



**CITY COUNCIL AGENDA
CITY COUNCIL CHAMBERS
201 E. 5TH ST.**

**Tuesday, January 20, 2026
6:00 PM**

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

1. Invocation and Pledge of Allegiance led by Reverend Phil Jones of Roadway Alliance Church.

C. APPROVAL OF GENERAL AGENDA

D. APPROVAL OF CONSENT AGENDA

Items listed on the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless a member of Council so requests, in which case, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

1. Regular Meeting Minutes - January 6, 2026

2. **ORDINANCE 3RD READING: Council Consideration of an Ordinance Amending the District Zoning Map of the City of Gillette, Wyoming, for Lot 1, Pronghorn Ranch Phase III, from R-4, Multi-Family Residential District, to R-R, Rural Residential District, per the Attached Exhibit. (Planning Commission Vote: 6/0/1 Abstention)**

Staff Reference: Ry Muzzarelli, P.E., Development Services Director

3. **ORDINANCE 3RD READING: Council Consideration of an Ordinance Amending the District Zoning Map of the City of Gillette, Wyoming, for a Portion of the North Half of the North Half of the Northeast Quarter of the Southwest Quarter and all of the Southeast Quarter of the Northwest Quarter, Section 6, Township 49, Range 72, Also Known As 4500 Force Road, City of Gillette, Campbell County, Wyoming, from R-S, Suburban Residential District, and Ag, Agricultural District, to R-R, Rural Residential District, per the Attached Exhibit. (Planning Commission Vote: 7/0)**

Staff Reference: Ry Muzzarelli, P.E., Development Services Director

4. Bills and Claims

Staff Reference: Michelle Henderson, Finance Director

E. APPROVAL OF CONFLICT CLAIMS

- 1. Mayor Lundvall - \$312,799.94**
S & S Builders - Pump Station #1 Upgrades - \$297,159.94
First National Bank - Pump Station #1 Upgrades - \$15,640.00

Staff Reference: Michelle Henderson, Finance Director

F. COMMENTS

Council:

Liaison:

Written:

Other - Comments:

G. PROCLAMATIONS / PRESENTATIONS

- 1. A Proclamation Designating January 2026 as National Mentoring Month. ~ YES House**

Staff Reference: Michael H. Cole, City Administrator

- 2. Fleet Presentation**

Staff Reference: Sawley Wilde, Public Works Director

H. UNFINISHED BUSINESS

I. PUBLIC HEARINGS AND CONSIDERATIONS

- 1. A Public Hearing to Consider Amendments to the Gillette City Budget for FY2025-2026.**

Staff Reference: Michelle Henderson, Finance Director

- 2. Council Consideration of a Resolution to Approve Amendments to the Gillette City Budget for FY2025-2026.**

Staff Reference: Michelle Henderson, Finance Director

J. NEW BUSINESS

- 1. Council Consideration for the Acceptance of Development Improvements for the Gillette Travel Center, Installed by DRM, Inc., on Behalf of the Developer, D A Peterson Company, LLC.**

Staff Reference: MAP - Ry Muzzarelli, P.E., Development Services Director

- 2. Council Consideration for the Acceptance of a Permanent Sewer Utility Easement for 200 N. Garner Lake Rd, Prepared by DOWL, on Behalf of the Developer, D A Peterson Company, LLC.**

Staff Reference: MAP - Ry Muzzarelli, P.E., Development Services Director

3. **Council Consideration for the Acceptance of the Wastewater Treatment Facility Administration Building HVAC Replacement and Improvements Project Installed by Powder River Heating and Air Conditioning, in the Amount of \$377,545.**

Staff Reference: MAP - Joff Pilon, P.E., Utilities Director

4. **Council Consideration for the Acceptance of the Gurley Overpass Study, Prepared by HDR, Inc., in the Amount of \$56,270.27 (1% Project).**

Staff Reference: MAP - Ry Muzzarelli, P.E., Development Services Director

5. **Council Consideration of a Resolution to Grant City Staff Permission to Negotiate on Behalf of City Council for a Professional Services Agreement to proceed with Option 3: New Build for the Gurley Overpass Project.**

Staff Reference: Ry Muzzarelli, P.E., Development Services Director

6. **Council Consideration of a Professional Services Agreement for Design Services Associated with the Red Hills Tank Project with Morrison-Maierle, Inc. in the Amount of \$282,000.00.**

Staff Reference: MAP - Ry Muzzarelli, P.E., Development Services Director

7. **Council Consideration of a Bid Award for the Sutherland Subdivision Resurfacing Project to Croell, Inc. in the amount of \$1,531,960.85 (1% Project).**

