Applicant & Community Details Confirmation

Welcome to the BRC Program Application

The Building Resilient Communities (BRC) – formerly the Business Ready Community – grant and loan program provides financing for community planning activities and publicly owned infrastructure that serves the needs of businesses and promotes economic development within Wyoming communities.

Cities, towns, counties, joint powers boards, and the Northern Arapaho and Eastern Shoshone tribes are eligible to apply for funding.

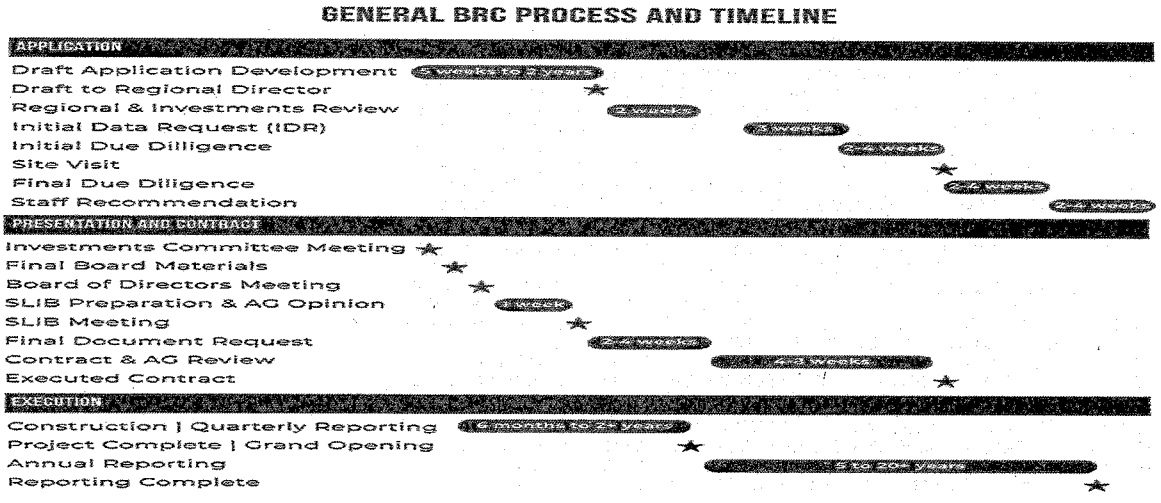
Public infrastructure eligible for funding includes water; sewer; roads; airports; rights of way; telecommunications; land; spec buildings; amenities within a business park, industrial park, industrial site or business district; landscaping, recreation, and educational facilities; and other physical projects in support of primary economic and educational development.

General BRC Process & Timeline Overview:

It can take several months to develop a BRC project before submitting an application. During that time, it's important to connect with your Regional Director who is your dedicated coach and guide as you develop your project. After you've submitted your application, your Regional Director will review it with the WBC Investments team and provide any feedback for you to incorporate before continuing through the rest of the application review process.

How to Save Your Progress

To save your application progress, click the "submit" button at the end of the application; however, please ensure you do not check the final "My application is complete and ready for staff review" checkbox until you are ready to full submit it. This will save your draft without initiating the official review process.



Application Name

Moorcroft, Town of - Building Resilient Communities (BRC) App - Jul 06, 2026

Community Group Name

Moorcroft, Town of

Applicant/Contact Name

Jesse Connally

Applicant/Contact Email

clerktreas@townofmoorcroft.com

Elected Contact Salutation

Mr

Elected Contact First & Last Name

Dale Petersen

Elected Contact Title

Mayor

Elected Contact Email

frankandshadow01@hotmail.com

Select a BRC Investment Strategy

Strategy Descriptions:

1. Solving a barrier WITHa business: Projects in which applicants have businesses committed to start-up, expand, locate or retain jobs in the community. This pathway is for projects where private-sector activity is central to the solution, and you can provide the business-focused information and documents required for review. *This can include Managed Data Centers where funds are used to help buy down the cost of broadband and electricity.*
2. Solving a barrier WITHOUTa business: Projects which have no specific business committed to expand or locate in a community. Typically this entails a who community wants to build infrastructure to ready itself for new business/workforce development under a specific strategy or plan of action.
3. Solving a barrier WITH A PLAN: Projects in which applicants create or further develop a community's economic development strategy and outlines an implementation plan. This pathway is for planning efforts, and requires planning-focused materials such as a project narrative,

budget, certifications, and any procurement or RFP documentation.

BRC Investment Strategy

The WBC is focused on supporting communities and businesses to identify and remove the barriers blocking economic growth in Wyoming. After reviewing the descriptions above, please select which BRC strategy you are pursuing. Please reach out to your Regional Director with any questions or clarifications.

Solving a Barrier WITHOUT a Business

Project Information

What is your total eligible project cost?

$9,236,040.02

What funding amount are you requesting in this grant application?

$6,927,030.015

Required Match (25% of eligible project cost)
Note: This is an automatic calculation

$2309010.005

Do you plan to finance any of this project with a BRC loan?

No

ADDITIONAL PROJECT DETAILS

Project Title

Moorcroft Residential Infrastructure Extension for Attainable Housing

Short Project Description

Construction and extension of water, sanitary sewer, storm drains, streets, curbs, sidewalks which are critical infrastructure needed to support the current barrier to growth that Moorcroft faces, and also to help support a planned attainable or affordable housing project serving 56 new single-family residential lots that would be suitable for workforce housing, while also bringing an existing 12 residential homes and large church onto the sanitary sewer line.

Target Project Start & Completion Date

05/01/2027 - 04/30/2028

Current Barrier to Growth

Housing

Regional Collaboration

Are there any regional partners involved in the project?

No

Explain the process and benefit

Explain the benefits to the community this project would result in.

Lack of infrastructure to the areas that would allow growth for Moorcroft is our largest barrier. This project opens up a 56-lot infrastructure ready residential subdivision and creates the critical infrastructure that will improve the reliability and capacity of the Town's wastewater collection system, provide safe drinking water and safe streets to residents, all while supporting future residential and commercial growth. This project would be a huge step in the right direction for Moorcroft. Extending this infrastructure and creating attainable housing will bring in middle-income households assisting with our workforce housing difficulties. These essential workers are teachers, healthcare workers, police officers, firefighters, municipal employees, etc. many of whom commute from neighboring cities or states due to the lack of homes on the market within their price range. Benefits to the community from this project include improving service to existing residences and businesses; enhancing public health and safety; helping to position Moorcroft for continued economic development; increasing our local workforce; increasing support for local businesses and community programs; and expansion of the town's tax and enterprise bases.

Current Zoning

None

Future Zoning

None

If the Current Zoning and Future Zoning do not match, please explain why.

Will the project take place in a public right of way?

Yes

Environmental Concerns & Permitting

According to our current engineer there is no known environmental as the project moves forward, the town plans to follow all permitting requirements with WYDOT DEQ or any other agencies.

Funding Sources

Have you explored other funding sources?

No

Have you applied for other funding sources?

No

Have you received other funding sources?

