



# CITY OF GILLETTE

Development Services  
Engineering Division  
201 E. 5th Street • Gillette, Wyoming 82716  
Phone 307.686.5265  
[www.gillettewy.gov](http://www.gillettewy.gov)

August 24, 2017

Interstate Industrial Park Property Owner

RE: UPDATE - Interstate Industrial Park – Water System Improvements/L.I.D.

Dear Property Owner,

As follow-up to the e-mail update sent by the City and distributed by the Interstate Industrial Park Water System Operational Group in June, please find enclosed a Resolution of Intent to form a Local Improvement District for the Interstate Industrial Park Water System Improvements, and notice of Public Hearing. The Public Hearing will be held on Tuesday, September 19, 2017 at 7:00 p.m. (or as quickly thereafter as the agenda will allow) at the Gillette City Council Chambers, located at 201 E. 5<sup>th</sup> Street, Gillette, Wyoming, 82716. Any remonstrances or objections must be filed in writing with the City Clerk, 201 E. 5<sup>th</sup> Street, Gillette, Wyoming, 82716, on or before 5:00 p.m. on Friday, September 15, 2017.

The funding for the water system improvements was obtained via a loan from the Wyoming State Loan and Investment Board (SLIB). The SLIB also conditionally approved nearly 25% principal forgiveness on the project, which ultimately constitutes as a grant (worth up to \$501,802). Please be aware, the estimated costs identified in the Resolution of Intent do not reflect the grant component. Only the actual final costs of the project will be included in the final assessment levy. The Resolution identifies the “worst case scenario” estimate of assessment per lot, which can be repaid over a 15-year term.

As part of the L.I.D. formation, the City will bid the project and award a construction contract, should the successful bid come in no more than 10% above the construction estimate identified in the L.I.D. formation process. It is estimated the project would be bid in late 2017 with construction commencing in early 2018 as weather allows.

Should you have any questions, please feel free to call Heath VonEye at 307-686-5265.

Sincerely,

Dustin Hamilton, PE  
Development Services Director

Productivity Service With P.R.I.D.E. Enthusiasm  
Responsibility Integrity Dedication



**NOTICE TO ALL PERSONS LIABLE TO ASSESSMENT FOR THE CONSTRUCTION AND INSTALLATION OF A NEW WATER SYSTEM AND ALL NECESSARY APPURTENANCES FOR THE SUBDIVISION COMMONLY REFERRED TO AS INTERSTATE INDUSTRIAL PARK. THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING, ON THE 15<sup>th</sup> DAY OF AUGUST, 2017, PASSED THE FOLLOWING RESOLUTION OF INTENTION.**

**RESOLUTION NO. 2629**

**A RESOLUTION DECLARING THE INTENTION OF THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING, TO CREATE SPECIAL IMPROVEMENT DISTRICT NO. 52, WITHIN THE CITY OF GILLETTE, FOR THE CONSTRUCTION AND INSTALLATION OF A NEW WATER SYSTEM AND ALL NECESSARY APPURTENANCES FOR THE SUBDIVISION COMMONLY REFERRED TO AS INTERSTATE INDUSTRIAL PARK; TO PROVIDE FOR A HEARING ON THE CREATION OF THE DISTRICT AND PUBLICATION AND MAILING OF NOTICE OF SAID HEARING.**

**WHEREAS**, the City of Gillette, Wyoming (the “City”) is an incorporated municipality in the State of Wyoming; and

**WHEREAS**, the governing body of the City (the “Governing Body”) has determined that it is necessary to create a special improvement district within the City (the “Improvement District”) for the purpose of construction and installation of a new water system and all necessary appurtenances for the Subdivision commonly referred to as Interstate Industrial Park (collectively, the “Water Improvements”), including the pro rata share of the cost for engineering design, rights-of-way, permitting, construction inspection, special services and legal, fiscal and administrative costs against the properties specifically benefitted by the Water Improvements and included within the proposed Improvement District; and

**WHEREAS**, the Governing Body has further determined that all costs for road replacement caused by the construction and installation of the Water Improvements within the proposed Improvement District will be paid by the City and will not be assessed against the properties within the proposed Improvement District;

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING:**

**SECTION 1.** The Governing Body does hereby declare its intention to construct and install Water Improvements (as defined above) within the City, to create the proposed Improvement District for such purpose, and to assess the cost thereof, including the pro rata share of the cost for engineering design, rights-of-way, permitting, construction inspection, special services and legal, fiscal and administrative costs, against the property specially benefitted thereby and included within the proposed Improvement District. The Governing Body has determined and does hereby determine that the method of assessment hereafter designated will result in a distribution of the costs among the property owners in proportion to the special benefits conferred by the Water Improvements to be constructed or installed. The Governing Body hereby determines that the Water Improvements are lawful improvements and specially benefit the property proposed to be assessed for the cost thereof.

