



**AGENDA
CITY OF SHERIDAN
SEPTEMBER 28, 2026
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of the Distribution of ARPA Funds - City Treasurer Darla Hawkins
2. Discussion of the Professional Services Agreement for Municipal Court Prosecuting Attorney with Shanor and Franklin, LLC - City Clerk Ashlee Trangmoe
3. Discussion of PL-26-34, Resolution 20-26, Final Plat of Black Tooth Business Park - City Planner Kelly Schroeder
4. Discussion of Dedication of a Permanent 60-Foot Right-of-Way by Whitney Benefits to the City of Sheridan - City Planner Kelly Schroeder
5. Discussion of Bid Award to SSR Construction Inc. for the 5th and Main Curb Reconstruction Project in the Amount of \$73,637.50 - City Engineer Thomas Morneau
6. General Discussion and Potential Future Agenda Items - City Administrator Stuart J. McRae
A. Council Request for Future Agenda Items



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan, Wyoming 82801

Ph (307) 674-6483

Treasurer

MEMORANDUM

RE: Discussion of the Distribution of ARPA Funds - City Treasurer Darla Hawkins

From: Darla Hawkins, Treasurer

To: City Council

Date: 09/28/2026

Background:

The purpose of this memo is to provide background on \$70,700.30 in ARPA interest funds received by the City during FY26 and to seek Council direction regarding the use of these funds. Please see the full attached memo for details.

Attachments

Memo re: ARPA Funds



Office of the City Treasurer

City Hall, 2nd Floor
55 E. Grinnell Plaza
Sheridan, WY 82801
(307) 675-4213
dhawkins@sheridanwy.gov
www.cityofsheridan.gov

Memo

DATE: September 28, 2026
TO: City Council
FROM: Darla Hawkins, City Treasurer
RE: ARPA Interest Money from County

Purpose

The purpose of this memo is to provide background on **\$70,700.30 in ARPA interest funds** received by the City during FY26 and to seek Council direction regarding the use of these funds.

Background

The City of Sheridan previously allocated a portion of its American Rescue Plan Act (ARPA) funding to Sheridan County in support of a **Housing Land Trust project**. While those funds were held by the County, interest was earned on the ARPA funds.

Following the completion of the applicable ARPA funding period, Sheridan County returned the City's portion of the interest earned. The City received **\$70,700.30** during FY26.

The use of these interest earnings is not restricted to the original Housing Land Trust project. The funds may be used for any lawful municipal purpose, as directed by the governing body. For example, Council may choose to provide the funds to **Habitat for Humanity (H4H)**, direct them to another organization or community purpose, or place them in the **General Fund** for other City needs.

Because the interest was received but not appropriated for expenditure in the adopted FY27 budget, an appropriation is necessary before the funds can be spent.

An FY27 Budget Revision is anticipated in late December 2026 or early January 2027. Once Council provides direction regarding the intended use of the funds, Finance will incorporate the appropriate revenue and expenditure authority into the FY27 Budget Revision for Council's formal consideration and approval.

Staff Recommendation

Finance recommends that Council consider and provide direction regarding the intended use of the **\$70,700.30 in ARPA interest funds** in advance of the upcoming FY27 Budget Revision. The decision regarding how these funds will be used rests with the governing body.



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan, Wyoming 82801

Ph (307) 674-6483

Clerk

MEMORANDUM

RE: Discussion of the Professional Services Agreement for Municipal Court Prosecuting Attorney with Shanor and Franklin, LLC - City Clerk Ashlee Trangmoe

From: Ashlee Trangmoe, City Clerk

To: City Council

Date: 09/28/2026

Recommendation:

With the support of the Mayor, staff recommends the City Council approve the appointment of Shanor & Franklin, LLC to serve as the City of Sheridan Municipal Court Prosecuting Attorney, effective October 1, 2026, and authorize the Mayor to execute the associated Professional Services Agreement.

Discussion:

The City's current Municipal Court Prosecuting Attorney, Zach Leininger, was recently appointed as Municipal Court Judge, creating a vacancy in the prosecuting attorney position.

Brad Thimmesch of Shanor & Franklin, LLC, who currently serves as the City Attorney, has expressed interest in assuming the Municipal Court Prosecuting Attorney responsibilities. Mr. Thimmesch will continue to serve in his existing role as City Attorney while also providing Municipal Court prosecution services under a separate agreement. He has been attending Municipal Court hearings in preparation for the transition and is familiar with City operations, staff, and applicable legal matters.

Funding:

The proposed agreement maintains the same payment schedule previously established for Municipal Court prosecution services and will continue through June 30, 2027. The agreement is within the Municipal Court's approved FY27 budget and allows the City to revisit contract terms and compensation as part of negotiations for the next fiscal year.

Attachments

PROPOSED Contract

**PROFESSIONAL SERVICES AGREEMENT
CITY OF SHERIDAN PROSECUTING ATTORNEY**

This Agreement is made by and between the City of Sheridan, Wyoming, a Municipal Corporation, (hereinafter the "City") and Shanor and Franklin LLC, and for mutual consideration, the parties agree as follows:

1. PROSECUTING ATTORNEY: The Mayor, with the consent of City Council, hereby appoints and designates Shanor and Franklin LLC as the Prosecuting Attorney for the City (hereinafter the "Prosecutor").

2. SERVICES: The Prosecutor shall provide all of the professional legal services required of a prosecuting attorney for the Municipal Court of the City. The Prosecutor shall, in accordance with Wyoming Statute, City Code, and Rules of Professional Conduct, prosecute criminal citations issued for the Municipal Court. Additionally, the City Prosecutor shall meet with relevant City staff regarding the enforcement of City Code, provide legal analysis and research regarding the enforcement of City Code, and such other services as may be requested.

The Services will be provided on a part-time only basis without a fixed or definite schedule. The Prosecutor shall serve at all scheduled Municipal Court dates unless the Prosecutor is unavailable or unable to serve. The Prosecutor shall provide notice to the Municipal Court Clerk of all scheduled Municipal Court dates that he is unavailable or unable to serve as soon as the Prosecutor has knowledge of his unavailability. It shall be the responsibility of the Prosecutor to engage the services of another attorney, who is approved by the City, to provide these Services at any scheduled Municipal Court date that he is unavailable or unable to serve.

Nothing in this Contract will be deemed to prohibit the Prosecutor from performing other private legal services.

