

City of Cody City Council
Special Meeting
Tuesday, October 28, 2025 - 5:30 PM
Meeting Place: City of Cody Council Chambers

Meeting Called to Order

Roll Call

Discussion/Informational Items

Conduct of Business

- a. 5:30 -6:00 Public Hearing – WWDC Level 2 Study of Treated Water Service Expansion Areas
Staff Reference: Phillip Bowman
- b. 6:00 ACTION ITEM - Consider a request for a street Closure of Beck Ave from 8th to 9th from 4:00 p.m. to 6:00 p.m. for a Trunk or Treat Tailgate in conjunction with the Cody Broncs Football Playoff.
Staff Reference: Cindy Baker

Adjournment

Meeting Date: October 28, 2025 Department: Public Works Staff Reference: Phillip Bowman
--

AGENDA ITEM SUMMARY REPORT

5:30 -6:00 Public Hearing – WWDC Level 2 Study of Treated Water Service Expansion Areas

PROPOSED ACTION:

Informational Item - Public Hearing and discussion of recommendations for the WWDC Level 2 Study

SUMMARY OF INFORMATION:

The City of Cody applied for and received grant funding from the Wyoming Water Development Commission (WWDC) to complete a Level 2 Feasibility Study (L2 Study) in early 2023. City Staff worked with WWDC Staff in October 2023 to complete a Qualifications Based Selection (QBS) process to select Engineering Associates (EA) as the engineering consultant for the L2 Study, and EA's work began in early 2024. The L2 Study and final report has been completed, and findings from the study will be presented to the City Council.

Chace Tavelli, P.E., Project Manager with the Wyoming Water Development Office (WWDO), will lead the discussion and Public Hearing as required by WWDC. The general format of the discussion will be as follows:

- Introductions, opening comments, and project overview
- Project schedule
- Study findings and recommendations by Jed Smith, P.E., of Engineering Associates (slide deck attached)
- Sponsor intentions for recommended projects
- Public Comment
- Close Public Hearing and conclude presentation

The Level 2 Feasibility Study and report will be finalized by WWDC in the coming months, and City Staff intends to bring the final report back to City Council for approval and adoption at a future meeting in early 2026.

FISCAL IMPACT:

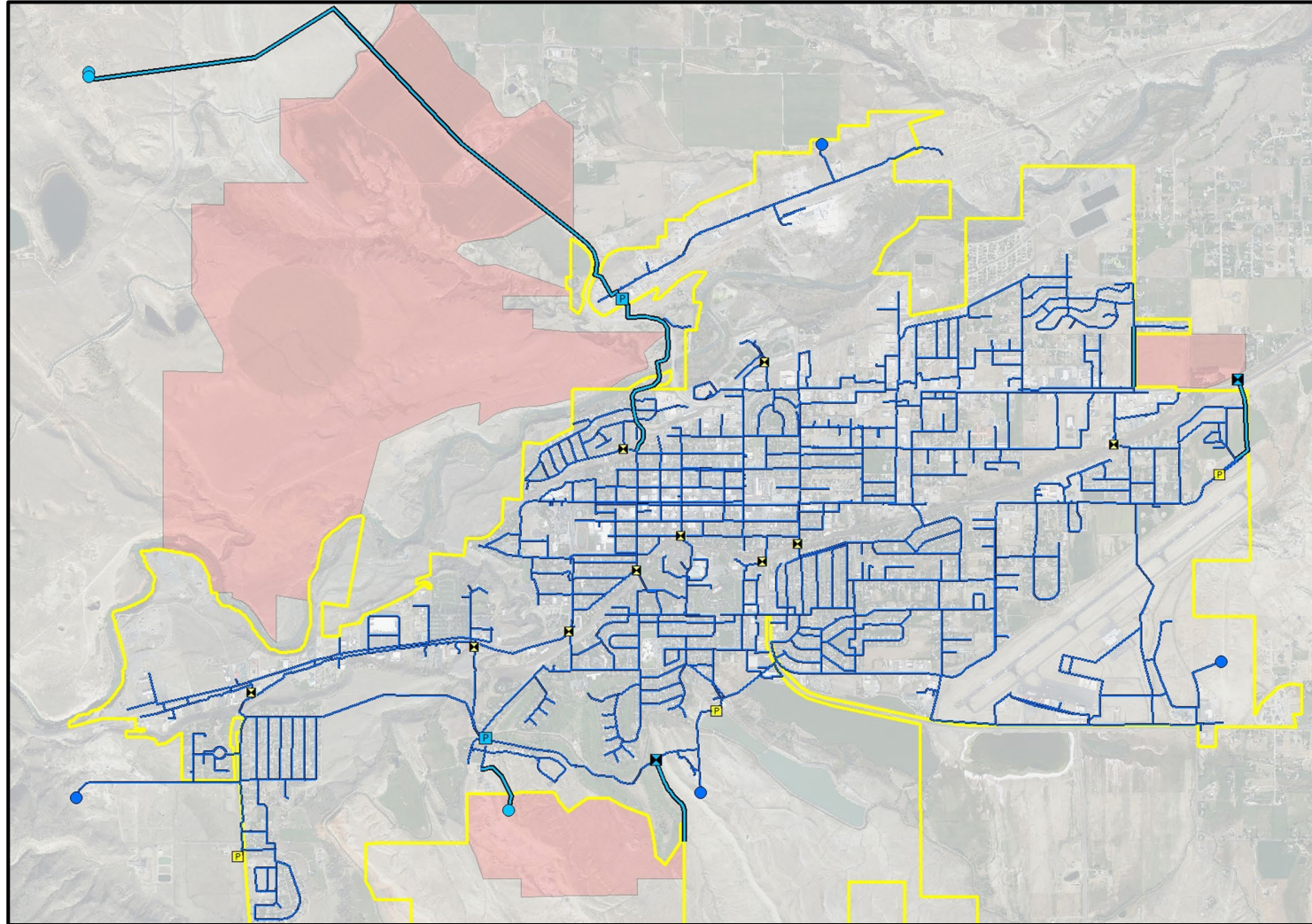
None at this time. All funding for the cost of the Level 2 Study was provided by WWDC with no City match required.

