

# Meeting Minutes: Cheyenne Historic Preservation Board

**Meeting Date:** November 12, 2025

**Time:** 6:00 PM

**Location:** Council Chambers

## Item 1: Roll Call

Milward Simpson called the meeting to order at 6:00 PM.

X	Milward Simpson, Chair
X	Amber Conwell, Vice Chair
X	Gary Sims
X	David Benner
Absent	Don Herrold
X	Josh Chrysler
X	Elisabeth DeGrenier
X	Patrick Bustos
X	Kelly Sevier
X	Patrick Vann (on Zoom)
X	Ken Esquibel, City Council Representative

There was a quorum with one member absent.

## Item 2: Approval of Minutes: October 14, 2025

The meeting minutes were not finalized and the Board requested to approve the October 14, 2025 minutes at the next meeting.

## Item 3: Disclosures

No disclosures to report.

## Item 4: Audience Business: Public Input - 5 Minute Limit

Councilman Laybourn discussed the next steps for the Pumphouse.

## Item 5: City Council Representative Reports

Councilman Esquibel gave the City Council Report. The Council has a resolution to accept energy impact funds for an energy project in Chugwater. A bar and grill license was approved for Hambones Pizza who is doing an expansion. Finance Committee approved vehicles the City is purchasing. The Council approved an application from the Land and Water Conservation Fund grant for pathways at the Botanic Gardens. The Council is looking at a Business Ready Community Grant and Loan Program to purchase land for affordable housing for around 400 units located on land north of Pointe Frontier. There is a resolution for an Outside Water User Agreement for the gold mine. There was a resolution to define recreational vehicles and campgrounds. The Council nominated Larry Wolfe to take the open council seat. They approved to add bleachers, lighting and a concessions stand at Dunbar Field. The

Council approved an ordinance to define weeds and native grasses for open spaces. A work session was held on Prospering Together. The Bell Building was approved to qualify for TIF funding.

The Board discussed the process to bond or to request 6<sup>th</sup> Penny funds for the Pumphouse. They also discussed the process and the cost to demolish the Pumphouse. Councilman Esquibel discussed the cost to demolish the Pumphouse and that it would be similar to the cost to mothball the Pumphouse.

#### **Item 6: Planning & Development Reports**

Charles Bloom gave the Planning & Development report. He discussed data center projects and permit fees. He discussed a resolution about street trees and small lots that the Development Office is working on. He stated the MPO is working on adopting their Master Plan document. He stated the Development Office will soon release their RFP for their Comprehensive Plan.

#### **Item 7: Strategic Goals Report**

##### **a) National Register of Historic Places:**

- The two contracts are moving forward.
- Elisabeth DeGrenier gave a report on the Airport Terminal nomination. She met with the Arts and Aviation Council. She did research on the airport and the original construction of the terminal.
- She gave a report on the African American Context Study. She started gathering historical resources. She is organizing the information into categories of people, social clubs, churches, business, military units and other locations in town. She is compiling a list of relative properties.

##### **b) Oral Histories Project:**

- Josh Chrysler has continued to conduct interviews on the topic of the Green Door.

##### **c) Historic Preservation Month:**

- No updates on the Historic Preservation Month.

##### **d) Education of the Public – Historic Preservation & Marketing Committee:**

- No updates on the Education of the Public.

##### **e) Ornaments:**

- Ornaments are mostly sold out. There are a couple left at the Planning & Development Office. Gary Sims requested he review the next press release for the ornaments.

##### **f) Airport Fountain Planning:**

- The Board discussed the recent proposal from CWH Graphics for proposed signage at the Park. Milward Simpson discussed inviting the firm to the December meeting to give a presentation.
- The Board discussed the need to fix the damage to the fountain. There is water damage to the

fountain and the last repairs were supposed to last longer than 2 years. The Compliance Division is working on a claim for the damage. Patrick Vann discussed the firm, Pacific Coast Conservation, and the estimate they provided to inspect the damage. The cost for the estimate would be \$7,752. He discussed the estimate the company in Colorado sent to fix the current damage and that it would be around \$51,400. Work to waterproof the fountain would need to be completed prior to fixing the damage. The previous work had a two year warranty.

**g) Pumphouse**

- There has been some interest in buying the Pumphouse but the historic parameters make the investment cost prohibitive. A new resolution may need to be proposed to remove the historic preservation requirements. If the building is demolished the historic integrity would be lost. The new resolution will likely require an owner to come before the City and the Historic Preservation Board to propose what they plan to do with the property. A low-cost bid would be encouraged at this time. If it is a non-profit organization, there are more opportunities for funding.
- There are currently monitoring wells on the property and there are also many large drums on site. The Board would like to know what is in the drums.
- The tour for the public will take place November 16, 2025.
- There was discussion on the 6<sup>th</sup> penny project request. Milward Simpson proposed to write a letter to request funding from the 6<sup>th</sup> penny projects for the restoration of the Pumphouse. Patrick Bustos made a motion for the Chair to draft a letter to be presented to a City Council member for 6<sup>th</sup> penny funding for partial restoration of the Pumphouse in the amount recommended by TDSi. David Benner 2<sup>nd</sup> the motion. The motion passed unanimously.
- There was discussion on using bonding to raise money for the restoration of the Pumphouse. This would involve using funds from Historic Racing donations. Milward Simpson and Patrick Bustos agreed to form a committee to do some further research for bonding for the project.

**h) Watch List Items:**

**I. Governor's Mansion Historic District**

- No updates on the Governor's Mansion Historic District.

**II. Tour of Schools Closing**

- No updates on the Tour of Schools Closing.

**III. Van Tassel Carriage House**

- No updates on the Van Tassel Carriage House.

**Item 9: Old Business:**

**a. Dubois Award Open House**

- The open house was well attended and the owners were excited about receiving the award.

**Item 10: New Business**

**a. Hospital Properties**

- Charles Bloom discussed that the hospital would like to dispose of some of the properties they own near the hospital and return them to the residential inventory. He stated the hospital would like to demolish a few of the homes and build a new building. Most of the homes slated for demolition are on the historic registry and have some level of contributing status. The hospital will look into having the properties reevaluated for their historic integrity and bring the information to the Board in the future.

**b. Depot Remodel**

- Erin Fagan discussed a permit that has been submitted to the Building Department to replace bricks in the depot place to replicate a train track and to fix the depot façade that has been damaged.

**Item 11: Other Business**

- None

**Item 12: Meeting Adjourned: 7:55 PM**