serve Tract 2. Service for Tract 2 would be designed and permitted as a part of the commercial site plan process when the tract is developed.

11 DRY UTILITY IMPROVEMENTS

Communication has been underway with MDU (electric & gas) to supply the development. In addition, there has been interest from multiple communications providers in the area to serve the development and will be accommodated during the design and construction.

12 GEOTECHNICAL ENGINEERING STUDY

A geotechnical engineering study of the property was completed in August 2022 by American Engineering Testing (AET) of Sheridan and is provided in the accompanying Engineering Design Report. The geotechnical report includes recommendations for street pavement sections as well as structure foundations. No material abnormalities were identified. However due to its low-lying nature and creek proximity, shallow groundwater levels are apparent, and the data will be considered during design.

13 STORM DRAINAGE AND HYDROLOGY

Storm drainage for the development will be controlled primarily by the street curb/gutter system collected in curb inlets. Shallow swales/ditches will be utilized where applicable to provide a lower impact design. Stormwater detention is planned in open space areas and all pipe discharge will outfall to either Dry Creek or Little Goose Creek. Off-site stormwater will be routed through the existing Dry Creek drainage through larger stormwater conveyance structures, such as box culverts.

For more storm drainage information, refer to the Engineering Design Report for the Teal Spring Subdivision PUD provided under separate cover.

13.1 Little Goose Creek Rehabilitation

Steady Stream Hydrology has already performed construction during 2022 to repair and restore the southern section of Little Goose Creek in the PUD area. The goal of the project was to stabilize the banks, enhance the ecological integrity of Little Goose Creek and improve conditions for wildlife and recreational use. This included a variety of measures to improve the overall health and functioning of the creek and its surrounding ecosystem including stabilizing





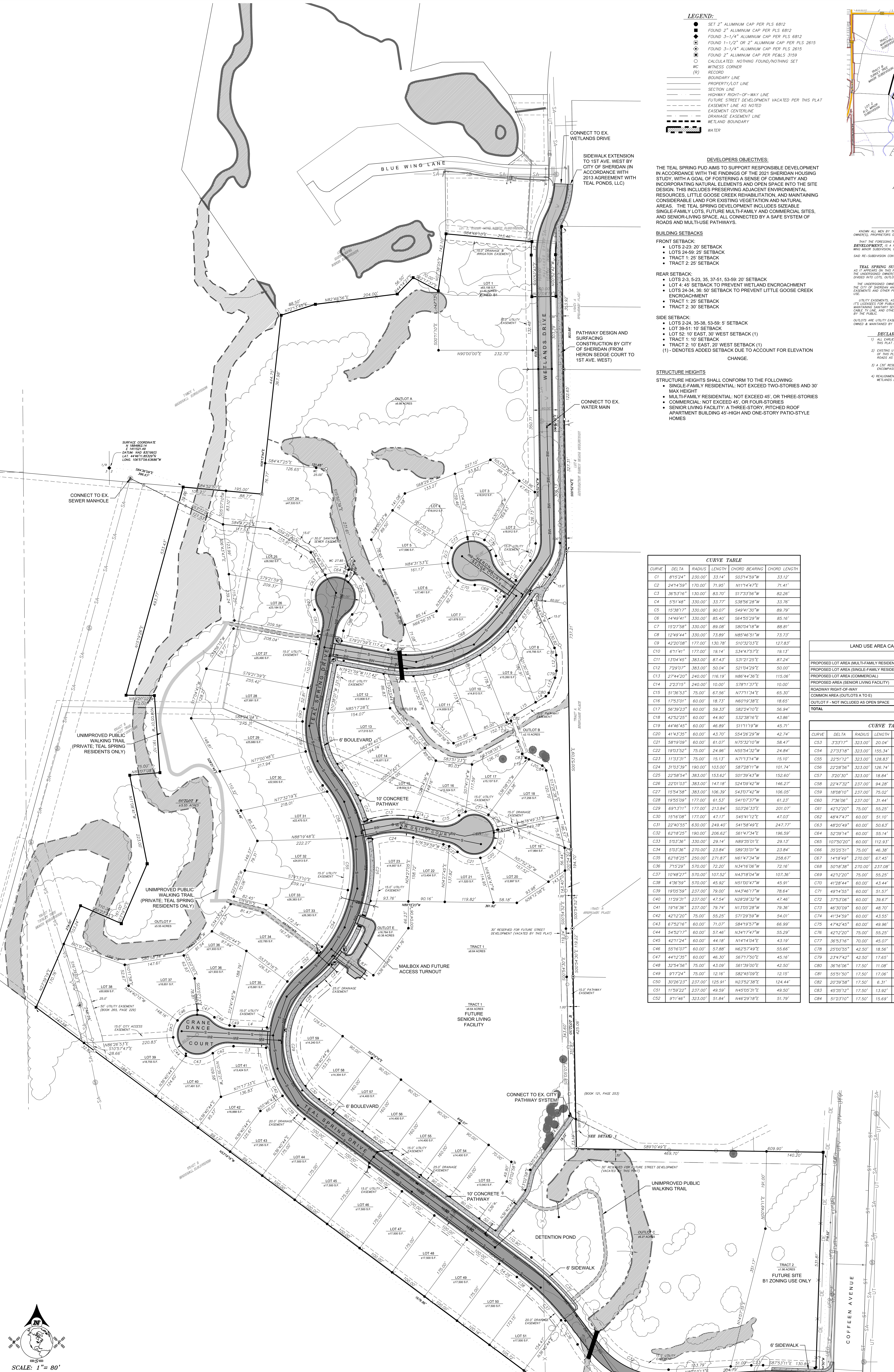
eroding banks, re-vegetating riparian areas, and installing fabric and boulder structures to improve stream flow and habitat for fish and other aquatic species. As shown in the accompanying photos, the work performed by Steady Stream Hydrology has been incredibly successful in restoring Little Goose Creek to a healthier state.

14 TRAFFIC DATA

A traffic impact study (TIS) was conducted for the project by Stantec Consulting Services, Inc. of Sheridan. The study concludes that projected 2042 traffic volumes result in a slightly decreased level of service (LOS), the volume is low and does not significantly alter traffic on or near the proposed development. The study specifically states that “no modifications to existing traffic control are necessary” and was submitted to WYDOT for review and approval. Any potential comments will be provided once received.

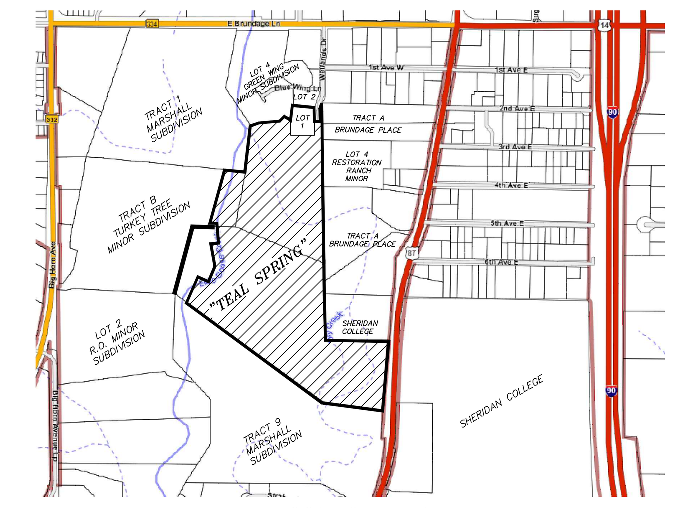
For more traffic information, refer to the full TIS included in the Engineering Design Report for the Teal Spring Subdivision PUD, provided under separate cover.

APPENDIX A
PUD LAYOUT PLAN



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- WETLAND BOUNDARY
- WATER



LOCATION MAP
NO TRUE SCALE

AREA OF 59 LOTS ±26.73 ACRES
AREA OF 6 OUTLOTS ±22.53 ACRES
AREA OF 2 TRACTS ±8.60 ACRES
AREA OF ROADS ±7.13 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, ZONED B1

DEVELOPERS OBJECTIVES:

THE TEAL SPRING PUD AIMS TO SUPPORT RESPONSIBLE DEVELOPMENT IN ACCORDANCE WITH THE FINDINGS OF THE 2021 SHERIDAN HOUSING STUDY, WITH A GOAL OF FOSTERING A SENSE OF COMMUNITY AND INCORPORATING NATURAL ELEMENTS AND OPEN SPACE INTO THE SITE DESIGN. THIS INCLUDES PRESERVING ADJACENT ENVIRONMENTAL RESOURCES, LITTLE GOOSE CREEK REHABILITATION, AND MAINTAINING CONSIDERABLE LAND FOR EXISTING VEGETATION AND NATURAL AREAS. THE TEAL SPRING DEVELOPMENT INCLUDES SIZEABLE SINGLE-FAMILY LOTS, FUTURE MULTI-FAMILY AND COMMERCIAL SITES, AND SENIOR-LIVING SPACE, ALL CONNECTED BY A SAFE SYSTEM OF ROADS AND MULTI-USE PATHWAYS.

BUILDING SETBACKS

FRONT SETBACK:
- LOTS 2-23: 20' SETBACK
- LOTS 24-59: 25' SETBACK
- TRACT 1: 25' SETBACK
- TRACT 2: 25' SETBACK

REAR SETBACK:
- LOTS 2-3, 5-23, 35, 37-51, 53-59: 20' SETBACK
- LOT 4: 45' SETBACK TO PREVENT WETLAND ENCROACHMENT
- LOTS 24-34, 36: 50' SETBACK TO PREVENT LITTLE GOOSE CREEK ENCROACHMENT
- TRACT 1: 25' SETBACK
- TRACT 2: 30' SETBACK

SIDE SETBACK:
- LOTS 2-24, 35-38, 53-59: 5' SETBACK
- LOT 39-51: 10' SETBACK
- LOT 52: 10' EAST, 30' WEST SETBACK (1)
- TRACT 1: 10' SETBACK
- TRACT 2: 10' EAST, 20' WEST SETBACK (1)

(1) - DENOTES ADDED SETBACK DUE TO ACCOUNT FOR ELEVATION CHANGE.

STRUCTURE HEIGHTS

STRUCTURE HEIGHTS SHALL CONFORM TO THE FOLLOWING:
- SINGLE-FAMILY RESIDENTIAL: NOT EXCEED TWO-STORIES AND 30' MAX HEIGHT
- MULTI-FAMILY RESIDENTIAL: NOT EXCEED 45', OR THREE-STORIES
- COMMERCIAL: NOT EXCEED 45', OR FOUR-STORIES
- SENIOR LIVING FACILITY: A THREE-STORY, PITCHED ROOF APARTMENT BUILDING 45'-HIGH AND ONE-STORY PATIO-STYLE HOMES

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT,** IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **±64.99 ACRES** OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLOTS ARE UTILITY EASEMENTS (WHERE SHOWN), DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

3) A (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°15'24"	230.00'	33.14'	S03°14'59"W	33.12'
C2	24°14'59"	170.00'	71.95'	N11°14'47"E	71.41'
C3	36°53'16"	130.00'	83.70'	S17°33'56"W	82.26'
C4	5°51'48"	330.00'	33.77'	S38°56'28"W	33.76'
C5	15°38'17"	330.00'	90.07'	S49°41'30"W	89.79'
C6	14°49'41"	330.00'	85.40'	S64°55'29"W	85.16'
C7	15°27'58"	330.00'	89.08'	S80°04'18"W	88.81'
C8	12°49'44"	330.00'	73.89'	N85°46'51"W	73.73'
C9	42°20'08"	177.00'	130.78'	S10°32'03"E	127.83'
C10	6°11'41"	177.00'	19.14'	S34°47'57"E	19.13'
C11	13°04'45"	383.00'	87.43'	S31°21'25"E	87.24'
C12	7°29'07"	383.00'	50.04'	S21°04'29"E	50.00'
C13	27°44'20"	240.00'	116.19'	N86°44'36"E	115.06'
C14	2°23'15"	240.00'	10.00'	S78°11'37"E	10.00'
C15	51°36'53"	75.00'	67.56'	N77°11'34"E	65.30'
C16	17°53'01"	60.00'	18.73'	N60°19'38"E	18.65'
C17	56°39'23"	60.00'	59.33'	S82°24'10"E	56.94'
C18	42°52'25"	60.00'	44.90'	S32°38'16"E	43.86'
C19	44°46'45"	60.00'	46.89'	S11°11'19"W	45.71'
C20	41°43'35"	60.00'	43.70'	S54°26'29"W	42.74'
C21	58°19'09"	60.00'	61.07'	N75°32'10"W	58.47'
C22	19°03'52"	75.00'	24.96'	N55°54'32"W	24.84'
C23	11°33'31"	75.00'	15.13'	N71°13'14"W	15.10'
C24	31°03'39"	190.00'	103.00'	S87°28'11"W	101.74'
C25	22°58'54"	383.00'	153.62'	S01°39'43"W	152.60'
C26	22°01'03"	383.00'	147.18'	S24°09'42"W	146.27'
C27	15°54'58"	383.00'	106.39'	S43°07'42"W	106.05'
C28	19°55'09"	177.00'	61.53'	S41°07'37"W	61.23'
C29	69°13'11"	177.00'	213.84'	S03°26'33"E	201.07'
C30	15°16'08"	177.00'	47.17'	S45°41'12"E	47.03'
C31	22°40'55"	630.00'	249.40'	S41°58'49"E	247.77'
C32	62°18'25"	190.00'	206.62'	S61°47'34"E	196.59'
C33	5°03'36"	330.00'	29.14'	N89°35'01"E	29.13'
C34	5°03'36"	270.00'	23.84'	S89°35'01"W	23.84'
C35	62°18'25"	250.00'	271.87'	N61°47'34"W	258.67'
C36	7°15'29"	570.00'	72.20'	N34°16'06"W	72.16'
C37	10°48'27"	570.00'	107.52'	N43°18'04"W	107.36'
C38	4°36'59"	570.00'	45.92'	N51°00'47"W	45.91'
C39	19°05'59"	237.00'	79.00'	N43°46'17"W	78.64'
C40	11°29'31"	237.00'	47.54'	N28°28'32"W	47.46'
C41	19°16'36"	237.00'	79.74'	N13°05'28"W	79.36'
C42	42°12'20"	75.00'	55.25'	S71°29'59"W	54.01'
C43	67°52'16"	60.00'	71.07'	S84°19'57"W	66.99'
C44	54°52'17"	60.00'	57.46'	N34°17'47"W	55.29'
C45	42°11'24"	60.00'	44.18'	N14°14'04"E	43.19'
C46	55°16'07"	60.00'	57.88'	N62°57'49"E	55.66'
C47	44°12'35"	60.00'	46.30'	S67°17'50"E	45.16'
C48	32°54'56"	75.00'	43.09'	S61°39'00"E	42.50'
C49	9°17'24"	75.00'	12.16'	S82°45'09"E	12.15'
C50	30°26'23"	237.00'	125.91'	N23°52'38"E	124.44'
C51	11°59'22"	237.00'	49.59'	N45°05'31"E	49.50'
C52	9°11'46"	323.00'	51.84'	N46°29'18"E	51.79'

LAND USE AREA CALCULATIONS

	AREA (ACRES)	AREA (%)
PROPOSED LOT AREA (MULTI-FAMILY RESIDENTIAL)	2.0	3.1%
PROPOSED LOT AREA (SINGLE-FAMILY RESIDENTIAL)	24.9	38.3%
PROPOSED LOT AREA (COMMERCIAL)	2.0	3.1%
PROPOSED AREA (SENIOR LIVING FACILITY)	6.6	10.2%
ROADWAY RIGHT-OF-WAY	7.1	10.9%
COMMON AREA (OUTLOTS A TO E)	16.8	25.8%
OUTLOT F - NOT INCLUDED AS OPEN SPACE	5.6	8.6%
TOTAL	**65.0**	**100.0%**

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C53	3°33'17"	323.00'	20.04'	N40°06'47"E	20.04'
C54	27°33'18"	323.00'	155.34'	N24°33'29"E	153.85'
C55	22°51'12"	323.00'	128.83'	N00°38'46"W	127.98'
C56	22°28'56"	323.00'	126.74'	N23°18'50"W	125.93'
C57	3°20'30"	323.00'	18.84'	N36°13'33"W	18.84'
C58	22°47'32"	237.00'	94.28'	N26°30'01"W	93.66'
C59	18°08'10"	237.00'	75.02'	N06°02'10"W	74.71'
C60	7°36'06"	237.00'	31.44'	N06°49'58"E	31.42'
C61	42°12'20"	75.00'	55.25'	N10°28'09"W	54.01'
C62	48°47'47"	60.00'	51.10'	N07°10'25"W	49.57'
C63	48°20'49"	60.00'	50.63'	N41°23'53"E	49.14'
C64	52°39'14"	60.00'	55.14'	S88°06'05"E	53.22'
C65	107°50'20"	60.00'	112.93'	S07°51'18"E	96.98'
C66	35°25'51"	75.00'	46.38'	S28°20'57"W	45.64'
C67	14°18'49"	270.00'	67.45'	S86°31'24"E	67.28'
C68	50°18'38"	270.00'	237.08'	N61°09'53"E	229.54'
C69	42°12'20"	75.00'	55.25'	N75°05'36"W	54.01'
C70	41°28'44"	60.00'	43.44'	N75°27'24"W	42.49'
C71	49°14'55"	60.00'	51.57'	N30°05'34"W	50.00'
C72	37°53'06"	60.00'	39.67'	N13°28'26"E	38.95'
C73	46°30'09"	60.00'	48.70'	N55°40'04"E	47.37'
C74	41°34'59"	60.00'	43.55'	S80°17'22"E	42.60'
C75	47°42'45"	60.00'	49.96'	S35°38'30"E	48.53'
C76	42°12'20"	75.00'	55.25'	S32°53'17"E	54.01'
C77	36°53'16"	70.00'	45.07'	N17°33'56"E	44.29'
C78	25°00'55"	42.50'	18.56'	S13°23'36"E	18.41'
C79	23°47'42"	42.50'	17.65'	S11°00'42"W	17.52'
C80	36°16'06"	17.50'	11.08'	S41°02'36"W	10.89'
C81	55°51'50"	17.50'	17.06'	S31°14'44"W	16.39'
C82	20°39'58"	17.50'	6.31'	S08°54'37"E	6.28'
C83	45°35'12"	17.50'	13.92'	S42°02'12"E	13.56'
C84	51°23'10"	17.50'	15.69'	S39°08'13"E	15.17'

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°35'18"E	1.00'
L2	S76°59'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°38'01"E	20.00'
L6	N10°38'01"E	12.42'
L7	S10°38'01"W	25.85'
L8	N36°00'33"E	30.73'
L9	N53°59'27"W	25.00'
L10	S53°59'27"E	25.00'
L11	N36°00'33"E	60.19'
L12	S00°53'09"E	38.72'
L13	S22°54'34"W	40.57'
L14	S59°10'39"W	29.20'
L15	S59°10'39"W	60.92'
L16	S68°29'21"W	11.83'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S64°49'48"E	8.55'
L20	S64°49'48"E	36.54'
L21	N89°07'18"E	16.00'

SCALE: 1"= 80'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE
-80 0 40 80 160 320
(U.S. SURVEY FEET)
1 inch = 80 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

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801

Professional Engineer (Civil) TYSON E. MARKHAM PE-13357 Date WYOMING

\\MMISHARE\WYOMING\PROJECTS\10256 - FP LITTLE GOOSE LLC\001 TEAL SPRING SUBDIVISION\ACAD\EXHIBITS\FIG 1_LAYOUT PLAN.DWG

VERIFY SCALE!
THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.
MODIFY SCALE ACCORDINGLY!

