

Wheatland, Wyoming  
September 10, 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 Council Room of the Town Hall at 7:00 P.M., Monday, September 10, 2007.

Mayor Hensel called the meeting to order and upon roll call it was found that the following were present: Councilmen Geile, Madsen and Evans and Councilwoman Allen. Also present were Clerk/Treasurer, Cindy Kahler, Town Attorney, Doug Weaver and City/County Planner, Marlin Johnson.

Mayor Hensel stated that a report from the Motor Pool needed to be added to "reports" and Services For Seniors need to be added as #3 under "New Business" to the agenda. A motion was made by Councilman Geile and seconded by Councilman Madsen to approve the agenda as amended. Motion carried 4-0.

The minutes of the regular meeting held on August 13, 2007 were presented. A motion was made by Councilwoman Allen and seconded by Councilman Evans to approve the minutes of the regular meeting held on August 13, 2007 as presented. Motion carried 4-0.

The vouchers for the month of August, 2007 were presented for payment. A motion was made by Councilman Madsen and seconded by Councilman Geile to approve the vouchers for payment as presented. Motion carried 4-0. The vouchers are as follows:  
Ace Ind. Supply-supplies-140.60; Allen's Parts -veh maint-109.33; Alemtex Ind-supplies-110.32; Altec Inc-veh maint-3276.82; American Legion Lobos-contribution-3000.00; Andrew Star-Snap On-supplies-64.90; Atlas Office Products-supplies-412.98; Auto Electric-veh maint-266.90; Bob Ruwart Motors-veh maint-76.96; Bob's Door-supplies-198.95; Brenda Allen-Council salary-100.00; CPS Dist.-supplies-17,089.91; California Contractors-supplies-179.60; Chemsearch-supplies-375.28; Colorado Paint-supplies-2592.15; Communicom Services-internet-195.85; Consolidated Mfg-supplies-7.88; Contractors Materials-supplies-97.30; Crescent Electric-supplies-1642.23; Crystal Ice-supplies-42.00; Dana Kepner-supplies-2617.67; DBC Irrigation-supplies-1201.47; Dean Hensel-Mayor salary-300.00; Dell Marketing-supplies-104.84; Dept. Of Revenue-public utility tax-2467.36; Worker's Safety & Comp-workers comp-6688.64; Dooley Oil-supplies-85.00; Douglas Weaver-attorney fees-1825.00; Drube's Mfg-supplies-401.19; Jason Evans-Council salary-150.00; Eastern Wyo. Ambulance-service-9624.99; Electric Systems Consultants-engineering-3623.36; Energy Labs-supplies-220.00; Farm Plan-supplies-191.20; Fat Boy's Tire & Repair-veh maint-1522.95; Fig U Rose-supplies-30.00; Gall's Inc-

supplies-484.00; Gases Plus-supplies-96.10; Huffer's Food Pride-supplies-106.07; Industrial Dist-supplies-19.96; J.C.'s Stump Removal-stump grinding-220.00; Jack's Electric-supplies-2580.25; Jim's Refrigeration-supplies-96.87; Marlin Johnson-expenses-299.60; Kilmer's Dist-supplies-88.50; Source Gas-heat-422.83; Kois Brothers Equipment-supplies-3688.25; KYCN-adv-225.00; Laramie Peak Motors-veh. maint.-128.54; Laramie Peak Museum-subsidy-1000.00; Lathrop Equipment-veh maint-171.77; Lawson Products-supplies-408.65; Lyle Signs-supplies-67.05; Alan Madsen-Council Salary-100.00; McDonald Family Enterprises-janitorial-250.00; Mike's Printing-supplies-386.12; Mike's Priority Pack & Ship-postage-18.49; Montana Electric-safety program-127.96;NFSA Membership-dues-85.00; Noyce's Shop-supplies-185.00; Orbitcom-phones-1700.24; P.C. Recycling-theater seats-500.00; Pamida-supplies-102.83; PAWS-contribution-5000.00;P.C. Concrete-supplies-368.00; P.C. Weed & Pest-supplies-23.00; Piper's -supplies-17.25; Pitney Bowes-postage-109.40; Qwest-phones-145.79; Shorey Electronics-supplies-368.86; Ray Allen Mfg-supplies-207.80; Rinkers Auto Salvage-veh maint-75.00; Safety Kleen-supplies-292.00; Safeway Stores-supplies-51.30; Scott Scheller-emergency mgmt.-200.00; Sewing Shop-supplies-25.50; State of Wyoming-sales tax-10,359.87; Steve Geile-Council salary-150.00; Sunshine Products-supplies-3890.00; Tru-Tech Products-supplies-87.73; Verizon Wireless-phones-452.28; WADCO-subsidy-5000.00; WARWS-registration-250.00; Westcoast Sales-supplies-321.48; Wheatco Sales & Service - gas & dsl-9205.49; Wheatland Automotive-veh main-2214.19; Wheatland Coop-gas& dsl-3103.36; Wheatland Vol Fire Dept.-expenses-370.30; Bloedorn Lumber-supplies-2784.68; Wheatland Med. Clinic-physical-50.00; Wireless Advanced Comm-supplies-1852.50; Wyoming Machinery-veh maint-93.12; Wyo. State Board of Pharmacy-registration renewal-40.00; Wyoming Tech. Center-safety training-240.00; Zep. Mfg-supplies-178.16; Xerographic Equip-1297.00; Xerox Corp-supplies-6975.38; Wyo. Mun. Power Agency-power-147,480.12; Total Payroll-salaries-167,703.40; Sunshot Eng-engineering-1206.00; Dave Ohde & Assoc.-pathway design-14041.01; W.L.C.-planning-4,554.41; Total Vouchers-\$465,378.89.

