

Wheatland, Wyoming  
August 9, 2004

RECORD OF PROCEEDINGS FOR THE  
GOVERNING BODY OF THE  
TOWN OF WHEATLAND

The regular meeting of the Town Council of the Town of Wheatland, Platte County, State of Wyoming, was held in the Council Room of the Town Hall at 7:00 P.M. Monday, August 9, 2004.

The meeting was called to order by Mayor Dingman and upon roll call it was found that the following were present; Councilmen Wilhelm, Hensel and Wilson. Also present was Clerk/Treasurer, Cindy Kahler, Town Attorney, Doug Weaver and Town Engineer, Russ Schamel.

Mayor Dingman stated that there were no amendments to the agenda as presented. A motion was made by Councilman Wilson and seconded by Councilman Wilhelm to approve the agenda as presented. Motion carried.

The minutes of the regular meeting of July 12, 2004 were presented. A motion was made by Councilman Wilhelm and seconded by Councilman Hensel to approve the minutes of the regular meeting of July 12, 2004 as presented. Motion carried 3-0.

The vouchers for the month of July, 2004 were presented for payment. A motion was made by Councilman Hensel and seconded by Councilman Wilson to approve the vouchers as presented. Motion carried 4-0. The vouchers are as follows: Airgas-supplies-189.60; Allen's Parts-veh. maint-118.34; Andesite Rock-supplies-700.83; Atlas Office Products-supplies-577.58; Auto Dynamics-supplies-49.56; Auto Electric-supplies-51.52; Blackwolf Transport-freight-452.51; Bob Ruwart Motors-veh maint-16.09; Brown Co.-supplies-516.17; Burns Insurance-insurance-7101.71; Caroline Software-supplies-200.00; Caselle-computer support-1228.00; Cellular One-phones-98.46; Charlie Trimble-Snap On-85.96; Cheyenne Winelectric-supplies-425.59; Communicom-internet-235.85; Consolidated Mfg-supplies-745.45; Contractors Materials-supplies-93.07; Courier By George-freight-97.00; Crescent Electric-supplies-1400.02; Crystal Ice-supplies-39.60; Custom Programming-supplies-157.50; Div. Of Workers Comp-workers comp-7152.32; Diversified Inspections-supplies-1485.00; Douglas Weaver-attorney fees-1750.00; Down to Earth Satellites-phones-18.74; Drive Train-veh maint-208.65; Drube's Mfg-supplies-439.24; Phil Dumars-contract labor-195.00; Howard Supply-supplies-27.61; Earth Tech-supplies-109.78; First National Bank-ambulance service-9166.66; Elite Tactical Sources-supplies-1317.66; Energy Labs-water testing-440.00; Equifax-credit report-4.20; Eugene Hayes-expenses-157.50; Farm Plan-66.44; Frontier Furniture-blinds-229.00; Gall's Inc-supplies-461.31; Gases Plus-supplies-23.56; Grainger-supplies-37.08;

Rick's Napa-supplies-49.44; Hawkins Water Treatment-supplies-336.50; Huffers Food Pride-supplies-154.06; Intech-supplies-20.00; Jack's Electric-supplies-1256.64; Kinder Morgan-heat-235.47; Kriz-Davis-supplies-201.87; KYCN-adv-50.00; L.P. Museum-subsidy-1000.00; Lathrop Equipment-supplies-142.50; Law Enforcement Systems-supplies-97.00; Lawson Products-supplies-439.72; Lingle Vol. Fire Dept.-convention-140.00; Mikes Printing-supplies-180.72; Mountain Aire Heating-47.33; Norvell-supplies-401.78; Odean Parts-veh maint-193.00; Orbitcom-phones-1686.99; Page One-pagers-40.00; Pamida-supplies-178.12; P.C. Record Times-adv-4371.69; Double D's-janitorial-400.00; S & S Plumbing-supplies-84.00; Shorey Electronics-supplies-461.02; Rebound USA-bale tires-2925.00; Qwest-phones-114.05; Rex Johnson-health ins-400.00; Salt City Sales-supplies-385.68; Sierra Springs-supplies-26.25; Skarshaug-supplies-81.86; Solid Waste Systems- supplies-8115.00; State of Wyoming-Sales tax-7124.03; Subway-supplies-181.64; Sunshot Engineering-engineering-529.00; Teel Gun Works-supplies-1102.20; Town Treasurer-petty cash-834.17; Try-Hydro-landfill monitoring-764.34; Tru Green Chemlawn-spraying-860.00; Ultramax Ammunition-supplies-2477.49; Up Beat -supplies-167.22; Verizon Wireless-429.52; Vimbos Dusty Boots-supplies-154.82; WESCO-supplies-713.31; West Winds Tree Service-trim trees-6550.00; Western United Supply-supplies-436.86; Wheatco Sales & Service-tires/fuel-340.93; Wheatland Automotive-veh maint-470.32; Wheatland American Legion-contribution-2000.00; Wheatland Coop-gas/dsl fuel-3830.35; Wheatland Fire Dept.-convention expenses-1272.86; Bloedorn Lumber-supplies-94.95; Wheatland REA-power/supplies-8337.51; Wyo. DOT-striping-289.38; Wyo. Law Enforcement-supplies-814.00; Wyoming Retirement-retirement-2625.00; Xerographics-supplies-310.00; Const. Ag Shop-supplies-7444.50; Sunshot Engineering-engineering-7361.50; Farm Plan-supplies-540.15; Bloedorn Lumber-supplies-518.57; Tomark Sports-supplies-257.28; Chemlawn-supplies-1279.16; Qwest-phones-296.21; Wheatland True Value-supplies-526.68; Pipers-supplies-5.84; Shorey Electronics-supplies-17.18; Consolidated Mfg-supplies-161.30; Lathrop Equip-supplies-25.00; Top Drawer-supplies-67.15; Drube's-supplies-90.11; Payroll-total salaries-152,167.19; Total vouchers- \$275,553.57;

