



TOWN OF BAR NUNN

1500 Palomino Ave., Bar Nunn, Wyoming

TOWN COUNCIL

MEETING MINUTES

Tuesday, May 6, 2025- 7:00 P.M.

1500 Palomino Avenue,

Bar Nunn, Wyoming

- 1) **Roll Call:** Mayor Peter Boyer called the meeting to order on Tuesday, May 6, 2025, at 7:05 p.m. The roll was called, which determined the presence of a quorum.
Present: Mayor Peter Boyer. Councilmembers: Steven Clark, Tyler Martin, Tim Ficken, and Dan Sabrosky.
- 2) **Pledge of Allegiance:** The Town Council and all present stood in service to the United States Flag and pledged allegiance to the United States of America.
- 3) **Minutes of April 15, 2025:** Moved by Steven Clark, and seconded by Tim Ficken. The motion carried without dissent to approve the minutes for April 15, 2025.
- 4) **Payables List for May 6, 2025:** Moved by Tim Ficken, seconded by Steven Clark, and carried without dissent to approve the payables list of May 6, 2025.
- 5) **Payable List for April 2025 & The 24-25 Year-to-Date Budget Report:**
Checks #33068– #33143, Direct Deposit #3002– #3039, ACH #22292819 & ACH #15341238. Moved by Steven Clark, seconded by Dan Sabrosky, and carried without dissent to approve the Payables List for April 2025 & the 24-25 Year-to-Date Budget Report.
- 6) **Resolution No. 2025-11: “A RESOLUTION AUTHORIZING SUBMISSION OF A FEDERAL MINERAL ROYALTY GRANT REQUEST FOR THE TOWN OF BAR NUNN, WYOMING”** Moved by Steven Clark, seconded by Tim Ficken, and carried without dissent to approve Resolution No. 2025-11.
- 7) **Advance Casper:** Justin Farley of Advance Casper addressed the council regarding a proposed infrastructure expansion to support Radiant's future facility. The request centered on Bar Nunn contributing approximately \$400,000 toward the 10% match required by the Wyoming Business Council grant. The infrastructure, costing roughly \$8 million, would include water and sewer lines and road access to facilitate not only Radiant but a second anonymous company considering development north of Westwinds Road.

Mayor Boyer reminded attendees that Radiant had met with him previously, but any funding decision must be made by the council. He expressed strong reservations due to the town's tight budget and the ongoing effort to fund a new police department. Boyer also expressed concerns about layering taxpayer support on top of an existing state-funded grant.

Council members asked clarifying questions about timelines and financial logistics. Councilman Ficken noted that in private developments, infrastructure is typically funded by the landowner, not taxpayers. Councilman Sabrosky emphasized his preference for free-market development and stated that private developers should bear these costs themselves. Councilman Martin voiced agreement with the prevailing sentiment.

Farley clarified that while Radiant is responsible for most of the cost, Bar Nunn's share would cover infrastructure expected to benefit the town long-term. The council ultimately concluded that, due to financial

constraints and competing priorities, funding the request would be difficult, though they remained open to offering a letter of support for the project.

8) **Property Value Research—Andrea Boyer:**

Andrea Boyer presented the results of an in-depth research project she undertook at the mayor's request, aimed at understanding how nuclear facilities, including those used for storage of spent fuel, affect nearby property values. She explained that her review focused on U.S.-based studies to ensure relevance to Bar Nunn, and she made an effort to avoid studies funded by nuclear energy companies in order to maintain objectivity. Mrs. Boyer selected a comprehensive 24-page study, which she brought to share with the council, noting that it evaluated property value trends in communities located near existing nuclear facilities and found that, in general, these communities experienced stable or increased property values. In addition to housing prices, the research examined economic indicators such as tax revenue, public services, job creation, and school funding, concluding that nuclear-related developments often stimulate local economies.

Councilman Ficken asked whether any studies Mrs. Boyer encountered reported negative effects on property values. She replied that one study from Berkeley did suggest a negative impact, but she found its credibility lacking. She explained that the study cited sources related to coal plants, air quality, and infant mortality, none of which were directly applicable to nuclear facilities. In contrast, the broader body of research she reviewed presented consistent evidence of neutral or positive impacts.

Councilman Ficken followed up by asking whether the studies focused specifically on nuclear manufacturing or power generation. Mrs. Boyer answered that most of the research focused on power-generating facilities, though several did include data on spent fuel storage. She emphasized that storage facilities, when considered alone, generally had no measurable impact on property values and were viewed as neutral by surrounding communities.

Councilman Clark then asked if any studies provided specific data regarding the degree to which property values changed. Mrs. Boyer confirmed that the study she selected included detailed tables showing year-over-year changes and long-term value trends across multiple U.S. sites. One of the more notable findings involved the Three Mile Island nuclear incident. According to the study, property values in the affected area declined only briefly, around eight weeks, before recovering and resuming a pattern of growth. This short-term dip, she explained, did not result in lasting devaluation of homes in the region.

