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TOWN COUNCIL

MEETING MINUTES

Tuesday, February 24, 2026- 7:00 P.M.

1500 Palomino Avenue,

Bar Nunn, Wyoming

- 1) **Roll Call:** Mayor Peter Boyer called the meeting to order on Tuesday, February 24, 2026, at 7:00 p.m. The roll was called, which determined the presence of a quorum.  
**Present:** Mayor, Peter Boyer. Councilmembers: Tyler Martin, Tim Ficken, Dan Sabrosky and Joy Shain.
- 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) **Public Hearing – New Retail Liquor License Application W, K & G Holdings, LLC dba The Hangar**  
Mayor Boyer adjourned the regular meeting and opened a public hearing for a retail liquor license for W, K & G Holdings, LLC, doing business as The Hangar. He called for those wishing to speak in favor of the license.

Property owner Christi Geuke spoke in favor of the application. She explained that she has owned the property for 22 years and that the restaurant had previously been operated by Energy Catering, LLC. After the remaining managing member departed in December, she was faced with either closing the business or assuming operations. She chose to take over in order to keep the restaurant open, stating that The Hangar is valuable to the Bar Nunn community. Ms. Geuke clarified that the existing liquor license under Energy Catering would remain in effect until its March 31 expiration, after which W, K & G Holdings would assume a new license effective April 1. She noted that appropriate documentation had been submitted to the State and that the prior license holder had provided written notice relinquishing all interests as of March 31.

Councilman Ficken asked whether she intended to keep the restaurant operating, to which Ms. Geuke responded that she fully intended to do so and had management in place. Council members expressed appreciation for her efforts to keep the establishment open. Council discussion clarified that the current license would expire March 31 with no overlap between licenses and that the new license would take effect April 1, following guidance received from the State of Wyoming.

Mayor Boyer called three times for additional public comment in favor of the license. There were none. He then called three times for those speaking against the license. There were none.

- 4) **Reconvene Regular Council Meeting**  
Mayor Boyer reconvened the regular council session.
- 5) **Consider Retain Liquor License for W, K & G Holdings, LLC dba the Hangar:** Moved by Dan Sabrosky, seconded by Tyler Martin, and carried without dissent to approve the liquor license for W, K & G Holdings, LLC dba the Hangar.
- 6) **Public Hearing - Liquor License Renewals – Bar Nunn Chatters, LLC dba Chatters Bar & Grill**  
Mayor Boyer opened a public hearing for the retail liquor license renewal for Bar Nunn Chatters, LLC, doing business as Chatters Bar and Grill. He called for those wishing to speak in favor of the renewal.

Owner Josie Kienzle spoke in favor of the renewal. She thanked the Council for their continued support and asked if there were any questions or concerns she could address. Council members indicated they had none, noting their familiarity with the business and appreciation for the activities and dining options Chatters provides to the community. Councilman Martin expressed gratitude for the recreational opportunities such as darts and pool and acknowledged the importance of having local dining establishments in Bar Nunn. Ms. Kienzle shared that she looks forward to continuing operations and exploring opportunities to collaborate with The Hangar to further support local youth.

Mayor Boyer called a second and third time for anyone wishing to speak in favor of the renewal. There were none. He then called three times for those wishing to speak against the renewal. There were none.

7) **Reconvene Regular Council Meeting**

Mayor Boyer reconvened the regular council session.

8) **Consider Retail Liquor License Renewal for Bar Nunn’s Chatters, LLC dba Chatters Bar & Grill:** Moved by Tim Ficken, seconded by Joy Shain, and carried without dissent to approve the liquor license for Bar Nunn’s Chatters, LLC dba Chatters Bar & Grill.

9) **Minutes of February 3, 2026:** Moved by Tyler Martin, seconded by Dan Sabrosky. The motion carried without dissent to approve the minutes for February 3, 2026.

10) **Payables List for February 24, 2026:** Moved by Tim Ficken, seconded by Tyler Martin. The motion carried without dissent to approve the payables list of February 24, 2026.