The financial report was presented by Clerk/Treasurer, Cindy Kahler, with an explanation concerning the Business Ready Community Grant funds, that were included in the report, in the amount of \$405,000.00. A motion was made by Councilman Wilhelm and seconded by Councilman Wilson to accept the financial report as presented and place it on file. Motion carried 3-0.

Reports from the Police Dept., Public Works Dept., P.C. Chamber of Commerce, Wyoming Mun. Power Agency, Fire Dept., Ambulance Service, Municipal Court and City/County Planner, Marlin Johnson were presented. A motion was made by Councilman Wilson and seconded by Councilman Wilhelm to accept the reports as presented and place them on file. Motion carried 4-0.

Councilman Geile arrived at the meeting at 7:10 P.M..

Proposed Ordinance No. 705 was presented on second reading. A motion was made by Councilman Wilhelm and seconded by Councilman Hensel to approve proposed Ordinance No. 705 on second reading. Motion carried 4-0. Proposed Ordinance No. 705 title being as follows:

AN ORDINANCE ANNEXING PROPERTY TO THE TOWN OF WHEATLAND, PLATTE COUNTY, WYOMING EXTENDING CORPORATE LIMITS THEREOF, DEFINING THE BOUNDARIES OF THE PROPERTY ANNEXED AND ORDERING THE PLAT DESCRIBING THE ANNEXED PROPERTY TO BE FILED WITH THE COUNTY CLERK OF PLATTE COUNTY, WYOMING.

Proposed Ordinance No. 706 was presented on second reading. A motion was made by Councilman Hensel and seconded by Councilman Wilson to approve proposed Ordinance No. 706 on second reading. Motion carried 4-0. Proposed Ordinance No. 706 title being as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 419 AND THE LAND USE DISTRICT MAP OF THE TOWN OF WHEATLAND, WYOMING AND REZONING THOSE AREAS DESCRIBED HEREIN FROM MOBILE HOME SUBDIVISION DISTRICT (MHS) AND LIGHT INDUSTRIAL (LI) TO CONSERVANCY DISTRICT (C).

Stephanie Reeves, representing Wyoming Community Gas was present and stated that the Town needed to pass a resolution making an appointment to the Wyoming Community Gas Joint Powers Board along with an alternate delegate. Mrs. Reeves presented a rebate check in the amount of \$3583.00 to the Town and she requested that the Town use the funds for something visible such as playground equipment. A motion was made by Councilman Wilhelm and second by Councilman Hensel to adopt a resolution with the Mayor and a Councilman as primary delegates and the Clerk/Treasurer as an alternate delegate to the Wyoming Community Gas Board. Motion carried 4-0.

Town Attorney, Doug Weaver presented the contract for the ambulance service. He discussed the length of the contract, subsidy and some minor changes that have been made to the contract. A motion was made by Councilman Wilhelm and seconded by Councilman Geile to approve the contract with the minor changes as recommended by the Attorney and authorize the Mayor to execute the contract. Motion carried 4-0.