3. TERM: Upon approval by the City Council and execution by the parties, this Agreement shall be effective as of October 1, 2026, and shall continue through June 30, 2027, unless sooner terminated by the parties. If a new or extension agreement has not been executed prior to expiration of the term and the parties nonetheless continue the relationship after June 30, 2027, this Agreement shall automatically continue on a month-to-month basis until a new agreement is executed or this Agreement is expressly terminated.

The appointment of the Prosecutor and this Agreement may be terminated by the Mayor if the Mayor reasonably believes that the Prosecutor is not complying with the law or City Code; not competently, promptly, efficiently, and diligently performing his duties and services; or not being cooperative, dignified, and courteous to the individuals the Prosecutor deals with during his services.

The Prosecutor may terminate his appointment and this Agreement only after providing thirty (30) days written notice to the City Clerk. Such written notice is required to provide the City adequate time to find another prosecuting attorney.

This Agreement shall not modify, supersede, or otherwise affect any separate agreement between the parties for City Attorney or other legal services.

4. COMPENSATION: The Prosecutor agrees to accept, and the City agrees to pay a flat fee of \$5,500.00 per month as compensation for the services provided herein. However, if the Prosecutor is unavailable or unable to serve for scheduled Municipal Court dates, then the Prosecutor agrees to and the City shall withhold \$550.00 per day the Prosecutor was unavailable or unable to serve at a scheduled Court date from that month's flat fee.

Additionally, the City shall supply the following supplies and equipment: an official copy of the adopted City Code, technical codes, regulations, and policies necessary for prosecution. The City will also provide a City email address.

5. RELATIONSHIP BETWEEN THE PARTIES: The Prosecutor shall perform the services as an independent contractor and not as an employee of the City, and nothing herein contained shall be construed to be inconsistent with this relationship or status. Except as otherwise provided herein, the City shall not make any withholdings as compensation is paid to the Prosecutor. The Prosecutor agrees to pay all taxes, insurance, and other expenses as should arise in the day-to-day fulfillment of this Agreement, as would be consistent with a non-employment/independent contractor relationship. The relationship with the Prosecutor is nonexclusive. The Prosecutor may perform other jobs as the Prosecutor deems appropriate and not in conflict with the services herein. However, the Prosecutor shall not represent any party in the Municipal Court of the City and shall not represent any party in any matter or lawsuit filed in Circuit Court, District Court, or Federal Court adverse to the City.

6. GOVERNMENTAL IMMUNITY; INSURANCE: To the maximum extent permitted by the law, the Prosecutor shall share in the governmental immunity provided to the City for all the services provided by the Prosecutor pursuant to this Agreement. Likewise, to the maximum extent permitted by the City's insurance coverage, the Prosecutor shall share in the insurance coverage provided to the City for all the services provided by the Prosecutor pursuant to the Agreement.

IN WITNESS WHEREOF, this appointment is dated the _____ of October 2026.

City of Sheridan:

City Prosecutor:

Mayor, Richard Bridger

Brad Thimmesch, Shanor & Franklin, LLC

Attest:

City Clerk, Ashlee Trangmoe



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

Planning

MEMORANDUM

RE: Discussion of PL-26-34, Resolution 20-26, Final Plat of Black Tooth Business Park - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

Date: 09/28/2026

Background:

Consideration of PL-26-34, Resolution 20-26. Final plat of Black Tooth Business Park. The applicant, Heartland Assets, LLC, is requesting to subdivide 53.72 acres of unplatted land into 15 lots. Zoned B-2 Business District. Located at 3150 Heartland Dr. PIN 55841110000133.

More information can be found in the attached staff report and supporting documents.

Attachments

Staff Report

Draft Resolution

Final Plat

Street Variance Request

Aerial



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801

Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Governing Body
Date: September 28, 2026

Re: PL-26-34 Black Tooth Business Park Final Plat Staff Report

Background

DOWL Engineering, on behalf of the property owner, Heartland Assets, LLC has submitted a final plat application for the following location:

Address: 3150 Heartland Dr., Sheridan, WY 82801
Legal: Unplatted land
PIN: 55841110000133

The applicant is proposing to divide 53.72 acres into 15 commercial/light industrial use lots with lot sizes ranging from 0.84 acres to 12.52 acres in size.

Discussion

Zoning

The proposed Black Tooth Business Park subdivision is zoned B-2 Business District, with lots 1-5 being located within the Entryway Corridor. There are no minimum lot size or density requirements for the B-2 Business District. Setback, height, and parking requirements will be addressed at the time of a building permit application for any of the lots. The Entryway Corridor contains certain architectural and landscaping requirements that will also be addressed at the time of a building permit. No open space is required as part of this subdivision.

Engineering

Primary access to the subdivision will be via Heartland Drive, which will require right-of-way to be dedicated through the Whitney Benefits lot just to the north of this subdivision. The applicant secured an easement through this section during the preliminary plat stage and will dedicate the required right-of-way via instrument with this final plat.

Heartland Drive will be located in a 60-foot right-of-way and built to a City standard with a 39-foot roadway. A continuation of the 5-foot sidewalk on the west side will be built through the Whitney Benefits lot, then transition to a 10-foot pathway along the west side of the Black Tooth Business Park subdivision.

Dry Ranch Road within the bounds of this subdivision will be placed in a public right-of-way and improved as a 20-foot-wide gravel road for emergency vehicle ingress and egress. Dry Ranch Road appears in the 2026 Transportation Master Plan as a future possible collector to a future middle east corridor. Given the improvements to Heartland Drive in support of future connections, staff supports the proposed minimal improvements to Dry Ranch Road at this time.

Traffic Report

The Black Tooth Business Park Lots 1 through 15 contain approximately 48 acres of B2 zoned developable area. Using the composite trip generation rate, assuming this project will have a similar rate as the Wesco area, the Black Tooth Business Park is estimated to contribute an additional 159 vehicles per day or around 19 vph peak hour volume. The estimated ADT of Heartland Drive at the intersection of Brundage Lane is estimated to be around 397 vehicles per day.

Drainage

Drainage for the proposed subdivision area is expected to be collected and conveyed using primarily surface drainage. Design drawings highlight flow patterns, culverts, detention areas, and other drainage related structures.

Utilities

The subdivision will be served by municipal water and sanitary sewer. A new 16-inch public water main will be extended from the existing City system through the Whitney Benefits property to the north and through the proposed subdivision. The main will be installed within the Heartland Drive right-of-way to the cul-de-sac, then continue south within a dedicated access and utility easement to establish a future connection point for continued extension of the public water system as adjacent properties develop. This extension is intended to serve both the proposed subdivision and future development consistent with the City's Water Master Plan and Public Infrastructure Design Standards.