11) **Financial Reports: Balance Sheet, Detailed Income Statement & Trial Balance for the period ending January 2026:** Moved by Dan Sabrosky, seconded by Joy Shain, and carried without dissent to approve the Financial Reports for the period ending January 2026.

12) **First Reading of Ordinance 2026-02: “AMENDMENT OF THE ANNUAL APPROPRIATION ORDINANCE (BUDGET) FOR THE FISCAL YEAR ENDING JUNE 30, 2026”** Moved by Tim Ficken, seconded by Tyler Martin. The motion carried without dissent to approve the first reading of Ordinance 2026-02.

13) **Third and Final Reading of Ordinance 2026-01: “AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL RESIDENTIAL CODE”** Tabled for further discussion. Moved by Dan Sabrosky, seconded by Joy Shain, and carried without dissent to table the third and final reading of Ordinance 2026-01.

14) **Resolution 2026-10: “A RESOLUTION AUTHORIZING COMBINING BANK ACCOUNTS”** Moved by Tim Ficken, seconded by Joy Shain, and carried without dissent to approve Resolution 2026-10.

15) **Resolution 2026-11: “RESOLUTION AUTHORIZING APPLICATION FOR A SECURITY GRANT FOR THE BAR NUNN, POLICE STATION”** Moved by Tyler Martin, seconded by Tim Ficken, and carried without dissent to approve Resolution 2026-11.

16) **Resolution 2026-12: “RESOLUTION AUTHORIZING ACQUISITION OF FIRE FIGHTING BULLDOZER”** Moved by Dan Sabrosky, seconded by Joy Shain, and carried without dissent to approve Resolution 2026-12.

17) **Resolution 2026-13: “RESOLUTION DECLARING EMERGENCY IN REGARD TO A BAR NUNN WATER TANK”** Moved by Tim Ficken, seconded by Tyler Martin, and carried without dissent to approve Resolution 2026-13.

Mayor Boyer provided background and insight regarding an emergency resolution related to storm damage to the Colman Circle water storage tank. He explained that during a recent windstorm, with winds reaching

approximately 65 miles per hour, the top of the water tank was ripped open. Because the tank was exposed to the elements, it was taken offline immediately. As a result, the Town is currently operating solely on pumps from the City of Casper, which has reduced water pressure in the Colman Circle area.

Mayor Boyer emphasized that the situation significantly impacts the Town's firefighting capabilities and presents a serious public safety concern should a fire occur in that service area. He explained that proceeding through the normal bidding process could delay repairs for several months. The purpose of the emergency resolution is to formally declare the situation an emergency, allowing the Town to bypass standard bidding requirements and expedite repairs to restore the tank and proper water pressure as quickly as possible.

- 18) **Attorney's Report:** A written report was submitted. Attorney Elizabeth Grill was present for questions or comments from the Council.  
Attorney Elizabeth Grill referenced Mr. Holscher's submitted report and highlighted two primary items for Council's attention.

First, she advised that an Appeals Hearing must be scheduled regarding a condemned structure. While it was initially believed the hearing was required within 30 days of the notice of appeal, clarification confirmed the Town has 60 days from the February 10 filing date, establishing a deadline of approximately April 10. After discussion, Council agreed to schedule the hearing for Tuesday, March 10 at 7:00 p.m. Ms. Grill explained that either she or Mr. Holscher would present the case on behalf of the Town. As Council will act in a quasi-judicial capacity as fact finder, it was recommended that separate, neutral counsel be retained to advise Council during the hearing. Judge Wolf was suggested to serve in that advisory role. Council expressed agreement with securing independent counsel to ensure impartial guidance during the proceeding.

Second, Ms. Grill reminded Council of an outstanding citation regarding a non-compliant oversized accessory structure. Mayor Boyer requested an update from Building Official Gary Gieger. Mr. Gieger reported that both property owners attended a recent meeting and the structure was approved contingent upon being properly secured to a footing and completion of an addition connecting the primary residence to the accessory building. Inspections will occur after the building is secured and again upon completion of the addition. Mr. Gieger confirmed that neighboring property owners had been consulted and no objections were raised. Once secured, the structure will be inspected, likely by the Town Engineer, and no electrical inspection is currently required as no power has been installed.

