

Wheatland, Wyoming  
November 10, 2008

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

A 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, November 10, 2008, pursuant to the law.

Mayor Hensel called the meeting to order and upon roll call it was found that the following were present; Councilmen Evans, Madsen and Shoemaker. Also present were Clerk/Treasurer, Cindy Kahler and Town Planner, Marlin Johnson.

Mayor Hensel stated there were no additions or corrections to the agenda as presented. A motion was made by Councilman Madsen and seconded by Councilman Evans to approve the agenda as presented. Motion carried 3-0.

The minutes of the regular meeting held on October 13, 2008 were presented. A motion was made by Councilman Evans and seconded by Councilman Shoemaker to approve the minutes as presented. Motion carried 3-0.

The voucher for the month of October, 2008 were presented for payment. A motion was made by Councilman Madsen and seconded by Councilman Evans to approve the voucher for payment as presented. Motion carried 3-0. The vouchers are as follows: A & A Earth Works-contract labor-225.00; Ace Industrial Supply-supplies-181.76; Airgas-supplies-109.38; Alco Pro-supplies-567.00; Allen's Part's-veh maint-857.92; Altec Inc-veh maint-871.89; Amazing Monogramming-supplies-143.88; Atlas Office Supplies-supplies-270.66; Auto Electric-supplies-109.12; Bard Ranch-tire baling-7120.00; Bob Ruwart Motors-veh maint-63.17; Bob's Door Service-supplies-56.00; Botach Tactical-supplies-659.00; California Contractors-supplies-278.00; Caselle-computer support-1328.00; Chief Supply-supplies-493.92; CNA Surety-bond-100.00; Collegiate-supplies-480.03; Communicom Services-internet-195.85; Contractors Materials-supplies-198.96; Crescent Electric-supplies-2630.80; Dana Kepner-supplies-4764.80; Dean Hensel-mayor salary-300.00; Workers Comp. & Safety-workers comp-7157.21; Doug Weaver-attorney fees-1750.00; Double D Cleaning-janitorial-325.00; Drube's Supply-supplies-497.61; Jason Evans-Council Salary-100.00; Eastern Wyoming Ambulance-ambulance service-9624.99; Energy Labs-testing-760.00; Farm Plan-supplies-193.89; Fat Boy's-veh maint-1086.95; Fig U Rose-supplies-90.00; Foremost Promotions-supplies-260.29; Gases Plus-supplies-70.37; Gemplers-supplies-56.70; Gibson Photographic-supplies-95.00; Grainger-supplies-341.33; Highway Products-supplies-5597.91; Huffer's Food Pride-supplies-76.62; Intermountain Sweeper-veh maint-294.68; Jack's Electric-supplies-56.10; Kilmer's Dist-

supplies-150.00; Source Gas-heat-932.48; Laramie Peak Motors-veh maint-89.23; Lathrop Equip-veh maint-440.40; Lawson Products-supplies-446.84; Lock Trucking-supplies-165.35; Alan Madsen-Council salary-75.00; MES-Rocky Mtn-veh maint-1701.71; Midwest Hose-supplies-212.00; Mike's Printing-supplies-453.04; Mikes Priority Pack & Ship-postage-16.06; Mike Taylor-supplies-233.52; Montana Electrical-safety program-131.80; Nat'l Crime Prevention Council-supplies-382.00; NFPA-code book-226.45; Neve's Uniforms Inc-supplies-1172.97; Noyce's Friendly Shop-supplies-570.00; Orbitcom-phones-1692.22; Pamida-supplies-336.54; Partsmaster-supplies-150.22; P.C. Chamber of Commerce-subsidy-5000.00; P.C. Record Times-adv-1486.35; Piper's-supplies-68.64; Platte County-election fees-3145.00; Pro-Tach Inc-boat-4949.00; Quill Corp.-supplies-146.95; Qwest-phones-90.85; Radar Shop-supplies-118.00; Bob Shoemaker-Council Salary-75.00; Railroad Mgt.-storm sewer crossing-90.75; Safety-Kleen-supplies-156.24; Safeway-supplies-45.83; Scott Scheller-contract labor-200.00; Sensus Metering-repairs-116.00; Sierra Springs-supplies-30.03; Simon Contractors-supplies-988.80; Dept.of Revenue-sales tax-7421.17; Sunshot Engineering-engineering-50.00; Super Vacuum-supplies-551.91; T.W. Enterprises-generator maintenance-1087.87; Teemark-supplies-554.36; Total Fitness Center-fitness program-162.00; Town Treasurer-petty cash-455.56; TriHydro-engineering-3426.76; Verizon Wireless-phones-582.97; WWQ & PCA-school-398.00; Wagner Electronics-supplies-237.94; Wesco Receivables-supplies-2013.59; Western United Electric-supplies-13981.90; Wheatland Automotive-veh maint-518.04; Wheatland Coop- gas & dsl-6652.04; Wheatland Volunteer Fire Dept.-expenses-606.18; Bloedorn Lumber-supplies-1074.55; Wheatland REA-power-1317.86; Wireless Advanced Comm-supplies-1230.00; Wyoming Machinery-veh maint-258.18; Wyoming Wings-adv.-245.00; Xerox Corp-copiers-365.78; WYDOT-pathway-192.32; Jack's Electric-supplies-118.36; Bloedorn Lumber-supplies-16.49; Wester/Wetstein-engineering-3546.64; Western United-supplies-8454.00; Electrical Systems Consultants-engineering - 608.01; Sunshot Engineering-engineering-7170.00; Wyo. Mun. Power Agency-power-114,257.01; Payroll-total salaries-166,550.75; Total Vouchers- \$420,830.30.