Councilman Sabrosky commented on the potential for job creation to drive housing demand. He pointed out that with 250 potential jobs from Radiant and another 350 from a second unnamed company, it was logical to expect increased housing demand and therefore rising property values, even if a small number of residents chose to leave due to concerns. Andrea agreed and noted that this correlation between workforce expansion and property appreciation was reflected in the studies she had reviewed. She added that beyond housing prices, other indicators such as household income, school quality, and economic vibrancy also improved in communities that hosted nuclear facilities.

Mrs. Boyer concluded by noting that a key concern that surfaced across multiple studies was tax policy. She explained that any negative impact on property values was more often tied to decisions made by local governments in response to fluctuations in tax revenue than to the presence of the facility itself. For example, if a community lost a large source of tax revenue and responded by increasing property taxes, the resulting financial strain on residents could lead to a decline in property values. Therefore, she emphasized that the success and stability of housing markets in Bar Nunn would be more directly influenced by local fiscal management than by the mere existence of a nuclear-related operation.

She offered to distribute copies of the full study to any interested members of the council, noting that while it was dense, it included all the supporting data tables and conclusions necessary for further independent review. The council thanked Mrs. Boyer for the thoroughness of her research and the clarity of her presentation.

9) **Attorney's Report:** A written report was submitted. Attorney, Meggan Hathaway, was present via teleconference for questions or comments from the council.

Ms. Hathaway updated the council on the following items.

Building Permits: The City of Casper mistakenly issued roofing permits in Bar Nunn, likely using ZIP codes instead of verified addresses. Residents should seek refunds from Casper and apply through Bar Nunn.

Lodging Tax: Natrona County has imposed an additional 2% lodging tax for tourism promotion. There may be an opportunity for Bar Nunn to recover some of this revenue, particularly from the local KOA.

Robert Hoover Case: Hoover pled guilty to felony theft and misconduct. He received a suspended sentence

with probation and must repay \$10,812.03 in restitution related to fire department funds.

- 10) **Engineer's Report:** A written report was submitted. Town Engineer, Ray Catellier, PE was present for council questions or comments from the council.
Mr. Catellier updated the council on several ongoing projects. He reported that playground installation remains on schedule, with crews expected to begin work in Bar Nunn shortly after Mother's Day. Despite recent rain delays, installation is anticipated to take about a week, allowing the playground and splash pad to open by Memorial Day, weather permitting.

Mr. Catellier noted that the asphalt project is awaiting final geotechnical results, which are needed to complete design plans and finalize cost estimates. Work is also ongoing to determine the best placement for a crosswalk near Nez Pierce and the mailboxes, where traffic and drainage concerns have complicated initial layout attempts.

He informed the council that the Casper Area MPO will be conducting a study of Salt Creek Highway, including the geotechnical issues in the "bog" area. This study, which is funded by the MPO, will help advance the project to early design stages and assist with future road planning and funding.

Mr. Catellier is also gathering estimates for rehabilitating several deep manholes rather than replacing them entirely and expects to present options at a future meeting.

Finally, he and Mayor Boyer are exploring the possibility of formally taking ownership of a section of Salt Creek Highway still managed by WYDOT. Since the town already maintains it, assuming full control would simplify future development. The council raised no objections.

- 11) **Fire Department Report:** Interim Fire Chief, Eugene Zahara, delivered a verbal report.
Chief Zahara informed the council that one recent applicant has passed a background check and is scheduled for a physical next week. Two other candidates were interviewed but will not be advanced further in the hiring process.
He also noted that a new application was received from a Bar Nunn resident with experience as a mobile mechanic and qualifications in wildland firefighting. Once the applicant returns to town, the department plans to move forward with an interview and initial screening. The candidate also has experience operating a dozer, which could prove beneficial.

- 12) **Public Works Report:** A written report was submitted. Head of Public Works, Dustin Smart, was present for questions or comments from the council. The council had no further questions for Mr. Smart.

- 13) **Office Staff Report:** A written report was submitted. Deputy Clerk, Tiffany Popp, was present for questions or comments from the council.
Mayor Boyer commented on the number of roofing permits issued and stated it may have been higher if not for the confusion with the City of Casper. Mrs. Popp noted that she believed the City of Casper realized Bar Nunn does in fact issue permits after the Town Clerk and herself had joined a permitting group. It was shortly after that that the office started receiving comments from contractors who had previously gone to the City of Casper.

- 14) **Petitions & Public Comment:**
During the public comment period, several residents addressed the council regarding the infrastructure funding request tied to the Radiant project and broader concerns about development in Bar Nunn.
Venus Childress expressed strong support for the council's apparent decision not to contribute funding toward the infrastructure project, stating that Radiant had already committed to paying for it and that taxpayer money should not be used to support private development.

Jennifer Hopkins thanked the council for pausing to consider the issue rather than rushing a decision. She raised concerns about potential safety risks associated with nuclear technology, the unknown long-term impacts on the community, and the possibility that property values could suffer. She also questioned whether future jobs at Radiant would benefit local residents or bring in outside workers, and expressed frustration at the feeling of being rushed into decisions by outside entities.