**SECTION 2.** The character, kind and extent of the Water Improvements to be constructed and installed shall be as follows:

Water system improvements will consist of the installation of approximately 7,200 lineal feet of 12” PVC and 450 lineal feet of 6” PVC water mains; connections to the City’s existing water system in four separate locations; the installation of approximately 2,500 lineal feet of 4” water service line, with approximately 1,100 feet being installed by horizontal directional drilling; near the property line the 4” service line will be reduced to a 1” service line and connected to the existing service; installation of 44 meter pits, one for each lot; and the installation of 17 fire hydrants. The water system improvements will also include all incidental work, including, but not limited to, pipe bedding, utility crossings, and the installation of tees, reducers, elbows, gate valves, test stations, fire hydrant bollards, curb stops, pressure reducing valves, insulation board, and splash pans. The water system improvements will also include the abandonment and the removal of portions of the existing water system facilities, including, but not limited to, water mains, service lines, curb stops, valves, fittings, fire hydrants, the well, the



pump station and the water storage tank.

The City of Gillette will reconstruct 2<sup>nd</sup> Street and Conestoga Drive outside the costs of the water system improvements and these expenses will not be included in the assessment for the local improvement district, however, there will be some minor surface restorations included with the water system improvements. This would include areas disturbed by water service installations, such as repairs to driveways and drainage ditches, grading and revegetation over the water main along Conestoga Drive (this water line is located outside the pavement for the street), rehabilitation to the various surfaces disturbed (mainly patching asphalt or concrete driveways) along Commerce Drive and Industrial Drive and would also include temporary asphalt patching of trenches if needed before the roadway is reconstructed.

Each property owner will also need to pay a Plant Investment Fee (\$1,287.50, for a 1" meter) and install a back flow preventer (estimated to be \$1,000) on their water service line. The costs will be incurred outside of the assessment and would be due from each property owner once the project is completed.

**SECTION 3.** The proposed Improvement District shall be comprised of 44 lots for commercial/industrial use, recorded as follows:

Lots 1, 2, and 3 of the Softail Subdivision as recorded in Book 9 of Plats, Page 64-65.

Lots 4A and 4B, Block 3, Interstate Industrial Park Subdivision as recorded in Book 7 of Plats, Page 224.

Lots 3A and 3B, Block 3, Interstate Industrial Park Subdivision as recorded in Book 7 of Plats, Page 173.

Lots 1C, 1D, 1E, 2A, 2B, 3D, 3E, 4D, 4E, 4F, and 4G, Block 2, Interstate Industrial Park Subdivision as recorded in Book 2 of Plats, Page 189.

Lots 7A, 7B, 8A, 8B, 8C, 8D, 9A, 9B, 9C, 9D, 10A, 10B, 10C, and 10D, Block 1; Lots 1B, 3B, 3C, and 4C, Block 2; Lots 2A, 2B, and 8, Block 3, Interstate Industrial Park Subdivision as recorded in Book 2 of Plats, Page 173.

The partial Lots 1, 2, and 3, Block 1, south of Conestoga Drive; Lots 5, 6, and 7, Block 3, Interstate Industrial Park Subdivision as recorded in Book 2 of Plats, Page 50.

