



TOWN COUNCIL

MEETING MINUTES

Tuesday, March 3, 2026- 7:00 P.M.

1500 Palomino Avenue,

Bar Nunn, Wyoming

- 1) **Roll Call:** Mayor Peter Boyer called the meeting to order on Tuesday, March 3, 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) **Minutes of February 24, 2026:** Moved by Joy Shain, seconded by Dan Sabrosky, and carried without dissent to approve the minutes for February 24, 2026.
- 4) **Payables List for March 3, 2026:** Moved by Dan Sabrosky, seconded by Joy Shain, and carried without dissent to approve the payables list of March 3, 2026.
- 5) **Payables Review for February 2026:** Checks #33866-#33940, Direct Deposits #3459-#3504, ACH #33960689, ACH #93560528. The 25-26 Year-to-Date Budget Report. Moved by Tyler Martin, seconded by Tim Ficken, and carried without dissent to approve the Payables Review for February 2026 & the 25-26 Year-to-Date Budget Report.
- 6) **Second Reading of Ordinance 2026-02:** "AMENDMENT OF THE ANNUAL APPROPRIATION ORDINANCE (BUDGET) FOR THE FISCAL YEAR ENDING JUNE 30, 2026" Moved by Tyler Martin, seconded by Dan Sabrosky, and carried without dissent to approve the second reading of Ordinance 2026-01.
- 7) **Attorney's Report:** A written report was submitted. Town Attorney, Patrick Holscher was present for questions or comments from the Council. He noted that the majority of his written report related to the **Dino Solar project**, which was scheduled for further discussion later on the agenda.

Mr. Holscher informed the Council that the Town is in the process of amending its Industrial Siting Council (ISC) funding request. The original request included funding for a water tender and firefighting foam, but the Town is proposing to amend the request to instead purchase a firefighting bulldozer. He advised that he had spoken with the Industrial Siting Council regarding the amendment and staff did not anticipate any issues with approval. However, the amendment would not be included in the March 24 hearing and would instead be considered at the next quarterly meeting.

Mr. Holscher explained that removing the firefighting foam and water tender from the request results in the Town coming in approximately \$200,000 below the originally approved funding amount. He noted that the bulldozer will eventually require a prime mover for transportation and will also require refueling capability on the fire line. Mr. Holscher stated that Fire Chief Eugene Zahara had been reviewing options for those needs and that adding one of those items could bring the amended request close to the original funding amount.

Mr. Holscher also reported on Industrial Siting Council funds originally associated with the Wardwell Water and Sewer District. At the time the funds were granted, Wardwell had requested to be included as a party to the permit; however, the ISC determined that only a county or municipal corporation could receive the funds. As a result, the request was incorporated into Natrona County's allocation, totaling \$101,215.02, for infrastructure improvements along Melody Lane.

Mr. Holscher explained that based on his review, the proposed work likely never occurred. Because the infrastructure in that area is now part of the Town of Bar Nunn municipal water system, Natrona County is no longer the appropriate

recipient for those funds. He advised that the Town would need to submit an amendment request so the funds could be directed to Bar Nunn. He further noted that the funds must be used for the specific purpose originally granted and cannot simply be reassigned to other projects.

Mr. Holscher cautioned that the original estimates were prepared several years ago and are likely significantly outdated due to inflation. While the price for the listed water meters may still be relatively accurate, he estimated the overall scope of work could now be closer to \$175,000–\$180,000.

Councilman Dan Sabrosky asked Public Works Supervisor Dustin Smart whether the listed improvements appeared viable. Mr. Smart stated that items such as manhole adjustments would likely have been necessary if road work had occurred during construction activity in the area. Discussion followed regarding road conditions, potential gravel buildup, drainage improvements, and infrastructure protection during the Dino Solar construction phase. Mr. Smart also noted that several items in the estimate, including hydrants and bollards, would cost significantly more today than originally estimated.

Mr. Holscher advised that while the Industrial Siting Council does allow amendments for price adjustments due to inflation, the Council generally prefers that applicants submit only one amendment request. For that reason, staff should ensure updated estimates are finalized before submitting the amendment.

Mayor Peter Boyer directed Mr. Smart to review the listed infrastructure items and provide updated cost estimates.

Mr. Holscher then stated that he had already prepared a draft amendment for the bulldozer request, but needed direction from the Council regarding how to utilize the approximate \$200,000 difference created by removing the water tender and foam from the request.