ATTACHMENTS:

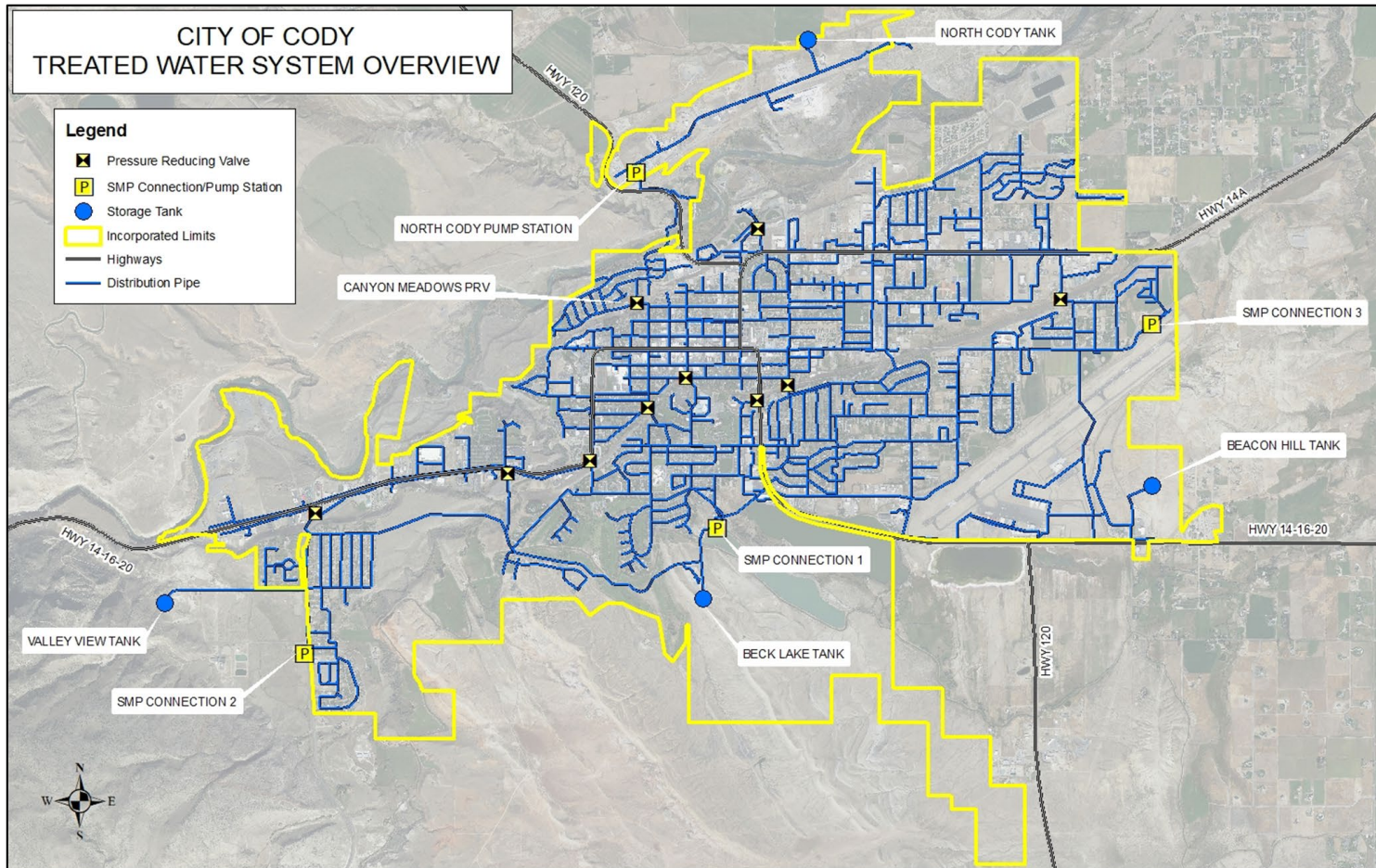
1. L2 Study Overview and Recommendations (Engineering Associates)
2. Public Hearing Notice (WWDC)