Mayor Hensel presented a "Certificate of Completion" to Richard J. Harston for completing his Journeyman Lineman Training program. The Mayor congratulated Jason on his 98% grade point average throughout the training program.

Wyoming Community Gas Representative, Stephanie Reeves presented a check to the Town in the amount of \$4,821.81 as a rebate from the Wyoming Comm. Gas program. She stated that the rebates back to the participating communities are based on a formula which give a larger percentage to the smaller communities. Mrs. Reeves stated that the Town of Wheatland has used the funds in the past for park improvements, such as replacement of toys and picnic tables.

Mayor Hensel read a proclamation for Constitution Week, September 17 through the 23rd.

#### PROCLAMATION

Whereas, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

Whereas, September 17, 2007, marks the two hundred twentieth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17, through 23 as Constitution Week,

NOW, THEREFORE, I, Dean Hensel, by virtue of the authority vested in me as Mayor, City of Wheatland, in the State of Wyoming, do hereby proclaim the week of September 17 through 23 as

#### CONSTITUTION WEEK

and asked our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand caused the Seal of the Town of Wheatland be affixed this 10th day of September of the year of our Lord two thousand seven.

/s/ Mayor, Dean Hensel

Mayor Hensel read a Proclamation for the 4th Annual Mayor's Prayer Breakfast, September 27, 2007.

#### PROCLAMATION

Whereas, prayer is a vital part of our heritage as one nation under God and deeply woven into the fabric of our history from its very beginning; and

Whereas, historically our city, county, state and national leaders have turned to prayer at times of crisis, as well as during times of peace and Thanksgiving; and

Whereas, in 1952 an even was inaugurated by leadership groups in the United States Senate and House of Representatives; and

Whereas, the Annual National Prayer Breakfast has become a time for the rededication of the individual and the Nation to God; and

Whereas, the strength of our nation and state has prayer as a common foundation, reflecting our hopes, aspirations, sorrows, renewed resolve, our thanks and most especially our love; and

Whereas, citizens, community leaders, members of the clergy and local, county and state officials will gather together in prayer to give thanks to God for our rich blessings and to seek continued guidance to meet the challenges of the future with courage, wisdom and justice.

NOW THEREFORE I, Dean Hensel, Mayor of Wheatland, Wyoming do hereby proclaim September 27, 2007 as a day to "Live in Harmony" and call upon all citizens to join in quiet reverence and devotion in observance of the 4th Annual Mayor's Prayer Breakfast and to heartily welcome Vietnam Veteran and retired Coca Cola executive, Harold C. Taber, Jr. as our guest speaker.

Signed this 10th day of September, 2007.

/s/ Dean Hensel, Mayor

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

Mayor Hensel stated that the Council had received reports from the Police Dept., Public Works Dept., P.C. Chamber of Commerce, Ambulance Service, Municipal Court, Building Inspector, Planning Dept. and Motor Pool as well as an update on the current projects. The projects report indicated that the pathway is under construction, the wastewater project is set to begin September 24th, the final design on the Black Mtn. Well #3 project is being done, and Worthington, Lenhart and Carpenter have begun the process for preparing the plans for the I-25 Business Park and the Town's Comprehensive Land Use. Mayor Hensel stated that since there were questions or concerns voiced regarding the reports they would be placed on file.

Proposed Ordinance No. 736 which would rezone Lot 1 of the Wright Subdivision at the Airport from Conservancy to Heavy Industrial. A motion was made by Councilman Geile and seconded by Councilman Evans to approve of proposed Ordinance No. 736 on third and final reading. Motion carried 4-0. The Ordinance in its entirety follows:

AN ORDINANCE AMENDING ORDINANCE NO. 419  
AND THE LAND USE DISTRICT MAP OF THE TOWN  
OF WHEATLAND, PLATTE COUNTY, WYOMING AND  
REZONING THE PORTION OF THAT AREA DESCRIBED  
HEREIN THAT IS ZONED CONSERVANCY (C ) TO HEAVY  
INDUSTRIAL/AIRPORT (H).

BE IT ORDAINED BY THE TOWN COUNCIL OF WHEATLAND,  
PLATTE COUNTY, WYOMING

Section 1. That a parcel of property within the Town Limits of Wheatland, Wyoming, described as follows: Lot 1 of Wright Subdivision, Section 18. Township 24, North Range 67 West, Town of Wheatland, Platte County, Wyoming.

Which parcel is presently zoned Conservancy District (C ) is hereby changed to Heavy Industrial (H).

