



CITY OF **DOUGLAS** WYOMING

REGULAR CITY COUNCIL MEETING
March 23, 2026 – 4:00 PM

Thank you for your cooperation in facilitating the public meeting process!

****Reasonable accommodations for persons with disabilities who wish to participate in this public meeting shall be made upon request to the City Manager, at 307-358-3462****

****Council meetings are broadcast live on Cable Channel 9 and streaming live on the City of Douglas website****

- 1. Call to Order, Roll Call, and Pledge of Allegiance**
- 2. Disclosures by City Council Members**
- 3. Approval of General Agenda (Corrections or Additions)**
- 4. Leadership Moment**
- 5. Public Comments**
- 6. Executive Session (15 Minutes)**
- 7. Approval of Consent Docket**

a. Minutes

Council Work Shop: March 9, 2026

Regular Council Meeting: March 9, 2026

b. Other – Consent

Ordinance No. 1068: An Ordinance Amending Chapter 5.16 of Douglas Municipal Code Pertaining to Alcohol Server Certification - Requirements, 2nd Reading

8. Discussion Items

- a. Railroad Museum (5 Minutes)**
- b. City Hall Security: Update (5 Minutes)**

9. Presentations

- a. Promotion: Brandon Frye, Parks and Recreation Director (5 Minutes)
- b. Main Street Douglas: Jacey & Eber (5 Minutes)
- c. Arts & Culture Board: Jenna Rose (5 Minutes)
- d. Douglas Community Center Update: Geoff Graham (5 Minutes)
- e. Water Update: Ben Jordan (5 Minutes)

10. Tabled Items

- a. Lease Agreement: City of Douglas and Douglas Broadcasting

11. Council Action Items

- a. City Manager Search: Consultant Contract
- b. Memorandum Of Understanding: Converse County School District #1 - Swimming Pool Operations (5 Minutes)
- c. URA Development Agreement: Seven Trails (20 Minutes)

12. Financial Report

- a. Financial Report: February 2026 (5 Minutes)

13. Public Comments

14. City Manager's Report

15. Council Information

- a. Notice of Possible Quorum: March 25, 2026, 2:00 P.M., City Hall, 101 N. 4th St.
- b. Notice of Possible Quorum: April 10, 2026, 5:00 P.M., Moose Lodge, 120 N. 2nd St.

16. Circle Back Recap

17. Good People Doing Good Things

18. Community Update

- a. Event Calendar

19. Adjourn

Monday, March 23, 2026

Call to Order at:

Meeting Adjourned at:

City Council Workshop Minutes
March 9, 2026

1. Call to Order and Roll Call

Mayor Pexton called the meeting to order at approximately 2:00pm. Roll call was taken with the following City Council members present: Kim Pexton, Ron McNare, Perry Hershberger, Matthew Schmidt, Joel Weeks. Also present: JD Cox, City Manager; Clara Chaffin, Community Development Director; Devon Litzsinger, City Clerk; Todd Byerly, Chief of Police; John Harbarger, Public Works Director; Mary Nicol, Administrative Services Director/Treasurer; Michele Carter, Human Resources Director; and Linda Doane, Deputy City Clerk.

2. Douglas Community Center: Operations

Director Carter and Brandon Frye, Parks Superintendent, led a discussion regarding budget impacts, operations, and staffing for the Douglas Community Center. Comments were provided by Mike Hageman and Blake Palmer.

a. Douglas Community Center: Operations

3. WAM Summer

City Clerk Litzsinger provided information for the WAM Summer Conference and requested guidance for hotel reservations.

**a. June 3-5, 2026
Laramie**

4. Adjourn

Workshop adjourned at approximately 3:48 P.M.

Kim Pexton, Mayor

ATTEST:

Devon Litzsinger, City Clerk
Published: March 18, 2026

City Council Regular Minutes
March 9, 2026

1. Call to Order, Roll Call, and Pledge of Allegiance

Mayor Pexton called the meeting to order at approximately 4:00 p.m. Roll call was taken with the following City Council members present: Kim Pexton, Ron McNare, Perry Hershberger, Matthew Schmidt, Joel Weeks. Also present: JD Cox, City Manager; Mike Armstrong, City Attorney; Clara Chaffin, Community Development Director; Devon Litzsinger, City Clerk; Todd Byerly, Chief of Police; John Harbarger, Public Works Director; Mary Nicol, Administrative Services Director/Treasurer; Michele Carter, Human Resources Director; and Linda Doane, Deputy City Clerk. Mayor Pexton led the assembly in the Pledge of Allegiance.

2. Disclosures by City Council Members

None.

3. Approval of General Agenda (Corrections or Additions)

Councilmember Hershberger moved to approve the general agenda as presented. Seconded by Councilmember Schmidt. Motion carried 5-0.

4. Leadership Moment

Councilmember Hershberger provided a leadership moment.

5. Public Comments

Pat Nelson made comments regarding the City's leash law. Lance Ornel expressed concerns about the City paying for infrastructure for the 7-Trails project, the leash law and citizens' concerns over water. Dena Christiansen expressed concerns about the water. Sally Oban expressed concerns about the water and the City paying for infrastructure. Jim Shillenn doesn't want the City to pay for infrastructure for 7-Trails and expressed disappointment in the new Community Center. Mike Hageman had questions regarding the Warrant Register for the Community Center expenditures and Resolutions 2026-17 & 2026-18.

6. Approval of Consent Docket

Councilmember Weeks moved to approve the consent docket as presented. Seconded by Councilmember McNare. Motion carried 5-0.

a. Minutes

City Council Special Meeting: February 20, 2026

City Council Regular Meeting: February 23, 2026

b. Bills & Claims

Warrant Register: February 2026

c. Other – Consent

7. Presentations

a. City Website: Refresh Update

City Clerk Litzsinger provided a presentation.

8. Tabled Items

a. Retail Coach: Renewal Agreement

Councilmember Hershberger moved to approve removing 2nd amendment to the Retail Coach Agreement from the table. Seconded by Councilmember Schmidt. Motion carried 5-0. Jean Totten, *Retail Coach*, provided an overview. Councilmember Hershberger moved to approve 2nd amendment to the Retail Coach Agreement and authorize the City Manager to sign all associated documents. Motion carried 4-1, Councilmember Schmidt voted against.

9. Council Action Items

a. **Resolution No. 2026-14: A Resolution Designating Depositories for Depositing of Public Funds for the City of Douglas, Wyoming.**

Director Nicol provided an overview. Councilmember McNare moved to approve Resolution No. 2026-14 as presented. Seconded by Councilmember Schmidt. Motion carried 5-0.

b. **Resolution No. 2026-16: A Resolution Of The City of Douglas Supporting Infrastructure Improvements And Development Opportunities At Parcel 3 Of The Seven Trails Commerce Center Subdivision**

City Manager Cox provided an overview. Councilmember McNare moved to approve Resolution No. 2026-16, a Resolution of the City of Douglas supporting grant infrastructure only, improvements and development opportunities at Parcel 3 of the Seven Trails Commerce Center Subdivision. Seconded by Councilmember Hershberger. Motion carried 4-1, Councilmember Weeks voted against.

c. **Resolution No. 2026-17: A Resolution by the City Council of Douglas, Wyoming, expressing support for attainable workforce housing development and authorizing submission of funding requests and**

partnership efforts to support project implementation.

City Manager Cox provided an overview. Councilmember Hershberger moved to approve Resolution No. 2026-17 with striking the words "land contribution and." Seconded by Councilmember Schmidt. Motion carried 4-1, Councilmember Weeks voted against.

d. Resolution No. 2026-18: A Resolution Supporting the Water Treatment Plant Transmission Main Replacement Project and authorizing application for Federal Funding assistance.

City Manager Cox provided an overview. Councilmember Weeks moved to approve Resolution No. 2026-18 as presented. Seconded by Councilmember Hershberger. Motion carried 5-0.

e. Ordinance No. 1068: An Ordinance Amending Chapter 5.16 of Douglas Municipal Code Pertaining to Alcohol Server Certification - Requirements

City Clerk Litzsinger provided an overview. Councilmember McNare moved to approve Ordinance No. 1068 as presented on first reading. Seconded by Councilmember Schmidt. Motion carried 5-0.

f. Douglas Community Center: Staffing

Director Carter provided an overview. Councilmember Ron McNare moved to approve the authorization to move forward with hiring the Parks and Recreation Director and the Community Center Manager in FY2526. Seconded by Councilmember Perry Hershberger. Motion carried 5-0.

g. Lease Agreement: City of Douglas and Douglas Broadcasting

Dennis Switzer with Douglas Broadcasting provided an overview. Councilmember Hershberger moved to Table Lease Agreement with Douglas Broadcasting. Seconded by Councilmember McNare. Motion carried 5-0.

h. Rocky Mountain Power Revocable Right of Access Agreement: ACBT Power-Box Project

Director Chaffin provided an overview. Shea Burke, *Arts & Culture Board of Trustees*, answered questions for the council. Councilmember McNare moved to approve the agreement with Rocky Mountain Power as presented. Seconded by Councilmember Schmidt. Motion carried 5-0.

i. Water Treatment Plant: HDR Contract Amendment No. 1

Chief Water/Wasterwater Operator Oberlander provided an overview. Councilmember McNare moved to approve HDR Contract Amendment No. 1 Douglas Water Treatment Plant Pilot Testing and Existing Conditions Assessment, and authorize the City Manager to sign all associated documents. Seconded by Councilmember Schmidt. Motion carried 5-0.

10. Public Comments

Mike Hageman had questions on Resolution 2026-17, deed restrictions.

11. City Manager's Report

City Manager Cox provided a report on current happenings.

12. Council Information

a. Thank You Letters: Wyoming State Fair Foundation

b. Minutes: Converse County Tourism & Promotion Board, January 2026

13. Circle Back Recap

City Clerk Litzsinger provided the circle back recap.

14. Good People Doing Good Things

Mike Hageman thanked Councilmember Weeks for the Facebook postings.

15. Community Update

a. Event Calendar: March 9 - 22

A video highlighting upcoming events was played.

16. Executive Session

Councilmember Hershberger moved to recess into executive session for the purpose of considering the appointment, employment, right to practice, dismissal, complaints or charges against a public officer, professional person or employee, in accordance with W.S. §16-4-405(a)(ii). Seconded by Councilmember McNare. Motion carried 5-0. Upon return, Councilmember Hershberger moved to make Director Carter the Interim City Manager, effective immediately. Seconded by Councilmember Weeks. Motion carried 5-0. Councilmember Hershberger moved to increase Director Carter's pay by 10% while acting as City Manager. Seconded by Councilmember McNare. Motion carried 5-0.

17. Adjourn

Mayor Pexton called for a motion to adjourn the Regular City Council Meeting. Councilmember McNare moved to Adjourn. Seconded by Councilmember Weeks. Motion carried 5-0. Meeting adjourned at approximately 6:33 P.M.

Kim Pexton, Mayor

ATTEST:

Devon Litzsinger, City Clerk
Published:



Agenda Item Report

City Council – March 23, 2026

Item

Ordinance No. 1068: An Ordinance Amending Chapter 5.16 of Douglas Municipal Code Pertaining to Alcohol Server Certification - Requirements, 2nd Reading

Responsible Staff Contact

Devon Litzsinger

Recommendation

Approve Ordinance No. 1068 on second reading.

Executive Summary

Section 5.16.210(C) of the Douglas Municipal Code currently states: "...the court shall require the person convicted of a violation to obtain certification in TIPS training...". The proposed ordinance will change court to City Clerk, add the words "in person", and change TIPS to alcohol serving.

Background

Based on feedback from the February 23, 2026 Council meeting, the proposed ordinance reflects the changes requested.

Alignment to Strategic Doing (SD) and/or Other Plans

SD Commitment
SD Commitment Strategy
SD Commitment KPI
SD Outcome
SD Outcome Strategy
SD Outcome KPI
2014 Master Plan
2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Approve Ordinance No. 1068 on second reading.

Attachments

1. Ord 1068- Liquor License Training

ORDINANCE NO. 1068

AN ORDINANCE AMENDING CHAPTER 5.16 OF DOUGLAS MUNICIPAL CODE PERTAINING TO ALCOHOL SERVER CERTIFICATION - REQUIREMENTS

WHEREAS, the City of Douglas shall, pursuant to Wyoming Statute § 12-4-101 et seq, license and regulate the manner in which liquor licenses and permits are issued; and

WHEREAS, there must be a balance struck between the privileges of license holders, economic development, and the health, safety, and welfare of all residents and visitors to the City of Douglas; and

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING:

Section 1. Section 5.16.210 of the Douglas Municipal Code is hereby amended to read as follows:

5.16.210(C) Suspension/revocation of license or permit, violations, and penalties.

1. First Time Violations for Violations of D.M.C. [9.08.070](#). Within ninety (90) days following a disposition of a charge which results in a conviction under D.M.C. [9.08.070](#) in municipal court, the ~~City Clerk court~~ shall require the person convicted of a violation to obtain in person certification in TIPS alcohol serving training regardless of an existing certification, and to provide proof of the same to the City Clerk.

PASSED AND APPROVED ON FIRST READING this _____ day of _____, 2026.

PASSED AND APPROVED ON SECOND READING this _____ day of _____, 2026.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this _____ day of _____, 2026.

Kim Pexton, Mayor

Attest:

Devon Litzsinger, City Clerk

Published: _____

ATTESTATION

I, Devon Litzsinger, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

Devon Litzsinger, City Clerk



Agenda Item Report

City Council – March 23, 2026

Item

Railroad Museum (5 Minutes)

Responsible Staff Contact

Recommendation

Executive Summary

Background

Alignment to Strategic Doing (SD) and/or Other Plans

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Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Attachments

None



Agenda Item Report

City Council – March 23, 2026

Item

City Hall Security: Update (5 Minutes)

Responsible Staff Contact

Devon Litzsinger

Recommendation

Executive Summary

Initially, the panic buttons were to be programmed by Comtronix, as Arrow Electric & 7 Stones do not program the buttons. However, after inviting Comtronix onsite last week, it was determined that Comtronix is unable to program panic buttons with the current set-up. Due to this new information, a new approach will have to be determined. We plan to bring this new information to you as soon as it is made available to us.

Background

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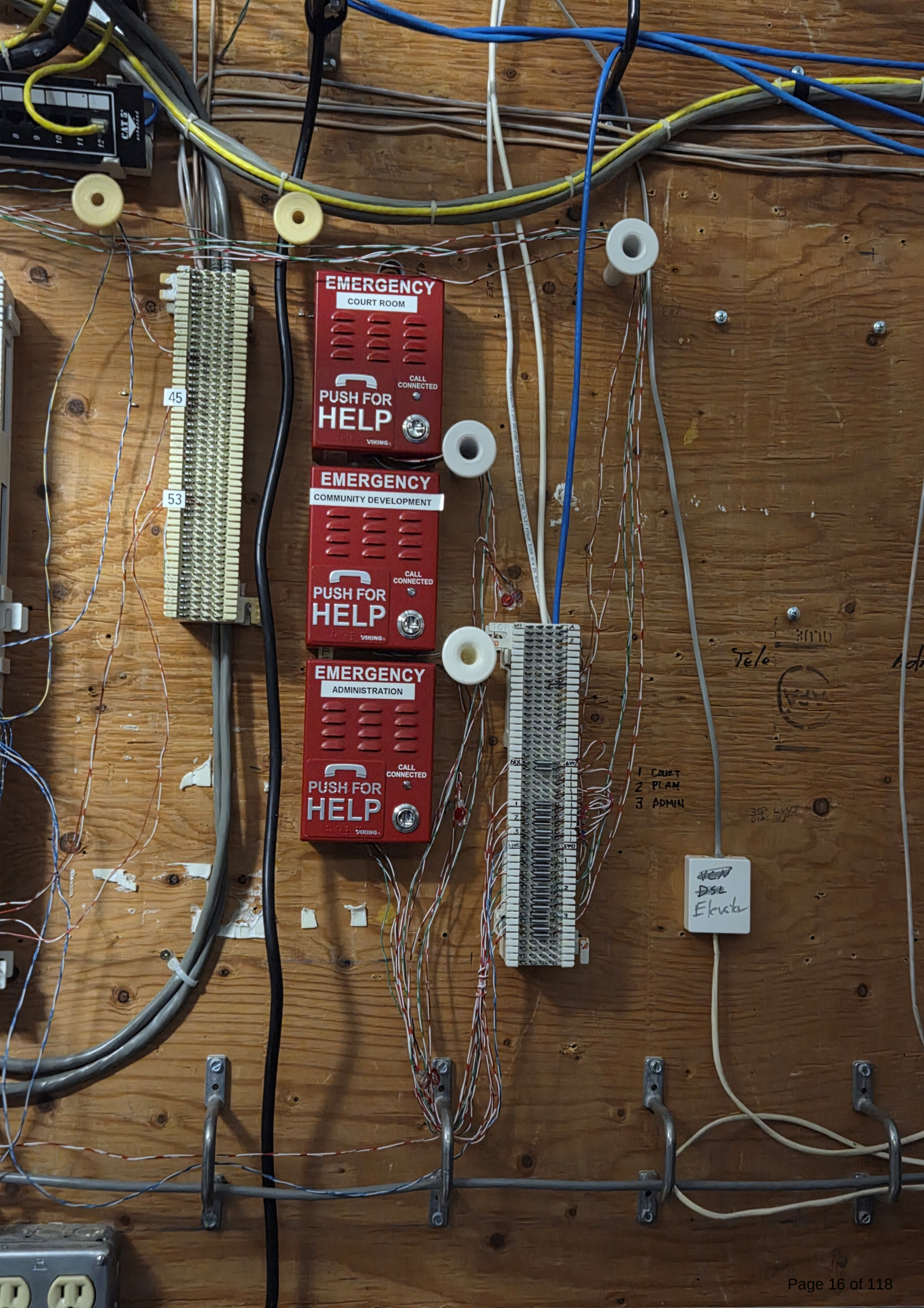
Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Attachments

1. Panic Buttons



EMERGENCY
COURT ROOM
PUSH FOR HELP
CALL CONNECTED
VIKING

EMERGENCY
COMMUNITY DEVELOPMENT
PUSH FOR HELP
CALL CONNECTED
VIKING

EMERGENCY
ADMINISTRATION
PUSH FOR HELP
CALL CONNECTED
VIKING

45

53

TOP 24

DSL
Ekvda

- 1 COURT
- 2 PLAM
- 3 ADMIN



Agenda Item Report

City Council – March 23, 2026

Item

Promotion: Brandon Frye, Parks and Recreation Director (5 Minutes)

Responsible Staff Contact

Recommendation

Executive Summary

Background

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Project/Line Item(s)
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Anticipated Amount

Action Requested/Recommended Motion

Attachments

None



Agenda Item Report

City Council – March 23, 2026

Item

Main Street Douglas: Jacey & Eber (5 Minutes)

Responsible Staff Contact

Recommendation

Executive Summary

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Action Requested/Recommended Motion

Attachments

1. Main Street Douglas 1page Annual Report (1)
2. 2025 Volunteers

7 Annual Community Events

- Spring Cookie Hop
- Jackalope Square Farmer's Market
- Haunted History Walking Tours
- DHS Haunted House
- Downtown Trick or Treat
- Fire on Main Street Chili Cook Off
- Mingle & Jingle Community Christmas Party

Over **6600** attendees

Sponsorship \$7,700 & Donations for 2025

Jackalope Bucks

Purchased \$5,870

E-Gift Cards Purchased

94

62 2025 Volunteers

15 Events & Programs Served

344 Volunteer Hours

\$11,968 Volunteer Hours Value



Annual Report

Total Businesses Downtown 100

9 New businesses downtown

12% Vacancy Rate

3 Facade Grants Awarded **3 Totaling \$15,000**

2025

307-358-2000

130 S 3rd St | Douglas, WY

mainstreetdouglasinc@gmail.com

Douglas.BrightRTravel.com

SERVE DOUGLAS

A MAIN STREET DOUGLAS PROGRAM

In 2025, Main Street Douglas introduced Serve Douglas, the community hub for volunteerism.

Serve Douglas connects passionate individuals with local organizations in need of support.

Whether you're looking to give back or seeking volunteers to help your cause, we're here to make the connection easy and meaningful.

62

**2025
Volunteers**

344

**Total
Volunteer
Hours**

15

**Events &
Programs
Served**

**Volunteer Hours
Valued At**

\$11,968



Agenda Item Report

City Council – March 23, 2026

Item

Arts & Culture Board: Jenna Rose (5 Mintues)

Responsible Staff Contact

Recommendation

Executive Summary

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2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Attachments

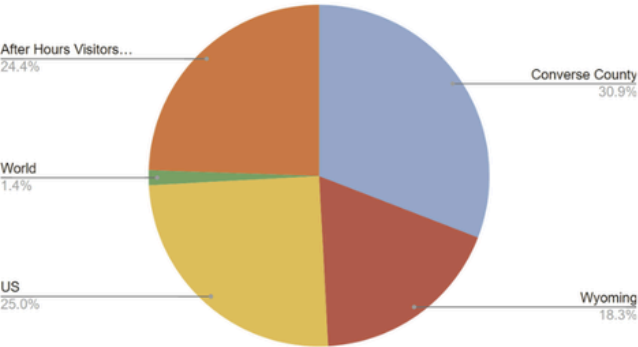
1. Railroad Museum Update 20260323



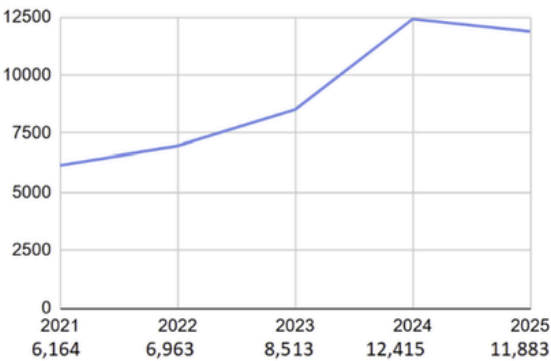
Over the past 2.5 years, the **Douglas Railroad Museum & Visitor Center** has experienced exponential growth, thanks in large part to the positive support and partnership of **The Enterprise** and **Main Street Douglas**. The DRRM/VC has successfully developed programs, expanded community engagement, and strengthened its role as a local attraction and resource. With the addition of annual events such as Tea on the Train Cars, Park It!, and Haunted Train Cars, along with the continued growth of established events like Railroad Day and Christmas at the Depot the DRRM/VC attract thousands of participants each year. As this progress continues, the DRRM/VC has outgrown its initial support model, creating an opportunity to reassess future growth, funding strategies, and long-term partnerships to sustain and build on this momentum.

Growth Snapshot	Community Requests	Challenges
70% gift shop sales growth in 2.5 years - Additional 30 local small businesses have been supported in the gift shop in 2.5 years - Rapid growth of new and existing events - Visitors served increased by over 50% in 5 years. - Programming increased the length of visitor stays	- More small events - Programming for preschool and K-12 field trip destination - Picnic shelter & park equipment - Interactive displays - Website and online gift shop - Additional Converse County and Douglas historical displays	- Funding limits operating hours and program capacity - Procedure guidance and funding match needed from the City of Douglas for grants and improvement projects - City of Douglas involvement for future direction - Lack of 501(c)3 creates grant competition & bookkeeping confusion

11,883 Visitors in 2025



Visitors by Year



Given the need for additional funding, strategic direction, and continued growth, now may be an appropriate time to bring the supporting organizations together for a collaborative discussion. By sharing input and evaluating current opportunities and challenges, these partners can work toward developing a clear, sustainable plan for the future of the Douglas Railroad Museum & Visitor Center, ensuring it continues to serve the community and visitors while building on the progress achieved over the past few years.