Municipal sanitary sewer service will be provided by extending a new 8-inch public sewer main through the Whitney Benefits property and into the proposed subdivision within the Heartland Drive right-of-way, where it will terminate at the Heartland Drive cul-de-sac. A second 8-inch public sewer main will also be constructed within the Dry Ranch Road right-of-way south of Heartland Drive to establish a future connection point for additional development. These extensions are intended to facilitate future growth by allowing adjacent properties to connect to the municipal collection system as development occurs while avoiding the need for future reconstruction of newly completed infrastructure.

The proposed water system has been evaluated using the City's WaterGEMS model. The design report indicates that the system meets applicable pressure and fire flow requirements across most developable portions of the subdivision. Due to topographic constraints, commercial fire flow may be insufficient for commercial buildings at the highest elevations located on portions of Lots 13, 14, and 15. As noted on the plat, buildings may require fire sprinkler systems or other measures, as determined by the Fire Code Official at the time of development.

The sanitary sewer system has also been evaluated for both the proposed subdivision and anticipated future tributary development. The design report concludes that the proposed improvements and downstream public sewer system have adequate capacity to accommodate the projected loading from both the subdivision and surrounding developable properties.

Fire

The proposed Black Tooth Business Park has conditional Fire Department approval with the following conditions: A secondary access will be required per International Fire Code depending on the type of buildings that will be constructed. There is currently a bottleneck at the entrance of this subdivision at E. Brundage Ln and Dry Ranch Road which serves this entire area. A secondary emergency access will be required if the properties are developed into apartments or further subdivided into more lots. This requirement can be addressed at the time of a building permit application. Commercial occupancies require the installation of a Knox box for access during emergencies.

As stated above in the Utilities discussion, available fire flow on some lots may be insufficient to meet the required fire flow for certain future commercial buildings. Required fire flow, available fire flow, and any allowable reductions thereto shall be determined by the Fire Code Official in accordance with the adopted International Fire Code in effect at the time of development. Compliance may require approved Fire Suppression systems or other fire protection measures authorized by the adopted code. These lots are specified in the plat.

Future Land Use

The Future Land Use Map from 2017 indicates that this area is appropriate for commercial use. The proposed subdivision and intended uses are compatible with the future vision for this area.

Staff Review Comments

Staff comments during the internal review of this final plat application were related to minor corrections or clarifications needed in the traffic report and on the final plat. Revised documents have been submitted, and staff have approved of the application material pending WYDOT review and approval of the traffic report prior to the subdivision being recorded.

Public Notice

Staff sent notices to 8 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.

Staff Recommendation

Staff recommends that Planning Commission recommend approval of PL-26-34, Resolution 20-26 Black Tooth Business Park Final Plat to the Governing Body.

Planning Commission Public Hearing & Recommendation

Planning Commission will hold a public hearing on this item on Monday, September 28 at 7:00pm. This staff report will be updated to include any public comments, Commission discussion, and the recommendations prior to the City Council public hearing on Monday, October 5.

Anticipated Meeting Schedule

Monday, September 28, 2026, 5:30pm - City Council Study Session

Monday, September 28, 2026, 7:00pm - Planning Commission Public Hearing and Consideration

Monday, October 5, 2026, 5:30pm - City Council Public Hearing and Consideration

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

**CITY OF SHERIDAN
RESOLUTION 20-26**

A RESOLUTION APPROVING PL-26-34, THE FINAL PLAT OF BLACK TOOTH BUSINESS PARK SUBDIVISION, DIVIDING 53.72 ACRES OF UNPLATTED LAND INTO 15 LOTS. ZONED B-2 BUSINESS DISTRICT. LOCATED AT 3150 HEARTLAND DRIVE (PIN 55841110000133).

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

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

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

The city approves the final plat of Black Tooth Business Park Subdivision, dividing 53.72 acres of unplatted land into 15 lots.

In approving Black Tooth Business Park Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202A:

1. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
2. The lots as platted conform to the requirements of the City Zoning Ordinance.
3. The subdivision falls outside the Airport Influence Area.
4. As concluded by Utilities Department staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

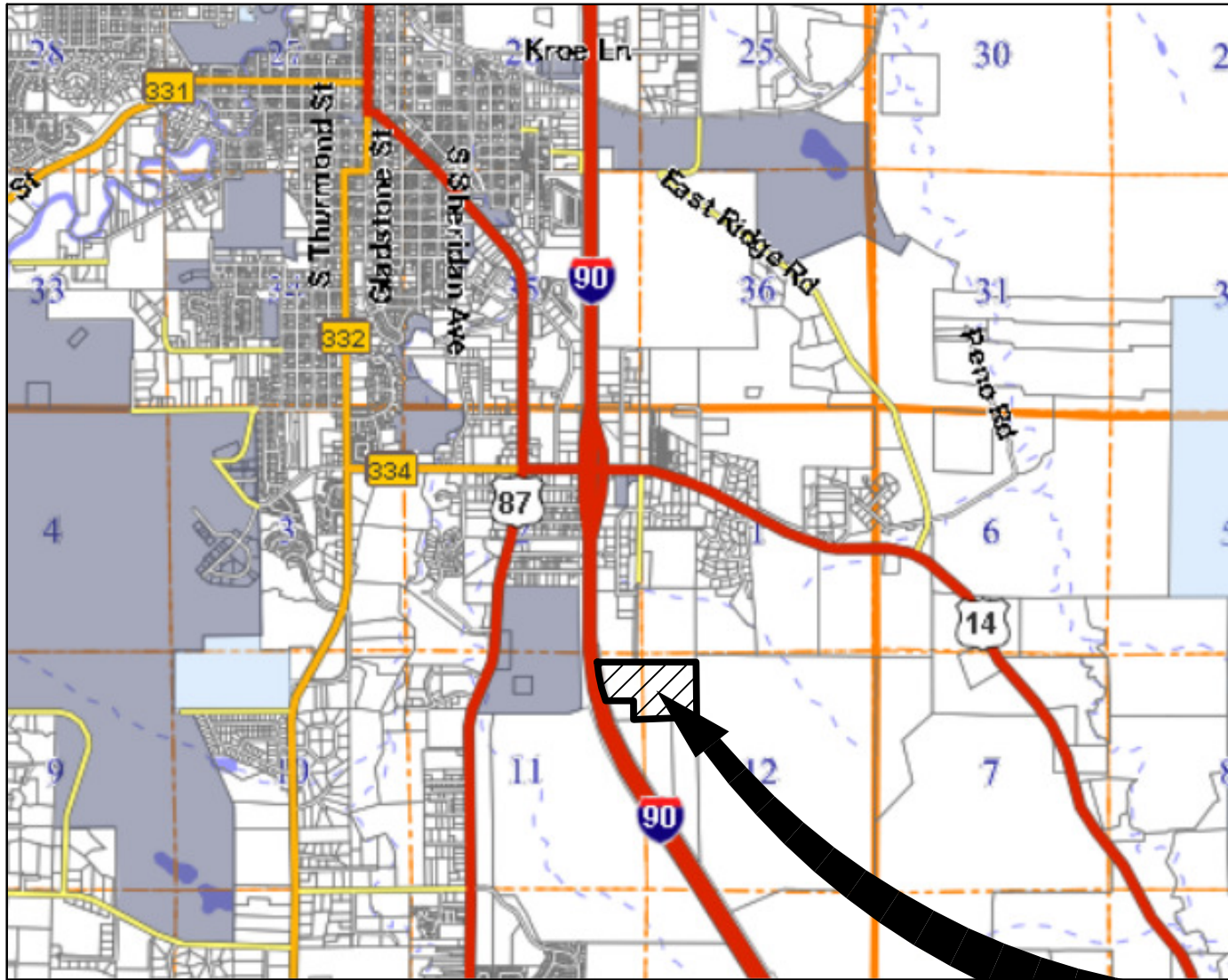
PASSED, APPROVED AND ADOPTED this _____ day of _____ 2026.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Trangmoe, City Clerk