No

Project Documents

Template Downloads:

- Project Budget Template File

Project Budget (Follow Template)

Include a sources & uses document that shows how all eligible costs will be covered by both cash and in-kind contributions.
Filename should contain 'Project Budget' and be in one of the following formats: .xls, .xlsx, .pdf

BRC Project Budget - Moorcroft Residential Infrastructure Expansion for Attainable Housing.xlsx

Project Narrative

Provide a 2-4 page description/overview of the project, including how this project solves a barrier to the community's growth, potential impact to the community, goals & metrics, partnerships, and other important factors to your project.
Filename should contain 'Project Narrative' and be in one of the following formats: .doc, .docx, .pdf

Narrative_Moorcroft Residential Infrastructure Extension for Attainable Housing.docx

Certified Project Estimates

Project Budget must be supported by estimates from a qualified engineer or architect. Filename should contain 'Certified Project Estimates' and be .pdf format

Certified Engineer Project Cost Estimate _ Quantity Breakdown_Moorcroft Residential Infrastructure Extension_Paving and Utilities.pdf

Revenue Recapture Plan

If revenue is generated by the applicant or a private developer through publicly-funded infrastructure projects, it must be recaptured by the applicant at a rate negotiated between the applicant and other partners and commensurate with the public investment. If you need additional clarity, please check with your WBC Regional Director before continuing your application.
Filename should contain 'Revenue Recapture Plan' and be in one of the following formats: .doc, .docx, .pdf

Elected Official Certification Letter

A signed letter or memo from your community's Elected Official (e.g., Mayor, County Commissioner) confirming their authorization for the Applicant to submit this application for the Building Resilient Communities (BRC) program.
Filename should contain 'Elected Official Certification' and be in one of the following formats: .doc, .docx, .pdf

Elected Official Certification Letter_Moorcroft Residential Infrastructure BRG Grant.pdf

Economic Impact Data

Utilize this form to complete job creation, wages, and capital expenditures information for projects involving a committed business.
Filename should contain 'Economic Impact Data' and be in one of the following formats: .xls, .xlsx

Moorcroft_Subdivision_Economic_Impact_56_Homes.xlsx

Project-Specific Images, Maps, Renderings, etc.

Please upload any other project-specific materials for review and consideration. Include any images, maps, renderings, etc. of the proposed project or project site.

1.

2.

3.

4.

5.

6.

7.

8.

1. Examples of Homes & Layouts.pdf
2. Sewer North of Interstate - Layout of Project.pdf
3. 56-Home Lincoln Subdivision - New Sketch Plat - 10-16-26.pdf

Building Resilient Communities Application

IMPORTANT: YOUR APPLICATION WILL NOT AUTO-SAVE UNLESS you select the submit as a draft option on the final page of this application. This will save your progress without initiating the official review process.

Please review and acknowledge the statements below before signing your application.

I acknowledge the Wyoming Preference Act (Wyoming State Statute § 16-6-201 through 16-6-206) will be adhered to throughout the project.

true

I will follow state procurement standards inclusive of W.S. § 15-1-112 and W.S. § 16-6-101, et seq.

true

I will list facility/land on www.wyomingsites.com, if applicable

true

Signature

I certify that my answers are true and complete to the best of my knowledge and agree to terms above. Remember to press "Save signature" before continuing



Today's Date

10/31/2026

Final Checkpoint

Submit a final version for staff review or save a draft?

My application is complete and ready for staff review.

Only select "Yes (Final)" if you are ready to submit your application. If you would like to save and return later, click "No (Draft)".

Yes (Final)

Investing in Moorcroft's Future: Removing Barriers to Growth
Moorcroft Residential Infrastructure Expansion for Attainable Housing Project

The Town of Moorcroft is positioned to benefit from investment and employment opportunities emerging throughout northeastern Wyoming. However, despite regional economic opportunities, the Town has been unable to accommodate meaningful growth because of a longstanding lack of public infrastructure needed to support new housing and development. Moorcroft's residential growth history underscores the importance of addressing this barrier: aside from a 38-home subdivision that began in 1980 and a 12-home subdivision that began in 2008, the Town has not experienced significant growth in more than four decades. This limited growth reflects the difficulty of bringing additional housing to market when developable land lacks the necessary public utilities and supporting infrastructure. This infrastructure expansion project is an important opportunity to begin reversing that pattern by extending municipal infrastructure into a growth area and creating opportunities for available and attainable housing, commercial investment, and future economic expansion.

Located in northeastern Wyoming along Interstate 90, Moorcroft serves as an important gateway between Gillette and the Black Hills of South Dakota. The community has long provided housing for employees working throughout the Powder River Basin's coal, oil, natural gas, and energy industries. Today, Northeastern Wyoming is experiencing renewed economic opportunity through continued uranium recovery operations, proposed nuclear fuel manufacturing, and expanding exploration and development of critical minerals throughout Crook and Weston Counties. These industries have the potential to create hundreds of direct and indirect jobs while strengthening Wyoming's role in domestic energy production, advanced manufacturing, and national security.

While jobs continue to be created throughout the region, Moorcroft cannot accommodate the workforce needed to support this growth because of an insufficient supply of housing and the infrastructure necessary to support additional residential developments.

Housing shortages have become one of the greatest constraints on Moorcroft's future growth. Employers continue creating jobs throughout northeastern Wyoming, but workers cannot relocate without available housing that fits their needs and budgets. Moorcroft needs homes in an attainable price range. Creating opportunities for attainable housing is important to families seeking to purchase a home and to employers trying to recruit and retain a dependable local workforce. Without adequate housing options, workers may need to live outside of our community, limiting the local economic benefits that come from residents shopping locally, paying property taxes, participating in community life, and raising families in Moorcroft.

The housing shortage affects not only private industry but also the Town of Moorcroft and other local employers. Recruiting and retaining qualified employees becomes more difficult when prospective workers cannot find suitable housing in the community. This is

especially important for teachers and other public-service professionals whose work is essential to the long-term vitality of Moorcroft. If teachers are unable to find attainable housing near the schools where they work, the community faces additional challenges attracting and keeping quality educators needed to serve local students. Affordable housing can help make it possible for not only teachers, but for healthcare workers, police officers, store clerks and other essential members of the local workforce to both live and work in Moorcroft.

Extending infrastructure north of I-90 would create a framework for future development even beyond the new proposed subdivision. It would improve access to land farther north for future residential or commercial development as demand grows. In addition, established county subdivisions north of this project area may have a future opportunity to access Town water and sewer services. Over time, this could create an opportunity to evaluate whether these areas should be considered for annexation into Town limits. These are potential long-term opportunities rather than immediate project commitments; however, they demonstrate how this project's investment could support a broader, coordinated approach to growth.

Quality streets and neighborhood infrastructure are also essential to making new housing successful over the long term. Concrete-paved streets, curbs, gutters, and sidewalks help create durable, accessible neighborhoods; support safe movement by drivers, pedestrians, children, older adults, and people with disabilities; and improve drainage and the orderly management of stormwater. These improvements also help establish the quality and permanence expected in a new residential area.

Additional benefits from the outcome of this project:

- Generation of new utility customers which will strengthen the Town's financial sustainability maximizing return on the State's investment
- Increase housing opportunities to meet current and future workforce demand, including attainable homes in the approximate $300,000–$350,000 range
- Improve public health and environmental protection through centralized wastewater collection and treatment by removing long-term reliance on individual septic systems
- Increased property values through access to municipal utilities.
- Expansion of the local tax base through new residential and commercial development
- Potential future development farther north of I-90 and possible future utility access for established county subdivisions

Project Goal: Expand necessary infrastructure needed to prepare the area for residential development therefore addressing the town's need for attainable housing.