Agenda Item Report

City Council – March 23, 2026

Item

Douglas Community Center Update: Geoff Graham (5 Minutes)

Responsible Staff Contact

Recommendation

Executive Summary

Background

Alignment to Strategic Doing (SD) and/or Other Plans

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Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Attachments

None



Agenda Item Report

City Council – March 23, 2026

Item

Water Update: Ben Jordan (5 Minutes)

Responsible Staff Contact

Recommendation

Executive Summary

Background

Alignment to Strategic Doing (SD) and/or Other Plans

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Action Requested/Recommended Motion

Attachments

1. Water Projects Matrix 3-23-26
2. March 2026 1-Page Update Draft 1

CITY OF DOUGLAS - SOURCE WATER PROJECTS
MARCH 2026

Project	Sheep Mountain Well Upgrade	Raw Water System	Water Treatment Plant	Non-Tributary Wellfield
Description	Replace well pump & controls to increase capacity, replace flow control valve in Chalk Buttes station	River intake, pump, new tank, pipeline	Rehab or replace treatment plant	Wellfield with transmission line
Capacity (MGD)	1.44	0.54	2.0 - 3.0 Depending on pre-treatment configuration	0.79
Benefits	Immediately available, low cost	Separate from potable water, limited treatment, removes some peaking demands	Increase reliability, good peaking source	Year-round supply, non-tributary to North Platte River
Challenges	Contractor scheduling, aquifer recharge	Funding options & aligning water installation with capital projects	Schedule, funding, construction of new WTP may limit use of existing plant, seasonal operation	Access & easements, uncertain water quality, high cost per MG of capacity
Concept-Level Capital Cost	\$710,000	Tank - \$6.18 million Pump, water lines, etc. - \$4.9 million	\$34.8 - \$48 million (Preliminary estimate, assumes use existing building)	\$22 - 25 million
Capital Cost per 1,000 Gallons Capacity	NA	\$20,555	\$17,250 - \$22,500 (for 2.0 MGD)	\$27,850 - \$31,646
Funding Source(s)	Self-fund	Tank - WWDC or self fund Pump & water lines - USDA RUS, market loan, or SLIB	DWSRF	Well - WWDC Additional wells, transmission, etc. - DWSRF
Likely Schedule	2026 – Fund & implement	2026 - ID tank site, purchase property, design tank & water line. Apply to WWDC for tank \$. Apply to SLIB or USDA for pump & water line funding. 2028 - Begin constructing new tank & rehab existing tank for raw water 2029 - 2030 - Raw water system completed.	Agreement w/ HDR. Summer 2026 – Pilot testing 2027 – Apply for DWSRF funding. 2030 - WTP online	2026 – Access negotiations & apply for Level II & GW grant. 2027 to 2028 – Drill & test first well. 2028 - Apply for DWSRF funding. 2030 - Water available from wellfield.
Short-Term Benefit / Cost^	Pending	Pending	Pending	Pending
Long-Term Benefit / Cost^	Pending	Pending	Pending	Pending

^ Values are pending based on updated cost estimates and water rate adjustments.

WATER MATTERS

Presented by Ben Jordan - Updated March 2026

March 23, 2026

1. Sheep Mountain Well #1 Pumping Equipment

- a. Pre-construction meeting held, project starting on March 30.
- b. Substantial completion May 2026.

2. Raw Water System

- a. City Engineer is designing new tank and raw water transmission line.
- b. Recommend applying for new tank funding from WWDC, August 2026.
- c. Projected completion date is late 2029.

3. Water Treatment Plant Evaluation

- a. Agreement with HDR in place, advertising for pilot plant equipment in process.
- b. Pilot testing to occur Summer 2026 with permitting of WTP option to follow.
- c. Anticipate WTP will be online summer of 2030.

4. Non-Tributary Wellfield

- a. Tested existing Fort Union well and awaiting sample results.
- b. Level II application filed and WWDC staff will be visiting Douglas.

5. Funding “Big Picture”

- a. HDR proposal includes assistance with funding for WTP.
- b. Level I Master Plan recommendations & costs still under review.
- c. Will analyze various funding options for priority projects and prepare summary tables of costs.

6. Go / No Go

- a. Continuing to monitor snowpack and spring flows (drought impacts); current spring flow is less than same time last year. Recent snow did help with snow pack.
- b. Recommend watering schedule, “Water Wise” implementation now at Moderate Level:
 - i. **Moderate:** All water customers are required to reduce the application of water to landscaped areas by 25%. All customers are required to abide by alternate day watering. Properties with even numbers water on Tuesday, Thursday, and Saturday. Properties with odd numbers water on Wednesday, Friday, and Sunday. Public and commercial green spaces water on Monday, Wednesday and Friday.



Agenda Item Report

City Council – March 23, 2026

Item

Lease Agreement: City of Douglas and Douglas Broadcasting

Responsible Staff Contact

Recommendation

Executive Summary

Discussion regarding this item at the last Council meeting resulted in this item being tabled pending language updates to: 1. Allow for a 10-year rolling notice of intent to not renew; and 2. Provide clarity regarding responsibilities for the grounding radial copper system. The council expressed a willingness for the city to assume responsibility if the copper system is disturbed due to a city project. What is still in agreement is a provision that the city would be responsible for other activity on the property that is not city-related property, for example, an electric system program or a Wyoming Department of Transportation project that would disturb the grounding wire. The language included in the current version still includes, in sentence three of paragraph 12, language that holds the city harmless if a 3rd party damages the radial system. The Lessee may request that the City assume this responsibility. Upon which, if the Council wished to consider that request, the Council could simply make a motion to strike the final sentence of paragraph 12.

Background

The proposed KKTY lease renewal continues a long-standing arrangement allowing KKTY limited use of designated areas within Riverside Park for its broadcast tower and related equipment, while preserving the City's ownership, control, and public use of the park. The agreement also expressly recognizes the underground AM antenna grounding/radial system associated with the tower site and establishes a clear coordination approach so routine park maintenance and future improvements can proceed with fewer surprises. By documenting the relationship, the parties reduce operational risk, avoid preventable service disruptions, and clarify responsibilities for locating, protecting, and restoring affected components when subsurface work occurs.

The City has hosted KKTY's broadcast facilities within Riverside Park for decades under a series of agreements dating back to at least February 12, 1962, followed by a lease dated November 13, 1984, and then a long-term lease effective January 1, 2003, which continued through its initial term and thereafter on annual renewals. Over that period, KKTY's presence has remained limited in scope and tied to specific infrastructure: the tower site, related appurtenances, and a defined portion of a building used for broadcast equipment.

In addition to the visible tower and equipment space, the KKTY AM facility includes a subsurface antenna grounding/radial field extending outward from the tower location across portions of the park, generally depicted on the attached field map. Because this system is underground, it can be impacted by excavation and other park work. Addressing it directly in the lease helps both parties coordinate efficiently, protect critical infrastructure, and reduce uncertainty regarding responsibilities if damage occurs during City-directed improvements.

Alignment to Strategic Doing (SD) and/or Other Plans

SD Commitment
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2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

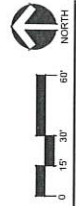
Move to approve lease agreement, and authorize the City Manager to sign all associated documents.

Attachments

1. Exhibit A - KKTY Ground Field Map
2. KKTY Lease Renewal - Final



RIVERSIDE PARK: ANTENNA GROUNDING FIELD - DOUGLAS, WYOMING



LEASE AGREEMENT

This Lease Agreement is entered into between the City of Douglas, Wyoming, (hereinafter referred to as "CITY"), and Douglas Broadcasting, Inc., d/b/a KKTY, a Wyoming corporation, d/b/a KKTY (hereinafter referred to as "KKTY"), this 23rd day of March, 2026

WITNESSETH:

WHEREAS, the City of Douglas, Wyoming (the "CITY") owns certain real property commonly known as Riverside Park, located adjacent to and north of Yellowstone Highway and adjacent to and east of the North Platte River, in Douglas, Wyoming (the "Property"); and

WHEREAS, Douglas Broadcasting, Inc., d/b/a KKTY (the "KKTY") desires to continue maintaining its radio broadcast tower and related appurtenances located within Riverside Park and to continue maintaining and operating radio broadcast equipment within a portion of a building situated on the Property; and

WHEREAS, KKTY's AM broadcast facility includes a subsurface antenna grounding/radial system extending outward from the tower site across portions of the Property (the "Grounding System"), as generally depicted on Exhibit A (the "Ground Field Map"), which is integral to KKTY's licensed AM operations; and

WHEREAS, the CITY and KKTY (or KKTY's predecessor interests) have historically governed KKTY's use of portions of Riverside Park through sequential agreements, including an agreement dated February 12, 1962, and a lease agreement dated November 13, 1984 (the "1984 Lease"), pursuant to which the CITY leased to KKTY certain areas within Riverside Park for (i) the placement and maintenance of a radio broadcast tower and (ii) the housing of radio broadcast equipment within a portion of a building on the Property; and

WHEREAS, the CITY and KKTY subsequently entered into a twenty (20)-year lease agreement effective January 1, 2003 (the "2003 Lease"), which, following expiration of its initial term, renewed on an annual one (1)-year basis; and

WHEREAS, the CITY and KKTY desire to enter into a new long-term lease agreement to govern KKTY's continued use and occupancy of the applicable areas within Riverside Park for the broadcast tower, related equipment, and associated Grounding System, while preserving the CITY's ownership and control of the Property and the public purpose of Riverside Park.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Upon execution of this agreement, the CITY does hereby lease to KKTY, together with access rights thereto, the following:
 - a. The non-exclusive use of the area within Riverside Park now occupied by the broadcast tower and its necessary appurtenances. Under this non-exclusive use, KKTY may continue to maintain its broadcast tower and necessary appurtenances. KKTY's use of the area is restricted to the use described herein.
 - b. The exclusive use of an area 19 feet 7-1/2 inches by 11 feet 9 inches located in the northwest corner of the equipment building, as shown on Exhibit "A" attached hereto. KKTY's use of this area shall be restricted to operation of radio broadcast and communications related equipment.

2. The Term of this lease agreement is ten (10) years, beginning March 23, 2026 (Commencement Date), and expiring on December 31, 2036. On the one year anniversary of the Commencement Date, and on each one year anniversary thereafter, the expiration date of this Lease shall automatically extend for an additional one (1) year so that, at all times during the Term, the remaining term of this Lease shall be ten (10) years, unless earlier terminated in accordance with the provisions of this Lease. The parties intend that the Term shall automatically roll forward each year without the necessity of further action by either party.

Notwithstanding the foregoing, if the automatic extension of the Term as provided herein would, under Wyoming law, be deemed to violate or potentially violate the rule against perpetuities or any similar rule restricting the permissible duration of interests in real property, then the automatic extensions described above shall cease to operate at the latest time permitted by Wyoming law, and the Lease shall thereafter expire ten (10) years after the last effective anniversary extension occurring prior to such time.

Either party may terminate the automatic extensions of the Term by providing written notice to the other party. Upon delivery of such notice, the Term shall cease rolling forward and the Lease shall expire ten (10) years after the date of such notice, unless earlier terminated in accordance with the provisions of this Lease.

3. During the term of the lease, KKTY shall pay CITY, as rent and compensation for the leased premises, the sum of Five Hundred Dollars (\$500.00) per year, the receipt and sufficiency thereof being hereby acknowledged by CITY. This yearly rental is due January 1 of each year.

4. The leased building area shall be secure from the remaining area of the building. The maintenance and upkeep of the interior of the leased building area is the responsibility of KKTY. The maintenance, upkeep and protection of the broadcast tower and its appurtenances is the responsibility of KKTY.

5. The CITY shall keep the building adequately insured against casualties. The CITY shall not be responsible for insuring the contents of the leased area or the broadcast tower and appurtenances.

6. KKTY shall maintain adequate liability insurance covering its activities and the leased premises, including both the leased building area and the leased tower and appurtenance area. The liability coverage shall be no less than a Two Million Dollar general liability policy covering personal injury and property damage.

7. Except for the negligence, acts of omission or intentional torts of the CITY, its agents or employees, KKTY shall hold the CITY harmless from any claim or demand by reasons of KKTY's use and occupancy of the leased areas. Except as stated above in this paragraph, KKTY shall indemnify and save the CITY harmless from all liability, damage, expense, cost of action, suit, claims or judgments arising from injury to persons or property by reason of KKTY's occupancy and use of the leased areas.

8. KKTY shall promptly pay all utility bills incurred in connection with the leased premises.

9. Except as stated in this provision, this lease shall not be sublet or assigned without first obtaining written consent of the CITY. Any consent to such subletting or assignment shall not operate to relieve KKTY of its obligation hereunder, unless such consent expressly so provides. Notwithstanding anything herein to the contrary, KKTY shall have the right, without the consent of CITY, to assign this Lease or transfer its leasehold interest in connection with the sale, transfer, or assignment of the radio broadcasting equipment located on the premises, provided that (i) such equipment continues to be operated and maintained for use in connection with a duly licensed radio broadcasting station, and (ii) any assignee expressly assumes in writing all obligations of KKTY under this Lease arising from and after the effective date of such assignment. Any transfer not in compliance with the foregoing shall be void

10. In the event of default by KKTY and KKTY's failure to remedy the default within thirty (30) days after mailing of notice in writing, by return receipt requested mail, from the CITY, specifying the default, the CITY shall have the right to re-enter the premises, take possession thereof, and remove any and all property of KKTY without liability for doing so, with or without process; it being specifically agreed, however, that in the event the CITY fails to promptly re-enter upon default, it shall not be prejudiced thereby, and that the waiver of one default shall not be a waiver of any other or subsequent default. If the CITY exercises its right of re-entry, the CITY may cancel or terminate this lease.

11. KKTY agrees that it shall not permit any mechanics' or materialmen's or other liens to stand against the leased premises for work or material furnished to KKTY in connection with any alteration or construction. KKTY shall not make any alterations or perform construction, excepting repairs and replacement of existing property and systems, without the prior written consent of the CITY.

12. The CITY is noticed that the radio tower and transmitting system includes an underground copper radial system, 120 copper wires which emanate from the center of the tower a distance of 234 feet in all directions (the Ground System). CITY shall not be liable for any damage to or interference with KKTY's ground system, including without limitation any ground radials, grounding infrastructure, or related equipment installed in or upon the Premises, regardless of cause.

Notwithstanding the foregoing, CITY shall be liable for damage to the ground system to the extent such damage is directly caused by the negligent or intentional acts or omissions of CITY, its employees, agents, or contractors acting on behalf of CITY.

13. KKTY agrees not to engage in any business or activity that would be in violation of an ordinance, regulation, rule or statute pertaining to the use and occupancy of the leased premises. KKTY shall use the leased premises for only the purposes described in Paragraph 2, unless otherwise consented to in writing by the CITY. KKTY shall not make any use of the leased premises which shall be injurious to any person or property.

14. All personal property of KKTY of any kind which may be on the leased premises during the term of this lease shall be at the sole risk of KKTY.

15. Unless the lease is extended or unless a new lease agreement is reached, at the expiration or cancellation of this lease, KKTY shall peaceably yield to the CITY the leased premises in good repair in all respects, reasonable wear and tear excepted. KKTY shall also remove all of its property from the leased premises.

16. Any notice or demand pursuant to the lease shall be deemed adequately given if sent by return receipt requested mail, as follows:

CITY: City of Douglas
P.O. Box 1030
Douglas, WY 82633

KKTY: Douglas Broadcasting, Inc.
P.O. Box 135
Douglas, WY 82633

Either party may change its address by giving written notice of such change to the other party.

17. In the event either the CITY or KKTY shall be required to employ an attorney for the enforcement of this Lease Agreement or collection of damages due to default, with or without suit, the violating or defaulting party shall pay the non-violating or non-defaulting party's reasonable attorney's fees, expenses and costs.

18. This Lease Agreement cannot be amended or changed, except by written document duly executed by the CITY and KKTY.

19. This Lease Agreement shall be binding upon the successors and assigns of the CITY and KKTY.

20. The City does not waive its sovereign immunity or its governmental immunity by entering into this Agreement and fully retains all immunities and defenses provided by law with regard to any action based on this Agreement. Any actions or claims against the City under this Agreement must be in accordance with and are controlled by the Wyoming Governmental Claims Act, W.S. 1-39-101 et seq. (1977) as amended.

21. The Parties hereto agree that (i) the laws of Wyoming shall govern this Agreement; (ii) any questions arising hereunder shall be construed according to such laws; and (iii) this Agreement has been negotiated and executed in the State of Wyoming and is enforceable only in the courts of Wyoming and the Eighth Judicial District.

22. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representation and agreements, whether written or oral.

DATED this ____ day of _____, 20__.

CITY OF DOUGLAS

DOUGLAS BROADCASTING, INC.

By: _____
City Manager

By: _____
President

ATTEST:

City Clerk

Secretary



Agenda Item Report

City Council – March 23, 2026

Item

City Manager Search: Consultant Contract

Responsible Staff Contact

Recommendation

Executive Summary

Background

Alignment to Strategic Doing (SD) and/or Other Plans

SD Commitment
SD Commitment Strategy
SD Commitment KPI
SD Outcome
SD Outcome Strategy
SD Outcome KPI
2014 Master Plan
2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Attachments

1. Tolstedt Consultation Services Agreement Final

Consultant Services Agreement

Between Forge Municipal Consulting LLC and the City of Douglas, Wyoming

Consultation Services Agreement

This Consultant Services Agreement ("Agreement") is made and entered into as of this [Date] by and between Forge Municipal Consulting LLC, a Wyoming limited liability company ("Consultant") and the City of Douglas, Wyoming ("City").

1. Scope of Services

The Consultant shall provide professional consultation services to the City associated with the recruitment and selection of a new City Manager. The Consultant will coordinate the search process on behalf of the City in coordination with City staff and elected officials as directed by the City.

The search and related consultation services will be conducted in accordance with the attached Scope of Work, which is incorporated herein by reference.

2. Term of Agreement

The term of this Agreement shall commence on the date of execution of this agreement and shall continue until the City has entered into a written employment agreement with a candidate for the position of City Manager as a result of the recruitment and selection process contemplated by this Agreement.

If, after completion of the recruitment, screening, and interview process contemplated by this Agreement, the City determines that no candidate identified through the search is suitable for employment as City Manager, the City may declare the search unsuccessful by written notice to Consultant. Upon such declaration, the parties shall confer in good faith to determine whether the search should be extended, modified, or re-advertised. For the purpose of this Agreement, any services provided by the Consultant following such a declaration will be subject to separate negotiation and agreement at that time.

The City may terminate this Agreement at any time, with or without cause, upon fourteen (14) days' written notice to Consultant. Consultant may terminate this Agreement upon fourteen (14) days' written notice to the City if the City materially breaches this Agreement and fails to cure such breach within such notice period. Upon termination, Consultant shall cease performance of services except as reasonably necessary to wind down the engagement and shall deliver to the City all work product and materials related to the recruitment obtained or prepared in connection with this Agreement. Consultant shall be entitled to payment for all services performed and reimbursable expenses properly incurred through the effective date of termination. In the event of City termination without cause, Consultant's compensation shall be determined as provided in Section 8. Any provisions which by their nature are intended to survive termination, including

but not limited to confidentiality, payment obligations, and intellectual property, shall survive termination of this Agreement.

3. Compensation and Expenses

a. As compensation for the services provided under this Agreement, the City agrees to pay the Consultant a fee of Fifteen Thousand Dollars (\$15,000) due as follows:

\$5000 will be due upon the completion of the Position Profile/Advertising Development stage;

\$5000 will be due upon the completion of the Application Review and Screening stage;

\$5000 will be due upon the completion of the Final Recommendation and Offer/Negotiation stage or upon notice from the City to Consultant that the search was unsuccessful, whichever is earlier.

b. In addition to the fee, the City shall reimburse the Consultant for reasonable and necessary expenses incurred in connection with the performance of services, including but not limited to:

- Fuel/mileage, reimbursed at the federal mileage rate in effect at the time of travel
- Actual hotel costs while traveling for the purpose of this Agreement
- Meals/food, reimbursed at the federal per diem rate for the location of travel
- Printed presentation materials.
- Advertising costs not managed by the City.

c. All expenses must be supported by appropriate documentation and approved by the City prior to reimbursement.

4. Invoicing and Payment

The Consultant shall submit invoices to the City for services rendered and expenses incurred under this Agreement. Payment is due within sixty (60) days of the City's receipt of a proper invoice. Any unpaid balance remaining after sixty (60) days from the date of receipt of the invoice shall accrue a penalty fee of Ten Dollars (\$10.00) per day until the outstanding amount is paid in full.

5. Independent Contractor Status

The Consultant shall perform all services under this Agreement as an independent contractor and not as an employee or agent of the City. Nothing in this Agreement shall be construed to create any employment, partnership, joint venture, or agency relationship. The Consultant's role is limited to representing the City's interests in specified discussions, and all actions taken by the Consultant under this Agreement shall be as an independent contractor.

6. Confidentiality

The Consultant agrees to maintain in confidence and not disclose any Confidential Information obtained during this engagement, except as required by law or as necessary to carry out the services under this Agreement. For purposes of this Agreement, “Confidential Information” means any non-public information disclosed to or obtained by Consultant in connection with the performance of services under this Agreement, including but not limited to: information regarding applicants or prospective applicants for the position of City Manager; application materials, résumés, references, background information, interview notes, evaluations, and ranking materials; internal City deliberations concerning the recruitment or selection process, including any such deliberations held in executive session; and any other information designated by the City as confidential or that a reasonable person would understand to be confidential given the nature of the information and the circumstances of disclosure.

Consultant acknowledges that the City is a public entity subject to the Wyoming Public Records Act and Wyoming Public Meetings Act. Nothing in this Agreement shall be construed to limit the City’s obligations under said laws.

7. Reservation of Legal Protections and Governmental Immunity

Nothing in this Agreement shall be construed as a waiver by either party of any protections, privileges, or immunities afforded under applicable law. Specifically, the City does not waive its governmental immunity as provided by Wyoming law, including but not limited to the Wyoming Governmental Claims Act, W.S. § 1-39-101 et seq., or any other statutory or common law protections.

8. Termination

In the event this Agreement is terminated by the City without cause prior to completion of all services, the Consultant shall be entitled to receive compensation equal to the greater of: (i) fifty percent (50%) of the total compensation set forth in Section 3(a); or (ii) the amount attributable to all Scope of Work steps fully or substantially completed as of the termination date, calculated on an equal-value basis among the eight (8) enumerated steps in the Scope of Work. In all cases, the City shall reimburse all reimbursable expenses properly incurred through the termination date.

9. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior discussions or agreements, whether written or oral, regarding the subject matter herein. Any amendments must be in writing and signed by both parties.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming. Venue for any action involving the enforcement or interpretation of this Agreement shall lie in the courts of the Eighth Judicial District of the State of Wyoming.

11. Indemnification

To the fullest extent permitted by law, Consultant shall indemnify, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all claims, demands, damages, liabilities, losses, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from the negligent acts, errors, omissions, or willful misconduct of Consultant or Consultant's employees, agents, or subcontractors in the performance of services under this Agreement.

To the fullest extent permitted by law, the City shall indemnify, defend, and hold harmless Consultant and its officers, employees, and agents from and against any and all claims, demands, damages, liabilities, losses, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from the negligent acts, errors, omissions, or willful misconduct of the City or its elected or appointed officials, officers, employees, or agents in connection with this Agreement.

Nothing in this provision shall be construed as a waiver of any governmental immunity, limitation of liability, or other defense available to the City under applicable law.

10. Intellectual Property

Consultant retains ownership of all proprietary methodologies, evaluation frameworks, templates, and scoring tools developed or used in connection with the performance of services under this Agreement. The City receives a limited, non-exclusive, non-transferable license to use deliverables prepared specifically for this engagement solely for the purpose of the recruitment contemplated herein. Nothing in this Agreement transfers to the City any ownership interest in Consultant's pre-existing or independently developed intellectual property.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Consultant:	Forge Municipal Consulting LLC
Signature:	 _____ Anthony Tolstedt Managing Member
Date:	_____
City of Douglas, WY:	By: _____
Title:	Kim Pexton, Mayor

Date:	
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Consultant Scope of Work and Process Steps

The following section outlines the Consultant's responsibilities and the procedures to be followed throughout the engagement. This overview is intended to provide clarity and transparency for all parties involved in the selection process. The steps provided may be modified based on mutual agreement between the two parties.

1. Scope of Work Overview

The Consultant will coordinate and oversee the recruitment and selection process for the designated position of City Manager, ensuring all steps are conducted in accordance with City policies and best practices. Responsibilities include, but are not limited to, coordinating advertising, application evaluation, interview logistics, submittal of and final recommendation preparation.

2. Position Profile Development

The consultant will work collaboratively with the City to develop a comprehensive position profile for the City Manager role. This process will include gathering input on desired qualifications, experience, and leadership attributes to ensure the profile accurately reflects the expectations and priorities of the City of Douglas. The resulting position profile will serve as the foundation for subsequent recruitment, evaluation, and selection steps. The ultimate structure and timeline for the process will be developed collaboratively with the City following the execution of this Agreement.

3. Advertising and Outreach

The City will be responsible for advertising the designated position following production of advertising materials by the Consultant. This will include, but is not limited to, postings on ICMA, WAM, all available social media accounts, and other relevant platforms as appropriate. The Consultant will develop the advertising brochure and all related advertising materials and will coordinate with the City to ensure the advertising strategy effectively targets and attracts qualified candidates while maximizing visibility. The advertising material will be approved by the City prior to placing or dissemination of any advertising materials.

4. Receipt of Applications

All applications will be received by and through the City and forwarded to the Consultant. The City shall maintain copies of all application materials for the purpose of public records. The City shall choose their desired method of receipt such as online portals or email submissions.

5. Review of Applications

Following the close of the position advertising period, applications will be initially evaluated by the Consultant based on predetermined criteria, including qualifications, experience, and suitability for the role. The consultant will conduct a thorough review of the applicants, compile desired information, and document findings for City consideration.