CODY AREAS EVALUATION 2024 LEVEL II STUDY



CODY AREAS EVALUATION 2024 - LEVEL II STUDY

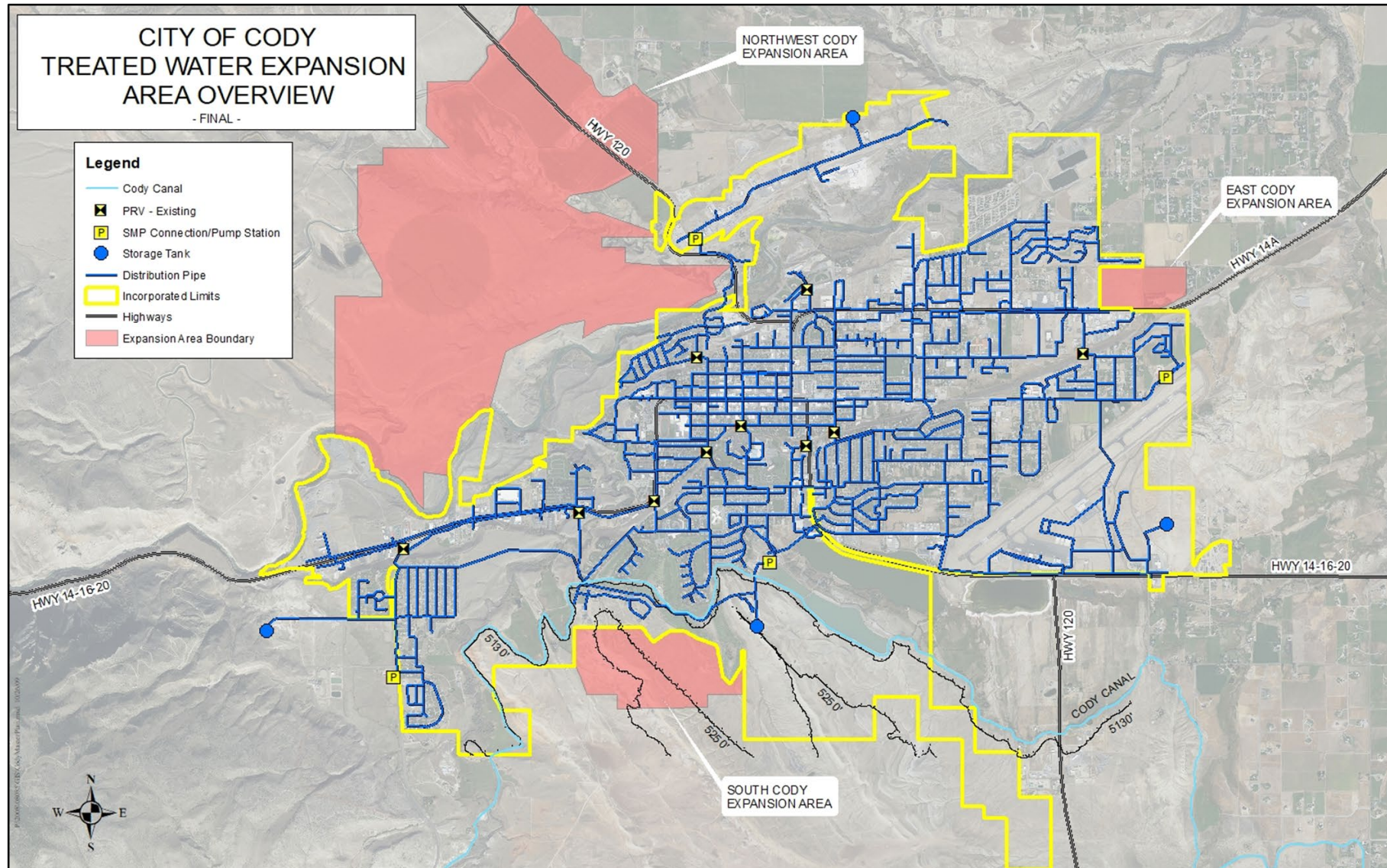


Scope of Study

- Refinement of Expansion Area Extents
- Growth and Demand Projections
- Water Sources
- Inventory and Evaluation
- Hydraulic Modeling
- Recommendations and Cost Estimates
- Economic Analysis and Project Financing

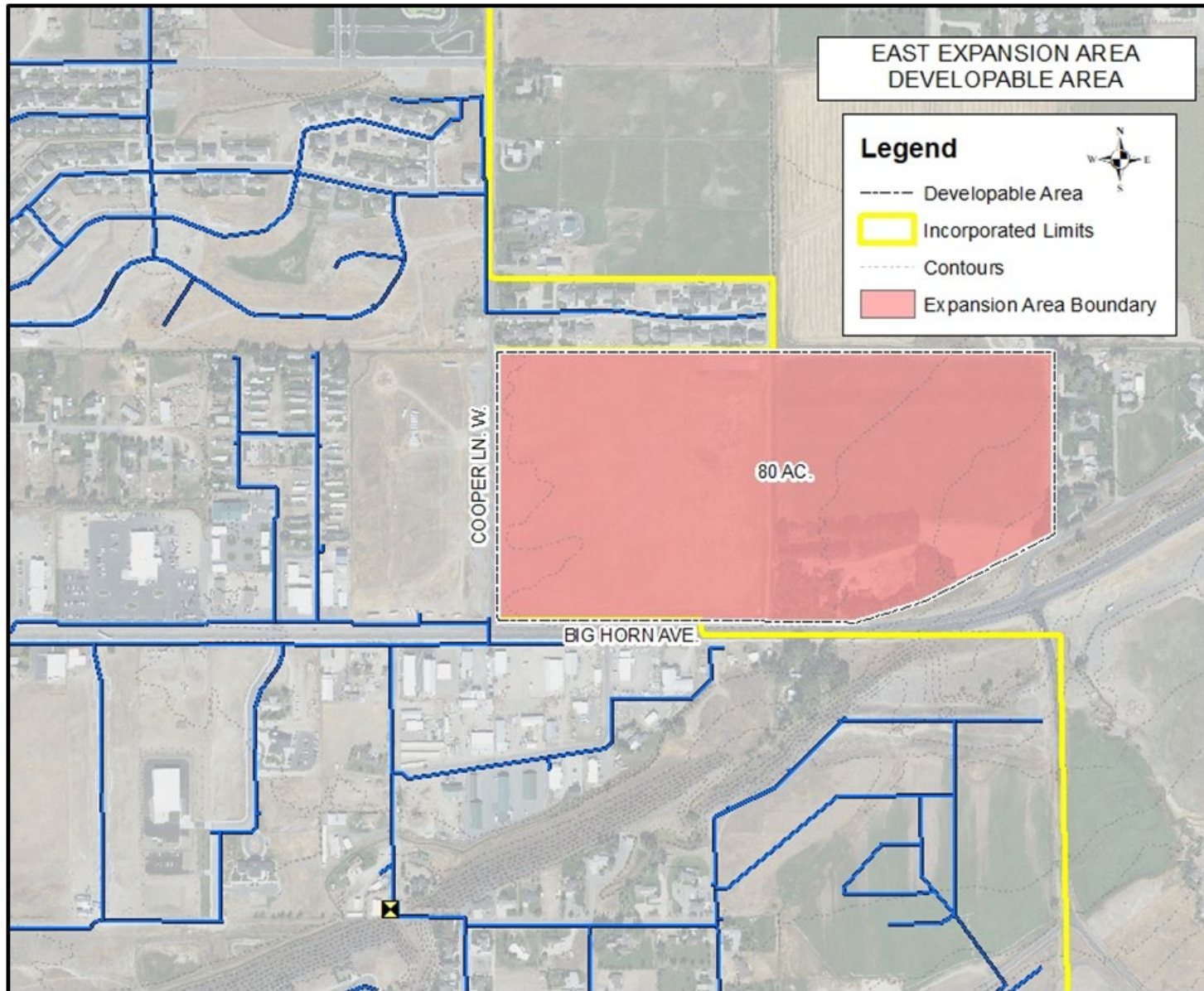
CODY AREAS EVALUATION 2024 - LEVEL II STUDY

EXPANSION AREA OVERVIEW



CODY AREAS EVALUATION 2024 - LEVEL II STUDY

EAST CODY



Developable Area

- ±80 AC.

