

Wheatland, Wyoming
July 10, 2017

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

A regular meeting of the Town Council for the Town of Wheatland, Platte County, and State of Wyoming was held in the Council Chambers of Town Hall on July 10, 2017 pursuant to the law.

Mayor Fabian called the meeting to order at 7:00 PM.

The following were present at roll call: Councilmen Graves, Madsen, Britz and Mayor Fabian. Clerk/Treasurer Candy Wright and Attorney Doug Weaver were also present. Absent was Councilman Ashenhurst.

Mayor Fabian led the Pledge of Allegiance.

Mayor Fabian added Budget Amendment under New Business. With no other additions or changes the amended agenda was presented to the Council. Councilman Graves motioned, seconded by Councilman Britz, to accept the agenda as amended. Motion passed 3-0.

Mayor Fabian presented the consent agenda to Council for approval. The consent agenda consists of the minutes, financial report, vouchers, and department head reports. Councilman Madsen motioned, seconded by Councilman Britz, to accept the consent agenda as presented. Councilman Britz requested the wording on the Monthly Financial Report be changed to "Peak Wellness is the only organization which has not collected on services rendered for 16/17." Councilman Madsen requested the Building Inspector document the number of contractors applying for licenses and building permits resulting from the hail storm. Councilman Graves requested a change in the minutes from June 12, 2017 where he had abstained from the vote on Ordinance 811. Clarification was made on the Wyoming Machinery invoice. Mayor Fabian called for a vote on the motion to approve the consent agenda as amended. Motion passed 3-0. All reports will be placed on record and available for review.

June vouchers approved by Council are as follows: A & M ELECTRIC,697.92, AIRGAS,192.93, ALBERTSONS/SAFEWAY INC,263.64,ALEXANDER CONST,6,645.10,ALLEN'S PARTS SUPPLY,8.15,ALSCO,51.75,ASHENHURST, THANE,300.00,ATLAS OFFICE PRODUCTS INC,757.46,AUTO ELECTRIC INC,99.05,BIRCH,1,837.04,BLACK HILLS ENERGY,1,133.82,BLOEDORN LUMBER,835.55,BRANDON GRAVES,300.00, BRITZ, WILLIAM R,300.00,CAROLINA SOFTWARE,200.00,CENTURYLINK,182.76, CHARLOTTE B. GREER,600.00, CHIEF SUPPLY,686.36,COBITCO EMULSIFIED,28,072.00, CONSOLIDATED MFG. ENT.,INC.,1,188.41,CONTRACTORS MATERIAL INC,92.40,CPS DISTRIBUTORS,336.09,CRESCENT ELECTRIC,1,733.32,CRILE CARVEY CONSULTING,372.00, CRYSTAL ICE,150.00,DANA KEPNER CO,6,236.51,DBT TRANSPORTATION SERVICES LLC,1,667.44, DEPT OF TREASURY,214.83, DOOLEY OIL, INC.,26.84,DOUBLE D CLEANING,325.00,DRUBE'S SUPPLY,892.12, ELECTRICAL SYSTEMS CONSULTANTS,4,892.00,ENERGY LABS, INC.,773.00,FABIAN, JOE,750.00,FARIS MACHINERY,802.24,FAT BOYS TIRE & REPAIR,47.00,FIRST BANKCARD,2,012.37,FIRST