Fire Chief Eugene Zahara outlined two possible options for utilizing the remaining funds:

- Purchasing a used tractor and trailer to transport the bulldozer; or
- Purchasing a one-ton cab-and-chassis utility truck equipped with a 300-gallon slip tank, along with a side-by-side vehicle equipped with a smaller slip tank, to provide refueling capability and support equipment in the field.

Chief Zahara explained that field refueling capability would allow crews to refuel the bulldozer directly on the fire line rather than requiring the equipment to travel long distances back to camp for fuel. He estimated the utility truck and side-by-side option would cost approximately \$160,000–\$170,000, while a used truck and trailer for transporting the bulldozer would cost just under \$200,000.

Council discussion followed regarding operational needs and logistics. Mayor Boyer noted that even if the Town purchased a tractor and trailer, the Department would still require **field refueling capability**, as transporting the bulldozer long distances for fuel would not be practical.

Council members Tim Ficken, Joy Shain, and Tyler Martin expressed agreement that prioritizing the utility truck and side-by-side refueling option would provide greater operational flexibility during wildfire response and local incidents.

Mayor Boyer confirmed that the Council had reached consensus on that direction. Mr. Holscher stated that the guidance provided was sufficient for him to complete the amendment petition.

- 8) **Engineer's Report:** Town Engineer, Ray Catellier PE was present for questions or comments from the Council. Mr. Catellier presented an update on the Zone 2B Industrial water system, which is served by the Coleman Circle water tank. Mr. Catellier explained that the system is currently supplied by a booster station pump, providing pressures between 50–80 PSI. Running a second pump increases flow but does not significantly increase pressure. If the pumps were lost, the system could be connected to the regional Zone 2B system, as it had historically been prior to installation of the tank.

Under that scenario, system pressures would drop approximately 15 PSI. Modeling showed that one location near Lamar Advertising, the highest point in the zone, could drop to 33 PSI, slightly below the DEQ minimum pressure requirement of 35 PSI. With the tank online, pressures increase by approximately 20 PSI.

Mr. Catellier reported that two bids had been received for replacement of the damaged roof panels, both coming in below the previous estimate of \$68,000. A third bid is still expected, and the bid amounts were not publicly shared to maintain fair competition.

Mr. Catellier noted that water usage in the industrial area is relatively low, making it difficult to maintain chlorine residuals in the tank. He stated the system had historically operated without the tank and that future options could include booster station improvements or potential gravity service if the City of Casper replaces the North Park tank in the future.

At this time, Mr. Catellier recommended proceeding with panel replacement, noting that the estimated \$40,000–\$60,000 repair would likely provide approximately five years of service, allowing time to evaluate long-term solutions.

Mayor Peter Boyer stated he supported completing the repair as a short-term solution to allow the Town time to evaluate future options. Council members expressed agreement.

Town Attorney Patrick Holscher advised that because the situation had already been declared an emergency, the Town has authority to proceed with contracting the repair.

Following discussion, the Council agreed to delegate contractor selection to the Mayor so the project could move forward once all bids are received. Councilman Martin moved to approve a resolution authorizing the Mayor to select and contract with a vendor for emergency repairs to the Coleman Circle water tank roof once all bids were received. Councilman Ficken seconded the motion Tim Ficken seconded the motion. The motion carried without dissent.

- 9) **Police Department Report:** A written report was submitted. Interim Police Chief Steve Sheridan was present for questions or comments from the Council. He reported that the two new police vehicles are expected to arrive next week. Chief Sheridan also noted that arrangements have been made with the same vendor who outfits the Fire Department vehicles to complete the necessary equipment installation on the new patrol units.

Mayor Peter Boyer asked about recent vagrancy activity observed along Salt Creek Highway and the interstate. Chief Sheridan reported that the Natrona County Sheriff's Office had interacted with an individual who had been camping in the borrow ditch near the interstate and that the County is currently handling the situation.

Council briefly discussed the seasonal increase in transient activity as weather improves. Chief Sheridan noted that once it becomes known that Bar Nunn has active patrol coverage, individuals typically move on due to the lack of places to camp or remain in the community.

- 10) **Fire Department Report:** No report was submitted. Chief Zahara was present to deliver an oral report and for questions or comments from the council. Chief Zahara advised that the Department will have several personnel attending training next week, including himself and Firefighter Dave Potter, along with several other members attending training the following weekend. Once those trainings are completed, the engine will be placed back on the national deployment board.

Chief Zahara also informed the Council that he plans to pursue a Memorandum of Understanding (MOU) with the Evansville Fire Department. He explained that Evansville's new Assistant Chief holds the Fire Inspector I, Fire Inspector II, and Fire Plans Examiner certifications required by the State. Until Bar Nunn personnel obtain those certifications, Chief Zahara would like Evansville to assist with fire inspections and plan reviews.