REVISIONS			
NO.	DESCRIPTION	BY	DATE

PLOTTED BY:KATELYN LOLLAR ON Apr/18/2023

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DSGN. BY: TEM
APPR. BY: TEM
DATE: 12/2022
Q.C. REVIEW BY: ________
DATE: ________

TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING
PUD LAYOUT PLAN

PROJECT NUMBER 10256.001
SHEET NUMBER APP-A
DRAWING NUMBER APP-A

APPENDIX B
PRELIMINARY LANDSCAPE PLAN

SUBDIVISION MONUMENT SIGN;
FINAL LOCATION TBD

BOULEVARD TO BE GRASS SEED/SOD;
IRRIGATED BY HOA-OWNED RAW WATER
SUPPLY SYSTEM

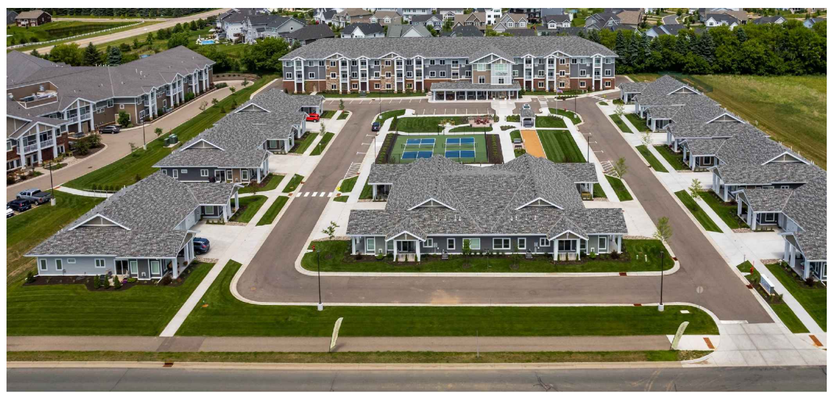
CREEK ACCESS CORRIDORS
LANDSCAPED AND IRRIGATED FROM
LITTLE GOOSE CREEK

UNSURFACED TRAIL FOR
SUBDIVISION RESIDENTS ONLY
(PRIVATE)

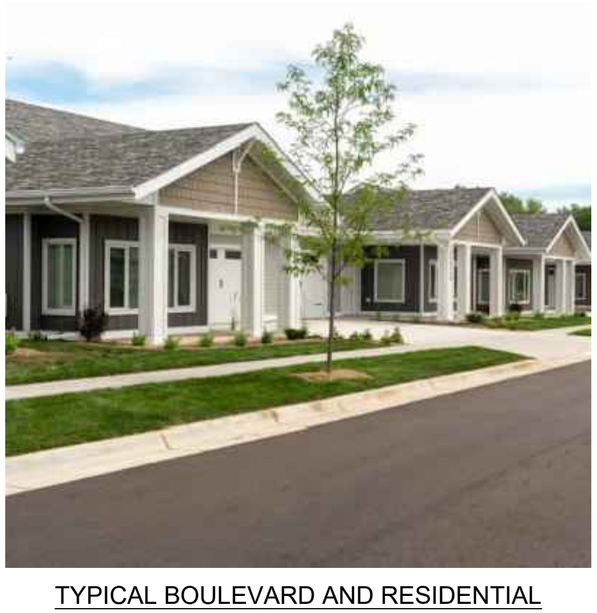
MAILBOX TURNOUT

CREEK ACCESS CORRIDORS
LANDSCAPED AND IRRIGATED FROM
LITTLE GOOSE CREEK

SUBDIVISION MONUMENT SIGN;
FINAL LOCATION TBD



SENIOR LIVING VILLAGE
CONCEPT PLAN



TYPICAL BOULEVARD AND RESIDENTIAL
LANDSCAPING PLAN

LEGEND

- ASPHALT
- BOULEVARD
- LOTS PROFESSIONALLY LANDSCAPED; IRRIGATED FROM CITY-SUPPLIED WATER SYSTEM AT THE TIME OF LOT DEVELOPMENT
- RESIDENTIAL LOTS; LANDSCAPED AND IRRIGATED BY INDIVIDUAL LOT OWNERS WITH HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
- PATH - CONCRETE
- MOWED/UNSURFACED TRAIL
- FUTURE SENIOR LIVING VILLAGE AND OUTLOT E; ALL UNSURFACED AREAS PROFESSIONALLY LANDSCAPED, WITH IRRIGATION PROVIDED BY HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
- OPEN SPACE - LEFT NATURAL
- OPEN SPACE - IRRIGATED AND LANDSCAPED
- WATER
- WETLAND BOUNDARY

N

150 75 0 150 300

SCALE IN FEET

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APPR. BY: TEM
DATE: 12/2022

TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING

PRELIMINARY LANDSCAPE PLAN

PROJECT NO. 10256.001

FIGURE NUMBER APP-B

W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\FIG 1_LandscapePlan.dwg
Plotted by tyson markham on Jan/18/2023

APPENDIX C
FUTURE DEVELOPED LOT CONCEPTS (FOR REFERENCE)

LOT 29
25,680 SF
±0.59 AC

LOT 30
22,935 SF
±0.53 AC

LOT 31
22,475 SF
±0.52 AC

LOT 32
24,813 SF
±0.57 AC

LOT 33
26,383 SF
±0.61 AC

LOT 34
22,785 SF
±0.52 AC

LOT 35
15,661 SF
±0.36 AC

LOT 13
17,015 SF
±0.39 AC

LOT 14
16,871 SF
±0.39 AC

LOT 15
16,704 SF
±0.38 AC

LOT 16
15,324 SF
±0.35 AC

LOT 17
15,137 SF
±0.35 AC

LOT 18
17,256 SF
±0.40 AC

OUTLOT B
94,011 SF
±2.16 AC

Trail System

SWAN DRIFT COURT

LOT 19
17,864 SF
±0.41 AC

LOT 20
12,897 SF
±0.30 AC

LOT 21
11,520 SF
±0.26 AC

LOT 22
13,404 SF
±0.31 AC

LOT 23
14,857 SF
±0.34 AC

Stormwater

Stormwater

Stormwater

mailboxes

COMMUNITY BUILDING

PICKLE BALL

TRACT 1
289,066 SF
±6.64 AC

greenhouse

THREE-STORY APARTMENT BUILDING

TRACT 1 BOUNDARY

ONE-STORY PATIO-STYLE HOME (TYP.)

LOT 41
13,424 SF
±0.31 AC

LOT 42
16,888 SF
±0.39 AC

LOT 43
17,295 SF
±0.40 AC

LOT 44
17,500 SF
±0.40 AC

LOT 45
17,500 SF
±0.40 AC

LOT 46
17,500 SF
±0.40 AC

LOT 47
17,500 SF
±0.40 AC

LOT 48
17,500 SF
±0.40 AC

LOT 49
17,500 SF
±0.40 AC

LOT 50
17,500 SF
±0.40 AC

LOT 51
17,500 SF

LOT 53
13,943 SF
±0.32 AC

LOT 54
14,400 SF
±0.33 AC

LOT 55
14,400 SF
±0.33 AC

LOT 56
14,400 SF
±0.33 AC

LOT 57
14,400 SF
±0.33 AC

LOT 58
14,304 SF
±0.33 AC

LOT 59
14,240 SF
±0.33 AC

TEAL SPRING DRIVE

SECONDARY DRIVE

PL

N

0 50 100

SCALE IN FEET

NOTE:

THIS IS A CONCEPTUAL SITE LAYOUT ONLY AND IS SUBJECT TO CHANGE. IT IS NOT A FINAL REPRESENTATION AND MAY BE MODIFIED BASED ON VARIOUS FACTORS INCLUDING ENGINEERING AND DESIGN REVISIONS. ANY DIMENSIONS, LOCATIONS, AND AMENITIES SHOWN ARE APPROXIMATE.

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APPR. BY: TEM
DATE: 12/2022

TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING

FUTURE SENIOR VILLAGE CONCEPTUAL LAYOUT

PROJECT NO.
10256.001

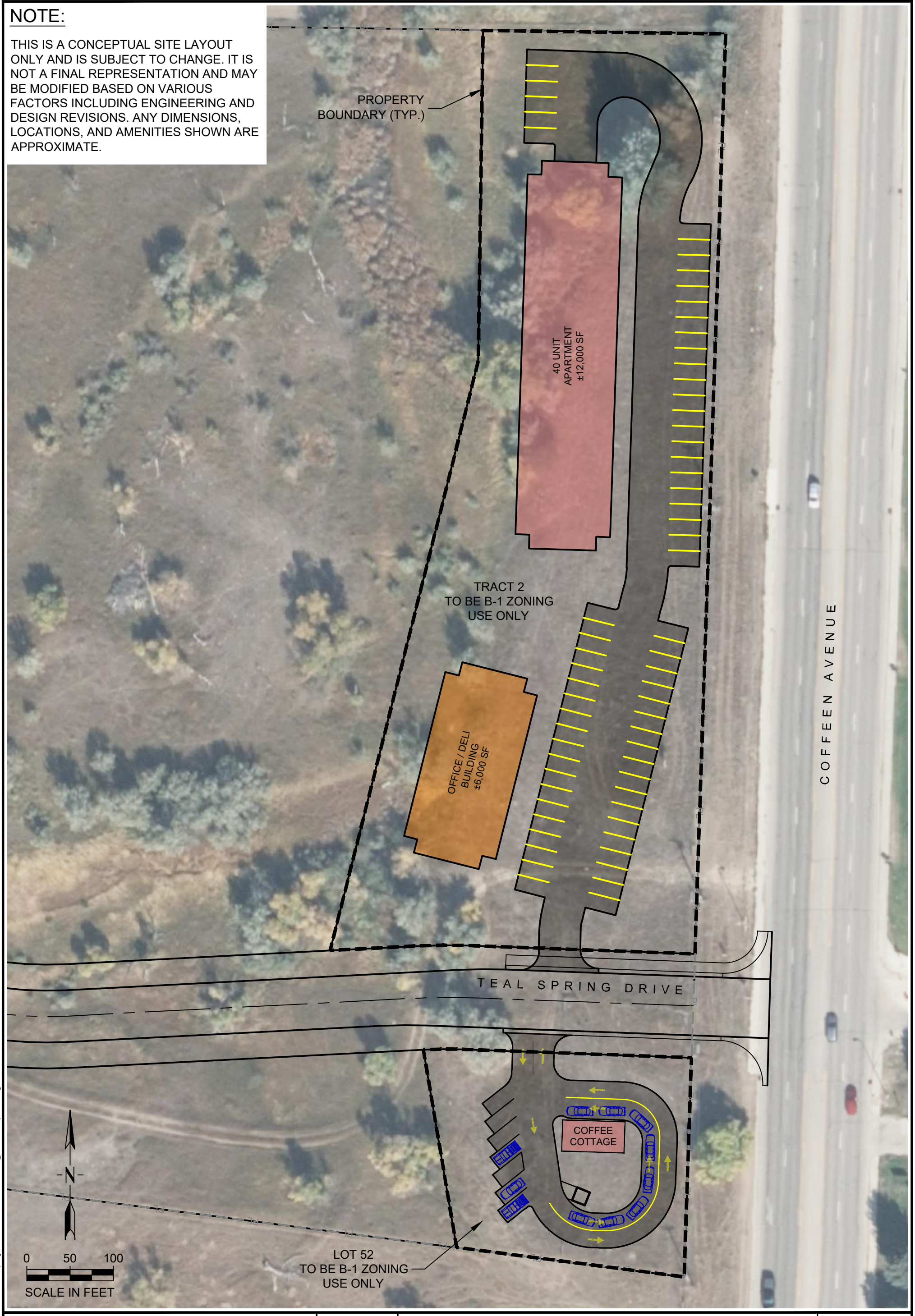
FIGURE NUMBER
APP-C1

Plotted by tyson markham on Jan/16/2023

W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\APP-C_FutureDevelopments.dwg

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TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING

TRACT 2 & LOT 52 CONCEPTUAL LAYOUT

PROJECT NO. 10256.001

FIGURE NUMBER APP-C2

Plotted by katelyn lollar on Feb/28/2023

W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\APP-C_FutureDevelopments.dwg

APPENDIX D
DEVELOPERS NOTES

Developer's Notes
Proposed Teal Spring Subdivision PUD

Project Location:

The proposed 65-acre Teal Spring project is located across from the Sheridan College on Coffeen Avenue and will connect up through Wetlands Drive to East Brundage Lane. All the property is within the city limits. Wetlands Drive and city utilities have been sized and stubbed into the site in anticipation of this land being developed.

Project Market Area:

Proximity to employment and shopping are key factors when choosing where to live. Sheridan is a shopping/services destination for the surrounding rural area in Sheridan County, as well as the employment center. Many of Sheridan's retail stores and businesses are less than a mile away from the site including Walmart, Albertsons, Walgreens, Home Depot, Sportsman's Warehouse, Shipton's Big R, car dealerships, gas stations, various offices, and several restaurants. Another benefit to this location is the proximity to Sheridan College. Both the City of Sheridan's recent Housing Needs Assessment and the developer's market study for the site indicate strong demand for housing in the community and on this site.

The Sheridan Housing Needs Assessment and Strategy study completed by Gruen Associates Study in January 2022 indicated:

- For-sale housing market is extremely competitive – low available inventory accompanied by price increases.
- Rental housing market shows the typical signs of an under-supplied market (low vacancy and increasing rents).
- Workforce housing needs are estimated at about 700 units – 50% of the total projected need.
- Senior housing and non-workforce housing needs are estimated at about 300 units- 21% of total projected need.
- Housing replacement needs are estimated at 360 units over the next 10 years. Approximately 60% of the housing replacement need estimate is attributable to the replacement of units that are 65 years or older.
- The recommendations included:
  - Encourage the production of market-rate housing. This promotes affordability by helping to satisfy the demand of higher-income households, which would otherwise compete for (and bid up the price of) existing units.
  - Identify locations at which to increase allowable densities per acre and change zoning to encourage residential/mixed uses. Rezone some presently commercial or industrial lands in commercial corridors such as Coffeen Avenue to encourage their redevelopment into residential development and/or mixed-use developments.

The developer contracted with Viewpoint Consulting Group to complete a site-specific market study for multi-family and senior living housing in July 2022. That study indicated:

- Multi-Family Housing Market: Household growth, pent-up demand, and turnover combine to create demand for 517 additional market rate multi-family units in the PMA (primary market area) over the next five years. No single location or development can capture all the unmet demand in a PMA. Based on the strength of this development site, with easy access to shopping and employment in Sheridan, it is reasonable that the site can capture between 25% and 30% of the unmet demand potential in the PMA. This results in the support for 140 to 168 units on the Site through 2027. Other proposed developments in the PMA would compete for the remaining 70% to 75% of unmet demand.
- Senior Living Market:
  - Senior 55+ Independent Living: The unmet demand is for 180 units in the PMA in 2021. With no pending developments with independent living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 independent living units in 2021 increasing to 102 units in 2026.
  - Senior Assisted Living: The unmet demand is for 94 units in the PMA in 2021. With no pending developments with assisted living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 assisted living units in 2021 increasing to 102 units in 2026.
  - Senior Memory Care Living: The unmet demand is for 78 units in the PMA in 2021. With no pending developments with memory care living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 35 memory care units in 2021 increasing to 43 units in 2026.

This proposed PUD has been carefully planned with a lot of thought to be in alignment with the previous planning by the City of Sheridan.