6. Recommendation Packet Preparation

A comprehensive recommendation packet will be assembled for the City. This packet will include summaries of applicants, initial evaluations of applicants by the Consultant, supporting documentation, and the Consultant's rationale for recommended candidates. All applicants and supporting materials shall be included in the information packet provided to the City. The Consultant may provide a review of public social media presence of the applicant at the request of the City assuming an appropriate release is provided by the applicant.

7. Coordination of Interviews

The Consultant will coordinate interview schedules and facilitate communication between candidates and interview panels. The City shall provide the facilities and locations of any interviews and gatherings associated with the recruitment process. The Consultant will coordinate activities for the venues once they have been designated and secured by the City, ensuring an efficient and organized process.

The City shall provide for any travel expenses determined appropriate by the City for applicant travel and lodging. These considerations will be determined prior to final interview of the candidates. Once determined, the Consultant shall convey such information to the selected candidates.

8. Response to Applicants

The Consultant will coordinate notice to applicants for each section of the hiring process via phone and email. The City shall be copied on any such email correspondence for the purpose of records retention.

9. Attendance at Final Interview

The Consultant will attend the final interview session in person, offering support and guidance as needed. Their presence ensures continuity in the process and provides an opportunity to address any questions or concerns raised by the panel.

10. Final Recommendation

Following the interviews, the Consultant will develop a final recommendation based on all gathered information and feedback. This recommendation will be presented to the City Council, accompanied by a summary of the selection process and justification for the proposed candidate.

11. Final Recommendation

Following the interviews, the Consultant will develop a final recommendation based on all gathered information and feedback. This recommendation will be presented to the City Council, accompanied by a summary of the selection process and justification for the proposed candidate.

12. Offer and Contract Negotiation

Following the conclusion of the formal interview process and after the City has determined the preferred candidate for the position, the Consultant shall coordinate with the City's legal counsel to develop an employment contract and facilitate negotiations with the candidate. The terms of the agreement resulting from these negotiations shall be subject to approval by the City Council and shall be in a form acceptable to the City.

Potential Project Timeline

Below is a potential timeline for the consultant scope of work and process steps outlined above. This schedule allows adequate time for each stage, including material development, advertising, application review, and final selection, and fits within a 90 to 120 day window. However, the final timeline will be developed in conjunction with City officials at the beginning of the process.

Process Step	Estimated Duration	Calendar Days
Position Profile / Advertising Development	3 weeks	Days 1–21
Advertising and Outreach Period	6.5 weeks (45 days)	Days 22–66
Receipt of Applications	Concurrent with advertising	Days 22–66
Application Review and Screening	2 weeks	Days 67–80
Interview Coordination and Candidate Selection	2–3 weeks	Days 81–101

Final Recommendation and Offer/Negotiation	2–3 weeks	Days 102–120
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This proposed potential schedule is intended to provide a structured process while allowing for necessary adjustments based on City needs or candidate availability. The overall process is expected to be completed in approximately 120 days, with flexibility to accelerate certain steps if desired.

DRAFT



Agenda Item Report City Council – March 23, 2026

Item

Memorandum Of Understanding: Converse County School District #1 - Swimming Pool Operations (5 Minutes)

Responsible Staff Contact

Brandon Frye

Recommendation

Staff recommends renewing agreement for the operations of the Douglas Municipal pool.

Executive Summary

This agreement is a renewal of the operations of the Douglas Municipal Pool with the Converse County Rec. District # 1. This is a 5 year agreement.

Background

This is a renewal of the operations agreement prior to the pool renovation project. Resolution 1960 (Exhibit A) determines hours of operations and fees set by City Council.

Alignment to Strategic Doing (SD) and/or Other Plans

SD Commitment
SD Commitment Strategy
SD Commitment KPI
SD Outcome
SD Outcome Strategy
SD Outcome KPI
2014 Master Plan
2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Move to accept the Pool operations agreement between the City of Douglas and

Converse County Rec. District #1 and authorize City Manager to sign all associated documents.

Attachments

1. 2026 City Swimming Pool - Operating Agreement 1132026
2. 1960 Amending Pool Policies Exhibit A 4-23-2018

**INTERLOCAL AGREEMENT BETWEEN CONVERSE COUNTY RECREATION
DISTRICT #1 AND THE CITY OF DOUGLAS FOR OPERATION OF POOL**

This agreement is made and entered into by and between the City of Douglas, Wyoming, hereinafter referred to as "City", and Converse County Rec District #1, hereinafter referred to as "District".

W I T N E S S E T H:

WHEREAS, the City is the owner of the property hereinafter described; and

WHEREAS, the District wishes to operate the property hereinafter described under this agreement for public purposes and uses,

NOW, THEREFORE, in consideration of the respective agreements set forth below and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and the City agree as follows:

1. **DEMISE OF PREMISES.** City does hereby lease, let and demise unto District the real property located at 701 East Center Street, Douglas, Converse County, Wyoming, commonly described as the Douglas Municipal Swimming Pool, a part of Washington Park, together with the pool, bathhouse, parking lot and related improvements erected thereon, with all of the rights, privileges, easements and appurtenances thereto according to the terms and conditions of this agreement.

2. **TERM.** This lease shall commence on the date hereof and end five years from that date, unless sooner terminated as provided herein. Notwithstanding that this agreement shall be effective for five years, the parties acknowledge that circumstances are constantly changing for both agencies. The agreement shall be subject to annual review by the parties.

3. **RENT.** The District agrees to pay City, as rent and compensation for the leased premises during the term of this agreement, the sum of \$1.00, the receipt and sufficiency thereof being hereby acknowledged by City.

4. **USE OF PREMISES.** The District shall have the exclusive use and control of the premises for recreational purposes in providing residents of the City of Douglas, Converse County and others the opportunity for open public swimming under the conditions set forth in Section (5) below, and related incidental purposes or for any other legally permissible business or commercial venture. The District shall not use the premises in such a manner as to violate any applicable law, rule, ordinance or regulation.

5. **OPERATION OF FACILITY.** The District agrees to operate facility as a public swimming pool according to the established hours of operation and fee structure established by City of Douglas Resolution. A copy of the resolution setting hours of operation and fees is attached hereto as Exhibit "A". Said fees and hours of operation shall be reviewed and adjusted annually by resolution of the City.

6. **ANNUAL BUDGET.**

a. City agrees to provide funding to the District to cover annual staffing and operating costs for facility not recovered through user fees, rental or other donations in accordance with the provisions of (6)(b) below.

b. The District shall prepare an annual operating budget covering all anticipated staffing and operating expenditures, repairs and capital outlay needs as well as a projection of anticipated revenue. Said budget shall be presented to City on or before March 15th of each fiscal year for approval by City during its annual budget appropriation process.

c. City shall not provide funding in excess of the adopted budgetary appropriation for the current fiscal year unless a budgetary amendment is

approved by the City. Absent a request for an amended budget appropriation, any expenses in excess of approved amount shall be the sole responsibility of the District.

d. The District shall provide detailed financial reports documenting all expenses incurred and revenue received at the facility to City in a form approved by City on an annual basis. District shall provide City with copy of the Districts annual audited financial reports.

7. REVENUE RECEIVED – USER FEES, CONTRIBUTIONS.

a. The District shall retain all revenues received at pool from whatever source, including concessions, daily user fees, season passes, rents or other contributions. All revenue, except that received from the sale of concessions, shall be netted against budget appropriation from City.

b. The District shall keep daily logs indicating all revenues received from user fees and other contributions together with records on daily attendance. Such records shall be provided to City on a monthly basis together with monthly revenue and expenditure reports.

8. CONCESSION SALES. The District shall operate independent concession function within said facility, is responsible for all purchase of concession items and shall be entitled to 100% of all revenues derived therefrom. District shall purchase all concession items without reimbursement from City. Concession operations need not be included in financial reports provided to City.

9. MAINTENANCE AND REPAIRS.

a. City shall maintain and make all necessary repairs to the pool tank, boiler, pump, building foundation, load-bearing walls, roof, heating, ventilation, water and sewer mains, and gas lines, if any, on or appurtenant to the leased premises. City agrees to maintain facility and to make necessary repairs to keep the improvements constructed on the premises in good condition and repair throughout the entire term of this lease and all extensions hereof.

b. In accordance to the state regulation of the Department of Agriculture, the District agrees to employ a Certified Pool Operator to supervise all pool operations including the training of personnel, application of chemicals, testing, reporting, water quality and equipment operations. District agrees to obtain and maintain all permits necessary to operate a public swimming pool under the rules and regulations of the State of Wyoming.

c. District shall not have the right at any time to repair, maintain or make alterations, structural or otherwise, to the building and pool facility.

d. District hereby agrees to discharge any mechanic's, materialmen's or other liens against the premises arising out of any payment alleged to be due for any work, labor, services, materials, or supplies claimed to have been furnished at District's request in, on or about the premises, and to indemnify City against any lien or claim of lien attached to or upon the premises or any part thereof by reason of any act or omission on the District's part. Nothing contained in this lease, however, is intended or shall be construed to prevent the District from contesting, at its own expense, any lien, encumbrance, charge or claim of any kind asserted against the premises and District shall not be deemed to be in default hereof during the pendency of any such contest brought and maintained in good faith.

e. The District agrees to maintain and keep the exterior and interior of the premises in good repair, free of refuse and rubbish and generally in a condition satisfactory to City.

10. **CHARGES AND TAXES.** The District shall pay, when due, during the period for which rent is due hereunder:

a. All sales and use taxes imposed as a result of operation of concession activity.

b. All personal property taxes assessed against personal property situated thereon.

11. **INSURANCE AND LIABILITY FOR DAMAGES.**

a. The District agrees to secure public liability insurance to protect the District and to furnish a certificate to City to show such insurance is in force. City agrees to maintain public liability coverage through the Local Government Self-Insurance Program and to specify coverage for swimming pool on an annual basis.

b. The District shall indemnify and hold harmless the City and its agents and employees from and against all claims, suits, damages, losses and expenses, including but not limited to attorney fees and court costs, arising out of or resulting from any negligent acts, errors, or omissions, or willful misconduct of the District, or its agents and employees in the performance of its services and duties hereunder.

c. City shall indemnify and hold harmless the District and its agents and employees from and against all claims, suits, damages, losses and expenses, including but not limited to attorney fees and court costs, arising out of or resulting from any negligent acts, errors or omissions, or willful misconduct of the City, or its agents and employees in the performance of its services and duties hereunder.

d. Both parties shall retain the immunity provided by law and nothing herein contained shall be construed as a waiver of any immunity as allowed by law.

12. **PROPERTY INSURANCE.** City agrees to continue to provide property insurance coverage for the facility and for contents owned by City.

13. **ASSIGNMENT AND SUB-LEASING.** The District agrees that it will not sub-let the demised premises nor assign this lease or any interest therein without the written consent of the City first had and obtained.

14. **COVENANT OF QUIET ENJOYMENT.** City covenants and warrants that City has the lawful right and authority to make this lease; and that whenever District is not in default hereunder, City will warrant and defend District's quiet and peaceful enjoyment of the premises without let or hindrance, and that such peaceful possession shall not be disturbed or interfered with by City or any person claiming by, through or under City, or by enforcement of any title superior to that of City.

15. **NOTICES AND DEMANDS.** Any notices, statements, requests, consents, approvals, authorizations, offers, agreements, appointments, designations, or demands required or permitted by law, or any provision thereof, shall be in writing, and shall be sufficiently given and served upon the other party, if deposited in the United States Mail, registered or certified, postage pre-paid, with return receipt requested, and addressed as follows:

CITY: City of Douglas
Attn: City Manager
P.O. Box 1030
Douglas, WY 82633

SCHOOL: Converse County Recreation District #1
Attn: Superintendent
615 Hamilton Street
Douglas, WY 82633

16. **TERMINATION.** Either party shall have the right to terminate this lease without cause upon 60 (sixty) days written notice.
17. **MISCELLANEOUS.**
- a. No waiver or any breach hereof by City shall be considered to be a waiver of any other or subsequent breach.
 - b. Subject to the provisions of Article 13, entitled Assignment and Sub-Leasing, all of the covenants, agreements, provisions and conditions hereof shall inure to the benefit of and be binding upon the parties hereto, their successors, legal representatives and assigns.
 - c. Whenever, by this lease, consent or approval of a party is required prior to any act, such party shall respond promptly to any request therefore from the other party and consent or approval shall in no case be unreasonably withheld.
18. **AMENDMENT OR MODIFICATION.** No amendment or modification of this lease shall be valid or binding unless expressed in writing and executed by the parties hereto in the same manner as the execution of this lease.

IN WITNESS WHEREOF, the parties hereto have executed this lease effective this _____ day of _____, 2026.

CITY OF DOUGLAS

CONVERSE COUNTY REC.
DISTRICT #1

By: _____
J.D. Cox City Manager

By: _____
Ryan Mackey, Superintendent

STATE OF WYOMING)
) ss.
COUNTY OF CONVERSE)

On this _____ day of _____, 2026, before me personally appeared J.D. Cox, City Manager of the City of Douglas, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed the same for the purposes therein expressed.

Notary Public

STATE OF WYOMING)
) ss.
COUNTY OF CONVERSE)

On this _____ day of _____, 2026, before me personally appeared Ryan Mackey, Superintendent of the Converse County Rec. District #1 Board of Directors, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed the same for the purposes therein expressed.

Notary Public

RESOLUTION NO. 1960

A RESOLUTION AMENDING PREVIOUSLY ESTABLISHED HOURS OF OPERATION AND ADMISSION POLICIES FOR THE DOUGLAS MUNICIPAL SWIMMING POOL

WHEREAS, it is necessary to establish and amend hours of operation and admission policies for the Douglas Municipal Pool from time to time; and

WHEREAS, the governing body of the City of Douglas must approve changes to hours of operation and to admission policies for the pool.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING, that the hours of operation and admission policies for the Douglas Municipal Pool shall be amended and established as follows:

1. The Douglas Municipal Swimming Pool shall open and close each year on dates as determined by the Parks and Recreation Supervisor. The opening date shall occur within the last week of May or the first week of June of each year, and shall remain open through a date in August that shall be determined based upon other annual events, including the Wyoming State Fair and the first day of school for Converse County School District #1. Hours of operation may be modified during the week of Wyoming State Fair subject to staff availability provided the pool is open during this time.
2. The Douglas Municipal Swimming Pool shall be open seven (7) days per week according to the following schedule:
 - a. Daily during entire season: 12:00 p.m. to 5:00 p.m.;
 - b. Months of June and July: 12:00 p.m. to 5:00 p.m. with additional evening hours of 6:00 p.m. to 8:00 p.m. each Tuesday and Thursday;
 - c. Private pool parties: Mondays, Wednesdays, Fridays, and Saturdays from 6:00 p.m. to 8:00 p.m. during the months of June and July;
 - d. Additional activities and programming will be determined and scheduled by the Parks and Recreation Supervisor or designee.
3. Private pool party rates shall be as follows:
 - a. \$250.00 per event; rate does not include use of the large waterpark slide;
 - b. \$50.00 additional fee for approved use of the large waterpark slide for one hour of use; subject to staff availability;
 - c. The number of participants for each pool party shall be approved by the Parks and Recreation Supervisor or designee.
4. Admission rates for a daily pass shall be as follows:
 - a. Age 3 years and under: Free if accompanied by an adult, 18 years or older;
 - b. Ages 4 to 12 years: \$1.00 per day;
 - c. Ages over 12 years: \$3.00 per day
5. Admission rates for season individual passes shall be as follows:

Resolution 1960
Page 1 of 2

- a. Ages 4 to 12 years: \$15.00 per season;
 - b. Ages over age 12 years: \$45.00 per season
6. All other rates not denoted herein shall be determined by the Parks and Recreation Supervisor or designee.

PASSED, APPROVED AND ADOPTED THIS 23rd day of April, 2018.

/s/ Bruce A. Jones, Mayor

Attest:

/s/ Karen Rimmer, City Clerk



Agenda Item Report City Council – March 23, 2026

Item

URA Development Agreement: Seven Trails (20 Minutes)

Responsible Staff Contact

Recommendation

Approve URA Development Agreement

Executive Summary

The proposed Urban Renewal Development Agreement is the next implementation step under the previously approved Seven Trails Urban Renewal Plan and Project. The agreement establishes the terms under which eligible public-improvement-related costs may be reimbursed from tax increment generated by the project, subject to the agreement's limits and conditions, while making clear that such reimbursement is not a general obligation of the City. On March 10, 2026, the Douglas Urban Renewal Agency reviewed the agreement and voted 3-1 to recommend approval to the City Council.

Background

Background: On May 12, 2025, the City adopted a preliminary Blight Study identifying conditions supporting urban renewal eligibility in the Seven Trails area, including inadequate street layout, insufficient utility capacity, and site configuration/connectivity limitations that function as barriers to private investment.

On January 19, 2026, the Planning Commission reviewed the Seven Trails Urban Renewal Plan and Project for substantial conformance with the Comprehensive Plan and provided a positive recommendation.

On January 23, 2026, the City Council approved the Seven Trails Urban Renewal Plan and Project, establishing the policy framework for an approximately 30-acre project area over Parcel 3 of the Seven Trails Commerce Center, together with adjacent rights-of-way needed for public improvements.

On January 26, 2026, the Urban Renewal Agency approved the Plan and Project, which contemplates phased redevelopment of the site, including multifamily housing in the northern portion and future commercial or mixed-use development in the southern portion.

Following approval of the Plan and Project, the next implementation step became

preparation of the proposed Urban Renewal Development Agreement. The agreement is intended to define the parties' responsibilities, the eligible public improvements, the sequencing of work, the reimbursement structure, and the protections applicable to the use of tax increment financing in support of the project.

On March 10, 2026, the Douglas Urban Renewal Agency voted 3-1 to recommend approval to the City Council. The dissenting member indicated support for the project but stated that he would have preferred additional time for review before making a recommendation..

Key Points / Highlights of Agreement:

TIF reimbursement capped: The agreement authorizes reimbursement of eligible costs from tax increment, up to a maximum of \$4.2 million over a 20-year period.

Not a general City obligation: Any reimbursement is limited to tax increment actually generated and received from the project and is not payable from other City revenues.

Developer assumes funding risk: If the TIF mechanism does not ultimately produce the anticipated reimbursement, the developer assumes that risk rather than the City.

Grant risk also shifts to developer: The City intends to pursue grant funding for certain sewer and access road improvements, but if that grant funding is not secured, responsibility for those costs shifts to the developer.

Developer responsible for delivery: The developer is responsible for permits, approvals, construction, insurance, indemnification, and timely completion of the work.

Reimbursement only after completion and documentation: Reimbursement is tied to completion and acceptance of eligible work, submission of supporting documentation, and availability of actual tax increment funds.

Agreement includes City protections: The agreement includes provisions addressing inspection, default, withholding of payment, recovery rights, and limitation of City exposure.

Alignment to Strategic Doing (SD) and/or Other Plans

SD Commitment

SD Commitment Strategy

SD Commitment KPI

SD Outcome

SD Outcome Strategy

SD Outcome KPI

2014 Master Plan

2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department

Project/Line Item(s)

Budgeted Amount

Anticipated Amount

Action Requested/Recommended Motion

Approve the URA Development Agreement

Attachments

1. Presentation - Wagonhound, Stencil Group
2. Exhibit A - Cost Estimate
3. URA Development Agreement - Recommended by URA Board

Seven Trails Urban Renewal Plan and Project

City of Douglas
Spring 2026
AVI, PC.



March | 2026

Project Overview



The Paddock

- **194 Units**
- **Market Rate Rents**
- **10 Acres**
- **Internal Amenities (Dog Park and Pickleball)**
- **Nearly \$40 Million in Investment**

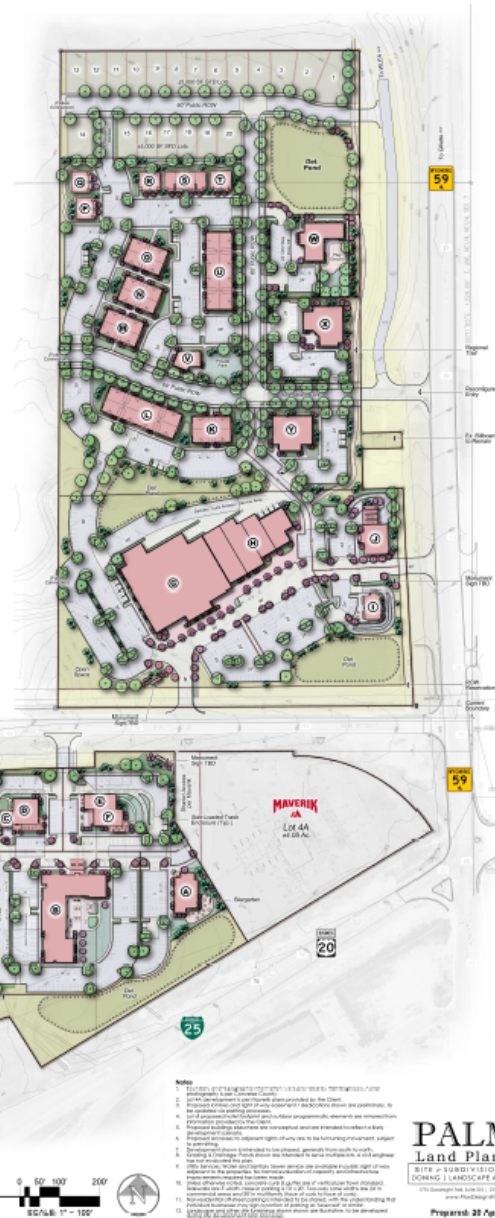
Proposed Project Timeline



- **March 10** – Urban Renewal Agency
- **March 19** – Submittal of Plans
- **March 23** – City Council
- **March 26** – Request At-Risk Grading
- **April 17** – Resubmittal of Plans
- **~ April 20** – Break Ground at-risk
- **May 18** – Planning Commission Hearing on Civil Site Plan
- **May 26** – City Council Approval on Civil Site Plan
- **July** – Business Council Decision

[illegible]

North of Highway 92						
Commuter Code	Line	Route	Start	End	Peak Time	Peak
all	1-10	10	06:00	07:00	7:00-7:30 AM	540
all	11-15	15	06:00	07:00	7:00-7:30 AM	540
all	16-20	20	06:00	07:00	7:00-7:30 AM	540
all	21-25	25	06:00	07:00	7:00-7:30 AM	540
all	26-30	30	06:00	07:00	7:00-7:30 AM	540
all	31-35	35	06:00	07:00	7:00-7:30 AM	540
all	36-40	40	06:00	07:00	7:00-7:30 AM	540
all	41-45	45	06:00	07:00	7:00-7:30 AM	540
all	46-50	50	06:00	07:00	7:00-7:30 AM	540
all	51-55	55	06:00	07:00	7:00-7:30 AM	540
all	56-60	60	06:00	07:00	7:00-7:30 AM	540
all	61-65	65	06:00	07:00	7:00-7:30 AM	540
all	66-70	70	06:00	07:00	7:00-7:30 AM	540
all	71-75	75	06:00	07:00	7:00-7:30 AM	540
all	76-80	80	06:00	07:00	7:00-7:30 AM	540
all	81-85	85	06:00	07:00	7:00-7:30 AM	540
all	86-90	90	06:00	07:00	7:00-7:30 AM	540
all	91-95	95	06:00	07:00	7:00-7:30 AM	540
all	96-100	100	06:00	07:00	7:00-7:30 AM	540
all	101-105	105	06:00	07:00	7:00-7:30 AM	540
all	106-110	110	06:00	07:00	7:00-7:30 AM	540
all	111-115	115	06:00	07:00	7:00-7:30 AM	540
all	116-120	120	06:00	07:00	7:00-7:30 AM	540
all	121-125	125	06:00	07:00	7:00-7:30 AM	540
all	126-130	130	06:00	07:00	7:00-7:30 AM	540
all	131-135	135	06:00	07:00	7:00-7:30 AM	540
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all	146-150	150	06:00	07:00	7:00-7:30 AM	540
all	151-155	155	06:00	07:00	7:00-7:30 AM	540
all	156-160	160	06:00	07:00	7:00-7:30 AM	540
all	161-165	165	06:00	07:00	7:00-7:30 AM	540
all	166-170	170	06:00	07:00	7:00-7:30 AM	540
all	171-175	175	06:00	07:00	7:00-7:30 AM	540
all	176-180	180	06:00	07:00	7:00-7:30 AM	540
all	181-185	185	06:00	07:00	7:00-7:30 AM	540
all	186-190	190	06:00	07:00	7:00-7:30 AM	540
all	191-195	195	06:00	07:00	7:00-7:30 AM	540
all	196-200	200	06:00	07:00	7:00-7:30 AM	540
all	201-205	205	06:00	07:00	7:00-7:30 AM	540
all	206-210	210	06:00	07:00	7:00-7:30 AM	540
all	211-215	215	06:00	07:00	7:00-7:30 AM	540
all	216-220	220	06:00	07:00	7:00-7:30 AM	540
all	221-225	225	06:00	07:00	7:00-7:30 AM	540
all	226-230	230	06:00	07:00	7:00-7:30 AM	540
all	231-235	235	06:00	07:00	7:00-7:30 AM	540
all	236-240	240	06:00	07:00	7:00-7:30 AM	540
all	241-245	245	06:00	07:00	7:00-7:30 AM	540
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all	296-300	300	06:00	07:00	7:00-7:30 AM	540
all	301-305	305	06:00	07:00	7:00-7:30 AM	540
all	306-310	310	06:00	07:00	7:00-7:30 AM	540
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all	316-320	320	06:00	07:00	7:00-7:30 AM	540
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all	371-375	375	06:00	07:00	7:00-7:30 AM	540
all	376-380	380	06:00	07:00	7:00-7:30 AM	540
all	381-385	385	06:00	07:00	7:00-7:30 AM	540
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all	406-410	410	06:00	07:00	7:00-7:30 AM	540
all	411-415	415	06:00	07:00	7:00-7:30 AM	540
all	416-420	420	06:00	07:00	7:00-7:30 AM	540
all	421-425	425	06:00	07:00	7:00-7:30 AM	540
all	426-430	430	06:00	07:00	7:00-7:30 AM	540
all	431-435	435	06:00	07:00	7:00-7:30 AM	540
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all	776-780	780	06:00	07:00	7:00-7:30 AM	540
all	781-785	785	06:00	07:00	7:00-7:30 AM	540
all	786-790	790	06:00	07:00	7:00-7:30 AM	540
all	791-795	795	06:00	07:00	7:00-7:30 AM	540
all	796-800	800	06:00	07:00	7:00-7:30 AM	540
all	801-805	805	06:00	07:00	7:00-7:30 AM	540
all	806-810	810	06:00	07:00	7:00-7:30 AM	540
all	811-815	815	06:00	07:00	7:00-7:30 AM	540
all	816-820	820	06:00	07:00	7:00-7:30 AM	540
all	821-825	825	06:00	07:00	7:00-7:30 AM	540
all	826-830	830	06:00	07:00	7:00-7:30 AM	540
all	831-835	835	06:00	07:00	7:00-7:30 AM	540
all	836-840	840	06:00	07:00	7:00-7:30 AM	540
all	841-845	845	06:00	07:00	7:00-7:30 AM	540
all	846-850	850	06:00	07:00	7:00-7:30 AM	540
all	851-855	855	06:			



An Honest Assessment of the Market

Douglas Has Real Demand. It Also Has Real Constraints.