LOCATION MAP
(NO TRUE SCALE)

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1529.56	114.40	134.39	N 08°59'00" W
C2	1529.61	12.45	12.45	N 02°14'36" W
C3	1529.62	75.87	75.87	N 02°14'36" W
C4	1529.58	120.62	120.62	N 02°14'36" W
C5	1529.58	158.11	158.11	N 11°03'39" W
C6	1529.58	120.62	120.62	N 02°14'36" W
C7	1529.58	120.62	120.62	N 12°42'48" W
C8	1529.58	120.62	120.62	N 02°14'36" W
C9	1529.58	120.62	120.62	N 02°14'36" W
C10	1529.58	120.62	120.62	N 02°14'36" W
C11	1529.58	120.62	120.62	N 02°14'36" W
C12	1529.58	120.62	120.62	N 02°14'36" W
C13	1529.58	120.62	120.62	N 02°14'36" W
C14	1529.58	120.62	120.62	N 02°14'36" W
C15	1529.58	120.62	120.62	N 02°14'36" W
C16	1529.58	120.62	120.62	N 02°14'36" W
C17	1529.58	120.62	120.62	N 02°14'36" W
C18	1529.58	120.62	120.62	N 02°14'36" W
C19	1529.58	120.62	120.62	N 02°14'36" W
C20	1529.58	120.62	120.62	N 02°14'36" W
C21	1529.58	120.62	120.62	N 02°14'36" W
C22	1529.58	120.62	120.62	N 02°14'36" W
C23	1529.58	120.62	120.62	N 02°14'36" W
C24	1529.58	120.62	120.62	N 02°14'36" W
C25	1529.58	120.62	120.62	N 02°14'36" W
C26	1529.58	120.62	120.62	N 02°14'36" W
C27	1529.58	120.62	120.62	N 02°14'36" W
C28	1529.58	120.62	120.62	N 02°14'36" W
C29	1529.58	120.62	120.62	N 02°14'36" W
C30	1529.58	120.62	120.62	N 02°14'36" W
C31	1529.58	120.62	120.62	N 02°14'36" W
C32	1529.58	120.62	120.62	N 02°14'36" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 08°48'14" W	179.43
L2	N 00°07'49" E	130.00
L3	N 90°00'00" E	88.99
L4	N 00°00'00" W	12.28
L5	N 90°00'00" E	86.95

SITE LOCATION

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HEARTLAND ASSETS LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS BLACK TOOTH BUSINESS PARK, BEING THE SUBDIVISION OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED 2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 11, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 THENCE S 75°41'10" E, 1380.19 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 90 AND THE NORTH LINE OF SAID TRACT DESCRIBED BY DOCUMENT #2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 89°32'02" E, 804.06 FEET ALONG SAID NORTH LINE; THENCE S 89°32'50" E, 1327.17 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT #2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 01°35'44" E, 1242.49 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID TRACT; THENCE S 88°26'02" W, 555.87 FEET ALONG SAID SOUTH LINE; THENCE S 88°23'56" W, 822.47 FEET, ALONG SAID SOUTH LINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 541, PAGE 125 OF THE SHERIDAN COUNTY CLERK; THENCE N 01°56'09" W, 427.06 FEET ALONG SAID EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 541, PAGE 125 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 88°25'18" W, 574.59 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 541 PAGE 125 IN THE RECORDS OF SHERIDAN COUNTY CLERK, TO THE EAST LINE OF INTERSTATE 90; THENCE THROUGH A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5529.58 FEET; AN ARC LENGTH OF 909.34 FEET A DELTA OF 9°25'20" AND A CHORD OF N 12°39'53" W 908.32 FEET ALONG SAID EAST LINE OF INTERSTATE 90; TO THE POINT OF BEGINNING SUBJECT TRACT. SUBJECT TRACT CONTAINING ±53.72 ACRES

SUBJECT TO PRIOR RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD AND,

THAT THIS SUBDIVISION, 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 PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

THIS _____, DAY OF _____, 2026

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGEND

■ FOUND CORNER AS NOTED

⊕ SET 1.5" AC LS 14250

○ CALCULATED CORNER

AC ALUMINIUM CAP

P.O.B. POINT OF BEGINNING

— BOUNDARY OF THIS SUBDIVISION

- - - ADJOINING LOT LINE

— INTERIOR LOT LINE

— UTILITIES EASEMENT

— ACCESS AND UTILITIES EASEMENT

— DRAINAGE EASEMENT

— INTERIOR SECTION LINE

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND
RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 2026
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____

COUNTY CLERK

STAMP RECEIVING
NUMBER

HEARTLAND ASSETS LLC (MEMBER)

THE UNDERSIGNED THE LITTLE HORN STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED AS DOCUMENT NUMBER 2026-806295 MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE FOREMENTIONED MORTGAGE.

