



TOWN OF BAR NUNN

1500 Palomino Ave., Bar Nunn, Wyoming

TOWN COUNCIL

MEETING MINUTES

Tuesday, November 18, 2025- 7:00 P.M.

1500 Palomino Avenue,

Bar Nunn, Wyoming

- 1) **Roll Call:** Mayor Peter Boyer called the meeting to order on Tuesday, November 18, 2025, at 7:00 p.m. The roll was called, which determined the presence of a quorum.
Present: Mayor, Peter Boyer. Councilmembers: Dan Sabrosky, Tim Ficken, and Tyler Martin.
- 2) **Pledge of Allegiance:** The Town Council and all present stood in service to the United States Flag and pledged allegiance to the United States of America.
- 3) **Minutes of November 4, 2025:** Moved by Tyler Martin, seconded by Tim Ficken. The motion carried without dissent to approve the minutes for November 4, 2025. Dan Sabrosky recused himself due to absence.
- 4) **Payables List for November 18, 2025:** Moved by Tim Ficken and seconded by Tyler Martin. The motion carried without dissent to approve the payables list of November 18, 2025.
- 5) **Financial Reports: Balance Sheet, Detailed Income Statement & Trial Balance for the period ending October 2025:** Moved by Dan Sabrosky, seconded by Tyler Martin, and carried without dissent to approve the Financial Reports for the period ending October 2025.
- 6) **Nomination of Tyler Martin as Mayor Pro Tem:** Moved by Tim Ficken, seconded by Dan Sabrosky, and carried without dissent to approve the nomination of Tyler Martin as Mayor Pro Tem.
- 7) **Appointment and Oath of Office for Tyler Martin as Mayor Pro Tem:** Mayor Boyer administered the Oath of Office to Tyler Martin, who was appointed Mayor Pro Tem for the Town of Bar Nunn.
- 8) **Attorney's Report:** A written report was submitted. Attorney Patrick Holscher was present for questions or comments from the Council. Mr. Holscher reported on a non-compliant structure located at 4535 Circle Drive, noting that the building has no construction permit, exceeds allowable size limits, and violates multiple town codes. Holscher requested authority to issue a cease-and-desist letter as an initial step. Councilman Tyler Martin moved to grant the attorney authority to issue the letter, with a second by Councilman Tim Ficken. The motion carried without dissent. In follow-up questions, Holscher stated the construction appears to be well underway. It was clarified that the trailer house on the property remains as a separate structure. He recommended beginning with a formal letter and proceeding with further action if no response is received.
- 9) **Engineer's Report:** Town Engineer Ray Catellier, PE, was present to answer questions or comments from the Council. Mr. Catellier reported that operations have been quiet. He noted completing minor work with Head of Public Works, Dustin Smart, on the EPA sanitary survey, which he described as routine. Catellier stated that work continues on the grant related to the Lead and Copper Rule, including funding for the vac truck and water line improvements.
- 10) **Fire Department Report:** A written report was submitted. Fire Chief Eugene Zahara was present for questions or comments from the Council. Discussion regarding a bulldozer purchase was deferred to a work session scheduled for December 2 at 6:00 P.M. so that his subject matter expert could attend. In response to Councilman Sabrosky, Chief Zahara confirmed he had prepared a cost breakdown for the recent fires and had sent it to the Mayor for distribution; the document covers wage-related costs for the 2025 fire season. Chief Zahara reported

that the department earned approximately \$218,000 from wildland fire deployments. He updated the Council on efforts to secure an engine boss for next season, noting that Fire Department members Dave Potter, Matt Potter, and Drew Gibson are progressing through required task books and training, with expectations that qualifications will continue advancing through winter and into spring.

- 11) **Public Works Report:** A written report was submitted. Head of Public Works, Dustin Smart, was present for questions or comments from the Council. Mr. Smart added a request for council consideration for joining WYOWARN, a statewide mutual-aid agreement for water and wastewater utilities. He noted the agreement is free, carries no obligation to provide assistance, and offers legal framework for requesting aid during emergencies. Mayor Boyer and Town Attorney Pat Holscher reported no concerns, and council members expressed support. A motion by Councilman Tyler Martin, seconded by Councilman Sabrosky, to join WYOWARN carried without dissent.

