

Wheatland, Wyoming  
August 10, 2009

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, August 10, 2009 pursuant to the law.

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

Mayor Hensel stated that he would like to add the scheduling of a workshop on the agenda. A motion was made by Councilman Madsen and seconded by Councilman Evans to approve the agenda with the workshop scheduling added. Motion carried 4-0.

The minutes of the regular meeting held on July 13, 2009 were presented. A motion was made by Councilman Shoemaker and seconded by Councilwoman Sluss to approve the minutes as presented. Motion carried 4-0.

The vouchers for the month of July, 2009 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 4-0. The vouchers are as follows: Airgas-supplies-298.42; Andrew Starr-Snap On Tools-supplies-57.60; Atlas Office Products-supplies-457.87; Auto Electric-veh maint-31.50; CPS Distributing-supplies-1175.00; Caselle-computer support-1328.00; Colorado Iron & Metal-supplies-1575.00; Communicom Services-internet-195.85; Contractors Materials-supplies-140.90; Crescent Electric-supplies-3057.80; Crystal Ice-supplies-40.70; Dana Kepner-supplies-2699.42; Dean Hensel-mayor salary-300.00; Dell Marketing-supplies-722.42; State of Wyoming-workers comp-5651.63; Douglas Weaver-attorney fee-1750.00; Double D. Cleaning-janitorial-325.00; Drube's Supply-supplies-268.77; Jason Evans-Council salary-100.00; Energy Labs-testing-220.00; Farm Plan-supplies-935.58; Fat Boys Tire & Repair-veh maint-1113.45; Federal Licenses Inc-radio license-124.00; Fox Fire-supplies-18.95; Fox Rentals-supplies-160.00; Gases Plus-supplies-70.37; Grainger-supplies-2737.80; Hixon Mfg-supplies-62.08; Huffers Food Pride-supplies-313.44; Jims Refrigeration-supplies-334.25; Source Gas-heat-508.84; Kois Equipment-supplies-1294.04; K2 Engineering-engineering-500.00; KVA Supply-supplies-1188.45; KYCN -adv-225.00; Laramie Peak Motors-veh maint-346.35; Laramie Peak Museum-contribution-1000.00; Lathrop Equip.-supplies-302.40; Lawson Products-supplies-592.47; Layne Christensen-well work-9880.00; Little

League-contribution-7500.00; Long's Tree Spraying-spraying-5166.00; Alan Madsen-council salary-100.00; Marks Plumbing-supplies-83.96; MES-Rocky Mtn-supplies-100.00; Mikes Printing-supplies-1128.41; Mike's Priority Shipping-freight-42.62; Mike Taylor-supplies-383.69; Montana Electric-safety program-136.25; NFPA-renewal-787.50; HSBC Business Solutions-supplies-94.16; Noyce Friendly Shop-supplies-60.00; Orbitcom-phones-1716.34; Pamida-supplies-135.48; PAWS-contribution-2500.00; Physicians Desk Reference-book-64.95; Piper's-supplies-46.05; Platte Valley National Bank-lease-9624.99; Pocket Press-books-92.90; Quill Corp-supplies-109.57; Qwest-phones-93.68; Bob Shoemaker-council salary-100.00; Respond First Aid-supplies-86.82; Roscoe Steel-supplies-224.30; Safety Kleen-supplies-169.21; Scott Scheller-contract labor-200.00; Sparkletts -supplies-38.50; Simon Contractors-supplies-2665.65; Skarshaug Testing-testing-102.61; State of Wyoming-sales tax-10,236.35; Statewide Electric-supplies-384.19; Sunshot Engineering-engineering-375.00; The Light House-supplies-41.48; North Platte Phys. Therapy-fitness program-154.00; Town Treasurer-petty cash-1162.60; Trihydro-landfill monitoring-8447.96; Van Diest-supplies-644.60; Verizon Wireless-phones-464.90; PEDCO-contribution-3750.00; WAMCAT-dues-100.00; WARWS-registration-300.00; WESCO -supplies-427.50; Western United Electric-supplies-823.70; Wheatland Automotive-veh maint-873.39; Wheatland Coop-gas & dsl-8935.55; Bloedorn Lumber-supplies-4301.92; Wheatland REA-power-3027.75; Wireless Advanced-supplies-1841.19; Wyo. DEQ-permit-100.00; Wyoming Dept. Of Employment-unemployment-209.52; Wyoming Machinery-supplies-7427.11; Wyoming Retirement-retirement-1925.00; Xerox Corp-copiers-92.87; Crescent Electric-south sub-635.00; Western United Electric-south sub-18687.05; Quality Utility-south sub-352.52; Drube Supply-wastewater-132.18; Sunshot Engineering-engineering-375.00; ESC Engineering-south sub-134.00; Mr. Rooter Plumbing-job estimate-500.00; Grainger-wastewater-7100.18; Dana Kepner-wastewater-3236.36; WYDOT-pathway-81.61; Wester/Wetstein-(BM#3) - 630.38; Payroll-173,066.33; Total Vouchers-\$336,634.18

