



**AGENDA
CITY OF SHERIDAN
JUNE 5, 2023
REGULAR COUNCIL MEETING START 7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Invocation to be given by Karl Heimbuck, First Presbyterian Church
4. Roll Call of Members
5. Consideration of Agenda
6. Community Update
 - A. Jaycees Update - Rick Miller
7. Comments from the Public
8. Public Hearings
 - A. Public Hearing for PL-23-9, Ordinance 2268, Story House Properties Annexation - Public Works Director Hanns Mercer
 - i. Consideration of Resolution 29-23, Story House Properties Annexation
 - ii. Consideration of First Reading of PL-23-9, Ordinance 2268, Story House Properties Annexation
 - B. Public Hearing for PL-23-16, Resolution 25-23, Poll Motor Subdivision - Public Works Director Hanns Mercer
 - i. Consideration of PL-23-16, Resolution 25-23, Poll Motor Subdivision
9. Consent Agenda
 - A. Establishment of the M1/M2 Zoning Committee with Mayor Bridger and Councilmembers Patceg and Brantz

- B. Establishment of the Sheridan Downtown Business District Zoning Committee with Councilmember Weitzel, Jennings, and Luhman
- C. Award to Assoc. Construction Engineering for Design, Construction, Construction Admin for PD Boiler Replacement for \$26,750
- D. Appointment of Steve Crow to Serve an Unexpired Term Ending December 31, 2025 on the Sheridan County Attainable Housing Council
- E. Reappointment of Tod Windsor to the Planning Commission for a Term Ending 6/30/2026
- F. Appointment of Bev Leichtnam to the Planning Commission for a Term Ending 6/30/2026
- G. Reappointment of Karen Schumacher to the Sheridan County Travel and Tourism Joint Powers Board with a Term Ending 6/30/2026
- H. Reappointment of Tariq Khan to the Sheridan County Travel and Tourism Joint Powers Board with a Term Ending 6/30/2026
- I. Minutes of Regular Council Meeting May 15, 2023
- J. Claims
- 10. Staff Update
 - A. Kendrick Park Pool Update - Public Works Director Hanns Mercer

OLD BUSINESS

- 11. Consideration of Second Reading for PL-23-1, Ordinance 2267, Teal Springs Subdivision PUD Rezone 64.99 Acres from B-1 to a PUD - Public Works Director Hanns Mercer

NEW BUSINESS

- 12. Consideration of Right-of-Way Encroachment Permits to Install Two Bus Shelters - Public Works Director Hanns Mercer
- 13. Council Comments and Requests for Future Agenda Items
- 14. Adjournment



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801

Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name: Public Hearing for PL-23-9, Ordinance 2268, Story House Properties Annexation - Public Works
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 05/04/2023

Recommendation:

Staff recommends approval of PL-23-9, Ordinance 2268, Story House Properties Annexation, annexing approximately 175.56 acres into the City of Sheridan, to be zoned B-2 Business District. Located at 2423 E. 5th St. in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West.

Background:

The applicant, Sean Higgins for Story House Property Company, LLC, is requesting the annexation of 175.56 acres located at in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West.

The property is located in Sheridan County, just north of Wyoming State Highway 336 (Wyarno Road) and east of Industrial Lane. The property is currently zoned Urban Residential. The property is bordered to the north and west by Sheridan County property zoned Urban Residential. The property to the east is Sheridan County property zoned Agricultural. Properties to the south are zoned Industrial, with one under the City of Sheridan jurisdiction and two under Sheridan County jurisdiction.

Access to the property is from the south on Wyarno Road. The property is located west of Industrial Lane, which is a public road in the City of Sheridan and north of Wyarno road, a public road under WYDOT jurisdiction. The property has no previous development and a history of agricultural leases.

ZONING:

As stated earlier, the property's current zoning is Urban Residential. The applicant is requesting the B-2 Business District as the new zoning in the City for the property. The B-2 request is an effort to match the existing B-2 property west of Industrial Lane.

UTILITIES:

Phase 1: City of Sheridan utility lines are located west of the property along E. 5th Street. The existing water line at Industrial Lane potentially needs to be enlarged, beginning at East Ridge Road. Sanitary sewer lines will need to be extended from Valley View Dr along E. 5th Street until reaching the property.

Phase 2: For full development of the property, the water line from Skeel St would need to be extended to the property due to pressure zones. The applicant is currently working with the City of Sheridan as the City has been working towards the Northeast Water and Sewer Extension for over the last 10 years.