Mayor Peter Boyer indicated his support for pursuing the MOU. Chief Zahara stated he would work on developing the agreement.

- 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 he had no additional updates following the earlier meter work session. He asked if Council had any questions. Councilman Tim Ficken asked about a visible camera mounted on the awning at High Plains Park. Mr. Smart explained that the camera is intended to be highly visible as a deterrent, with a motion-activated red light, and noted that additional cameras already cover the area. He also acknowledged ongoing teenage vandalism at the park.

Councilman Ficken asked about the potential cost of installing additional cameras on nearby park light poles, which already have power available. Mr. Smart noted that adding cameras could require additional bandwidth capacity and would need to be evaluated. Clerk/Treasurer Kalista Schwarzrock added that the Town currently pays for the park internet connections.

Councilman Ficken suggested exploring future camera improvements, particularly with the upcoming bike park project. Mayor Peter Boyer directed staff to consider the need for additional cameras during the next budget cycle.

- 12) **Office Staff Report:** A written report was submitted. Town Clerk Treasurer, Kalista Schwarzrock, was present for questions or comments from the council. Clerk/Treasurer Kalista Schwarzrock stated that her written report had been provided to the Council and noted that it included some financial requests for Council consideration following account consolidation and a pledged securities report.

Mrs. Schwarzrock recommended transferring Wardwell funds currently held in the Hilltop Money Market account into the Wyoming CLASS investment fund, noting that the Hilltop account is generating minimal return while Wyoming CLASS is currently averaging approximately 0.31784% monthly return, or roughly 3.8% annually. She explained that the funds originated from a Wardwell Water and Sewer District money market account that the Town inherited and have remained in the Hilltop account since the system transfer.

Council discussed investment performance and potential alternatives. Ms. Schwarzrock explained that the Town currently participates in both Wyoming CLASS and WyoStar investment pools, with Wyoming CLASS recently outperforming WyoStar. Councilmembers also discussed the possibility of reviewing additional investment options in the future, potentially inviting investment representatives to provide information during the upcoming budget cycle.

Council agreed that transferring the Hilltop funds to Wyoming CLASS would allow the funds to begin generating interest while longer-term investment options continue to be evaluated. Following discussion, Council approved several transfers of funds from Hilltop accounts to Wyoming CLASS investment accounts.

Councilman Ficken moved to authorize the transfer of \$2,155,895.53 from the Hilltop Money Market account to the Wyoming Class Water Investment Fund. Councilwoman Shain seconded the motion. The motion passed without dissent.

Councilman Ficken moved to authorize the transfer of \$757,350 from the Hilltop General account to the Wyoming Class Water Investment Account. Councilman Martin seconded the motion. The motion carried without dissent.

Councilman Ficken moved to authorize the transfer of \$168,300 from the Hilltop General account to the Wyoming Class Sewer Investment Account. Councilman Sabrosky seconded the motion. The motion carried without dissent.

Councilman Ficken moved to authorize the transfer of \$757,350 from the Hilltop General account to the Wyoming Class General Investment Account. Councilwoman Shain seconded the motion. The motion carried without dissent.

- 13) **Petitions & Public Comment:** Mayor Peter Boyer opened the floor for petitions and public comment. Resident, Mike Schoolcraft asked for clarification regarding earlier Council discussion about the proposed firefighting bulldozer and related equipment. Mr. Schoolcraft expressed concern that the Town might be purchasing additional vehicles, including a semi-truck, trailer, and service equipment.

Councilmembers and Fire Chief Eugene Zahara clarified that the equipment under discussion would be funded through Industrial Siting Council impact funds associated with the Dino Solar project, not the Town's general fund. Chief Zahara explained that modern wildfire response around solar facilities focuses on vegetation management and fire line creation, which can be accomplished more efficiently with a bulldozer. The Council was discussing how to best utilize approximately \$200,000 in remaining impact funds associated with the project, including options such as a transport vehicle or field support equipment for the bulldozer.

Mr. Schoolcraft asked whether existing Town equipment could be used for vegetation management around the solar project. Public Works Supervisor Dustin Smart explained that Public Works currently has only a backhoe and front-end loader, which would not be sufficient for that type of fire line work.

Mr. Schoolcraft indicated that his primary concern was whether the Town would be responsible for funding the equipment. Council clarified that the funding would come from project impact funds rather than local tax revenues.