Mayor Hensel read a Proclamation for National American Indian Heritage Month-November 2008

submitted by the Elizabeth Ramsey Chapter of the Daughters of the American Revolution.

Clerk/Treasurer, Cindy Kahler presented the financial report. A motion was made by Councilman Evans and seconded by Councilman Madsen to approve the financial report as presented and place it on file. Motion carried 3-0.

Mayor Hensel stated that the Council had received reports from the Public Works Depts., Police Dept., P.C. Chamber of Commerce, Municipal Court, Fire Dept., Planning Office, Building Inspector, Wyoming Municipal Power Agency and Projects and since there were no questions or concerns voiced, the reports would be placed on file.

Proposed Ordinance No. 744 was presented on second reading. A motion was made by Councilman Shoemaker and seconded by Councilman Evans to approve of proposed Ordinance No. 744 on second reading. Motion carried 3-0. The title of the proposed Ordinance is as follows:

AN ORDINANCE AMENDING IN THEIR ENTIRETY  
SECTIONS 9-1,9-2,9-3,9-4,9-5 and 9-6 OF THE WHEATLAND  
TOWN CODE PROVIDING FOR LICENSING AND FEES  
FOR CONTRACTORS, AS WELL AS REVOCATION OF  
OF LICENSES.

Town/County Planner, Marlin Johnson introduced an application from Jim Geringer for a Simple Subdivision on his property located at 190 Preuit Road. Planner, Johnson gave the staff report indicating that the applicant wishes to subdivide one parcel into four parcels. Because four parcels are proposed and because each is over five acres in size this can be processed as a simple subdivision. All proposed parcels will have direct contiguous access to publicly maintained roads; Preuit Road, which is a County road, and Hightower Road, which is a State Highway. A request to rezone to Residential District was also submitted as the Planning Office suggested that an appropriate rezone of any small parcels would be required. As the land is within one mile of the Town of Wheatland the Town must also approve of this subdivision. The property is currently Agricultural District. There are numerous small parcels in the immediate vicinity. The property has good access to the Town of Wheatland. The proposed lot sizes should easily allow for adequate individual water supply and wastewater disposal system. Jim Geringer was present and gave the Mayor and Council a brief description of the planned simple subdivision. Planner, Johnson stated that the Town's Planning and Zoning Board met on November 6, 2008 and approved the Simple Subdivision request submitted by Jim Geringer and recommended a "do pass" to the Council. A motion was made by Councilman Madsen and seconded by Councilman Shoemaker to approve the Simple Subdivision request as submitted by Jim Geringer for his property at 190 Preuit Road and adopt the Resolution of approval. Motion carried 3 -0. The 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.

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 James E. Geringer and approved the plan with the following conditions:

1. That up to three parcels less than thirty-five (35) acres be created;
2. That each parcel be a minimum of five (5) acres, less any right-of-way granted to the public;
3. That each parcel have an access approach approved by the controlling authority;

4. That a proposed subdivision name be submitted for review and approval prior to filing of a plat;
5. That a plat of the subdivision be filed within one (1) year of approval;
6. That forty-foot (40') wide strip of right-of-way be dedicated to the public along the subdivision frontage extending westerly from the existing centerline of Preuit Road;
7. That all land between the existing centerline of Preuit Road and the section line along the east side of the SE1/4 of Section 19, T24N, R68W be dedicated to the public as right-of-way;
8. That the smaller parcels, but not the remaining balance, be zoned to Residential District upon filing of the plat; and
9. That the necessary disclosure statements appear on the plat and all other pertinent documents.