Douglas is a growing community with a genuine workforce housing shortage and a strong base of regional employers. This is a project the market needs. But honest underwriting of a smaller, infrastructure-constrained market requires a different financing structure than a project in Cheyenne or Casper.

Infrastructure Is the Barrier, Not Demand

The primary obstacle to development on Parcel 3 is not whether people will live here — it is the \$963K sewer extension and road improvements that must be built before a single unit can be occupied. No private developer can absorb that infrastructure cost alone at a rent level that works for Douglas's workforce.

Cost Basis Is Everything in a Smaller Market

In larger markets, faster lease-up and stronger rent growth create room for higher development costs. In a market like Douglas, the rents that are affordable for the local workforce require a lower cost basis to produce an acceptable return. TIF is the tool that bridges that gap — it makes a project that serves this community financially viable to build.

The Infrastructure Gap

\$963K sewer + \$354K road = \$1.317M in public infrastructure that must exist before occupancy. This is the physical barrier TIF removes.

The Cost Basis Gap

Douglas rents that are affordable to the local workforce produce a project return that only works at a lower overall cost basis. TIF closes that gap.

We believe in Douglas's trajectory. TIF is not a crutch — it is the financing structure that makes a genuine, long-term commitment to this community buildable.

What Is TIF — And How Does It Work?

Tax Increment Financing: The Basics

TIF does not create a tax holiday or exempt anyone from taxes. The developer pays 100% of the property tax bill every year, based on the full assessed value of the completed project. No existing tax revenue is redirected.

The Frozen Base

When a TIF district is created, the existing tax base is frozen at its current value — \$5,200 on the current undeveloped land. That baseline continues to flow to the City, county, schools, and all taxing bodies as it always has.

The Increment

All new tax revenue generated above that frozen baseline — the “increment” — is deposited into a dedicated TIF fund. This is money that would not exist without the project. It is used to reimburse the lender for eligible infrastructure costs over the TIF period.

After 20 Years

When the TIF expires, the full expanded tax base flows permanently to every taxing body. The City retains publicly owned infrastructure — sewer mains, roads, utilities — that serves the community for decades beyond the financing period.

\$39.1M

Total private project investment

\$4.2M

TIF requested over 20 years

194 units

Workforce housing — 2 phases

\$0

Existing tax revenue redirected

100%

Taxes paid by developer, every year

“We aren’t asking for a tax holiday. We pay our full tax bill every year. We are simply asking that the new taxes our project creates be used to pay off the infrastructure that makes the project possible.”

The Chicken and the Egg: Why TIF Exists

The Infrastructure-Investment Paradox

Private investment requires infrastructure. Infrastructure investment requires private development to justify its cost. Without a mechanism to break this cycle, viable land sits undeveloped for years — not for lack of interest, but because no single party can afford to go first.

Who Bears the Risk Without TIF

Without TIF, the developer must absorb \$4 million+ in public infrastructure costs into a project budget already under pressure from Douglas rent levels. That makes the project financially unworkable. The infrastructure cannot be built, so the project cannot be built, so the infrastructure is never justified. The cycle repeats.

What TIF Actually Does

TIF designates a portion of the future tax value created by the project — value that only exists because the project was built — to repay the infrastructure cost that made the project possible. It is not circular logic. It is a financing bridge that allows the private sector to go first, with the confidence that the public infrastructure investment will be recovered from the growth it enables.

The Result: Infrastructure That Serves Everyone

The sewer main and road improvements funded through this structure are permanent public assets. They will serve the Seven Trails Commerce Center — all 50 acres — for decades. Future development on adjacent parcels, future commercial tenants, future residents: all benefit from infrastructure built by this project's own tax increment.

\$5,200

Tax revenue from Parcel 3 today

\$1.3M

Infrastructure required before any unit is occupied

\$39.1M

Private investment unlocked by that infrastructure

50 acres

Total Seven Trails Commerce Center served

20 yrs

TIF period — then full tax base kept by City

TIF does not ask the City to spend money it has. It asks the City to commit to returning money the project itself will generate — money that does not exist today and would not exist without this investment.

TIF in Action: The Cheyenne Blueprint

The Problem Cheyenne Faced

The historic Hynds Building sat largely vacant since 1985 after a flood displaced tenants. An adjacent lot — known locally as “the hole” — and the burned-out Hitching Post lingered as eyesores for nearly two decades. Developers looked repeatedly. Every time, restoration costs exceeded what the market could support.

What TIF Made Possible

By capturing future tax value from redeveloped properties and directing it to fund the infrastructure gap, Cheyenne removed the barrier that had stalled progress for a generation. Properties vacant for 20 years are now delivering over 200 new housing units — funded by the new tax value those very properties created.

The Parallel to Douglas

Seven Trails Parcel 3 faces the same structural barrier. Viable land, ready for development, sitting undeveloped — not for lack of interest, but because the cost of public infrastructure cannot be absorbed by any single private project. TIF is how Douglas resolves that impasse, just as Cheyenne did.

The Compounding Effect

TIF is a first-mover tool. The infrastructure it funds — the sewer main, the road — unlocks not just this project but the remaining 20 acres of commercial land in the Seven Trails Commerce Center. One investment catalyzes many.

“

We’ve really looked outside the box, tried to be creative, tried to look at innovative solutions to solve some of the longest-standing problems that we’ve had. And it seems like we’re really starting to solve some long-standing problems and that should be celebrated.

— Jeff White, Cheyenne City Council

On Cheyenne’s TIF-enabled redevelopment of properties that sat vacant for nearly two decades — now delivering 200+ housing units

The Cheyenne model is the proof of concept. Douglas has the same opportunity — and the same statutory tools — to turn undeveloped land into a permanent community asset.

An Honest Assessment of the Market – How this Works

Douglas Has Real Demand. It Also Has Real Constraints.

Douglas is a growing community with a genuine workforce housing shortage and a strong base of regional employers. This is a project the market needs. But honest underwriting of a smaller, infrastructure-constrained market requires a different financing structure than a project in Cheyenne or Casper.

Infrastructure Is the Barrier, Not Demand

The primary obstacle to development on Parcel 3 is not whether people will live here — it is the \$963K sewer extension and road improvements that must be built before a single unit can be occupied. No private developer can absorb that infrastructure cost alone at a rent level that works for Douglas's workforce.

Cost Basis Is Everything in a Smaller Market

In larger markets, faster lease-up and stronger rent growth create room for higher development costs. In a market like Douglas, the rents that are affordable for the local workforce require a lower cost basis to produce an acceptable return. TIF is the tool that bridges that gap — it makes a project that serves this community financially viable to build.

Stencil Group Is Making a Real Bet on Douglas

A 15-year, vertically integrated construction and management company is committing \$39M and two years of construction risk to this market. That is a genuine vote of confidence. TIF is what makes that bet rational — not a subsidy, but a structure that lets the project's own future tax value pay for the infrastructure it requires.

The Infrastructure Gap

\$963K sewer + \$354K road = \$1.317M in public infrastructure that must exist before occupancy. This is the physical barrier TIF removes.

The Cost Basis Gap

Douglas rents that are affordable to the local workforce produce a project return that only works at a lower overall cost basis. TIF closes that gap.

What TIF Is Not

TIF is not a grant, not a tax break, and not a subsidy funded by existing taxpayers. It is the project's own future tax value — revenue that does not exist today — repaying the cost of making the project possible.

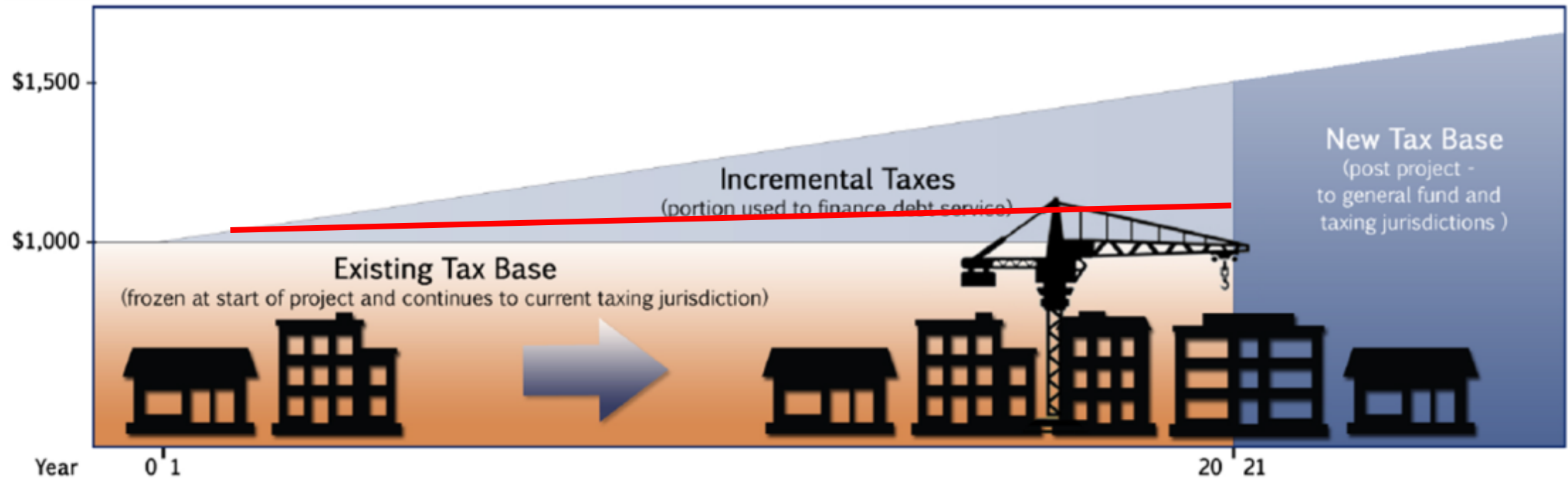
The Alternative

Without TIF, this parcel remains undeveloped. The infrastructure does not get built. The housing shortage continues. The 20 acres of adjacent commercial land stays dormant. The City collects the same in tax revenue it collects today.

We believe in Douglas's trajectory. TIF is not a crutch — it is the financing structure that makes a genuine, long-term commitment to this community buildable.

Tax Increment Review

- Tax Increment Financing
- Wyoming Business Council (July)



Eligible Costs

Authorized Urban Renewal Activities

The conditions identified in the plan and project area yield that the property is in need of rehabilitation and that such redevelopment is in the best interest of the public health, safety, morals and welfare of the community. This Urban Renewal Plan and Project proposes the City of Douglas use the Urban Renewal powers authorized in Wyo. Stat. § 15-9-113 to:

- ◇ Enhance public utilities as necessary, specifically the water pump station capacity and the sewer line upsizing and extension necessary to serve the site;
- ◇ improve stormwater facilities on the site;
- ◇ remediate any environmental contamination;
- ◇ improve any streets and curb, gutter, and sidewalks; and
- ◇ to the maximum extent possible under Wyoming law and the Wyoming Constitution, facilitate economic development and site beautification.

TIF Request and Development Agreement

Item Request	Cost	Eligible Item
Interest and Financing Fees	\$454,760.48	All
Syndication/Organizational Costs	\$50,000.00	All
Architectural/Engineering	\$200,000.00	All
General Conditions	\$250,000.00	All
Surveying	\$30,000.00	All
Permits	\$40,000.00	All
Special Inspections	\$20,000.00	All
Site Work and Utilities	\$1,545,239.52	2, 4
Building Concrete	\$500,000.00	2
Plumbing	\$250,000.00	1
Electrical, Communication and Security, SOLAR	\$250,000.00	1
Asphalt and Site Concrete	\$30,000.00	2
Landscaping and Retaining Walls	\$350,000.00	2, 5
Umbrella Liability Services	\$30,000.00	All
Contingency	\$200,000.00	All
	\$4,200,000.00	

We request the City of Douglas approve our tax increment financing development agreement in the amount of \$4.2 Million

THANK YOU!



Nate Stencil
Stencil Group
CEO



Mark Christensen, AICP
AVI PC
Development Coordinator

EXHIBIT A - DEVELOPER WORK – OVERALL SUMMARY

Stencil Group II, LLC (“Stencil Group”), an affiliate of Developer, is vertically integrated development/construction/management company from Sioux Falls SD that specializes in building high quality buildings for the workforce of smaller communities in the Midwest. Over the years, Stencil Group has developed a reputation as a first-class commercial construction company. Stencil has 15 years of construction and development experience in the multifamily sector and have constructed over 4700 units to date. Throughout this time, Stencil has honed its construction techniques and built relationships with many subcontractors and suppliers. Stencil also has the capacity to form relationships and utilize local subcontractors and suppliers. Additionally, Stencil has extensive familiarity with tax increment financing using it in a variety of communities.

Stencil Group is constructing a two phase 194-unit Project at the Seven Trails site. The buildings will contain studio, 1-bedroom and 2-bedroom units as well as a robust amenity package; including a gym area, a large, landscaped plaza, a dog park and large fully furnished community room with attached rooftop patio. This building will feature premium exterior finishes that will complement the area. This development will also feature premium interior finishes such as modern design, stone countertops, in-unit laundry, and premium lighting that the residents of Douglas will be proud to call home. The project will be built with a rent target that will be affordable for the workforce of the City and provide tremendous value, allowing the people of Douglas to experience comfortable living with premium amenities at a reasonable price.

The following pages illustrate the Developer Work to be completed through the process. The first provides the overall cost of the development and the requested grant from the Wyoming Business Council. The items requested are the sewer main extension and access road improvements. The estimated cost of these items is **\$1,317,250.00**. The City of Douglas is requesting **\$1,500,000** from the Business Council to cover these costs to be matched with funds in the private development and City of Douglas TIF assistance of **\$37,602,055.59**.

EXHIBIT A - DEVELOPER WORK – COST

Description of Work	Cost
Land	\$1,500,000.00
Interest/Financing Fees	\$2,450,000.000
Syndication/Organizational Costs	\$ 105,000.00
FFE	\$383,368.00
Marketing/Leasing/Reserves	\$604,048.02
Architectural/Engineering	\$600,000.00
General Conditions	\$1,500,000.00
Site Services/Overhead	\$1,900,000.00
Surveying	\$75,000.00
Street Cleaning/Snow Removal	\$10,000.00
Permits	\$350,000.00
Special Inspections	\$50,000.00
Site Work and Utilities	\$1,800,000.00
Sewer Main Extension	\$962,900.00
Upgrades to Law Enforcement Academy Road	\$354,350.00
Building Concrete	\$2,050,000.00
Precast Beams, Columns, Hollowcore Plank	\$1,700,000.00
Waterproofing & Foundation Insulation	\$50,000.00
Framing--Labor ONLY	\$1,300,000.00
Lumber & Truss Package	\$2,490,000.00
Masonry	\$90,000.00
Hardie Siding	\$400,000.00
Siding Labor	\$350,000.00
Roof Davits	\$150,000.00
Roofing & Pavers - Labor & Material	\$70,000.00
Gypcrete	\$230,000.00
Fire Suppression	\$582,522.96
HVAC Equipment	\$2,000,000.00
Plumbing	\$1,806,000.00
Electrical, Communication & Security, SOLAR	\$2,350,000.00
Drywall	\$1,800,000.00
Decks	\$471,082.61
Railings	\$23,853.57
Windows	\$351,000.00
Aluminum Entrances	\$60,730.43
Elevator	\$295,200.00
Asphalt & Site Concrete	\$500,000.00
Misc. Steel	\$40,000.00
Insulation	\$500,000.00

Caulk & Sealants	\$40,000.00
Finish Carpentry	\$380,000.00
Millwork, Doors & Frames, Hardware	\$850,000.00
Cabinetry	\$650,000.00
Countertops & Sinks	\$290,000.00
Specialties	\$200,000.00
Mirrors	\$30,000.00
Overhead Doors	\$32,000.00
Floor Coverings and Tile	\$690,000.00
Paint and Wall Coverings	\$360,000.00
Appliances	\$690,000.00
Landscaping and Retaining Walls	\$300,000.00
Signage	\$40,000.00
Shelving	\$40,000.00
Window Treatments	\$60,000.00
Acoustical Ceilings	\$60,000.00
Fencing	\$50,000.00
Equipment Rental	\$200,000.00
Winter Conditions	\$225,000.00
Final Cleaning	\$80,000.00
Umbrella Liability Insurance	\$530,000.00
Contingency	\$1,000,000.00
Grand Total	\$39,102,055.59
Sewer Main Extension	\$962,900.00
Upgrades to Law Enforcement Academy Road	\$354,350.00
Contingency	\$182,750.00
WBC Grant Request	\$1,500,000.00
Interest and Financing Fees	\$454,760.48
Syndication/Organizational Costs	\$50,000.00
Architectural/Engineering	\$200,000.00
General Conditions	\$250,000.00
Surveying	\$30,000.00
Permits	\$40,000.00
Special Inspections	\$20,000.00
Site Work and Utilities	\$1,545,239.52
Building Concrete	\$500,000.00
Plumbing	\$250,000.00
Electrical, Communication and Security, SOLAR	\$250,000.00
Asphalt and Site Concrete	\$30,000.00
Landscaping and Retaining Walls	\$350,000.00
Umbrella Liability Services	\$30,000.00
Contingency	\$200,000.00

City of Douglas Match with TIF	\$4,200,000.00
Remaining Developer Match	\$33,402,055.59

EXHIBIT A - DEVELOPER WORK – RENDERING



URBAN RENEWAL DEVELOPMENT AGREEMENT FOR A DEVELOPMENT IN SEVEN TRAILS PLAN AND PROJECT URBAN RENEWAL AREA

THIS URBAN RENEWAL DEVELOPMENT AGREEMENT (the “Agreement”) FOR DEVELOPMENT IN THE SEVEN TRAILS PLAN AND PROJECT URBAN RENEWAL AREA (the “Area”) is executed, delivered, and entered into this ___ day of _____ 2026, by and between the City of Douglas, a municipal corporation of the State of Wyoming whose address is 101 N Fourth Street P.O. Box 1030 Douglas, WY 82633 (“City”), and The Paddock Apartments, LLC, a Wyoming limited liability company, whose address is P.O. Box 89624, Sioux Falls, SD 57109 (“Developer” and “Owner”).

RECITALS

A. WHEREAS, the Developer shall own certain real property located in Douglas, Wyoming as legally described as a portion of Parcel 3, Seven Trails Commerce Center, to be replatted after the date hereof as Lot 1, Block 1, Seven Trails North Subdivision (the “Property”);

B. WHEREAS, the Developer has granted or will grant a note to a lender (“Lender”) evidencing a loan for the purpose of financing its obligations under this Agreement, and as further security Developer intends to grant Lender the right to receive any reimbursements that it may be entitled to from the City as contemplated in this Agreement until the balance of the loan is paid in full.

C. WHEREAS, the Property is within an “urban renewal area” as defined by W.S. § 15-9-103 (the “URA”) and as designated, approved, and adopted by the City as the *Seven Trails Urban Renewal Plan and Project* (the “Seven Trails Urban Renewal Plan and Project”) pursuant to the Wyoming Urban Renewal Code, W.S. § 15-9-101, et seq. (“URA Code”);

D. WHEREAS, the Seven Trails Urban Renewal Plan and Project as defined by W.S. § 15-9-103 contained a provision that taxes levied upon taxable property within an urban renewal district each year be divided pursuant to W.S. § 15-9-120 for the benefit of the municipality to carry out an urban renewal plan approved under the URA Code (the “Tax Increment”);

E. WHEREAS the URA Code authorizes the City to engage in various activities as part of an “urban renewal project” as defined in W.S. § 15-9-103, which undertakings and activities may include: (i) acquisition of a slum area or a blighted area or portion thereof; (ii) demolition and removal of buildings and improvements; (iii) installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the URA the urban renewal objectives of this Agreement in accordance with the Plan (defined below in Paragraph 4); (iv) disposition of any property acquired in the URA at its fair value for uses in accordance with the Plan; (v) carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan; and (vi) acquisition of any other real property in the URA if necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities (collectively, the foregoing permitted urban renewal project undertakings and activities are defined as the “Statutorily Permitted URA Scope”);

F. WHEREAS, in relation to the Statutorily Permitted URA Scope, the City has been granted certain powers pursuant to the URA Code, including, but not limited to, the powers listed in W.S. § 15-9-113 and -115 through -118 (the “**Specifically Enumerated URA Powers**”);

G. WHEREAS, the Developer intends to develop the Property substantially in accordance with the submitted Development Application, Type B (“**Site Plan**”) (as it applies to the Property and any additions to the Property as the Parties may agree are to be included in this Agreement) depicted in Development Application, Type B **XX-26-00X** submitted on March 20, 2026, which is incorporated in and made a part of this Agreement by this reference;

H. WHEREAS, the Development Application may be supplemented, updated, and clarified as to its more specific application to the Property;

I. WHEREAS, this Agreement shall, among other things, allocate and pledge the Tax Increment produced from increases in ad valorem property taxes levied on real and personal property within the Area to the Developer, its affiliates, and approved assigns in accordance with this Agreement.

J. WHEREAS Developer proposes to acquire land; construct utility lines within the boundaries of the project; remediate any environmental contamination; improve streets (including curb, gutter, sidewalk, street trees, and street furnishings); and construct a new multifamily building as part of the implementation of the Seven Trails Urban Renewal Plan and Project in the URA, which the scope of work (including but not limited to labor, materials, equipment, transport, disposal fees, and site cleanup and site stabilization) is described and defined on **Exhibit A** attached hereto (the “**Developer Work**”); and

K. WHEREAS Developer Work is in the interest of the health, safety, and welfare of the public and the reimbursement of the cost of the Developer Work and the performance of the City’s obligations under this Agreement are within the Statutorily Permitted URA Scope and the Specifically Enumerated URA Powers, the City has the intent and authority to reimburse the Lender for the Developer Work on the terms provided in this Agreement; and

L. WHEREAS, on March 10, 2026, the Douglas Urban Renewal Agency Board considered the Developer’s application for Tax Increment Financing for the Property; found it met applicable review criteria, directed City staff to draft a development agreement for Tax Increment Financing for tax increment financing of up to \$4,200,000 in TIF assistance to be collected over a 20-year period; and recommended the Governing Body approve the development agreement;

M. WHEREAS the parties have agreed, in consideration of the foregoing statements, to execute this Agreement subject to and on the terms and conditions set forth herein.