Zoning

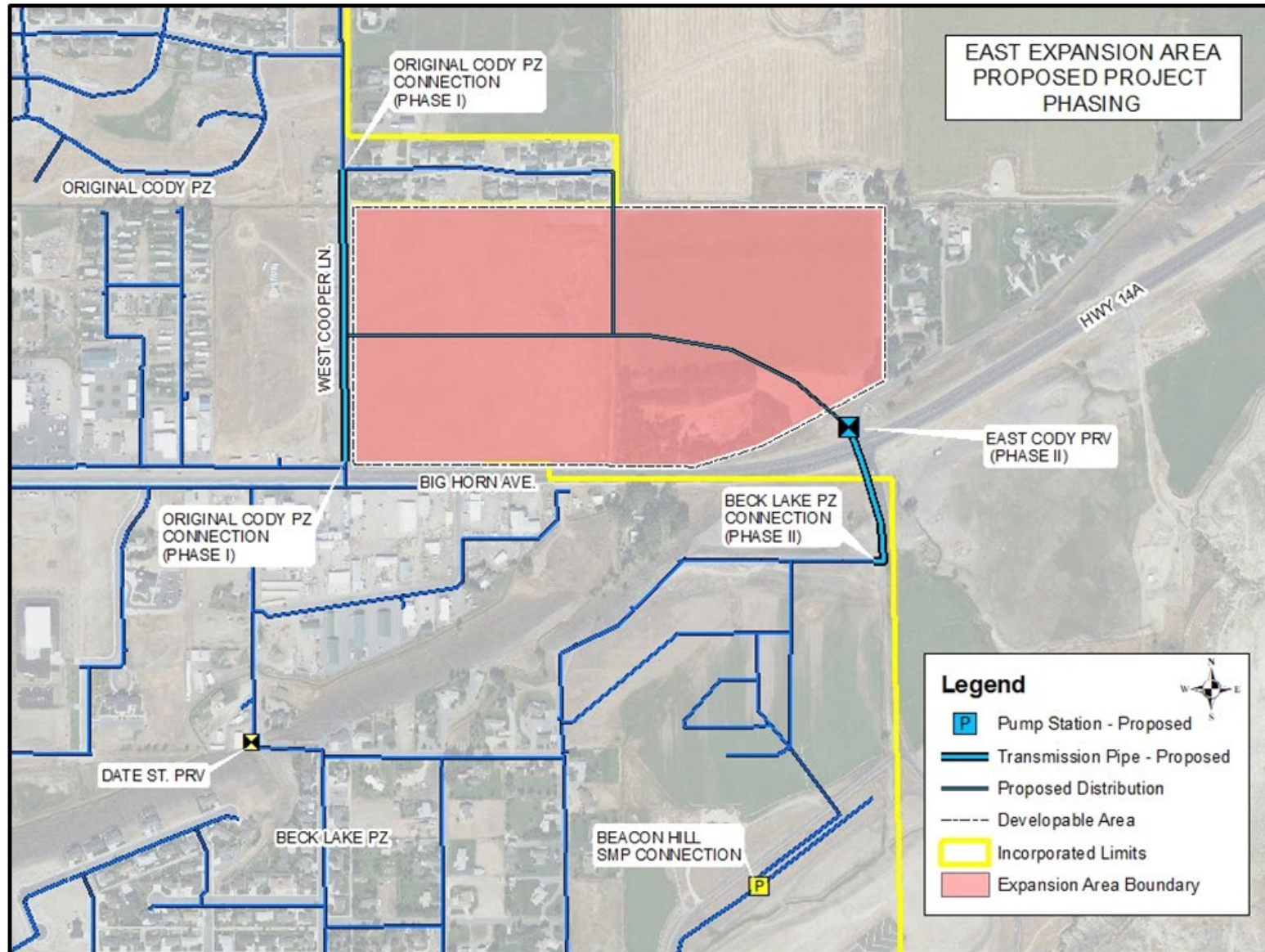
- Mixed Zoning – Commercial and Residential, representative of existing area zoning