NOTICES:

In accordance with WY§ 15-1-405, notices for this annexation were mailed at least 15 business days prior to the date of the public hearing. Notices were sent to surrounding property owners within ½ mile of the new corporate limits of the City of Sheridan. At the time of writing this staff report, the staff had not received any inquiries or oppositions about this annexation application.

ANNEXATION REPORT SUMMARY:

Location:

A tract of land situated in the SE1/4 and S1/2NE1/4 of Section 24, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming and is more particularly described as follows:

Beginning at the center-North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6594; thence N89°19'58"E a distance of 2642.22 feet to the North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6812; thence S00°03'03"E a distance of 1355.50 feet to the East quarter corner of Section 24, monumented by an aluminum cap PLS 2608; thence along the East line of Section 24 S00°02'46"E a distance of 1128.97 feet to a point of intersection with the northwesterly right-of-way of State Highway No. 336, monumented by an aluminum cap PLS 6812; thence continuing along said northwesterly right-of-way S14°03'06"W a distance of 676.46 feet, monumented by a highway monument; thence through a curve to the right, having a radius of 1045.92 feet, a central angle of 76°57'52", an arc length of 1404.97 feet, a chord bearing of S52°31'12"W, and a chord length of 1301.69 feet, monumented by a highway monument; thence S01°14'12"W a distance of 24.84 feet, monumented by a highway monument; thence N89°00'40"W a distance of 1464.84 feet, monumented by an aluminum cap PLS 6812; thence leaving said right-of-way and on the center quarter line of said Section 24, N00°16'03"E a distance of 1422.12 feet, monumented by an aluminum cap PLS 14277; thence leaving said center quarter line, S89°00'40"E a distance of 1348.16 feet, monumented by an aluminum cap PLS 14277; thence N00°16'03"E a distance of 1758.52 feet, monumented by an aluminum cap PLS 14277; thence N89°00'40"W a distance of 1348.16 feet to a point on the center quarter line of Section 24, monumented by an aluminum cap PLS 14277; thence along said center quarter line N00°16'03"E a distance of 720.94 feet to the point of beginning.

Said tract contains 175.56 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

Proposed Zoning:

B-2 (Consistent with nearby City of Sheridan zoning)

Estimated Areas:

1. Commercial Acreage: 24.6 acres
2. Commercial Square Footage: 650,000 square feet
3. Net Residential Acreage: 73.0 acres
4. Residential Density: 7 unit/acre
5. Number of Residential Lots: 150 lots
6. Park Land and Open Space: 52.0 acres
7. Acreage for Other Services (schools, etc.): 26.0 acres

Cost for Public Improvements:

The cost of public improvements for the property to be annexed is split into two phases. Phase 1 can occur with the extension of City of Sheridan utilities from E. 5th Street along Wyarno Road. Phase 2 would require the completion of the Northeast Water and Sewer Extension to extend water from Skeel St to the northern portion on the property. Phase 1

1. Right of way grading estimated (including pads): \$2,311,287
2. Sanitary Sewer (Onsite): \$202,044
3. Sanitary Sewer (Offsite): \$437,764

4. Water Lines (Onsite): \$233,919
5. Water Lines (Offsite): \$292,399
6. Storm Drain: \$123,600
7. Curb/Gutter/Sidewalks: \$238,200
8. Paving: \$494,444

Phase 2

1. Right of way grading estimated (including pads): \$5,844,408
2. Sanitary Sewer (Onsite): \$809,370
3. Sanitary Sewer (Offsite): \$2,711,147
4. Water Lines (Onsite): \$595,144
5. Water Lines (Offsite): \$2,355,000
6. Storm Drain: \$373,200
7. Curb/Gutter/Sidewalks: \$893,250
8. Paving: \$1,854,200

Discussion:

(a) Before any territory is eligible for annexation, the governing body of any city or town at a hearing as provided in W.S. 15-1-405 shall find that:

- (i) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;
- (ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;
- (iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;
- (iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;
- (v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and
- (vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