N. WHEREAS, the City agrees to pledge payment of the Tax Increment to or on behalf of the Developer as provided herein.

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

Recitals Incorporated. The foregoing recitals are incorporated herein by reference into this Agreement as though set forth at length.

List of Exhibits:

A. Exhibit A - Developer Work

Terms: The Parties agree as follows:

1. Performance of Developer Work. Subject to the terms and conditions contained herein, the Developer shall complete Developer Work on as described in **Exhibit A**.

2. Approvals. It shall be the obligation of the Developer, its contractors, subcontractors, employees, and its successors and/or assigns to obtain any local, county, state and federal governmental permits, and approvals necessary to undertake and perform Developer Work, as generally described on the Plan (as defined below in Paragraph 3) and otherwise; including, but not limited to, (i) an individual grading, demolition, building, planning or other permit for each Structure to be removed and for which such permit is required; (ii) the posting of a performance guaranty and inspection escrow associated with demolition, grading, and any other applicable work as may be required by any governmental authority; (iii) local, county, and state sanitary sewer approvals as may be required under applicable law; (iv) local, county, and state water approvals as may be required under applicable law; and/or (v) any state or federally required environmental permits, inspections, or coordination. This Agreement shall not be construed to grant or endorse any such governmental approvals.

3. Plans. In addition to Paragraph 2 above, Developer has caused to be prepared, and will continue to prepare, any and all engineering construction, demolition, or development plans and specifications necessary to implement the Developer Work (collectively the “**Plan**”). Once approved by the relevant governmental authorities, the Plan, as it is approved and modified with the required approvals, shall thereafter be incorporated into and made a part of this Agreement by reference. The Developer shall construct the Developer Work in accordance with the Plan as approved and described in this Agreement. This Agreement shall not be construed to grant, endorse, or approve the Plan.

4. Standard of Work, Maintenance, and Repair. Developer will protect, maintain, repair, and/or replace those portions of the Property to remain, including but not limited to above and below-ground utilities (private or public utility service lines (if remaining), private or public utility transmission mains and fixtures, certain fixed property, and any certain plant materials or other items specified to remain). Any Developer Work requiring replacement or remediation shall be installed in compliance and conformance with the Plan as approved by the City. Developer Work shall be installed in a good and workmanlike fashion, in a manner acceptable to the City, and in conformance with any applicable local, county, state and federal laws, statutes, ordinances, regulations, and standards.

5. Indemnity. The Owner, Developer, its contractors, subcontractors, employees, and its successors or assigns, agree to indemnify and hold the City, its elected officials, employees, professionals, agents, servants, successors and assigns, harmless from and against, any and all claims, actions, liability, and expenses in connection with injury or loss of life to person or damage to property arising from the Developer's performance of its obligations under this Agreement; provided that such indemnification shall not apply to the negligence or intentional misconduct of the City, its agents, servants, contractors, employees or representatives.

6. Phasing. Developer intends to execute the Developer Work as specified herein over a period of no more than twenty-four (24) months, in a continuous and uninterrupted fashion. The City shall maintain the right to rescind this Agreement should the Developer not complete the work in the allocated timeframe. No penalty is to be incurred if Developer Work is not completed due to Unavoidable Delays. Unavoidable Delays shall mean delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay including but not limited to pandemics, storms, floods, fires, explosions, or other casualty losses, unusual weather conditions, strikes, boycotts, lockouts, or other labor disputes, litigation commenced by third parties, acts of any federal, state, or local governmental unit, COVID-19 driven supply chain disruptions and material shortages, or acts beyond the reasonable control of Owner and/or Developer.

7. Completion. Notwithstanding the foregoing or any other provision herein, "Completion" of Developer Work shall mean the issuance of a Certificate of Occupancy for the project, and is furthermore defined as full City acceptance and closure of open demolition and construction permits on the structures as determined by the City of Douglas Building Official. In the event that the Developer Work is not completed within twenty-four (24) months of the date of this Agreement, then any portion of the Developer Work not completed by that date may not be eligible for reimbursement unless otherwise agreed in writing by all parties hereto.

8. Bonding and Acceptance. The Developer may post bonds, performance guaranties and/or security required for the Developer Work pursuant to all applicable law. Any required bonds, performance guaranties and security shall be posted prior to the commencement of Developer Work. Developer reserves the right to post said instruments on the entirety of the project. Promptly after the completion of the Developer Work as bonded, the Building Official will perform a final inspection, and subject to the limitations and requirements of applicable law and this Agreement, the performance guaranties and security shall be released, including any and all security deposit(s) previously paid on the permit application(s) as otherwise noted herein.

9. Reimbursement.

- A. The price or prices stated in the Plan and Developer Work are based on estimated quantities of materials requiring disposal, fees for said disposal, prices for component materials, labor rates applicable to the Developer Work, in effect as of the date of this Agreement are estimates. If, at any time prior to the completion of performance of the Developer Work to be performed pursuant to the Plan, any of such material prices, labor rates, freight rates, or other Developer Work rates may be increased or decreased, based on actual values or quantities; and in respect to any of the Developer Work performed hereunder there shall be a corresponding

increase or decrease in the prices stated in the Plan, but shall not exceed a total of Tax Increment allocation of \$4,200,000.00.

- B. The City of Douglas will seek \$962,900.00 to the project for the extension of the sewer line. This amount will be provided by the Wyoming Business Council Grant or through other funding opportunities. Should the City not receive the Grant, the Developer/Owner will be responsible for this cost.
- C. The City of Douglas will seek \$354,350.00 to the project for the construction of the law enforcement academy access road improvements. This amount will be provided by the Wyoming Business Council Grant or through other funding opportunities. Should the City not receive the Grant, the Developer/Owner will be responsible for this cost.
- D. Upon written notice to the City, Developer will grant, convey, and assign to Lender the right to receive all reimbursements from the City for the actual and reasonable costs incurred for Developer Work. Such assignment shall be in form and substance reasonably acceptable to the City. Reimbursement shall occur from the actual tax increment allocation generated by the Property. Lender's right to receive reimbursement from the City shall continue until the balance of the loan is paid in full or otherwise agreed to in writing and signed by Developer, and Lender, and delivered to the City.
- E. Upon Completion and Acceptance (as defined below) of Developer Work, and when sufficient Tax Increment has been collected, Lender is entitled to receive reimbursement in full, from the City, of the actual and reasonable costs incurred for Developer Work, as set forth on Exhibit A. Following Completion and Acceptance, Developer shall, within ninety (90) days upon Completion of Developer Work, submit a written reimbursement request to City along with all said verified record(s) (the "**Request**").
- F. City shall have thirty (30) days to respond to Owner's and/or Developer's Request in writing indicating either (i) acceptance in full of the Request ("**Acceptance**"); (ii) dispute of the Request in whole or in part; or (iii) ask for further information to substantiate or verify the cost(s) in the Request. Any City response other than full Acceptance of the Request shall include a timeline for Developer to respond, being no less than fifteen (15) days following the date of the City's response.
- G. Following Acceptance of the substantiated Request, City shall make eligible payments for reimbursement within a reasonable time, not to exceed forty-five (45) days from the City's receipt of real estate tax payments. Notwithstanding any other provision in this Agreement to the contrary, (i) the City's obligation to reimburse Lender pursuant to this Section is limited as defined in Exhibit A and not to exceed the Tax Increment allocation identified in subsection 9.A. of this Agreement; and (ii) the City's reimbursement and payment obligations under the terms of this Agreement are specifically not a general obligation of the City and are only payable from the net proceeds (net of the City's expenses) of the special fund actually received by the City generated by the Property, which special fund is comprised of

the portion of taxes payable to the City pursuant to W.S. § 15-9-120 of the URA Code and which portion of taxes the City actually receives, and Owner, Developer, and Lender waive any right to claim any payment from the City pursuant to this Agreement except to the extent of net revenues actually received in such special fund. Any reimbursement shall not exceed the balance of the special fund account at the time of request.

- H. By their signature affixed hereto, Owner and Developer acknowledge and agree that notwithstanding any other provision in this agreement, the obligations of the City under this agreement are limited solely to the net proceeds (net of the city's expenses) special fund actually received by the City, which special fund is comprised of the portion of taxes payable to the city pursuant to W.S. § 15-9-120 of the URA Code, and the obligations of the City hereunder are not a general obligation of the City and the Owner, Developer, and Lender may not institute a suit against the City to recover amounts due to Developer, Owner or Lender from any other source other than the foregoing special fund under the URA code.
- I. "Soft Costs" are eligible for reimbursement, including, but not limited to, Administrative Costs, Engineering Costs, Permit and Application Fees (including, but not limited to, third party review of the application, recording costs, etc.), and any other "hidden fee(s)" which are not substantiated by an invoice or verified expense of funds. Disposal/dump fees for disposal of structures demolition waste are eligible for reimbursement. Loan interest attributable to the financing of the Developer Work is also eligible for reimbursement. Notwithstanding anything contained herein to the contrary, reimbursement for the actual costs incurred for Developer Work, including any Soft Cots or loan interest, shall not exceed \$4,200,000.
- J. The obligations of the City to make reimbursements pursuant to this Section shall adhere to Exhibit A. Notwithstanding the provisions of this Section, the City's obligation to make any reimbursement payment under this Agreement shall be subject to satisfaction of the following conditions precedent:
 - i. The Owner and Developer shall be in material compliance with all the terms and provisions of this Agreement at the time of reimbursement; and
 - ii. The Developer Work shall be completed and fully assessed, and a certificate shall have been issued for the completion.
- K. The Request for reimbursement shall include all supporting materials and details as may be required by the City to substantiate the reimbursement and to comply with the URA Code. Prior to the City having any obligation to make an initial reimbursement pursuant to this Section, the City shall have a reasonable opportunity to inspect and approve any and all Developer Work. Owner and Developer agree that they shall permit designated representatives of City, upon reasonable notice to Developer, to enter upon the Property during construction of the Developer Work to inspect such construction and progress thereof.

10. Recordation. This Agreement shall be recorded in the office of the Converse County Clerk; any cost of said recordation or filing shall be at the expense of the Developer/Owner.

11. Representations and Warranties of Developer and Owner. Developer/Owner hereby represents and warrants to the City that it is in good standing and authorized to do business in the State of Wyoming. Further, Developer, and its affiliates, is in the construction and real estate development business and possesses the requisite experience and expertise to complete the Developer Work in accordance with the terms of this Agreement. Developer is authorized to execute and deliver this Agreement to perform its obligations hereunder, which actions do not require the consent or approval of any third party, except as otherwise specified herein.

12. Insurance and Waiver of Subrogation. During the term of this Agreement, the Developer shall maintain comprehensive general liability insurance coverage (which shall include worker's compensation coverage in statutory amounts) in amounts of no less than \$3,000,000 per incident and \$1,000,000 per occurrence. Such coverage shall name the City as an additional insured and shall be with companies reasonably acceptable to the City. All policies shall be in a form reasonably acceptable to the City. Prior to the commencement of the Developer Work, the Developer shall provide the City with a copy of a paid policy or a certificate issued by the insurer certifying the existence of the coverage described herein. All insurance policies shall include a provision requiring a minimum of thirty (30) days written notice to the City for cancellation and non-renewal. To the extent that any loss or claim results from the performance of any parties' performance of their obligations hereunder and is covered by insurance then the parties waive their respective rights of subrogation as against each other.

13. Governmental Immunity. The City, along with its officials and employees, does not waive its governmental immunity by entering into this Agreement.. Furthermore, the City specifically retains all immunities and defenses available to it as a sovereign or governmental entity pursuant to W.S. § 1-39-101, *et seq.*, and all other relevant state and federal law. Designations of venue, choice of law, enforcement actions, and similar provisions should not be constructed as a waiver of governmental immunity. The parties agree that any ambiguity in this Agreement shall not be strictly construed, either against or for either party, except that any ambiguity as to governmental or sovereign immunity shall be construed in favor of governmental immunity.

14. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or create any partnership, joint venture, or other association between the City and the Owner, Developer, or Lender.

15. Default.

- A. In the event that any party fails to perform its duties and obligations under this Agreement after ten (10) days written notice (provided that if the failure to perform is of such nature that it cannot reasonably be cured in ten (10) days, then there shall be no default so long as the party is making a diligent and good faith effort to correct the deficiency) then there shall be an event of default and the aggrieved party shall have any and all rights to which it is entitled at law or in equity, including the right

to seek immediate injunctive relief in a court of competent jurisdiction notwithstanding the provisions set forth above.

- B. Whenever an event of default of this Agreement occurs and is continuing after proper notice and the period to cure has lapsed, as described above, the City, as specified below, may take any one or more of the following actions after:
- i. The City may suspend its performance under this Agreement until it receives assurances from the defaulting party or parties, deemed adequate by the City, that the defaulting party or parties will cure its default and continue its performance under this Agreement;
 - ii. The City may terminate this Agreement;
 - iii. The City may withhold the certificate of completion;
 - iv. The City shall have no obligation thereafter to make any payments for the Developer Work;
 - v. The City shall be entitled to recover from the defaulting party or parties, taking any action, including legal action, it deems necessary to recover, and Developer shall repay to the City, an amount equal to the full amount of any payments for the Developer Work previously made to Lender, with interest thereon at the highest rate permitted by State law; and
 - vi. The City may take any action, including legal, equitable, or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Owner and/or Developer, as the case may be, under this Agreement.
- C. In addition to the foregoing in the event any patent or latent defect in the Developer Work is discovered by City, City shall have the right to offset the cost to cure such defect against any amount otherwise reimbursable under this Agreement.
- D. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.
- E. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

16. Assignment by Developer/Owner. The Developer/Owner shall have the right to assign its rights, duties, and obligations under this Agreement, in whole or in part, to a single entity with similar areas of expertise and experience, with the City's and Lender's written consent which

shall not be unreasonably withheld, conditioned or denied. In the event of such assignment, the succeeding developer must post a substitute performance guaranty or security in a form acceptable to the City. The obligations of the Developer/Owner hereunder shall be binding on all successors and assigns and shall run with the land.

17. Term. The term of this Agreement shall commence upon its execution and shall continue until the later of (i) the maximum term for completion of the Developer Work as set forth above, if the Developer fails to complete the Developer Work in such term and the City exercises its right to rescind this Agreement, as set forth in Section 6 of this Agreement; (ii) the date on which the Lender or in the total aggregate between the Lender and Owner, in accordance with Section 9(b), have received reimbursement in the maximum amount set forth herein; or (iii) a period of twenty (20) years after the date and year this Agreement has been executed by all parties or the maximum duration of the TIF until such time the Developer Work has been reimbursed, whichever is longer, at which point this Agreement will expire.

18. Retroactive Effect. Once fully executed, this Agreement shall be deemed effective between the Parties from the date the Developer began Development Work, including soft costs, on the Property. Specifically, the Developer shall be able to submit included costs for work already performed and materials already used in Development Work on any reimbursement Request submitted to the City, as described in Section 9.

19. Governing Law. The terms and conditions of this Agreement shall be governed and construed in accordance with the laws of the State of Wyoming.

20. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

21. Applicable Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Wyoming.

22. Entire Agreement. This Agreement (including the Exhibits attached hereto) contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous representations, statements, understandings, negotiations and agreements, oral or written, between the parties, if any, with respect thereto.

23. Headings. The article headings contained in this Agreement are for reference only and for the convenience of the parties. They shall not be deemed to constitute a part of this Agreement nor shall they alter, modify or supersede the contents of any of the provisions themselves.

24. Severability. If any of the provisions of this Agreement are deemed invalid, void or illegal, then the provisions so affected shall be deleted from this Agreement. All remaining provisions shall remain in full force and effect.

25. Further Assurances. City, Developer, and Owner agree that each will take any and all action including but not limited to the execution of any documentation which may be necessary to effectuate the intent of the parties as set forth in this Agreement.

SEE FOLLOWING PAGES FOR SIGNATURES AND ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CITY (City):

City of Douglas, a Municipal Corporation

By: Mayor Kim Pexton

ATTEST

Devon Litzsinger, City Clerk

* * * * *

DEVELOPER (Developer)/OWNER (Owner):

The Paddock Apartments, LLC, a Wyoming limited

By: Nathan Stencil, President

ACKNOWLEDGMENTS

State of South Dakota)
) ss.
County of Lincoln)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Nathan Stencil, with whom I am personally acquainted, and who, upon oath, acknowledged that he is the President of The Paddock Apartments, LLC and that he executed the foregoing instrument for the purposes therein contained, by signing his name as such officer.

Witness my hand and official seal at office in the state and county aforesaid, this ____ day of _____, 2026.

Notary Public, Lincoln County, South Dakota

My commission expires: _____

* * * * *

[illegible]

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Kim Pexton, with whom I am personally acquainted, and who, upon oath, acknowledged that she is the Mayor of the City of Douglas, and that she executed the foregoing instrument for the purposes therein contained, by signing their name as such officer.

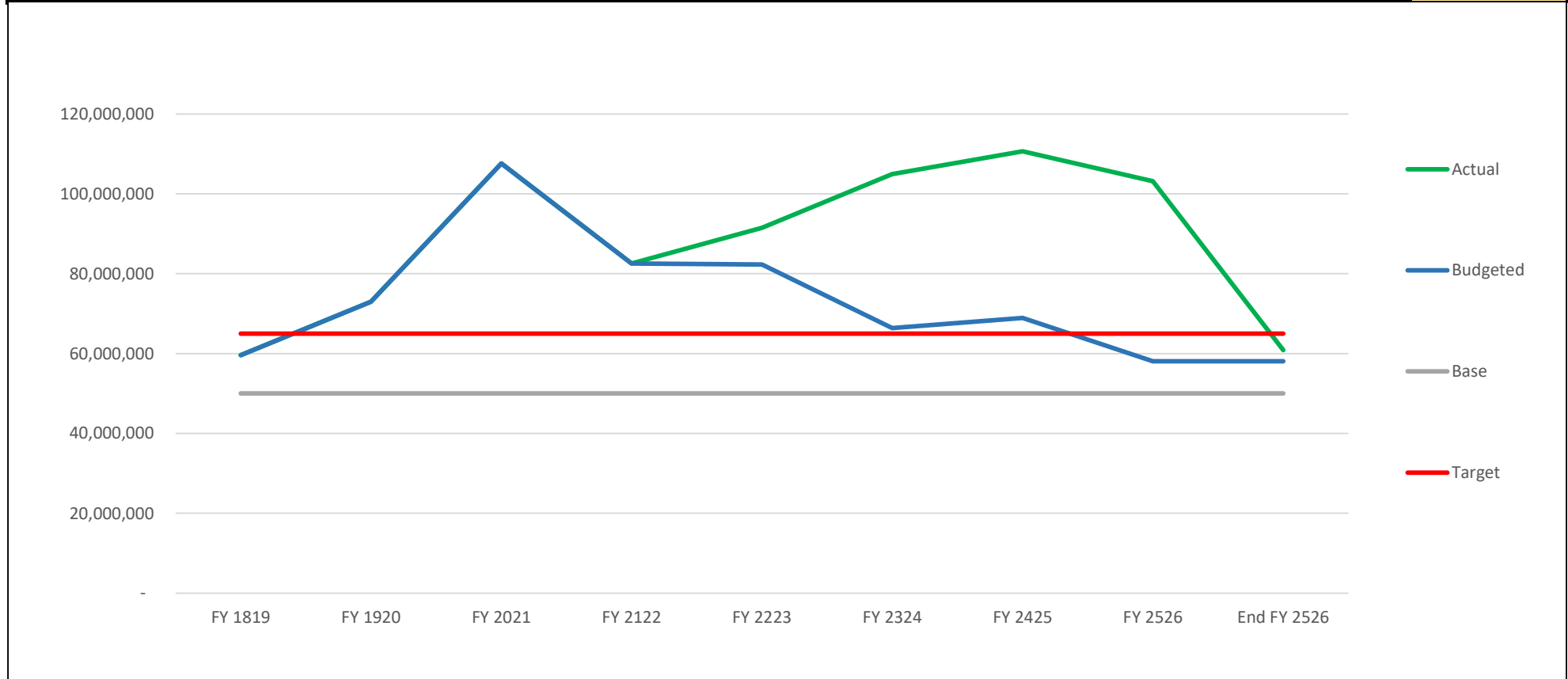
Witness my hand and official seal at office in the state and county aforesaid, this ____ day of _____, 2026.

Notary Public, Converse County, Wyoming

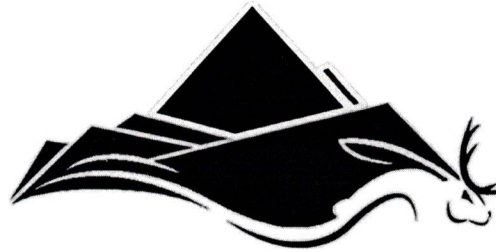
My commission expires: _____

City of Douglas Reserves-Base-Targets FY 2526

RESERVES	Ending FY 1819	Ending FY 1920	Ending FY 2021	Ending FY 2122	Ending FY 2223	Ending FY 2324	Ending FY 2425	As of February FY 2526	Projection End FY 2526
Actual	59,637,255	72,981,953	107,631,740	82,548,368	91,512,751	104,950,707	110,651,662	103,223,278	60,873,856
Budgeted	59,637,255	72,981,953	107,631,740	82,548,368	82,304,017	66,421,873	68,967,055	58,073,856	58,073,856
Base	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Target	65,000,000	65,000,000	65,000,000	65,000,000	65,000,000	65,000,000	65,000,000	65,000,000	65,000,000



TREASURER'S REPORT



To the City Council:

The following is a General Statement of Accountability from the City Treasurer for the funds of the City of Douglas for the fiscal month to date ended and at **February 28, 2026**

FUND	Fund #	BALANCE AT BEGINNING OF MONTH	CASH RECEIPTS FOR PERIOD	CASH DISBURSEMENTS FOR PERIOD	TRANSFERS AND ADJUSTMENTS	BALANCE AT February 28, 2026
GOVERNMENTAL FUNDS						
GENERAL	10	\$ 36,649,563.22	\$ 2,201,894.78	\$ 2,081,091.74		\$ 36,770,366.26
SPECIAL REVENUE FUNDS						
-IMPACT ASSISTANCE	11	2,177,356.34	-	(5,700.74)		2,183,057.08
-POLICE SPECIAL PROJECTS	13	(17,379.21)	-	285.36		(17,664.57)
TOTAL SPECIAL REVENUE FUNDS		\$ 2,159,977.13	\$ -	\$ (5,415.38)	\$ -	\$ 2,165,392.51
TOTAL GOVERNMENTAL		\$ 38,809,540.35	\$ 2,201,894.78	\$ 2,075,676.36	\$ -	\$ 38,935,758.77
PROPRIETARY FUNDS						
ENTERPRISE FUNDS						
- WATER	31	12,994,513.12	240,177.78	201,030.07		13,033,660.83
-SEWER	32	3,751,869.87	287,409.14	507,018.80		3,532,260.21
-SANITATION	33	1,124,273.84	142,273.67	91,209.28		1,175,338.23
-LANDFILL	34	1,917,476.09	98,563.61	796,289.93		1,219,749.77
TOTAL ENTERPRISE		\$ 19,788,132.92	\$ 768,424.20	\$ 1,595,548.08	\$ -	\$ 18,961,009.04
INTERNAL SERVICE FUNDS						
- EMPLOYEE HEALTH CARE	39	-600,701.14	431,725.38	512,247.61		(681,223.37)
TOTAL PROPRIETARY		\$ 19,187,431.78	\$ 1,200,149.58	\$ 2,107,795.69	\$ -	\$ 18,279,785.67
CAPITAL PROJECT FUNDS						
-CAPITAL IMPROVEMENT RESERVE	40	391,494.44	3,053.16	-		394,547.60
-ECONOMIC DEVELOPMENT	41	2,219,767.95	18.28	239,283.64		1,980,502.59
-BROWNFIELD GRANT	42	0.00	-	-		(0.00)
-CAPITAL EQUIPMENT RESERVE	47	2,021,308.78	1,367.99	44,999.26		1,977,677.51
-FIRE EQUIPMENT	50	549,033.22	4,594.51	-		553,627.73
-CLG - PROJECTS	53	7,321.66	-	-		7,321.66
-TRAIN CAR RESTORATION	54	64,788.90	-	-		64,788.90
-POOL IMPROVEMENTS	55	759,050.52	1,248.20	10,896.00		749,402.72
-STREET IMPROVEMENTS	56	13,938,499.17	-	47,983.46		13,890,515.71
-PUBLIC FACILITIES	57	23,633,805.12	49,586.97	1,232,737.17		22,450,654.92
-PARK IMPROVEMENTS	65	3,651,866.59	1,464.90	48,863.61		3,604,467.88
TOTAL CAPITAL PROJECT		\$ 47,236,936.35	\$ 61,334.01	\$ 1,624,763.14	\$ -	\$ 45,673,507.22
TRUST AND AGENCY FUNDS						
-PERPETUAL CARE FUND	90	202,849.02	902.54	250.00		203,501.56
-VISIBLE MEMORIALS FUND	91	16.03	0.01	-		16.04
- HISTORIC PRESERVATION	92	23,233.96	21.67	-		23,255.63
- ARTS & CULTURE BOARD	93	1,681.20	-	(1.57)		1,682.77
-UTILITY DEPOSITS	96	104,721.49	481.73	(527.75)		105,730.97
-DEFERRED COMP PAYABLE	97	39.61	-	-		39.61
TOTAL TRUST AND AGENCY		\$ 332,541.31	\$ 1,405.95	\$ (279.32)	\$ -	\$ 334,226.58
TOTAL ALL FUNDS		\$ 105,566,449.79	\$ 3,464,784.32	\$ 5,807,955.87	\$ -	\$ 103,223,278.24