<u>Economic benefits of this development:</u>
The PUD provides various mixed-use building sites and single-family residential lots, creating a stronger positive impact to Sheridan than just a single building project. Some facts to note:

- Employment economic impact: The proposed senior living sites and other mixed use lots provide potential employment opportunities. The 6+ acre Tract 1 is planned for a senior living community of some type. An independent living community would employ 4-6 people, and an assisted living/memory care community would likely employ 15-25 FTE with good wages. The 1.45-acre Lot 1 could potentially be a memory care community, but other commercial/multi-family options are also a possibility there. With the nursing and CNA program at Sheridan College nearby, the project will provide good jobs here in our community for a range of careers. As the other commercial lots are sold, those businesses will add to the employment base in the area.

- Economic impact to local businesses: The project plans for a mix of senior living, single-family homes, multifamily living, and commercial businesses. There will likely be a mix of singles, couples, and families from all generations. Residents will impact local businesses by using local services, purchasing goods in local stores, eating out in restaurants, going to church, participating in Sheridan's many cultural and social events, as well as providing homes for employees to live in locally.
  The overall development and each individual project site will contract with local service providers for internet/cable, lawn maintenance, snow blowing, waste removal, utilities, insurance, etc. It's likely that each project and many homeowners will be working with local banks for financing.

- Economic impact of City of Sheridan seniors or others selling their homes and staying in the community: When people move from their older home (maybe starter homes) or when seniors move from their homes to a senior living community, most of them are homeowners. When they sell their homes, that opens up new housing opportunities for other people/families to purchase homes in the community. This new development and proposed building projects will provide capacity here in Sheridan for current residents to be able to continue to live in our community and not have to move elsewhere when they are ready to move out of their homes.

- Economic impact of new seniors moving to Sheridan: The Viewpoint Consulting Group market study shows that 15% of the anticipated seniors moving to this development would come from outside the PMA (primary market area). This means that this development would have new seniors moving to Sheridan to live, to be close to family, enjoy retirement, and just enjoy the community.

- Construction economic impact: Construction to prepare the 67-acre site will take about 6 to 8 months, with an estimated 20-30 people in various trades involved in building the site grading and infrastructure for most of that time. The senior living project will take about 14-16 months to build. On a similar-sized project the developer is just completing, between 40-60 people were on site working every day for the duration of the project. Each of the single-family resident lots will have contractors constructing homes over the next several years.

<u>Estimated total project cost for the land development:</u>
The total land development project cost (without buildings) is projected to be about $11 million. This number includes the land purchase, site engineering and other soft costs, site work with street and utility infrastructure, stream restoration, landscaping, legal and financing costs.

<u>Estimated cost for the independent senior living village:</u>
Based on past projects of this size, the total project cost from the initial design through construction is projected to be about $18 million.

<u>Anticipated timeline</u>:
We anticipate the overall development construction to start in Summer 2023 with the site grading and infrastructure construction to take 6 to 8 months. The 60-unit independent senior

living village would start construction in the spring or 2024. The single family lots plan to start being sold in summer 2023 and homes built over a 5+ year period.

Project Team:

Frisbie Companies, LLC

Frisbie Companies' owners Matt and Shari Frisbie have led the ownership and development of five senior housing communities and two multifamily communities totaling 611 units. In addition to developing projects, Matt and Shari previously owned an architecture firm where they worked on more than 1,000 projects over the last 25+ years, including offices and other commercial buildings, retail projects, multifamily projects, churches, and senior living. Matt Frisbie's role is to oversee the design/architectural work, coordinate with consultants and engineering, and lead the city/governing entity approval process. Shari Frisbie's role is in raising equity, and the legal, accounting, and corporate board meetings for each of the development projects. She is the asset manager for senior living projects and manages commercial real estate the couple owns.

Matt grew up in Sheridan and graduated from Sheridan High School and received his Master of Architecture from Montana State University in Bozeman. He still has family in the area and enjoys the connection to a great community and the Bighorn Mountains. Shari grew up on a farm in central Minnesota and graduated from Gustavus Adolphus College with a degree in Communications. She loves four-wheeling and camping adventures in the Bighorns.

Our Team of Valued Local Consultants:
Civil Engineering: Morrison-Maierle, Inc.
Surveying and Platting: Prestfeldt Surveying, LLC
Hydrology: WWC Engineering
Stream Restoration: Steady Stream Hydrology, LLC
Traffic Study: Stantec, Inc.
Water Rights: Out West, LLC
Realty: Chase Brothers
Geotech: American Engineering Testing (AET)
Legal Services: Chapman Valdez & Lansing
Financing: First Northern Bank of Wyoming

"EXHIBIT B"
FIRST AMENDMENT TO THE PUD DESIGN REPORT
FOR
TEAL SPRINGS SUBDIVISION PLANNED UNIT DEVELOPMENT

WHEREAS, by Ordinance No. 2300-26, the City of Sheridan Governing Body approved and adopted this First Amendment.

NOW THEREFORE, the PUD Design Report for Teal Springs Subdivision Planned Unit Development is hereby amended as follows:

Section 7.1 Type and Size of Dwelling Units

Homes built within the single-family residential lots will be up to two-story structures with a minimum of 1,800 square feet of living space. All homes will include full-sized finished garages. A geotechnical investigation and report will be required for each lot within the subdivision.

All residences and/or commercial buildings within the floodplain area will be provided with a preliminary elevation certificate indicating base flood elevation. All new construction sites will need to be constructed to meet the standards of the City of Sheridan Floodplain Administrator. Once constructed, a new Elevation Certification will be required by individual property owners to ensure sufficient building elevation relative to surrounding floodways.

Except as amended in this First Amendment, the PUD Design Report for the Teal Springs Subdivision Planned Unit Development shall remain in full force and effect.

"Exhibit C"

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lots 27,28,29, & 30, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Print Name	Signature	Date
Christopher Wagner	Christopher J Wagner	11-7-25
Ann Wagner	Ann Wagner	11-7-25

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Print Name	Signature	Date
Matt Frisbie, FP Little Goose LLC		12/2/25
Shari Frisbie, FP Little Goose LLC	Shari Frisbie	12/2/25

CITY OF Sheridan
WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lot 16, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Jess Yeigh		11/17/2025
Print Name	Signature	Date
Doreen Choong		11/17/2025
Print Name	Signature	Date

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Matt Frisbie, FP Little Goose LLC		12/2/25
Print Name	Signature	Date
Shari Frisbie, FP Little Goose LLC		12/2/25
Print Name	Signature	Date

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lot 6, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

DeWayne Dillon	Dwayne E Dillon	11/17/25
Print Name	Signature	Date
Julie Dillon	Julie E Dillon	11/17/25
Print Name	Signature	Date

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Matt Frisbie, FP Little Goose LLC	Matt Frisbie	12/2/25
Print Name	Signature	Date
Shari Frisbie, FP Little Goose LLC	Shari L. Frisbie	12/2/25
Print Name	Signature	Date

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lot 52, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Print Name	Signature	Date
Kirk Kostiniemi		11/10/25

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Print Name	Signature	Date
Matt Frisbie, FP Little Goose LLC		12/2/25
Shari Frisbie, FP Little Goose LLC		12/2/25

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lots 24, 25, & 26, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Print Name	Signature	Date
Pete Widener		12/1/25
Lucy Widener		11/30/25

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Print Name	Signature	Date
Matt Frisbie, FP Little Goose LLC		12/2/25
Shari Frisbie, FP Little Goose LLC		12/2/25

October 29, 2025

City of Sheridan
Hanns Mercer, PE, Public Works Director
55 Grinnell Plaza
Sheridan, WY 82801

Re: PUD Amendment Request, Teal Spring Subdivision

Dear Hanns,

In accordance with Section 806.8 of City Municipal Code, this letter serves as a request to amend language within the Approved PUD Master Plan for the Teal Spring Subdivision, dated January 20, 2023.

The requested revisions are as follows:

PUD Design Report - Section 7.1 Type and Size of Dwelling Units

1) In the first sentence of the first paragraph, revise as follows:
   "Homes built within the single-family residential lots will be up to two-story structures ~~sized between 2,500 square feet to 4,000 square feet of living space~~."
   To:
   "Homes built within the single-family residential lots will be up to two-story structures with a minimum of 1,800 square feet of living space.

This revision is being proposed in response to current market trends and feedback from local builders, which suggest that some homebuyers—particularly within a certain age group—are increasingly drawn to smaller homes that still uphold the original PUD Master Plan building character, as well as quality of construction and finishes.

2) Remove the following sentence from the first paragraph: "Homes will be slab-on-grade construction with no basements planned" and add the following sentence: "A geotechnical investigation and report will be required for each lot within the subdivision."

This revision is being proposed because enforcing these criteria for the entire subdivision is not warranted, as well as feedback from local builders, who suggest some homebuyers prefer crawl spaces or basement foundations. Allowing this type of construction will be addressed on a case-by-case basis depending on each specific lot's geotechnical report and construction elevation requirements.

The above requests for the Teal Spring PUD present no adverse effect on surrounding property owners. We appreciate your assistance with and thank you for your consideration.

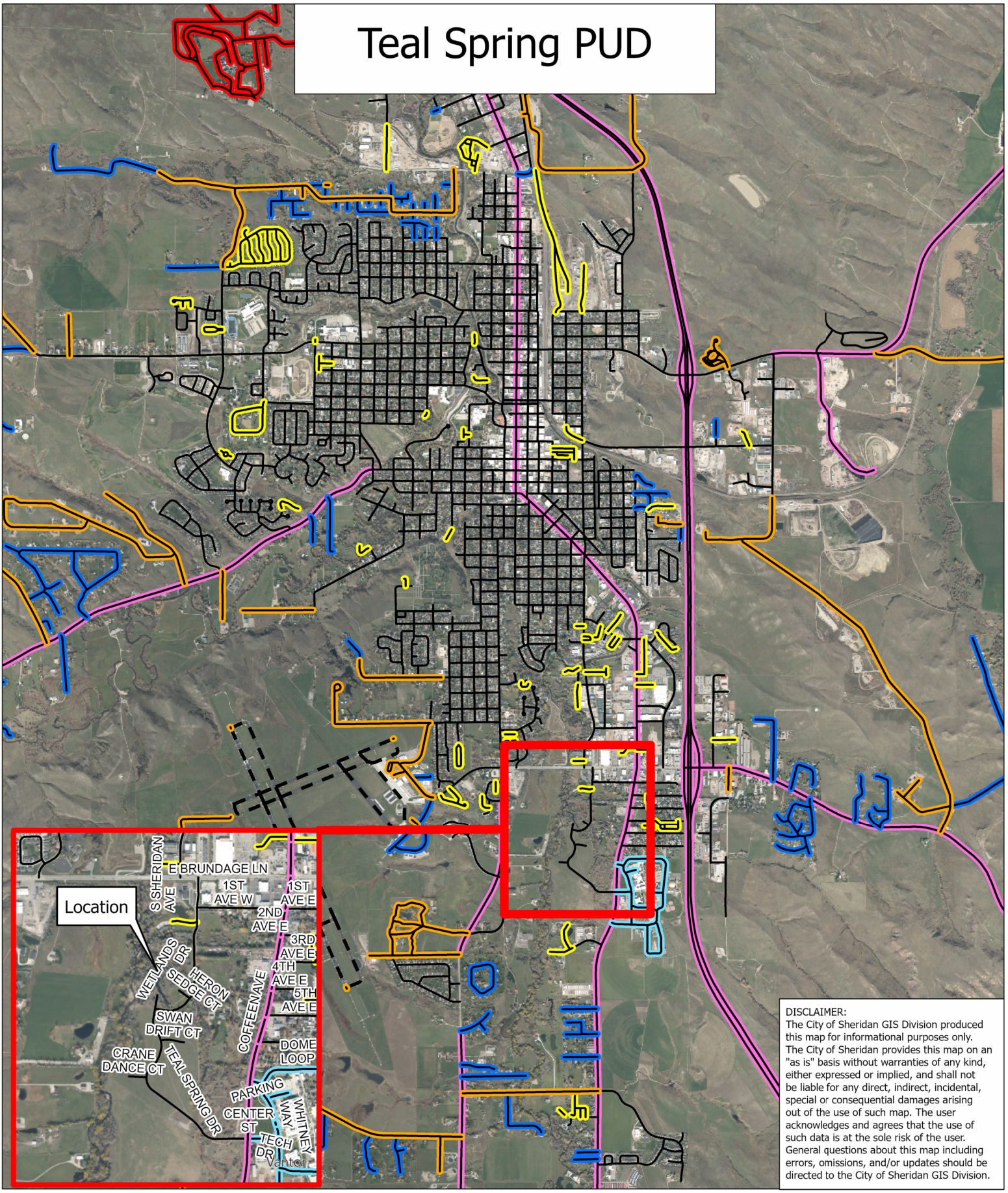
Sincerely,



Tyson Markham, PE
Project Engineer
tmarkham@m-m.net
(307) 675-7716

Ec: Matt and Shari Frisbie – FP Little Goose, LLC

Teal Spring 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 0.45 0.9

Date: 12/19/2025 9:17 AM User: sgoodman

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

Clerk

MEMORANDUM

RE:	**Minutes of Regular Council Meeting - January 5, 2026**
From:	Ashlee Foster, City Clerk
To:	City Council
Date:	01/05/2026

Attachments

Minutes

CITY OF SHERIDAN, WYOMING

MINUTES OF REGULAR COUNCIL MEETING

COUNCIL CHAMBERS **5:30 P.M.** **JANUARY 5th, 2026**

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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 Councilmember Bev Leichtnam

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

Present	Patceg (via phone), Leichtnam, Weitzel, Brantz, Wood & Mayor Bridger
Absent:	Councilmember Luhman

5. Consideration of Agenda

- **Motion:** Councilmember Brantz moved, seconded by Councilmember Weitzel, to approve the agenda as presented
- **Voice Vote:** Motion passed, 6-0

6. Community update

A. 2026 Human Trafficking Prevention Month Proclamation - Terri Markum, Uprising Executive Director - *Rescheduled for Jan 19, 2026*

B. Uprising - Terri Markham, Executive Director - *Rescheduled for Jan 19, 2026*

C. Black Mountain Nordic - Nicholas Flores, Executive Director

7. Comments from the Public

A. Harry Pollak - Mr. Pollak shared his concerns for the City's management of the budget as it pertains to the unspent funds allocated for vacant positions as well as the concern for the high cost of fleet purchases being considered

B. James Schmidt - Mr. Schmidt shared his concerns for the cost of the Single Arm Side Loader

C. Jon Wilcox - Mr. Wilcox shared his concerns regarding snow/ice removal and how he feels the City's management of the streets is not safe or adequate

8. Public Hearings

A. Public Hearing for Resolution 01-26, FY26 Budget Amendment #1. Mayor Bridger opened the hearing at 5:53 pm. City Administrator Stuart McRae and Treasurer Darla Hawkins updated the Council.

City Administrator Mr. McRae shared the prior discussion of removing the One (1) Million Dollar allocation for Gillespie Draw/Beltway noted in the budget amendment as these funds would not be spent in FY26 and will need to be considered in a future budget.

Council Questions & Comments Re: Item 8A

A. Councilmember Wood asked if the Fire Department's purchase of the Wildland Module/Skid Unit would be used in the County. Fire Chief Gary Harnish stated the unit would be strictly for City use to increase fire fighting capacity within City borders.

B. Councilmember Leichtnam noted that the budget revision addresses key community concerns, including snow removal, striping, crossings, and pothole repair, while also maintaining dispatch services and enhancing public safety through the addition of a new fire engine and wildland module.

C. Mayor Bridger reminded Council that the budget is always prepared with the best of intentions, but that a budget is ultimately a plan to spend money judiciously. He noted that, at the end of the year, there is the reality of how those plans play out. He noted that the City operates with a tight budget, which has allowed the City to build and maintain its reserves.

D. Councilmember Leichtnam asked why, if the one-million-dollar allocation for Gillespie is removed, the City would still draw $800,000 from reserves. City Administrator Stuart McRae explained that the revised $22 million budget requires approximately $5.164 million in cash reserves, and with $6 million available in cash reserves, the remaining amount is excess. He stated that transferring the funds is a matter of cleaning up the books and can be done now or later. Doing so now allows the $1 million to move into the Unreserved Fund Balance;

otherwise, only about $200,000 would be available, as the remaining funds would be needed for other uses.

No Public Comment on item 8A.

Mayor Bridger closed the Public Hearing at 6:18 pm

i. Consideration of Resolution 01-26, FY26 Budget Amendment #1.