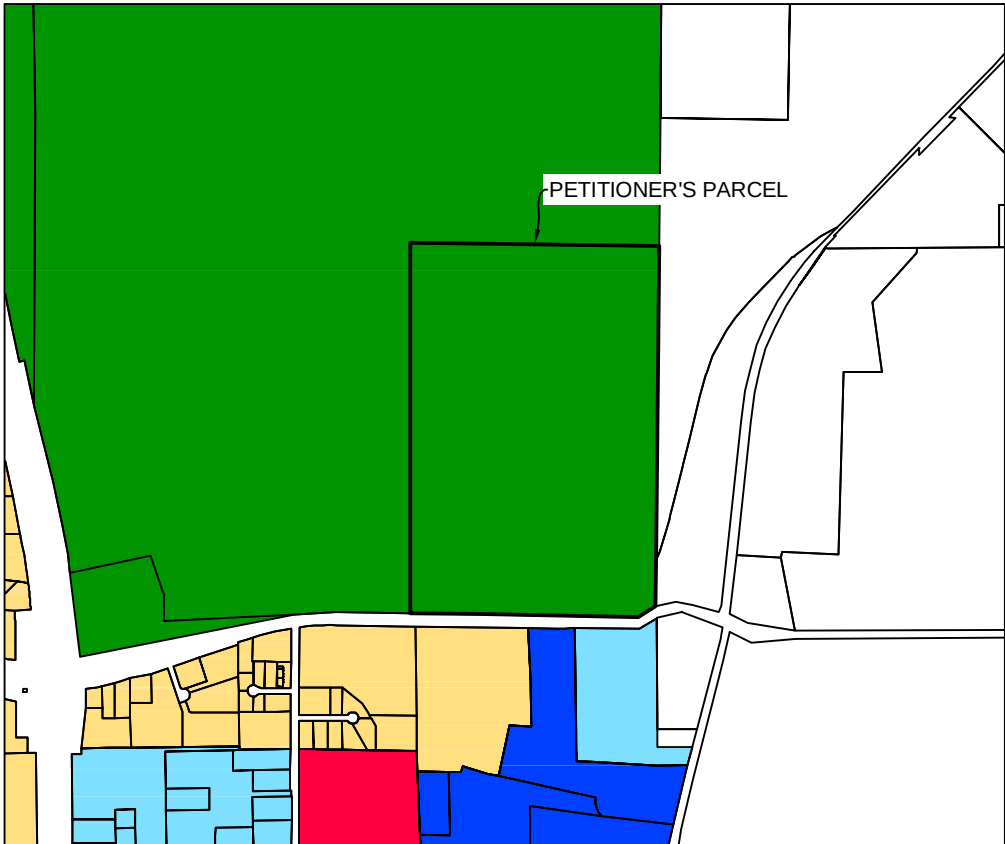
(b) Contiguity will not be adversely affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way, a lake, stream, reservoir or other natural or artificial waterway located between the annexing city or town and the land sought to be annexed.

(c) An annexing municipality shall prepare a proposed annexation report as specified in this subsection. The report shall, at a minimum, contain:

- (i) A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one-half ($\frac{1}{2}$) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. 15-3-202(b)(ii);
- (ii) The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;
- (iii) A list of basic and other services customarily available to residents of the city or town and a timetable when those services will reasonably be available to the area proposed to be annexed;
- (iv) A projected annual fee or service cost for services described in paragraph (iii) of this subsection;
- (v) The current and projected property tax mill levies imposed by the municipality; and
- (vi) The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

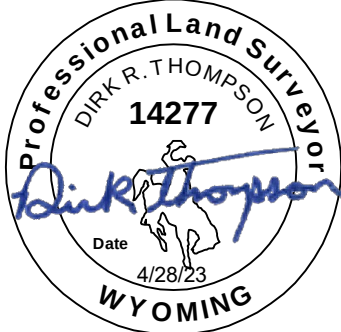
Attachments

Annexation Plat
Annexation Report
Petition
Aerial
Ordinance 2268
Resolution 29-23



VICINITY MAP
SCALE : 1" = 2,000'

- RECOVERED BRASS CAP
■ RECOVERED ALUMINUM CAP
□ RECOVERED HIGHWAY MONUMENT
□ SET REBAR WITH ALUMINUM CAP PLS 14277
○ POWER POLE
○ POWER METER
□ POWER VAULT
— PETITIONER'S BOUNDARY
— ALTA BOUNDARY
— QUARTER LINE
— SIXTEENTH LINE
— EASEMENT LINE
— FENCE LINE
— ROAD CENTERLINE
— ROAD EDGE
— OVERHEAD POWER
— UNDERGROUND POWER
— CBM PAD BOUNDARY
— EDGE OF WATER
+ + + + + RESERVOIR AREA
■ URBAN RESIDENTIAL ZONING
■ CORPORATE ZONING
■ COMMERCIAL 1 ZONING
■ INDUSTRIAL 1 ZONING
■ INDUSTRIAL 2 ZONING
■ AGRICULTURAL ZONING