LITTLE HORN BANK AND TRUST

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS _____ DAY OF _____, 2026, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS _____ DAY OF _____, 2026.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

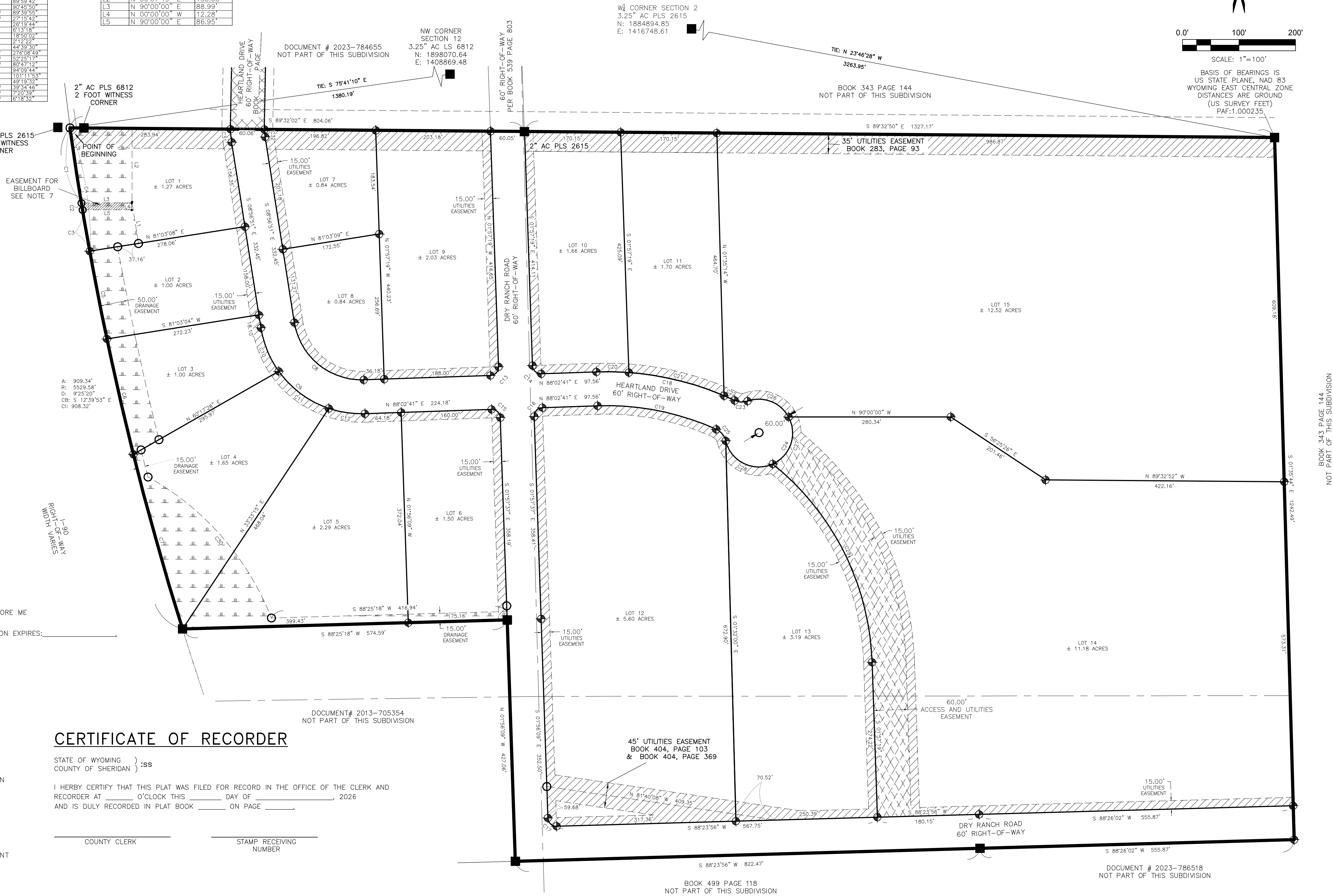
REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

CHAIRMAN

ATTEST: VICE CHAIRMAN

BLACK TOOTH BUSINESS PARK

A SUBDIVISION OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED 2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING TOTAL AREA: ±53.72 ACRES
TOTAL LOTS 15



0.0' 100' 200'

SCALE: 1"=100'

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET)
PAF:1.000235



51 COFFEEN AVE SUITE #2 SHERIDAN, WYOMING 82801

DATE OF PREPARATION: AUGUST 27, 2026

RECORD OWNER: HEARTLAND ASSETS LLC
SHERIDAN, WY



06/26/2026

Mr. Thomas Morneau
City of Sheridan
55 Grinnell Plaza
Sheridan, WY 82801

**Subject: Blacktooth Business Park Street Variance
DOWL Project #5063.000570.02**

Dear Mr. Morneau:

This letter requests a variance from the requirement to construct Dry Ranch Road to a full City of Sheridan standard street adjacent to Lots 6, 9, 10, and 11 of the proposed Blacktooth Business Park.

Project Intent and Access

The intent of this subdivision is to provide internal access from Heartland Drive and Solutions Way. Dry Ranch Road is not intended to function as the primary access route for these lots, nor is it intended to serve as a collector roadway or utility corridor as part of this development.

As part of this project, the applicant proposes to improve the existing section of Dry Ranch Road between Solutions Way and Heartland Drive by widening the roadway to a **20-foot-wide gravel surface** to satisfy the minimum width required for emergency vehicle access. The existing roadway varies in width but is approximately **12 feet wide**, and the proposed improvements will significantly enhance emergency access while minimizing unnecessary infrastructure construction.

The four lots adjacent to Dry Ranch Road (Lots 6, 9, 10, and 12) are designed with **access from Heartland Drive**. These lots are not dependent upon Dry Ranch Road for legal or practical access. Should a future property owner elect to establish driveway access from Dry Ranch Road instead of using the approved primary access from Heartland Drive, it is appropriate that the responsibility for any roadway improvements necessary to accommodate that access be borne by that property owner at the time of development.

Utilities

The applicant is **not proposing to extend public utilities north of Heartland Drive**. Existing and proposed utilities required to serve this subdivision will terminate within the project limits. Utility stub-outs will be provided to facilitate future development of adjacent properties and future water transmission main(s); however, there is no current need or justification for extending water or sanitary sewer farther north along Dry Ranch Road.

Extending the waterline north in Dry Ranch Road would increase the dead-end length and there are no proposed connections.

Extending the sewer north would not benefit the lots in this subdivision. The neighboring property to the north would likely extend sewer from the Solutions Way and Heartland Drive intersection, up Dry Ranch Road from the north.

Future Traffic and Classification

Dry Ranch Road is identified as a minor collector in the Master Transportation Plan alongside future Interstate 90 crossing and connection to Coffeen Avenue. The timeline on this occurring is unknown and may never occur.