- **Motion:** Councilmember Leichtnam moved to pass and approve the budget amendment excluding the $1,000,000 allocation for the Gillespie Draw Right-of-Way Acquisitions, with that amount to be placed in Unreserved Fund Balance until a preliminary report on the Gillespie Draw Feasibility Study is received. Councilmember Brantz seconded the motion. No Council Discussion.
- **Voice Vote:** Motion passed, 6-0. Resolution 01-26, FY26 Budget Amendment #1 is approved

9. Consent Agenda

A. Resource Allocation up to $5,000 for the 2026 WYO Winter Rodeo
B. Purchase of One (1) Single Arm Side Loader from CMI-Teco for the Amount of $450,864.00
C. Purchase of One (1) Dual Arm Side Loader from CMI-Teco for the Amount of $480,560.20
D. Purchase of One (1) Transit Camera Van from Cues, Inc. for the Amount of $269,171.16
E. Purchase of One (1) Pierce Enforcer Rescue Engine from Front Range Fire Apparatus for the Amount of $1,177,826.00
F. Reappointment of Mayor Richard Bridger to the Sheridan Area Water Supply Joint Powers Board (SAWSJPB) for a 3-year term, ending December 31, 2028
G. Reappointment of Mayor Richard Bridger to the Critical Air Service Team (CAST) for a 1-year term ending December 31, 2026
H. Reappointment of Councilmember Terry Weitzel to the Sheridan Recreation District for a 1-year term, ending December 31, 2026
I. Reappointment of Councilmember Steven Brantz to the Sheridan Justice Commission Joint Powers Board for a 3-year term, ending December 31, 2028
J. Appointment of Jordan Kashav to the Board of Adjustment for a 3-year term, ending January 5, 2029
K. Minutes of Regular Council Meeting - December 15, 2025
L. Claims

VENDOR NAME	AMOUNT
A & M Service & Supp	$ 54.25
A & M Service & Supp	$ 54.25
Ace & Knecht	$ 175.97
Ace & Knecht	$ 4.80
Ace & Knecht	$ 129.51
Ace Radiator LLC	$ 691.00
Ace Radiator LLC	$ 3,588.00
Ace Radiator LLC	$ (3,588.00)
Advocacy & Resource	$ 12,500.00
Alex Patterson	$ 106.00
All Valley Diesel	$ 150.00
All Valley Diesel	$ 450.00
All Valley Diesel	$ 350.00
All Valley Diesel	$ 96.00
All Valley Diesel	$ 64.00
AlphaGraphics of Wyo	$ 49.00
AlphaGraphics of Wyo	$ 49.00
Altitude Recycling E	$ 440.00
Amazon Capital Servi	$ 334.53
Amazon Capital Servi	$ 77.89
Amazon Capital Servi	$ 295.51
Amazon Capital Servi	$ 217.62
Amazon Capital Servi	$ 82.87
Amazon Capital Servi	$ 82.86
Amazon Capital Servi	$ 45.99
Amazon Capital Servi	$ 9.95
Amazon Capital Servi	$ 27.18
Amazon Capital Servi	$ 7.33
Amazon Capital Servi	$ 17.99
Amazon Capital Servi	$ 4.88
Amazon Capital Servi	$ 11.99
Amazon Capital Servi	$ 102.53
Amazon Capital Servi	$ 131.26
Amazon Capital Servi	$ 28.71
Amazon Capital Servi	$ 169.13
Amazon Capital Servi	$ 83.99
Amazon Capital Servi	$ 83.99
Amazon Capital Servi	$ 3.43
Amazon Capital Servi	$ 3.43
Amazon Capital Servi	$ 30.89
Amazon Capital Servi	$ 131.60
Amazon Capital Servi	$ 94.96
Amazon Capital Servi	$ 38.19
Amazon Capital Servi	$ 32.47
American Maid	$ 656.25
American Maid	$ 281.25
American Maid	$ 328.13
American Maid	$ 328.12
American Maid	$ 3,412.10
American Maid	$ 525.00
American Maid	$ 262.50
American Maid	$ 262.50

American Maid	$ 225.00
Ardurra Group Inc.	$ 2,713.75
AT&T Mobility	$ 477.30
AT&T Mobility	$ 243.24
AutoZone Stores LLC	$ 6.49
Battery Recyclers	$ 3,375.00
Bear's Paw Embroider	$ 70.00
Bear's Paw Embroider	$ 30.00
Bear's Paw Embroider	$ 30.00
Ben Hawkins	$ 148.98
Big Horn Sanitation	$ 126.50
Big Horn Sanitation	$ 253.00
Big Horn Tire	$ 212.80
Big Horn Tire	$ 1,427.84
Big Horn Tire	$ 2,053.84
Bighorn Design Studi	$ 248.00
Bighorn Design Studi	$ 152.00
Bluepeak	$ 140.00
Brenna Hill	$ 28.50
Brian's Boot & Shoe	$ 200.00
Brian's Boot & Shoe	$ 200.00
Brian's Boot & Shoe	$ 122.35
Build It Brothers, L	$ 4,709.78
Burns & Mc Donnell	$ 24,110.59
C & K Equipment	$ 3,297.42
C & K Equipment	$ 238.30
C & K Equipment	$ 91.49
Captain Clean Servic	$ 1,069.81
Captain Clean Servic	$ 148.80
Captain Clean Servic	$ 2,030.08
Carlton Construction	$ 64.13
Carquest Auto Parts	$ 83.15
Carquest Auto Parts	$ 34.55
Carquest Auto Parts	$ 15.71
Carquest Auto Parts	$ 83.87
Carquest Auto Parts	$ 12.17
Carquest Auto Parts	$ 8.12
Carquest Auto Parts	$ 7.03
Carquest Auto Parts	$ 4.68
Carquest Auto Parts	$ 2.71
Carquest Auto Parts	$ 1.81
Carquest Auto Parts	$ 99.20
Carquest Auto Parts	$ 12.28
Carquest Auto Parts	$ 20.64
Carquest Auto Parts	$ 141.54
Carquest Auto Parts	$ 19.70
Carquest Auto Parts	$ 19.70
Carquest Auto Parts	$ 17.93
Carquest Auto Parts	$ 29.62
Carquest Auto Parts	$ 31.78
Carquest Auto Parts	$ 47.76
Carquest Auto Parts	$ 19.38
Carquest Auto Parts	$ 154.99
Carquest Auto Parts	$ 2.33
Carquest Auto Parts	$ 9.85
CenturyLink	$ 310.26
CenturyLink	$ 322.27
CenturyLink	$ 129.67
CenturyLink	$ 294.94
CenturyLink	$ 71.85
CH Diagnostics and C	$ 665.00
Chance Larson	$ 306.00
CHAPS	$ 6,250.00
Child Development Ce	$ 3,125.00
Clement Communicatio	$ 315.49

Clement Communicatio	$ 315.49
CMI-Teco	$ 30.91
CMI-Teco	$ 90.00
Column Software	$ 42.21
Column Software	$ 42.21
Column Software	$ 114.41
Column Software	$ 464.55
Column Software	$ 789.29
Compass - Center for	$ 7,500.00
County Trash LLC	$ 115.00
Crescent Electric	$ 104.08
Dave Loden Construct	$ 55,000.00
Dave Loden Construct	$ 45,523.66
Dave Loden Construct	$ 58,036.09
DAVID STALLMAN	$ 111.16
DAWN SMITH	$ 21.28
Dick Anderson Constr	$ 42,033.60
Donald & Jill McGraw	$ 54.78
Dowl	$ 8,487.50
Downtown Sheridan As	$ 11,250.00
Downtown Sheridan As	$ 693.54
Ebia Hearing & Sound	$ 16.00
Ebia Hearing & Sound	$ 16.00
Electric Solutions	$ 1,000.00
Electric Solutions	$ 4,196.00
Employ LLC	$ 4,737.11
Employ LLC	$ 3,719.24
Employers Council	$ 249.00
Energy Laboratories	$ 291.00
Engineering Associat	$ 341.85
Erik Kern	$ 120.00
Eurofins Eaton	$ 498.00
Evan Barker	$ 200.00
Fedex Freight	$ 163.42
Ferguson	$ 2,251.90
Ferguson	$ 49.99
First Federal Bank	$ 18.10
First Federal Bank	$ 53.96
First Federal Bank	$ 218.23
First Federal Bank	$ 84.81
First Federal Bank	$ 100.00
First Federal Bank	$ 10.47
First Federal Bank	$ 529.00
First Federal Bank	$ 130.00
First Federal Bank	$ 71.72
First Federal Bank	$ 1,176.00
First Federal Bank	$ 425.00
First Federal Bank	$ 110.00
First Federal Bank	$ 421.19
First Federal Bank	$ 42.00
First Federal Bank	$ 164.33
First Federal Bank	$ 220.00
First Federal Bank	$ 302.99
First Federal Bank	$ 160.45
First Federal Bank	$ 1,774.36
First Federal Bank	$ 87.96
First Federal Bank	$ (214.70)
First Federal Bank	$ (472.49)
First Federal Bank	$ (17.26)
First Federal Bank	$ 4.24
First Federal Bank	$ 7.97
First Federal Bank	$ 74.16
First Federal Bank	$ 255.00
First Federal Bank	$ 6.29
First Federal Bank	$ 37.45

First Federal Bank	$ 151.80
First Federal Bank	$ 3,750.00
First Federal Bank	$ 79.88
First Federal Bank	$ 2,373.23
First Federal Bank	$ 85.84
First Federal Bank	$ 512.47
First Federal Bank	$ 254.31
First Federal Bank	$ 20.00
First Federal Bank	$ 150.00
First Federal Bank	$ 99.00
First Federal Bank	$ 126.00
First Federal Bank	$ 671.65
First Federal Bank	$ 73.17
First Federal Bank	$ 437.90
First Federal Bank	$ 720.00
First Federal Bank	$ 1,091.18
First Federal Bank	$ 770.00
First Federal Bank	$ 48.47
First Federal Bank	$ 314.23
First Federal Bank	$ 525.39
First Federal Bank	$ 1,594.51
First Federal Bank	$ 1,594.52
First Federal Bank	$ 24.71
First Federal Bank	$ 307.04
First Federal Bank	$ 139.56
First Federal Bank	$ 483.82
First Federal Bank	$ 95.66
First Federal Bank	$ 402.88
First Federal Bank	$ 134.85
First Federal Bank	$ 147.00
First Federal Bank	$ 197.00
First Federal Bank	$ 1,858.00
First Federal Bank	$ 149.99
First Federal Bank	$ 200.00
First Federal Bank	$ 532.69
First Federal Bank	$ 117.67
First Federal Bank	$ 598.24
First Federal Bank	$ 3,694.99
First Federal Bank	$ 120.00
First Federal Bank	$ 1,350.00
First Federal Bank	$ 32.36
First Federal Bank	$ 14.99
First Federal Bank	$ 58.06
First Federal Bank	$ 510.00
First Federal Bank	$ 38.96
First Federal Bank	$ 1,930.22
First Federal Bank	$ 102.60
First Federal Bank	$ 107.15
First Federal Bank	$ 25.97
First Federal Bank	$ 1,286.81
First Federal Bank	$ 68.40
First Federal Bank	$ 71.43
First Federal Bank	$ 30.00
First Federal Bank	$ 143.07
First Federal Bank	$ 17.00
First Federal Bank	$ 13.60
First Federal Bank	$ 621.55
Floyd's Truck Center	$ 53.42
Fremont Motor Lander	$ 43,437.00
Galls	$ 194.97
Galls	$ 14.25
Galls	$ 38.10
Galls	$ 2.50
Galls	$ 495.30
Galls	$ 30.99

Galls	$ 95.00
Grainger Inc	$ 73.20
Grainger Inc	$ 9.06
Grainger Inc	$ 36.76
Grainger Inc	$ 36.76
Grainger Inc	$ 27.34
Grainger Inc	$ 86.83
Grainger Inc	$ 114.72
Habitat for Humanity	$ 10,000.00
Hach Company	$ 1,212.10
Hach Company	$ 2,815.10
Hach Company	$ 951.29
Hach Company	$ 69.13
Hach Company	$ 70.37
Hach Company	$ 244.55
Hach Company	$ 244.55
Hawkins Inc	$ 6,403.77
Hawkins Inc	$ 5,662.82
Hawkins Inc	$ 3,186.50
Heartland Kubota LLC	$ 110.50
Heartland Kubota LLC	$ 113.96
High Land Inc	$ 113,185.57
Home Depot Credit Se	$ 64.24
Home Depot Credit Se	$ 79.48
Home Depot Credit Se	$ 49.98
Home Depot Credit Se	$ 31.86
Home Depot Credit Se	$ 72.94
Home Depot Credit Se	$ 269.28
Home Depot Credit Se	$ 10.97
Home Depot Credit Se	$ 55.60
Home Depot Credit Se	$ 37.06
Home Depot Credit Se	$ 75.95
Home Depot Credit Se	$ 106.74
Home Depot Credit Se	$ 279.00
Home Depot Credit Se	$ 39.97
Home Depot Credit Se	$ 19.44
Home Depot Credit Se	$ (19.44)
IBS Inc	$ 274.01
Imperial Powder Coat	$ 445.58
Imperial Powder Coat	$ 366.01
Imperial Powder Coat	$ 1,074.00
Interior Images	$ 2,760.00
Interior Images	$ 12,975.93
Interstate Engineeri	$ 14,266.80
Jackson Peterbilt	$ 142.05
Jackson Peterbilt	$ 202.38
JAKE DUNN	$ 76.87
JAMES KRIEGSHAUSER	$ 14.39
JB Storage Container	$ 195.00
Jefrey Michael Garci	$ 46.08
JOE P SKATULA	$ 97.78
John Deere Financial	$ 855.84
John Deere Financial	$ 37.19
K Club Golf LLC	$ 370.00
KCC Software	$ 7,250.00
KCR Enterprises LLC	$ 140.97
KENNEDY VERDIER	$ 84.27
Kilpatrick Creations	$ 63.00
Kilpatrick Creations	$ 67.25
Kilpatrick Creations	$ 151.75
Kilpatrick Creations	$ 269.50
Kimball Midwest	$ 175.28
Kimball Midwest	$ 175.40
Kings River Casting	$ 407.32
Kisling Law LLC	$ 3,250.00

Kois Brothers Equipm	$ 2,004.81
Kois Brothers Equipm	$ 1,692.02
Kois Brothers Equipm	$ 404.76
Lapriedrarosetta LLC	$ 108.00
Latitudes Travel	$ 1,225.96
Laura Mateo	$ 807.23
Lawson Products Inc	$ 54.71
LJS Concrete & Excav	$ 117,647.96
Lube Refiners LLC	$ 72.23
Lube Refiners LLC	$ 66.29
Luke A Goddard	$ 500.00
Lyle Wallace	$ 45.00
Lyle Wallace	$ 85.00
MC2 Engineering	$ 8,500.00
MC2 Engineering	$ 4,062.50
MC2 Engineering	$ 2,156.47
Mike's Electric Inc	$ 290.73
Mike's Electric Inc	$ 290.73
Mike's Electric Inc	$ 215.57
Modern Machinery Co	$ 723.83
Montana Dakota Utili	$ 146.51
Montana Dakota Utili	$ 2,395.38
Montana Dakota Utili	$ 1,516.90
Montana Dakota Utili	$ 1,786.45
Montana Dakota Utili	$ 250.66
Montana Dakota Utili	$ 937.79
Montana Dakota Utili	$ 1,134.71
Montana Dakota Utili	$ 8,020.16
Montana Dakota Utili	$ 2,841.18
Montana Dakota Utili	$ 584.99
Montana Dakota Utili	$ 69.89
Montana Dakota Utili	$ 29.54
Montana Dakota Utili	$ 576.09
Montana Dakota Utili	$ 576.09
Montana Dakota Utili	$ 429.11
Montana Dakota Utili	$ 1,527.20
Montana Dakota Utili	$ 123.68
Montana Dakota Utili	$ 1,077.13
Montana Dakota Utili	$ 15,393.97
Montana Dakota Utili	$ 367.63
Montana Dakota Utili	$ 1,133.29
Montana Dakota Utili	$ 2,054.74
Montana Dakota Utili	$ 242.49
Montana Dakota Utili	$ 249.96
Montana Dakota Utili	$ 289.46
Montana Dakota Utili	$ 1,650.35
Montana Dakota Utili	$ 186.72
Montana Dakota Utili	$ 379.14
Montana Dakota Utili	$ 744.05
Mountain States Ligh	$ 2,372.00
Mullinax Concrete Se	$ 2,015.19
NAMI Wyoming	$ 2,500.00
National Testing Net	$ 145.00
Nolan Leibee	$ 43.45
Norco Inc	$ 261.33
Norco Inc	$ 152.50
Norco Inc	$ 83.51
Norco Inc	$ 83.51
Norco Inc	$ 101.55
Norco Inc	$ 101.55
Norco Inc	$ 8.13
Norco Inc	$ 8.13
Office Shop Inc	$ 7.00
Office Shop Inc	$ 10.51
Office Shop Inc	$ 16.43

Office Shop Leasing	$ 60.00
Office Shop Leasing	$ 131.93
One-Call of Wyoming	$ 173.58
One-Call of Wyoming	$ 86.82
One-Call of Wyoming	$ 173.58
One-Call of Wyoming	$ 86.82
Pace Analytical Serv	$ 133.30
Pace Analytical Serv	$ 1,051.80
Pace Analytical Serv	$ 133.30
Parker's Glass Shop	$ 180.00
Peak Consulting	$ 4,000.00
Peak Pest Solutions	$ 78.75
Peak Pest Solutions	$ 131.25
Peak Pest Solutions	$ 125.00
Performance Protocol	$ 11,315.00
Peter Brooks	$ 315.00
Powder River Heating	$ 3,525.00
Powder River Heating	$ 1,166.24
Powder River Heating	$ 1,003.33
Powder River Power C	$ 418.56
Powder River Power C	$ 84.16
Powder River Power C	$ 56.15
Powder River Power C	$ 3.95
Powder River Power C	$ 2.63
Powder River Power C	$ 251.97
Powder River Power C	$ 151.37
Powder River Power C	$ 100.90
PreCise MRM LLC	$ 1,050.00
PreCise MRM LLC	$ (1,050.00)
PreCise MRM LLC	$ (1,575.00)
PreCise MRM LLC	$ 1,575.00
Ramada Plaza	$ 4,650.00
RDO Equipment Co	$ 10,283.55
RDO Equipment Co	$ 700.00
Rhonda M Gould	$ 212.50
Rocky Mountain Drug	$ 680.00
Rod Ridgeway	$ 120.00
ROGER & JILL MILLER	$ 62.64
Safety-Kleen Systems	$ 505.90
Saltus Technologies	$ 4,675.00
Samsara	$ 381.50
Second Chance Sherid	$ 7,500.00
Secure Shred	$ 120.64
Senior Citizens Coun	$ 20,000.00
Servall Uniform & Li	$ 168.45
Servall Uniform & Li	$ 152.14
Servall Uniform & Li	$ 40.84
Servall Uniform & Li	$ 71.31
Servall Uniform & Li	$ 44.57
Servall Uniform & Li	$ 168.45
Servall Uniform & Li	$ 189.60
Servall Uniform & Li	$ 152.14
Servall Uniform & Li	$ 217.90
Servall Uniform & Li	$ 51.15
Servall Uniform & Li	$ 104.38
Servall Uniform & Li	$ 233.48
Servall Uniform & Li	$ 204.09
Servall Uniform & Li	$ 170.89
Sher Co Pub Health	$ 145.00
Sheridan Artists Gui	$ 1,187.88
Sheridan Artists Gui	$ 3,750.00
Sheridan Auto Parts	$ 55.04
Sheridan Auto Parts	$ 36.70
Sheridan Auto Parts	$ 33.30
Sheridan Auto Parts	$ 197.99