Clerk/Treasurer, Cindy Kahler presented the financial report and a motion was made by Councilman Evans and seconded by Councilwoman Sluss to approve 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 Depts., P.C. Chamber of Commerce, Municipal Court, Fire Dept., Planner, Ambulance, Building Inspector, Wyoming Municipal Power Agency and the Projects. Town Attorney, Doug Weaver stated that the wholesale power rates from the Wyoming Municipal Power Agency would be increasing the first of January, 2010 and he suggested the Town start looking at their rate structure as we did absorb the last rate increase. He also stated that the contracts for geo-technical work and the asbestos assessment on the Fire Hall project needed to be executed. A motion was made by Councilman Evans and seconded by Councilman Shoemaker to approve the contracts for the geo-technical work and the asbestos assessment and authorize the Mayor to execute the proper documents. Motion carried 4-0.

Proposed Ordinance No. 747 was introduced on second reading. Proposed Ordinance No. 747 would rezone the property located at 1254 Johnston from Highway Business District to Residential District. A motion was made by Councilman Evans and seconded by Councilwoman Sluss to approve Proposed Ordinance No. 747 on second reading. Motion carried 4-0.

Proposed Ordinance No. 747 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 HAT IS ZONED HIGHWAY BUSINESS DISTRICT  
(HB) TO RESIDENTIAL DISTRICT.

Councilman Evans presented a Resolution concerning the financing of the Fire Hall through the bonding process. He stated that the Joint Powers Board had met and approved the sale of the bonds and the next step is for each of the individuals Town's participating to adopt the Resolution as presented. Town Attorney, Doug Weaver stated that he had received the documents and he did not have a problem with the Town adopting the Resolution as presented. A motion was made by Councilman Madsen and seconded by Councilman Evans to approve the Resolution as presented. Motion carried 4-0. The Resolution title is as follows:

A RESOLUTION CONCERNING THE FINANCING OF THE  
CONSTRUCTION OF IMPROVEMENTS TO CERTAIN  
SITES AND EXISTING FACILITIES WHICH ARE OWNED  
BY THE TOWN OF WHEATLAND, WYOMING OR THE TOWN  
HAS LEASEHOLD OR RIGHT-OF-WAY INTEREST THEREIN,  
AND OTHER ACQUISITION OR IMPROVEMENTS, AND MAKING  
SAID IMPROVEMENTS AND SITES AND EXISTING FACILITIES  
AVAILABLE AND USABLE BY THE TOWN AS THE WHEATLAND  
PROJECT; APPROVING A GROUND LEASE, A LEASE AND  
AGREEMENT, A SECOND AMENDMENT TO THE ESCROW  
AGREEMENT AND RELATED DOCUMENTS AND TRANSACTIONS;  
AND APPOINTING A LESSEE REPRESENTATIVE FOR PURPOSES  
OF THE WHEATLAND PROJECT UNDER THE LEASE.

Wyoming Assoc. of Municipalities Director, George Parks was present and stated that their Fall Committee meetings would be held in Wheatland on September 24<sup>th</sup> and 25<sup>th</sup> and the First State Bank Conference Center. He stated the Committee's would be working on policies, energy, environment, transportation, public works, community and economic development and public safety. He invited the Council and staff to attend the meetings and thanked them for hosting the Committee meetings this year.