- 19) **Engineer's Report:** A written report was submitted. Town Engineer Ray Catellier, PE, was present to answer questions or comments from the Council.  
Catellier provided an update on the Colman Circle water storage tank. He confirmed that the roof sustained significant damage during the recent windstorm, leaving a large opening and requiring the tank to be taken offline. The Town is currently operating on pumps supplied from the City of Casper, resulting in reduced water pressure.

Mr. Catellier reported that preliminary estimates indicate approximately \$65,000 to replace the damaged aluminum roof panels and batten bars, which would require constructing temporary scaffolding due to structural concerns with the existing roof. A full roof replacement, utilizing a reinforced aluminum geodesic dome system designed for higher wind loads, is estimated at approximately \$200,000. He explained that the existing roof was originally designed for 100 mph wind loads, while tanks in this region should be designed for wind loads exceeding 130 mph. He noted that similar issues had previously occurred with the Zone II B tank, which required roof replacement several years ago.

Discussion focused on whether to pursue the \$65,000 panel repair, a temporary waterproof "band-aid" solution to bring the tank back online quickly, or proceed directly with full roof replacement. Mr. Catellier advised that a full replacement would likely require months due to custom design, fabrication, and shipping timelines, whereas panel replacement or a temporary waterproofing measure could potentially be completed

sooner. Council expressed concern about investing in interim repairs if a full replacement would ultimately be necessary.

Mayor Boyer noted that the previously adopted emergency resolution allows the Town to bypass the standard bidding process and authorize repairs as soon as contractor availability and timelines are confirmed. Direction was given for Mr. Catellier to continue gathering firm timelines and cost details so a final determination can be made promptly, with tentative consensus leaning toward panel repair unless a full replacement can be completed within a reasonable timeframe. Mayor Boyer publicly acknowledged and thanked Mr. Catellier and Public Works staff for their extensive efforts in addressing the situation.

Mr. Catellier also raised zoning considerations related to buffering, setbacks, and screening for approximately 20 lots adjacent to recently discussed property. He suggested proactive consideration of these standards to prevent future conflicts. Mayor Boyer reported preliminary discussions with the developer regarding lot use and indicated concerns about allowing large livestock on smaller lots. Council briefly discussed potential alternatives and the possibility of reviewing a forthcoming rough plat or schematic for further evaluation.

- 20) **Police Department Report:** A written report was submitted. Interim Police Chief, Steve Sheridan was present via teleconference for questions or comments from the Council.

Interim Police Chief Steve Sheridan provided an update on departmental startup progress, focusing primarily on vehicle procurement, equipment needs, and budgeting. He reported that three bids were received for a new patrol vehicle. Nelson Auto Center submitted the most favorable proposal, offering a 2025 Ford Explorer Police Utility Vehicle with upgraded lighting, best pricing, and the shortest delivery timeframe, as the vehicle is currently in stock.

Interim Chief Sheridan also identified two used 2020 Ford Explorer police vehicles available through Chicago Motors at a competitive price. The used vehicles are largely turnkey, requiring only graphics, radios, and minor equipment installation. He explained that purchasing one new vehicle alongside two used vehicles would provide a reliable primary unit while allowing the department to expand in a cost-effective manner and avoid lengthy wait times for additional new vehicles.

Discussion included funding sources, noting that approximately \$250,000 had been set aside for startup costs, with additional budget capacity available due to unfilled positions during the fiscal year. Council discussed lease versus purchase options for the new vehicle, but consensus favored outright purchase. Council also discussed future equipment purchases, including radios and body-worn cameras, with Interim Chief Sheridan advising that camera systems would likely be bid to ensure due diligence, though current pricing options were favorable for small agencies.

Mayor Boyer noted that the Town has planned for this investment for several years and emphasized that establishing the police department represents a significant investment in public safety and community growth.