Rather than build out Dry Ranch Road as a minor collector, it would make sense to wait until the connection to Coffeen Avenue is planned. Until this occurs, Dry Ranch Road will likely not be used much, and if it does, it will be for emergency or limited use.

Constructing Dry Ranch Road to full City standards at this time would create infrastructure that exceeds the needs of the proposed subdivision. Deferring full roadway construction until adjacent properties develop or nearby transportation projects ensures that improvements are constructed when warranted and that costs are equitably assigned to the developments creating the demand.

Summary

The proposed 20-foot-wide gravel emergency access road provides a substantial improvement over existing conditions, maintains emergency vehicle access, avoids unnecessary utility extensions, and preserves the ability for Dry Ranch Road to be improved to full City standards in the future when surrounding properties develop or when the minor collector is built.

For these reasons, we respectfully request approval of a variance allowing:

1. Construction of Dry Ranch Road between Solutions Way and Heartland Drive as a **20-foot-wide gravel emergency access road** in lieu of full City roadway standards.
2. Deferral of full Dry Ranch Road improvements to future developments that warrant the improvements.
3. No extension of public utilities north of Heartland Drive beyond utility stub-outs provided for future connections.
4. Recognition that any future direct access from Lots 6, 9, 10, or 12 onto Dry Ranch Road shall require the benefiting property owner to complete any roadway improvements required by the City at the time such access is requested.

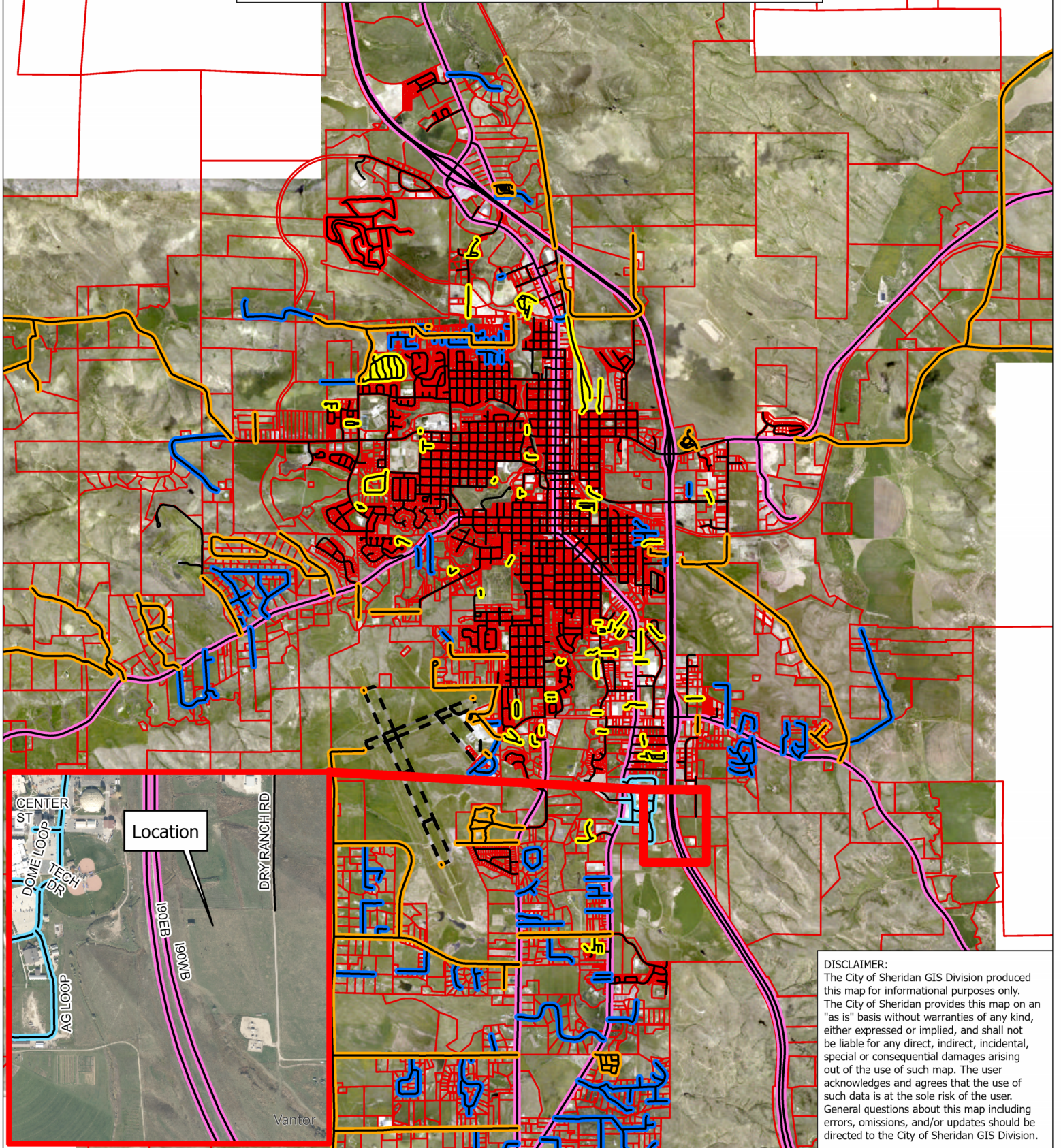
We appreciate your consideration of this request and believe the proposed improvements provide a practical, safe, and cost-effective solution while preserving the City's ability to require full roadway improvements when future development occurs.

Sincerely,

A handwritten signature in black ink that reads "Drew Homola". The signature is fluid and cursive, with the first name "Drew" and last name "Homola" clearly distinguishable.

Drew Homola, PE
Project Manager

Black Tooth 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

55 Grinnell Plaza, Sheridan, Wyoming 82801

Ph (307) 674-6483

Planning

MEMORANDUM

RE: Discussion of Dedication of a Permanent 60-Foot Right-of-Way by Whitney Benefits to the City of Sheridan - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

Date: 09/28/2026

Background:

In conjunction with the Black Tooth Business Park subdivision, Whitney Benefits is dedicating a permanent 60-foot right-of-way to the City of Sheridan, together with two 15-foot easement strips lying on each side adjacent to the described right-of-way. This right-of-way dedication will provide public access to the Black Tooth Business Park subdivision and create a new City-owned street built to City standard. It will also contain City-owned and maintained water and sewer infrastructure. All improvements will be completed with the Black Tooth Business Park subdivision.