The boundaries of the proposed Improvement District, all property to be located within the City limits, shall be as follows:

Located in a portion of the S1/2 SE1/4 of Section 24, T50N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming; and a portion of the N1/2 NE1/4 of Section 25, T50N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming;

Commencing at the Southeast corner of said Section 24;

Thence N 01°06'00" W, 562.95 feet;

Thence S 88°54'00" W, 33.00 feet to the point of beginning;

Thence S 88°50'25" W, 624.78 feet;

Thence S 01°06'25" E, 417.01 feet;

Thence S 88°47'48" W, 399.76 feet;

Thence S 01°10'40" E, 789.39 feet;

Thence N 80°46'21" W, 1586.19 feet;

Thence N 00°26'36" W, 478.83 feet;

Thence N 00°15'11" W, 1259.03 feet;

Thence along a curve to the right having a radius of 1825.43 feet, an arc length of 276.79 feet, a chord bearing of N 79°53'20" E, and a chord length of 276.52 feet;

Thence along a curve to the right having a radius of 2705.12 feet, an arc length of 249.59 feet, a chord bearing of N 87°17'17" E, and a chord length of 249.50 feet;

Thence along a curve to the right having a radius of 10543.36 feet, an arc length of 322.69 feet, a chord bearing of S 87°51'53" E, and a chord length of 322.68 feet;

Thence S 87°03'32" E, 667.28 feet;

Thence S 61°25'38" E, 831.65 feet;

Thence S 87°08'28" E, 327.71 feet;

Thence S 01°06'00" E, 365.05 feet to the point of beginning.

Said described area contains 83.77 acres, more or less.

A map of the proposed district is on file and may be inspected at the office of the City Clerk, City Hall, Gillette, Wyoming 82716.

**SECTION 4.** The estimate of the cost of the Water Improvements to be constructed and installed by way of the proposed Improvement District is two million fifty thousand dollars (\$2,050,000.00) and the estimate of the contract price for said Water Improvements is one million seven hundred five thousand five hundred twelve dollars (\$1,705,512.00). The City of Gillette shall not accept bids or a combination of bids which exceed by more than ten percent (10%) the estimate of the contract price stated above unless the legal owners of record of all property in the proposed Improvement District waive this limitation.

#### **METHOD OF ASSESSMENT FOR WATER IMPROVEMENTS**

The entire proposed Improvement District shall constitute one assessment unit in an estimated amount of two million four hundred seventy-six thousand one hundred twelve dollars and fifty-four cents (\$2,476,112.54), which is dedicated to the costs of the Water Improvements identified, including the prorata share of the cost for engineering design, rights-of-way, permitting, construction inspection, special services and legal, fiscal and administrative costs. The Governing Body has determined that the property in the proposed Improvement District will be similarly benefitted and therefor shall be assessed on an equal basis for the proposed Water Improvements.



Based upon an **estimated** assessment unit cost of two million four hundred seventy-six thousand one hundred twelve dollars and fifty-four cents (\$2,476,112.54), the City Engineer has **estimated** that the assessment per lot will be fifty-six thousand two hundred seventy-five dollars and twenty-nine cents (\$56,275.29) (i.e., \$2,476,112.54 divided by 44 lots).

**SECTION 5.** The construction and installation of the Water Improvements within the proposed Improvement District will result in the need for road replacement as follows:

The City of Gillette will reconstruct 2<sup>nd</sup> Street and Conestoga Drive outside the costs of the water system improvements and these expenses will not be included in the assessment for the local improvement district, however, there will be some minor surface restorations included with the water system improvements. This would include areas disturbed by water service installations, such as repairs to driveways and drainage ditches, grading and revegetation over the water main along Conestoga Drive (this water line is located outside the pavement for the street), rehabilitation to the various surfaces disturbed (mainly patching asphalt or concrete driveways) along Commerce Drive and Industrial Drive and would also include temporary asphalt patching of trenches if needed before the roadway is reconstructed (the "Road Improvements").

The City Engineer anticipates that the cost for Road Improvements will be two million seven hundred seven thousand eight hundred fifty dollars (\$2,707,850.00).

The proposed sources of funds for the Water Improvements and the Road Improvements are as follows:

1. Water Improvements - Improvement District Assessments
2. Road Improvements - City of Gillette (optional 1% sales tax)

**SECTION 6.** The proposed Water Improvements will result in no significant change in street elevations or grades in and along the roads in the proposed Improvement District. The preliminary plans and profiles for said proposed Water Improvements and Road Improvements prepared by the City Engineer are filed and of record in the Office of the City Clerk-Treasurer and are available for inspection during office hours. Said plans and profiles show elevations on such roads and intersections and the character and location of the improvements hereinbefore described.