Mayor Boyer entertained a motion to approve the bid from Nelson Auto Center for the purchase of one 2025 Ford Explorer Police Utility Vehicle in the amount of \$64,911.58. Councilman Ficken moved to approve the purchase, seconded by Councilwoman Shain. The motion carried without dissent.

Mayor Boyer then entertained a motion to approve the purchase of two used 2020 Ford Explorer police vehicles from Chicago Motors in an amount not to exceed \$55,000. Councilman Sabrosky moved to approve, seconded by Councilman Martin. The motion carried without dissent.

Interim Chief Sheridan advised that radio purchases would be brought forward at a later date once vehicle delivery timelines are confirmed.

- 21) **Fire Department Report:** A written report was submitted. Fire Chief, Eugene Zahara was present to answer questions or comments from the Council.  
Fire Chief Eugene Zahara referenced his written report and stated he had no additional updates, but requested discussion regarding a proposed July 4th fireworks display.

Chief Zahara reported that Western Sky Pyrotechnics provided a display package valued at \$20,000, consisting of multiple shell sizes ranging from three to six inches, with an estimated show duration of 15–22 minutes. If paid by May 4, the Town would receive a \$2,000 early payment discount, reducing the cost to \$18,000. The company would deliver and rack the shells at no additional charge. He also advised that an automated ignition system is available for approximately \$5,000–\$6,000, allowing remote discharge and programmable timing, rather than hand lighting shells.

Discussion followed regarding shell size, height, and fallout safety zones. Chief Zahara explained that six-inch shells require approximately a 1,200-foot fallout radius, with larger shells significantly increasing required distance. Council discussed balancing the desire to make the 250th anniversary celebration special while remaining within safe parameters given the proximity to residential areas. Chief Zahara was directed to obtain additional information regarding larger shell options and corresponding fallout requirements.

Chief Zahara outlined the proposed launch location near West Winds Road and discussed closing the roadway between Salt Creek and Tonkawa during the event. He reported meeting with Mr. McMurray regarding use of adjacent property for spectator parking. Mr. McMurray expressed concerns about liability for vehicles parked on his land. Council discussed potential options including a temporary lease agreement or indemnification arrangement, and legal counsel was directed to evaluate available protections for the Town.

As part of the same discussion, Chief Zahara addressed vegetation management and defensible space around the proposed launch area. He reported coordination with Mr. McMurray to mow and prepare the field and discussed creating scratch lines and potentially conducting a limited burn to establish a defensible buffer west of town. He further advised that a dozer equipped with a forestry package is expected to arrive between April 1 and April 15, which will assist with mitigation efforts prior to scheduled training at Camp Guernsey.

Chief Zahara also raised concerns about regional resource allocation, noting that Casper, Mills, Evansville, and Alcova are also planning fireworks displays on July 4th. He cautioned that mutual aid resources could be spread thin and suggested consideration of moving Bar Nunn's display to July 3rd to ensure adequate fire protection coverage. Council discussed the concern and requested additional coordination information following an upcoming county meeting before making a final determination.

- 22) **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 referenced his written report and noted that most agenda items had already been addressed. He reiterated his request for Council to authorize the purchase of a vacuum (vac) truck through Sourcewell, emphasizing its long-term operational and financial benefits.

Mr. Smart presented a 10-year cost comparison, estimating the Town would save approximately \$200,000 over that period by owning a vac truck rather than continuing to contract sewer jetting and related services. He explained that the truck would be used for both water and sewer operations, including routine sewer jetting, emergency water line repairs, and potholing to comply with upcoming EPA requirements for identifying lead service lines. Currently, the Town contracts sewer jetting services at an estimated \$40,000–\$50,000 annually for only a portion of the system.

Mr. Smart advised that although the truck had been included in the current budget with \$600,000 earmarked in the Water Enterprise Fund, the Town's State Revolving Fund (SRF) loan application may not be applicable to the purchase due to federal Build America, Buy America (BABA) requirements. He explained

that the truck chassis used by manufacturers do not currently meet federal sourcing requirements, which could prohibit use of EPA-backed SRF funding for the vehicle. However, he clarified that the Town could proceed with purchasing the truck using existing reserves, and if SRF funding were ultimately approved and eligible, it could potentially be applied retroactively.

