

Meeting Minutes: Cheyenne Historic Preservation Board

Meeting Date: December 9, 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
On Zoom	Amber Conwell, Vice Chair
X	Gary Sims
X	David Benner
Absent	Don Herrold
X	Josh Chrysler
Absent	Elisabeth DeGrenier
X	Patrick Bustos
On Zoom	Kelly Sevier
Absent	Patrick Vann
X	Ken Esquibel, City Council Representative

There was a quorum with three members absent.

Item 2: Approval of Minutes:

October 14, 2025 - motion to approve upon amendment made by Josh Chrysler, second by Patrick Bustos. Motion was approved.

November 12, 2025 - motion to approve upon made by Josh Chrysler, second by Patrick Bustos. Motion was approved.

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. Postponement of the Pump house resolution, awaiting the Historic Preservation Board recommendation on how to proceed with the resolution. The Council authorized an outside water user agreement with Wyoming King Gold Mining Company. Passed a resolution to authorize a submission for an application to the Wyoming Business Council under Business Community Readiness Grant and Loan program for the Community Readiness Grant to purchase land on Converse Avenue for affordable housing. Passed a resolution for Land and Water Conservation Fund Grant for pathways at the Botanic Garden. Contract modification for the

reconstruction of the bridge on Missile Drive. This involves reconfiguration of lighting along the road. Passed a resolution for a 3% cost of living raise for all part time and full-time City employees.

Item 6: Planning & Development Reports

Charles Bloom gave the Planning & Development report. He discussed the 6th penny ballot considerations for the City Council. Two of the items being proposed are the Airport Terminal and Cheyenne Auxiliary Pump Station (Pumphouse). The Planning and Development Department is creating a scope for the rewriting of PlanCheyenne.

There was discussion regarding the amount being asked for the Pumphouse 6th Penny vote.

Item 7: Strategic Goals Report

a) National Register of Historic Places:

- Elisabeth DeGrenier was not present but gave a report to Chairman Simpson that she is continuing with both nominations

b) Oral Histories Project:

- No updates on Oral Histories Project.

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 sold out everywhere.

f) Airport Fountain Planning:

- Patrick Vann reached out to Pacific Coast Conservation about restoring the fountain. The company has expressed interest in making a bid to repair the fountain.
- The insurance determined that damage to fountain was not caused by hail but rather through water damage from water accumulation on the terra cotta façade. Charles Bloom informed the Board that due to the lack of regular maintenance to the terra cotta and the fountain being in use, insurance would not cover any of the repairs.
- Charles Bloom recommended looking at a local entity to look at the fountain. Patick Bustos suggested that someone at the Saving Places Conference might have information about entities that do this type of repairs.

g) Pumphouse

- Background was given on the Pumphouse. There was discussion about the initial resolution containing language about demolition of the Pumphouse if not sold by a certain date. Councilman Laybourn had added an amendment to the resolution to calculate the cost of demolition. A resolution has been proposed to City Council, removing the requirement that the new owners had to follow Secretary of Interior Standards of Rehabilitation of Historic Building to maintain the building eligibility to be listed on the National Register of Historic Places. It was expressed that this limitation was affecting the sale of the Pumphouse.
- Finance Committee extended the to-be-sold-by date to March 27, 2026, giving time for a new resolution to come forward. There is still a recommendation that the history of the Pumphouse will be observed by the owners. Additionally, any significant alterations or demolition of the structure would have to go through a city board. At this meeting there was concern about language of the resolution.
- Maren Kallas, HCI, summarized the revised resolution that would be brought before the Finance Committee.
- Charles Bloom informed the Board and audience about the relationship between the resolution and the 6th Penny ballot vote. The resolution places significance on the Pumphouse and there were possible alternative sources of funding that could be pursued if the 6th Penny vote fails.
- Several options were discussed by the Board. It was decided to recommend a redraft of the resolution including the following: waiving permit fees, language about public/private partnership, removed language mentioning demolition and extending the deadline until 2027, and add the Historic Preservation Board as a consulting partner.

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. 315 E 21th Street – David Palacios

- No updates on 315 E 21 Street.

Item 10: New Business

a. Saving Places Conference

- Kelly Sevier, Patrick Bustos, Amber Cromwell, and Elisabeth DeGrenier were the four members that were selected to be funded to go to the Saving Places Conference.

Item 11: Other Business

a. Planning & Development Comprehensive Plan Scope

- Charles Bloom presented the draft scope for the comprehensive plan, focusing on the historic preservation element of the plan.

Item 12: Meeting Adjourned: 8:15 PM