CERTIFICATE OF SURVEYOR:

TO STORY HOUSE MANAGEMENT, ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH 2022.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 56884
COMMITMENT DATE: JANUARY 3, 2022 AT 5:00 PM

SCHEDULE B, PART II EXCEPTIONS

1. NOT PLOTTED, NONE PROVIDED
2. NOT PLOTTED, NONE PROVIDED
3. NONE OBSERVED, NONE PROVIDED
4. NOT PLOTTED, NONE PROVIDED
5. NOT PLOTTED, NONE PROVIDED
6. PLOTTED AND LABELED AS SHOWN, OWNERSHIP UNCLEAR
7. NOT PLOTTED, NOT A MATTER OF SURVEY
8. NOT PLOTTED, NONE PROVIDED
9. NOT PLOTTED, NOT A MATTER OF SURVEY
10. NONE OBSERVED
11. PLOTTED AND LABELED AS SHOWN
12. PLOTTED AND LABELED AS SHOWN
13. NONE PLOTTED, NONE PROVIDED
14. BOOK 103, PAGE 357, PLOTTED AND LABELED AS SHOWN
15. BOOK 384, PAGE 90, PLOTTED AND LABELED AS SHOWN
16. BOOK 421, PAGE 144, NOT PLOTTED, NOT A MATTER OF SURVEY
17. BOOK 517, PAGE 126, PLOTTED AND LABELED AS SHOWN
18. QUARRY PERMIT RECORDING # 2021-771159, PLOTTED AND LABELED AS SHOWN
19. N/A

ANNEXATION DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SE1/4 AND S1/2NE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-NORTH ONE-SIXTEENTH CORNER OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE N89°19'58"E A DISTANCE OF 2642.22 FEET TO THE NORTH ONE-SIXTEENTH CORNER OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 6812; THENCE S00°03'03"E A DISTANCE OF 1355.50 FEET TO THE EAST QUARTER CORNER OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 2688; THENCE ALONG THE EAST LINE OF SECTION 24 S00°02'46"E A DISTANCE OF 1128.97 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 336, MONUMENTED BY AN ALUMINUM CAP PLS 6812; THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY S14°03'08"W A DISTANCE OF 578.46 FEET, MONUMENTED BY A HIGHWAY MONUMENT; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.92 FEET, A CENTRAL ANGLE OF 76°57'52", AN ARC LENGTH OF 1404.97 FEET, A CHORD BEARING OF S52°31'12"W, AND A CHORD LENGTH OF 1301.69 FEET, MONUMENTED BY A HIGHWAY MONUMENT; THENCE S01°14'12"W A DISTANCE OF 24.84 FEET, MONUMENTED BY A HIGHWAY MONUMENT; THENCE N89°00'40"W A DISTANCE OF 1464.84 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6812; THENCE LEAVING SAID RIGHT-OF-WAY AND ON THE CENTER QUARTER LINE OF SAID SECTION 24, N00°16'03"E A DISTANCE OF 1422.12 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE LEAVING SAID CENTER QUARTER LINE, S89°00'40"E A DISTANCE OF 1348.16 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE N00°16'03"E A DISTANCE OF 1758.52 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE N89°00'40"W A DISTANCE OF 1348.16 FEET TO A POINT ON THE CENTER QUARTER LINE OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE ALONG SAID CENTER QUARTER LINE N00°18'03"E A DISTANCE OF 720.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 175.56 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AND OTHER ENCUMBRANCES THAT HAVE BEEN LEGALLY ACQUIRED.

