

Wheatland, Wyoming  
November 12, 2018

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

A regular meeting of the Council for the Town of Wheatland, Platte County, and State of Wyoming was held at Town Hall on Monday, November 12, 2018 pursuant to the law.

Mayor Pro-Tem Madsen called the meeting to order at 7:00 p.m. The following were present at roll call: Councilmen Graves, Ashenhurst, Madsen and Britz. Clerk/Treasurer Candy Wright and Attorney Doug Weaver were also present.

Mayor Pro-Tem Madsen presented the agenda. Added to the agenda was a Proclamation for Apprenticeship Week and a Final Plat for Richard and Norma Marker. Councilman Graves motioned, seconded by Councilman Ashenhurst, to accept the agenda as amended. Motion passed 4-0.

Mayor Pro-Tem Madsen presented the consent agenda. Councilman Britz motioned, seconded by Councilman Graves, to accept the consent agenda as presented. Motion passed 4-0.

October vouchers approved by Council are as follows: ALBERTSONS/SAFEWAY INC,122.86,office supplies, ALCO PRO,15.24,freight,ALSCO,80.86,mat rental,AMAZON.COM,105.98,portable hard drives, AMERI- TECH EQUIPMENT,3,758.75,toter replacement lids, ANTON COLLINS MITCHELL LLP,14,000.00,Annual Audit, ASHENHURST, THANE,150.00,Council,ATLAS OFFICE PRODUCTS INC,806.84,toner, gloves, BIKERS HELPING OTHERS,100.00,community support,BIRCH,1,117.71,phone BLACK HILLS ENERGY,1,525.90,heat,BLOEDORN LUMBER,217.37, bldg. supplies, BORDER STATES electric supplies,2,851.34,I 25, BRANDON GRAVES,150.00,council,BRITZ, WILLIAM R,150.00,council,BROWN COMPANY,-169.95,MISC PARTS/SUPPLIES,CAPITAL BUSINESS SYSTEM INC.,646.65,copier,CENTURYLINK,277.80,phone,CITY OF TORRINGTON, 14,046.84, sanitation disposal, CNA SURETY,100.00,bond-Wilcox,COALTER ENTERPRISES,800.00, lodging, COCHRAN, CLAYTON,80.96,safety,COLORADO PAINT CO,3,138.90,traffic paint, CONSOLIDATED MFG. ENT.,INC.,690.81, welding truck, safety hooks, hydraulic hose, CRA PAYMENT CENTER, 61.95,PARTS, supplies & oil, CRESCENT ELECTRIC,1,277.74,I25 crossing, electric supplies, CROWE, DEAN,200.00,safety,CST COVERS,47,853.00,replace shoe hardware, DANA KEPNER CO,4,083.46,water part, DBT TRANSPORTATION SERVICES LLC,1,667.44,AWOS,DEPARTMENT OF REVENUE, 250.00,2018 assessed annual report, DESERT MOUNTAIN CORP.,14,749.68,ice slicer, DOOLEY OIL, INC.,181.97,lubriplate,DRM INC.,77,894.10,landfill closure, DRUBE'S SUPPLY,851.56,supplies, parts, FR clothes, ELECTRICAL SYSTEMS CONSULTANTS,14,975.00,west neighborhood, ENERGY LABS, INC.,1,050.00,water/wastewater testing, ENGINEERING ASSOCIATES,10,275.93,shepard pond, ENGINEERING ASSOCIATES,2,144.27,street around church and north tank, FARMER BROTHERS COFFEE,296.80,coffee,FAT BOYS TIRE & REPAIR,252.80,tire repair, FIRST AMERICAN TITLE,1,000.00,airport,FIRST BANKCARD,2,406.11,school, Google, travel, supplies, FIRST STATE BANK,30,000.00,health claims, FIRST STATE BANK,31.88, community support, FISHER ROOFING, 3,111.59, swimming pool/green metal, FRENCHMAN VALLEY COOP,120.00,tank lease, GDA ENGINEERS, 339,228.42,airport,GOVERMENT FORMS AND SUPPLIES,813.82,cemetery post end lock