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 James E. Geringer on property described as the part of the SE1/4 of Section 10, T24N, R68W, Platte County, Wyoming may be processed by Platte County as a simple subdivision per the Platte County Zoning Rules and Regulations.

Dated this 10<sup>th</sup> day of November, 2008.

/s/ Mayor, Dean Hensel  
/s/ Councilman, Alan Madsen  
/s/ Councilman Jason Evans  
/s/ Councilman Robert Shoemaker

Attest:

/s/ Clerk./Treasurer, Cindy Kahler

A Resolution establishing the priority and procedure for distribution of the proceeds of the additional one percent specific purpose sales and use tax that was recently approved by the voters was introduced. A motion was made by Councilman Shoemaker and seconded by Councilman Evans to adopt the Resolution as presented. Motion carried 3-0. The title of the Resolution is as follows:

A RESOLUTION ESTABLISHING THE PRIORITY AND PROCEDURE  
FOR DISTRIBUTION OF THE PROCEEDS OF THE ADDITIONAL ONE  
PERCENT (1%) SPECIFIC PURPOSE SALES AND USE TAX IN THE  
AMOUNT OF \$5,400,000, AND THE INTEREST EARNED THEREON  
WHICH WAS APPROVED BY THE VOTERS OF PLATTE COUNTY

AT THE PRIMARY ELECTION HELD THE 19<sup>TH</sup> DAY OF AUGUST, 2008, BETWEEN THE PARTICIPATING AGENCIES FOR THE FUNDING, PLANNING, ENGINEERING, IMPROVING, UPGRADING CONSTRUCTION, REMODELING, FURNISHING, EQUIPPING, ACQUISITION AND IMPROVEMENT OF LAND, IF ALLOWED BY LAW, AND, THE PLEDGE TO OR PAYMENT OF OPERATION AND MAINTENANCE, DEBT SERVICE AND/OR LEASE PAYMENTS THEREON.

Mayor Hensel stated that he would like to appoint Councilman Evans to the Capitol Facilities Joint Power Board for the Town of Wheatland. A motion was made by Councilman Shoemaker and seconded by Councilman Madsen to approve the appointment of Councilman Evans to the Capitol Facilities Joint Power Board to represent the Town of Wheatland. Motion carried.

A Resolution to amend the Town of Wheatland's budget to establish a Capitol Facilities Tax Fund was introduced. A motion was made by Councilman Evans and seconded by Councilman Shoemaker to adopt the Resolution as presented to establish a Capitol Facilities Tax Fund. Motion carried 3-0. The Resolution is as follows:

A RESOLUTION PROVIDING FOR AN AMENDMENT TO THE BUDGET TO ESTABLISH A CAPITOL FACILITIES TAX FUND TO DEFRAID EXPENSES SPECIFYING OBJECTIVES AND PURPOSES AND AMOUNT OF EACH APPROPRIATION AND FIXING THE SAME FOR EACH BUDGET YEAR FOR THE TERM OF THE TAX.

WHEREAS; The citizens of Platte County approved an additional one percent specific purpose tax in the amount of \$5,400,000.00 of which \$1,500,000.00 is to be used for fire hall facility including four truck bays, office, exercise room and conference room for the Town of Wheatland.

WHEREAS; The Town of Wheatland will be the fiscal agent responsible for all the funding during and after construction of the project.

WHEREAS; The Town of Wheatland has determined that it is in the best interest of the Town to establish a special fund to account for the Capitol Facilities Tax (\$1,500,000.00).

NOW THEREFORE, with this Resolution the Town of Wheatland will develop a special fund entitled "Capitol Facilities Fund".

PASSED, ADOPTED AND APPROVED THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2008.

/s/ Mayor, Dean Hensel  
/s/ Councilman, Alan Madsen  
/s/ Councilman, Jason Evans  
/s/ Councilman, Robert Shoemaker

Attest:

/s/ Clerk/Treasurer, Cindy Kahler

With no further business to come before the Governing Body, Mayor Hensel adjourned the meeting at 7:25 P.M.. The next regular meeting of the Town Council of the Town of Wheatland will be held on December 8, 2008.

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Mayor, Dean Hensel

Attest:

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Town Clerk/Treasurer, Cindy Kahler