Demand

- Commercial - ±220 EDU's
- Residential - ±190 EDU's

CODY AREAS EVALUATION 2024 - LEVEL II STUDY

EAST CODY



Proposed Treated Water Infrastructure

Phase I

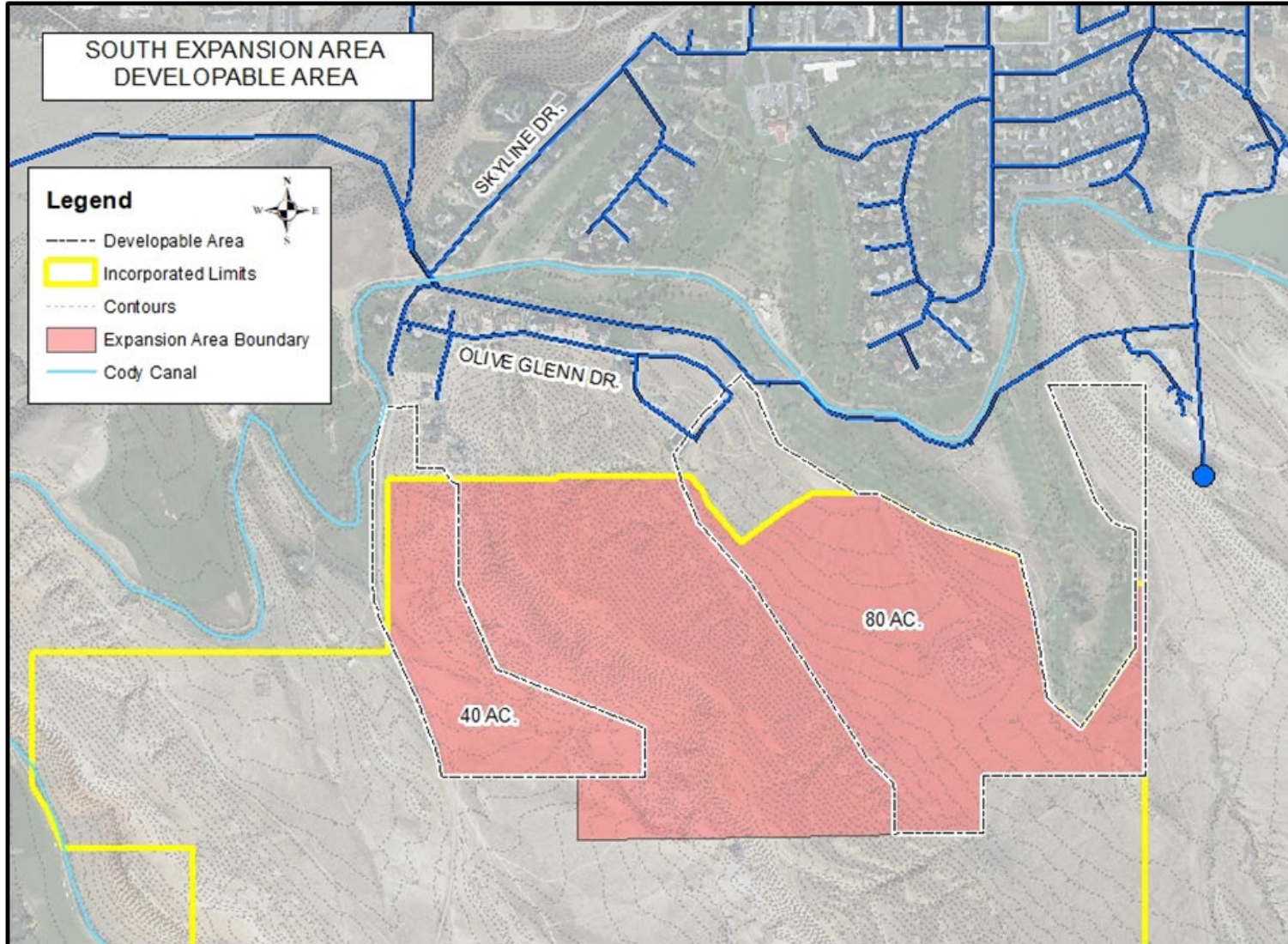
- West Cooper Lane Water Main Extension
- Total Project Cost - \$420,000
 - 0% WWDC Eligible

Phase II

- Beck Lake Pressure Zone Connection
- Total Project Cost - \$570,000
 - 0% WWDC Eligible

CODY AREAS EVALUATION 2024 - LEVEL II STUDY

SOUTH CODY



Developable Area

- Panorama - ±80 AC.
- Red Lake - ±40 AC.

Zoning

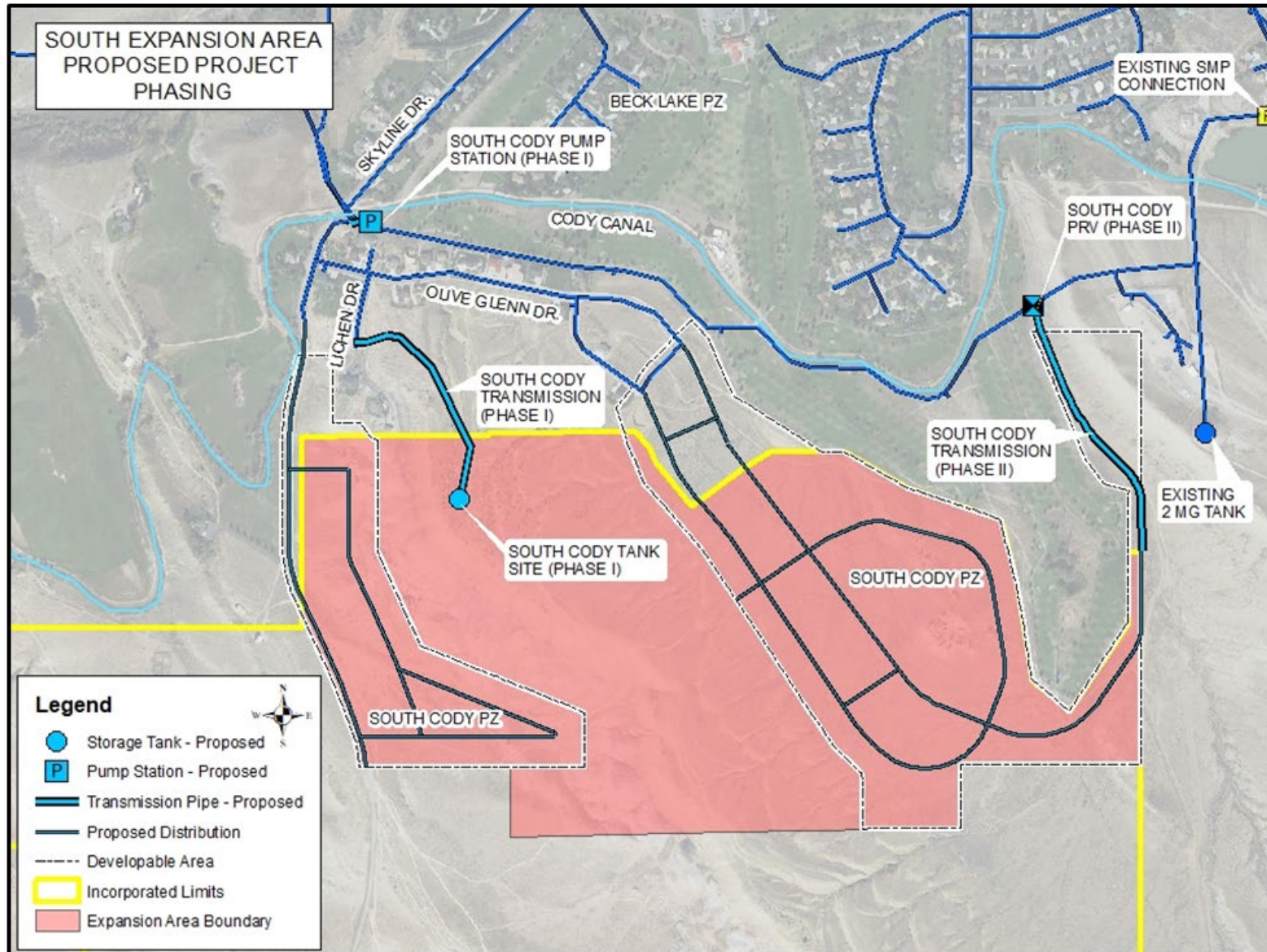
- Mixed Zoning – Residential, representative of existing area zoning