Outcomes:

- Completion to the extension of water and sanitary sewer lines
- Completion of streets, curbs, gutters, storm sewer, and sidewalks
- Enable development of 56 residential lots
- Support for the Town's top priority of housing needs as identified in our 2021 Master Plan
- Create capacity and support for future residential and commercial development and long-range growth

Partnerships and Community Support

Successful completion of the Moorcroft Residential Infrastructure Extension for Attainable Housing Project will rely on strong partnerships among the Town of Moorcroft, local property owners, developers, community organizations, and state funding agencies.

The Town will oversee project planning, engineering, permitting, construction management, long-term operation and maintenance of the constructed municipal infrastructure systems. Coordination with engineering consultants and contractors will ensure the project meets all applicable state and federal design standards.

Support from state and federal infrastructure funding programs will enable Moorcroft to complete a project that otherwise exceeds local financial capacity while generating benefits that extend well beyond the immediate project area.

The Moorcroft Residential Infrastructure Extension for Attainable Housing Project is more than an infrastructure improvement—it is an investment in Moorcroft's future. By removing one of the community's greatest barriers to growth, this project will create opportunities for housing, encourage private investment, support workforce recruitment, improve environmental protection, and ensure that Moorcroft can fully participate in the significant economic opportunities emerging throughout northeastern Wyoming. This investment will provide lasting benefits for current residents while laying the foundation for sustainable growth and economic prosperity for generations to come.

Addressing Barriers to Economic Growth Project Budget

Please describe the budget for your project in as much detail as possible. Associate value of any donations in this section even if you already own the land or asset that will be used as match.

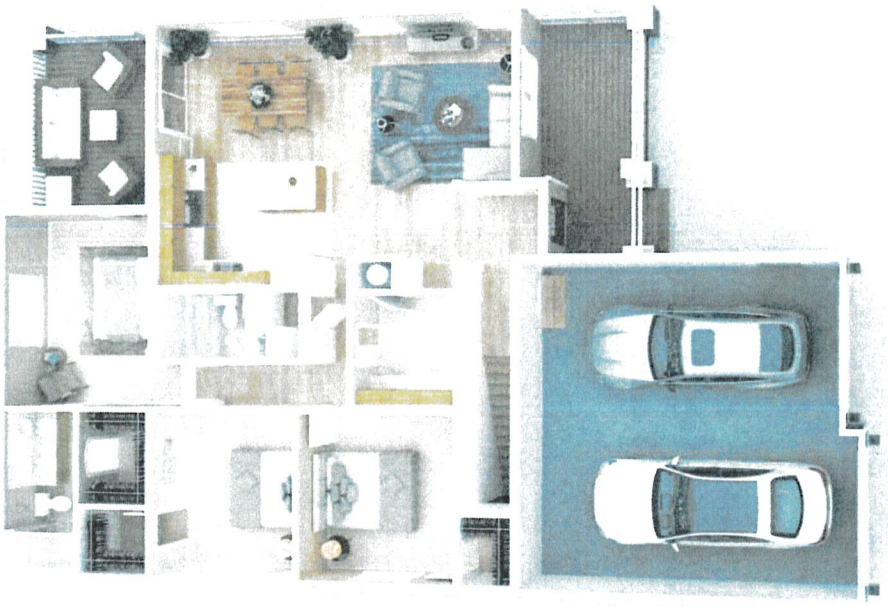
Project Uses		Proposed Budget	Percent of Eligible
Real Estate			0.00%
	Land	$0.00	
	Building	$0.00	
Non-Construction			0.00%
	Planning	$0.00	
Pre-Construction			23.13%
	Architectural	$0.00	
	Engineering	$1,420,929.23	
	Design	$0.00	
	Surveys	$0.00	
	Tests	$0.00	
	Other*	$715,000.00	
Construction			69.18%
	Demolition	$600.00	
	Site Work	$673,547.25	
	Water	$757,362.00	
	Sewer	$1,633,195.00	
	Storm Sewer	$77,500.00	
	Roads	$1,705,798.80	
	Sidewalks	$1,193,741.92	
	Landscaping	$97,901.20	
	Foundation	$0.00	
	Structural Framing	$0.00	
	Plumbing	$0.00	
	Electrical	$250,000.00	
	HVAC	$0.00	
	Interior Finishes	$0.00	
	Inspections	$0.00	
	Other*	$0.00	
Contingency		$710,464.62	7.69%
Ineligible Expenses		$0.00	
Total Eligible		**$9,236,040.02**	

Eligible Sources		Proposed Budget	Percent of Funding
Public			89.61%
	BRC Grant	$6,927,030.01	
	BRC Loan	$0.00	
	Local Match	$1,349,010.01	
	Federal Grant	$0.00	
	Federal Loan	$0.00	
	Other State Grant	$0.00	
	Other State Loan	$0.00	
	In-Kind Match	$0.00	
Private			10.39%
	Business Funds	$0.00	
	Investor Funds	$960,000.00	
	Bank Loan	$0.00	
Total Eligible		**$9,236,040.02**	

Check

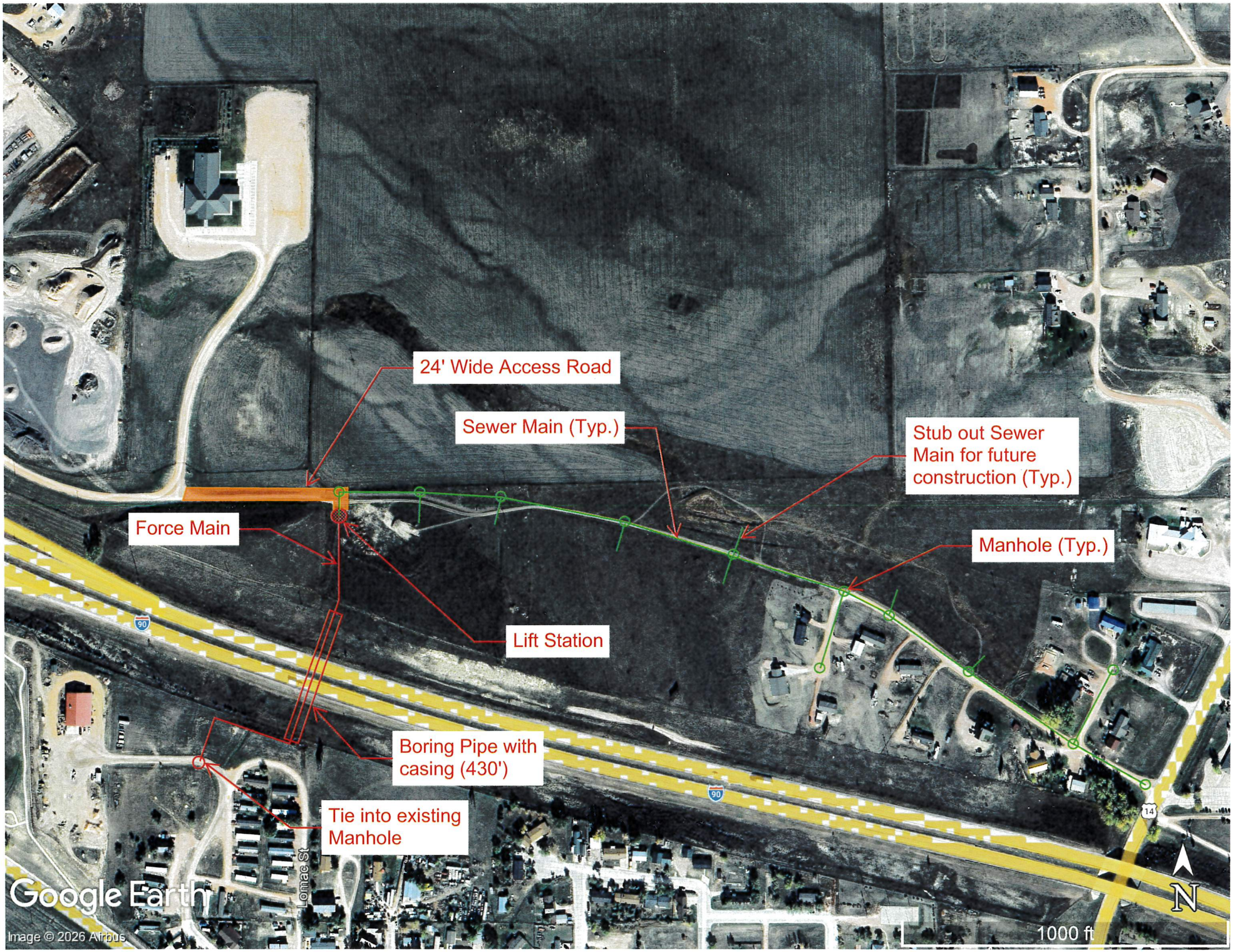
Sources & Uses Match	$0.00	
Match Percent		25.00%

