



CITY OF GILLETTE

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ADMINISTRATION

PHONE 307-686-5203

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Michael Cole, City Administrator

RE: General Information

DATE: September 11, 2026

The following meetings are scheduled for the week of **September 12-18, 2026**

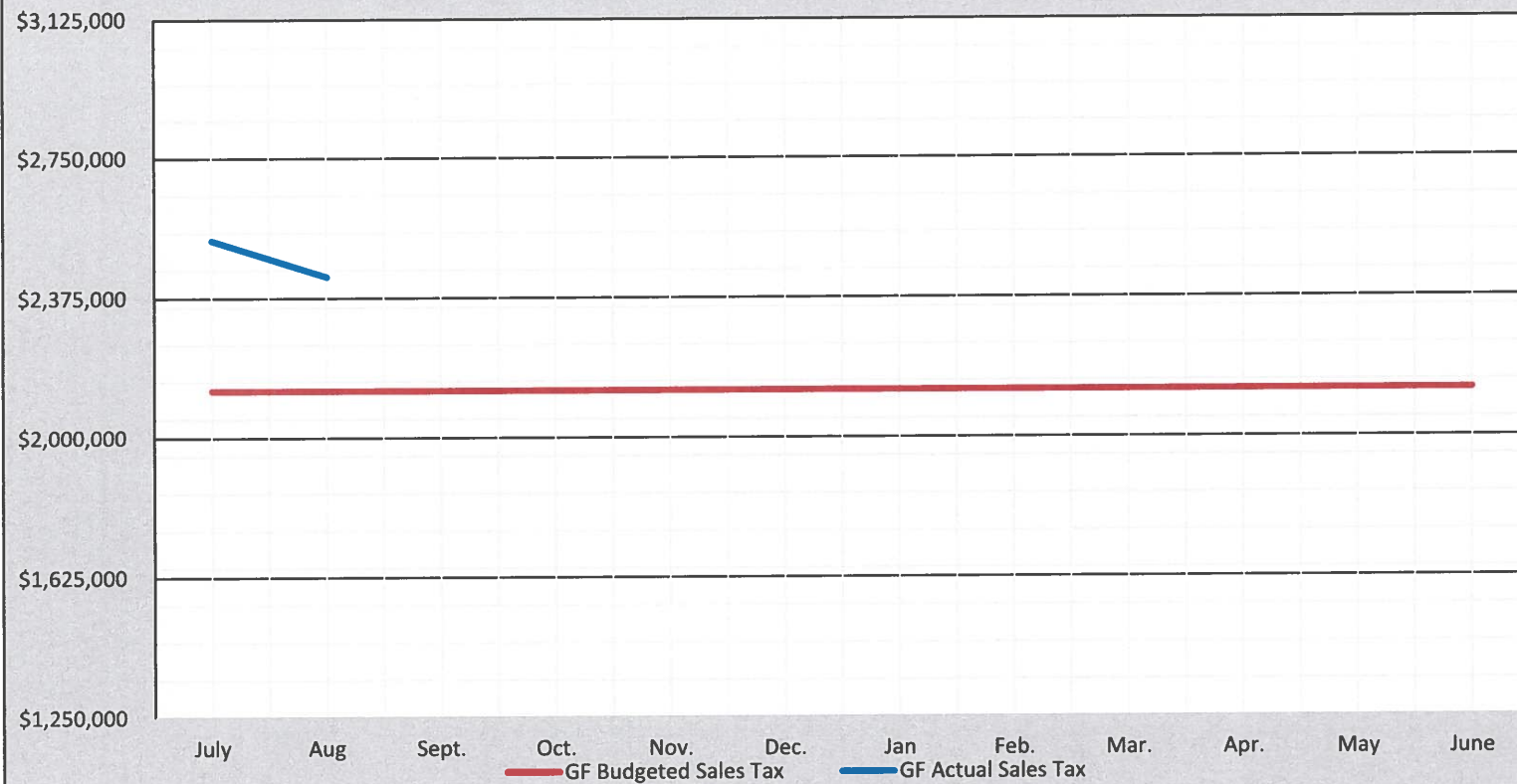
Tuesday, September 15th 6:00 p.m. City Council Meeting, Council Chambers

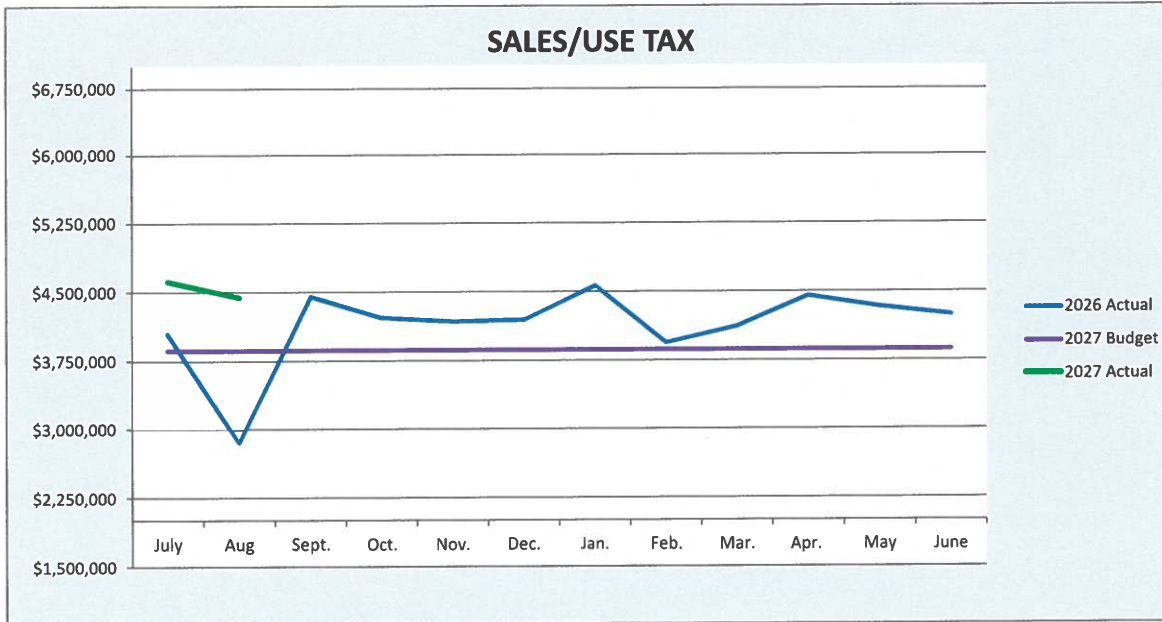
Thursday, September 17th 11:30 a.m. Senior Center Luncheon, CC Senior Center