Sheridan Auto Parts	$ 58.31
Sheridan Auto Parts	$ 38.88
Sheridan Auto Parts	$ 42.84
Sheridan Auto Parts	$ 49.49
Sheridan Auto Parts	$ 21.58
Sheridan Auto Parts	$ 1.48
Sheridan Auto Parts	$ 0.99
Sheridan Auto Parts	$ 1.48
Sheridan Auto Parts	$ 0.99
Sheridan Auto Parts	$ 247.17
Sheridan Auto Parts	$ 66.40
Sheridan Auto Parts	$ 12.95
Sheridan Auto Parts	$ 8.63
Sheridan Auto Parts	$ 42.84
Sheridan Auto Parts	$ 26.65
Sheridan Auto Parts	$ 17.77
Sheridan Auto Parts	$ 159.00
Sheridan Auto Parts	$ 24.48
Sheridan Auto Parts	$ 36.94
Sheridan Auto Parts	$ 415.24
Sheridan Auto Parts	$ (18.00)
Sheridan Auto Parts	$ (247.17)
Sheridan Auto Parts	$ (18.00)
Sheridan Auto Parts	$ (31.22)
Sheridan Commercial	$ 13.48
Sheridan Commercial	$ 35.99
Sheridan Commercial	$ 26.09
Sheridan Commercial	$ 23.14
Sheridan Commercial	$ 7.12
Sheridan Commercial	$ 7.11
Sheridan Commercial	$ 7.12
Sheridan Commercial	$ 27.16
Sheridan Commercial	$ 12.57
Sheridan Commercial	$ 12.56
Sheridan Commercial	$ 12.57
Sheridan Commercial	$ 2.97
Sheridan Commercial	$ 44.64
Sheridan Commercial	$ 29.76
Sheridan Commercial	$ 157.23
Sheridan Commercial	$ 72.45
Sheridan Commercial	$ 20.52
Sheridan Commercial	$ 13.68
Sheridan Commercial	$ 10.11
Sheridan Commercial	$ 48.94
Sheridan Commercial	$ 3.35
Sheridan Commercial	$ 1.58
Sheridan Commercial	$ 12.60
Sheridan Commercial	$ 60.47
Sheridan Commercial	$ 28.21
Sheridan Commercial	$ 40.49
Sheridan Commercial	$ 32.89
Sheridan Commercial	$ 18.10
Sheridan Community L	$ 6,250.00
Sheridan County Cham	$ 12,500.00
Sheridan County Cham	$ 50.25
Sheridan County Cham	$ 40.25
Sheridan County Cons	$ 5,000.00
Sheridan County Cons	$ 200.00
Sheridan County Hist	$ 7,500.00
Sheridan Econ-O-Wash	$ 42.00
Sheridan Econ-O-Wash	$ 54.00
Sheridan Econ-O-Wash	$ 60.00
Sheridan Econ-O-Wash	$ 44.00
Sheridan Newspapers	$ 364.00
Sheridan Newspapers	$ 120.00

Sheridan Recreation	$ 43,230.00
Simplot	$ 1,440.00
SJR	$ 8,512.20
SmartSights, LLC	$ 3,000.00
SmartSights, LLC	$ 2,500.00
Smith Psychological	$ 400.00
Spectrum	$ 1,579.00
Stalker Radar	$ 40.00
Stalker Radar	$ 150.00
Stantec Consulting S	$ 1,039.50
Steiner Thuesen PLLC	$ 273.50
Steiner Thuesen PLLC	$ 268.75
Steven L Johnson	$ 60.97
SymbolArts, LLC	$ 220.00
Ted's Towing LLC	$ 250.00
Thomas Finch	$ 100.00
Tire Rama	$ 1,813.36
Tire Rama	$ 939.80
Tires for Reclamatio	$ 1,513.00
Tires for Reclamatio	$ 1,513.00
Tires for Reclamatio	$ 1,513.00
Tires for Reclamatio	$ 1,513.00
T-Mobile USA Inc.	$ 1,053.15
Top Office Products	$ 201.87
Torgerson's LLC	$ 1,413.32
Total Comfort Heatin	$ 945.45
Trihydro Corporation	$ 5,113.12
TW Enterprises Inc	$ 657.55
Tyler Technologies I	$ 2,608.00
Tyler Technologies I	$ 1,860.00
Tyrell Steinmetz	$ 458.82
Uprising	$ 2,500.00
Van Diest Supply Com	$ 85.50
Vertical Door Soluti	$ 18,625.35
Visionary Communicat	$ 110.34
Visionary Communicat	$ 110.34
VRM Inc	$ 380.00
VRM Inc	$ 130.00
Wareings Sheridan	$ 54.27
Waste Management	$ 21,277.42
Water Products & Sol	$ 29.25
Water Products & Sol	$ 39.00
Water Products & Sol	$ 30.00
WCDA	$ 263.72
Willscot Mobile Mini	$ 1,961.10
Willscot Mobile Mini	$ 2,021.50
Winsupply of Sherida	$ 70.91
Winsupply of Sherida	$ 51.94
Winsupply of Sherida	$ 184.70
WY Secretary of Stat	$ 60.00
WY Secretary of Stat	$ 60.00
WY Secretary of Stat	$ 60.00
Wyoming Assoc Rural	$ 83.00
Wyoming Assoc Rural	$ 705.50
Wyoming Assoc Rural	$ 705.50
Wyoming Electric Inc	$ 110.00
Wyoming Electric Inc	$ 1,870.00
Wyoming Machinery	$ 26.05
Wyoming Machinery	$ 471.46
Wyoming Machinery	$ 2,355.80
Wyoming Regional EMS	$ 12,854.70
Xetawave	$ 6,195.09
Xetawave	$ 8,908.52
Xetawave	$ 5,953.20
Yonkee & Toner LLP	$ 5,895.00

- ➢ **Motion:** Councilmember Wood moved, seconded by Councilmember Weitzel, to approve the consent agenda as presented
- ➢ **Noted Recusals/Conflicts:** Councilmember Patceg recused himself from item #147 due to reasons of conflict
- ➢ **Voice Vote:** Motion passed, 6-0

Old Business

10. Consideration of PL-25-33, Resolution 31-25, Final Plat of Bucking Iron Business Park. City Planner Shroeder updated the Council, specifically noting that prior requirements have been revised from "shall be" to "are recommended to be."

Council Discussion Re: Item 10

A. **Councilmember Wood** shared his concerns regarding the contractor being responsible for the cost of installing the water line and recommends allowing the property to remain in its current condition
B. **Councilmember Weitzel** reminded all that the County is who will ultimately decide, not the City

Public Comment Re: Item 10

A. **Eric Manselle**, Property Owner – Mr. Manselle reiterated his ongoing concerns regarding cost and requested that Council withdraw the recommendations due to feasibility and significant burden. He referenced prior decisions involving other subdivisions and noted he would be willing to connect to East Ridge Road should the City extend a water line in the future
B. **James Schmidt** – Mr. Schmidt stated that the remaining individuals signed up to speak had agreed to allow him to speak on their behalf for brevity. He expressed concerns with the recommendations as presented, stating it is unfair to place the cost on the developer rather than the City extending the line, which would then allow the subdivision to connect. He reiterated prior concerns and noted the City's significant influence on the recommendations made to the County.

Council Discussion Re: Item 10 (Continued)

A. **Councilmember Brantz** shared concerns regarding one-size-fits-all agreements and discussed the possibility of pre annexation agreements being a part of the MOU. He shared he is not able to support the 1st recommendation (water line)
B. **Councilmember Leichtnam** reiterated that standards exist for a reason and noted that the MOU addresses future planning and proactive growth. She maintained her concerns regarding fire protection, stating that the existing water on site would not be effective for firefighting purposes. She expressed support for moving forward with the recommendations and felt that revising the "shall" language was an appropriate compromise. She emphasized the importance of protecting the one-mile donut area from fire to safeguard the City limits.

- ➢ **Motion:** Councilmember Weitzel moved, seconded by Councilmember Leichtnam, to approve PL-25-33, Resolution 31-25. Councilmember Brantz requested an amendment to remove the water line requirement and add a pre-annexation agreement requirement.

The City Attorney discussed the legal considerations of the request. Councilmember Patceg stated that he would offer a motion to remove both the water line and paving requirements, noting future development would allow the City to impose such requirements at a later time. Councilmember Brantz withdrew his amendment, yielding to Councilmember Patceg's motion.

- ➢ **Motion:** Councilmember Patceg moved to certify PL-25-33, Resolution 31-25 without the additional requirements for water and paving, with the understanding that these improvements can be required in the future. Councilmember Brantz seconded the motion.

Council Discussion Re: Item 10 (Continued)

A. **Councilmember Leichtnam** shared concerns that if we allow this subdivision to move forward without those recommendations, are we then allowing all future subdivisions to ask to withdraw from recommendations of water infrastructure. City Attorney shared it would be best if there was a finding of hardship, noting that the Governing Body would be those responsible to determine what that undue burden limit or measurement would be, case-by-case, to state why the City recommendations are not being upheld.
B. **Councilmember Weitzel** shared concerns regarding fire service, noting specifically the recent wind gusts and the possibility of the fire spreading to other properties. Removing the water infrastructure requirement opens us up to a potentially bad situation
C. **Councilmember Wood** asked why we didn't require Gillespie Draw to have the same standards. He noted it's a small subdivision that can be managed
D. **Councilmember Brantz** shared his experience with fire loss. There is more to fighting fire than water, and there are other preventative measures that can be put in place to protect equipment and property. He noted he believes this is a situation of undue hardship

➢ The Mayor called the question to a vote on the matter of the amendment as presented by Councilmember Patceg.
➢ **Voice Vote:** Tied 3-3. Motion Fails

Point of Order: Councilmember Patceg called a point of order, stating in Parliamentary Procedure, it typically states the chairman should not get a vote unless it is in a matter of a tie, asking if the vote would then be a 3-2 vote in favor of the motion. City Administrator Stuart McRae reminded council that in the Charter Ordinance it states that the Mayor does get a vote and that we do not yield to Robert's Rules on that matter.

➢ The Mayor called the question to a vote on the matter of the original motion, to approve PL-25-33, Resolution 31-25
➢ **Voice Vote:** Tie 3-3, Motion Fails

Item 10, Consideration of PL-25-33, Resolution 31-25, Final Plat of Bucking Iron Business Park, will move to a future agenda for consideration when all of Council is present to prevent a future tied vote.

New Business

11. Council Comments and Committee/Board Reports

A. SEEDA – Nothing new to report
B. NEWY – Nothing new to report
C. CAST – The additional holiday flight has concluded, back to standard schedule. The next meeting will be held Thursday, January 8th, 2026
D. SAWS – The next meeting will be held on January 14, 2026
E. SPAC – Councilmember Luhman not present for an update
F. DSA – Councilmember Luhman not present for an update
G. Justice JPB – There will be an upcoming meeting, more information to follow
H. City Administrator Stuart McRae –
    a. Public Pulse on January 8th will include Councilmember Leichtnam and Public Works Director Hanns Mercer
    b. The next Joint County/City meeting will be held on January 13th at the County Bldg
    c. The decision to move forward with the WYO Winter Rodeo will be made on the 17th based on weather conditions and expected snow fall
    d. Based on public comment regarding the budget, Mr. McRae explained that this highlights the value of offering a Citizen's Academy in the coming fall to help residents better understand how and why the City makes budgetary and policy decisions. The academy would consist of eight sessions, with additional details to be provided at a later date.

12. Executive Session per SS6-4-405(iii): A Governing Body of an agency may hold executive sessions not open to the public on matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party.

- ➢ **Motion:** Councilmember Weitzel moved, seconded by Councilmember Brantz, to move into Executive Session at 7:04pm.
- ➢ **Motion:** Councilmember Leichtnam moved, seconded by Councilmember Brantz to exit Executive Session at 7:33 pm

13. Mayor Bridger adjourned the meeting at 7:33 pm

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
Date:	01/19/2026

Attachments

Claims

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
1	A&I Distributors	100-Service Center	111.73	163832-00	Rotary capacitor pwr unit - SH	12/29/2025
2	Ace Radiator LLC	120-Service Center	2,359.00	62620	FD32 - charge air cooler frt	12/31/2025
3	All Valley Diesel	500-Water Distribution	125.00	3876	Tow vehicle to access water main to repair leak	11/13/2025
4	ALLEN JONES	510-Sewer Fund	0.35	31130	UB 88212260 2239 DRY RANCH	01/07/2026
5	AlphaGraphics of Wyo	100-Police Administration	112.25	27604	Sympathy Cards - PD	12/30/2025
6	Amazon Capital Servi	100-Clerk	60.57	14TC-XYPL-4VN1	ITEM: Neenah Capitol Bond Paper, 8.5X11, 24LB, Wh	01/05/2026
7	Amazon Capital Servi	100-Clerk	75.99	14TC-XYPL-4VN1	ITEM: Neenah Capitol Bond Paper, 8.5X11, 24LB, Wh	01/05/2026
8	Amazon Capital Servi	520-Sanitation	66.02	14TV-PHF3-94TV	ITEM: Gorilla Duct Tape, Black Tape, 1.88" x 35 y	01/07/2026
9	Amazon Capital Servi	520-Recycling	66.03	14TV-PHF3-94TV	ITEM: Gorilla Duct Tape, Black Tape, 1.88" x 35 y	01/07/2026
10	Amazon Capital Servi	520-Landfill	66.02	14TV-PHF3-94TV	ITEM: Gorilla Duct Tape, Black Tape, 1.88" x 35 y	01/07/2026
11	Amazon Capital Servi	100-Customer Service	40.47	193V-XJ49-3WVK	desk items	12/28/2025
12	Amazon Capital Servi	520-Landfill	248.77	1CD9-XNPY-1XYC	ITEM: Brother INKvestment 1365 Wireless Color Ink	01/09/2026
13	Amazon Capital Servi	110-Parks Supervision	138.66	1FCQ-R419-66GK	Replacement swings and blower paddles for Parks De	01/07/2026
14	Amazon Capital Servi	100-Clerk	26.99	1FNV-DR9C-NHMN	ITEM: Neenah Capitol Bond Paper, 8.5X11, 24LB, Wh	01/03/2026
15	Amazon Capital Servi	500-Water Distribution	76.51	1G1Q-3W1W-6H1H	ITEM: QQLIKE USB Type c Cable, 5 Pack (6FT) Nylon	01/07/2026
16	Amazon Capital Servi	520-Solid Waste Administration	24.85	1HQL-GFGL-DQYY	ITEM: Neos 15" Adventurer All Season Wp, Size: L	12/23/2025
17	Amazon Capital Servi	520-Landfill	129.60	1HQL-GFGL-DQYY	ITEM: Neos 15" Adventurer All Season Wp, Size: L	12/23/2025
18	Amazon Capital Servi	520-Landfill	48.42	1HWL-Y9RN-F7VG	ITEM: Hammermill Printer Paper, 20 Lb Copy Paper,	12/29/2025
19	Amazon Capital Servi	520-Landfill	39.56	1LGT-L6GT-WG3W	ITEM: Hole Punch 2" Reach 1/8 inch Single Hole Pu	01/02/2026
20	Amazon Capital Servi	100-Engineer	9.01	1TCT-HG1X-F4WC	ITEM: Dome® Notary Public Record Book Supplier Pa	01/07/2026
21	Amazon Capital Servi	100-Engineer	22.14	1TCT-HG1X-F4WC	ITEM: Dome® Notary Public Record Book Supplier Pa	01/07/2026
22	Amazon Capital Servi	500-Water Distribution	13.99	1V3Q-TPX7-7RNP	ITEM: A-Premium Right Passenger Side Lower Mirror	12/29/2025
23	Amazon Capital Servi	520-Landfill	16.35	1W9H-74GT-4PRY	ITEM: Hammermill Printer Paper, 20 Lb Copy Paper,	01/07/2026
24	Amazon Capital Servi	100-Parks Supervision	44.64	1XLM-X1H1-4WPC	Light bar for Parks Department	01/06/2026
25	Amazon Capital Servi	100-Forestry/Nursery	26.99	1XLM-X1H1-4WPC	Light bar for Parks Department	01/06/2026
26	Amazon Capital Servi	100-Customer Service	12.49	1YLV-7FTW-7KDK	desk items	01/02/2026
27	Amazon Capital Servi	520-Landfill	(123.73)	CR1GNV-9Y31-66R6	Returned Neos 15" Adventurer All Season Wp, Size:	01/12/2026
28	Amazon Capital Servi	520-Landfill	(17.97)	CR1JRV-L9H3-166M	Returned air freshener	01/12/2026
29	American Maid	500-Water Distribution	607.50	2025-12 Utility Main	cleaning - UM	12/26/2025
30	American Maid	510-WW Collection	405.00	2025-12 Utility Main	cleaning - UM	12/26/2025
31	American Maid	500-BGWTP	937.50	2025-12-11	Monthly cleaning- BGWTP	12/26/2025
32	American Maid	500-SWTP	750.00	2025-12-12	Monthly cleaning- SWTP	12/26/2025
33	American Maid	100-Parks Supervision	225.00	2025-12-2	Restroom and office cleaning for Parks Department	12/26/2025
34	American Maid	100-Parks Supervision	562.50	2025-12-3	Restroom and office cleaning for Parks Department	12/26/2025
35	American Maid	100-Parks Supervision	375.00	2025-12-4.1	Restroom and office cleaning for Parks Department	12/26/2025
36	American Maid	100-Parks Supervision	375.00	2025-12-5	Restroom and office cleaning for Parks Department	12/26/2025
37	American Maid	100-Parks Supervision	562.50	2025-12-6	Restroom and office cleaning for Parks Department	12/26/2025
38	American Maid	100-Parks Supervision	75.00	2025-12-7	Restroom and office cleaning for Parks Department	12/26/2025
39	American Maid	100-Cemetery Administration	75.00	2025-12-8	Office cleaning for Sheridan Municipal Cemetery	12/26/2025
40	American Maid	530-Weed/Pest Administration	56.25	2025-12-9	Office cleaning for Weed and Pest building	12/26/2025
41	American Water Works	500-Source of Supply	94.99	SO274217	Membership: 3/1/2026-2/28/2027	11/19/2025
42	American Water Works	500-SWTP	94.99	SO274217	Membership: 3/1/2026-2/28/2027	11/19/2025
43	American Water Works	500-BGWTP	95.02	SO274217	Membership: 3/1/2026-2/28/2027	11/19/2025