Demand

- Residential (Panorama) - ±370 EDU's
- Residential (Red Lake)- ±190 EDU's

CODY AREAS EVALUATION 2024 - LEVEL II STUDY

SOUTH CODY



Proposed Treated Water Infrastructure

Phase I

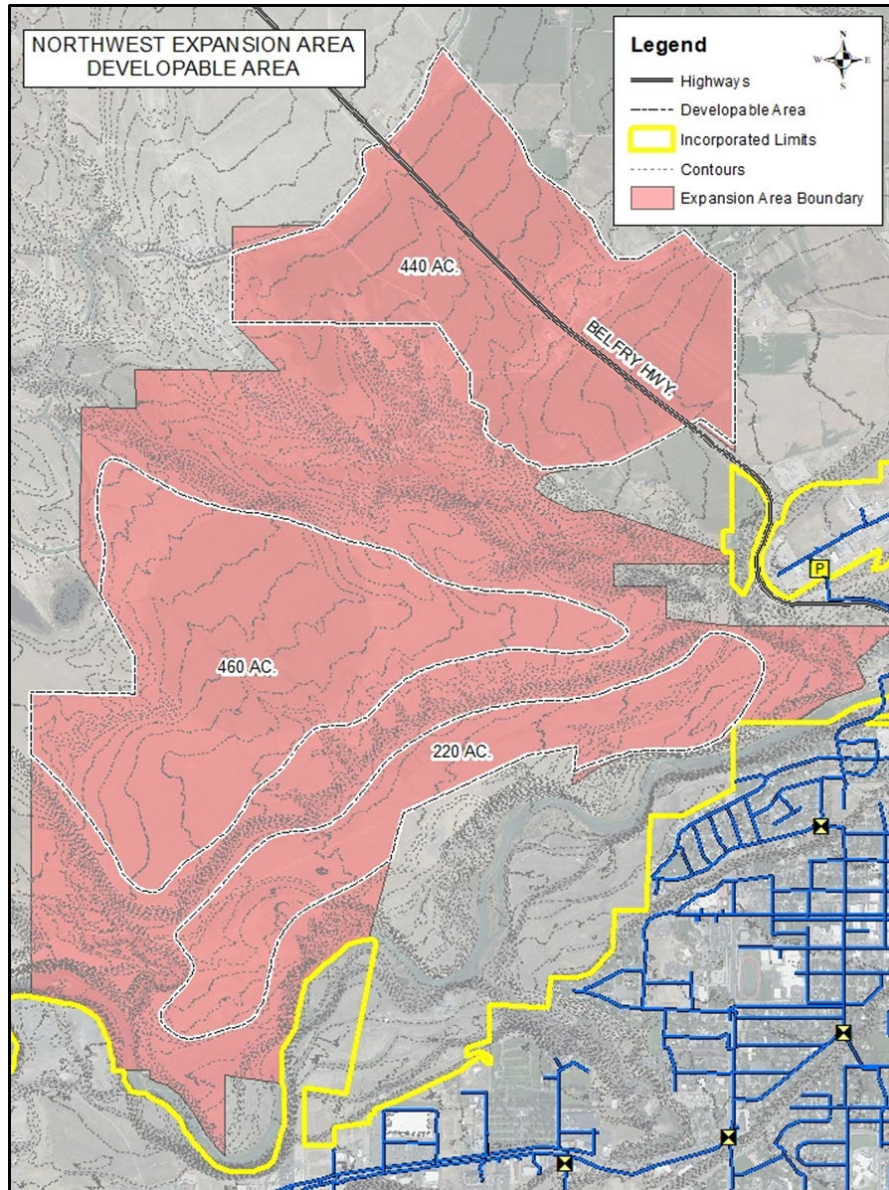
- South Cody Pressure Zone Transmission & Storage
- Total Project Cost - \$3,240,000
 - 100% WWDC Eligible

Phase II

- South Cody Transmission & PRV
- Total Project Cost - \$750,000
 - 100% WWDC Eligible

CODY AREAS EVALUATION 2024 - LEVEL II STUDY

NORTHWEST CODY



Developable Area

- Belfry Hwy. Corridor - ±440 AC.
- Upper Bench - ±460 AC.
- Lower Bench - ±220 AC.