1. Attached please find **current sales tax data** provided by **Finance Director Henderson**.
2. Attached please find a **Development Services Department Update** dated **August 2026** provided by **Development Services Director Muzzarelli**.
3. Attached please find an **agenda** dated **September 10, 2026** and **draft meeting minutes** dated **August 18, 2026** for the **Campbell County Public Land Board** provided by **Cam-Plex**.
4. Attached please find a **flyer** regarding a **Wyoming Business Council Reception** on **September 15, 2026** from **6:00 - 8:00 p.m.** at the **Frontier Auto Museum** provided by the **Wyoming Business Council**.
5. Attached please find a **flyer** regarding **Celebrate Wyoming Wednesday in Brown and Gold** provided by **Executive Coordinator Williams**.

MC/adw

GENERAL FUND SALES TAX ACTIVITY-FY 2026/27





	FY 2026 ACTUAL	FY 2027 ACTUAL	% CHANGE
July	\$4,044,977	\$4,614,558	14.08%
Aug	\$2,850,458	\$4,439,240	55.74%
Sept.	\$4,449,805		-100.00%
Oct.	\$4,213,405		-100.00%
Nov.	\$4,173,463		-100.00%
Dec.	\$4,190,234		-100.00%
Jan.	\$4,561,866		-100.00%
Feb.	\$3,937,067		-100.00%
Mar.	\$4,116,006		-100.00%
Apr.	\$4,448,128		-100.00%
May	\$4,329,662		-100.00%
June	\$4,238,005		-100.00%
TOTAL	\$49,553,077	\$9,053,798	-81.73%

FY26 YTD	\$6,895,435	31.30%
FY25 YTD	\$8,453,574	7.10%
FY24 YTD	\$9,771,015	-7.34%
FY23 YTD	\$8,673,062	4.39%

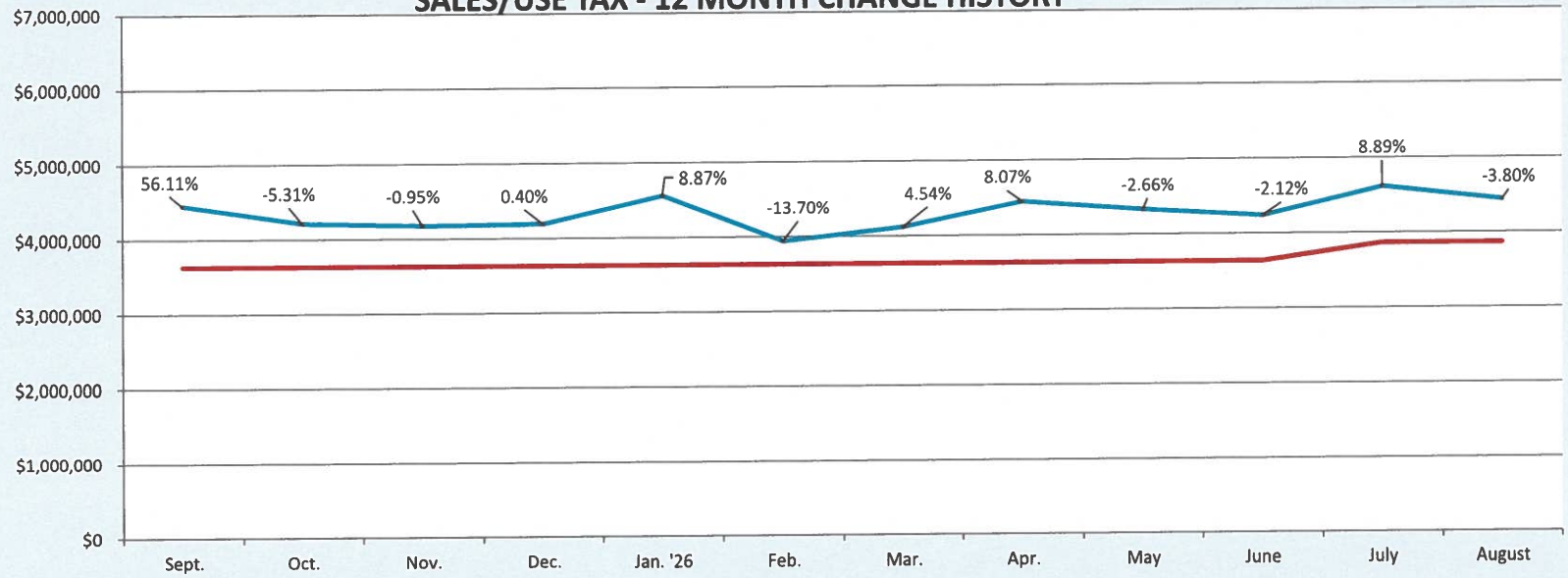
YEAR TO DATE SALES TAX RECEIPTS (AUGUST):

FY 2025	FY 2026	FY 2027
\$8,453,574	\$6,895,435	\$9,053,798

YTD BUDGET
\$7,727,273

% Over/(Under) Budget: 17.17%

SALES/USE TAX - 12 MONTH CHANGE HISTORY





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Development Services Department | Building Inspection

August 2026

BUILDING INSPECTION UPDATES: City projects are continuing to progress. Travel Center is open on a TCO. And Building permits are picking up.