Located within the SE1/4SE1/4 of Section 2, and the NE1/4NE1/4 of Section 11, Township 55 North, Range 84 West, 6th PM. Sheridan County, WY.

Attachments

Draft ROW Dedication Instrument & Exhibit

DEDICATION OF PUBLIC RIGHT OF WAY

This Dedication of Public Right of Way is made effective this _____ day of _____, 20_____, by WHITNEY BENEFITS ("Grantor") in favor of the Public and accepted by the CITY OF SHERIDAN, WYOMING through the City Council for the City of Sheridan ("Grantee").

RECITALS

- A. Grantor owns the real property on which is situated the right of way described on Exhibit A (the "Real Property").
- B. Grantor desires to dedicate the Real Property to the Public for ingress and egress and for use by utility providers for the purpose of providing utilities to the Public.
- C. The City of Sheridan, through the City Council of Sheridan, Wyoming, wishes to accept such dedication.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants herein, it is agreed by and among the parties as follows:

1. Grant and Dedication of Right of Way

Grantor does hereby grant and conveys to, Grantee and dedicates for the use by the Public and Public utility providers forever, an easement and right of way for ingress and egress and for the installation, maintenance, repair, and replacement of public utilities, including but not limited to water and sewer services, power and gas service providers, phone services and the like, to provide utility services to and for the benefit of the public. The description of the right of way over and across the Real Property as described on Exhibit A.

2. Terms of Use

The Public shall have the perpetual non-exclusive right to use the easement for ingress and egress, and providers of all public utility shall have the perpetual non-exclusive right to use the easement to provide utility services for the benefit of the Public.

3. Acceptance

Grantee hereby accepts the dedication of the above-described right of way on behalf of the Public.

DATED effective this _____ day of _____, 20_____.

GRANTOR: _____

By: _____

Title: _____

THE CITY OF SHERIDAN, WYOMING

By: _____

Title: _____

STATE OF WYOMING)

) :ss

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____. by

_____.

WITNESS my hand and official seal:

Notary Public _____

My Commission Expires: _____.

STATE OF WYOMING)

) :ss

COUNTY OF SHERIDAN)

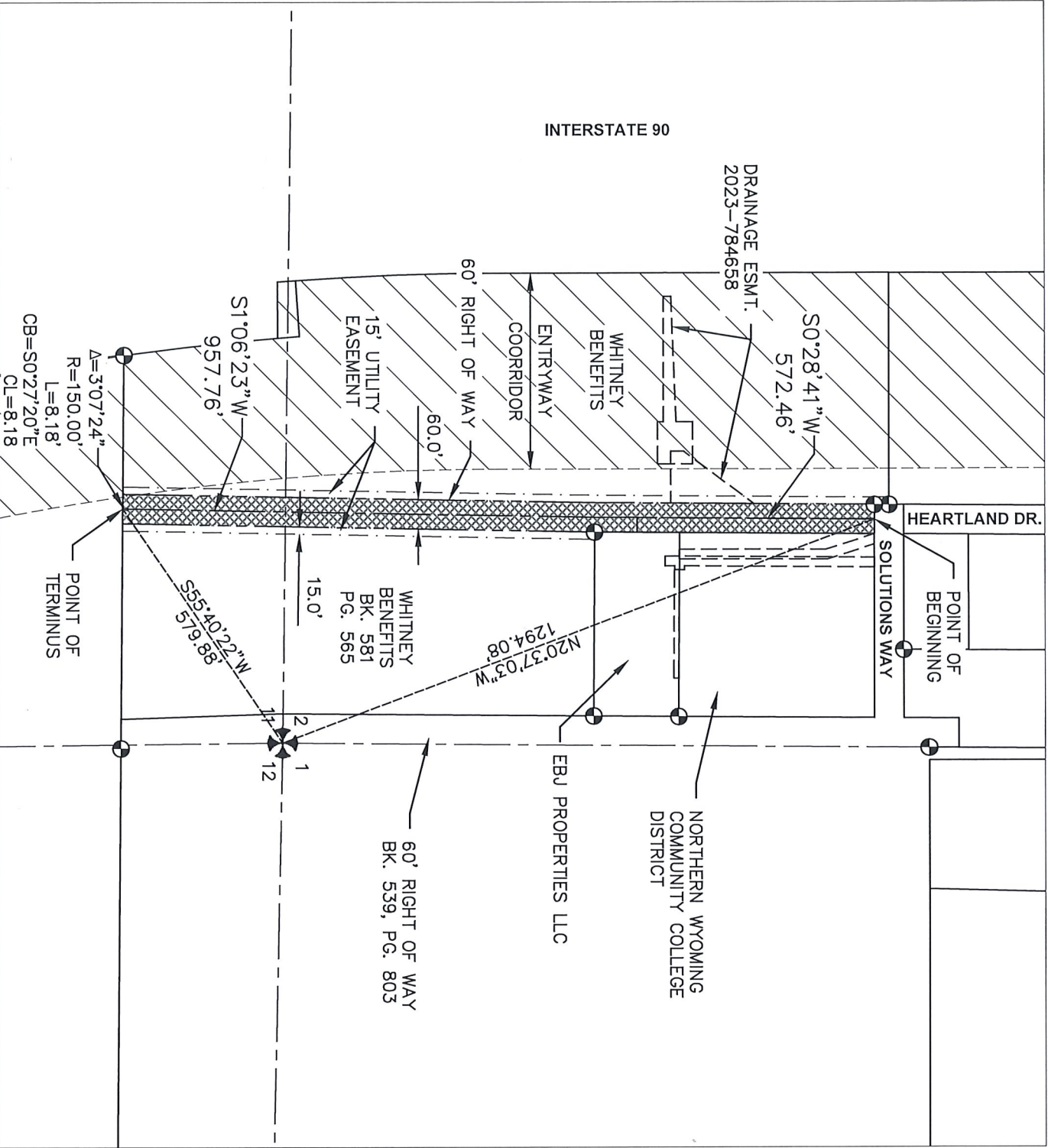
On this _____ day of _____, 20_____, before me personally appeared _____, on behalf of the City of Sheridan, State of Wyoming, to me being personally known, who, being by me duly sworn, did acknowledge said instrument to be the free act and deed of City of Sheridan.

