

Wheatland, Wyoming  
January 8, 2007

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 on Monday, January 8, 2007 in the Council Room of the Town Hall at 7:00 P.M., pursuant to the law.

Mayor Dingman called the meeting to order and upon roll call it was found that the following were present: Councilmen Hensel, Wilson and Wilhelm and Councilwoman Allen. Also present were Clerk/Treasurer, Cindy Kahler and Town Attorney Doug Weaver.

Mayor Dingman presented the agenda and a motion was made by Councilman Wilhelm and seconded by Councilman Wilson to approve the agenda as presented. Motion carried 4-0.

The minutes of the regular meeting held on December 11, 2006 and the special meeting held on December 20, 2006 were presented. A motion was made by Councilman Wilson and seconded by Councilman Hensel to approve the minutes of the regular meeting held on Dec.11, 2006 and the special meeting held on December 20, 2006 as presented. Motion carried.

The vouchers for the month of December were presented for payment. A motion was made by Councilman Hensel and seconded by Councilman Wilhelm to approve the vouchers for payment. Motion carried 4-0. The vouchers are as follows: Allen's Parts Supply-supplies-440.20; Altec Inc-veh maint-1061.52; Andrew Starr-Snap On-supplies-36.58; Atlas Office Products-supplies-85.76; Big A LLC-xmas -1805.00; Brenda Allen-Council salary-375.00; Colorado Casualty-ins -20,717.00; Commsource-supplies-891.05; Communication Technology-supplies-727.35; Communicom Services-internet-195.85; Consolidated Mfg-supplies-60.00; Crescent Electric-supplies-3019.54; Dean Hensel-Council Salary-375.00; Dell Marketing-supplies-62.96; Department of Employment-workers comp-5398.68; Doug Weaver-attorney fees-1750.00; Double T Trucking-towing-40.00; Drube's Supply-supplies-219.44; Eastern Wyo. Ambulance Service-contract-9624.99; Electrical Systems Consultants-engineering-640.00; Electro-Test-substation repairs-10,633.98; Energy Labs-testing-315.00; Eugene Hayes-expenses-290.93; FSH Communication-phones-65.00; Fat Boys Tires-supplies-2133.80; Fig U Rose-supplies-405.00; Gall's Inc-supplies-958.67; Gemplers-supplies-53.00; HD Supply-supplies-112.77; Huffers Food Pride-supplies-117.85; ILEETA-dues-40.00; International Code Council-books-792.28; Jack's Electric-supplies-293.86; Jeff Wilhelm-Council salary-300.00; Joel Dingman-Mayor salary-750.00; Kirby Wilson-Council salary-300.00; Kinder Morgan-heat-7427.40; Kois Brothers-supplies-3000.66; Kriz Davis-supplies-857.76; Lawson Products-supplies-326.05; Lock Trucking-supplies-8.76; Lyle Signs-supplies-57.56; McDonald Family Enterprises-janitor-250.00; Midwest Hose-supplies-173.10; Mike's Printing-supplies-333.02; Mikes Priortiy Pack&