Permitting and Inspection Activity

Month	New Housing Units	New Building Valuation	Commercial Projects	Commercial Total Valuation	Total Permits Issued	Total Inspections
January	1	\$400,000	3	\$465,356	85	323
February	0	\$0	2	\$750,000	54	182
March	5	\$1,655,000	2	\$36,000	108	320
April	9	\$3,470,000	0	\$0	191	313
May	5	\$2,225,000	3	\$20,467,192	126	250
June	1	\$450,000	0	\$0	106	434
July	8	\$3,489,693	2	\$1,697,280	158	307
August	3	\$750,000	5	\$94,650	103	325
September						
October						
November						
December						
TOTAL	32	\$12,439,693	17	\$23,510,478	931	2454

Commercial Project Building Descriptions

January	Commercial storage building, 2 Commercial Signs
February	Powder River Construction New Wash bay, Shade structures and netting for Sports Complex
March	Qounset Building for storage, Cell Tower Alteration
April	9 new Single Family Dwelling units
May	3 Pavilion Buildings, Control Building and Park Covered Shelters
June	CO for Tanner apartments and The Travel Center
July	Autozone Retail Store, Cell Tower Alteration
August	3 New MFG Homes, 2 New Storage Sheds, Washbay and 2 Park Bench Shelters
September	
October	
November	
December	



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Development Services Department | Planning Services Division

August 2026

Operational Updates: There were two Planning Commission meetings.

Planning Division Active Cases

Case No.	Case Type	Address	PC	CC	Owner	Applicant	Scope/Notes
PL2026-0047	Minor Subdivision	920 E Boxelder Rd	46308	46315	Kent Jeffries	Cevin Imus (LSI)	Subdivide one existing lot into two
PL2026-0046	Commercial Site Plan	4800 Tanner Dr	46287	—	Nathan Stencil	Ryan Sohneman (ECS Engineers)	New residential apartment building
PL2026-0045	Commercial Site Plan	2204 Gallery View Dr	—	—	Travis Raisley	Scott Heibult (Hladky Construction)	New commercial building for shop/office
PL2026-0044	Commercial Site Plan	551 Edwards St	—	—	Lance Walker (Powder River Construction)	Gavin Koelsch (LSI)	New commercial building for office space
PL2026-0043	Easement Vacate	2300 S Douglas Hwy	46273	1st: 9/15/2026 2nd: 10/06/2026 3rd: 10/20/2026	Walmart	Anna Betkowski (Galloway and Company)	Requesting to vacate an existing 20' utility and access easement that was intended to be vacated as part of a previous building expansion back in 2005
PL2026-0042	Easement Vacate	2300 S Douglas Hwy	46273	1st: 9/15/2026 2nd: 10/06/2026 3rd: 10/20/2026	Walmart	Anna Betkowski (Galloway and Company)	Requesting to vacate an existing 20' utility easement that was intended to be vacated as part of a previous building expansion back in 2005
PL2026-0041	Major Commercial Site Plan	3800 College Drive	9/8/206	9/15/2026	Gillette College	Justin Stearns (WLC Inc)	New Gillette College educational building
PL2026-0040	Major Subdivision - Final Plat	Star Hope	9/8/2026	9/15/2026	Pronghorn Phase II Development LLC (Tom Civin)	Tom Civin	Subdividing one existing lot into 11 residential lots

Case No.	Case Type	Address	PC	CC	Owner	Applicant	Scope/Notes
PL2026-0039	Minor Subdivision	603 E 2nd Street	8/11/2026	8/18/2026	BDG LLC	Cevin Imus (LSI)	Subdividing one lot into two
PL2026-0038	Minor Subdivision	1150 E Shoshone Ave	8/11/2026	8/18/2026	Dan Barton	Cevin Imus (LSI)	Subdividing one lot into two
PL2026-0036	Commercial Site Plan	10744 S Hwy 59	—	—	Doud Land Company LLC	Cevin Imus (LSI)	New building for Tower Tools
PL2026-0035	Administrative Plat	1210 Melissa Drive	—	—	Andrea & Russell Williams	Cevin Imus (LSI)	Combining two existing lots into one
PL2026-0029	Administrative Plat	166 Royal Circle	—	—	Cory West (C&J Real Estate)	Cevin Imus (LSI)	Adjusting the lot lines between two existing lots
PL2026-0026	Major Subdivision - Preliminary Plat	4500 Force Road	7/28/2026	8/4/2026	Arlyn Magnuson (LM Properties, LLC)	Joel Klassen (Earth Works Solutions)	Subdividing one lot into 16 residential lots to create rural residential homesites
PL2026-0025	Map Amendment	Chara Hills Estates	7/28/2026	1st: 8/04/2026 2nd: 8/18/2026 3rd: 9/01/2026	Chara Hills, LLC	Sheila Slocum (PCA)	Rezone from R-S to C-1; running concurrently with Minor Subdivision PL2026-0024
PL2026-0024	Minor Subdivision	Chara Hills Estates	7/28/2026	8/4/2026	Chara Hills, LLC	Sheila Slocum (PCA)	Subdividing one lot into three
PL2026-0023	Commercial Site Plan	920 E Boxelder Rd	—	—	Kent Jeffries	Sami Herdt (CEPI)	New resturant with drive-thru
PL2026-0022	Minor Subdivision	2602 E 2nd Street	6/23/2026	7/7/2026	Schilling (Trevor Schilling)	Cevin Imus (LSI)	Adjusting the lot lines between three existing lots and creating a fourth lot
PL2026-0019	Minor Subdivision	3800 College Drive	5/28/2026	6/16/2026	Gillette College	Justin Stearns (WLC Inc)	Combining six exisitng lots into two
PL2026-0009	Wireless Communication Facilities	4800 S Butler Spaeth Rd			Doug Baker	Doug Baker	New 100 ft. tower
PL2026-0003	Minor Subdivision	1137 Country Club Road	2/24/2026	3/3/2026	KAJ Management	Sheila Slocum (PCA)	Ajusting an existing property line bewteen two properties
PL2025-0048	Map Amendment	Pronghorn Ranch Phase 3	12/9/2025	1st: 12/16/2025 2nd: 01/06/2026 3rd: 01/20/2026	Tom Civin/Lance Walker	Cevin Imus (LSI)	Rezone from R-4 to R-R
PL2025-0042	Minor Subdivision	2701 Lakeway Road	12/9/2025	12/16/2025	Lance Walker	Cevin Imus (LSI)	Subdividing one lot into two
PL2025-0027	Commercial Site Plan	2002 Smithie Rd	—	—	Karen Enriquez	Tony MacDonalrd (KLJ)	New building on vacant lot
PL2025-0026	Commercial Site Plan	4000 Ariel Ave	—	—	Tony Wille	Adrienne Hahn (KLJ)	Storage units on vacant lot
PL2025-0025	Administrative Plat	7861 Chukar Dr	—	—	Christine Case	Cevin Imus (LSI)	Lot line adjustment between properties
PL2025-0015	Minor Subdivision	Tucker Subdivision	6/10/2025	6/17/2025	Sheldon Tucker	Cevin Imus (LSI)	Combining 2 lots into 1