WITNESS my hand and official seal:

Notary Public _____

My Commission Expires: _____

EXHIBIT "A"



LEGEND

- RIGHT OF WAY
- UTILITY EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT
- TIE LINE

- FOUND MONUMENT
- SECTION CORNER

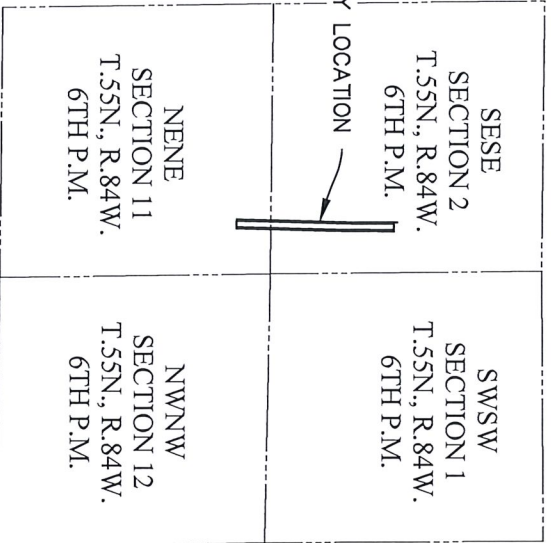


LOCATION MAP

N.T.S.



The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; all units are U.S. survey feet. Distances are ground, scale factor = 1.000235.



1833 S. Sheridan Ave
Sheridan, Wyoming 82801
307-672-9006

EXHIBIT A - 60' RIGHT OF WAY
AND UTILITY EASEMENTS

SITUATED IN THE SESE 1/4 SEC. 2 AND NENE 1/4 SEC. 11, T55N,
R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT 5063.000570.01
DATE 05/13/2026

LEGAL DESCRIPTION
EXHIBIT "A"

Re: 60' Permanent Right-of-Way and Utility Easements

A permanent right-of-way, being a sixty (60) foot wide strip of land when measured at right angles, situated within the SE1/4SE1/4 of Section 2, and the NE1/4NE1/4 of Section 11, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on the accompanying map. The centerline of said strip being more particularly described as follows:

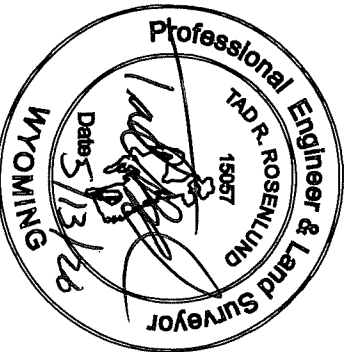
Commencing at the southeast corner of said Section 2, thence N 20°37'03" W, 1294.08 feet, to the Point of Beginning on the north property line of said parcel;
thence S 00°28'41" W, 572.46 feet; thence S 01°06'23" W, 957.76 feet; thence 8.18 feet along a curve to the left having a radius of 150.00 feet, a central angle of 3°07'24", a chord bearing of S 0°27'20" E, and a chord length of 8.18 feet, to the Point of Terminus on the south property line of said parcel, the parallel sidelines being truncated or extended to intersect said parcel's boundary lines.

Subject right-of-way containing 2.119 acres, more or less and subject to any prior recorded easements, exceptions, restrictions or conveyances.

Together with two fifteen (15) foot easement strips lying on each side of, and adjacent to, the above described right-of-way, the west strip beginning 30.05 feet north of said right-of-way on the north property line of said parcel, thence running adjacent to the east property line of said parcel and thence adjacent to said right-of-way's west boundary line, being a total length of 1568.13 feet, containing 0.540 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances; the parallel sidelines of subject easement being truncated or extended to intersect said parcel's north and south boundary lines;
the east strip being 965.96 feet in length and containing 0.333 acres, more or less and subject to any prior recorded easements, exceptions, restrictions or conveyances; the parallel sidelines of subject easement being truncated or extended to intersect said parcel's north and south boundary lines.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; all units are U.S. survey feet; distances are ground; scale factor = 1.000235.

This description is prepared for location purposes. Specific conditions of land use are to be described in the separate conveyance document(s) this exhibit accompanies.



WWW.DOWL.COM
1833 S. Sheridan Ave
Sheridan, Wyoming 82801
307-672-9006

EXHIBIT A - 60' RIGHT OF WAY
AND UTILITY EASEMENTS

SITUATED IN THE SESE 1/4 SEC. 2 AND NENE 1/4 SEC. 11, T55N,
R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT 5063.000570.01
DATE 05/13/2026

EXHIBIT A - 1 of 2



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

Public Works

MEMORANDUM

RE: Discussion of Bid Award to SSR Construction Inc. for the 5th and Main Curb Reconstruction Project in the Amount of \$73,637.50 - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

Date: 09/28/2026

Recommendation:

Staff recommends that the Mayor and City Council award the 5th and Main Curb Reconstruction Project to SSR Construction Inc., the lowest qualified bid, in the amount of \$73,637.50.

Staff requests that for the 5th and Main Curb Reconstruction Project, the Mayor and City Council authorize the Public Works Director, Hanns Mercer, to act on behalf of the Council and Mayor on all matters related to this project.

Background:

The 5th and Main Curb Reconstruction Project includes the removal and replacement of concrete sidewalk, curb, gutter and fillets on the north-west corner of the 5th and Main St. intersection.

This project was advertised in the Sheridan Press on August 24, September 3 and 10. A pre-bid conference was held on September 8 and bids were due on September 15.

Bids Received:

- **SSR Construction Inc.** **\$73,637.50**
- **Stonemill Construction LLC** **\$89,056.98**

Engineer's Estimate: \$79,846.25

Discussion:

The proposed improvement is limited to the **northwest corner radius of the 5th Street and Main Street intersection**. Work will include reconstruction of the existing curb return and associated sidewalk/accessible features within the northwest corner to provide a larger turning radius for heavy trucks. The improvements will remain within the immediate intersection area and will be designed to meet ADA requirements and applicable WYDOT standards.

Funding:

This project is funded by GPET (40312-7500-0293P).

Attachments

Recommendation Letter



MC2 Engineering and Construction, P.C.
850 North Main Street
Sheridan, WY 82801
(307) 673-7350

Thomas Morneau
City Engineer, City of Sheridan
55 Grinnell Plaza
Sheridan, WY 82801

September 15, 2026

Mr. Morneau,

MC2 Engineering recommends awarding the **5th and Main Curb Reconstruction Project** to **SSR Construction Inc.** for the sum of **\$73,637.50** should the City have the allotted funds. **SSR Construction Inc.** was the low bidder on the project. The Engineer's Estimate for the project was \$79,846.25 making this bid a reasonable cost to construct.

Thank you,

A handwritten signature in blue ink, appearing to read "Megan Crow", is written over a light blue horizontal line.

Megan Crow, Project Engineer