CERTIFICATION

I hereby certify that the foregoing is a true statement of my accountability to the City of Douglas for the total of the funds of the various accounts thereof as of the date of this report, and that said foregoing statement is materially correct, and that to cover the amount accountable to the City of Douglas stated in the foregoing statement, I hold the following:

Cash on hand.....	\$ 575.00
Cash and Investments at First Northern Bank	\$ 18,770,284.71
Cash and Investments at Points West Community Bank	5,891,960.24
Cash and Investments at Converse County Bank.....	56,653,336.25
Securities, Security Pools, and Interfund Advances.....	21,907,122.04
Total	\$ 103,223,278.24

Mary Nicol
 Mary Nicol, Treasurer
 February 28, 2026

CASH AND INVESTMENT SUMMARY
CITY OF DOUGLAS
February 28, 2026

FUND	#	COMBINED CASH FUND	MONEY MARKETS	TIME DEPOSITS	SECURITY POOLS	TOTAL
GOVERNMENTAL FUNDS						
GENERAL	10	\$ 10,687,246.39	615,242.41	\$ 10,240,737.77	\$ 15,227,139.69	\$ 36,770,366.26
SPECIAL REVENUE FUNDS						
-IMPACT ASSISTANCE	11	23,887.23	2,003,588.70	155,581.15	-	2,183,057.08
-POLICE SPECIAL PROJECTS	13	(17,664.57)		-	-	(17,664.57)
TOTAL SPECIAL REVENUE		6,222.66	2,003,588.70	155,581.15	-	2,165,392.51
		-		-	-	-
TOTAL GOVERNMENTAL		10,693,469.05	2,618,831.11	10,396,318.92	15,227,139.69	38,935,758.77
PROPRIETARY FUNDS						
ENTERPRISE FUNDS						
- WATER	31	1,171,477.22	127,581.06	7,202,072.73	4,532,529.82	13,033,660.83
-SEWER	32	506,761.24	127,581.05	1,521,312.67	1,376,605.25	3,532,260.21
-SANITATION	33	491,597.85		683,740.38		1,175,338.23
-LANDFILL	34	(393,954.40)		1,613,704.17		1,219,749.77
TOTAL ENTERPRISE		1,775,881.91	255,162.11	11,020,829.95	5,909,135.07	18,961,009.04
INTERNAL SERVICE FUNDS						
- EMPLOYEE HEALTH CARE	39	(681,223.37)		-	-	(681,223.37)
TOTAL PROPRIETARY		1,094,658.54	255,162.11	11,020,829.95	5,909,135.07	18,279,785.67
CAPITAL PROJECT FUNDS						
-CAPITAL IMPROVEMENT RESERVE	40	120,244.93		274,302.67		394,547.60
-ECONOMIC DEVELOPMENT	41	(225,365.28)	2,003,588.69	202,279.18		1,980,502.59
-BROWNFIELD GRANT	42					-
-CAPITAL EQUIPMENT RESERVE	47	1,417,308.02	298,522.75	261,846.74		1,977,677.51
-FIRE EQUIPMENT	50	74,818.85		478,808.88		553,627.73
-CLG - PROJECTS	53	7,321.66				7,321.66
-TRAIN CAR RESTORATION	54	64,788.90				64,788.90
-POOL IMPROVEMENTS	55	(565,948.02)		1,315,350.74		749,402.72
-STREET IMPROVEMENTS	56	(1,118,534.07)		15,009,049.78		13,890,515.71
-PUBLIC FACILITIES	57	(4,722,849.49)	5,723,732.42	21,449,771.99		22,450,654.92
-PARK IMPROVEMENTS	65	11,361.00		2,945,657.21	647,449.67	3,604,467.88
TOTAL CAPITAL PROJECT		(4,936,853.50)	8,025,843.86	41,937,067.19	647,449.67	45,673,507.22
TRUST AND AGENCY FUNDS						
-PERPETUAL CARE FUND	90	10,793.32		69,310.63	123,397.61	203,501.56
-VISIBLE MEMORIALS FUND	91	16.04		-		16.04
- HISTORIC PRESERVATION	92	23,255.63		-		23,255.63
- ARTS & CULTURE BOARD	93	1,682.77				1,682.77
-UTILITY DEPOSITS	96	7,383.36		98,347.61		105,730.97
-DEFERRED COMP PAYABLE	97	39.61				39.61
TOTAL TRUST AND AGENCY		43,170.73		167,658.24	123,397.61	334,226.58
TOTAL ALL FUNDS		\$ 6,894,444.82	\$ 10,899,837.08	\$ 63,521,874.30	\$ 21,907,122.04	\$ 103,223,278.24

CITY OF DOUGLAS

POOLED TIME DEPOSITS and MONEY MARKET ACCOUNT SUMMARY AND ALLOCATION

February 28, 2026

CD's/TDOA's	TOTAL	10 General Fund	11 Impact Assistance Fund	31 Water Fund	32 Sewer Fund	33 Sanitation Fund	34 Landfill Fund	39 Health Ins. Fund	40 Cap. Imp. Reserve
CONVERSE COUNTY BANK									
TDOA #1290 - \$5,367,075.58 - 4.04% APY MATURES 12/18/2028 - 60 Months	5,817,016.01	4,944,463.60							
	-								
TDOA #1291 - \$1,124,582.87 - 4.10% APY MATURES 2/28/2029 - 60 Months	1,220,311.20	439,311.94				305,077.82	305,077.82		
TDOA #1301 - \$2,141,379.95 - 4.30% APY MATURES 6/25/2026 - 12 Months	2,187,794.57	1,151,470.85	155,581.15	57,131.58	35,816.47				
TDOA #1294 - \$5,566,503.86 - 3.80% APY MATURES 8/28/2027 - 36 Months	5,893,688.73	84,404.45		884,053.30	-		294,684.44		
TDOA #1296 - \$6,500,000 - 3.50% APY MATURES 9/26/2027 - 36 Months	7,512,683.13	182,959.72		288,970.25	29,918.73				
TDOA #1299 - \$21,000,228.24 - 4.06% MATURES 12/5/2027 - 36 Months	21,852,921.37	603,676.87		4,916,907.31		273,161.52	169,933.68		
	-								
TDOA #1298 - \$5,000,000 - 4.30% MATURES 11/18/2029 - 60 Months	5,275,051.42	512,016.68		1,055,010.29	1,455,577.47	105,501.04	844,008.23	-	274,302.67
	-								
TOTAL - CONVERSE CO BANK	\$ 49,759,466.43	\$ 7,918,304.11	\$ 155,581.15	\$ 7,202,072.73	\$ 1,521,312.67	\$683,740.38	\$ 1,613,704.17	\$ -	\$274,302.67
FIRST NORTHERN BANK									
CD #101016574 - \$1,000,000 - 4.25% MATURES 3/1/2029 - 60 Months	1,085,015.99								
CD #101027001 - \$5,000,000 - 3.76% MATURES 12/15/2026 - 12 Months	5,000,000.00								
CD #101018802 - \$1,900,000 - 4.75% MATURES 6/25/2026 - 12 Months	2,040,593.75	\$ 2,040,593.75							
Total - First Northern Bank	\$ 8,125,609.74	\$ 2,040,593.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POINTS WEST COMMUNITY BANK									
CD #40020351 - \$5,466,893.77 - 4.18% MATURES - 2/27/2026 - 12 months	\$ 5,636,798.13	281,839.91							
TOTAL - POINTS WEST	\$ 5,636,798.13	\$ 281,839.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CD's/TDOA's	\$ 63,521,874.30	\$ 10,240,737.77	\$ 155,581.15	\$ 7,202,072.73	\$ 1,521,312.67	\$683,740.38	\$ 1,613,704.17	\$ -	\$274,302.67

Money Market Accounts									
FIRST NORTHERN BANK									
MMA #1160046429 - \$10,443,777.80	10,644,674.97	615,242.41	2,003,588.70						
TOTAL - FIRST NORTHERN BANK	\$ 10,644,674.97	615,242.41	2,003,588.70	0.00	0.00	0.00	0.00	0.00	0.00
POINTS WEST COMMUNITY BANK									
MMA #400101192 - \$200,000	255,162.11	0.00		127,581.06	127,581.05				
TOTAL - POINTS WEST	\$ 255,162.11	0.00	0.00	127,581.06	127,581.05	0.00	0.00	0.00	0.00
TOTAL MMA's	\$ 10,899,837.08	615,242.41	2,003,588.70	127,581.06	127,581.05	0.00	0.00	0.00	0.00
GRAND TOTAL	\$ 74,421,711.38	\$ 10,855,980.18	\$2,159,169.85	\$ 7,329,653.79	\$ 1,648,893.72	\$683,740.38	\$ 1,613,704.17	\$ -	\$274,302.67

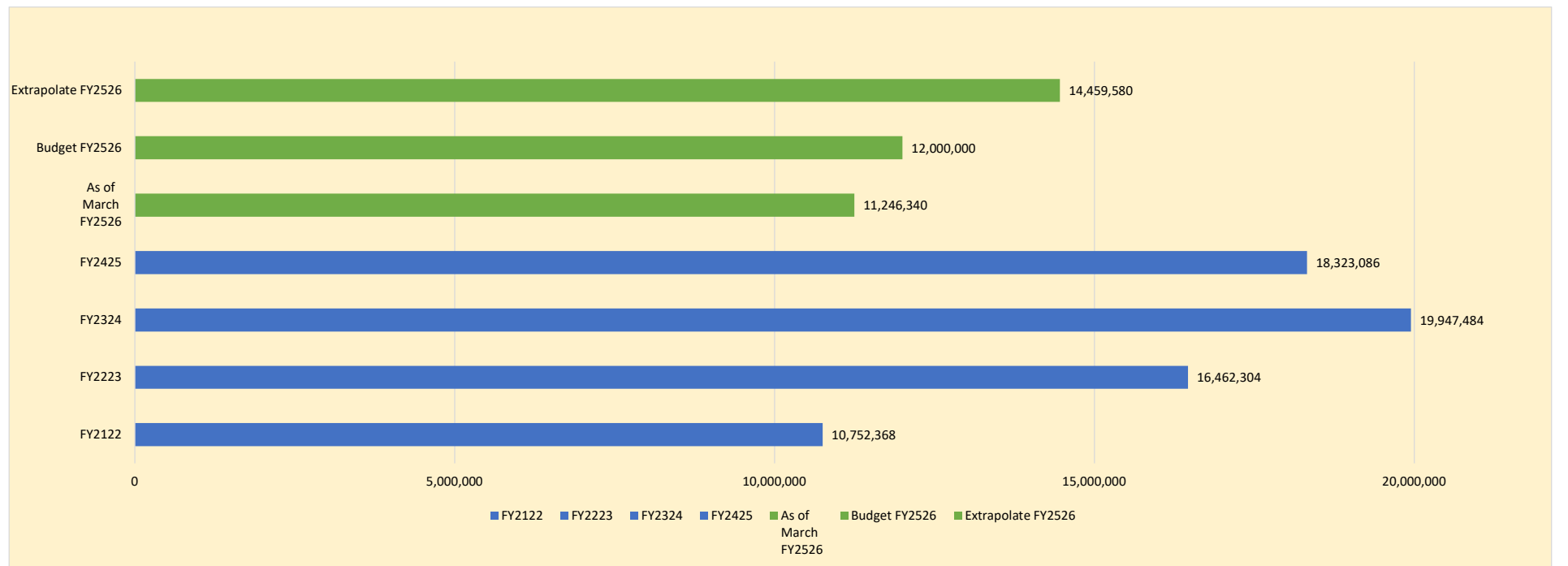
CITY OF DOUGLAS
POOLED TIME DEPOSITS and MONEY MARKET ACCOUNT SUMMARY AND ALLOCATION
February 28, 2026

CD's/TDOA's	41 Economic Development	47 Cap. Equip. Reserve	50 Cap. Fire Equip. Reserve	55 Pool Improvements	56 Cap. Street Imp. Reserve	57 Cap. Public Fac. Imp. Reserve	65 Cap. Park Imp. Reserve	90 Perpetual Care Fund	96 Utility Dep. Fund
CONVERSE COUNTY BANK									
TDOA #1290 - \$5,367,075.58 - 4.04%APY MATURES 12/18/2028 - 60 Months 0 0					872,552.41				
TDOA #1291 - \$1,124,582.87 - 4.10% APY MATURES 2/28/2029 - 60 Months				122,031.14				18304.68	30507.80
TDOA #1301 - \$2,141,379.95 - 4.30% APY MATURES 6/25/2026 - 12 Months			56,804.77	212,385.92		518,603.83			
TDOA #1294 - \$5,566,503.86 - 3.80% APY MATURES 8/28/2027 - 36 Months						4,630,546.54			
TDOA #1296 - \$6,500,000 - 3.50% APY MATURES 9/26/2027 - 36 Months	202,279.18	261,846.74		980,933.68	2,158,409.34	2,267,508.02	1,047,386.98	40,455.84	52,014.65
TDOA #1299 - \$21,000,228.24 - 4.06% MATURES 12/5/2027 - 36 Months 0					5,463,230.35	10,426,011.64			
0 TDOA #1298 - \$5,000,000 - 4.30% MATURES 11/18/2029 - 60 Months 0			422,004.11		5,419.18	522,085.97	52,750.51	10,550.11	15,825.16
TOTAL - CONVERSE CO BANK	\$ 202,279.18	\$ 261,846.74	\$ 478,808.88	\$1,315,350.74	\$ 8,499,611.28	\$18,364,756.00	\$1,100,137.49	\$ 69,310.63	\$ 98,347.61
FIRST NORTHERN BANK									
CD #101016574 - \$1,000,000 - 4.25% MATURES 3/1/2029 - 60 Months						\$ 1,085,015.99			
CD #101027001 - \$5,000,000 - 3.76% MATURES 12/15/2026 - 12 Months					\$ 2,000,000.00	\$ 2,000,000.00	\$1,000,000.00		
CD #101018802 - \$1,900,000 - 4.75% MATURES 6/25/2026 - 12 Months									
	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000.00	\$ 3,085,015.99	\$1,000,000.00	\$ -	\$ -
POINTS WEST COMMUNITY BANK									
CD #40020351 - \$5,466,893.77 - 4.18% MATURES - 2/27/2026 - 12 months					4,509,438.50		845,519.72		
TOTAL - POINTS WEST	\$ -	\$ -	\$ -	\$ -	\$ 4,509,438.50	\$ -	\$ 845,519.72	\$ -	\$ -
TOTAL CD's/TDOA's	\$ 202,279.18	\$ 261,846.74	\$ 478,808.88	\$1,315,350.74	\$ 15,009,049.78	\$21,449,771.99	\$2,945,657.21	\$ 69,310.63	\$ 98,347.61
Money Market Accounts									
	2,003,588.69	298,522.75				5,723,732.42			
	2,003,588.69	298,522.75	0.00	0.00	0.00	5,723,732.42	0.00	0.00	0.00
POINTS WEST COMMUNITY BANK									
MMA #400101192 - \$200,000									
TOTAL - POINTS WEST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MMA's	2,003,588.69	298,522.75	0.00	0.00	0.00	5,723,732.42	0.00	0.00	0.00
GRAND TOTAL	\$ 2,205,867.87	\$ 560,369.49	\$ 478,808.88	\$1,315,350.74	\$ 15,009,049.78	\$27,173,504.41	\$2,945,657.21	\$ 69,310.63	\$ 98,347.61

CITY OF DOUGLAS
SECURITY POOLS SUMMARY AND ALLOCATION
February 28, 2026

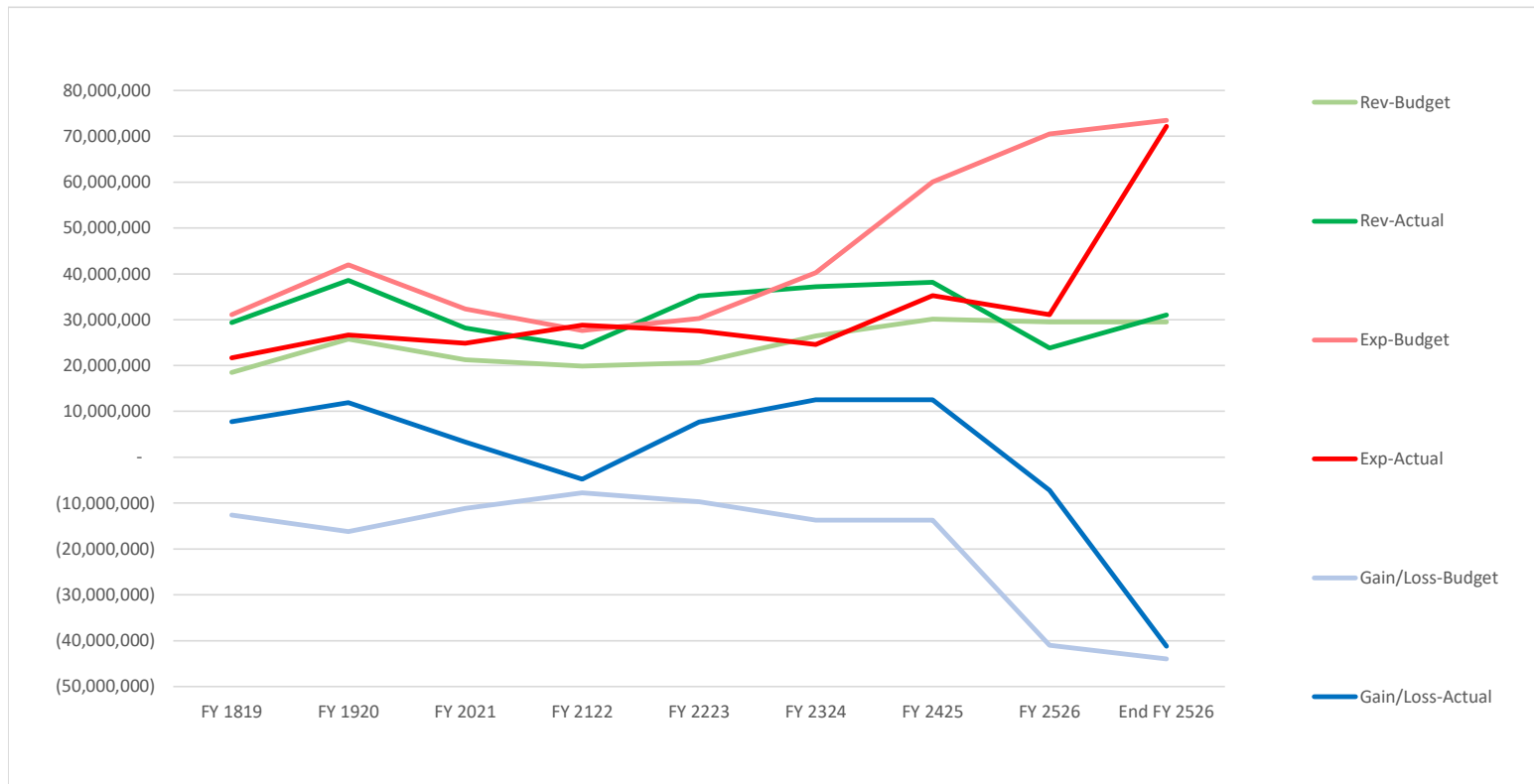
INSTITUTION	TOTAL	10 GENERAL FUND	31 WATER FUND	32 SEWER FUND	65 PARK IMP FUND	90 Perpetual Care FUND
<u>Wyoming State Treasurer - WYOSTAR</u>	\$ 571,743.12	\$ 448,345.51		\$ -	\$ -	\$ 123,397.61
<u>Wyo. Government Investment Fund - WG</u>	275,339.38	-		275,339.38	-	-
<u>Peak Investments</u>	11,309,060.11	5,027,814.73	4,532,529.84	1,101,265.88	647,449.65	
<u>WyoClass</u>	9,750,979.42	9,750,979.42				
TOTAL	\$ 21,907,122.03	\$ 15,227,139.69	\$ 4,532,529.82	\$ 1,376,605.25	\$ 647,449.67	\$ 123,397.61

Sales Tax							Using Average % of Previous Years				Using Equal Monthly Budget		
	Average %	FY 2122	FY 2223	FY 2324	FY 2425	FY 2526	% Collected	Budget	FY 2526 Variance	Total Variance	FY 26 Budget	FY 26 Variance	Total Variance
July	7.65%	688,361	1,180,151	1,593,239	1,659,312	1,199,178	9.99%	918,413	280,765	280,765	1,000,000	199,178	199,178
August	7.44%	621,431	1,477,386	1,626,656	1,255,674	1,603,515	13.36%	892,845	710,670	991,435	1,000,000	603,515	802,693
September	7.47%	669,516	1,420,424	1,593,741	1,287,925	856,663	7.14%	896,211	-39,548	951,888	1,000,000	-143,337	659,356
October	9.21%	733,755	1,832,154	1,524,683	2,059,904	1,114,838	9.29%	1,105,173	9,664	961,552	1,000,000	114,838	774,194
November	8.74%	944,700	1,539,437	1,521,004	1,685,775	1,329,157	11.08%	1,048,877	280,280	1,241,831	1,000,000	329,157	1,103,351
December	8.11%	858,551	1,272,109	1,499,682	1,685,090	1,154,290	9.62%	972,806	181,484	1,423,315	1,000,000	154,290	1,257,641
January	8.54%	839,002	1,210,210	1,914,457	1,722,773	1,463,529	12.20%	1,024,621	438,908	1,862,223	1,000,000	463,529	1,721,170
February	9.10%	1,092,275	1,498,053	1,584,696	1,688,343	1,326,613	11.06%	1,092,510	234,103	2,096,326	1,000,000	326,613	2,047,782
March	7.28%	945,710	953,719	1,512,571	1,274,371	1,198,558	9.99%	873,795	324,764	2,421,089	1,000,000	198,558	2,246,340
April	6.99%	940,150	1,244,896	1,304,870	933,522								
May	10.00%	1,159,826	1,379,561	2,243,612	1,759,352								
June	9.47%	1,259,090	1,454,204	2,028,274	1,311,046								
Revenue		10,752,368	16,462,304	19,947,484	18,323,086	11,246,340	93.72%	12,000,000	2,421,089	12,230,424	12,000,000	2,246,340	10,811,706
Budget		7,500,000	7,500,000	8,500,000	10,000,000	12,000,000							
Monthly Average		896,031	1,371,859	1,662,290	1,526,924	1,249,593							



City of Douglas Overall Budget-Projected FY 2526

OVERALL TRENDS								As of February FY 2526	Projection End FY 2526
	FY 1819	FY 1920	FY 2021	FY 2122	FY 2223	FY 2324	FY 2425		
Rev-Budget	18,455,712	25,727,819	21,213,655	19,848,238	20,636,557	26,483,898	30,102,005	29,486,908	29,486,908
Rev-Actual	29,376,308	38,550,967	28,183,299	24,018,421	35,191,787	37,150,744	38,185,354	23,830,969	30,986,908
Exp-Budget	31,072,790	41,946,674	32,358,571	27,643,909	30,291,041	40,205,060	60,071,977	70,504,710	73,479,674
Exp-Actual	21,667,745	26,676,029	24,848,172	28,812,865	27,528,699	24,611,879	35,290,924	31,042,930	72,179,674
Gain/Loss-Budget	(12,617,078)	(16,218,855)	(11,144,916)	(7,795,671)	(9,654,484)	(13,721,162)	(13,721,162)	(41,017,802)	(43,992,766)
Gain/Loss-Actual	7,708,563	11,874,938	3,335,127	(4,794,444)	7,663,088	12,538,865	12,538,865	(7,211,961)	(41,192,766)



Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
GENERAL FUND			
GENERAL GOVT - NON DEPARTMENTL			
10-5100-1021	EMPLOYEE BENEFITS - SCL SCRTY	65	40
10-5100-1023	EMPLOYEE BENEFITS - HEALTH INS	7,072	6,000
10-5100-1025	EMPLOYEE BENEFITS - WRKRS COMP	13	15
10-5100-1032	EMPLOYEE BENEFITS - MDCL SRVC	779	3,000
10-5100-2101	POSTAGE/FREIGHT	4,087	7,500
10-5100-2115	PUBLISHING/ADVERTISING	27,601	65,400
10-5100-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	8,721	200
10-5100-2122	TRAINING/DEVELOPMENT	7,200	20,000
10-5100-2123	MEALS/LODGING/TRAVEL	2,679	4,050
10-5100-2131	UTILITY SERVICES - ELECTRICITY	64,298	85,000
10-5100-2132	UTILITY SERVICES - WTR/SWR/GRB	2,717	3,000
10-5100-2133	UTILITY SERVICES - NATURAL GAS	1,587	3,500
10-5100-2134	TELECOMMUNICATIONS	8,840	13,250
10-5100-2141	EQUIPMENT - RENT	526	700
10-5100-2151	LEGAL	23,370	47,000
10-5100-2152	ACCOUNTING/AUDITING	58,900	75,000
10-5100-2155	REPAIRS/MAINTENANCE	6,301	26,700
10-5100-2156	MAINTENANCE AGREEMENT	2,802	7,080
10-5100-2157	INSURANCE	3,137	120,750
10-5100-2158	MISC CONTRACTUAL SERVICES	81,913	118,834
10-5100-2166	COLLECTION FEES	99	75
10-5100-2175	REFUNDS/REIMBURSEMENT EXPENSE	3,525	600
10-5100-3201	OFFICE SUPPLIES	6,801	15,000
10-5100-3210	OPERATING SUPPLIES	13,388	35,000
10-5100-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	3,219	19,164
10-5100-3230	REFRESHMENT SUPPLIES	1,527	7,500
10-5100-3235	FUEL	831	1,500
10-5100-7601	CLAIMS AGAINST CITY	0	5,000
10-5100-7606	UNEMPLOYMENT CLAIMS	4,316	2,500
Total GENERAL GOVT - NON DEPARTMENTL:		346,313	693,358
GENERAL GOVT - CITY COUNCIL			
10-5101-1001	SALARIES/WAGES - REGULAR	22,000	33,000
10-5101-1021	EMPLOYEE BENEFITS - SCL SCRTY	1,683	2,525
10-5101-1025	EMPLOYEE BENEFITS - WRKRS COMP	210	365

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5101-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	0	8,550
10-5101-2122	TRAINING/DEVELOPMENT	1,390	7,500
10-5101-2123	MEALS/LODGING/TRAVEL	1,612	6,000
10-5101-3210	OPERATING SUPPLIES	0	500
Total GENERAL GOVT - CITY COUNCIL:		26,894	58,440

GENERAL GOVT - CITY MANAGER

10-5102-1001	SALARIES/WAGES - REGULAR	105,097	141,750
10-5102-1005	SALARIES/WAGES - LONGEVITY	87	87
10-5102-1006	SALARIES/WAGES - ALLOWANCES	800	1,200
10-5102-1021	EMPLOYEE BENEFITS - SCL SCRTY	8,108	10,942
10-5102-1023	EMPLOYEE BENEFITS - HEALTH INS	24,587	37,190
10-5102-1025	EMPLOYEE BENEFITS - WRKRS COMP	2,058	3,218
10-5102-1029	EMPLOYEE BENEFITS - WY RTRMNT	18,638	26,394
10-5102-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	100	1,700
10-5102-2122	TRAINING/DEVELOPMENT	1,068	2,550
10-5102-2123	MEALS/LODGING/TRAVEL	2,938	5,050
10-5102-2134	TELECOMMUNICATIONS	396	0
Total GENERAL GOVT - CITY MANAGER:		163,878	230,081

GENERAL GOVT - IT

10-5103-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	4,746	7,570
10-5103-2155	REPAIRS/MAINTENANCE	0	6,800
10-5103-2156	MAINTENANCE AGREEMENT	39,856	136,725
10-5103-2158	MISC CONTRACTUAL SERVICES	142,733	284,771
10-5103-3210	OPERATING SUPPLIES	0	2,400
10-5103-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	30,174	455,150
Total GENERAL GOVT - IT:		217,509	893,416

GENERAL GOVT - FINANCE

10-5104-1001	SALARIES/WAGES - REGULAR	162,802	249,744
10-5104-1002	SALARIES/WAGES - OVERTIME	0	1,500
10-5104-1005	SALARIES/WAGES - LONGEVITY	1,299	1,299
10-5104-1006	SALARIES/WAGES - ALLOWANCES	600	0
10-5104-1021	EMPLOYEE BENEFITS - SCL SCRTY	13,036	20,057

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5104-1023	EMPLOYEE BENEFITS - HEALTH INS	72,931	109,693
10-5104-1025	EMPLOYEE BENEFITS - WRKRS COMP	3,197	5,702
10-5104-1026	EMPLOYEE BENEFITS - DFRRD COMP	5,702	8,745
10-5104-1029	EMPLOYEE BENEFITS - WY RTMT	30,314	46,782
10-5104-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	75	1,600
10-5104-2122	TRAINING/DEVELOPMENT	250	3,900
10-5104-2123	MEALS/LODGING/TRAVEL	0	2,500
10-5104-3210	OPERATING SUPPLIES	250	250
10-5104-3220	SMALL TOOLS & EQUIPMENT	0	1,500
Total GENERAL GOVT - FINANCE:		290,457	453,272

GENERAL GOVT - MUNICIPAL COURT

10-5105-1001	SALARIES/WAGES - REGULAR	40,357	61,625
10-5105-1005	SALARIES/WAGES - LONGEVITY	535	535
10-5105-1021	EMPLOYEE BENEFITS - SCL SCRTY	3,218	4,893
10-5105-1023	EMPLOYEE BENEFITS - HEALTH INS	6,156	9,232
10-5105-1025	EMPLOYEE BENEFITS - WRKRS COMP	794	6,972
10-5105-1026	EMPLOYEE BENEFITS - DFRRD COMP	1,170	9,573
10-5105-1029	EMPLOYEE BENEFITS - WY RTRMNT	5,448	8,394
10-5105-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	0	270
10-5105-2122	TRAINING/DEVELOPMENT	150	420
10-5105-2123	MEALS/LODGING/TRAVEL	0	540
10-5105-2151	LEGAL	19,446	28,000
10-5105-2156	MAINTENANCE AGREEMENT	0	2,580
10-5105-2166	COLLECTION FEES	0	500
10-5105-2175	REFUNDS/REIMBURSEMENT EXPENSE	0	250
10-5105-3210	OPERATING SUPPLIES	444	500
10-5105-3233	UNIFORMS/CARE	0	150
Total GENERAL GOVT - MUNICIPAL COURT:		77,717	134,434

GENERAL GOVT - PLANNING/DVPM

10-5106-1001	SALARIES/WAGES - REGULAR	201,825	307,841
10-5106-1005	SALARIES/WAGES - LONGEVITY	1,136	1,136
10-5106-1006	SALARIES/WAGES - ALLOWANCES	600	900
10-5106-1021	EMPLOYEE BENEFITS - SCL SCRTY	16,023	24,438
10-5106-1023	EMPLOYEE BENEFITS - HEALTH INS	16,925	49,644

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5106-1025	EMPLOYEE BENEFITS - WRKRS COMP	3,952	6,972
10-5106-1026	EMPLOYEE BENEFITS - DFRRD COMP	6,220	9,573
10-5106-1029	EMPLOYEE BENEFITS - WY RTRMNT	31,360	47,747
10-5106-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,247	1,880
10-5106-2122	TRAINING/DEVELOPMENT	1,295	3,535
10-5106-2123	MEALS/LODGING/TRAVEL	837	4,894
10-5106-2134	TELECOMMUNICATIONS	1,224	3,650
10-5106-2153	ARCHITECT/ENGINEERING/SURVEY	2,333	10,000
10-5106-2155	REPAIRS/MAINTENANCE	0	1,000
10-5106-2156	MAINTENANCE AGREEMENT	851	2,200
10-5106-2158	MISC CONTRACTUAL SERVICES	7,649	10,000
10-5106-2175	REFUNDS/REIMBURSEMENT EXPENSE	119	750
10-5106-3210	OPERATING SUPPLIES	4,245	4,975
10-5106-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	1,145	1,000
10-5106-3235	FUEL	330	2,000
Total GENERAL GOVT - PLANNING/DVPMT:		299,317	494,135

GENERAL GOVT - HUMAN RESOURCES

10-5107-1001	SALARIES/WAGES - REGULAR	52,053	101,497
10-5107-1006	SALARIES/WAGES - ALLOWANCES	375	0
10-5107-1021	EMPLOYEE BENEFITS - SCL SCRTY	4,011	7,765
10-5107-1023	EMPLOYEE BENEFITS - HEALTH INS	326	12,866
10-5107-1025	EMPLOYEE BENEFITS - WRKRS COMP	1,016	2,284
10-5107-1029	EMPLOYEE BENEFITS - WY RTRMNT	9,354	18,899
10-5107-2120	DUES,MEMBERSHIPS,SUBSCRIPTIONS	0	659
10-5107-2122	TRAINING/DEVELOPMENT	986	1,500
10-5107-2123	MEALS/LODGING/TRAVEL	386	500
10-5107-3210	OPERATING SUPPLIES	32	0
10-5107-3220	SMALL TOOLS & EQUIPMENT	237	0
Total GENERAL GOVT - HUMAN RESOURCES:		68,775	145,970

GENERAL GOVT - CITY CLERK

10-5109-1001	SALARIES/WAGES - REGULAR	64,057	121,351
10-5109-1002	SLARIES/WAGES - OVERTIME	0	3,800
10-5109-1005	SALRIES/WAGES - LONGEVITY	116	116
10-5109-1021	EMPLOYEE BENEFITS - SCL SCRTY	4,909	9,583

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5109-1023	EMPLOYEE BENEFITS - HEALTH INS	36,320	72,624
10-5109-1025	EMPLOYEE BENEFITS - WRKRS COMP	1,243	2,819
10-5109-1029	EMPLOYEE BENEFITS - WY RTRMNT	11,927	22,596
10-5109-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	483	1,630
10-5109-2122	TRAINING/DEVELOPMENT	3,409	6,805
10-5109-2123	MEALS/LODGING/TRAVEL	3,060	3,375
10-5109-2134	TELECOMMUNICATIONS	0	600
10-5109-2158	MISC CONTRACTUAL SERVICES	945	1,089
10-5109-3210	OPERATING SUPPLIES	1,388	2,600
10-5109-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	1,295	2,400

Total GENERAL GOVT - CITY CLERK:

129,154

251,388

COMMUNITY SERVICE CONTRACTS

10-5110-8702	COMM SERV-CNTRCT-COMM CLUB/GE	43,750	75,000
10-5110-8703	COMM SERV-CNTRCT-YOUTH RCREAT	35,000	35,000
10-5110-8705	COMM SERV-CNTRCT-HIGH COUNTRY	15,000	30,000
10-5110-8707	COMM SERV-CNTRCT-CHLD/FMLY DVL	3,333	5,000
10-5110-8709	COMM SERV-CNTRCT-YOUTH DVLPMN	13,333	20,000
10-5110-8714	COMM SERV-CNTRCT-THE ENTERPRIS	73,332	110,000
10-5110-8723	COMM SERV-CNTRCT-DGLS HOCKEY	0	40,000
10-5110-8730	COMM SERV-CNTRCT-GATHERING INC	7,224	40,000
10-5110-8734	COMM SERV-CNTRC-LARAMIE PEAK	75,634	120,000
10-5110-8746	COMM SERV-CNTRCT-BOYS & GIRLS	20,417	35,000
10-5110-8748	COMM SERV-CNTRCT-MAIN ST-DOUGL	16,333	28,000
10-5110-8750	COMM SERV-CNTRCT-CHLDRNS ADVO	4,000	8,000
10-5110-8753	COMM SERV-CNTRCT-COMM SRVC BL	4,375	7,500
10-5110-8755	COMM SERV-CNTRCT-HELPING HAND	0	8,100
10-5110-8759	COMM SRVC CNTRCT-HOPE CENTER	7,734	15,000
10-5110-8763	COMM SRVC CNTRCT-OUTDR ENTHST	25,000	25,000
10-5110-8766	COMM SRVC CNTRCT-SAVING GRACE	0	14,800
10-5110-8767	COMM SRVC CNTRCT-WY STATE FAIR	760,000	770,000
10-5110-8768	COMM SRVC CNTRCT-AMERICAN LEGI	13,890	20,000

Total COMMUNITY SERVICE CONTRACTS:

1,118,355

1,406,400

PUBLIC SERVICE CONTRACTS

10-5111-8744	COMM SERV-CNTRCT-FIRE SPPRSN	271,046	627,000
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Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5111-8760	COMM SRVC CNTRCT-JOINT JUSTICE	557,453	1,100,000
Total PUBLIC SERVICE CONTRACTS:		828,498	1,727,000

POLICE DEPT - ADMINISTRATION

10-5201-1001	SALARIES/WAGES - REGULAR	124,566	193,532
10-5201-1002	SALARIES/WAGES - OVERTIME	209	250
10-5201-1005	SALARIES/WAGES - LONGEVITY	398	398
10-5201-1006	SALARIES/WAGES - ALLOWANCES	600	900
10-5201-1021	EMPLOYEE BENEFITS - SCL SCRTY	9,651	14,970
10-5201-1023	EMPLOYEE BENEFITS - HEALTH INS	34,547	52,403
10-5201-1025	EMPLOYEE BENEFITS - WRKRS COMP	2,643	4,681
10-5201-1026	EMPLOYEE BENEFITS - DFRRD COMP	390	600
10-5201-1029	EMPLOYEE BENEFITS - WY RTRMNT	23,233	35,859
10-5201-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	0	655
10-5201-2122	TRAINING/DEVELOPMENT	545	1,570
10-5201-2123	MEALS/LODGING/TRAVEL	1,841	2,310
10-5201-2131	UTILITY SERVICES - ELECTRICITY	1,337	2,000
10-5201-2133	UTILITY SERVICES - NATURAL GAS	0	3,500
10-5201-2134	TELECOMMUNICATIONS	280	481
10-5201-2155	REPAIRS/MAINTENANCE	0	2,800
10-5201-2156	MAINTENANCE AGREEMENT	1,095	1,200
10-5201-2158	MISC CONTRACTUAL SERVICES	2,000	5,050
10-5201-2161	INCARCERATION CONTRACT	1,020	2,500
10-5201-3210	OPERATING SUPPLIES	717	6,100
10-5201-3233	UNIFORMS/CARE	0	500
10-5201-3235	FUEL	565	900
Total POLICE DEPT - ADMINISTRATION:		205,636	333,159

POLICE DEPT - PATROL

10-5202-1001	SALARIES/WAGES - REGULAR	970,334	1,618,191
10-5202-1002	SALARIES/WAGES - OVERTIME	62,307	65,000
10-5202-1005	SALARIES/WAGES - LONGEVITY	3,077	3,077
10-5202-1006	SALARIES/WAGES - ALLOWANCES	400	600
10-5202-1021	EMPLOYEE BENEFITS - SCL SCRTY	79,675	129,762
10-5202-1023	EMPLOYEE BENEFITS - HEALTH INS	381,961	649,454
10-5202-1025	EMPLOYEE BENEFITS - WRKRS COMP	20,106	37,955

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5202-1026	EMPLOYEE BENEFITS - DFRRD COMP	6,072	9,372
10-5202-1029	EMPLOYEE BENEFITS - WY RTRMNT	191,832	312,123
10-5202-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	375	1,494
10-5202-2122	TRAINING/DEVELOPMENT	8,816	16,736
10-5202-2123	MEALS/LODGING/TRAVEL	12,952	17,888
10-5202-2134	TELECOMMUNICATIONS	11,168	20,378
10-5202-2155	REPAIRS/MAINTENANCE	1,829	22,000
10-5202-2156	MAINTENANCE AGREEMENT	16,979	41,775
10-5202-2158	MISC CONTRACTUAL SERVICES	157	2,500
10-5202-3201	OFFICE SUPPLIES	0	500
10-5202-3210	OPERATING SUPPLIES	31,325	44,000
10-5202-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	15,498	48,829
10-5202-3233	UNIFORMS/CARE	9,712	23,500
10-5202-3235	FUEL	16,210	32,400
Total POLICE DEPT - PATROL:		1,840,786	3,097,534

POLICE DEPT - CRISIS CONTAINME

10-5206-2122	TRAINING/DEVELOPMENT	0	2,686
10-5206-2123	MEALS/LODGING/TRAVEL	0	2,000
10-5206-3210	OPERATING SUPPLIES	3,619	10,000
Total POLICE DEPT - CRISIS CONTAINME:		3,619	14,686

PUBLIC WORKS - ADMINISTRATION

10-5301-1001	SALARIES/WAGES - REGULAR	132,382	255,385
10-5301-1002	SALARIES/WAGES - OVERTIME	0	1,498
10-5301-1005	SALARIES/WAGES - LONGEVITY	1,498	0
10-5301-1006	SALARIES/WAGES - ALLOWANCES	600	900
10-5301-1021	EMPLOYEE BENEFITS - SCL SCRTY	10,327	19,780
10-5301-1023	EMPLOYEE BENEFITS - HEALTH INS	32,759	87,009
10-5301-1025	EMPLOYEE BENEFITS - WRKRS COMP	2,608	5,818
10-5301-1029	EMPLOYEE BENEFITS - WY RTRMNT	24,650	47,553
10-5301-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	0	240
10-5301-2122	TRAINING/DEVELOPMENT	0	640
10-5301-2123	MEALS/LODGING/TRAVEL	0	650
10-5301-2131	UTILITY SERVICES - ELECTRICITY	6,406	10,700
10-5301-2132	UTILITY SERVICES - WTR/SWR/GRB	3,180	5,000

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5301-2133	UTILITY SERVICES - NATURAL GAS	6,492	10,000
10-5301-2134	TELECOMMUNICATIONS	718	800
10-5301-2153	ARCHITECT/ENGINEERING/SURVEING	0	2,000
10-5301-2155	REPAIRS/MAINTENANCE	219	1,500
10-5301-2156	MAINTENANCE AGREEMENT	347	600
10-5301-3210	OPERATING SUPPLIES	874	4,000
10-5301-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	1,224	0
10-5301-3230	REFRESHMENT SUPPLIES	442	1,250
10-5301-3235	FUEL	676	1,500
Total PUBLIC WORKS - ADMINISTRATION:		225,402	456,823

PUBLIC WORKS - SHOP

10-5302-1001	SALARIES/WAGES - REGULAR	158,697	243,356
10-5302-1002	SALARIES/WAGES - OVERTIME	1,699	500
10-5302-1005	SALARIES/WAGES - LONGEVITY	885	885
10-5302-1006	SALARIES/WAGES-ALLOWANCE	400	600
10-5302-1021	EMPLOYEE BENEFITS - SCL SCRTY	12,407	18,828
10-5302-1023	EMPLOYEE BENEFITS - HEALTH INS	96,839	145,250
10-5302-1025	EMPLOYEE BENEFITS - WRKRS COMP	3,138	5,538
10-5302-1029	EMPLOYEE BENEFITS - WY RTRMNT	29,866	45,406
10-5302-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	4,539	6,749
10-5302-2122	TRAINING/DEVELOPMENT	4,095	14,400
10-5302-2123	MEALS/LODGING/TRAVEL	0	1,600
10-5302-2141	EQUIPMENT RENT	0	200
10-5302-2155	REPAIRS/MAINTENANCE	2,835	6,000
10-5302-3210	OPERATING SUPPLIES	19,826	25,000
10-5302-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	10,240	18,500
10-5302-3235	FUEL	1,698	2,500
10-5302-3237	OIL/LUBE/FLUIDS	8,501	16,000
Total PUBLIC WORKS - SHOP:		355,664	551,312

PUBLIC WORKS - PARKS

10-5304-1001	SALARIES/WAGES - REGULAR	201,056	273,016
10-5304-1002	SALARIES/WAGES - OVERTIME	611	5,500
10-5304-1004	SALARIES/WAGES - TEMPORARY	3,462	84,000
10-5304-1005	SALARIES/WAGES - LONGEVITY	1,064	1,064

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5304-1006	SALARIES/WAGES - ALLOWANCES	200	300
10-5304-1021	EMPLOYEE BENEFITS - SCL SCRTY	15,809	27,867
10-5304-1023	EMPLOYEE BENEFITS - HEALTH INS	108,928	163,403
10-5304-1025	EMPLOYEE BENEFITS - WRKRS COMP	4,012	8,196
10-5304-1029	EMPLOYEE BENEFITS - WY RTRMNT	33,133	51,860
10-5304-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	436	800
10-5304-2122	TRAINING/DEVELOPMENT	1,910	2,350
10-5304-2123	MEALS/LODGING/TRAVEL	360	500
10-5304-2131	UTILITY SERVICES - ELECTRICITY	12,578	22,000
10-5304-2132	UTILITY SERVICES - WTR/SWR/GRB	62,596	365,000
10-5304-2133	NATURAL GAS, PROPANE	269	500
10-5304-2141	EQUIPMENT - RENT	0	1,000
10-5304-2155	REPAIRS/MAINTENANCE	20,341	5,000
10-5304-2156	MAINTENANCE AGREEMENT	1,494	1,700
10-5304-2158	MISC CONTRACTUAL SERVICES	17,851	211,000
10-5304-3210	OPERATING SUPPLIES	27,878	57,000
10-5304-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	2,400	2,500
10-5304-3235	FUEL	6,117	10,000
Total PUBLIC WORKS - PARKS:		522,502	1,294,556

PUBLIC WORKS - STREETS/ALLEYS

10-5305-1001	SALARIES/WAGES - REGULAR	218,756	334,779
10-5305-1002	SALARIES/WAGES - OVERTIME	5,321	4,000
10-5305-1004	SALARIES/WAGES - TEMPORARY	9,930	16,800
10-5305-1005	SALARIES/WAGES - LONGEVITY	1,267	1,267
10-5305-1006	SALARIES/WAGES - ALLOWANCES	200	300
10-5305-1021	EMPLOYEE BENEFITS - SCL SCRTY	18,033	27,352
10-5305-1023	EMPLOYEE BENEFITS - HEALTH INS	93,149	139,669
10-5305-1025	EMPLOYEE BENEFITS - WRKRS COMP	4,571	8,045
10-5305-1029	EMPLOYEE BENEFITS - WY RTRMNT	41,723	63,081
10-5305-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	0	240
10-5305-2122	TRAINING/DEVELOPMENT	1,405	8,100
10-5305-2123	MEALS/LODGING/TRAVEL	866	1,700
10-5305-2134	TELECOMMUNICATIONS	0	500
10-5305-2155	REPAIRS/MAINTENANCE	8,824	60,000
10-5305-2158	MISC CONTRACTUAL SERVICES	28,131	108,200
10-5305-3210	OPERATING SUPPLIES	70,058	90,000

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5305-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	4,099	9,600
10-5305-3235	FUEL	12,615	28,000
Total PUBLIC WORKS - STREETS/ALLEYS:		518,950	901,633

PUBLIC WORKS - CEMETERY

10-5306-1001	SALARIES/WAGES - REGULAR	104,791	160,546
10-5306-1002	SALARIES/WAGES - OVERTIME	1,267	1,500
10-5306-1004	SALARIES/WAGES - TEMPORARY	0	16,800
10-5306-1005	SALARIES/WAGES - LONGEVITY	420	420
10-5306-1006	SALARIES/WAGES - ALLOWANCES	200	300
10-5306-1021	EMPLOYEE BENEFITS - SCL SCRTY	8,180	13,767
10-5306-1023	EMPLOYEE BENEFITS - HEALTH INS	60,525	90,818
10-5306-1025	EMPLOYEE BENEFITS - WRKRS COMP	2,071	4,049
10-5306-1029	EMPLOYEE BENEFITS - WY RTRMNT	19,748	30,173
10-5306-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	100	100
10-5306-2122	TRAINING/DEVELOPMENT	600	650
10-5306-2131	UTILITY SERVICES - ELECTRICITY	1,916	3,500
10-5306-2132	UTILITY SERVICES - WTR/SWR/GRB	75,807	225,000
10-5306-2133	UTILITY SERVICES - NATURAL GAS	862	2,000
10-5306-2134	TELECOMMUNICATIONS	649	1,250
10-5306-2141	EQUIPMENT - RENT	0	200
10-5306-2155	REPAIRS/MAINTENANCE	0	1,500
10-5306-2156	MAINTENANCE AGREEMENT	967	1,000
10-5306-2158	MISC CONTRACTUAL SERVICES	10,087	10,000
10-5306-3210	OPERATING SUPPLIES	6,229	13,000
10-5306-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	1,790	2,500
10-5306-3235	FUEL	2,213	2,750
Total PUBLIC WORKS - CEMETERY:		298,424	581,823