binder, HAWKINS INC,1,068.50,chlorine,HEIMSOTH, TRAVIS,750.00,electrical inspector, HERDT, RUTH,200.00, cleaning, HORTON FUELS LLC, 11,901.11, fuel, IDEAL, 71.48, coveralls, INTERMEDIA. NET INC,687.33,phone,JACOBS,3,500.00,airport,JOHN DEERE FINANCIAL,255.71,bldg materials and hardware supplies, KOIS BROTHERS EQUIPMENT,2,601.19,trash truck parts, KYCN RADIO, 200.00, advertising, LAMBERT, MICHAEL,200.00,cleaning,LARAMIE FIRE EXTINGUISHER SERV,146.50,fire extinguishers maintenance/mounting, LARAMIE PEAK MOTORS,267.85,oil filters/auto repair, LAWSON PRODUCTS,163.58,screws, bolts & battery, LOCK TRUCKING CO,623.16,auto parts, LONG'S TREE SPAYING LLC,1,987.20,tree spraying, LYLE SIGNS INC,585.77,reflective cones, M & M TANK COATING COMPANY INC,13,503.10,north water tower, MADSEN, ALAN, 150.00, council, MCELMURRY, JEANIE R,325.00,cleaning,MERITAIN HEALTH,33,144.27,health premiums, MERITAIN HEALTH,34,911.95,health premiums, NEXGEN MUNIPAL INC,15,919.70,compaction trailer ONE CALL OF WY,38.25,membership dues, P.C. REDI-MIX,2,178.75,minigolf,PETERBILT OF WY,432.90,bracket pivot tilt hood, PH CONSULTING LLC,430.22,office supplies, PITNEY BOWES INC,800.00,postage, Platte SD #1,80.00,pre-employment drug test, PLATTE COUNTY,12,108.46, IT support, PLATTE COUNTY ASPHALT,820.50, mini-golf, POCKET PRESS, INC.,98.40,Wy Criminal & Traffic Law Books, RAILROAD MGT CO. LLC,235.41,storm sewer pipeline, RECORD TIMES & PC MERCHANT,6,339.69,advertising,RESOURCE MANAGEMENT CO. INC.,164.25,tire disposal, RESPOND FIRST AID SYSTEMS,16.77,first aid kits, SAFELITE AUTO GLASS ,267.97, window replacement, SHOPKO DEPT 5485,91.27,office supplies, SIMPLY CREATIVE,39.99, gift, SOLID WASTE PROFESSIONALS OF WY,9,915.12,landfill closure, SPARKLETTS & SIERRA SPRINGS, 230.57,cooler rental/water, STATE LANDS & INVESTMENTS,74,978.30,loan payment,17,764.88,utility sales tax, STEIL SURVEYING SERVICES,1,140.00,planning and zone map, STEVENSON, TERRY, 200.00,emergency management, STREETS, MARK,500.00,fire inspector, STROH'S INDUSTRIAL LUBRICATION,201.12,lubricant,TDS COLLECTION SERVICE INC.,1,448.40,c&d roll-off, THRIFTY FOODS,335.69,shop supplies, T-O ENGINEERS,233.75,airport, TOWN TREASURER,803.29,petty cash, TRANSUNION RISK AND ALTERNATIVE,25.00,monthly fee, TRIHYDRO CORPORATION, 3,841.81, landfill monitoring, USA BLUE BOOK,147.95,Waterous pacer break off, VALLI INFORMATION SYSEMS INC,849.40,mailing of bills, VERIZON WIRELESS,542.74,cell phones, WWQ&PCA, 220.00, confrence,WARWS,85.00,sewer camera work/smoking, WATEROUS COMPANY,134.06,fire dept, WESTERN UNITED ELECT SUPPLY,22,358.63,materials, WHEATLAND AUTOMOTIVE,1,197.62,auto parts/supplies, WHEATLAND R.E.A.,8,986.08,electric purchased, WY CONF. BLDG OFFICIALS, 350.00, conference, WY MUNICIPAL POWER,218,629.20,electric purchased, WY RETIREMENT SYSTEM, 255.00,fireman retirement, WY WIRELESS INTERNET,2,065.00,IT contract/internet, WY WORKERS COMPENSATION,189.84,firemen, WY.COM, 20.00, web design PAYROLL \$171,145.46 TOTAL \$1,285,012.47

Mayor Pro-Tem Madsen presented a proclamation proclaiming November 12-16, 2018 as Wheatland Apprenticeship Week.