Case No.	Case Type	Address	PC	CC	Owner	Applicant	Scope/Notes
PL2025-0004	Minor Subdivision	Khan Subdivision	4/8/2025	4/15/2025	Zulfiquar Khan	Cevin Imus (LSI)	Subdividing 2 lots into 3. Requires leins to be addressed before filing
PL2024-0064	Minor Subdivision	4401 Daylight Court	5/28/2024	6/4/2024	Mark Eischeid	Sheila Slocum (PCA)	Combining 3 lots into 2. Waiting on Consent to Subdivide



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Development Services Department | Code Compliance Division

August 2026

Code Compliance Division Active Cases

Case Type	Number of Cases
Water Harborage	0
Appliances	3
Construction Debris	0
Rodent	0
Sidewalk Blockage	2
Unlicensed/Inoperable Vehicle	27
Debris Removal	23
Tall Grass & Weeds	111
Living in a Motorhome/Camper	1
Zoning Ordinance Violation	0
Political Signs	0
Total cases started	167



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DEVELOPMENT SERVICES DEPARTMENT | ENGINEERING DIVISION

MAJOR PROJECTS UPDATE

August 2026

ENGINEERING DIVISION UPDATES (Joe Schoen)

Development Projects in Construction

- Campbell County High School (Matt Olsen) - **Water** and **Sewer main extensions to serve the new concession stand and new high school. Water completed in phases over the next 2 years, anticipating starting in summer 2026. Sewer main will remain private.**
- 10744 S Hwy 59 (Joe Schoen) - **Sewer manhole and relocating fire hydrant**

Permit to construct issued but no construction yet.

- Family Life Church Sewer Ext (Alex Bresina) - **Sewer main extension to church (480 Hwy 50).**
- Titan sewer service line (Alex Bresina) - **sewer extension to Titan Solutions (3580 Southern Dr).**
- 4125 Overdale Dr (Matt Olsen) - **Water and Sewer main stubouts for future home.**
- 1137 Country Club Road (Toby Fiske) - **Water and Sewer main extensions to serve a new hotel.**
- 830 Mountain Meadow Lane (Clark Sanders) - **new Autozone watermain improvements.**
- Chara Hills Estates Ph III (Kerwin Burton) - **New sewer main.**
- Crestview Sewer Improvements (Alex Bresina) - **Sewer repairs in Crestview Subdivision.**

ACTIVE CAPITAL CONSTRUCTION PROJECTS

WATER PROJECTS

Madison 30" CMAR - 23WA03 (Clark Sanders)

Design Consultant: HDR

Contractor (CMAR): Garney Construction (Awarded)

Drinking Water State Revolving Fund (DWSRF) funded

Work Progress:

- Construction began early July. Removal of old line and repair of interior lining. Bored under the highway. Delivery and installation of new 30" pipe will begin in September
- Final Completion December 2026

PS #1 Upgrades Project - 20UT01 (Toby Fiske)

Design Consultant: HDR

Contractor: S&S

Work progress:

- Building nearing completion
- Hypochlorite System Commissioning anticipated September 28th thru October 9th
- Anticipate project completion October/November.

Gillette Madison Project & Regional Water

○ Regional Extensions

- There are 23 districts signed up for regional water with 13 fully hooked up. Ongoing project updates are as follows:

▪ Regional Water Phase 5 (Toby Fiske) - Airport

- Design Consultant: MMI
- Contractor: DRM
- Work progress:
 - All pipe installed
 - Buildings complete
 - Waiting on Air/Vacuum reliefs
- Potential Extension to Section 4 and Hoy
 - Anticipated for Council Approval on September 15th
- Completion anticipated December of 2026

▪ Regional Water Phase 7 (Clark Sanders) - Grace Land

- Water Service Agreement Completed
- Application for Water Development Commission Submitted.
- WWDC Meeting in November.