Section 2. That the Land Use District map of the Town of Wheatland is amended in accordance with this Ordinance.

Passed and approved this 9th day of July, 2007 on first reading.

Passed and approved this 13th day of August, 2007 on second reading.

Passed and approved this 10th day of September, 2007 on third and final reading.

/s/ Mayor, Dean Hensel

Attest:

/s/ Cindy Kahler, Clerk/Treasurer

Proposed Ordinance No. 737 which would set the salary for the Municipal Justice was presented on third and final reading. A motion was made by Councilman Madsen and seconded by Councilman Geile to approve Ordinance No. 737 on third and final reading. Motion carried 4-0. Ordinance No. 737 in it's entirety follows:

AN ORDINANCE ESTABLISHING THE SALARY FOR  
THE MUNICIPAL JUSTICE FOR THE TOWN OF WHEATLAND,  
PLATTE COUNTY, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE  
TOWN OF WHEATLAND, PLATTE COUNTY, WYOMING.

Section 1. The Municipal Justice shall receive a salary of \$900.00 per month, excluding benefits.

Passed and approved this 9th day of July, 2007 on first reading.

Passed and approved this 13th day of August, 2007 on second reading.

Passed and approved this 10th day of September, 2007 on third and final reading.

/s/ Mayor, Dean Hensel

Attest:

/s/ Cindy Kahler, Clerk/Treasurer

Proposed Ordinance No. 738 which would rezone the property owned by Gary & Martha Hassler on East Cole Street from Conservancy District to Residential District. A motion was made by Councilwoman Allen and seconded by Councilman Evans to approve of proposed Ordinance No. 738 on second reading. Motion carried 4-0. Proposed Ordinance No. 738 title being as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 419  
AND THE LAND USE DISTRICT MAP OF THE TOWN  
OF WHEATLAND, PLATTE COUNTY, WYOMING AND  
REZONING THE PORTION OF THAT AREA DESCRIBED  
HEREIN THAT IS ZONED CONSERVANCY (C ) TO

## RESIDENTIAL DISTRICT (R).

City/County Planner, Marlin Johnson presented a final plat prepared by James Greer for Y-O Ranch Estates Filing #7. Planner Johnson stated that James Greer had submitted a final plat for a subdivision within one mile of Town that was approved by the Town as a preliminary plat on August 8, 2005. The County Planning Commission did grant an extension on the original time line of one year to accomplish the Final Plat. He stated that the Final Plat does meet the conditions of approval and has been approved by the Board of County Commissioners. Lot 116 will be rezoned to Residential District and Lot 117 will be rezoned to Commercial District upon filing of the plat. Both parcels were zoned Industrial District, except for part of Lot 117 which was already zoned Commercial District. Planner, Johnson indicated that the Western Surveys Office and the County Shop property were also rezoned to Commercial District in this process to bring those properties into compliance with County Rules and Regulations. Lot 117 was created as a parcel for a future RV park. The review and approve of this plan included consideration that the Commercial zoning would provide a reasonable buffer between the Industrial Zoning and the south and the Residential zoning in Y-O Ranch Estates. A motion was made by Councilwoman Allen and seconded by Councilman Madsen to approve the Final Plat as submitted by James Greer for Y-O Ranch Estates and direct the Mayor to execute the proper documents. Motion carried 4-0.

A malt beverage permit application from the Lucky 13 Club for a benefit to be held on September 21 & 22, 2007 at their clubhouse was presented. Lucky 13 Representative, Pete Delgado stated that the Club will be holding a benefit dance to raise money for a pitching machine. A motion was made by Councilman Evans and seconded by Councilwoman Allen to approve the malt beverage application for the Lucky 13 Club for September 21 & 22, 2007 at their clubhouse with the condition that a representative from the Club attend the Responsible Servers Training provided by the Police Dept. before the permit is issued. Motion carried 4-0.

Services For Seniors Director, Ken Pasley was present and stated that at the last Town Council meeting, he had been directed to take the proposal to place a bus garage on the west end of Dearing Park to the Planning and Zoning Board. He stated that he had made the application and it was considered by the Board at their meeting held on September 6th, however, there were several protests including Platte County School District #1 and the Parks and Recreation Board. Mr. Pasley indicated that after a lengthy discussion, he requested the Board continue the application until their regular meeting in October to give him time to look at other locations. He stated that the property on 7th Street owned by the Town might be a possibility, however, the Services For Seniors Board would like to look at it. There was a brief discussion concerning some other locations that Mr. Pasley might consider taking to the Board for consideration to locate a bus garage.

Linda Fabian was present and introduced new WADCO Director, Susan Jenkins. Mrs. Jenkins stated that her husband is Operations Manager at Camp Guernsey and they have lived in the community for a year. She stated that she is certainly looking forward to working with everyone in the community in her new position as WADCO Director.

With no further business to come before the Governing Body, Mayor Hensel adjourned the meeting at 7:40 P.M.. The next regular meeting of the Town Council of the Town of Wheatland will be held on October 8, 2007.

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Mayor, Dean Hensel

Attest;

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Town Clerk/Treasurer, Cindy Kahler