

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 on Monday, March 14, 2022, pursuant to the law.

Mayor Graves called the meeting to order at 7:00 p.m. The following were present at roll call: Councilman Britz, Race, and Montoya. Clerk/Treasurer Candy Wright and Attorney Doug Weaver were also present. Councilmen Madsen was absent.

Mayor Graves presented the agenda adding the 2022 Pavement Maintenance Project & Notice of Award to New Business. Councilman Race motioned, seconded by Councilman Montoya, to accept the agenda with noted charges. Motion passed 3-0. Councilman Montoya motioned, seconded by Councilman Race, to accept the consent agenda as presented and to place it on file. Motion passed 3-0. February vouchers approved by Council are as follows: 4 Rivers Equipment, 1,046.86, parts, Absolute Solutions, 16.23, connector, AlSCO, 79.39, mat rentals, AT&T Mobility, 259.44, mobile internet for PD, Atlas Office Products Inc, 271.14, office supplies, BDO, 12,325.00, audit, Black Hills Energy, 9,039.04, heat, Bloedorn Lumber, 534.93, supplies, Blue Tarp Financial, 459.97, parts/supplies, Bomgaars, 646.47, hardware supplies, Border States Industries, 177.00, electric supplies, Brandon Graves, 750.00, Town Council, Britz, William R, 150.00, Town Council, Capital Business System Inc, 1,969.33, copier meter usage/printers, CenturyLink, 207.09, phones, City of Torrington, 6,228.20, sanitation disposal, CMI-TECO, 353.45, seat belt, lubber finer fuel filter, Crescent Electric, 124.98, electric supplies, Dana Kepner Co, 46.21, 6 pvc pipe mech restraint, DBT Transpiration Services LLC, 3,667.80, AWOS repair, Double AM & H LLC, 4,008.65, Cinema West, Downtown Laundry, 32.25, zipper, Drube Supply, 726.44, supplies, Energy Labs Inc., 300.00, wastewater/ water testing, Engineering Associates, 722.92, engineering - drainage, Exponential Engineering Company, 201.00, pole attachment document, Fat Boys Tire & Repair, 36.00, repair tires, Ferguson Waterworks, 2,666.68, water meter & parts, First Bankcard, 3,525.66, supplies, google, cinema west ice, training, First State Bank, 50,000.00, health claims, Frenchman Valley Coop, 3,416.00, propane, Fusion Cloud Services LLC, 763.56, phones, Golden West Industrial Supply, 719.88, 12 safety vest 5pt cl2 fire, Hardline Equipment, 2,082.02, camera system, gasket self-adhesive, Heimsoth, Travis, 750.00, Electrical Inspector, Herdt, Ruth, 200.00, Office Cleaning, Horton Fuels LLC, 8,287.20, gas & diesel, Ideal, 88.28, coveralls, John Deer Financial, 533.55, Hardware supplies, KYCN Radio, 200.00, advertisement, Lambert, Michale, 200.00, Cleaning shop, Laramie Peak Motors, 15.30, radio repair, Laramie Peak Vet. Assoc., 167.30, exam canine, Lingo Communications, 208.31, phones, LogMeIn Communications, Inc, 563.74, phones, Madsen, Alan, 150.00, Town Council, McElmurry, Jeanie, 325.00, Cleaning Town Hall, Meritain Health, 30,154.15, Health Premiums, Mike Albert Leasing Inc., 46.00, PD cars, Montoya, Anthony, 150.00, Town Council, Motorola Solutions, 24,559.36, remote speaker mic, MVP Playgrounds, 4,140.00, 6' bench w/ back 2, MVP Playgrounds, 9,632.00, playground equipment, NORCO, Inc, 330.34, welding rod, Northwest Pipe Fittings Inc., 157.41, parts & materials, One Call of WY, 21.00, 28 tickets, One Stop Safety Solutions, 350.00, safety consulting, O'Reilly Automotive Inc, 273.95, oil, filter, air filter, Pitney Bowes Global, 218.85, Postage machine, Platte County, 91.05, Cinema West, Platte Valley Bank, 600.00, easter eggs, Productivity Plus, 19.87, supplies, Race, Donald, 150.00, Town Council, Radar Shop Inc.,