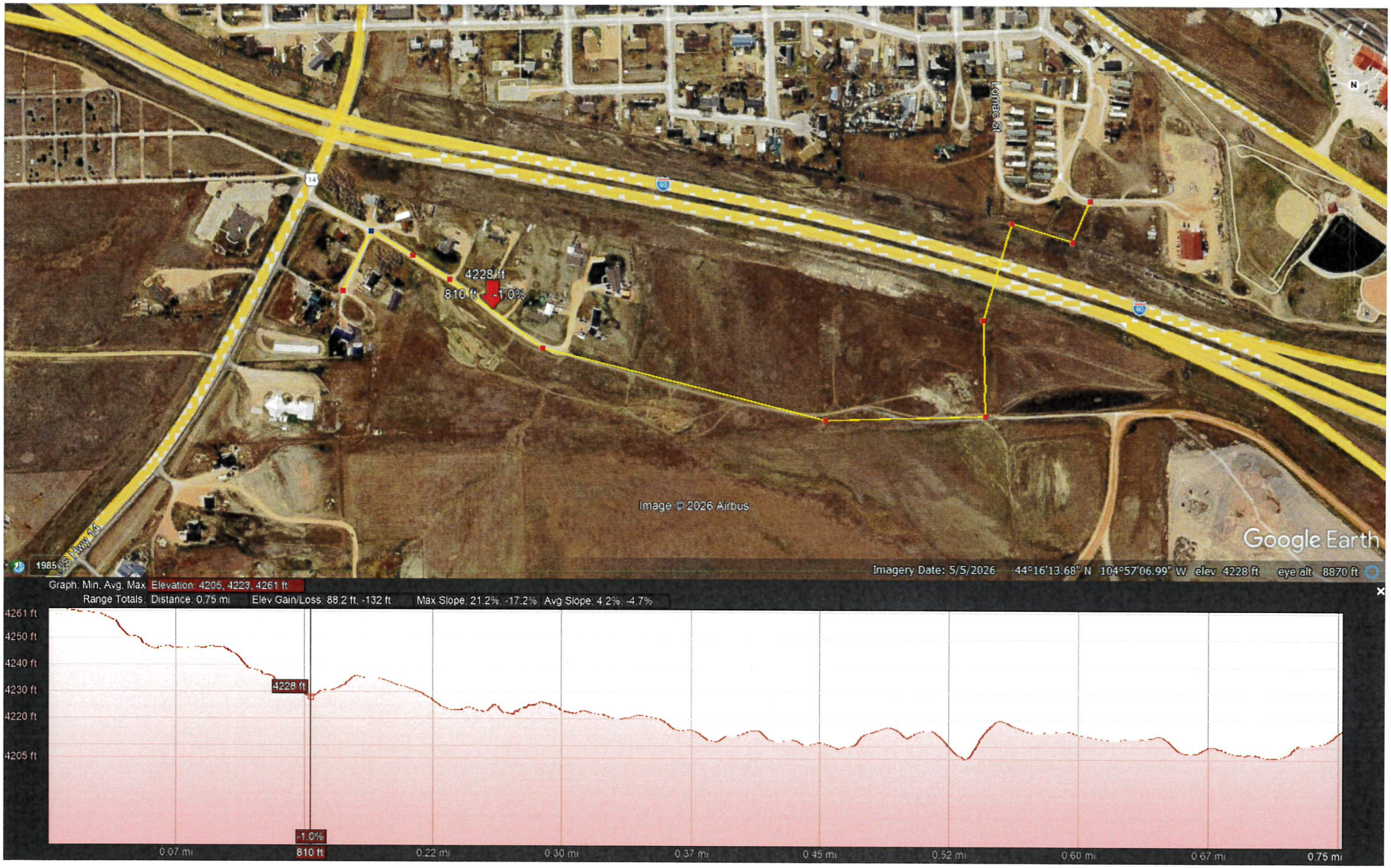


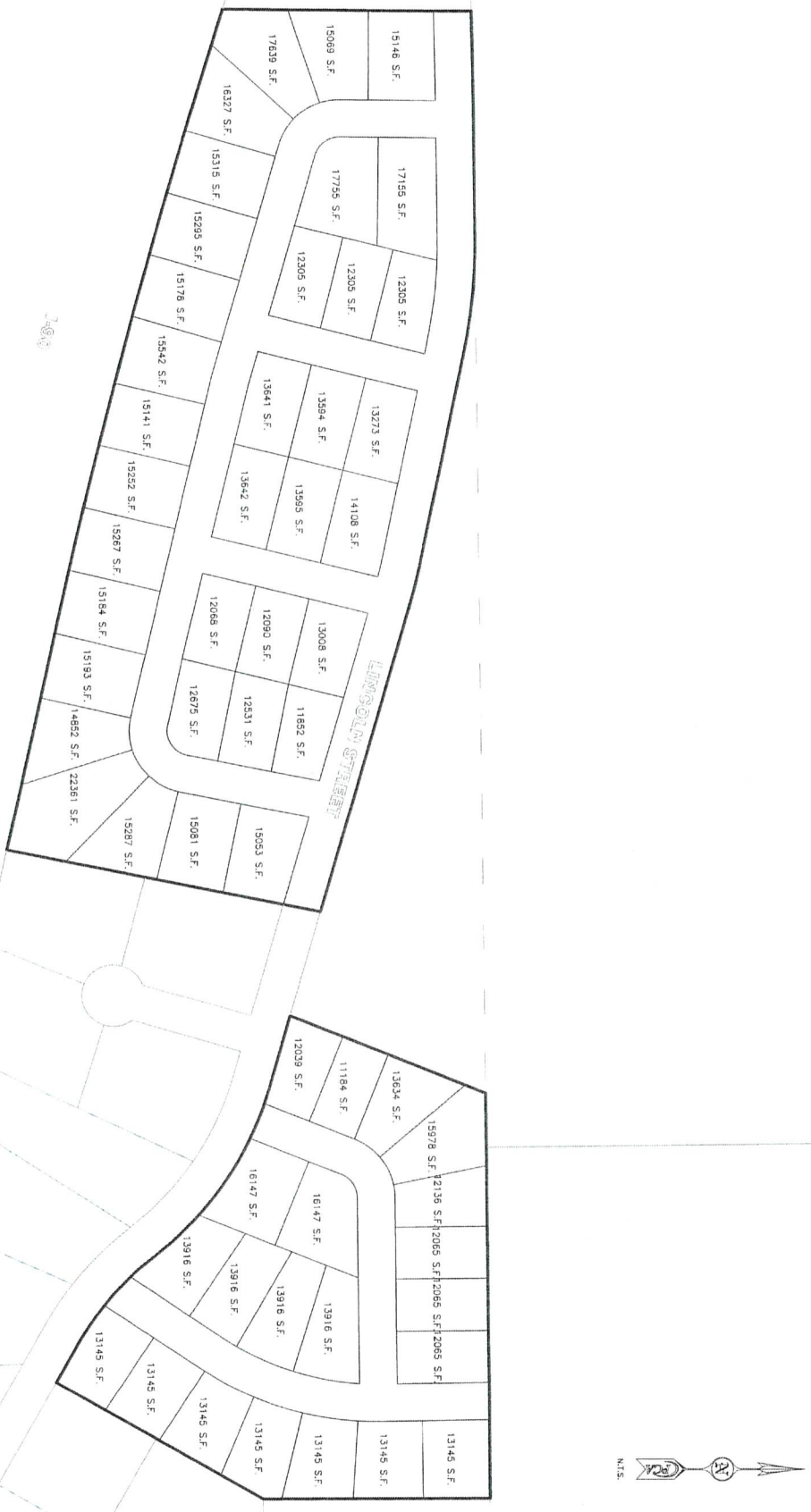







24' Wide Access Road
Sewer Main (Typ.)
Stub out Sewer Main for future construction (Typ.)
Force Main
Manhole (Typ.)
Lift Station
Boring Pipe with casing (430')
Tie into existing Manhole
Lomac St
Google Earth
Image © 2026 Airbus
1000 ft
N


4228 ft
810 ft -1.0%
Lomax St
Image © 2026 Airbus
Google Earth
Imagery Date: 5/5/2026 44°16'13.68" N 104°57'06.99" W elev 4228 ft eye alt 8870 ft
Graph: Min, Avg, Max Elevation: 4205, 4223, 4261 ft
Range Totals: Distance: 0.75 mi Elev Gain/Loss: 88.2 ft, -132 ft Max Slope: 21.2%, -17.2% Avg Slope: 4.2%, -4.7%
4261 ft
4250 ft
4240 ft
4230 ft
4220 ft
4205 ft
4228 ft
-1.0%
810 ft
0.07 mi
0.22 mi
0.30 mi
0.37 mi
0.45 mi
0.52 mi
0.60 mi
0.67 mi
0.75 mi



SHEET 1

SKETCH PLAT

DRAWN BY: [illegible]
DESIGNED BY: [illegible]
APPROVED BY: [illegible]
DATE: [illegible]

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING

4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600

COPYRIGHT © ALL RIGHTS RESERVED BY PCA ENGINEERING, INC.

PCA PROJECT NUMBER: [illegible]

LINCOLN SUBDIVISION
SKETCH PLAT

REV #	REVISION DESCRIPTION	DATE	BY

Town of Moorcroft
Regular Meeting of the Council
Wednesday, November 9th, 2026

Town Council Present: Mayor Dale Petersen (via phone), Councilmembers Austin Smith, Robert Stewart, Heidi Blakeman and Dan Blakeman
Town Representatives Present: Clerk/Treasurer Jesse Connally, Police Chief Bill Bryant, Heath Turbiville, HDR, Noah Messick, HDR, Fire Chief Jeff Holberg

Mayor Petersen called the meeting to order at 7:00pm and the Pledge of Allegiance was said. Clerk Connally read roll call, all in attendance. Mayor Petersen amended the agenda to add MTC retaining wall and CCSD#1 MOU to old business, and to move the Director of Public Works position to the last item of old business. **Councilman Stewart motioned to accept the agenda changes. Councilman Smith seconded. All ayes, motion carried.**

Councilman Stewart motioned to approve consent agenda items 1 & 2; Minutes from Regular Meeting on October 28th, 2026 and November Bill List #1, removing invoices for 2 Guys Deco from the bill list until project completion walk-through is completed. Councilwoman Blakeman seconded. All ayes, motion carried. Invoices were removed from bill list. **Councilman Stewart motioned to approve consent agenda item #3; November Bill List #2. H. Blakeman, D. Blakeman and Stewart ayes, Smith abstained, motion carried 3/0/1.**