Warren Ave (6th St-9th St) Waterline Replacement - 26EN19 (Matt Olsen) - 1% Project

Design Consultant: KLJ

Contractor: TBD

Scope of work:

- Replace water main, valves, and hydrants on Warren Ave between 6th - 10th
- Replace wastewater main and manholes on Warren Ave between 8th-9th
- Replace water main, valves, and hydrants on Ross Ave between 5th-8th (bid alt?)
- Replace water main, valves, and hydrants on Gillette Ave between 7th-9th (bid alt?)
- Street resurfacing/repairs as needed

Work Progress:

- Design started, 60% complete
- Anticipated to bid project in fall 2026 with construction starting spring 2027

Collins Heights Water Fittings Replacement - 1% Project

Design Consultant: WWC

Contractor: Hot Iron, Inc

Scope of Work:

- Replacing some water fittings and fire hydrants in the Collins Heights subdivision area.

Work Progress:

- Project was awarded to Hot Iron
- Anticipated construction starting in late fall 2026

Pine Ridge Tank Rehab - 1% Project

Design Consultant: Morrison Maierle, Inc (MMI)

Contractor: TBD

Scope of Work: Stripping and reapplying interior and exterior coating systems for Pine Ridge tanks 1 & 2 and Madison tanks 1 & 2. Improvements also include replacement conduits, vents, and hatches.

Progress: 50% designed.

SEWER PROJECTS

Hidden Valley Sewer Repairs - 25EN21 (Toby Fiske) - 1% Project

Design Consultant: KLJ

Contractor: Halme, Inc.

Work Status to Date:

- Sewer main under Hidden Valley nearing completion
- Surfacing anticipated mid September
- Starting on Add/Alt on north side of Hidden Valley Road

WWTP Phase II - 24UT01 (Matt Olsen)

Design Consultant: HDR

Contractor (CMAR): Sletten Construction

State Revolving Fund (SRF) funded

Scope of work:

- Renovations/Upgrades of the UV Building, Dewatering, and Sludge Thickening process

Work Progress:

- Notice to Proceed anticipated mid September 2026
- Completion anticipated in summer 2028

Heritage Lift Station Replacement - 23EN20 (Clark Sanders) - 1% Project

Design Consultant: HDR

Contractor: DRM

Work Progress:

- Force Main is installed
- Contractor installing gravity main from lift station to Heritage Village
- Dry Well set on foundation, Wet Well base set on foundation.
- Backfilling and installing piping between wells.
- Anticipated completion winter 2026

Butler Spaeth & 6th Street Sewer/Water Improvements - 26EN10 (Alex Bresina) - 1% Project

Design Consultant: KLJ

Contractor: TBD

Scope of work:

- Replace the existing clay sewer pipe that runs North/South on private property
- Look into relocating the existing sewer that falls on private property to the alley
- Replace the existing cast iron water main that runs from Butler Spaeth to one block east of El Camino.

Work Progress:

- Preliminary design has reached 90% plans
- Anticipated to begin advertising late fall of 2026

Pronghorn Industrial Project Lift Station (Matt Olsen)

HDR is the consultant for the County

Contractor: Halme, Inc

100% funded by a Wyoming Business Council grant awarded to Campbell County

Scope of work:

- New sewer lift station to be installed by the County in the southernmost area of the industrial park. Force main to be installed to the manhole in Fox Park and the gravity feed to WWTP
- Anticipated sewer lift station completion is summer 2027

Stone Pile Intercept Manhole Rehab Project - 26EN09 (Alex Bresina) - 1% Project

Design Consultant: Morrison-Maierle, Inc.

Contractor: TBD

Scope of work:

- Remove existing T-Lock liner
- Clean existing concrete manholes
- Repair delaminated concrete with high strength grout
- Install a new lining system

Work Progress:

- Working with Carr Coatings to do a pilot project on 2-3 manholes. This will give us more insight into the current condition of the existing manholes.
- Anticipating advertising in late Fall
- Anticipated completion - Spring 2027

Echeta Road Reconstruction - 25EN03 (Clark Sanders) - 1% Project

Design Consultant: PCA Engineering

Contractor: Hot Iron

Scope of work:

- Two parallel sewer mains will be incorporated into one from Hwy 14/16 to Burma Road
- Replacing the aged water line
- Decreasing road width, replacing sidewalk for a bike path on the north side of the road and adding a sidewalk on the south

Work Progress:

- Burma Avenue/Echeta Road Intersection open!
- Currently installing new 21" Sewer and 12" water in Echeta Road Right of Way. Preparing for concrete paving from Burma Avenue to Bay Avenue.
- Will move to west end of Echeta to install waterline under 14/16
- Echeta West and Echeta East will be closed at 14/16 during this time.
- Anticipated completion in spring 2027.

PARKS AND IRRIGATION PROJECTS

Antelope Valley Park Improvements - 25EN29 (Alex Bresina) - 1% Project

Design Consultant: Steiner Thuesen

Contractor: Falcon Construction

50-50 funding through the Land and Water Conservation Fund (LWCF)

Scope of work:

- Replace playground equipment
- Misc irrigation and parking lot improvements

Work Progress:

- Existing equipment has been removed
- Existing concrete has been removed
- Installation of the bottle fill station water line
- Installation of new storm drain
- Drainage system is nearing completion
- Parking lot grading has begun
- Playground concrete is complete. Parking area concrete is nearing completion
- Playground installation to take place the first week of September
- Irrigation on hold until BABA Waiver is approved by LWCF/NPS

Heritage Village Park Improvements - 25EN28 (Toby Fiske) - 1% Project

Design Consultant: Second Nature Consulting

Contractor: Falcon Construction

50-50 funding through the Land and Water Conservation Fund (LWCF)

Scope of work:

- Replace playground equipment

Work Status To Date:

- Demolition and grading complete
- Concrete walls and sidewalks being installed

Shoshone Ave Beautification PH 1 - 24EN19 (Kerwin Burton) - 1% Project

Design Consultant: Steiner Thuesen

Contractor: G&G Landscaping

Scope of work:

- Redo irrigated areas and plantings on Shoshone Ave from Enzi to Heart X

Work progress:

- All trees have been placed in the center meridian along with boulders, rock mulch and irrigation system.
- Concrete work is completed
- Sod is anticipated to be placed the week of Sept. 7th

4J Irrigation Improvement PH 2A - 26EN16 (Alex Bresina) - 1% Project

Design Consultant: RVi Planning + Landscape Architecture

Contractor: TBD

Scope of work:

- Ph 2A will focus on the section from Lakeway to Boxelder
- New irrigation from Walnut to Boxelder (East side)
- Look at running irrigation “loops” under 4J
- Concrete behind C&G for increased safety during mowing operations
- Remove the existing white building SE of Boxelder

Work progress:

- 90% plans complete
- Anticipated Bidding in summer 2027

ROAD, DRAINAGE, AND BUILDING PROJECTS

Foothills Boulevard Reconstruction - 24EN02 (Clark Sanders) - 1% Project

Design Consultant: Morrison Maierle, Inc (MMI)

Contractor: DRM

Work progress:

- Foothills Blvd Closed at Hwy 14/16 to Mountain Meadow. Removing surfacing and installing storm sewer and doing water repairs, installing storm water.
- Curb and Gutter and Paving from Hwy 14/16 through Mountain Meadows complete
- Installation of Curb and Gutter from Mountain Meadows to Bridger Street 95% complete.
- All underground utilities complete except for Electrical and Gas.
- Placing crushed base on roadway from Bridger to Greenway.
- Installing valley pans on intersecting streets ½ at a time to allow for traffic.
- Anticipated completion spring of 2027

2026 Chip Seal Project - 26EN13 (Kerwin Burton) - 1% Project

Design Consultant: PCA Engineering

Contractor: Hardrives Construction

- Chip seal Boxelder from Home Depot to Garner Lake Rd.
- The project is complete!

Spruce-Kluver Surfacing Project - 26EN02 (Alex Bresina) - 1% Project

Design Consultant: CEI

Contractor: Croell

Scope of work:

- Rotomill and overlay on Spruce Ave from Warlow Dr to Boysencreek Dr

Work progress:

- All work is complete!

Sutherland Subdivision Resurfacing Project - 25EN20 (Toby Fiske) - 1% Project

Design Consultant: WWC

Contractor: Croell

Work progress

- Work complete, pending walkthrough and a few final details

Westover Retaining Wall - 24EN22 (Matt Olsen) - 1% Project

Design Consultant: Dowl

Contractor: S&S Builders

Scope of work:

- Considerations for erosion control, consisting of a concrete jersey barrier retaining wall at the toe of the problem slopes, with some minor soil removal/grading
- Anticipated construction is fall 2026

Westover/4-J Intersection Improvements (Clark Sanders) - 1% Project

Design Consultant: Morrison Maierle, Inc

Scope of work:

- Finishing Evaluation for intersection improvements.
- Installation of temporary traffic signal poles to be completed by Nov 1.
- Design anticipated to begin on new intersection improvements in November.
- Anticipated bidding the improvements project in Spring 2027

RC Ranch R&O Project - 26EN18 (Alex Bresina) - 1% Project

Design Consultant: WWC

Contractor: TBD

Scope of Work:

- Rotomill and overlay, with select areas of patching Brorby, Christnick, Saunders, Lexington
- Saunders drainage: Replace inline grates with new catch basin and PVC drop pipe
- Look at drainage issues at the intersection of Christnick and Brorby

Work Progress:

- Design has started (25%)
- Anticipated bid advertisement early winter.

Remington Drainage Improvements - 26EN03 (Clark Sanders) - 1% Project

Design Consultant: KLJ

Contractor: Glenn Construction

Scope of work:

- Storm drainage improvements to allow for sump pump connections throughout the Remington Subdivision.

Work Progress:

- Construction 90% complete
- Additional work on Glock Avenue added to the project
- Positive comments from residents excited about the repairs
- Anticipated completion October 2026

Overdale-Oregon R&O Project - 26EN07 (Kerwin Burton) - 1% Project

Design Consultant: WWC

Contractor: Simon Contractors

Work Progress:

- Street paint striping is anticipated to be complete this month

Cottonwood Park Drainage Improvements - 25EN14 (Clark Sanders) - 1% Project

Design Consultant: KLJ

Contractor: DRM, Inc

Scope of work:

- Drainage Upgrades in Cottonwood Park
- Construction to begin in Fall 2026

Senator Mike Enzi Memorial Overpass Design - 26EN24 (Matt Olsen)

Design Consultant: KLJ Engineers, LLC

Contractor: TBD

Design services are 100% funded by a Federal Highway Administration (FHWA) grant

Scope of work:

- Design services will include, but are not limited to, the following: design, utility locates and utility design, roadway impact analysis, assistance in funding acquisition, permitting with Burlington Northern Santa Fe (BNSF) and the Wyoming Department of Transportation (WYDOT), working with stakeholder committees, real estate services such as right-of-way procurement, and Federal National Environment Protection Agency (NEPA) process with multiple site options.

Work Progress:

- KLJ has started the federally mandated NEPA process. This process will evaluate environmental and social impacts for replacing the bridge on the same alignment while also looking at alternate alignments
- The NEPA process is anticipated to last until the spring of 2027. There will be public meetings scheduled as required to complete the process
- Once the NEPA process is complete, design analysis will begin for the determined alignment. Analysis will comprise of drainage, traffic, and geotechnical studies, along with coordination with BNSF, WYDOT, and City utilities.
- The estimated timeframe to bid the project is the winter of 2028, with construction to begin in spring of 2029.