**SECTION 7.** The City will pay for the costs of the Water Improvements and Road Improvements in the proposed Improvement District from monies identified in SECTION 5 above. The City will also pay, from grants received or from other sources, the amount of the assessments on property owned by it, if any, in the proposed Improvement District.

Except as provided in this SECTION, any assessment against property owned by the City may be paid out of the general fund, road fund or any other fund which may be lawfully available.

The maintenance of the proposed Water Improvements after their acceptance by the City shall not be included in the construction contract or contracts, and there shall be no charges for such maintenance included in the assessments for the proposed Water Improvements; provided,

however, that nothing herein shall be construed to preclude provision in the contract or contracts relating to the guarantee of improvements made thereunder.

**SECTION 8.** More than one kind of improvement shall be combined in the proposed Improvement District, as the improvements described in this resolution can be combined together in an efficient and economical manner. Only the cost of the Water Improvements, however, shall be assessed against the property within the proposed Improvement District.

**SECTION 9.** The Governing Body of the City will meet at its Council Chambers at the City Hall located at 201 East 5th Street, Gillette, Wyoming, the 19<sup>th</sup> day of September, 2017, at 7:00 P.M. (or as quickly thereafter as the agenda will allow) for the purpose of considering any remonstrances and objections to the proposed Water Improvements. All remonstrances and objections must be filed, in writing, with the City Clerk-Treasurer on or before 5:00 P.M. on Friday, September 15, 2017, a time not less than fifteen (15) days after the publication of this resolution of intent to create the district.

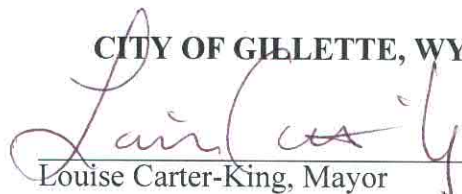
**SECTION 10.** The City Clerk-Treasurer shall give at least fifteen (15) days notice to all legal owners of record of the property liable to assessment for the proposed Water Improvements by publishing this resolution in one issue of the News Record, a newspaper published in Gillette, Wyoming. In addition, a copy of this resolution shall be mailed, postage pre-paid at least fifteen (15) days prior to the date of hearing to each legal owner of record of property within the proposed Improvement District.

**SECTION 11.** Should any part or provision of this resolution ever be judicially determined to be invalid or unenforceable, such determination shall not affect the remaining parts and provisions hereof, the intention being that each part or provision of this resolution is severable.

**PASSED, ADOPTED, SIGNED AND APPROVED** this 15<sup>th</sup> day of August, 2017.

( S E A L )

**CITY OF GILLETTE, WYOMING**

  
Louise Carter-King, Mayor

**ATTESTED:**

  
Karlene Abelseth, City Clerk

Publish in: News Record  
Publish on: August 18, 2017



AFFIDAVIT OF PUBLICATION OF RESOLUTION OF INTENT

AFFP

Interstate Industrial Park

**Affidavit of Publication**

STATE OF WYOMING }  
COUNTY OF CAMPBELL } SS

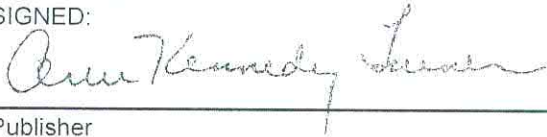
Ann Kennedy Turner, being duly sworn, says:

That she is Publisher of the The Gillette News Record, a daily newspaper of general circulation, printed and published in Gillette, Campbell County, Wyoming; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 18, 2017


That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Publisher

Subscribed to and sworn to me this 18th day of August 2017.



Robin R. Cash, Notary Public, Campbell County, Wyoming

My commission expires: February 04, 2020

Publication Fees: \$ 967.88

a0102287 00332944



LEGALS  
Gillette, City of  
201 E. 5th Street  
Gillette, WY 82716

## CERTIFICATE OF MAILING

I, Karlene Abelseth, City Clerk of the City of Gillette, Wyoming, do hereby certify that on the 24<sup>th</sup> day of August, 2017, I mailed by first class mail, postage prepaid, Notice of Intention to Form Improvement District to the persons named and addresses shown on the attached page(s).

Dated this 24<sup>th</sup> day of August, 2017.