Mayor Pro-Tem Madsen presented Ordinance 820 for third reading. Councilman Graves motioned, seconded by Councilman Ashenhurst, to approve Ordinance 820 on third and final reading with noted changes. Motion passed 4-0. ORDINANCE NO. 820 AN ORDINANCE UPDATING THE ALLOWABLE USES IN RESIDENTIAL (R) ZONING DISTRICTS IN CHAPTER 18.15 OF THE WHEATLAND MUNICIPAL CODE, IN HIGHWAY BUSINESS (HB) ZONING DISTRICTS IN CHAPTER 18.40 OF THE WHEATLAND MUNICIPAL CODE, AND IN GENERAL BUSINESS (GB) ZONING DISTRICTS IN CHAPTER 18.45 OF THE WHEATLAND MUNICIPAL CODE BE IT ORDAINED BY THE TOWN COUNCIL OF THE

TOWN OF WHEATLAND, WYOMING: Wheatland Municipal Code (WMC) 18.85.010(g) is hereby repealed. WMC 13.50.010(f) is hereby repealed, and replaced, with the following: exemptions: Satellite TV dishes for private residential viewing mounted on the dwelling. Private short wave radio antennas under 70 feet above ground are also exempted, but must be 110 percent (110%) of the antenna's height away from any property line. WMC 18.15.020, pertaining to permitted uses in Residential Zoning districts, is hereby repealed, and replaced, with the following: 18.15.020: PERMITTED USES: Uses not requiring a Special Use Permit: Permanent single-family dwellings. Duplexes, townhouses, condominiums, or other structures which share common construction elements so long as each side of the home is on a separate lot that is greater than 6,600 square feet. Accessory dwellings these dwellings shall be permanent structures. Accessory dwellings shall be heated and connected to the Town's water and sewer systems. If the Town's sewer system does not service the main dwelling and therefore cannot service the accessory dwelling, the Town's engineer can make an exception and allow the accessory dwelling to utilize a septic system within town limits. Semi-trailers, mobile homes, travel trailers, buses and/or truck vans as accessories are prohibited in accordance with WMC 18.105.010. These dwellings shall not be rented but are intended as temporary dwellings. Accessory dwellings shall not be inhabited by more than four (4) people at one time. Accessory dwellings shall not exceed ten percent (10%) of total lot area. Only one accessory dwelling per principle structure is permitted. These dwellings are subject to the setback requirements in WMC 18.15.030(d) Parks and Community Gardens Home Occupations Home occupations must comply with the requirements in WMC 18.100.010 Accessory structures. These structures are those clearly incidental to the use of the principal building within the district. Uses requiring a Special Use Permit Hospitals and health care facilities; Boarding/Rooming houses; Columbarium; Community Centers; Government Buildings; Museums; Churches; Schools; Childcare and Adult care Facilities. WMC 18.40.020, pertaining to permitted uses in Highway Business Zoning districts, is hereby repealed, and replaced, with the following: 18.40.020: PERMITTED USES: Uses not requiring a Special Use Permit: Service Stations; Auto washing establishments; Motels and hotels; Restaurants (including drive-in); Convenience stores; Grocery and drug stores; Professional services (including medical and dental clinics and financial institutions); A dwelling unit for occupancy by owners or managers of a business, or owners of the real property on which the structure sits; Dwellings shall not be part of the main floor storefront and shall be clearly incidental to the primary function of the structure Hospitals; Small animal veterinary hospitals; Commercial sports and recreation facilities; Drive-in movie theaters; Electric vehicle charging stations; Government facilities; Retail package alcohol sales; Bars; Retail stores and shops; Truck stops including service and overnight parking; Sales of passenger automobiles and light-duty pickup trucks. Uses requiring a Special Use Permit Radio, television, and communication towers and transmitters; Towers must adhere to WMC 13.50.010 Vehicle repair shops and auto body shops; Commercial storage units; Steel storage containers commonly known as "Conex" containers; Commercial uses declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances. Uses prohibited in highway business districts are: Junkyards; Storage of any wrecked or inoperable vehicles for a period in excess of six hours except in connection with a full-time auto body repair shop or auto repair shop. The storage of any vehicle on the premises of any auto body repair shop or auto repair shop shall be allowed only for bona fide business purposes in connection with the operation and conduct of any such business; Any use permitted in a heavy industrial district and other similar uses permitted in such district; Although otherwise permitted, any use which interferes with the free flow of traffic. WMC 18.45.020, pertaining to permitted uses in General Business Zoning districts, is hereby repealed, and replaced, with the following: 18.45.020: PERMITTED USES: Uses not requiring a Special Use Permit: Retail stores; Financial institutions; Professional services;