Council discussed delivery timelines, with Mr. Smart reporting an estimated six to eight months from order to delivery, depending on chassis availability. He also noted that the EPA requires all service lines to be identified by fall 2027, and potholing efforts must begin this summer.

Council discussion reflected evolving perspectives regarding the necessity of the equipment. While initial concerns centered on purchasing large equipment that may sit idle, members acknowledged the increasing maintenance demands of the Town's aging and expanding water and sewer systems. It was noted that owning a vac truck would improve efficiency, reduce emergency contractor costs, and enhance response capability during infrastructure failures.

Councilman Sabrosky recommended delaying the decision briefly to allow the legislative session to conclude, as pending infrastructure funding measures could provide potential grant or loan opportunities. Council agreed to revisit the matter at the March 17 meeting, directing staff to place the item on the agenda and make a final determination at that time.

23) **Petitions and Public Comment:** Mayor Boyer called for public comment. There was none.

#### **Council Business:**

**A) Regional Water Report:** Councilman Dan Sabrosky reported that the primary topic of significance at the Regional Water meeting was discussion surrounding the Governor's recent memorandum regarding potential calls on the river due to ongoing drought conditions and downstream states seeking their allocated water shares.

He explained that HDR Engineering, which manages regional water rights matters, advised that the Town maintains a strong position with several senior water rights that would not be subject to curtailment. Additionally, the Town holds a territorial water right. HDR recommended submitting an application now to preserve the option of drawing on that territorial right later in the summer if conditions require it. Councilman Sabrosky noted there is an associated fee, approximately \$50,000 for a specified amount of acre-feet, but applying does not obligate the Town to utilize the water. The intent is to secure the option should drought conditions worsen.

At this time, he indicated that mandatory water restrictions are not anticipated; however, voluntary conservation recommendations may be issued if drought conditions persist.

**B) MPO Report:** Councilman Tim Ficken reported on the recent Metropolitan Planning Organization (MPO) meeting, noting several transportation and infrastructure initiatives underway in the region.

He advised that discussions included regional GIS scenario mapping and aerial flight mapping efforts, updates from the Wyoming Department of Transportation (WYDOT), budget planning for upcoming projects, and development of Casper's Transportation Improvement Plan. A corridor study for Salt Creek Highway has been approved and is moving forward, with contract preparation currently underway. The study will focus on evaluating and improving sections of Salt Creek Highway.

Councilman Ficken also highlighted ongoing regional bicycle and pedestrian planning efforts. He raised the importance of incorporating Bar Nunn into future bike path connectivity plans, noting concerns from residents about limited and unsafe access into Casper. During discussion, WYDOT representatives indicated that the North Poplar underpass near the interstate may be due for replacement in the future, particularly with anticipated development and increased truck traffic in the area. If reconstructed, the underpass could potentially include pedestrian accommodations, creating an opportunity to connect Bar Nunn to Casper's trail system.

Additional interstate improvements were discussed, including proposed extended merge lanes between McKinley, Center, and Beverly to improve traffic flow and reduce rear-end collisions on on-ramps.

C) **Business License No. 2026-24:** Moved by Tim Ficken, seconded by Joy Shain, and carried without dissent to approve business license 2026-24 Cloud Peak Wildworks.

**Business License No. 2026-25:** Moved by Tyler Martin, seconded by Joy Shain, and carried without dissent to approve business license 2026-25 Bar Nunn Storage

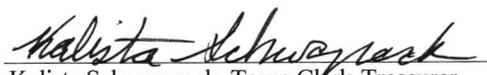
24) **Adjournment:** Moved by Tim Ficken, seconded by Dan Sabrosky, and carried without dissent that there being no further business for the meeting of February 24, 2026, adjourned at 8:39 P.M.



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Peter Boyer, Mayor

ATTEST: (seal)



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Kalista Schwarzrock, Town Clerk-Treasurer