560.00, on site radar recertification, Record Times & PC Merchant, 1,246.80, advertisement, Restoring Oaks Counseling, 800.00, counseling, South Street Pharmacy, 7.19, K9 supplies, Spot On Welding, 2,050.00, supplies, State of WY, 17,948.52, Utility Sales Tax, Stevenson, Terry, 200.00, Emergency management, Superior Contracting LLC, 6,280.00, trash hauling, Symbiosa, 1,000.00, GIS and mapping, T & R Electric Supply Co., 20.00, PCB sample, T.C. Edwards, 98.00, shop heater, TDS Collection Service Inc., 2,467.80, rolloff c&d, Tennis Court Supply LLC, 3,531.50, concrete primer, court re-surface, court color, The Tire Shop, 71.62, repair and service, Thrifty Foods, 11.27, water, office supplies, T-O Engineers, 19,308.27, hanger acquisition, Town of Wheatland, 770.02, school, training, safety, airport, plates, Travelers, 2,729.00, Commercial Insurance automobile, USA Blue Book, parts, Valli Information System Inc, 1,968.78, 2 months mailing of bills, Verizon Wireless, 264.89, Cell Phone Service, WAMCAT, 150.00, Caselle training, Western United Elect. Supply, 1,585.01, electric supplies, Wheatland Automotive, 1,228.29, auto parts and supplies, Wheatland R.E.A., 2,739.37, Electric purchased, Woolington Agency LLC, 100.00, bond, WYDOT, 29.53, P6 citation, WYDOT, 1,218.30, 16th street, WYO Conference Municipal Court, 150.00, John Harris training seminar, WYO Conference of Bldg. officials, 175.00, conference, Wyologic Inc., 2,781.50, it & website, Wyoming First Aid & Safety, 90.99, supplies, Wyoming Machinery Co, 2,634.30, tube kit, WY Municipal Power, 235,554.18, power bill, Wyoming Retirement System, 431.25, firemen's retirement, Wyoming Secretary of State, 60.00, notary public, Wyoming Wireless Internet, Inc, 75.00, internet town hall, Wyoming Workers Compensation, 549.70, fire workers comp. SPET-Western United 52,264.10, Electrical Equipment Black Mountain project. Border States, 459.12, Cross-arms brace, Payroll, \$168,613.07 Total Vouchers \$722,644.63

Public Comment: Mr. Mark Butler voiced concerns on the flags at Town Hall and on feral cats. Merlin Hitt, director of PCED, discussed the lack of housing availability. George Pile and Jarvis Windom requested Council re-consider appointing Jarvis to the Planning and Zoning Commission instead of to the Board of Adjustments. No action was taken.

UNFINISHED BUSINESS: Councilman Britz motioned, seconded by Councilman Montoya, to approve Ordinance 837 with noted changes on third and final reading. Motion passed 3-0.

Ordinance 837 is An Ordinance amending section 15.05.010 (a) and (b), of Wheatland Municipal Code, repealing the previously adopted building code and adopting the establishing and effective date of the 2021 edition of the international building code residential code, international existing building code international fire code, international mechanical code international plumbing code and the international fuel gas code and the 2020 edition of the NFPA 70. BE IT ORDAINED BY THE TOWN OF WHEATLAND, WYOMING, that sections 15.05.010 (a) and (b) are hereby amended as follows: (a). The following international codes, supplements, and amendments thereto, are hereby adopted by reference as provided by W.S § 15-1-119 (Lexis/Nexis 2017 as amended), except those portions of such codes as amended, modified, added, or deleted below and the provisions thereof shall be controlling within the Town. (b). The following International Codes, 2021 editions, are hereby adopted by reference as if the same were fully set forth herein: 2021 International Building Code Section 101.1. Insert: [Town of Wheatland] Section 103.1. Insert: [Building Department] Section 105.2. Building: #2, #3, #8, #9, #11, #12. Delete in their entirety Section 105.2. Electrical: #2. Delete in its entirety Section 420.4. 1<sup>st</sup> sentence to read: "Group R occupancies, not regulated under the provisions of the IRC,

shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.”