Moto Cross Representatives, Rick Keck and Dallas Mount were present and asked the Council to allow them to pursue the legal description, staking of the property and begin building fence. Mr. Mount stated that the Association and Town Attorney, Doug Weaver will be working on finalizing the agreement in the near future, however, they would like to move forward with their fencing project. A motion was made by Councilman Shoemaker and seconded by Councilwoman Sluss to obtain a legal description along with having the property lines staked, and allowing the Moto Cross Association to move forward with fencing the area with the

understanding the lease has not been signed. Motion carried 4-0.

Platte County Main Street Coordinator, Anja Bendel was present and stated that Main Street Platte County has become the pilot program in Wyoming as a county-wide program. This makes us unique as other programs are restricted to downtowns in only one city. The starting phase for Platte County Main Street is as an “aspiring” Main Street program. This designation is reserved for communities that are new and are putting all the pieces for their program into place. Main Street Platte County includes the communities of Chugwater, Glendo, Guernsey, Hartville and Wheatland. She stated that the Committee has set three goals they hope to obtain in the next six months.

1. Use \$8,500.00 which has been allocated to the program for technical assistance to determine the structural integrity of historic downtown buildings. A structural engineer will do a preliminary evaluation of select structures. This will give each community information on whether these buildings can be put back into use in either the private or public sector.
2. Put together a Board of Directors which represents Main Street Districts from each of the communities.
3. Support and promote the four committees of the Main Street Program to define the program with specific tasks and directions. The committees that have been formed are Organization, Economic Restructuring, Promotions and Design.

Mrs. Bendel stated that the program has been established and she requested \$500.00 from the Town of Wheatland to fund initial start-up costs and promotional material. A motion was made by Councilman Shoemaker and seconded by Councilwoman Sluss to approve the request and contribute \$500.00 to the Platte County Main Street Program. Motion carried 4-0.

Platte County Economic Dev. Coordinator, Dan Brecht was present and updated the Council on the upcoming Green Festival to be held on Aug. 20, 21, 22, 2009. He stated he has over fifty vendors committed to participate, eight speakers and entertainment for the three day Festival. He requested \$500.00 to off set the costs of advertising and entertainment for the Festival. A motion was made by Councilman Madsen and seconded by Councilman Evans to contribute \$500.00 to the Green Harvest Festival to offset expenses. Motion carried 4-0.

Wyoming Wireless Owner, Jim Weathred was present and stated that their company is in the process of applying for federal stimulus funding for broadband service. He stated that they have several projects in mind to upgrade communications in rural communities, such as a high speed fiberoptic network, upgrade those areas in Town that would allow them to provide low income individuals with quality internet service at a lesser rate. He requested the Town send a letter of support as part of the application. A motion was made by Councilman Madsen and seconded by Councilman Shoemaker to send a letter of support to accompany the Wyoming Wireless application for stimulus funds for broadband service. Motion carried 4-0.

Planner, Marlin Johnson reported that Platte County Recycling had submitted an application to rezone the property at 406 8<sup>th</sup> Street from General Business District to Heavy Industrial District.

He stated that the recycling business may be allowed in Light Industrial District unless the use included the collection of derelict vehicles, which would require Heavy Industrial Zoning. Planner, Johnson stated that the Planning and Zoning Board had denied the request and issued a Special Use Permit with conditions to Platte County Recycling to operate the business at that location. He stated that the Planning Office also recommended denial of the rezone request and approval of the Special Use Permit. A motion was made by Councilwoman Sluss and seconded by Councilman Evans to accept the recommendations from the Planning and Zoning Board and the Planning Office and deny the request for a rezone from General Business to Heavy Industrial from Platte County Recycling. Motion carried 4-0.

With no further business to come before the Governing Body, Mayor Hensel adjourned the meeting at 8:10 P.M.. The Council set a workshop for 5:00 P.M., Tuesday, August 18, 2009 and the next regular meeting of the Town Council will be held on September 14, 2009.

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Mayor, Dean Hensel

Attest:

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Clerk/Treasurer, Cindy Kahler