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
44	ANNA MARIE FOLEY & S	500-Water Fund	37.64	30957	UB 02380540 440 5TH	12/31/2025
45	AT&T Mobility	100-Other General Govt Costs	510.65	12/5-1/4/26 ATT PD	12/5/25-1/4/26 PD Tele-Com ATT Control Center	01/04/2026
46	B&B Leasing Company	100-Fire Administration	180.94	1726-02	Sharp Copier BP-5162C for SFR	12/31/2025
47	BEVERLY JOHNSON	500-Water Fund	62.05	31127	UB 00019510 1351 RIDGEWAY	01/07/2026
48	Bluemel Plumbing & H	400-Gen Govt Bldg Const/Acquis	680.44	253751	Marion St. house - freeze up repairs	12/23/2025
49	Bomber Mountain	500-SWTP	1,000.00	6815	SW468 - roll repair	01/02/2026
50	Buggy Bath Unlimited	520-Landfill	31.99	011963	Wash Card Monthly for Landfill	01/03/2026
51	Buggy Bath Unlimited	520-Sanitation	122.76	011964	Truck Washing Monthly	01/03/2026
52	Buggy Bath Unlimited	520-Recycling	122.77	011964	Truck Washing Monthly	01/03/2026
53	Burns & Mc Donnell	400-Landfill	9,000.00	191868-1	Cell 9 misc. - Facilities Plan	12/16/2025
54	Carolina Software	520-Landfill	550.00	96961	Quarterly Software Support, 1/1/26- 3/31/26	12/01/2025
55	Carquest Auto Parts	120-Service Center	66.59	1972-615183	FD32 - Polycarbonate mini filter	12/02/2025
56	Carquest Auto Parts	520-Sanitation	44.59	1972-615185	WC703 - Lube spin-on filter	12/02/2025
57	Carquest Auto Parts	510-WW Treatment	25.73	1972-615187	WW301 - Air dryer cartridge	12/02/2025
58	Carquest Auto Parts	500-Water Distribution	47.54	1972-615716	soldering gun	12/10/2025
59	Carquest Auto Parts	520-Recycling	7.13	1972-616362	RC363 - Wire grommets	12/22/2025
60	Carquest Auto Parts	100-Service Center	89.47	1972-616504	Gear oil - SH	12/24/2025
61	CARROLL REALTY	500-Water Fund	50.82	31129	UB 00006328 2028 BUNGALOW VILLAGE	01/07/2026
62	CenturyLink	100-Other General Govt Costs	215.89	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
63	CenturyLink	500-Water Utility Admin	7.37	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
64	CenturyLink	500-Water Distribution	4.42	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
65	CenturyLink	500-SWTP	3,869.31	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
66	CenturyLink	500-BGWTP	3,869.31	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
67	CenturyLink	510-Wastewater Administration	7.37	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
68	CenturyLink	510-WW Collection	4.42	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
69	CenturyLink	520-Sanitation	2.95	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
70	CenturyLink	520-Recycling	2.95	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
71	CenturyLink	520-Landfill	14.74	011626-CenturyLink	01/01-02/06/26 CenturyLink	01/01/2026
72	Certified Laboratori	100-Service Center	632.90	9403796	Aerosol spray & diesel-mate all seasons - SH	11/20/2025
73	Certified Laboratori	510-WW Treatment	5,529.95	9438750	Oil for WWTP	12/17/2025
74	ClearGov Inc.	100-Treasurer	11,175.00	2025-18906	Budget software 12/1/25-6/30/26	01/01/2026
75	CMI-Teco	520-Sanitation	119.17	66347	WC718 - pressure switch +frt	12/24/2025
76	CMI-Teco	520-Sanitation	61.33	66348	WC713 - rocker switch +frt	12/30/2025
77	Colorado Barricade C	500-Water Distribution	1,050.00	65169018-001	barricade and signs	12/18/2025
78	Colorado Barricade C	500-Water Distribution	40.00	65169018-001	barricade and signs	12/18/2025
79	Column Software	100-Clerk	31.77	9626F791-0159	Press Publishing Fees FY26	10/21/2025
80	Column Software	100-Clerk	519.65	9626F791-0160	Press Publishing Fees FY26	10/22/2025
81	Column Software	100-Clerk	544.86	9626F791-0180	Press Publishing Fees FY26	12/04/2025
82	Column Software	100-Treasurer	211.58	9626F791-0188	Budget amendment notices	12/18/2025
83	Column Software	400-Highways/Streets/Roadways	325.40	9626F791-0192	LPO 41493 - Ad for RFP for SS4A CSAP	01/05/2026
84	Column Software	100-Clerk	828.94	9626F791-0193	Press Publishing Fees FY26	01/08/2026
85	Comtech	500-Water Distribution	303.49	94185	UM204 - installed and wired radio	12/29/2025
86	Comtech	510-WW Collection	202.32	94185	UM204 - installed and wired radio	12/29/2025

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
87	Comtech	520-Recycling	505.81	94186	RC216 - installed & wired radio	12/29/2025
88	Comtech	120-Service Center	462.81	94189	STL436 - installed & wired radio	12/29/2025
89	Comtech	500-Water Distribution	303.49	94190	UM302 - installed & wired radio	12/29/2025
90	Comtech	510-WW Collection	202.32	94190	UM302 - installed & wired radio	12/29/2025
91	Comtech	120-Service Center	891.93	94191	ST201 - installed & wired radio	12/29/2025
92	Craftco Manufacturin	110-Museum Collections	1,984.26	47627	Powder Coating for Sculpture Base Repair/Refinish	12/31/2025
93	Desert Mountain Corp	120-Snow/Ice Removal	5,042.20	#25-130296	Ice Slicer - 29.66 Tons - SN	01/05/2026
94	Desert Mountain Corp	120-Snow/Ice Removal	5,465.50	25-130137	Ice Slicer - 32.15 Tons - SN	12/23/2025
95	Dowl	400-Street Construction/Maint	6,208.96	5028.26944.01 - 27	5th & Long - Traffic Analysis 11/23/25 - 12/27/25	01/05/2026
96	Dowl	400-Street Construction/Maint	2,438.25	5063.000638.01	2026 Pavement Maint - Design 11/23/25 - 12/27/25	01/05/2026
97	Dowl	120-Engineer	2,027.50	5071.28038.01 - 16	Transportation Plan - Prof. Svcs. 11/30 - 12/31/25	01/06/2026
98	Employ LLC	520-Recycling	5,941.46	17545	Temp Labor - Recycling	12/31/2025
99	Employ LLC	520-Recycling	3,263.40	17559	Temp Labor - Recycling	01/06/2026
100	Energy Laboratories	500-SWTP	50.00	751210	TOC sample analysis invoicing-WY5600052	11/19/2025
101	Farmers Co-op Oil Co	120-Service Center	28.81	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
102	Farmers Co-op Oil Co	120-Service Center	606.74	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
103	Farmers Co-op Oil Co	120-Service Center	102.62	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
104	Farmers Co-op Oil Co	500-Water Distribution	43.93	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
105	Farmers Co-op Oil Co	510-WW Collection	29.29	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
106	Farmers Co-op Oil Co	510-WW Treatment	25.92	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
107	Farmers Co-op Oil Co	510-WW Treatment	175.83	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
108	Farmers Co-op Oil Co	520-Sanitation	1,379.14	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
109	Farmers Co-op Oil Co	520-Recycling	527.54	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
110	Farmers Co-op Oil Co	520-Landfill	7,434.56	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
111	Farmers Co-op Oil Co	520-Landfill	60.97	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
112	Farmers Co-op Oil Co	540-Golf Course Admin/Super	364.89	Farmer's Coop Dec 25	Farmers Coop December 2025 Statement	12/31/2025
113	Fastenal Company	510-WW Treatment	(504.11)	CRWYSHE163245	Storage compartments returned	08/07/2025
114	Fastenal Company	510-WW Treatment	1,113.44	WYSHE163123	Box rack, Rackbase, compartments for toolbox	07/29/2025
115	Fastenal Company	510-WW Treatment	8.90	WYSHE164716	Hex cap screws	12/22/2025
116	Fedex Freight	500-Source of Supply	170.46	9-109-63562	CH Diagnostic: Samples shipped to the lab	12/19/2025
117	Fedex Freight	510-WW Treatment	81.71	9-109-63562	CH Diagnostic: Samples shipped to the lab	12/19/2025
118	Ferguson	500-Water Distribution	851.91	0296081-1	shell cutter for tapping machine	12/30/2025
119	Ferguson	500-Water Distribution	562.03	0302867	hydrant gauges	12/30/2025
120	Ferguson	500-Water Distribution	28.93	0302867	hydrant gauges	12/30/2025
121	FINNEY PROPERTIES, L	500-Water Fund	60.04	31122	UB 00570030 346 HUNTINGTON	01/07/2026
122	Floyd's Truck Center	120-Service Center	1,823.74	X301093549:01	ST333 - leaf springs, pins & u-bolts	12/19/2025
123	Floyd's Truck Center	520-Recycling	259.61	X301093667:01	RC363 - coolant reservoir +frt	12/23/2025
124	Floyd's Truck Center	120-Service Center	321.66	X301093688:01	ST301 - water pump kit	12/29/2025
125	Floyd's Truck Center	120-Service Center	79.72	X301093693:01	ST301 - leveling valve	12/29/2025
126	Floyd's Truck Center	120-Service Center	255.16	X301094052:01	ST333 - hardware +frt	01/07/2026
127	Floyd's Truck Center	120-Service Center	117.06	X301094091:01	ST333 - front suspension bushings +frt	01/08/2026
128	Galls	100-Police Administration	460.00	033534381	Galls Men's Softshell Jacket Item#: JA2650 DKNV MD	12/19/2025
129	Galls	100-Police Administration	29.51	033534381	Galls Men's Softshell Jacket Item#: JA2650 DKNV MD	12/19/2025

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
130	Galls	100-Police Administration	38.10	033637177	Galls Men's Softshell Jacket Item#: JA2650 DKNV MD	12/31/2025
131	Galls	100-Police Administration	2.44	033637177	Galls Men's Softshell Jacket Item#: JA2650 DKNV MD	12/31/2025
132	GOOSE CREEK PEDIATRI	500-Water Fund	60.00	31131	UB 00000626 1701 5TH	01/07/2026
133	Grainger Inc	500-SWTP	72.23	9758016274	SW468 - 4-bolt flange bearing	01/02/2026
134	Grainger Inc	510-WW Treatment	477.49	9759674477	Electrical equipment: box, outlet, cover, etc	01/05/2026
135	Grainger Inc	500-SWTP	109.14	9761968479	SW468 - battery maintainer	01/07/2026
136	Granicus LLC	100-Information Technology	1,524.21	221827	Granicus_SWAGIT 1/1-1/31/26	12/31/2025
137	Greenfold Services	120-Police Administration	2,100.00	134	Janitorial Services	12/25/2025
138	HANS REDINGER	500-Water Fund	60.04	31120	UB 00024817 1425 OXBOW	01/07/2026
139	Harris Computer Syst	100-Treasurer	793.58	LGMN00000011233	Employee Self Service - Feb 2026	11/28/2025
140	Harris Computer Syst	100-Treasurer	490.09	MCSMN0002469	Payforce & Advantage 2/1-2/28/26	11/28/2025
141	Hercules Industries	110-Fire Administration	810.48	2025000204296	12-Air Filters for Station; 12-Air Filters Admin	11/24/2025
142	HERMAN TER HAAR	500-Water Fund	60.15	31128	UB 00193170 951 5TH	01/07/2026
143	Home Depot Credit Se	120-Service Center	58.45	3011234	SN302 - joist hangers & lumber	12/24/2025
144	Imperial Powder Coat	110-Museum Collections	445.00	4473	Sculpture base repair	11/20/2025
145	InfoSend Inc	100-Customer Service	6,928.57	301962	Infosend - bill printing/mailing/monthly svc fees	12/31/2025
146	InfoSend Inc	100-Customer Service	161.50	302337	Infosend - bill printing/mailing/monthly svc fees	01/02/2026
147	Interactive Data	110-Police Administration	78.00	#IN1020362	Background search charges - PD	12/31/2025
148	James C Dye	200-Museum Collections	14,625.00	0001	SPAC: Riding for the Brand Sculpture	01/07/2026
149	JOHN C JOHNSON	500-Water Fund	7.81	30955	UB 09042520 1353 HIGHLAND	12/31/2025
150	John Deere Financial	100-Forestry/Nursery	190.43	13518682	Chains and files for Community Forestry	11/20/2025
151	John Deere Financial	540-Golf Course Admin/Super	45.16	13530501	C&B Fuel pump, filter	12/04/2025
152	John Deere Financial	100-Parks Supervision	(113.98)	CR Shiptons Return	CR Shiptons Merch Return	12/10/2025
153	John Deere Financial	120-Street Construction/Maint	1.49	D45541	Plasma stand off guide tip saver - ST	11/10/2025
154	John Deere Financial	520-Sanitation	119.98	D47169	(5) Pair of Pants for Sean W.	11/14/2025
155	John Deere Financial	520-Recycling	119.97	D47169	(5) Pair of Pants for Sean W.	11/14/2025
156	John Deere Financial	100-Parks Supervision	113.98	D48451	Rubber mats for Parks Grounds Maintenance	11/17/2025
157	John Deere Financial	120-Street Construction/Maint	24.99	D48961	Receiver tube 5in - ST	11/19/2025
158	John Deere Financial	520-Landfill	44.48	D49718	LF434 - grease fitting & pressure cap	11/20/2025
159	John Deere Financial	120-Service Center	24.99	D52668	ST201 - 6" receiver tube	11/25/2025
160	John Deere Financial	530-Weed/Pest Administration	29.99	D55694	Insulated gloves for Weed and Pest	12/01/2025
161	John Deere Financial	520-Sanitation	15.00	D57308	(1) Pair of Pants for Paul L.	12/05/2025
162	John Deere Financial	520-Recycling	14.99	D57308	(1) Pair of Pants for Paul L.	12/05/2025
163	John Deere Financial	520-Landfill	44.99	X90439	(1) Pair of Pants for Tom B.	11/17/2025
164	John Deere Financial	500-Water Distribution	137.99	X93437	Bibs - Taylor Galbraith	11/19/2025
165	John Deere Financial	510-WW Collection	92.00	X93437	Bibs - Taylor Galbraith	11/19/2025
166	John Deere Financial	510-WW Treatment	144.96	X97035	Tire lock and tire irons	11/24/2025
167	John Deere Financial	540-Golf Course Admin/Super	457.68	X99044	Safety vests and boots for KGC staff	12/02/2025
168	JULIE SCHAFFER	500-Water Fund	34.26	31126	UB 03521210 1001 COFFEEN	01/07/2026
169	Klay Condos	100-Fire Administration	81.30	120625	Day Travel Meals-11/29 and 12/06 while traveling t	12/06/2025
170	Lease Servicing Cent	120-Street Construction/Maint	3,982.44	52527	Lease payments	01/02/2026
171	Lease Servicing Cent	120-Street Construction/Maint	1,274.04	52527	Lease payments	01/02/2026
172	Lease Servicing Cent	120-Street Construction/Maint	303.77	52527	Lease payments	01/02/2026