Councilman Smith and Mayor Petersen gave public works report. Mayor Petersen stated that all significant deficiencies have been cleared.

Clerk Connally gave her department report.

Chief Bryant gave his department report.

HDR Engineer Turbiville updated the Council on town projects. Landfill is in cleanup phase, will schedule walkthrough, project came in under budget.

Mayor Petersen closed the regular meeting of the council at 7:15pm to open the quotes for the MTC Window Replacement Phase III Project. Councilmember Smith recused himself from discussion. Mayor Petersen asked Clerk Connally to open the quotes and read them into record. Quotes received: Woolsey Construction - $72,538.64; BRIM Construction - $79,886.00; and Glenn Construction - $74,880.00. **Councilman Blakeman motioned to award the project to Woolsey Construction. Councilmember Stewart seconded. Councilmember Blakeman amended his motion to also include that the project will be paid for with previous 1% SPOT funds. Councilmember Stewart seconded the amended motion. All ayes, motion carried.** Regular meeting of the council reconvened at 7:21pm.

Turbiville continued with project updates. Clay Sewer project is at DEQ for permit to construct review. Vac Truck is on contract document phase with supplier. Well Abandonment will start after the first of the year.

Fire Chief Holberg gave fire department report. Department will be purchasing 2 new tires for Engine 5.

No EMS report. Councilmember Blakeman wanted to thank EMS and Fire for their unbelievable professionalism on calls.

Mayor Petersen closed the regular meeting of the council at 7:27pm to open the Public Hearing for public comment on the town seeking funding for infrastructure improvements through the Wyoming Business Council Building Resilient Communities Grant and Loan program. Guests in attendance: Justen and Lori Robinson, Callie Illies, Randy Blakeman, Brooke Semlek, Ben Glenn, Nancy Feehan, Tia Cranston, Amanda Critel, Kaden Blakeman, Jordan Miller, MiKayla Smoot, Janette Whipple, Jordan and Mitchell Webb, Trent and Emily Connally.

Mayor Petersen had Clerk Connally advise the attendees of the purpose of a public hearing and the process. Mayor Petersen called for any attendees to speak if they so choose.