Michael Newquist, a local business owner, agreed with the council's stance and argued that private companies

should fund their own infrastructure. He emphasized that Bar Nunn's tax dollars should be reserved for essential services like fire and emergency response, not to subsidize large corporations.

Tim Martin questioned why Radiant did not appear at the meeting themselves if they were seeking local funding. He said that in his view, the ask lacked accountability and felt like a rushed request without direct representation.

Lyndsey Groskopf expressed concerns about safety, insurance, and how the presence of a nuclear facility might impact her family's home value. She said her family, like many others, chose to live in Bar Nunn for its small-town atmosphere and questioned whether the community truly wanted industrial development.

Rosmarie Czaban warned that granting regulatory authority to the Nuclear Regulatory Commission could compromise Wyoming's state sovereignty. She encouraged the council to review recent legislative testimony and attend an upcoming presentation in Buffalo that would highlight potential drawbacks of expanding nuclear-related industries in the state.

Robert McMurry, a longtime property owner, addressed the council and identified himself as someone who has been actively involved in the Bar Nunn community for over two decades. Though he does not reside in town, he emphasized his continued investment in the area, noting that he has paid significant property taxes over the years and was instrumental in the development of McMurry Boulevard and several residential streets to the north.

McMurry voiced his belief that growth is essential for the continued vitality of Bar Nunn. He acknowledged the concerns expressed by other residents but encouraged the council and the community to consider the long-term benefits of development. He stated that without growth, both residential and commercial, the town risks stagnation, which could affect services, infrastructure, and quality of life in the future.

He did not take a definitive stance on the Radiant proposal or the funding request, but framed his remarks around the broader need for progress. He urged the council to think not only about present constraints but also about what Bar Nunn could become over the next ten to twenty years. His comments concluded with an appreciation for the council's willingness to listen and a reminder of how private investment has historically helped shape the town.

Lee-Ann Newquist thanked the council for considering taxpayer concerns and shared her apprehension about the town's growth. She recalled a past failed attempt to open a grocery store in Bar Nunn, urging the council to remember such history when discussing new development. Lee-Ann explained that she moved to Bar Nunn to escape urban conveniences and expressed concern that the town is losing its small-town character. Drawing from her experience in Windsor, Colorado, she warned against overdevelopment and said she could not support tax dollars going toward projects that don't reflect community values.

15) **Council Business:**

A. MPO Report: Councilman Clark updated the council on the recent Casper Area Metropolitan Planning Organization (MPO) meeting. He noted that the MPO has extra funding available and is including Bar Nunn in a Salt Creek corridor study. He explained that the MPO has acquired a number of portable cameras capable of counting pedestrian activity rather than vehicle traffic. These cameras can be mounted in various locations to gather data, such as how many children walk to school or how many people use the splash pad. The cameras and data reports are provided at no cost to the town, though requests should be made in advance due to high demand.

He also mentioned that MPO ownership of the cameras eliminates the need to hire outside companies for traffic studies, saving both time and expense. Councilman Sabrosky asked whether the cameras would be permanent; Councilman Clark clarified that they can be deployed for varying durations depending on the study's parameters.

Finally, Councilman Clark shared that Bar Nunn needs to appoint a representative to the MPO Citizen Advisory Committee. A resident, Mr. Hume, has expressed interest, and Clark stated that the next step would be for the council to appoint him formally.

B. Regional Water Report: Councilman Sabrosky provided an update on the Regional Water Board meeting, noting that the group is entering its annual budget process. He reported that a potential 3% rate increase is being discussed—the lowest proposed in recent years, but emphasized that the final figure may still fluctuate slightly. He explained that state law requires the water district to maintain a financial reserve, and during budget planning, the board uses modeling tools to evaluate different scenarios and ensure compliance with that mandate.


Sabrosky highlighted that the regional water system serves nine communities and special districts, with Casper being the largest consumer and Bar Nunn the second largest. This status gives Bar Nunn a seat on the board, while Casper holds four seats.

He also mentioned an initiative to restore an old wooden water infiltration system previously decommissioned due to EPA regulations. Recent changes have relaxed those restrictions, and new inspections show the system is in better condition than expected. If restored, it could add up to four million gallons of water production capacity, potentially helping to offset future rate increases. Sabrosky said he would provide a more detailed update once the official meeting minutes are available.

C. Discussion—City of Casper Permitting for Bar Nunn: Discussed earlier in the meeting.

D. Business License No. 2025-25: Moved by Steven Clark, seconded by Tim Ficken, and carried without dissent to approve Business License No. 2025-25.

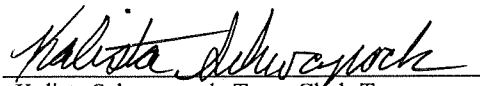
- 16) **Adjournment:** Moved by Steven Clark, seconded by Tim Ficken, and carried without dissent that there being no further business the meeting of May 6, 2025, be adjourned at 8:59 p.m.



Peter Boyer, Mayor

ATTEST: (seal)





Kalista Schwarzrock, Town Clerk-Treasurer