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
173	Lease Servicing Cent	120-Street Construction/Maint	250.96	52527	Lease payments	01/02/2026
174	Leininger Law	100-Court	5,708.50	230	Prosecuting Attorney Fees FY26	01/02/2026
175	Lube Refiners LLC	120-Service Center	71.38	00072650000000004365	PD109 - LOF service	12/03/2025
176	Lube Refiners LLC	120-Service Center	296.77	00072650000000004375	PD1_12 - LOF service, cabin air filter & battery	12/03/2025
177	Lube Refiners LLC	120-Service Center	21.24	00072650000000004434	PD101 - rplcd headlight bulb	01/05/2026
178	Lube Refiners LLC	120-Service Center	80.72	00072650000000004440	PD150 - LOF service	01/06/2026
179	Lube Refiners LLC	120-Service Center	80.72	00072650000000004457	PD222 - LOF service	01/06/2026
180	Lube Refiners LLC	120-Service Center	71.38	00072650000000004545	PD112 - LOF service	01/08/2026
181	Lube Refiners LLC	120-Service Center	114.71	00072650000000004615	PD102 - LOF service, wiper blades & head light bul	01/12/2026
182	MARK DEIBERT	500-Water Fund	1.23	31124	UB 08515520 1478 NORTH HEIGHTS	01/07/2026
183	Mike's Electric Inc	520-Landfill	125.00	35218	Troubleshot Receptacle and Light on Pole at Roll O	12/24/2025
184	Mike's Electric Inc	520-Recycling	375.51	35219	Replaced Door Sensor on Baler 1	12/24/2025
185	MISTY WAUGH	500-Water Fund	0.38	31125	UB 00004542 2105 BRUCE MOUNTAIN	01/07/2026
186	Montana Dakota Utili	100-Police Administration	2,555.56	11.21-12.22 MDU	FY26 MDU Gas/Electric	12/23/2025
187	Montana Dakota Utili	100-Street Construction/Maint	30.68	11.21-12.22 MDU	FY26 MDU Gas/Electric	12/23/2025
188	Montana Dakota Utili	110-Street Construction/Maint	647.64	11.21-12.22 MDU	FY26 MDU Gas/Electric	12/23/2025
189	Montana Dakota Utili	110-Rec/Senior Cntr Admin	2,846.28	11.21-12.22 MDU	FY26 MDU Gas/Electric	12/23/2025
190	Montana Dakota Utili	510-WW Collection	60.89	11.21-12.22 MDU	FY26 MDU Gas/Electric	12/23/2025
191	Montana Dakota Utili	530-Weed/Pest Administration	221.70	11.21-12.22 MDU	FY26 MDU Gas/Electric	12/23/2025
192	Montana Dakota Utili	100-Other General Govt Costs	289.96	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
193	Montana Dakota Utili	100-Street Construction/Maint	53.59	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
194	Montana Dakota Utili	100-Cemetery Administration	197.21	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
195	Montana Dakota Utili	100-Parks Supervision	1,188.24	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
196	Montana Dakota Utili	110-Shelter Administration	1,417.01	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
197	Montana Dakota Utili	110-Street Construction/Maint	898.92	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
198	Montana Dakota Utili	500-SAWS	381.70	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
199	Montana Dakota Utili	510-WW Collection	1,672.51	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
200	Montana Dakota Utili	510-WW Treatment	16,922.55	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
201	Montana Dakota Utili	520-Landfill	1,380.02	11/26-12/31/25 MDU	FY26 MDU Gas/Electric	12/31/2025
202	Motorola Solutions I	110-Service Center	780.00	1162426960	PD153 & PD154 - camera system (outfitting)	01/02/2026
203	Motorola Solutions I	110-Service Center	390.00	1162426994	PD152 - camera system (outfitting)	01/02/2026
204	Mueller Systems	500-Water Distribution	117.50	66371377	fiber gaskets	12/12/2025
205	Mueller Systems	500-Water Distribution	7.05	66371377	fiber gaskets	12/12/2025
206	Mueller Systems	500-SAWS	117.50	66371377	fiber gaskets	12/12/2025
207	Narwhal Met LLC	100-Snow/Ice Removal	650.00	2025-28066	Weather Forecasting Monthly - Jan 2026 - SN	12/23/2025
208	NATHAN TYLER & DOROT	500-Water Fund	0.50	31123	UB 00665510 1772 YONKEE	01/07/2026
209	National Testing Net	120-Police Administration	210.00	27903	Peace officer applicant testing - PD	12/31/2025
210	Norco Inc	500-Water Distribution	11.72	0045105027	fire extinguisher stickers	11/10/2025
211	Norco Inc	530-Weed/Pest Administration	133.09	0045475399	Mop and wipes for Weed and Pest	12/23/2025
212	Norco Inc	100-Service Center	133.92	0045555886	Cylinder rental 12/01/2025 - 12/31/2025 - SH	12/31/2025
213	Norco Inc	520-Sanitation	202.81	0045576461	(5) Boxes of Trash Bags and Backstock Uniforms	01/05/2026
214	Norco Inc	520-Recycling	202.81	0045576461	(5) Boxes of Trash Bags and Backstock Uniforms	01/05/2026
215	Norco Inc	520-Landfill	202.81	0045576461	(5) Boxes of Trash Bags and Backstock Uniforms	01/05/2026

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
216	Norco Inc	520-Landfill	253.75	0045576461	(5) Boxes of Trash Bags and Backstock Uniforms	01/05/2026
217	Norco Inc	120-Street Construction/Maint	113.42	0045621653	Acetylene & oxygen cylinders -ST	01/09/2026
218	Office Shop Inc	500-Water Distribution	11.62	332090	Copier charges - UM 3547-02	11/05/2025
219	Office Shop Inc	510-WW Collection	17.42	332090	Copier charges - UM 3547-02	11/05/2025
220	Office Shop Inc	100-Police Administration	123.15	337295	Copier Overage Charges	12/31/2025
221	Office Shop Inc	100-Other General Govt Costs	28.43	337532	Copier contract 3839-01 - chg. 12/9/25 - 1/8/26	01/06/2026
222	Office Shop Inc	100-Other General Govt Costs	105.02	337533	Copier contract 3838-01 - chg. 12/9/25 - 1/8/26	01/06/2026
223	Office Shop Inc	500-SWTP	11.79	337534	Copy charges - monthly	01/06/2026
224	Office Shop Inc	100-Other General Govt Costs	14.13	337589	Copier contract 3545-02 - chg. 12/15/25 - 1/14/26	01/06/2026
225	Office Shop Inc	100-Other General Govt Costs	36.49	337591	Copier contract 3544-02 - chg. 12/15/25 - 1/14/26	01/06/2026
226	Office Shop Inc	100-Other General Govt Costs	173.08	337592	Copier contract 3543-02 - chg. 12/15/25 - 1/14/26	01/06/2026
227	Office Shop Inc	100-Other General Govt Costs	124.38	377590	Copier contract 3546-02 - chg. 12/15/25 - 1/14/26	01/06/2026
228	Office Shop Leasing	100-Other General Govt Costs	242.76	8928	Eq. & Lease Agreement #501 - CSC & 3rd Flr Copiers	12/07/2025
229	Office Shop Leasing	100-Other General Govt Costs	444.92	8931	Eq. & Lease Agreement #488-1 - CH Copiers	12/07/2025
230	Office Shop Leasing	120-Police Administration	60.00	8973	Copier Leases	01/07/2026
231	Office Shop Leasing	100-Other General Govt Costs	242.76	8974	Eq. & Lease Agreement #501 - CSC & 3rd Flr Copiers	01/07/2026
232	Office Shop Leasing	520-Solid Waste Administration	107.16	8975	Monthly Lease for Copy Machine	01/07/2026
233	Office Shop Leasing	500-Water Distribution	34.97	8976	Copier Lease - UM 448-2	01/07/2026
234	Office Shop Leasing	510-WW Collection	24.29	8976	Copier Lease - UM 448-2	01/07/2026
235	Office Shop Leasing	100-Other General Govt Costs	444.92	8977	Eq. & Lease Agreement #488-1 - CH Copiers	01/07/2026
236	Office Shop Leasing	120-Police Administration	131.90	8978	Copier Leases	01/07/2026
237	Otis Elevator Compan	120-Police Administration	3,496.44	100402168063	Yearly Elevator Maintenance - PD	12/15/2025
238	Otis Elevator Compan	120-Gen Govt Bldg Maintenance	3,016.44	100402168080	Elevator maint. contract 1/1/26 - 12/31/26 - CH	12/15/2025
239	Pace Analytical Serv	500-SWTP	598.40	255400010	Bac-T sample analysis invoicing- WY5600052	01/09/2026
240	Pace Analytical Serv	510-WW Treatment	204.00	255406214	Lab Services- water testing	12/30/2025
241	Pace Analytical Serv	500-SWTP	535.80	255406215	Bac-T sample analysis invoicing- WY5600052	12/30/2025
242	Pace Analytical Serv	500-SWTP	125.00	255406216	Bac-T sample analysis invoicing- WY5601537	12/30/2025
243	Pace Analytical Serv	500-Source of Supply	125.00	255406217	Madison Well water samples	12/30/2025
244	Pace Analytical Serv	500-SWTP	535.80	265400011	Bac-T sample analysis invoicing- WY5600052	01/09/2026
245	Paityn Covolo	200-Traffic Control	330.00	122225	Alcohol decoy 1st round of 2026	12/22/2025
246	PATRICK & VICTORIA G	500-Water Fund	1.41	30956	UB 00023716 1945 FRACKLETON	12/31/2025
247	Peak Pest Solutions	500-SWTP	125.00	170392	Pest service - monthly	01/08/2026
248	Pfitzer Pest Control	100-Street Construction/Maint	149.25	119315	Quarterly Rodent - City Service Center - ST	01/05/2026
249	Pfitzer Pest Control	520-Sanitation	117.42	119318	Quarterly Service 01/05/26	01/05/2026
250	Pfitzer Pest Control	520-Recycling	117.42	119318	Quarterly Service 01/05/26	01/05/2026
251	Pitney Bowes	100-Other General Govt Costs	1,003.86	3321861717	Postage Machine Lease Pmt - 10/30/25 - 1/29/26	12/30/2025
252	Porter Muirhead Corn	100-Treasurer	50,000.00	263968	Audit Fees	12/19/2025
253	Powder River Heating	110-Parks Supervision	1,510.20	SRVCE190822	Kendrick Park shop heater repair	12/18/2025
254	Powder River Power C	520-Sanitation	31.08	626	WC320 - brass air brake fittings	12/29/2025
255	Powder River Power C	500-SWTP	54.00	681	SW468 - hyd hose & fittings	01/06/2026
256	Powder River Power C	120-Service Center	52.80	724	ST333 - hardware (bolts & locknuts)	01/08/2026
257	PreCise MRM LLC	120-Snow/Ice Removal	1,050.00	2008965	Replacement air & road temp sensors - SN	11/05/2025
258	PreCise MRM LLC	120-Snow/Ice Removal	(1,050.00)	CRCM200-2001136	2 Air & road temp sensor - returned	11/03/2025

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
259	PreCise MRM LLC	120-Snow/Ice Removal	(1,575.00)	CRCM200-2001244	3 air & road temp sensors - returned	12/17/2025
260	PreCise MRM LLC	120-Snow/Ice Removal	1,575.00	IN200-2009786	Replacement air & road temp sensors - SN	12/17/2025
261	PreCise MRM LLC	100-Snow/Ice Removal	160.00	IN200-2010097	GPS & stats service July 2025-July 2026 - SN	12/29/2025
262	Prospect Const	400-WW Treatment	657,819.19	122225 Pay App #4	WWTP Clarifier Rplcmnt - Const. Pay App #4	12/22/2025
263	Pye-Barker Fire	120-Gen Govt Bldg Maintenance	170.04	7607202	UL Fire Monitoring 1/1/26 - 3/31/26 - CH	01/01/2026
264	Randall Engineering	120-Planning/Zoning	9,319.00	123025	Survey svcs - E. 5th St. annnexation docs. - PLN	12/30/2025
265	RANDALL HUCKEBA	710-SAWS Fund	186.48	31132	UB 00645270 2936 LOUCKS	01/07/2026
266	Range	100-Other General Govt Costs	2,404.09	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
267	Range	500-Water Utility Admin	38.06	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
268	Range	500-Water Distribution	130.09	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
269	Range	510-Wastewater Administration	25.38	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
270	Range	510-WW Collection	86.73	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
271	Range	510-WW Treatment	260.29	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
272	Range	520-Sanitation	12.69	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
273	Range	520-Recycling	12.84	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
274	Range	520-Landfill	163.59	011026-Range	01/01-01/31/26-TeleCom	12/31/2025
275	RDO Equipment Co	520-Landfill	1,364.63	P11825R5	LF473 - solenoid valve +S&H	01/08/2026
276	ROCHELLE ROBERTSON	500-Water Fund	99.41	30814	UB 99999353 BULK WATER 353	12/23/2025
277	Rocky Mountain Drug	100-Human Resources	740.00	7851	Occupational Testing	01/09/2026
278	Ryan Metcalf	500-Water Distribution	87.04	34055	Metcalf CDL permit	12/29/2025
279	Ryan Metcalf	500-Water Distribution	46.08	37096	Metcalf CDL license	01/05/2026
280	Scott Passini	100-Fire Administration	87.04	28733	WY Class B CDL Skills Test Fee for 1/8/2026 for SP	12/15/2025
281	SCS Engineers	520-Solid Waste Administration	1,039.50	0558930	Financial Assurance Plan 11/1-30/25	11/30/2025
282	Servall Uniform & Li	500-Water Distribution	79.68	1142423	Rug cleaning - UM	12/25/2025
283	Servall Uniform & Li	510-WW Collection	49.80	1142423	Rug cleaning - UM	12/25/2025
284	Servall Uniform & Li	120-Police Administration	245.99	1142431	Rug Cleaning	12/25/2025
285	Severson Supply Co I	120-Snow/Ice Removal	1,000.54	18105	Nuts, bolts, plow bolts, plow blades - SN	12/17/2025
286	Severson Supply Co I	120-Service Center	224.00	18106	Snow fleet - bolts & wedges +frt	12/22/2025
287	Severson Supply Co I	120-Street Construction/Maint	548.76	18109	Threaded nuts, hex head bolts, hex nuts, threaded	12/22/2025
288	Severson Supply Co I	120-Service Center	554.09	18131	Snow fleet - 19mm rp teeth +frt	12/23/2025
289	Shannon K. Walker	520-Landfill	129.99	122-2843586-2706601	Muck Boots for Kris W.	12/20/2025
290	Sheridan Artists Gui	110-Museum Collections	1,200.00	0126	SPAC Exec and Admin Fees FY26	01/02/2026
291	Sheridan Auto Parts	500-Water Distribution	62.63	867140	UM379 - Air brake dryer repair kit	12/17/2025
292	Sheridan Auto Parts	510-WW Collection	41.76	867140	UM379 - Air brake dryer repair kit	12/17/2025
293	Sheridan Auto Parts	520-Recycling	30.59	867542	RC336 - Warning & alarm buzzers	12/19/2025
294	Sheridan Auto Parts	520-Recycling	6.45	867677	RC363 - Rubber grommet	12/23/2025
295	Sheridan Auto Parts	500-Water Distribution	1.43	867681	UM202 - light fuse	12/22/2025
296	Sheridan Auto Parts	510-WW Collection	0.96	867681	UM202 - light fuse	12/22/2025
297	Sheridan Auto Parts	520-Recycling	219.17	867765	RC265 - Power steering pump	12/22/2025
298	Sheridan Auto Parts	120-Service Center	51.24	867965	Tire valve - SH	12/23/2025
299	Sheridan Auto Parts	500-BGWTP	291.58	868043	BG279 - Sensor acc pedal & battery	12/23/2025
300	Sheridan Auto Parts	500-BGWTP	195.86	868098	BG279 - Truck shock & oil seal	12/24/2025
301	Sheridan Auto Parts	500-BGWTP	21.59	868103	BG279 - Axle shaft seal	12/24/2025