Jordan Webb, 105 Lincoln Street, addressed the council. Webb advised council that she is for the original approved plat for the lower number of homes, not for over 50 houses being put there, nor is she in favor of anything that will directly affect her in a financial matter such as water, sewer, curb and gutter. She feels the money can be applied to improve what is already here instead of trying to build something new and creating more debt. She is against the 56 houses being built back there.

No other guests in attendance wished to voice comments. One written comment was received and will be included with the application and part of official public record. Application can be reviewed on www.townofmoorcroft.com under Public Notices. Regular meeting of the council reconvened at 7:34pm.

New Business: Councilman Blakeman motioned to approve Resolution 12-2026: A RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO THE WYOMING BUSINESS COUNCIL UNDER THE BUILDING RESILIENT COMMUNITIES GRANT AND LOAN PROGRAM ADMINISTERED BY THE WYOMING BUSINESS COUNCIL FOR THE TOWN OF MOORCROFT FOR THE PURPOSE OF THE LINCOLN AND BOUNTIFUL SUBDIVISION PROJECT FOR INFRASTRUCTURE NORTH OF I-90 TO INCLUDE WATER, SEWER, STREETS, CURB, GUTTER, AND STORM WATER INFRASTRUCTURE TO FIGHT ECONOMIC GROWTH CONSTRAINTS BY CREATING WORKFORCE ATTAINABLE HOUSING. Councilmember Smith seconded. D. Blakeman, Smith and Stewart ayes, H. Blakeman nay, motion carried 3/1.

Councilman Blakeman explained the Lincoln Subdivision Pre-lim plat to council and advised that the Planning Commission had approved the plat to be moved to the Council for approval. **Councilman Stewart motioned to approve the new Lincoln Subdivision Preliminary Plat. Councilman Blakeman seconded. D. Blakeman, Smith and Stewart ayes, H. Blakeman nay, motion carried 3/1.**

Councilmember Stewart motioned to approve second reading of Ordinance 9-2026 (correction of ordinance number from 13 to 9)**: AN ORDINANCE AMENDING TITLE 12 – MOTOR VEHICLES, TRAFFIC OFFENSES, SNOWMOBILES. Councilwoman Blakeman seconded. All ayes, motion carried.**

Mayor Petersen asked Clerk Connally to open and read aloud the quotes on the Landfill #1 remediation. Four quotes were received: Derek Fuller Construction - $23,750.00; FireSteel Well Service - $104,750.00; Tri-City Excavation - $74,000; and Glenn Construction - $34,800.00. Discussion was had. **Councilman Smith motioned to reject all bids. Councilman Blakeman seconded.** Councilman Smith explained that he doesn't feel all contractors that quoted had all of the correct information regarding what is wanted for the project. Mayor Petersen called for a vote. **D. Blakeman and Smith ayes, H. Blakeman, Stewart and Petersen nays, motion failed. Councilman Stewart motioned to award Landfill #1 project to Derek Fuller Construction LLC in the amount of $23,750.00. Councilwoman Blakeman seconded.** Discussion was had. Mayor Petersen called for a vote on the motion. **Stewart aye; D. Blakeman, H. Blakeman and Smith nay, motion failed. Councilman Stewart motioned to reject all quotes for Landfill #1 project. Councilman Smith seconded. All ayes, motion carried.**

Old Business: MTC Retaining Wall repair. Contractor advised that repairs started today (11/9/2026) and plan to pour on Friday November 10th. Update on MOU with CCSD#1 on wrestling room addition. CCSD#1 is reworking the MOU. Councilman Blakeman requested adding an agenda request form discussion be added to the next meeting agenda. No workshop will be held prior to the next council meeting. Last order of old business is discussion or action on the open Director of Public Works position. Councilman Blakeman recused himself from discussion.

Councilman Stewart motioned to move into executive session for personnel. Councilwoman Blakeman seconded. All ayes, motion carried. Council moved into executive session at 7:54pm.

Council out of executive session at 8:26pm, with no action taken.

Councilman Smith advised that council missed discussion on change order #1 from 2 Guys Deco on the MTC Lunchroom and Hallway flooring project. Councilwoman Blakeman motioned to approve change order #1 in the amount of $350.00 for removal and disposal of old flooring tiles. Councilman Stewart seconded. All ayes, motion carried.

Councilman Stewart motioned to adjourn meeting at 8:27pm. Councilwoman Blakeman seconded. All ayes, motion carried.

_____

Austin Smith, Mayor Pro-Tem

_____

Attest: Jesse Connally, Clerk/Treasurer

Town Clerk

From: Courtney R. <clreynolds06@gmail.com>
Sent: Monday, November 9, 2026 4:53 PM
To: smithaustin91@gmail.com; h_danyel@yahoo.com; robertstewart56@hotmail.com; clerktreas@townofmoorcroft.com; dblakeman@townofmoorcroft.com; frankandshadow01@gmail.com
Subject: Public Hearing

Bountiful Subdivision — Public Comment
Moorcroft Town Council | November 9, 2026

I want to begin by saying that I recognize Moorcroft needs opportunities for growth and additional housing. I am not opposed to responsible development. However, I have significant concerns about the proposed Bountiful subdivision, particularly the potential impacts on existing homeowners and the use of public funds.

1. Existing Neighborhood and Proposed Density

Our existing subdivision consists of approximately eleven homes on fourteen acres. The proposed development would add approximately 56 residential lots across eighteen acres, including streets, infrastructure, and potentially required park space.

That is a substantial increase in residential density in a small area with limited access. Has the town evaluated whether the existing infrastructure and surrounding neighborhood can safely accommodate this level of development?

2. Existing Flooding and Natural Drainage

This is my greatest concern.

Our neighborhood already experiences flooding during normal precipitation, particularly properties toward the front of the subdivision.

The proposed development directly affects the natural drainage basin that currently carries runoff from our neighborhood.

- Has a comprehensive drainage and stormwater engineering study been completed?
- Has the impact on existing properties been evaluated?
- How will runoff from additional rooftops, paved streets, driveways, and snowmelt be managed?
- Will stormwater detention or other drainage improvements be required?
- Who will be responsible if development worsens flooding on existing properties?

I believe these questions must be answered before the proposed subdivision layout receives preliminary approval.

3. Road Access and Emergency Safety

Our neighborhood currently has one primary entrance and exit. Adding 56 residential lots could substantially increase traffic.

An emergency exit has been discussed, but the proposed location currently has a gate and may not be reliably accessible throughout the year.

Has a traffic study been completed? Has the fire department formally reviewed the proposed access and confirmed it meets emergency response requirements?

4. Financial Impact on Existing Homeowners

I understand that grant funding is being pursued for streets, curb and gutter, sewer, and other infrastructure.

However, grant funding does not necessarily eliminate local costs.

- What is the total projected infrastructure cost?
- Where will the matching funds come from?
- Will existing homeowners be assessed for road improvements, curb and gutter, or sewer installation?
- Will homeowners with functioning septic systems be required to connect to municipal sewer?
- If so, what ordinance authorizes that requirement, and what will the total cost be beyond the reported $2,500 tap fee?
- What happens if grant funding is insufficient or construction costs exceed projections?

Existing homeowners deserve to know whether they will be financially obligated to support infrastructure associated with a private development.

5. Conservation Land and Open Space

Part of the proposed development area reportedly includes federally protected conservation land or land subject to conservation restrictions.

Has the town verified the exact legal protections, boundaries, and permitted uses of that property?