Zoning

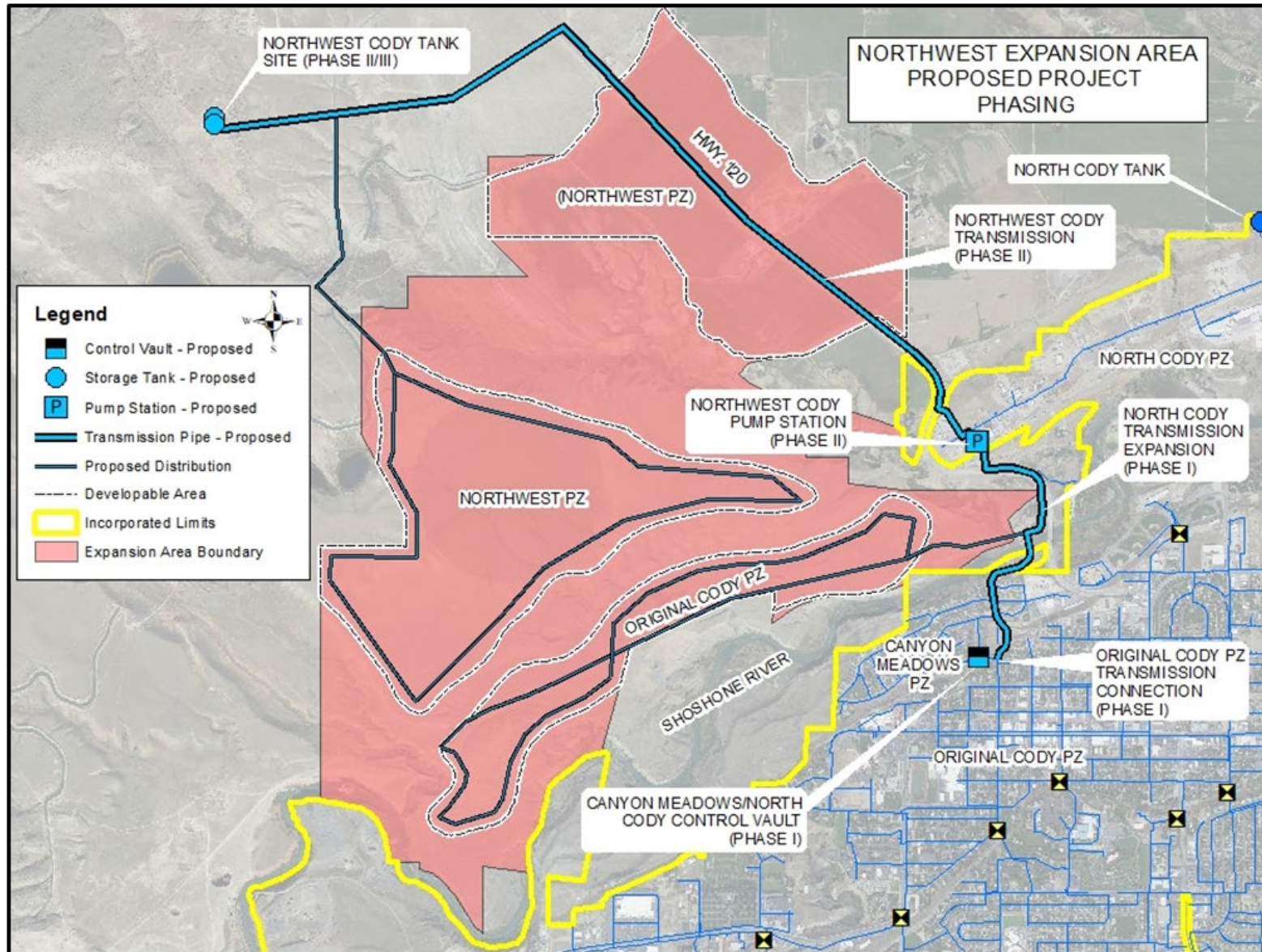
- Mixed Zoning – Commercial (Belfry Hwy.) and Residential

Demand

- Commercial (Belfry Hwy.) - ±1560 EDU's
- Residential (Belfry Hwy.) - ±1260 EDU's
- Residential (Upper Bench) - ±2140 EDU's
- Residential (Lower Bench) - ±1020 EDU's

CODY AREAS EVALUATION 2024 - LEVEL II STUDY

NORTHWEST CODY



Proposed Treated Water Infrastructure

Phase I

- Transmission Expansion to North Cody
- Total Project Cost - \$2,300,000
 - 100% WWDC Eligible

Phase II

- Northwest Cody Pressure Zone Transmission and Storage
- Total Project Cost - \$7,100,000
 - 100% WWDC Eligible