City Hall Remodel and Chiller Replacement (Jeff Hogan/Matt Olsen)

Design Consultant: Arete Design Group

Contractor: Apex (Chiller Replacement), Van Ewing (City Hall Remodel)

Scope of Work:

- The project will include remodel of selective areas on each of the 4 floors of City Hall as was determined by the outcome of the Space Utilization Study
- The scope will also include the replacement of the poorly functioning chiller system

Project Phasing and Estimated Schedule:

- PHASE 1 - GPA, Judicial Services
 - Completed
- PHASE 2A - Engineering, Building Inspection, Code Compliance
 - Complete
- PHASE 2B - City Attorney, Public Affairs, GIS (2nd Floor), Planning
 - Complete
- PHASE 3 - Finance, IT (3rd Floor)
 - Schedule: Contractor is anticipating being complete around Thanksgiving

City Hall - 4th Dispatch Station Addition (Jeff Hogan/Matt Olsen)

Design Consultant: Arete Design Group

Contractor: Van Ewing

Scope of Work:

- Beginning July 1, 2026, the City of Gillette will take over dispatch functions for the Fire Department and EMS
- To accommodate the increased responsibilities, a 4th dispatch station is to be installed

Work Progress:

- Clean Agent fire suppression system to be installed mid September

Winland Drive Surfacing Project - 26EN21 (Alex Bresina) - 1% Project

Design Consultant: WWC Engineering

Contractor: TBD

Scope of work:

- Rotomill and overlay on Winland Drive from HWY 59 to 650' south
- Remove and replace valley gutter east of Winland Ct
- Install storm sewer manhole within HWY 59 ROW to remove an existing construction joint. This will increase storm flows and add a point of entry for maintenance
- Replace manhole and 8" sewer main
- Replace water valve and hydrant at intersection of Winland Dr. and Winland Ct

Work Progress:

- Advertising: August 25th, September 1st, September 8th
- Bid Opening: September 16th
- Anticipated Construction: Fall 2026/Winter 2027

Butler Spaeth large patch work 26EN27 - 1% Project

Design Consultant: PCA Engineering

Contractor: PRC

Scope of work:

- Removing and replacing multiple concrete panels that have deteriorated

Work Progress:

- Project was awarded to Powder River Construction
- Anticipated construction late summer early fall 2026



Campbell County Public Land Board Meeting

September 10, 2026 @ 6:30 PM

CAM-PLEX Energy Hall Board Room

- | | |
|---|---------------|
| 1. Call Meeting to Order and Introductions | Laura Chapman |
| 2. Approval of Agenda | Laura Chapman |
| 3. Consent Agenda | Laura Chapman |
| Minutes – prior meeting (Attachment A) | |
| Warrants, Transfers, Budget Amendments (Attachment B) | |
| Wyoming Center Door Budget Amendment (Attachment C) | |
| 4. Citizen Input | Laura Chapman |
| 5. Staff Reports | |
| Executive Director | Aaron Lyles |
| Operations | Aaron Beyerl |
| Events | Chris Baker |
| Finance | Wendy Balo |
| 6. Board Process | Laura Chapman |
| Operating Policy Update | |
| Board Officer Election | |
| 7. MATTERS FOR NOTING | |
| Correspondence | Laura Chapman |
| Citizen Letter - Mrs. Zable - Re: Heritage Theater Mezzanine Railings | |
| 8. Other Business | |
| 9. Board Calendar | Laura Chapman |
| • October 8, 2026 · Regular Meeting | |
| • November 12, 2026 · Regular Meeting | |
| 10. Adjourn | Laura Chapman |

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Campbell County Public Land Board Meeting - September 10, 2026

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Attachment B - Warrants, Transfers, Budget Amendments	pp. 7-17
Attachment C - Wyoming Center Door Budget Amendment	p. 18

August 18, 2026

MEMBERS PRESENT: Laura Chapman, Jake Boller, Terry Leu, Derek Hensley, and Micky Shober

MEMBERS ABSENT: Rocky Marquiss and Brian Norstegaard

LEGAL COUNSEL & BOARD LIASONS PRESENT: J. David Horning – *Horning, Horning & McGrath* and Jerry Means, *County Commissioners Liaison*

STAFF: Aaron Lyles, Aaron Beyerl, Annie Mitzel, and Adam Schuff

GUESTS: Ken Barkey, Sam Barkey, Traci Barkey, unidentified person and Terri Lyles

1. CALL TO ORDER

Campbell County Public Land Board meeting was held on August 18, 2026, at the CAM-PLEX. The meeting was called to order by Board Chair Chapman at 6:30 p.m.

2. APPROVAL OF CCPLB AGENDA

Motion: To approve the agenda.

Moved: Micky Shober; **Second:** Jake Boller; **Discussion:** None

Vote: Passed Unanimously

Motion: To amend the agenda to add item 6.1A – Spirit Hall ADA Door Carry-forward.

Moved: Jake Boller; **Second:** Micky Shober; **Discussion:** ADA doors still need additional scope to complete, unspent funds from last fiscal year to be carried forward into Fiscal year 26-27.

3. CONSENT AGENDA; APPROVAL OF WARRANTS (Attachment A & B)

Motion: To approve the consent agenda.

Moved: Jake Boller; **Second:** Terry Leu; **Discussion:** None

Vote: Passed Unanimously

4. CITIZEN INPUT

Ken Barkey asked the Board for clarification on CAM-PLEX applying for a local liquor license. He stated that they have done many events for CAM-PLEX. Board clarified that we are not seeking a license, rather, for small events where no service provider can be secured for reasons that they will likely lose money to staff the event or otherwise not available, CAM-PLEX would provide the service to maintain customer expectation for the service under a City of Gillette, Malt Beverage Permit. No hard alcohol sales planned. His concern is if we enter into that space, will we continue to pick up more of the Food and Beverage scope resulting in his business being impacted. He questioned the revenue being generated for the city and the county through CAM-PLEX events not going directly to CAM-PLEX and advocated that it should. Ken expressed he wants the opportunity to do this business, the good ones with the bad ones and to be a partner.