Has the appropriate conservation authority reviewed the proposed subdivision, and will any protected land be affected by construction, drainage improvements, or required park space?

6. Attainable Housing and Public Funding

This project is being presented as an opportunity to create attainable housing.

I would like the town to explain what attainable means in this specific project.

- What are the anticipated prices of the completed homes?
- What household income would be required to purchase them?
- Are there enforceable affordability requirements or price restrictions?
- If not, how will the town measure whether this project actually creates attainable housing?

If public funds are being used to support private residential development, I believe there should be a clearly defined and measurable public benefit.

7. Developer and Builder Restrictions

I have heard concerns that purchasers may be required to use one specific builder.

I recognize that private developments may establish builder restrictions, but I would like clarification about whether such an arrangement is proposed here.

If it is, has the Wyoming Business Council reviewed the arrangement for compliance with grant requirements?

How will competition and attainable home prices be protected if buyers cannot select their own builder?

8. Neighborhood Representation and Transparency

I am concerned that the Bountiful Subdivision Planning Committee includes the developer, property owners involved in the development, town representatives, and other community members, but no residents from our existing neighborhood.

We are among the people most directly affected by the proposed development.

Why have existing neighborhood residents not been included in these discussions?

Will the town provide representation for our neighborhood and make engineering studies, proposed plats, financial agreements, and committee recommendations available for public review?

9. Preliminary Plat Approval

Finally, I understand the council may be voting on preliminary plat approval tonight.

Before that vote, I would like to know:

- Has the developer satisfied all preliminary plat requirements under Moorcroft's subdivision regulations?
- Has the town engineer reviewed the proposed drainage, streets, and infrastructure?
- What required studies or approvals remain outstanding?
- If preliminary approval is granted, what conditions will be attached, and what changes would require additional council review?

I understand preliminary approval is not final approval. However, the placement of lots, roads, drainage infrastructure, and access points is fundamental to whether this development can be completed safely.

My Request to the Council

I am asking the council to table preliminary plat approval until the applicable engineering requirements have been satisfied, the drainage impacts on existing properties have been evaluated, and the financial implications for current homeowners have been clearly explained.

I also request that residents of our existing neighborhood be included in future planning discussions- as we are directly impacted by the project both in terms of physicality as well as financial impacts.

Moorcroft can grow responsibly without placing unnecessary financial burdens, flooding risks, or safety concerns on the families who already call this neighborhood home.

I do not claim to be fully aware of all ordinances, grant requirements or otherwise, which is why I am asking the questions I have, so that a clearer understanding can be gained and to ensure that this does not become another subdivision project like we have currently, where rules were put into place and effectively ignored, leaving the subdivision unfinished according to ordinances.

I respectfully request that these concerns be included in the official meeting record.

Courtney Reynolds
Bountiful Subdivision Homeowner
253 Lincoln Street, Moorcroft, WY 82721
207-756-2079

RESOLUTION OF SUPPORT

RESOLUTION NO. 12-2026

A RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO THE WYOMING BUSINESS COUNCIL UNDER THE BUILDING RESILIENT COMMUNITIES GRANT AND LOAN PROGRAM ADMINISTERED BY THE WYOMING BUSINESS COUNCIL FOR THE TOWN OF MOORCROFT FOR THE PURPOSE OF THE LINCOLN AND BOUNTIFUL SUBDIVISION PROJECT FOR INFRASTRUCTURE NORTH OF I-90 TO INCLUDE WATER, SEWER, STREETS, CURB, GUTTER, AND STORM WATER INFRASTRUCTURE TO FIGHT ECONOMIC GROWTH CONSTRAINTS BY CREATING WORKFORCE ATTAINABLE HOUSING.

WITNESSETH

WHEREAS, the Governing Body of the Town of Moorcroft desires to participate in the Building Resilient Communities Grant and Loan Program to assist in funding this project; and

WHEREAS, the Governing Body of the Town of Moorcroft recognizes the lack of public infrastructure north of Interstate 90 and has limited housing and business development opportunities within the community. Extending services to this area will remove a significant infrastructure barrier, improve site readiness and make developed and developable property available for future investment and economic growth; and

WHEREAS, the Governing Body of the Town of Moorcroft recognizes the need to provide adequate public utility and roadway infrastructure to support existing businesses, encourage housing development and accommodate future community growth and believes this project will address the need of attainable workforce housing; and

WHEREAS, the public benefit(s) of this project will include: expansion of public utility and transportation infrastructure to support a planned attainable housing development and connect an already existing subdivision to town services; increase availability for future land development to the north; expansion of local tax base; increased utility service capacity; increasing opportunities for workforce and family housing; and enhancing the Town's ability to attract new investment and future utility connections available; and

WHEREAS, the specific goals and measures of success of this project are to eliminate infrastructure barriers for development north of Interstate 90; support future residential growth; improve the Town's long-term economic sustainability; and

WHEREAS, the Building Resilient Communities Grant and Loan Program requires that certain criteria be met, as described in the Wyoming Business Council's Rules governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, the Governing Body of the Town of Moorcroft plans to provide cash match to this Building Resilient Communities Grant and Loan Program from the following source(s): Subdivision Developer contributions, Specific Purpose Tax funds, Water and Sewer Enterprise Funds or other legally available funding sources approved by the Governing Body; and

WHEREAS, the Governing Body for the Town of Moorcroft has a comprehensive operation and maintenance plan including projected expenses and project income sources extending the life of the asset(s); and

WHEREAS, in the event of any project cost overruns, the Town of Moorcroft will provide funding in the amount necessary to complete the project utilizing Specific Purpose Tax revenue, Sewer Enterprise Funds or other legally available funding sources approved by the Governing Body; and

WHEREAS, the Governing Body for the Town of Moorcroft has considered other possible funding solutions for this project which include other state and federal grants, local private match or in-kind options; and

WHEREAS, the Town of Moorcroft held a public hearing on November 9th, 2026 to solicit testimony from citizens, and gave full consideration to all comments received; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF MOORCROFT, that a grant application in the amount of $6,927,030.01 be submitted to the Wyoming Business Council for consideration of assistance in funding the Moorcroft Residential Infrastructure Extension for Attainable Housing Project.

PASSED, APPROVED AND ADOPTED THIS 9th day of November, 2026.

By: _____
Austin Smith, Mayor Pro-Tem

ATTEST:

_____
Jesse Connally, Clerk/Treasurer

CERTIFICATE

I, Jesse Connally, hereby certify that the foregoing Resolution was adopted by the Town of Moorcroft at a public meeting held on November 9th, 2026, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the Town of Moorcroft.

_____

Economic Impact for the addition of a 56-Home Subdivision in the Town of Moorcroft

Scenario	56-Home Subdivision
Total new residential market value	$ 16,800,000.00
Total taxable value	$ 1,596,000.00
Annual Town property tax	$ 12,768.00
Annual water + sewer revenue	$ 90,787.20
Annual recurring municipal revenue	$ 103,555.20
One-time municipal development revenue	$ 348,190.00
First-year municipal revenue (recurring + one-time)	**$ 451,745.20**
20-year recurring municipal revenue	$ 2,699,893.39

Key caveats

- Property tax uses the 9.5% Wyoming residential assessment rate and Moorcroft's 8-mill 2026 municipal levy, based on a $300,000 home value.
- Utility revenue is modeled from published 2026 Moorcroft ordinance rates with the ordinance's 2% annual escalation; current fee resolutions should replace the highlighted inputs before external use.
- Water/sewer tap, building permit, subdivision and other one-time fees are based on current Town Ordinances/Resolutions.
- Sales-tax revenue is not automatically assigned to a household; the workbook leaves this at $0 unless the Town enters a defensible local distribution estimate.
- This workbook estimates gross municipal revenue, not the cost of serving the new homes. A complete fiscal-impact study would subtract incremental water, sewer, streets, police, fire, parks, administration, capital replacement and debt-service costs.