Churches; Restaurants; Bars; Liquor stores; Breweries and Wineries; Bed and breakfast establishments; Hotels and motels; Schools; Community buildings; Parks, playgrounds, and community gardens; Government facilities; Indoor community recreation and entertainment; Dwellings, not to include main floor storefront, and shall be clearly incidental to the primary function of the structure; Similar uses to those above, which conform to the purpose of this district, as defined in WMC 18.45.010. Uses requiring a Special Use Permit Vehicle repair shops and auto body shops; Motorized vehicle sales; Commercial uses declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances; Steel storage containers commonly known as “Conex” containers. Passed and approved this 10<sup>th</sup> day of September, 2018, on first reading. Passed and approved this 8th day of October, 2018, on second reading. Passed and approved this 12th day of November, 2018, on third and final reading. S/N: Mayor Pro-Tem Madsen Attest: S/N: Clerk Candy Wright

Planner Malcolm Ervin presented the final plat for the Sunshine Acres subdivision, for applicants Richard and Norma Marker. Councilman Ashenhurst motioned, seconded by Councilman Graves to approve the final plat Sunshine Acres and authorize Councilman Madsen to sign on behalf of the Mayor’s office. Motion passed 4-0.

Clerk Wright presented a letter from ESC Engineering recommending Council accept the bid from Ward Electric Company for the I-25/16<sup>th</sup> Street Electrical Upgrade Project in the amount of \$75,716.15. Councilman Graves motioned, seconded by Councilman Ashenhurst to accept the bid from Ward Electric Company. Motion passed 4-0.

Clerk Wright presented a letter from Engineering Associates recommending Council accept the bid from Mountain View Building, Inc. for the Y-O Ranch Road Water Transmission Pipeline Project in the amount of \$647,882.00 which includes the sewer line bores and installing the pipe in the west drive lane of Y-O Ranch Road and Front Street. Councilman Ashenhurst motioned, seconded by Councilman Graves, to accept the bid from Mountain View Building and authorize Councilman Madsen to sign on behalf of the Mayor’s office. Motion passed 4-0.

Linda Yergen from Burns Insurance presented a breakdown of insurance coverage for calendar year 2019.

Planner Ervin presented a request from Mr. Jason Halvorsen to subdivide approximately 27 acres into five parcels. The property is in the County, but is located within one mile of the town limits. Councilman Ashenhurst motioned, seconded by Councilman Graves, to approve the request with staff recommendations of: 1) That the subdivision be given a distinct name, which shall be different from that of any existing lots previously recorded in Platte County; 2) That the subdivision be included into the existing YO Ranch improvement and service district prior to issuance of final approval, and; 3) That the final plat be submitted for review within one (1) year of County Commissioner approval. Motion passed 3-0. Councilman Britz did not vote on the motion.

Planner Ervin presented the final plat for the re-plat of the Madsen Lot 2 Subdivision, for applicants Michael and Vicki Johnston. Councilman Graves motioned, seconded by Councilman Ashenhurst to approve the final plat, and authorize Councilman Madsen to sign on behalf of the Mayor’s office. Motion passed 3-0. Councilman Britz did not vote on the motion.

With nothing further to come before the Council, the meeting was adjourned at 8:00 p.m. Next business meeting for the Town Council will be December 10, 2018 at 7:00pm

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Alan Madsen, Mayor Pro-Tem

Attest: \_\_\_\_\_  
Candy Wright, Clerk/Treasurer