Mr. Smart then requested permission to solicit updated bids for a vac truck, noting the Town has earmarked funds and that the equipment would significantly reduce emergency response costs and allow in-house sewer jetting and required lead service line identification. Council discussed current expenses for contracted jetting services, the EPA lead and copper rule requirements, potential grant funding through an SRF loan with full principal forgiveness, and the need to schedule a public hearing for the grant application. Council planned for a December 16 hearing date and supported obtaining formal bids.

- 12) **Emergency Preparedness Committee Report:** Ken Hume reported on the widespread regional power outage that occurred the previous Thursday, noting that the incident revealed gaps in the Town's emergency response planning, particularly regarding electrical outages. He summarized available information from Rocky Mountain Power, which confirmed two tripped 500 kV lines near Medicine Bow as the source, though the cause remains under investigation. Hume stated he will incorporate lessons learned into the Town's disaster recovery plan and proposed creating a voluntary database of residents with generators who are willing to assist neighbors with medical equipment during future outages. He also recommended continuing efforts to secure a generator for Town Hall, which Mayor Boyer confirmed is already budgeted and pending transfer from the County Health Department. Discussion followed regarding generator capabilities, installation requirements, and access to the fire station during emergencies. He also proposed making county disability indicator forms available for residents, with the Fire Chief recommending coordination with Casper Dispatch to ensure proper data submission and avoid overwhelming the system.
- 13) **Police Department Report:** Steve Sheridan reported continued progress on developing policies required to launch the new patrol division, noting that approximately half of the necessary policy work is complete and remains the primary hurdle. He stated that beginning December 1st, efforts will accelerate to finalize operational details, including uniform options and equipment sourcing, with a preference for local vendors when feasible. Sheridan added that the police building is clean, operational, and ready for use. He had no further updates.

14) **Petitions and Public Comment:**

Mike Schoolcraft: Resident Mike Schoolcraft asked whether the department's policies and procedures must be approved by the Town Council. Sheridan explained they do not, noting the department is mirroring Natrona County's existing policies and tailoring them to Bar Nunn's specific needs, such as excluding jail-related procedures. Schoolcraft asked whether the public would be able to review the finalized policies, and Sheridan stated he has no issue with making them available except for sensitive operational policies, such as pursuit procedures. Sheridan emphasized that the community should understand the department's mission and that transparency is important. Schoolcraft highlighted the town's small size and the community's interest in staying informed as the new department develops. Sheridan confirmed plans to establish a Community Information Board to facilitate two-way communication between the police department, the Town, and residents, adding that progress has been delayed due to prior commitments, but efforts will accelerate beginning December 1.

Michelle St. Louis: Hardrandt Resident, Michelle St. Louis raised several questions regarding former Wardwell Water and Sewer District assets and the timeline of the district's dissolution. She first asked for

clarification on the status of the vac trailer previously owned by Wardwell. She then expressed concern about statements made at prior meetings, indicating that Wardwell dissolved in November 2024. Ms. St. Louis asserted that Resolution 03-2024, signed and filed in August 2024, made the dissolution effective at that time, and she questioned why property tax assessments and related revenues did not cease accordingly. She further asked why residents had not received tax rebates and suggested that the Town had improperly retained tax proceeds.

Town Attorney, Pat Holscher responded that, regardless of Wardwell's internal resolution, a water and sewer district cannot dissolve without county action and that Natrona County formally recognized the dissolution in November 2024. He emphasized that Natrona County, not the Town of Bar Nunn, is the taxing authority and is solely responsible for assessments, collections, and any determinations on refunds. He reiterated that questions concerning tax levies or rebates must be directed to the County.