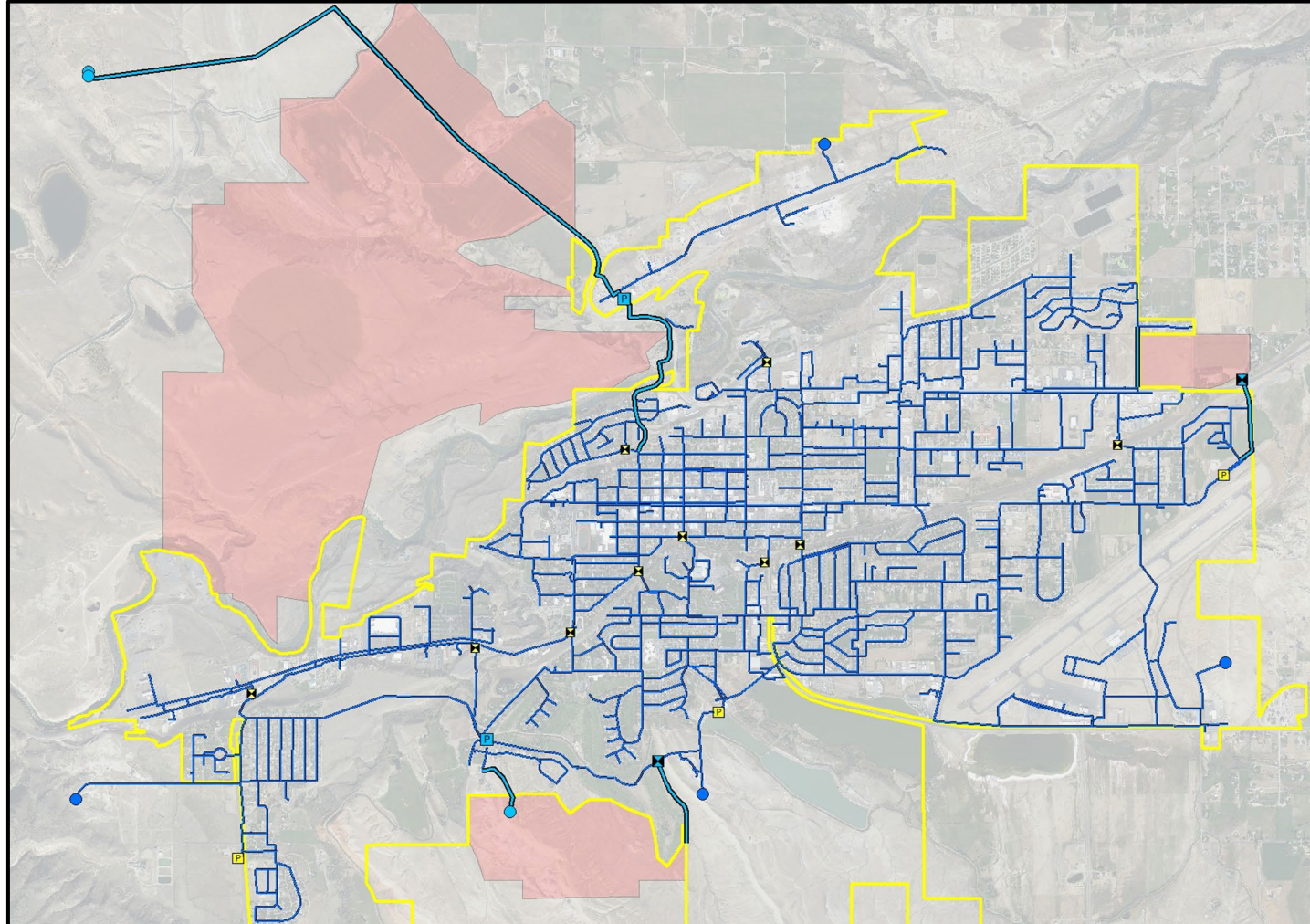
Phase III

- Northwest Cody Pressure Zone Expanded Storage
- Total Project Cost - \$3,200,000
 - 100% WWDC Eligible



CODY AREAS EVALUATION 2024 LEVEL II STUDY

Questions?





WYOMING WATER DEVELOPMENT OFFICE

6920 Yellowtail Road
Cheyenne, WY 82002

Phone: (307) 777-7626
wwdc.state.wy.us

Mark Gordon
Governor

Commissioners

Liisa Anselmi-Dalton	Ronald E. Kailey, Jr.
Robert R. Choma	Mark Kot
Lee Craig	John H. Lawson
Clinton W. Glick	Dennis Pince
Todd Hoes	Ronald Vore

Jason Mead, P.E.
Director

September 3, 2025

Contact: megan@codyenterprise.com
Cody, WY

Legal Advertising Dept:

Please insert the following ad as a legal notice in the **October 7th, 14th and 21st issues** of the Cody Enterprise:

Public Hearing on the Cody Area Evaluations 2024 Level II Study

When: October 28, 2025 – 5:30 p.m.

Where: Cody City Hall – Council Chambers
1338 Rumsey Avenue
Cody, WY 82414

The Wyoming Water Development Commission will hold a public hearing to receive comments on the above listed project. The Commission will also be seeking information as to whether the proposed project functions and services can be served by any person, association or corporation engaged in private enterprise.

Representatives of the Water Development Commission, the project engineering team, and the project sponsor may be present to explain the proposed project and to record comments.

In accordance with the Americans with Disabilities Act, special assistance or alternate formats will be made available upon request for individuals with disabilities.

For more information contact:
Wyoming Water Development Office
6920 Yellowtail Road
Cheyenne, WY 82002
(307) 777-7626

Please enclose tear sheets as proof of publication when billing the Office, and provide a Certification/Affidavit of Publication to katie.goodell@wyo.gov or david.ray1@wyo.gov.

Respectfully,

Katie Goodell
Business Office Coordinator



City of Cody Agenda Request Form



In order to fully prepare the Council for their meetings, individuals wishing to appear before the Council are asked to complete the following information prior to placement on the agenda. You will be notified of the date you have been scheduled to appear. You may also be contacted by City staff prior to the meeting to address concerns or provide additional information. Some requests may not require appearing before the Council for approval.

Please provide the following detailed information relating to your concern or request. **This form (and any relevant attachments) should be submitted in a timely manner, preferably at least 14 days prior to allow sufficient time for internal review. Untimely submission may result in the inability to be considered for approval.** Council packets are prepared in advance prior to Tuesday meetings. Meetings are held the first and third Tuesday of each month. Please complete the following information in full and return to City of Cody PO Box 2200 Cody, WY 82414 (Fax 307-527-6532),

Name of person to appear before the Council Kelly Serfas Bower

Organization Represented Cody Bronc Football

Date you wish to appear before the Council October 28, 2025

Email Address kesbower@gmail.com Telephone 307-250-0266

Names of all individuals who will speak on this topic Kelly Bower and/or Mindy McFadden

Event Title (if applicable) Cody Bronc Football Play Off Trunk of Treat Tail Gate

Date(s) of Event (if applicable) Friday, October 31, 2025

Location of Event (if applicable) CHS/Beck Avenue

Full description of topic to be discussed (include all relevant information including any street closures, times of event, any special requirements or request etc., attach additional sheet if necessary and map showing location of event where applicable) We are requesting a partial closure of Beck Avenue from the traffic light to the four way stop at the Stock in order to host a trunk-or-treat tailgate for the playoff game, with the possible addition of some food trucks if permissible.
We would hope to close the street no later than 4 p.m. on Friday, October 31st for a safe trunk-or-treat style tailgate from 4:45 - 5:45 p.m.
~~Volunteers would be willing to close the street and reopen post event at approximately 6 p.m.~~

Which City employee(s) have you spoken to about this issue? Kylie Hanson, Cindy Baker

Signature Kelly Serfas Bower Date 10/27/25