**CITY OF GILLETTE, WYOMING**

  
Karlene Abelseth, City Clerk

STATE OF WYOMING                    )  
  ) ss.  
COUNTY OF CAMPBELL            )

The foregoing instrument was acknowledged before me by Karlene Abelseth, as City Clerk of the City of Gillette, Wyoming, this 24<sup>th</sup> day of August, 2017.



  
Notary Public

My Commission Expires: 8/18/2018



Interstate Industrial Park LID  
Property Owner List

Ordinance 2629A

LOT #	BLOCK	PARCEL #	SUBDIVISION	OWNER	ADDRESS	MAILING	CITY	STATE	ZIP
1	1	23463	Interstate Industrial Park	TSH LLC	3555 E 2nd St	PO Box 2068	Gillette	WY	82717
3	1	10676	Interstate Industrial Park	Edward C III & Lori B Kirchoff	3409 E 2nd St		Gillette	WY	82717
10A	1	11495	Interstate Industrial Park	Starshine LLC	2901 E 2nd St	PO Box 1924	Gillette	WY	82717
10B	1	11528	Interstate Industrial Park	R & G Electric Inc	2802 Conestoga Dr	PO Box 2498	Gillette	WY	82717
10C	1	9537	Interstate Industrial Park	RB Properties LLC	2808 Conestoga Dr	PO Box 2784	Gillette	WY	82717
10D	1	9150	Interstate Industrial Park	Uhler Enterprises LLC	2904 Conestoga Dr	1206 W 5th	Gillette	WY	82716
7A	1	14740	Interstate Industrial Park	Box-Batter Family Properties LLC	3307 E 2nd St	7925 Washington Ave	Sebastopol	CA	95472
7B	1	13004	Interstate Industrial Park	Chet Halvorson Properties LLC	3207 E 2nd St	2287 Silver Tip Dr.	Cheyenne	WY	82009
8A	1	11809	Interstate Industrial Park	Taylor Anderson Enterprises Inc	3201 E 2nd St	3201 W 2nd St	Gillette	WY	82718
8B	1	14623	Interstate Industrial Park	Executive Properties LLC	3105 E 2nd St	3409 E 2nd Street	Gillette	WY	82718
8C	1	14622	Interstate Industrial Park	Executive Properties LLC	3106 Conestoga Dr	3409 E 2nd St	Gillette	WY	82718
8D	1	10996	Interstate Industrial Park	Martin Terry B DBA Alternative Fuel Services	3202 Conestoga Dr	PO Box 335	Gillette	WY	82717
9A	1	14725	Interstate Industrial Park	Samuel V & Catherine A Allison	3103 E 2nd St	3215 Dover Ln	Billings	MT	59105
9B	1	14726	Interstate Industrial Park	Riley Ulysses G	3003 E 2nd St	176 Private Rd 5567	Alba	TX	75410
9C	1	9974	Interstate Industrial Park	CIG Enterprises LLC	3002 Conestoga Dr	PO Box 27073	Salt Lake City	UT	84127
9D	1	14741	Interstate Industrial Park	Wayne A & Anita A Wright	3100 Conestoga Dr	3100 Conestoga Dr	Gillette	WY	82718
1B	2	14685	Interstate Industrial Park	Kerry & Carla Hutton	304 Industrial Park Dr	PO Box 3947	Gillette	WY	82717
1C	2	9492	Interstate Industrial Park	Boden Janette M Living Trust	3106 E 2nd St	PO Box 67	Gillette	WY	82717
1D	2	14739	Interstate Industrial Park	Robert L & Laura Maul	3108 E 2nd St	2650 PJ Rd	Gillette	WY	82716
1E	2	14462	Interstate Industrial Park	J & C Properties LLC	3204 E 2nd St	3204 E 2nd St	Gillette	WY	82718
2A	2	14737	Interstate Industrial Park	Gilliam James & Kelly Family Rev Tst	402 Industrial Park Dr	PO Box 1986	Gillette	WY	82717
2B	2	25239	Interstate Industrial Park	Pathfinder Energy Inc	500 Industrial Park Dr	PO Box 51110	Casper	WY	82605
3B	2	6910	Interstate Industrial Park	Willis Milton C & Janet K Trusts C/O	305 Commerce Dr	PO Box 2023	Gillette	WY	82717