Category	Input / Assumption	Value	Notes
General	Residential assessment rate	9.5%	Wyoming DOR residential assessment rate.
General	Town of Moorcroft property tax levy (mills)	8	2026 municipal levy.
General	Average water use per home per month (gallons)	5000	Editable planning assumption.
General	Average household size	2.5	Editable planning assumption; used only for population/context.
Utilities	2026 water investment fee / month	18	Ordinance amount; verified by current fee resolution.
Utilities	2026 base water rate / month	53.79	Ordinance amount; includes 0–10,000 gallons.
Utilities	2026 water rate per 1,000 gallons over 10,000	3.13	Ordinance amount; Charged at over 10,000 gallons.
Utilities	Annual water base/additional rate escalation	2.0%	Ordinance provides 2% annual increase beginning July 2020.
Utilities	2026 sewer investment fee / month	25.8	Ordinance amount; verify current fee resolution.
Utilities	2026 sewer base charge / month	37.51	Ordinance amount; plus $1.53 per 1,000 gallons up to 5,000 gallons.
Utilities	2026 sewer charge per 1,000 gallons	1.53	Ordinance amount; capped at 5,000 gallons for non-commercial premises.
Utilities	Annual sewer service-charge escalation	2.0%	Ordinance provides 2% annual increase beginning July 2020.
Utilities	Years of escalation from 2019 to 2026	7	2019 base to 2026 planning estimate.
One-Time	Residential water tap fee	3700	2026 verified current Town resolution for 3/4 in line
One-Time	Sewer tap/connection fee	2300	2026; verified by current Town resolution
One-Time	Building permit revenue per home	60	2026; verified by current Town resolution - based on homes 1,001-2000 sqft, no outbuildings
One-Time	Subdivision/plat review revenue attributable to Town	250 + 10 per lot	Fees to be set in Resolution 11-2026.
Other	Annual sales-tax-related municipal revenue per household	0	Conservative default = 0 because sales-tax distributions are not a simple per-household formula.

Revenue Source	Per Home / Month	56 Homes Annually	Notes
Property tax – Town of Moorcroft	$59.11	$12,768.00	8 mills on taxable residential value avg. $300,000 assessed value
Water investment fee	$18.00	$12,096.00	Currently $18/month; verified by Town Resolution.
Water base service revenue	$53.79	$36,146.88	2026 estimate from 2026 base 0-10,000 gal monthly usage, 2% annual escalation.
Sewer investment fee	$80.27	$17,337.60	Currently $25.80/month; verified by Town Resolution.
Sewer service charges	$37.51	$25,206.72	Assumes 5,000 gallons/month; estimate from 2026 charges.
Sales-tax-related municipal revenue	$0.00	$0.00	Optional local estimate; defaulted to $0, see Input & Assumption D19 for reason
TOTAL RECURRING MUNICIPAL REVENUE		**$103,555.20**	**Excludes one-time development fees and costs.**

Revenue Source	Per Home	56 Homes	Status / Note
Water tap/connection fee	$ 3,700.00	$ 207,200.00	2026 residential tap fee; verified by Town Resolution
Sewer tap/connection fee	$ 2,300.00	$ 128,800.00	2026 residential tap fee; verified by Town Resolution
Building permit revenue	$ 60.00	$ 3,360.00	Enter current fee/average.
Subdivision/plat review revenue	250 + 10 per lot	$ 430.00	Enter applicable current Town fees.
Utility Deposits (W/S/G)	$ 150.00	$ 8,400.00	This will reoccur when/if residents move in and out of new homes or if new home sells more than once.
TOTAL ONE-TIME MUNICIPAL REVENUE		**$ 348,190.00**	

Metric	56 Homes	Formula / Explanation
Total market value	$16,800,000.00	Homes × $300,000 estimated average home market value
Total taxable value	$1,596,000.00	Market value × 9.5%
Town mill levy	8.0	8 mills
Annual Town property tax	$12,768.00	Taxable value × mills ÷ 1,000
Property tax per home	$228.00	

Year	56 Homes Recurring Revenue	56 Homes Cumulative
2027	$118,583	$118,583
2028	$120,110	$238,693
2029	$121,669	$360,362
2030	$123,258	$483,620
2031	$124,879	$608,499
2032	$126,533	$735,031
2033	$128,219	$863,250
2034	$129,940	$993,190
2035	$131,694	$1,124,884
2036	$133,484	$1,258,368
2037	$135,310	$1,393,678
2038	$137,172	$1,530,850
2039	$139,071	$1,669,922
2040	$141,009	$1,810,930
2041	$142,985	$1,953,915
2042	$145,001	$2,098,916
2043	$147,057	$2,245,972
2044	$149,154	$2,395,126
2045	$151,293	$2,546,419
2046	$153,475	$2,699,893

Source	Link / Reference	Use in Workbook
Wyoming Department of Revenue – Residential Property	https://wyo-prop-div.wyo.gov/residential	Residential property is assessed at 9.5% of market value; property tax calculation methodology.
Crook County 2026 mill levy publication	https://www.wyopio.com/story/2026/08/20/legal-notices/commissioners/3970.html	Town of Moorcroft levy is 8 mills; district valuation shown as $8,622,351 and taxes levied $68,978.
Moorcroft Ordinances Title 25: Water and Electricity	http://townofmoorcroft.com/_pdfs/2026/2026%20Ordinances/Title%2025%20Water%20and%20Electricity.pdf	2026 water investment fee $18/month; base water rate $53.79 for 0–10,000 gallons; 2% annual increase beginning July 2020.
Moorcroft Ordinances Title 19: Sewers and Sewage Disposal	http://townofmoorcroft.com/_pdfs/2026/2026%20Ordinances/Title%2019%20Sewer%20and%20Sewage%20Disposal.pdf	2026 sewer investment fee $25.80/month; non-commercial sewer charge $29.86 + $1.53 per 1,000 gallons up to 5,000; 2% annual service-charge escalation; fees may be set by resolution.
Moorcroft Resolution 3-2026	http://townofmoorcroft.com/_pdfs/2026/Resolution%203-2026%20(Amended).pdf	Historical Moorcroft residential water tap fee listed as $3,700 for a 3/4 line tap and average monthly water bill of $71.79.
Moorcroft Resolution 3-2026	http://townofmoorcroft.com/_pdfs/2026/Resolution%203-2026%20(Amended).pdf	Historical Moorcroft residential water tap fee listed as $2,300 for a tap and average monthly sewer bill of $63.31.
Wyoming sales/use tax information	https://excise-tax-div.wyo.gov/general-administrative/excise-tax-faqs	Explains statewide 4% and local distribution mechanics; workbook does not assume a simple per-household municipal amount.