Sam Barkey expressed that he feels if CAM-PLEX gets a permit. It is competition with them. He asked if they could negotiate down the drink rate which is currently \$0.75 per person at the event. Expressed he would like to use CAM-PLEX equipment as it is a burned/cost to them to bring coolers and equipment to support the food and beverage activities.

5. STAFF REPORTS

5.1 Executive Director

Executive Director Lyles reported that he has not heard any updates on the potential Verizon cell tower lease, but it is understood to be moving forward. Attorney Dave Horning is researching customer service and liability questions regarding alcohol being served. He discussed the relationship with last season's football team and their unpaid invoice. A three-month payroll audit revealed no issues. Wyoming Center's Spirit Hall sliding door has failed. Staff would like to ask for the \$25,000.00 from last fiscal year that was not spent to carry forward this fiscal year to address Spirit Hall doors. This would require a budget amendment. Director Lyles has not received updates on the Pronghorn gas line or the Rockpile Museum MOU. The PGI tour was informative and provided important context information for moving that event forward. Recommended staying on track as expected after seeing the show, the safety protocols, and inspections. Provided an update on Switchfoot and Hoobastank and Lonestar ticket sales.

5.2 Operations

Director Beyerl reported that staff are addressing maintenance items and that Spirit Hall will be turned over to Parks and Rec this week. The Wyoming Center chiller is not working properly. The quote to repair all issues identified by the contractor and Trane is \$19,079.00. Executive Director Lyles recommended carrying forward funds from last fiscal year and allocating them to the chiller repair.

5.3 Events

Director Baker reported that both staff members have returned from maternity leave. The Community Engagement Director and Marketing Coordinator positions are open and have been posted. Reported on current and upcoming events. Priorities continue to be expansion of outreach and sales efforts.

5.4 Finance

Executive Director Lyles reported the Director Balo is working through the year end closeout process and is ahead of schedule. Discussed the long-term cost savings and ease of access using iPads at meetings.

6. BOARD PROCESS

6.1 Wyoming Center Chiller Repair

Motion: To approve the repair of the Wyoming Center chiller in the amount of \$19,079.00 utilizing funds from the Wyoming Center reserves.

Moved: Jake Boller; **Second:** Micky Shober; **Discussion:** Discussed during Operation staff report.

Vote: Passed Unanimously

6.1.A Wyoming Center Doors Repair

Motion: That this Board carry forward the remaining balance on the Wyoming Center door replacement project, which was in the last fiscal year, to help offset the repairs to the Wyoming Center doors.

Moved: Micky Shober; **Seconded:** Jake Boller; **Discussion:** Discussed during Executive Director staff report.

Vote: Passed Unanimously

6.2 JCB Skid Steer Fleet Request

Motion: To sole source the JCB skid steer fleet request to Z Mill Inc in the amount of \$83,000.00

Moved: Derek Hensley; **Second:** Jake Boller; **Discussion:** To sole source or send out to bid the purchase of a JCB skid steer. There is one dealer in Wyoming, and the next closest dealer is in Rapid City. Gillette price is \$83,000.00, advertise price for the unit from the manufacturer is approximately \$95,000. Service location follows purchase location and repair issues benefit from the local dealer.

Vote: Passed Unanimously

6.3 Barn 3 Title

The name Barn 3 will lose its context when Barn 1 and Barn 2 become storage barns. Staff would like to update marketing materials and maps. There were no opinions against renaming Barn 3 to "The Barn" or something similar. Feedback was that the board deferred to staff for the naming.

6.4 Fire Curtain Bid Award (Attachment C)

2701 – Fire Curtain Installation

Motion: To accept the bid for the fire curtain installation from Wanger Corporation in the amount of \$107,991.75.

Moved: Micky Shober; **Second:** Jake Boller; **Discussion:** One bid was received for Project # 2701 – Fire Curtain Installation at \$107,991.75 from Wenger Corporation. The project budget is \$120,000.00. Staff recommend awarding Wenger Corporation the bid.

Vote: Passed Unanimously

7. MATTERS FOR NOTING

7.1 Correspondence

None

8. OTHER BUSINESS

None

9. BOARD CALENDAR

Upcoming Board Meetings:

- September 10, 2026 @ 6:00 p.m. – Commissioners Quarterly Meeting - Energy Hall Conference
- September 10, 2026 @ 6:30 p.m. – CCPLB Regular Meeting - Energy Hall Conference Room
- October 8, 2026 @ 6:30 p.m. – CCPLB Regular Meeting - Energy Hall Conference Room
- November 12, 2026 @ 6:30 p.m. – CCPLB Regular Meeting – Energy Hall Conference Room

ADJOURNMENT

Meeting adjourned at 8:03 p.m.

Motion: To adjourn.

Moved: Jake Boller; **Second:** Micky Shober

Minutes Prepared By: Charis Grey

Date: 08/31/2026

Minutes Approved By:

**Campbell County
Public Land board**

Date



Celebrate Wyoming Wednesday in **BROWN & GOLD**

The Wyoming State Legislature passed HB0246 this year. In July 2025 Governor Gordon declared the Second Wednesday of every month as Wyoming Wednesday, a day for all citizens to proudly wear Brown & Gold.

WHEN:

**The Second Wednesday
of Every Month**

WHAT TO DO:

Wear Brown & Gold!

Wed. October 14, 2026
Wed. November 11, 2026
Wed. December 9, 2026
Wed. January 13, 2027
Wed. February 10, 2027
Wed. March 10, 2027

Wed. April 14, 2027
Wed. May 12, 2027
Wed. June 9, 2027
Wed. July 14, 2027
Wed. August 11, 2027
Wed. September 8, 2027

Let's make every Wyoming Wednesday a vibrant
display of unity and pride!