Ship-freight-12.53; National Fire Protection-code books-303.60; Noyce's Shop-supplies-139.60; Orbitcom-phones-1822.93; Pamida-supplies-309.28; P.C. Chamber of Commerce-subsidy-15,000.00; P.C. Memorial Hospital-services-406.00; P.C. Record Times-advertising-1713.80; Qwest-supplies-115.50; Qwest-phones-143.80; Shorey Electronics-supplies-313.91; Rex Johnson-health ins-400.00; Salt City Sales-supplies-556.00; Scott Scheller-emergency mgmt-200.00; Sierra Springs-supplies-19.00; Simply Creative-supplies-200.00; Skarshaug Testing-testing-273.33; Slafter Oil Co-supplies-616.50; State of Wyoming-sales tax-7340.97; Sunshot Engineering-engineering-877.00; Symbol Arts-supplies-267.50; T & R Electric-supplies-4915.00; Thompson Scientific-inspection-184.00; North Platte Physical Therapy-fitness-388.00; Tri-Hydro-testing-2190.75; Verizon Wireless-phones-504.01; WWQ & PCA-dues-75.00; WARWS-dues-235.00; Waterous Co-supplies-1102.98; WCCE-registration-130.00; Wheatco Sales & Service-gas & dsl-7963.87; Wheatland Automotive-veh maint-1158.75; Wheatland Coop-supplies-98.27; Wheatland Fire Dept-supplies-224.95; Bloedorn Lumber-supplies-119.66; Wheatland Medical Clinic-physicals-350.00; Wheatland REA-power-1546.88; WPOA-dues-80.00; Wyo. Dept. Of Agriculture-license-25.00; Wyo. Assoc. Of Municipalities-registration-580.00; Wyo. Labor Law Posters-supplies-183.75; Wyoming Law Enforcement Acadm-training-500.00; Wyoming Machinery-veh maint-1066.72; Wyoming Montana Safety Council-dues-145.00; Wyo. Trophy & Engraving-supplies-169.50; Xerox Corp-supplies-534.45; Wyo. Mun. Power Agency-power-114,859.51; Payroll-total salaries-159,905.80; Total Vouchers-\$407,790.47.

Mayor Dingman requested that Councilman Hensel, Steve Geile and Jason Evans come forward to take the Oath of Office. Judge Scott Cole administered the Oath of Office to Mayor Dean Hensel, Councilman Jason Evans and Councilman Steve Geile.

Joel Dingman handed the gavel to Mayor Hensel and congratulated him and Councilmen Evans and Geile on their new positions at the Town of Wheatland.

Mayor Hensel presented a plaque to Joel Dingman for his 14 years of service to the Town of Wheatland, four years as Councilman and ten years as Mayor. Mayor Hensel presented a plaque to Jeff Wilhelm for sixteen years of service to the Town of Wheatland as a Councilman. Mayor Hensel presented a plaque to Kirby Wilson for seven years of service to the Town of Wheatland as a Councilman.

Mayor Hensel stated that his election to the position of Mayor had caused a vacancy on the Council and he would like to appoint Alan Madsen to fulfill his two year term as a Councilman for the Town of Wheatland. A motion was made by Councilwoman Allen and seconded by Councilman Geile to approve the appointment of Alan Madsen to the Council position vacated by Mayor Hensel. Motion carried 3-0.

Judge Scott Cole administered the Oath of Office to Alan Madsen.

Clerk/Treasurer, Cindy Kahler gave the financial report. A motion was made by Councilwoman Allen and seconded by Councilman Geile to approve the financial report as presented and place it on file. Motion carried 4-0.

Mayor Hensel presented reports from the Police Department, Public Works Depts., P.C. Chamber of Commerce, Planning Office, Wyoming Municipal Power Agency, Ambulance Service, Municipal Court, Fire Dept and Wyoming Community Gas. He stated that since there were no questions or concerns voiced regarding the reports, they would be placed on file.

Proposed Ordinance No. 732 was presented on second reading. Town Attorney, Doug Weaver stated that there needed to be a section added to this proposed Ordinance indicating the availability of the codes to the public. He requested that "section e - A copy of each of the above adopted codes shall be on file at the Office of the Building Inspector for the public to review and inspect." be added before adoption on second reading. A motion was made Councilman Geile and seconded by Councilwoman Allen to adopt Proposed Ordinance No. 732 on second reading with the amendment per the Town Attorney's recommendation. Motion carried 4-0.

Mayor Hensel indicated that he would like to make the following appointments: Mayor Pro-Tem-Councilwoman Brenda Allen; Police Chief - Randy Chesser; Fire Chief-Scott Scheller; Clerk/Treasurer-Cindy Kahler; Building Inspector - Steve Snook; Municipal Judge - Mark McDonald; Town Attorney-Doug Weaver; Engineers-Sunshot Engineering-Russ Schamel; A motion was made by Councilman Geile and seconded by Councilman Evans to approve the Mayor's appointments as presented. Motion carried 4-0.