STATE BANK,30,000.00,FRENCHMAN VALLEY COOP,900.33,FUTURUM TECHNOLOGIES,4,340.37,GALLS - ARAMARK,479.94,H & H CONCRETE,1,268.00,HEIMSOTH, TRAVIS,750.00,HERDT, RUTH,200.00,HIGH PLAINS CONSTRUCTION INC,22,713.89,IDEAL,80.47,JENKINS AUTO BODY,1,000.00,JOHN DEERE FINANCIAL,577.27,KRIZ-DAVIS CO,426.00,KYCN RADIO,200.00,L.L. JOHNSON DISTRIBUTING CO,1,268.06, LAMBERT, MICHAEL,200.00,LARAMIE PEAK MOTORS,47.20,LOCK TRUCKING CO,171.52,LONG'S TREE SPRAYING SERVICE,10,107.98, MADSEN, ALAN,300.00,MARTIN MARIETTA MATERIALS,340.50,MATTHEW BENDER & CO., INC.,964.07,MERITAIN HEALTH,28,775.58,MIDAMERICAN RESEARCH CHEMICAL,240.64, MIRACLE RECREATION EQUIP CO,7,499.00,MUTT MITT,1,197.58,OLD TREE DESIGN,793.77,ONE CALL OF WYOMING,70.50,P.C. MINISTRY CO-OP,100.00,P.C. WEED & PEST,63.08,PARTSMASTER,1,006.73,PEAK WELLNESS CENTER,4,500.00,QUERRY FENCING,7,300.00,QUILL CORPORATION,683.16,RECORD TIMES & PC MERCHANT,1,725.51, ROCKY MOUNTAIN WEED CONTROL,10,194.75,SARGENT DRILLING,4,219.00,SARGENT DRILLING,7,889.15,SARGENT DRILLING,41,769.37, SOUTHWEST PLUMBING & MECHANICAL,720.00,SPARKLETTS & SIERRA SPRINGS,103.21,STATE OF WYOMING,13,337.16,STATE OF WYOMING,14,382.52, STEVENSON, TERRY,200.00,STREETS, MARK,500.00,STROH'S INDUSTRIAL LUBRICATION,97.23,SWANK,855.00,T.C. EDWARDS,172.04,THE PIE TIN BAKERY AND CATERING,320.00,THE TIRE SHOP,15.00,THRIFTY FOODS,301.86,TRANSUNION RISK AND ALTERNATIVE,25.00,TRIHYDRO CORPORATION,1,655.47,TRUGREEN,2,710.85,TURF MASTER,262.40,VALLI INFORMATION SYSEMS INC,836.99,VERIZON WIRELESS,643.84, VYVE,137.58,WESTERN STATE ASPHALT,437.10,WESTERN UNITED ELECT SUPPLY,5,610.09, WESTER-WETSTEIN & ASSOC,2,240.00,WESTER-WETSTEIN & ASSOC,1,741.05,WESTER-WETSTEIN & ASSOC,5,504.45,WHEATLAND AUTOMOTIVE,732.92, WHEATLAND CO-OP ASSN,5.25,WHEATLAND FIRE DEPT FOUNDATION,5,114.12, WHEATLAND R.E.A.,11,725.58,WIRELESS ADVANCED COMM.,1,232.50,WYDOT,5.32,WY ASSN/MUNICIPALITIES,4,618.27,WY MACHINERY CO,7,095.30,WY MUNICIPAL POWER,237,255.33,WY RETIREMENT SYSTEM,465.00,WY RIGGING INDUSTRIAL SUPPLY INC,387.00, WY WIRELESS INTERNET,285.00,WY WORKERS COMPENSATION,235.51, WY WORKERS COMPENSATION,245.37, WY.COM,20.00,XEROX CORP,749.28; Payroll-\$174,247.29, Total Vouchers and Payroll-\$ 743,693.73 .

Mayor Fabian introduced Josh Wilson, representative for the Demolition Derby. Mr. Wilson thanked the Council for the Town's help with last year's event and requested help again this year. With the continued increase in local attendance Councilman Graves motioned, seconded by Councilman Madsen, to provide assistance with the demolition derby by building berms and providing water on the arena. Motion passed 3-0.

Councilman Britz and Attorney Weaver have been looking into the GDA contract amendment which was presented at the March council meeting. GDA is requesting an additional \$27,000 increase on their five year contract.

A letter from Vicki Mickelsen and Dan Brecht was presented to Council thanking the staff for cleaning up the damage and graffiti at the band shell. Mayor Fabian welcomed Dr. Sandra Cooper to the meeting. Dr. Cooper provided the Council with a memorandum regarding a conflict between infrastructure development and tree protection. Discussion was held on Dr. Cooper's waterline and the two options available.

Mayor Fabian welcomed Kit Armour to the meeting. Ms. Armour discussed eclipse meetings, Pizza Hut's Chamber Mixer and Octoberfest's commemorative stein contest.

UNFINISHED BUSINESS: Mayor Fabian presented Ordinance 811 for third reading. Councilman Britz motioned, seconded by Councilman Madsen, to approve Ordinance 811 on third and final reading. Discussion was held on alternative camping spaces during the eclipse. Mayor Fabian called for the vote. Motion passed with Councilman Graves abstaining from the vote. With Mayor Fabian voting the motion passed 3-0. Ordinance 811 follows in its entirety:

ORDINANCE NO. 811

AN ORDINANCE ALLOWING TRAVEL TRAILER CAMPING IN CONSERVANCY ZONING DISTRICTS FROM AUGUST 19, 2017 TO AUGUST 22, 2017

WHEREAS travel trailer is defined by Wheatland Development Code 7-6 as, "A vehicle used and so constructed as to permit its being used as a conveyance upon public streets or highways and duly licensable as such, constructed in such a manner as will permit occupancy thereof as a temporary or seasonal dwelling," and;