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
302	Sheridan Auto Parts	500-BGWTP	234.88	868104	BG279 - Brake shoes & brake drum	12/24/2025
303	Sheridan Auto Parts	500-BGWTP	51.29	868140	BG279 - Brake shoes	12/24/2025
304	Sheridan Auto Parts	520-Recycling	2.49	868146	RC363 - Wiring grommet	12/24/2025
305	Sheridan Auto Parts	500-Water Distribution	33.64	868578	UM fleet - scrapers & diesel additive	12/30/2025
306	Sheridan Auto Parts	510-WW Collection	22.44	868578	UM fleet - scrapers & diesel additive	12/30/2025
307	Sheridan Auto Parts	120-Service Center	51.96	868656	CM301 - hyd fluid	12/30/2025
308	Sheridan Auto Parts	120-Service Center	90.49	868666	PK278 - Door hinge assembly	12/30/2025
309	Sheridan Auto Parts	520-Recycling	86.92	868796	RC265 - Lights & brake parts cleaner	12/31/2025
310	Sheridan Auto Parts	120-Service Center	38.59	868881	PK278 - Adapter trailer wire	12/31/2025
311	Sheridan Auto Parts	120-Service Center	10.79	868932	ST231 - Fuel cap - pre-vent	01/02/2026
312	Sheridan Auto Parts	500-Water Distribution	58.45	869368	SAWS PRV repair	01/06/2026
313	Sheridan Auto Parts	500-SAWS	57.98	869368	SAWS PRV repair	01/06/2026
314	Sheridan Auto Parts	500-SWTP	197.99	869470	SW468 - Battery	01/06/2026
315	Sheridan Auto Parts	500-SWTP	197.99	869505	SW468 - Battery	01/06/2026
316	Sheridan Auto Parts	100-Service Center	42.84	869636	Brake parts cleaner - SH	01/07/2026
317	Sheridan Auto Parts	120-Service Center	91.76	869642	PK228 - Light sockets & electrical connectors	01/07/2026
318	Sheridan Auto Parts	120-Service Center	217.98	869719	ST333 - Shocks absorbers	01/07/2026
319	Sheridan Auto Parts	120-Service Center	116.96	869772	ST337 - Tire gauges & air chucks	01/08/2026
320	Sheridan Auto Parts	100-Fire Administration	17.97	870082	3-Cans of Silicone Spray for station GJ	01/09/2026
321	Sheridan Auto Parts	500-SWTP	(36.00)	CR869511	2 core deposits	01/06/2026
322	Sheridan Commercial	100-Police Administration	269.00	267087	Copier Paper	12/19/2025
323	Sheridan Commercial	120-Street Construction/Maint	68.23	267128	Cut wheel & flap discs - SH	12/23/2025
324	Sheridan Commercial	500-Water Distribution	16.16	267261	lock ease	12/02/2025
325	Sheridan Commercial	120-Street Construction/Maint	(0.30)	CR266894	Overpayment on inv #266894(discount not taken off)	12/26/2025
326	Sheridan Commercial	120-Signs	(14.38)	CRC76389	Returned bulb 10.5W	01/06/2026
327	Sheridan County Cham	100-Fire Administration	25.00	91276	Registration Monthly Luncheon Meeting-GN 1/14/2026	01/13/2026
328	Sheridan County Juve	110-Juvenile Probation/Parole	72,500.00	011226	Bi-Annual Juvenile Justice Support	01/12/2026
329	Sheridan Media	520-Solid Waste Administration	212.00	25110585	Fall Leaf Collection Ad 11/11/25	11/30/2025
330	Sheridan Media	520-Solid Waste Administration	72.00	25110588	Thanksgiving Ad 11/25/25	11/30/2025
331	Sheridan Media	520-Solid Waste Administration	72.00	25120727	Christmas Hours Ad 12/23/25	12/31/2025
332	Sheridan Media	520-Solid Waste Administration	264.00	25120728	Christmas Clean Up Ads 12/23/25 & 12/30/25	12/31/2025
333	Sheridan Media	520-Solid Waste Administration	72.00	25120730	New Years Hours Ad 12/30/25	12/31/2025
334	Sheridan Media	110-Museum Collections	84.00	25121412	SPAC Advertising	12/27/2025
335	Sheridan Media	110-Museum Collections	96.00	25121413	SPAC Advertising	12/31/2025
336	Sheridan Memorial	110-Fire Administration	1,507.00	110625	PulmonaryFunction-Stress Test-Labs AFried FY2026	11/06/2025
337	Sheridan Memorial Cl	110-Fire Administration	255.00	111825	Annual Medical Exam-SPassini FY26 11-18-2025	11/18/2025
338	Sheridan Motor Inc	500-Water Distribution	26.11	33406	UM203 - glass for damaged mirror	01/05/2026
339	Sheridan Motor Inc	510-WW Collection	17.41	33406	UM203 - glass for damaged mirror	01/05/2026
340	Sheridan Transportat	100-Police Administration	2,981.00	260	Safe Rides Dec 2025	01/04/2026
341	Smith Psychological	110-Police Administration	400.00	14943	Pre-employment screening - PD	12/18/2025
342	SOVEREIGN STATE TITL	500-Water Fund	13.91	31121	UB 00193540 954 MAIN	01/07/2026
343	Sugarland Walk-In Cl	100-Human Resources	700.00	5280	Pre-employment & Post-accident exams	01/01/2026
344	Sugarland Walk-In Cl	110-Police Administration	125.00	5280	Pre-employment & Post-accident exams	01/01/2026

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
345	Team Laboratory Chem	120-Street Construction/Maint	949.50	INV0049772	Fine road patch - ST	12/15/2025
346	Tire Rama	120-Service Center	816.00	201 - 31155	FD105 - new tires installed (4)	12/11/2025
347	T-Mobile USA Inc.	100-Police Administration	1,053.15	11.21-12.20 TeleCom	Monthly Cell Phone Charges - PD	12/21/2025
348	Top Office Products	100-Fire Administration	288.44	204951	Copy Count Charge for December 2025	12/22/2025
349	Tru-Tech Products LL	520-Landfill	2,385.66	10014082	Leachate Pump for Cell 9	01/07/2026
350	Tru-Tech Products LL	520-Landfill	(0.89)	CR2019802	Misc. credit from 8/11/2020	01/09/2025
351	TWS Trucking Service	520-Landfill	2,400.00	2966	Hauled Tires for Recycling 11/25, 12/01 & 12/10/25	12/23/2025
352	Tyler Technologies I	400-Treasurer	3,912.00	045-548945	Pre-Go-Live Assistance implement 12/16, 17 & 18/25	12/23/2025
353	Tyller Brummett	700-Custodial Fund	300.00	BrummettERFJAN26	Employee Relief Fund Disbursement	01/06/2026
354	Verizon	100-Other General Govt Costs	240.24	11/18-12/17 TeleCom	11.18-12.17.25 TeleCom	12/17/2025
355	Vertical Door Soluti	110-Fire Administration	250.00	8297	Repair overhead door on station	01/13/2026
356	VRM Inc	520-Landfill	532.75	3929	LF402 - changed rear diff oil	01/05/2026
357	VRM Inc	520-Landfill	7,922.25	3939	LF473 - rplcd pulleys, belts & rprd hyd tank crack	01/05/2026
358	Wareings Sheridan	120-Service Center	861.00	8004792/1	PD142 - replaced moldings & cowl panel	12/12/2025
359	Water Products & Sol	100-Service Center	10.00	10711	Monthly water dispenser rental - SH - January	01/01/2026
360	Wausau Equipment Co	110-Service Center	27,039.00	9800498	SNE929 Snow Plow & Hitch Plate, SNE930 Spreader	01/07/2026
361	Wex Bank	120-Service Center	204.03	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
362	Wex Bank	120-Service Center	129.94	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
363	Wex Bank	500-Water Utility Admin	21.38	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
364	Wex Bank	500-Water Distribution	35.22	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
365	Wex Bank	510-Wastewater Administration	14.25	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
366	Wex Bank	510-WW Collection	23.48	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
367	Wex Bank	520-Sanitation	777.17	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
368	Wex Bank	520-Recycling	415.46	109255058	Fuel - 12/3/25 - 12/4/25	12/07/2025
369	Wex Bank	120-Service Center	2,750.93	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
370	Wex Bank	120-Service Center	659.61	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
371	Wex Bank	120-Service Center	2,083.55	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
372	Wex Bank	120-Service Center	162.58	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
373	Wex Bank	120-Service Center	35.05	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
374	Wex Bank	120-Service Center	78.31	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
375	Wex Bank	120-Service Center	90.14	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
376	Wex Bank	120-Service Center	258.63	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
377	Wex Bank	500-Water Utility Admin	28.57	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
378	Wex Bank	500-Source of Supply	60.99	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
379	Wex Bank	500-Water Distribution	179.38	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
380	Wex Bank	500-SWTP	167.06	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
381	Wex Bank	510-Wastewater Administration	19.05	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
382	Wex Bank	510-WW Collection	119.58	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
383	Wex Bank	510-WW Treatment	196.73	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
384	Wex Bank	520-Sanitation	2,868.55	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
385	Wex Bank	520-Recycling	1,337.56	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
386	Wex Bank	520-Landfill	181.43	109512128	Fuel - 11/23/25 - 12/9/25	12/23/2025
387	Willscot Mobile Mini	400-Landfill	1,961.10	9025368259	LRCM misc. - 44x12 mobile office rental	01/09/2026

REFERENCE	VENDOR NAME	ORG DESC	AMOUNT	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE
388	Winsupply of Sherida	500-Water Distribution	94.62	519606 04	curb box lids	12/31/2025
389	WY Dept of Transport	400-Street Construction/Maint	6,571.70	0000155963	BH/Brundage Int. - WYDOT Share Costs thru 1/5/2026	01/05/2026
390	WY Off State Land	520-Solid Waste Administration	142,203.33	CW181 #2	CW181 pymt #2 SLIB LOAN REPAYMENTS	01/02/2026
391	WY Off State Land	520-Solid Waste Administration	45,639.17	CW181 #2	CW181 pymt #2 SLIB LOAN REPAYMENTS	01/02/2026
392	WY Off State Land	520-Solid Waste Administration	67,560.22	CW181ADD #2	CW181ADD pymt #2 SLIB LOAN REPAYMENTS	01/02/2026
393	WY Off State Land	520-Solid Waste Administration	17,670.36	CW181ADD #2	CW181ADD pymt #2 SLIB LOAN REPAYMENTS	01/02/2026
394	WY Office of the AG	700-Custodial Fund	520.00	Crime Victims Dec 25	December 2025 Crime Victims	01/01/2026
395	WYOMING ICF LLC	500-Water Fund	34.51	31118	UB 00007523 72 RIDGE	01/07/2026
396	Zowada Recycling & S	120-Service Center	48.24	64106	PK278 - 8' of 4"x5.4# channel	01/06/2026

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

Planning

MEMORANDUM

RE: Consideration 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

Date: 12/23/2025

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.

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: January 5, 2026

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

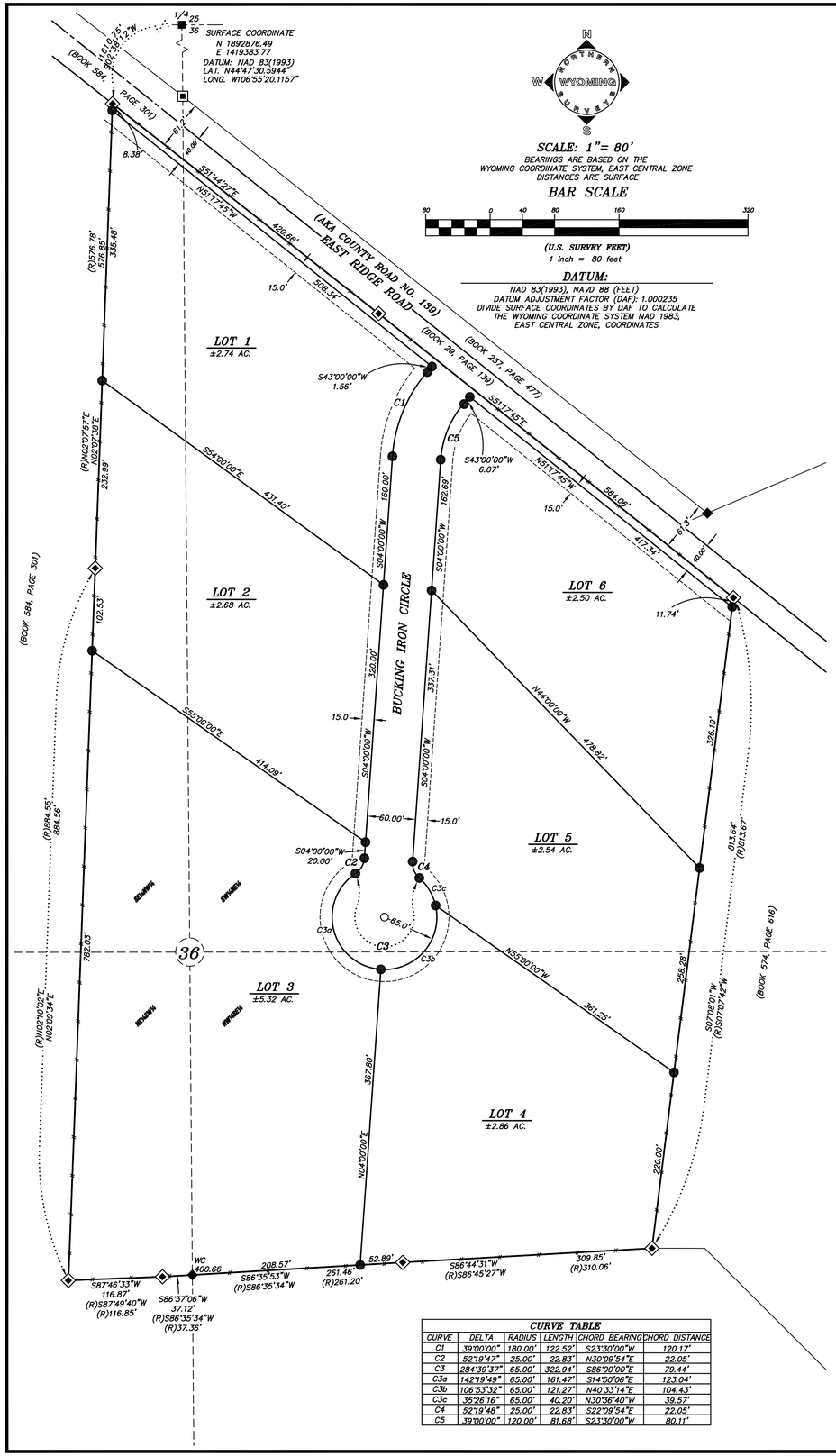
In order to uphold the agreements outlined in the MOU, staff recommends that the Governing Body provide the following comments to the Board of County Commissioners regarding PL-25-33 Bucking Iron Business Park:

1. Water infrastructure is available and recommended to 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 is recommended to be paved and built to an appropriate rural section.

Anticipated City Meeting Schedule

Monday, January 5, 2026, 5:30pm – City Council Consideration (tabled at December 15, 2025 meeting)

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



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°00'00"	180.00'	122.52'	S23°30'00"W	120.17'
C2	52°19'47"	25.00'	22.83'	N30°09'54"E	22.05'
C3	284°39'37"	65.00'	322.94'	S86°00'00"E	79.44'
C3a	142°19'49"	65.00'	161.47'	S14°50'06"E	123.04'
C3b	106°53'32"	65.00'	121.27'	N40°33'14"E	104.43'
C3c	35°26'16"	65.00'	40.20'	N30°36'40"W	39.57'
C4	52°19'48"	25.00'	22.83'	S22°09'54"E	22.05'
C5	39°00'00"	120.00'	81.68'	S23°30'00"W	80.11'

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, 564.06 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°46'33"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_____)
COUNTY OF_____) :ss

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.

LEGEND:

- ◈ 2" ALUMINUM CAP PER PLS 12376
- ■ 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ 2" ALUMINUM CAP PER PLS 6812
- ● SET 2" ALUMINUM CAP PER PLS 15646
- □○ CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- UTILITY EASEMENT LINE
- ———x——— EXISTING FENCE LINE

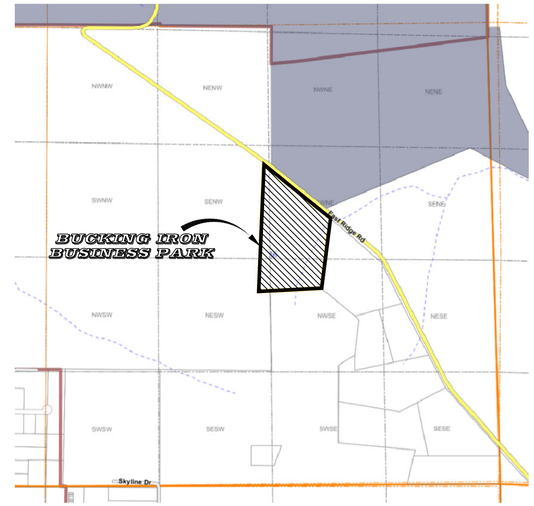
SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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.

Professional Land Surveyor
NATHAN W. STURTEVANT
15646
Date:
WYOMING

"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)
COUNTY OF SHERIDAN) SS
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 _____ .

_____ STAMP RECEIVING NUMBER: _____
COUNTY CLERK

FINAL PLAT OF BUCKING IRON BUSINESS PARK

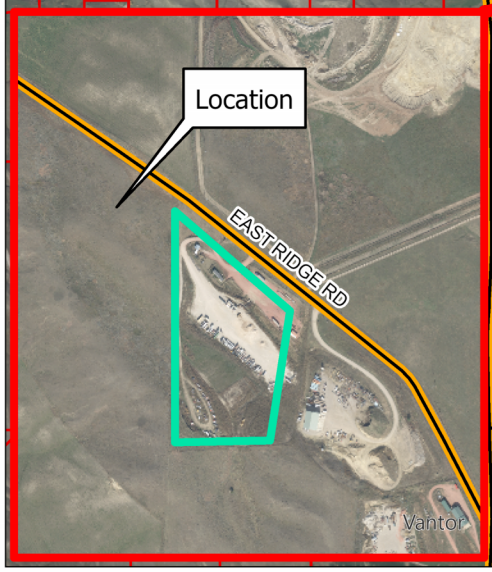
SUBDIVISION OF A PORTION OF SW¼NE¼, NW¼SE¼, NE¼SW¼, & SE¼NW¼, SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

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

555 W. BURKITT ST.
SHERIDAN, WY 82801

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.

CITY OF Sheridan WYOMING

N

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Date: 11/21/2025 2:35 PM User: sgoodman

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

DRAFT

Planning Division
55 Grinnell Plaza
Sheridan, WY 82801

Ph. (307) 675-4248
www.sheridanwy.gov

"EXHIBIT A" ATTACHED TO RESOLUTION 31-25

January 6, 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. The item was tabled to allow staff to answer outstanding questions posed by Council. The item was again considered at the regular January 5, 2026 meeting. 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 recommended to 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 recommended to 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

DRAFT