Following this explanation, Ms. St. Louis reiterated her concern regarding the Town's retention of Wardwell-related tax revenues collected after August 2024. To illustrate her position, she offered a banking analogy, stating that if two individuals used the same bank and a deposit intended for one person were mistakenly placed into the other's account, and that person then spent the funds, *"that's theft. That's stealing."* She referenced this analogy to suggest that retaining tax revenues beyond what she believed was the valid dissolution date could be viewed as similarly improper.

Mayor Boyer stated that all funds received from Wardwell-related tax assessments were immediately placed into a separate account and have not been spent. He further explained that the matter has been submitted to the State Department of Audit, and the Town is awaiting formal guidance. Should the audit determine that funds were improperly distributed, the Town will return the money to the County for the County to issue refunds. The Mayor clarified that the Town does not receive individual taxpayer or property valuation data from the County and therefore cannot issue refunds directly.

Several Council members noted that inquiries to Natrona County began early in 2025 and had been made multiple times since. The County confirmed that it ceased assessing taxes for Wardwell for the 2025 tax year and continued collecting 2024 taxes in accordance with standard delinquency and property-sale timelines. Council members stated that there is no indication that the County acted improperly and that the Town has relied on legal counsel throughout this process. They also emphasized that initiating litigation against the County would have been inappropriate given the information available.

Ms. St. Louis stated that the Town appeared to accept the County's actions without sufficient scrutiny. Council members disagreed, asserting that appropriate follow-up occurred and that the delays reflected normal governmental processes rather than inaction.

Ms. St. Louis also requested, for the third time, the minutes from Wardwell's final meeting. The Mayor and Attorney advised that the records should be either with the State Archives or with formerly Wardwell's attorney, Ms. Alia Scott, who was believed to have custody of the minutes.

Regarding the vac trailer, Council members clarified that it remains in the Town's possession but is undersized and not suitable for major excavations or sewer jetting. Those services continue to be contracted out.

Councilman Martin concluded the discussion by expressing concern about the erosion of trust between residents and the Council. He stated that the Council and attorney had repeatedly answered the same questions, had acted in good faith, and had made consistent efforts to resolve the matter. He emphasized that continued accusations hinder the ability of the Town to conduct business effectively.

Rozmaring Czaban: County Resident. Rozmaring Czaban addressed the Council regarding concerns over meeting procedure and the broader issue of public trust. She stated that advice previously given by the Town Attorney, that meeting minutes could be amended without a formal motion and second, was improper under established rules of order. She argued that such procedural shortcuts contributed to the erosion of public trust and stated that Council members were responsible for the strained relationship between the Town and its residents.

Ms. Czaban also commented on the earlier exchange involving Ms. St. Louis, stating that the Council had misinterpreted Ms. St. Louis's analogy about misplaced bank funds as an accusation of theft. She asserted that Ms. St. Louis had been improperly interrupted while she held the floor during public comment. She further criticized what she viewed as inconsistent enforcement of meeting rules and stated that past discussions, such as those regarding the vac trailer, may have occurred while Ms. St. Louis was briefly out of the room, adding to confusion.

Mayor Boyer responded by warning Ms. Czaban that she was approaching disorderly conduct and that he could call her out of order. Ms. Czaban objected, asserting she was exercising her First Amendment rights and denying she had been yelling. A brief but heated exchange followed, during which Ms. Czaban insisted that she was not threatening the Mayor and asserted that he lacked authority to limit her comments. She asked whether he wished to "find himself in litigation," prompting the Mayor to state that, given the level of hostility, future public comment would be restricted to three minutes per speaker with no Council interaction.

Ms. Czaban responded that such procedural changes were the Mayor's choice. The Mayor stated that the decision had been forced by the conduct displayed during the meeting and added that the Council was attempting to maintain order and decorum.

Town Attorney Holscher then clarified that all communications he had made with Natrona County regarding Wardwell tax matters had been properly reported to the Council and that nothing had been withheld from the public. Councilman Sabrosky commented that recent conflicts were being driven by personal and political motivations, including connections to Representative Bill Allemand and lingering disagreements related to the "nuclear" matter previously discussed at the state level. Ms. Czaban replied that Mr. Allemand continued to regard the Council positively.