WHEREAS travel trailer camping is currently not permitted within Conservancy zoning districts within the Town of Wheatland, and;

WHEREAS it is anticipated there will be a temporary migratory influx of people to the Wheatland, Wyoming area during the total eclipse on August 21, 2017, and;

WHEREAS the established travel trailer parks located within the Town limits may not be sufficient to handle all of the travel trailers in the Wheatland, Wyoming area to handle such an influx, and;

WHEREAS to enhance the experience of the total eclipse, be a welcoming destination to travelers, and to control the location where travel trailers can park, the Town feels it would be appropriate to allow travel trailers in Conservancy zoning districts from August 19, 2017 through August 22, 2017;

NOW, THEREFORE BE IT ORDAINED that travel trailers can park in spaces specifically designated for travel trailer parking in Conservancy zoning districts from August 19, 2017 to 5:00 PM on August 22, 2017.

BE IT FURTHER ORDAINED that the spaces specifically designated for travel trailer parking be exempt from Travel Trailer Park development standards laid out in Wheatland Development Code 7-70, with the exception of spacing requirements laid out in Wheatland Development Code 7-70(f).

BE IT FURTHER ORDAINED the placement of travel trailers is only allowed if all established Travel Trailer Parks in the Town of Wheatland are not accepting any additional travel trailers.

BE IT FURTHER ORDAINED that the landowner effected may reserve the right to charge a fee for each space rented for travel trailer parking from August 19, 2017 through August 22, 2017.

BE IT FURTHER ORDAINED this Ordinance will terminate at 5:00 PM on August 22, 2017.

Passed and approved this 12th day of June, 2017, on first reading.

Passed and approved this 19th day of June, 2017, on second reading.

Passed and approved this _____ day of _____, 2017, on third and final reading.

S/N: Mayor Joseph Fabian

Attest: S/N: Clerk Candy Wright

NEW BUSINESS:

Mayor Fabian welcomed Planner Malcolm Ervin to the meeting. Planner Ervin discussed his goal to update the Town of Wheatland's development code by January 2018. The first workshop, with Planning and Zoning, will be August 23rd at 6 p.m. Council was invited to attend the workshop.

Mayor Fabian presented an agreement on professional services from Tobin and Associates for a conceptual site plan, floor plan, elevations, perspective drawings and cost estimates for potential Town Hall and Police Department construction. Attorney Weaver recommended some deletions and changes to the agreement. Councilman Madsen motioned, seconded by Councilman Graves to allow the Mayor to sign the Tobin & Associates agreement with recommended changes. Motion passed 3-0.

Attorney Weaver presented a Contract of Sale and a Contract of Lease for Jeff and Mary (Molly) Wilhelm. Councilman Madsen confirmed Premier Title will not benefit from the sale of these properties so there is no need to abstain from the vote. Councilman Graves motioned, seconded by Councilman Britz, to authorize Mayor Fabian to sign the Wilhelm contracts on behalf of the Town. Motion passed 3-0. Attorney Weaver has set the closing, on all approved contracts, for August 1, 2017.

Clerk/Treasurer Wright presented a resolution to amend the cemetery and street department budgets. The resolution would allow for \$45,000.00 to be moved from the electric fund to the cemetery and street department. Councilman Madsen motioned, seconded by Councilman Britz, to approve the resolution as presented. Motion passed 3-0.

RESOLUTION

A RESOLUTION AMENDING THE 2016 – 2017 BUDGET BY FORTY FIVE THOUSAND DOLLARS TO DEFRAID EXPENSES IN CEMETERY AND STREET DEPARTMENT.

WHEREAS, anticipated expenses in the listed departments will exceed their total budgeted amount by forty five thousand dollars (\$45,000.00).

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY FOR THE TOWN OF WHEATLAND AS FOLLOWS:

GENERAL FUND: Expenditures will exceed the budgeted amounts:
Cemetery - Total budget increase of \$25,000.00 to \$275,000.00

Street Department-Total budget increase of 20,000.00 to \$320,500.00

All budget increase will be transferred from the Electric fund, decreasing its budgeted amount \$3,688,475.00 to \$3,643,475.00.

This resolution shall take effect and be in full force at the time of its passage.

Adopted this 10th day of July, 2017.

S/N: Mayor Joseph Fabian

Attest: S/N: Clerk Candy Wright

With nothing further to come before Council, the meeting was adjourned at 7:58 PM. The next regular meeting of Town Council will be August 14, 2017 at 7:00 PM in Town Hall.

Joseph Fabian, Mayor

Attest:

Candy Wright, Town Clerk