A catering permit application from Vimbo's Dusty Boots was presented for August 28, 2004 at the 4-H building. A motion was made by Councilman Wilhelm and seconded by Councilman

Hensel to approve the catering permit for Vimbo's Dusty Boots for August 28, 2004 at the 4-H Building at the minimum fee required by law. Mayor Dingman called for the vote; Voting yes- Councilmen Wilhelm, Hensel and Geile, Voting no - Councilman Wilson. Mayor Dingman declared the motion carried 3-1.

A Resolution providing for an amendment to the 2004-2005 budget was presented to include the funds from State of Wyoming for the Business Ready Community Grant that was approved recently by the State Lands and Investments Board. A motion was made by Councilman Wilson and seconded by Councilman Geile to approve the Resolution for the budget amendment as presented. Motion carried 4-0. The Resolution is as follows:

### RESOLUTION

A RESOLUTION PROVIDING FOR AN AMENDMENT TO THE 2004-2005 BUDGET TO DEFRAID ALL REVENUE AND EXPENSES OF A STATE OF WYOMING BUSINESS READY GRANT, AND SPECIFYING THE OBJECTIVES, PURPOSES AND AMOUNTS OF SUCH APPROPRIATION AND FIXING THE SAME FOR THE FISCAL YEAR ENDING JUNE 30, 2005.

SECTION. 1. General Fund Revenue is increased by \$405,000.00 and will be entitled Business Council Grant account number 010-33-4000. The source of the additional revenue is a State of Wyoming - Business Ready Community Grant supporting economic development.

SECTION 2. General Fund Expense is increased by \$405,000.00 and will be entitled Business Council Grant, account number 010-60-4085. The additional expenditure is for the purpose of economic development.

Passed and approved this 9th day of August, 2004.

/s/ Mayor, Joel Dingman

Attest:

/s/ Clerk/Treasurer, Cindy Kahler

City/County Planner, Marlin Johnson presented an application from Larry and Mary Therriault for a subdivision within one mile of the Town limits. Mr. Johnson stated that Mr. & Mrs. Therriault wished to subdivide 118 acres into three parcels, one of 18 acres, one of 20 acres and the remainder of 80 acres. They intend to live and farm the 80 acre parcel and to keep the 18 acre parcel as part of their farm, but it will be a separate lot of record due to the proposed lot lines. As the land is within one mile of the municipal boundary the Town Council will be required to approve of any plat before it is filed or recorded. The applicant has requested that the drainage report requirement of the County Subdivision Regulations as well as the water supply and wastewater disposal studies be waived. Because the proposed subdivision does

not exceed five units of land the Wyoming Statutes allow the County Commissioners to exempt those requirements. The property has direct access to Palmer Canyon Road and direct access via a forty-foot wide strip of property to Preuit Road. Planner, Johnson led a discussion on the advantages and disadvantages of the proposal, along with presenting the map indicating the exact location of the property. Planner, Johnson stated that his recommendation was for approval of the subdivision request with the following conditions.

1. That the drainage report requirement be waived.
2. That the water supply and wastewater disposal studies be waived.
3. That forty-foot (40') wide strip of right-of-way be dedicated to the public along the entire subdivision frontage for Palmer Canyon Road and Preuit Road.
4. That the 20 acre parcel be accessed by an easement, sixty feet (60') in width across the 80 acre parcel, following the same driveway.
5. That the two smaller parcels be rezoned to Residential District (R) prior to issuance of any Zoning Certificate or building permit on said parcels, or prior to sale/transfer of the 18 acre parcel.
6. That the Town of Wheatland approve of this preliminary plan and the Final Plat is there are no changes.
7. That the necessary disclosure statements appear on the final plat and all other pertinent documents, and;
8. That the County Planning Commission decide what, if anything, to require regarding the irrigation/water rights.

After further discussion a motion was made by Councilman Wilson and seconded by Councilman Geile to approve the subdivision request as presented by Larry and Mary Therriault with the eight conditions as specified by the City/County Planner. Motion carried 4-0.

A motion was made by Councilman Hensel and seconded by Councilman Wilson to recess to executive session at 7:30 P.M. Motion carried 4-0.

A motion was made by Councilman Hensel and seconded by Councilman Geile to reconvene to the regular meeting at 7:50 P.M. Motion carried 4-0.

Mayor Dingman stated that a claim for damages made against the Town was discussed, however, no decisions were made.

With no further business to come before the Governing Body, Mayor Dingman adjourned the meeting at 7:55 P.M.. The next regular meeting of the Town Council will be held on September 13, 2004.

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Mayor, Joel Dingman

Attest:

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Town Clerk/Treasurer, Cindy Kahler