Resident, Venus Childress thanked Public Works Supervisor Dustin Smart and the Council for their work on the water meter project, noting that addressing water loss and establishing a long-term meter maintenance schedule is important for the Town's water system. Ms. Childress also suggested that Wardwell reserve funds be considered for water system improvements such as meter replacement and tank repairs.

Resident, Bill Frazey raised concerns about poorly visible house addresses in parts of town. He noted that during a recent drive he observed several homes where addresses were difficult to see, which could make it challenging for emergency responders to locate homes.

Council discussed current requirements for address visibility, noting that newer homes are required to have lighted address numbers, while older homes may not meet that standard. Fire Chief Eugene Zahara explained that once the Town adopts updated residential and fire codes, the Department will have clearer authority to enforce address visibility requirements. He noted that address numbers must be visible and color-contrasting, though they do not necessarily have to be illuminated.

Councilmembers discussed the importance of public awareness regarding address visibility for emergency response. Mayor Boyer asked staff to include a reminder in the Town newsletter encouraging residents to ensure their addresses are clearly visible from the street.

Hearing no further public comment, Mayor Boyer closed the public comment period.

14) **Council Business:**

A) Dinosolar/NextEra Energy Discussion: Mayor Peter Boyer opened discussion regarding the Dino Solar/NexTera Energy project and recent developments related to the project's proposed changes and request for a construction extension.

Mayor Boyer reported that he attended the Natrona County Commission meeting earlier in the evening to discuss the project. He explained that the developer is requesting an extension of the construction timeline to 2029, even though the project was originally approved in 2020. He noted that the project scope has changed significantly, including a reduction of approximately 1,000 acres in project footprint, and expressed concern that the current proposal differs substantially from what was originally approved.

Mayor Boyer outlined several concerns related to the project, including potential wildfire risk associated with battery storage facilities, the potential impact on the Town's future western growth boundary, and the possibility that the project could limit future infrastructure expansions such as the Westwinds Road extension.

Mayor Boyer informed the Council that the Industrial Siting Council (ISC) will hold a hearing in Cheyenne on March 24 regarding the requested extension. He indicated that he was considering attending the hearing to testify on behalf of the Town but wished to obtain Council direction before doing so.

Mayor Boyer also reported that Natrona County is preparing a letter to the ISC outlining concerns about the project and has invited the Town of Bar Nunn, as well as Mills and potentially Casper, to submit comments to be included with the County's submission.

Council discussion followed regarding potential positions the Town may wish to take. Councilman Dan Sabrosky stated that if the project were to proceed, he would support relocating the project further south and west to preserve Bar Nunn's future growth boundaries and potential infrastructure expansion.

Councilmembers also discussed requesting that the developer resubmit the project as a new proposal due to the significant changes to the project scope.

Town Attorney Patrick Holscher explained that the project was originally approved through a conditional use permit issued by Natrona County. He noted that because the proposed project has changed substantially, there may be a legal argument that the project should be required to return to the County for a new conditional use permit review, which would allow affected municipalities the opportunity to raise concerns.

Mr. Holscher also noted that the lengthy timeline—from the original permit approval in 2020 to potential construction in

2029—raises additional concerns about whether the original permit could be considered administratively valid over such an extended period.

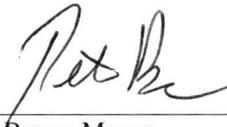
Mayor Boyer stated that he would work with Mr. Holscher to draft a letter outlining the Town’s concerns and submit it to Natrona County for inclusion with the County’s correspondence to the ISC. Mr. Holscher indicated he could prepare a draft letter for Council review later in the week.

During the discussion, resident Mike Schoolcraft briefly asked whether the Town would still be responsible for the cost of the proposed firefighting bulldozer if the project ultimately does not proceed. Mr. Holscher explained that expenditures made in anticipation of project funding could potentially remain the Town’s responsibility if the project never moves forward.

Mayor Boyer concluded the discussion, stating that he and the Town Attorney would continue working on the letter and provide updates to the Council as the matter progresses.

B) Miscellaneous Business: Mayor Peter Boyer reminded the Council that an appeal hearing is scheduled for Tuesday March 10th at 7:00 P.M. regarding a condemned building.

- 15) **Adjournment:** Councilman Tim Ficken moved to adjourn the meeting. Councilwoman Shain seconded the motion. With no further business, the meeting adjourned at 8:13 p.m.



Peter Boyer, Mayor

ATTEST: (seal)



Kalista Schwarzrock, Town Clerk-Treasurer