3C	2	14738	Interstate Industrial Park	Precision Well Service	403 Commerce Dr	403 Commerce Dr	Gillette	WY	82718
3D	2	14196	Interstate Industrial Park	Double Z Investments LLC	3002 E 2nd St	31 Pronghorn Meadow Ln	Gillette	WY	82718
3E	2	14839	Interstate Industrial Park	Leonard L & Constance L Wilson	3100 E 2nd St	PO Box 2181	Gillette	WY	82717
4C	2	14736	Interstate Industrial Park	Wyoming Materials & Improvements Inc	402 Commerce Dr	PO Box 2624	Rapid City	SD	57709
4D	2	15072	Interstate Industrial Park	305 Commerce LLC	200 Commerce Dr	PO Box 2023	Gillette	WY	82717
4E	2	18292	Interstate Industrial Park	Chaulk Properties LLC	206 Commerce Dr	6900 Greensburgh Ave	Gillette	WY	82718
4F	2	18291	Interstate Industrial Park	Willis Milton Cloys & Janet Kay Trusts	302 Commerce Dr	PO Box 1633	Gillette	WY	82717
4G	2	13630	Interstate Industrial Park	Carl N & Edith A Hahn	308 Commerce Dr	PO Box 2075	Gillette	WY	82717
5	3	9241	Interstate Industrial Park	Edward J & Melanie J Collins	307 Industrial Park Dr	200 W Hogeye Dr	Gillette	WY	82716
6	3	13178	Interstate Industrial Park	Nate W & Tana Sikkenga	401 Industrial Park Dr	4208 Brorby Blvd	Gillette	WY	82718
7	3	13590	Interstate Industrial Park	Levi Krehmeyer	409 Industrial Park Dr	707 W 9th St	Gillette	WY	82716
8	3	12245	Interstate Industrial Park	RFC, LLC	505 Industrial Park Dr	PO Box 273	Gillette	WY	82717
2A	3	13003	Interstate Industrial Park	Powder River Energy Corporation	3410 E 2nd St	PO Box 930	Sundance	WY	82729
2B	3	14733	Interstate Industrial Park	ARA LLC	3308 E 2nd St	11101 W Cave Circle	Dripping Spring	TX	78620
3A	3	40722	Interstate Industrial Park	Nathan James Kintz	3300 E 2nd St	PO Box 2062	Gillette	WY	82717
3B	3	40723	Interstate Industrial Park	Terry Smith	3302 E 2nd St	10 David Ave	Gillette	WY	82718
4A	3	40938	Interstate Industrial Park	Emerson Investments LLC	301 Interstate Park Dr	PO Box 155	Gillette	WY	82717
4B	3	40939	Interstate Industrial Park	Emerson Investments LLC	303 Industrial Park Dr	PO Box 155	Gillette	WY	82717
1	1	10053263	Softail Subdivision	Charles A & Maria W Ruiz	3300 Conestoga Dr	3300 Conestoga Dr	Gillette	WY	82718
2	1	10053264	Softail Subdivision	Charles A & Maria W Ruiz	3400 Conestoga Dr	3300 Conestoga Dr	Gillette	WY	82718
3	1	10053265	Softail Subdivision	Jokur, LLC; Joel P & Darleta S Kurtenbach	3401 E 2nd St	PO Box 545	Gillette	WY	82717

AFFP  
Interstate Industrial Park

**Affidavit of Publication**

STATE OF WYOMING }  
COUNTY OF CAMPBELL } SS

Ann Kennedy Turner, being duly sworn, says:  
  
That she is Publisher of the The Gillette News Record, a daily newspaper of general circulation, printed and published in Gillette, Campbell County, Wyoming; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 18, 2017

That said newspaper was regularly issued and circulated on those dates.  
SIGNED:

  
\_\_\_\_\_  
Publisher

Subscribed to and sworn to me this 18th day of August 2017.

  
\_\_\_\_\_  
Robin R. Cash, Notary Public, Campbell County, Wyoming

My commission expires: February 04, 2020  
Publication Fees: \$ 967.88

a0102287 00332944



LEGALS  
Gillette, City of  
201 E. 5th Street  
Gillette, WY 82716