Staff Reference: MAP - Ry Muzzarelli, P.E., Development Services Director

8. **Council Consideration to Authorize the purchase of a used 2024 Ford Expedition Max from Ken Garff Ford, Cheyenne, Wyoming, in the amount of \$56,855.00 for the replacement of Unit 59 for the Police Department.**

Staff Reference: Sawley Wilde, Public Works Director

9. **Council Consideration to Authorize the Mayor to Sign Amendment No. 23 to the Telecommunications Raceway Lease Agreement Between the City of Gillette and Visionary Communications, Inc.**

Staff Reference: Joff Pilon, P.E., Utilities Director

10. **Council Consideration of a Resolution to Authorize the Mayor to Execute the Fourth Amended and Restated Generation Dispatch and Energy Management Agreement with Black Hills Power, Inc.**

Staff Reference: Joff Pilon, P.E., Utilities Director

11. **Council Consideration to Authorize the Mayor to Execute a Service Agreement for Network Integration Transmission Service with Black Hills Power, Inc.**

Staff Reference: Joff Pilon, P.E., Utilities Director

12. Council Consideration to Authorize the Mayor to Execute the Network Operation Agreement with Black Hills Power, Inc.

Staff Reference: Joff Pilon, P.E. Utilities Director

13. Council Authorization for the Mayor to Execute a Quitclaim Deed Between the City of Gillette, Wyoming, and the Gillette Community College District Regarding Real Property Commonly Known as Tanner Village and Inspiration Hall upon Removal of Certain Title Encumbrances.

Staff Reference: Sean Brown, City Attorney

14. Council Authorization for the Mayor to Execute a Quitclaim Deed Between the City of Gillette, Wyoming, and Campbell County Economic Development Corporation d/b/a Energy Capital Economic Development Regarding .60 acres of Vacant Land Near 345 Sinclair St., Gillette, WY 82718.

Staff Reference: Sean Brown, City Attorney

15. Council Consideration of a Lease Between Graceland, A Nonprofit Corporation and The City of Gillette, Wyoming, Regarding 2910 South Douglas Highway, Gillette, WY 82718.

Staff Reference: Sean Brown, City Attorney

16. Council Consideration of a Resolution Approving and Authorizing the Final Plat of Pronghorn Ranch Phase III, to the City of Gillette, Wyoming, Subject to all Planning Requirements. (Planning Commission Vote: 6/0/1 Abstention)

Staff Reference: MAP - Ry Muzzarelli, P.E., Development Services Director

17. Council Consideration of a Resolution Approving and Authorizing the Meyers Subdivision to be known as Lots 1 & 2 of the Meyers Subdivision; to the City of Gillette, Wyoming, Subject to all Planning Requirements. (Planning Commission Vote: 6/0)

Staff Reference: MAP - Ry Muzzarelli, P.E., Development Services Director

18. Appointment of City Council President for 2026.

Staff Reference: Michael H. Cole, City Administrator

19. Council Consideration for the Assignment of a Primary and Alternate Liaison to the Boys and Girls Club for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

20. Council Consideration for the Assignment of a Primary and Alternate Liaison to the Campbell County Senior Center for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

21. Council Consideration for the Assignment of a Primary and Alternate Liaison to the

Campbell County Joint Powers Public Land Board for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

22. Council Consideration for the Assignment of a Primary and Alternate Liaison to the Campbell County Prevention Council for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

23. Council Consideration for the Assignment of a Primary and Alternate Liaison to the Community Mental Health Steering Committee for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

24. Council Consideration for the Assignment of a Primary and Alternate Liaison to the Council of Community Services for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

25. Council Consideration for the Assignment of a Primary and Alternate Liaison to Gillette Main Street for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

26. Council Consideration for the Assignment of a Primary and Alternate Liaison to the Campbell County Joint Powers Lodging Tax Board for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

27. Council Consideration for the Assignment of up to three (3) council members to the City's Finance / Audit Committee for Calendar Year 2026.

Staff Reference: Michael H. Cole, City Administrator

K. PUBLIC COMMENT

The purpose of Public Comment is for the Council to receive thoughts, suggestions, and concerns from our citizens. To this end, the Council will not engage in any discussion with individuals presenting Public Comment; nor will the Council engage in discussion amongst itself during the Public Comment Period. The reason for this is to treat each presenter and the ideas presented with due respect. Many of the ideas presented will require time for careful consideration, review, and discussion with City Staff. After such time, the Council may respond to matters raised during Public Comment at an appropriate time and setting.

1. Council Meeting Safety & Public Meeting Rules.

Staff Reference: Michael H. Cole, City Administrator

L. ADMINISTRATOR'S REPORT

M. EXECUTIVE SESSION

N. ADJOURNMENT