Section 903.2.8. Sentence to read: “Excluding those regulated under the provisions of the IRC, an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.” Section 1612.3. Insert: [Town of Wheatland] Section 1612.3. Insert: [April 16, 1979] 2021 International Residential Code Section R101.1. Insert: [Town of Wheatland] Section R105.2. Building: #2. Delete in its entirety #5. Sentence to read: “Sidewalks and driveways not more than 30 inches above adjacent grade and are not part of an accessible route.” #7. Sentence to read: “Prefabricated swimming pools that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.” Section R105.2. Electrical: #4. Delete in its entirety Table R301.2. Climatic and Geographic Design Criteria

## THE TOWN OF WHEATLAND

### CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

BASED ON THE 2021 IRC

TABLE R301.2

| GROUND SNOW LOAD | WIND DESIGN |                     |                     |                        | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM |                  |                    | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------|-------------|---------------------|---------------------|------------------------|-------------------------|------------------------|------------------|--------------------|--------------------|-----------------------------------|---------------|--------------------|------------------|
|                  | Speed (mph) | Topographic effects | Special wind region | Wind-borne debris zone |                         | Weathering             | Frost line depth | Termite            |                    |                                   |               |                    |                  |
| 25 LB            | 115         | NO                  | NO                  | NO                     | B                       | SEVERE                 | 42"              | SLIGHT TO MODERATE | -3                 | YES                               | VARIES*       | 979                | 48.7             |

\* Flood Hazards vary – Verify with the FEMA Flood Hazard Map ([fema.gov](http://fema.gov))

Section R313. Is voluntary for automatic fire sprinkler systems Chapter 11. Is voluntary for energy efficiency with the minimum design requirements listed herein: Fenestration U-factor – 0.32 Skylight U-factor – 0.55 Glazed Fenestration SHGC – 0.40 Ceiling R-value – 49 Wood Frame Wall R-value – 20 or 13+5ci or 0+15ci Floor R-value – 30 Basement Wall R-value – 19 or 15ci or 13+5ci Crawl Space R-value – 19 or 15ci or 13+5ci ci = continuous insulation Section P2603.5.1. Insert in both locations: [42 inches] Section P2904. Is voluntary for the design and installation of residential fire sprinkler systems 2021 International Existing Building Code Section 101.1. Insert: [Town of Wheatland] Section 103.1. Insert: [Building Department] Section 105.2. Building: #3, #5. Delete in their entirety Section 105.2. Electrical: #2. Delete in its entirety 2021 International Fire Code Section 101.1. Insert: [Town of Wheatland] Section 103.1. Insert: [Building Department] Section 112.4. Insert: [Misdemeanor, \$750.00, 30 days] Section 903.2.8. Sentence to read: “Excluding those regulated under the provisions of the IRC, an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.” 2021 International Mechanical Code Section 101.1. Insert: [Town of Wheatland] Section 103.1. Insert: [Building Department] Section 115.4. Insert: [Misdemeanor, \$750.00, 30 days] 2021 International Plumbing Code Section 101.1. Insert: [Town of Wheatland] Section 103.1. Insert: [Building Department] Section 115.4. Insert: [Misdemeanor, \$750.00, 30 days] Section 305.4.1. Insert in both locations: [42 inches] Section 903.1.1. Insert: [18 inches] 2021 International Fuel Gas Code Section 101.1. Insert: [Town of Wheatland] Section 115.4. Insert: [Misdemeanor, \$750.00, 30 days] A copy of each of the adopted codes are on file in the office of the Building Inspector. The above codes will become effective March 22nd, 2022.

Passed and approved this 10th day of January 2022. Passed and approved this 14th day of February 2022. Passed and approved this 14th day of March 2022. S/N: Mayor Brandon Graves  
Attest: S/N: Clerk Candy Wright

Heather Ferguson and Curtis Hofrock requested Council re-allocate the balance of unused funds for the remote access system to fluorescent LED lighting. Council approved the request.

Councilman Britz provided an update on the economic health and development trends for the community.

NEW BUSINESS: Councilman Britz motioned, seconded by Councilman Montoya, to allocate an additional \$13,277 to Parks and Recreation for field work. Motion passed 3-0.

Councilman Britz motioned, seconded by Councilman Montoya, to approve the agreement with Wheatland Creek Property. Motion passed 3-0.

Councilman Race motioned, seconded by Councilman Britz, to approve the 2022 Pavement Maintenance Project & Notice of Award for the Phifer Airfield. Motion passed 3-0.

With nothing further to come before the Council the meeting adjourned 8:15 p.m.

\_\_\_\_\_  
Brandon Graves, Mayor

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