PUBLIC WORKS - SWIM POOL

10-5307-2131	UTILITY SERVICES - ELECTRICITY	2,607	3,500
10-5307-2132	UTILITY SERVICES - WTR/SWR/GRB	6	8,000
10-5307-2133	UTILITY SERVICES - NATURAL GAS	216	5,000
10-5307-2134	TELECOMMUNICATIONS	520	300
10-5307-2155	REPAIRS/MAINTENANCE	0	2,500
10-5307-2158	MISC CONTRACTUAL SERVICES	64,051	130,000

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
10-5307-3210	OPERATING SUPPLIES	0	8,000
10-5307-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	0	10,000
Total PUBLIC WORKS - SWIM POOL:		67,401	167,300

POLICE SPECIAL PROJECTS FUND**RURAL VIOLENT CRIME REDUCTION**

13-5820-3220	EQUIPMENT/TOOLS NON CAPITALIZE	0	16,070
Total RURAL VIOLENT CRIME REDUCTION:		0	16,070

HIGHWAY SAFETY TRAFFIC ENFORCE

13-5821-1001	SALARIES/WAGES - REGULAR	4,040	5,758
13-5821-1021	EMPLOYEE BENEFITS - SCL SCRTY	309	440
13-5821-1023	EMPLOYEE BENEFITS - HEALTH INS	876	0
13-5821-1025	EMPLOYEE BENEFITS - WRKRS COMP	79	130
13-5821-1029	EMPLOYEE BENEFITS - WY RTRMNT	752	1,072
Total HIGHWAY SAFETY TRAFFIC ENFORCE:		6,055	7,400

SCHOOL RESOURCE OFFICER PRGRM

13-5830-1001	SALARIES/WAGES - REGULAR	13,313	0
13-5830-1021	EMPLOYEE BENEFITS - SCL SCRTY	1,018	0
13-5830-1023	EMPLOYEE BENEFITS - HEALTH INS	9,014	0
13-5830-1025	EMPLOYEE BENEFITS - WRKRS COMP	261	0
13-5830-1029	EMPLOYEE BENEFITS - WY RTRMNT	2,479	0
Total SCHOOL RESOURCE OFFICER PRGRM:		26,086	0

OJJDP-UNDERAGE ENFORCEMENT

13-5831-1001	SALARIES/WAGES - REGULAR	1,080	3,797
13-5831-1021	EMPLOYEE BENEFITS - SCL SCRTY	83	290
13-5831-1023	EMPLOYEE BENEFITS - HEALTH INS	110	0
13-5831-1025	EMPLOYEE BENEFITS - WRKRS COMP	21	85
13-5831-1029	EMPLOYEE BENEFITS - WY RTRMNT	209	707
13-5831-3210	OPERATING SUPPLIES	605	0

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
Total OJJDP-UNDERAGE ENFORCEMENT:		2,109	4,879
BULLET PROOF VEST PROTECTION			
13-5838-3233	UNIFORMS/CARE	0	8,600
Total BULLET PROOF VEST PROTECTION:		0	8,600

WATER FUND**WATER - ADMINISTRATION**

31-5400-1150	DEPRECIATION	425,000	850,000
31-5400-2158	MISC CONTRACTUAL SERVICES	11,366	15,500
31-5400-2166	COLLECTION FEES	0	500
31-5400-2175	REFUNDS/REIMBURSEMENT EXPENSE	23	0
31-5400-4347	MANAGEMENT FEES	141,450	282,899
Total WATER - ADMINISTRATION:		577,839	1,148,899

WATER - TREATMENT

31-5401-1001	SALARIES/WAGES - REGULAR	87,610	135,110
31-5401-1002	SALARIES/WAGES - OVERTIME	4,152	6,000
31-5401-1005	SALARIES/WAGES - LONGEVITY	751	751
31-5401-1006	SALARIES/WAGES - ALLOWANCES	200	300
31-5401-1021	EMPLOYEE BENEFITS - SCL SCRTY	7,112	10,905
31-5401-1023	EMPLOYEE BENEFITS - HEALTH INS	36,294	54,657
31-5401-1025	EMPLOYEE BENEFITS - WRKRS COMP	1,800	3,207
31-5401-1029	EMPLOYEE BENEFITS - WY RTRMNT	17,086	26,275
31-5401-2122	TRAINING/DEVELOPMENT	939	2,570
31-5401-2123	MEALS/LODGING/TRAVEL	0	800
31-5401-2131	UTILITY SERVICES - ELECTRICITY	34,099	60,000
31-5401-2132	UTILITY SERVICES - WTR/SWR/GRB	1,030	10,000
31-5401-2133	UTILITY SERVICES - NATURAL GAS	3,534	8,000
31-5401-2134	TELECOMMUNICATIONS	117	1,600
31-5401-2140	RENT - LAND/BUILDINGS	0	13,000
31-5401-2153	ARCHITECT, ENG, SURVEY	1,560	4,000
31-5401-2155	REPAIRS/MAINTENANCE	31,251	45,000
31-5401-2156	MAINTENANCE AGREEMENT	0	12,000

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
31-5401-2158	MISC CONTRACTUAL SERVICES	15,596	50,000
31-5401-3210	OPERATING SUPPLIES	40,170	55,000
31-5401-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	0	20,500
31-5401-3235	FUEL	794	1,600
Total WATER - TREATMENT:		284,095	521,275

WATER - DISTRIBUTION/MAINTNCE

31-5402-1001	SALARIES/WAGES - REGULAR	166,489	257,597
31-5402-1002	SALARIES/WAGES - OVERTIME	8,588	7,500
31-5402-1004	SALARIES/WAGES - TEMPORARY	0	4,200
31-5402-1005	SALARIES/WAGES - LONGEVITY	1,047	1,296
31-5402-1006	SALARIES & WAGES - ALLOWANCES	200	300
31-5402-1021	EMPLOYEE BENEFITS - SCL SCRTY	13,508	20,753
31-5402-1023	EMPLOYEE BENEFITS - HEALTH INS	84,816	127,286
31-5402-1025	EMPLOYEE BENEFITS - WRKRS COMP	3,425	6,104
31-5402-1029	EMPLOYEE BENEFITS - WY RTRMNT	32,275	49,361
31-5402-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,695	2,000
31-5402-2122	TRAINING/DEVELOPMENT	0	2,113
31-5402-2131	UTILITY SERVICES - ELECTRICITY	8,244	18,000
31-5402-2132	UTILITY SERVICES - WTR/SWR/GRB	33,059	25,500
31-5402-2133	UTILITY SERVICES - NATURAL GAS	1,058	1,800
31-5402-2134	TELECOMMUNICATIONS	117	250
31-5402-2141	EQUIPMENT - RENT	0	400
31-5402-2153	ARCHITECT/ENGINEERING/SURVEY	135	2,000
31-5402-2155	REPAIRS/MAINTENANCE	1,952	30,000
31-5402-2156	MAINTENANCE AGREEMENT	1,095	3,000
31-5402-2158	MISC CONTRACTUAL SERVICES	7,366	13,375
31-5402-3210	OPERATING SUPPLIES	42,112	50,000
31-5402-3235	FUEL	4,023	7,500
31-5402-4310	LEASE PAYMENTS - OPERATING	459	500
31-5402-6544	IMPRVMNTS OTHER THAN BLDG	20,742	0
31-5402-6548	VEHICLES	0	0
Total WATER - DISTRIBUTION/MAINTNCE:		432,407	630,835

WATER - CUSTOMER SERVICES

31-5403-1001	SALARIES/WAGES - REGULAR	40,899	62,768
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Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
31-5403-1005	SALARIES/WAGES - LONGEVITY	617	617
31-5403-1021	EMPLOYEE BENEFITS - SCL SCRTY	3,074	4,849
31-5403-1023	EMPLOYEE BENEFITS - HEALTH INS	24,217	36,321
31-5403-1025	EMPLOYEE BENEFITS - WRKRS COMP	806	1,426
31-5403-1029	EMPLOYEE BENEFITS - WY RTRMNT	7,615	11,687
31-5403-2134	TELECOMMUNICATIONS	0	220
31-5403-2155	REPAIRS/MAINTENANCE	0	1,500
31-5403-2156	MAINTENANCE AGREEMENT	7,220	3,000
31-5403-3210	OPERATING SUPPLIES	88	2,000
31-5403-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	19,703	40,000
31-5403-3235	FUEL	492	2,000
Total WATER - CUSTOMER SERVICES:		104,731	166,388
WATER - TREATMENT CAPITAL			
31-5405-6544	IMPRVMNTS OTHER THAN BLDG	0	2,539,500
31-5405-6548	VEHICLES	26,688	32,500
Total WATER - TREATMENT CAPITAL:		26,688	2,572,000
WATER - DSTRBTN/MNTNC-CAPITAL			
31-5406-6540	LAND	0	0
31-5406-6547	EQUIPMENT/FURNITURE	28,010	35,000
31-5406-6548	VEHICLES	254,530	319,530
Total WATER - DSTRBTN/MNTNC-CAPITAL:		282,539	354,530
WATER - CUSTOMER SRVC CAPITAL			
31-5407-6547	EQUIPMENT/FURNITURE	0	200,000
31-5407-6548	VEHICLES	0	71,637
Total WATER - CUSTOMER SRVC CAPITAL:		0	271,637
WATER IMPROVEMENTS			
31-5408-2153	ARCHITECT/ENGINEERING/SURVEY	58,541	10,000
31-5408-2158	MISC CONTRACTUAL	122,754	4,230,000
31-5408-6544	IMPRVMNTS OTHER THAN BLDG	114,988	140,000

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
Total WATER IMPROVEMENTS:		296,283	4,380,000
WATER MAIN REPLACEMENTS			
31-5409-2153	ARCHITECT/ENGINEERING/SURVEY	277,535	625,251
31-5409-6544	IMPRVMNTS OTHER THAN BLDG	1,791,313	4,278,299
Total WATER MAIN REPLACEMENTS:		2,068,848	4,903,550
SEWER FUND			
SEWER - ADMINISTRATION			
32-5500-1150	DEPRECIATION	230,000	460,000
32-5500-2158	MISC CONTRACTUAL SERVICES	7,341	10,000
32-5500-4347	MANAGEMENT FEES	81,039	162,077
Total SEWER - ADMINISTRATION:		318,379	632,077
SEWER - TREATMENT			
32-5501-1001	SALARIES/WAGES - REGULAR	80,409	124,307
32-5501-1002	SALARIES/WAGES - OVERTIME	1,676	5,000
32-5501-1005	SALARIES/WAGES - LONGEVITY	500	500
32-5501-1006	SALARIES/WAGES - ALLOWANCES	200	300
32-5501-1021	EMPLOYEE BENEFITS - SCL SCRTY	6,352	9,983
32-5501-1023	EMPLOYEE BENEFITS - HEALTH INS	36,366	54,611
32-5501-1025	EMPLOYEE BENEFITS - WRKRS COMP	1,607	2,936
32-5501-1029	EMPLOYEE BENEFITS - WY RTRMNT	15,284	24,077
32-5501-2122	TRAINING/DEVELOPMENT	396	2,570
32-5501-2123	MEALS/LODGING/TRAVEL	0	800
32-5501-2131	UTILITY SERVICES - ELECTRICITY	49,131	80,000
32-5501-2132	UTILITY SERVICES - WTR/SWR/GRB	1,550	10,000
32-5501-2134	TELECOMMUNICATIONS	1,437	3,000
32-5501-2153	ARCHITECT/ENGINEERING/SURVEY	0	4,000
32-5501-2155	REPAIRS/MAINTENANCE	0	30,000
32-5501-2158	MISC CONTRACTUAL SERVICES	7,037	20,000
32-5501-3210	OPERATING SUPPLIES	28,074	45,000
32-5501-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	365	41,500
32-5501-3235	FUEL	794	1,600

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
Total SEWER - TREATMENT:		231,178	460,184
SEWER - COLLECTION			
32-5502-1001	SALARIES/WAGES - REGULAR	154,564	236,333
32-5502-1002	SALARIES/WAGES - OVERTIME	5,898	4,500
32-5502-1004	SALARIES/WAGES - TEMPORARY	0	4,200
32-5502-1005	SALARIES/WAGES - LONGEVITY	702	702
32-5502-1006	SALARIES & WAGES - ALLOWANCES	200	300
32-5502-1021	EMPLOYEE BENEFITS - SCL SCRTY	12,364	18,851
32-5502-1023	EMPLOYEE BENEFITS - HEALTH INS	68,777	103,195
32-5502-1025	EMPLOYEE BENEFITS - WRKRS COMP	3,133	5,545
32-5502-1029	EMPLOYEE BENEFITS - WY RTRMNT	29,554	44,843
32-5502-2120	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,695	2,000
32-5502-2122	TRAINING/DEVELOPMENT	1,023	2,112
32-5502-2131	UTILITY SERVICES - ELECTRICITY	6,629	12,000
32-5502-2132	UTILITY SERVICES - WTR/SWR/GRB	196	350
32-5502-2133	UTILITY SERVICES - NATURAL GAS	2,117	3,500
32-5502-2134	TELECOMMUNICATIONS	674	1,100
32-5502-2153	ARCHITECT/ENGINEERING/SURVEY	0	2,500
32-5502-2155	REPAIRS/MAINTENANCE	29,845	20,000
32-5502-2158	MISC CONTRACTUAL SERVICES	0	13,375
32-5502-3210	OPERATING SUPPLIES	22,725	45,000
32-5502-3235	FUEL	4,023	7,500
32-5502-4310	LEASE PAYMENTS - OPERATING	417	400
32-5502-6548	VEHICLES	0	0
Total SEWER - COLLECTION:		344,535	528,306
SEWER - TREATMENT CAPITAL			
32-5505-6544	IMPRVMNTS OTHER THAN BLDG	0	74,800
32-5505-6548	VEHICLES	26,688	32,500
Total SEWER - TREATMENT CAPITAL:		26,688	107,300
SEWER - COLLECTION CAPITAL			
32-5506-6548	VEHICLES	254,530	319,530

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
Total SEWER - COLLECTION CAPITAL:		254,530	319,530
WASTEWATER TRTMNT PLANT REHAB			
32-5507-2153	ARCHITECT/ENGINEERING/SURVEY	115,907	213,000
32-5507-6544	IMPRVMNTS OTHER THAN BLDG	715,912	754,000
Total WASTEWATER TRTMNT PLANT REHAB:		831,818	967,000
SEWER MAIN REPLACEMENTS			
32-5508-2153	ARCHITECT/ENGINEERING/SURVEY	128,254	931,000
32-5508-6544	IMPRVMNTS OTHER THAN BLDG	1,403,840	2,238,000
Total SEWER MAIN REPLACEMENTS:		1,532,094	3,169,000
SANITATION FUND			
SANITATION			
33-5600-1001	SALARIES/WAGES - REGULAR	105,768	158,138
33-5600-1002	SALARIES/WAGES - OVERTIME	0	600
33-5600-1005	SALARIES/WAGES - LONGEVITY	823	823
33-5600-1006	SALARIES/WAGES - ALLOWANCES	200	300
33-5600-1021	EMPLOYEE BENEFITS - SCL SCRTY	8,189	12,259
33-5600-1023	EMPLOYEE BENEFITS - HEALTH INS	60,544	90,807
33-5600-1025	EMPLOYEE BENEFITS - WRKRS COMP	2,073	3,606
33-5600-1029	EMPLOYEE BENEFITS - WY RTRMNT	19,694	29,557
33-5600-1150	DEPRECIATION	27,500	55,000
33-5600-2134	TELECOMMUNICATIONS	0	250
33-5600-2155	REPAIRS/MAINTENANCE	36	4,200
33-5600-2158	MISC CONTRACTUAL SERVICES	560,169	1,006,400
33-5600-3210	OPERATING SUPPLIES	15,982	38,000
33-5600-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	279	2,600
33-5600-3235	FUEL	13,103	26,000
33-5600-4347	MANAGEMENT FEES	85,459	170,918
33-5600-6548	VEHICLES	0	0

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
Total SANITATION:		899,819	1,599,458
SANITATION CAPITAL			
33-5605-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	35,995	36,000
33-5605-6547	EQUIPMENT/FURNITURE	20,000	20,000
33-5605-6548	VEHICLES	249,994	249,994
Total SANITATION CAPITAL:		305,989	305,994

LANDFILL FUND**LANDFILL**

34-5340-1001	SALARIES/WAGES - REGULAR	213,471	322,707
34-5340-1002	SALARIES/WAGES - OVERTIME	2,037	2,750
34-5340-1005	SALARIES/WAGES - LONGEVITY	607	607
34-5340-1006	SALARIES/WAGES - ALLOWANCES	400	600
34-5340-1021	EMPLOYEE BENEFITS - SCL SCRTY	17,195	25,922
34-5340-1023	EMPLOYEE BENEFITS - HEALTH INS	64,859	97,310
34-5340-1025	EMPLOYEE BENEFITS - WRKRS COMP	4,203	7,350
34-5340-1026	EMPLOYEE BENEFITS - DFRRD COMP	8,519	12,180
34-5340-1029	EMPLOYEE BENEFITS - WY RTRMNT	31,427	48,420
34-5340-1150	DEPRECIATION	52,500	105,000
34-5340-2122	TRAINING/DEVELOPMENT	750	750
34-5340-2123	MEALS/LODGING/TRAVEL	739	1,644
34-5340-2131	UTILITY SERVICES - ELECTRICITY	5,449	10,000
34-5340-2133	UTILITY SERVICES - NATURAL GAS	3,043	10,500
34-5340-2153	ARCHITECT/ENGINEERING/SURVEY	14,985	41,000
34-5340-2155	REPAIRS/MAINTENANCE	18,439	18,000
34-5340-2156	MAINTENANCE AGREEMENT	5,170	11,500
34-5340-2158	MISC CONTRACTUAL SERVICES	287,905	525,000
34-5340-3210	OPERATING SUPPLIES	77,715	82,000
34-5340-3220	EQUIPMENT/TOOLS-NON CAPITALIZE	2,352	2,500
34-5340-3235	FUEL	30,314	73,000
34-5340-4343	DEBT PAYMENT - PRINCIPAL	13,141	13,142
34-5340-4347	MANAGEMENT FEES	64,831	129,662
34-5340-6547	EQUIPMENT/FURNITURE	13,660	0

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
Total LANDFILL:		933,711	1,541,544
LANDFILL - CAPITAL			
34-5345-6542	BUILDINGS/IMPROVEMENTS	0	135,000
34-5345-6544	IMPRVMNTS OTHER THAN BLDG	0	20,000
34-5345-6547	EQUIPMENT/FURNITURE	736,826	920,000
34-5345-6548	VEHICLES	57,164	65,000
Total LANDFILL - CAPITAL:		793,990	1,140,000
EMPLOYEE HEALTH CARE FUND			
EMPLOYEE HEALTH CARE			
39-5390-1023	EMPLOYEE BNFTS - HLTH INS PREM	627,213	792,000
39-5390-1032	EMPLOYEE BENEFITS - CLAIMS	2,786,068	1,500,000
39-5390-1058	HEALTH CARE - ADMINISTRTRN FEE	66,235	93,000
Total EMPLOYEE HEALTH CARE:		3,479,517	2,385,000
ECONOMIC DEVELOPMENT			
ECONOMIC DEVELOPMENT			
41-5410-2115	PUBLISHING/ADVERTISING	0	500
41-5410-2122	TRAINING/DEVELOPMENT	0	1,200
41-5410-2123	MEALS/LODGING/TRAVEL	102	1,200
41-5410-2158	MISC CONTRACTUAL SERVICES	21,537	145,000
41-5410-6540	LAND	54,814	50,000
Total ECONOMIC DEVELOPMENT:		76,453	197,900
THE 112			
41-5411-2158	MISC CONTRACTUAL SERVICES	282,988	1,433,300
Total THE 112:		282,988	1,433,300

GENERAL FUND EQUIPMENT RESERVE**GENERAL FUND EQUIPMENT RESERVE**

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
47-5470-6547	EQUIPMENT/FURNITURE	177,295	306,798
47-5470-6548	VEHICLES	349,778	662,000
Total GENERAL FUND EQUIPMENT RESERVE:		527,073	968,798

CAPITAL PROJ FIRE EQUIP FUND**FIRE EQUIPMENT**

50-5500-6548	BUILDINGS	49,259	0
Total FIRE EQUIPMENT:		49,259	0

TRAIN CAR RESTORATION**TRAIN CAR RESTORATION**

54-5540-2155	REPAIRS/MAINTENANCE	9,050	20,000
Total TRAIN CAR RESTORATION:		9,050	20,000

POOL IMPROVEMENTS FUND**POOL IMPROVEMENTS**

55-5550-2153	ARCHITECT/ENGINEERING/SURVEY	43,911	100,000
55-5550-6542	BUILDINGS/IMPROVEMENTS	0	15,000
55-5550-6544	IMPRVMNTS OTHER THAN BLDG	1,518,320	1,750,000
Total POOL IMPROVEMENTS:		1,562,231	1,865,000

STREET IMPROVEMENT FUND**STREET IMPROVEMENTS**

56-5560-2153	ARCHITECT/ENGINEERING/SURVEY	206,938	1,207,050
56-5560-2158	MISC CONTRACTUAL SERVICES	0	70,000
56-5560-6544	IMPRVMNTS OTHER THAN BLDG	1,002,905	6,608,600
Total STREET IMPROVEMENTS:		1,209,843	7,885,650

CAPITAL IMP -PUBLIC FACILITIES**CAPITAL IMP -FACILITIES**

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget
57-5570-2153	ARCHITECT/ENGINEERING/SURVEY	25,624	0
57-5570-6542	BUILDINGS/IMPROVEMENTS	52,015	150,500
57-5570-6544	IMPRVMNTS OTHER THAN BLDG	175,388	0
Total CAPITAL IMP -FACILITIES:		253,027	150,500
COMMUNITY FACILITY			
57-5571-2153	ARCHITECT/ENGINEERING/SURVEY	190,279	300,000
57-5571-6542	BUILDINGS/IMPROVEMENTS	5,059,719	17,630,000
Total COMMUNITY FACILITY:		5,249,998	17,930,000
CAPTL PROJ-PARK IMPRVMNT FUND			
PARK IMPROVEMENTS			
65-5650-2153	ARCHITECT, ENG, SURVEY	10,208	50,000
65-5650-2158	MISC CONTRACTUAL SERVICES	139,900	385,000
65-5650-6544	IMPRVMNTS OTHER THAN BLDG	7,110	567,000
Total PARK IMPROVEMENTS:		157,217	1,002,000
HISTORIC PRSRVTN CMSN FUND			
HISTORIC PRESERVATION CMMSSN			
92-5920-2158	MISC CONTRACTUAL SERVICES	356	3,015
Total HISTORIC PRESERVATION CMMSSN:		356	3,015
ARTS & CULTURE BOARD OF TRUSTE			
ARTS & CULTURE BOARD OF TRUSTE			
93-5930-2158	MISC CONTRACTUAL SERVICES	259	25,000
Total ARTS & CULTURE BOARD OF TRUSTE:		259	25,000



Agenda Item Report

City Council – March 23, 2026

Item

Notice of Possible Quorum: March 25, 2026, 2:00 P.M., City Hall, 101 N. 4th St.

Responsible Staff Contact

Recommendation

Executive Summary

Background

Alignment to Strategic Doing (SD) and/or Other Plans

SD Commitment
SD Commitment Strategy
SD Commitment KPI
SD Outcome
SD Outcome Strategy
SD Outcome KPI
2014 Master Plan
2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Attachments

None



Agenda Item Report

City Council – March 23, 2026

Item

Notice of Possible Quorum: April 10, 2026, 5:00 P.M., Moose Lodge, 120 N. 2nd St.

Responsible Staff Contact

Recommendation

Executive Summary

Background

Alignment to Strategic Doing (SD) and/or Other Plans

SD Commitment
SD Commitment Strategy
SD Commitment KPI
SD Outcome
SD Outcome Strategy
SD Outcome KPI
2014 Master Plan
2015 Downtown Master Plan

Budget/Fiscal Impact

Fund/Department
Project/Line Item(s)
Budgeted Amount
Anticipated Amount

Action Requested/Recommended Motion

Attachments

None



EVENTS

- Adult DIY - Needle Felt Owls
Mar 25, 6P
Converse County Library
- Ukrainian Easter Egg Class
Mar 31, 6P
Converse County Library
- Safe Streets for All
Mar 27, 3P
Douglas Middle School
- Line Dancing
Apr 2, 7P
Douglas Senior Center
- Owl Prowl
Mar 27, 730P
Bob Williamson Park
- Blood Drive
Apr 9, 130P
United Church of Christ
- Make a scarf for the
Jackalope
Mar 28, 11A
Douglas Railroad Museum
- Commit to Kids
Apr 11, 6P
WY State Fairgrounds
- Easter Egg Hunt
Mar 28, 1P
WY State Fairgrounds

More information available at:

<https://www.seewhatconversecando.com/calendar/>

<https://douglas.brighttravel.com/events>

All Events Are Subject To Change