The exchange became increasingly heated. Ms. Czaban asserted that the Mayor was "an employee" of the public and said he had no authority to direct her. At this point, Interim Police Chief, Steve Sheridan, intervened in an attempt to defuse tensions. He urged the Council and audience to take a moment to calm down, stating that the intensity of emotions reflected genuine passion for the community, but that anger risked leading the discussion into counterproductive territory. He emphasized that the community's hallmark had traditionally been its ability to talk through issues respectfully and encouraged all parties to return to that standard.

Ms. Czaban thanked Mr. Sheridan for his remarks and stated that his message reflected the approach the Council should adopt.

Following this, Mayor Boyer temporarily halted public comment and acknowledged that the situation had become unproductive. He agreed with Mr. Sheridan that tensions needed to be reduced and reaffirmed that public comment would return to a non-interactive, three-minute format, consistent with Robert's Rules of Order. He explained that the Council had previously allowed extended dialogue in an effort to foster openness, but that ongoing hostility made such interaction unworkable.

Ms. Lee Ann Newquist then addressed the Council, criticizing the Mayor's demeanor and alleging that he behaved like a "tyrant" or "dictator." She stated that residents were frustrated by what they perceived as condescension from the Council and the difficulty of speaking without being interrupted or challenged personally. Councilman Tim Ficken responded that such confrontational exchanges had prevented productive conversations.

The Mayor reiterated that civil dialogue was possible only when both sides participated respectfully and noted that personal attacks hindered effective governance. He apologized for the breakdown in order and for losing his temper, but stated that the Council had been subject to ongoing accusations and hostility

throughout the year. The Town Attorney also apologized and echoed this sentiment, stating he was frustrated by repeated allegations of conspiratorial behavior and misrepresentation, which he said were unsubstantiated and personally offensive.

Additional comments were offered by longtime council meeting attendee, Mike Schoolcraft, who expressed support for the Council. He stated that he had attended meetings for more than a decade and that the recent disruptions were not representative of the community at large. He attributed the conflict to a few “hotheads” and stated that the level of hostility directed at the Council was neither justified nor helpful.

Chief Zahara also spoke, expressing frustration with criticisms related to the Radiant project and noting that the Town had no jurisdiction over the development because it was located in the county. He questioned why the Council continued to be targeted for issues beyond its control.

Mayor Boyer concluded the discussion by acknowledging that the meeting had deteriorated and expressing regret that decorum had been broken. He emphasized his hope that the behavior exhibited did not reflect the broader community and expressed appreciation for those who maintained civility. He then moved the meeting forward, requesting the regional water report.

15) Council Business:

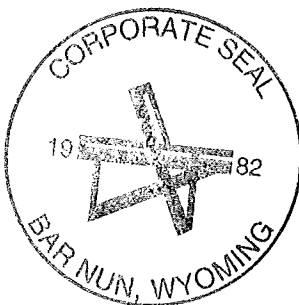
A. Regional Water Report: Councilman Dan Sabrosky reported on the recent community-wide power outage, noting concerns about possible motor damage from the severe power surge. Public Works Director Dustin Smart confirmed that no motors were lost, explaining he directed staff to shut off the main breakers to all sewer lift stations and operate on generator power only due to extreme voltage fluctuations. Smart stated the generators functioned properly throughout the night. Councilman Sabrosky and Councilman Ficken commended staff for their quick response, crediting the action with preventing significant damage and saving the town additional costs and service interruptions. Mayor Boyer echoed the appreciation, expressing strong gratitude for the town staff and their continued excellence.

16) Adjournment: Moved by Tim Ficken, seconded by Tyler Martin, and carried without dissent that there being no further business for the meeting of November 18, 2025, adjourned at 8:20 P.M.



Peter Boyer, Mayor

ATTEST: (seal)





Kalista Schwarrock, Town Clerk-Treasurer