Mayor Hensel stated that he would like to appoint Jon Larscheid to the Planning and Zoning Board. A motion was made by Councilwoman Allen and seconded by Councilman Geile to approve the appointment of Jon Larscheid to the Planning and Zoning Board. Motion carried 4-0.

Mayor Hensel introduced an application for a Simple Subdivision from Everett Nagel and asked Planner, Anita Johnson to give the staff report. Planner, Johnson indicated that the applicant wished to divide his farm into two parcels, the smaller one to be 5-7 acres leaving the balance of the land in tact and unplatted. The proposed parcels will each have direct contiguous access to a publicly maintained road. There is an established residence on the smaller property and yet there has been no residence proposed for the larger second parcel. There are numerous parcels in this area of similar size and use. As the land is within one mile of a municipal boundary, a resolution from the Town Council will be required approving the sketch plan and consenting to the processing of this application as a Simple Subdivision. The proposed lot size should easily allow for adequate individual water supply and wastewater disposal system. The proposed parcel sizes are typical of the area. The property has good access to the Town of Wheatland. The Platte County Resource District has submitted comments indicating that they have no specific concerns regarding this subdivision proposal. The County Engineer and the Road and Bridge Superintendent generally support obtaining additional road right-of-way along subdivision frontages. Planner Johnson stated there was not an advertised hearing and notices are not sent to adjoining landowners with this type of application. She indicated that the Town's Planning and Zoning Board had addressed this application at their meeting held on January 4, 2007 and recommended a "do pass". A motion

was made by Councilman Geile and seconded by Councilwoman Allen to approve the Resolution as submitted by the Planning Office for the Nagel Simple Subdivision. Motion carried 4-0. Resolution is as follows:

RESOLUTION

WHEREAS, The Platte County Zoning Rules and Regulations require municipal approval of sketch plans for simple subdivision applications within one mile of a municipal boundary; and WHEREAS, The County may classify a sketch plan as a simple subdivision providing the Town Council approves the plan and consents to the processing of the application as a Simple Subdivision, and

WHEREAS, The Town Council has reviewed the sketch plan for a simple subdivision proposal by Everett Nagel and approved of the plan with the following conditions;

1. That the Town of Wheatland pass a resolution approving the sketch plan and consenting to the processing of this application as a Simple Subdivision.
2. That the smaller parcel be rezoned to Residential District prior to filing of a plat;
- 3 That a thirty-foot (30') wide strip of right-of-way be dedicated to the public along the entire subdivision frontage for Ayers Road, and
- 4 That the smaller lot be a minimum of five (5) acres less any road right-of-way.

NOW THEREFORE, be it resolved by the Governing Body of the Town of Wheatland that the Town of Wheatland agrees that the subdivision application proposed by Everett Nagel on property located in part of the NE1/4NW1/4, NW1/4NW1/4, S1/2NW1/4 of Section 15, Township 24 North, Range 68 West, Platte County, Wyoming may be processed by Platte County as a simple subdivision per the Platte County Zoning Rules and Regulations.

Dated this 8th day of January, 2007.

/s/ Dean Hensel, Mayor  
/s/ Alan Madsen, Councilman  
/s/ Steve Geile, Councilman  
/s/ Jason Evans, Councilman  
/s/ Brenda Allen, Councilwoman

Attest:

/s/ Cindy Kahler, Clerk/Treasurer

With no further business to come before the Governing Body, Mayor Hensel adjourned the meeting at 7:22 P.M.. The next regular meeting of the Town Council of the Town of Wheatland will be held on February 12, 2007.

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Mayor, Dean Hensel

Attest:

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Clerk/Treasurer, Cindy Kahler

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