SURVEY NOTES

1. HORIZONTAL DATUM: NAD83(2011)
2. COORDINATE SYSTEM: WYOMING STATE PLANE, EAST CENTRAL ZONE, US FOOT (GROUND)
3. PROJECT DETAILS:
 - 3.1. LATITUDE: 44°48'23.74254"
 - 3.2. LONGITUDE: -106°55'38.29318"
 - 3.3. HEIGHT: 3883.261'
 - 3.4. SCALE FACTOR: 1.0002354098
4. AREA FENCED AND OCCUPIED BY CHARLES W. HOLLOWAY & LORETTA J. HOLLOWAY, SEE WARRANTY DEED RECORDED IN BOOK 378, PAGE 540. THE PROPERTY IS DESCRIBED AS BEING LOCATED IN LOT 4, SECTION 19, T56N, R83W. IT DOES NOT DESCRIBE LAND LOCATED IN SE1/4 OF SECTION 24, T56N, R84W. THE OVERLAP AS SHOWN ON THIS SURVEY IS DUE TO AN UNMARKED 3" BRASS CAP THAT WAS NOT ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24. AN ALUMINUM CAP PER PLS 6594 WAS ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24 IN THIS SURVEY.
5. EXACT LOCATION OF WATER, POWER, GAS LINES AND APPURTENANCES WERE NOTE LOCATED TO THE COAL BED METHANE (CBM) SITES, EXACT LOCATIONS ARE UNKNOWN. ONE-CALL TICKET 20220600866, SUBMITTED FEBRUARY 10, 2022

TABLE A NOTES

1. MONUMENTS ON SUBJECT PROPERTY PERIMETER RECOVERED AS SHOWN AND LABELED
2. N/A
3. N/A
4. GROSS LAND AREA = 175.56 ACRES
5. N/A
6. N/A
7. N/A
8. SUBSTANTIAL FEATURES ARE SHOWN AND LABELED
9. N/A
10. SEE SURVEY NOTE 4
11. UTILITY FEATURES ARE SHOWN AND LABELED, SEE SURVEY NOTE 5
12. N/A
13. N/A
14. N/A
15. N/A
16. N/A
17. N/A
18. N/A
19. N/A
20. N/A

ANNEXATION PLAT SE1/4, S1/2NE1/4, SECTION 24, T.56N., R.84W., SHERIDAN CO., WYOMING				
PREPARED FOR: STORY HOUSE MANAGEMENT 40 E WORKS STREET, SUITE #1B SHERIDAN, WY 82801				
PREPARED BY: 1849 TERRA AVE. SHERIDAN, WY 82801 (307) 872-0763 www.wwcengineering.com				
NO.	REVISION	BY	DATE	DESIGNED BY: N/A DRAWN BY: JMC CHECKED BY: DT DATE: 4/28/2023
PROJECT NO.: 2022063				SHEET 1 OF 1

STORY HOUSE PROPERTIES ANNEXATION REPORT

PREPARED FOR:

STORY HOUSE PROPERTIES



April 2023

STORY HOUSE PROPERTIES ANNEXATION REPORT

Prepared for: Story House, Inc.
40 E Works St #1B
Sheridan, WY 82801

Prepared by: WWC Engineering
1849 Terra Avenue
Sheridan, WY 82801
(307) 672-0761

Principal Author: Jeff Barron, P.E.

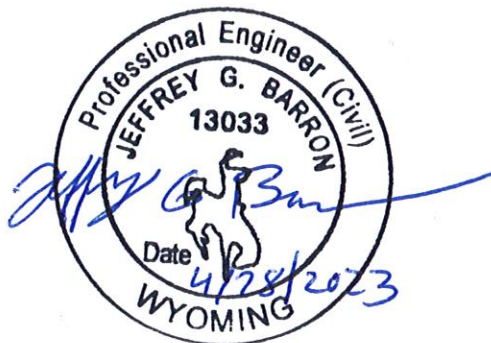


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LIST OF ATTACHMENTS

Attachment A	DOWL Northeast Sheridan Infrastructure Project
Attachment B	DOWL WWDC Level I Study
Attachment C	City of Sheridan WWDC Grant Application

LOCATION

A tract of land situated in the SE1/4 and S1/2NE1/4 of Section 24, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming and is more particularly described as follows:

Beginning at the center-North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6594; thence N89°19'58"E a distance of 2642.22 feet to the North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6812; thence S00°03'03"E a distance of 1355.50 feet to the East quarter corner of Section 24, monumented by an aluminum cap PLS 2608; thence along the East line of Section 24 S00°02'46"E a distance of 1128.97 feet to a point of intersection with the northwesterly right-of-way of State Highway No. 336, monumented by an aluminum cap PLS 6812; thence continuing along said northwesterly right-of-way S14°03'06"W a distance of 676.46 feet, monumented by a highway monument; thence through a curve to the right, having a radius of 1045.92 feet, a central angle of 76°57'52", an arc length of 1404.97 feet, a chord bearing of S52°31'12"W, and a chord length of 1301.69 feet, monumented by a highway monument; thence S01°14'12"W a distance of 24.84 feet, monumented by a highway monument; thence N89°00'40"W a distance of 1464.84 feet, monumented by an aluminum cap PLS 6812; thence leaving said right-of-way and on the center quarter line of said Section 24, N00°16'03"E a distance of 1422.12 feet, monumented by an aluminum cap PLS 14277; thence leaving said center quarter line, S89°00'40"E a distance of 1348.16 feet, monumented by an aluminum cap PLS 14277; thence N00°16'03"E a distance of 1758.52 feet, monumented by an aluminum cap PLS 14277; thence N89°00'40"W a distance of 1348.16 feet to a point on the center quarter line of Section 24, monumented by an aluminum cap PLS 14277; thence along said center quarter line N00°16'03"E a distance of 720.94 feet to the point of beginning.

Said tract contains 175.56 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

PROPOSED ZONING:

B-2 (Consistent with nearby City of Sheridan zoning)

ESTIMATED AREAS

1. Commercial Acreage: 24.6 acres
2. Commercial Square Footage: 650,000 square feet
3. Net Residential Acreage: 73.0 acres
4. Residential Density: 7 unit/acre

5. Number of Residential Lots: 150 lots
6. Park Land and Open Space: 52.0 acres
7. Acreage for Other Services (schools, etc.): 26.0 acres
8. Cost for Public Improvements:

The cost of public improvement for the property to be annexed is phased based upon pressure zone needs for the site. Phase 1 is planned to include the construction of 6 pads and 1,200 feet of road containing the needed private infrastructure. Phase 2 is anticipated to include the construction of 6 additional pads with 7,900 feet of additional primary and tertiary roads. Phase 3 would be the development of approximately 67 acres of urban residential areas.

PHASE 1 INFRASTRUCTURE

The initial site development can occur with an extension of City of Sheridan (public) sanitary sewer and water along State Hwy 336 (Wyarno Road). This along with the private sanitary sewer and water along the proposed Phase 1 road will fully service the initial development.

- a. Right of way grading estimated (including pads): \$2,311,287
- b. Sanitary Sewer (Onsite): \$202,044
- c. Sanitary Sewer (Offsite): \$437,764
- d. Water Lines (Onsite): \$233,919
- e. Water Lines (Offsite): \$292,399
- f. Storm Drain: \$123,600
- g. Curb/Gutter/Sidewalks: \$238,200
- h. Paving: \$494,444

PHASE 2 INFRASTRUCTURE

Phase 2 site development will require the construction of public infrastructure aptly named the Northeast Water and Sewer Extension contemplated by the City of Sheridan for over the last 10 years. This extension would provide water service and sewer service to the annexation area. The water extension would service the 4040-pressure zone required for fire flows in the higher elevations of the site. Three sewer sheds are planned and would provide both gravity flow and force main service to the anticipated sewer sheds. Further internal private development will also be required.

The extension of water service to the Northeast area of Sheridan is presented in two previous studies conducted by DOWL. The Northeast Sheridan Infrastructure Project, completed in August of 2014 (Appendix A), and the WWDC Level 1 Study, completed in June of 2019 (Appendix B). The water extension consists of two segments: the extension of the 16-inch line on Skeels St, north to Kittering, from Kittering east across I-90, and looping to the 16-inch main in East Ridge Road. The 2014 report estimated the water line extension at \$1,256,000 and the 2019 report estimated the extension at \$1,796,316, the 2023 inflation adjusted cost “Water Lines (Offsite)” is \$2,134,995. In January of 2023, the Wyoming Water Development Commission (WWDC) awarded the City of Sheridan a grant (Appendix C) for \$213,060 with an expected 33% match by the City of \$104,940 for a total \$318,000 related to the design, bidding documents, access permits, easements, and title opinion for the extension. The basis of the funding recommendation by WWDC is “the transmission pipeline extension is a critical next step need of the Sheridan combined water supply system.” The 2023 estimated construction cost in the recommendation by WWDC is \$2,355,000.

The 2014 DOWL report describes the proposed sewer main extension broken into 2 phases. The first phase provides gravity flow connecting to the sanitary sewer system on 14th street. The secondary phase connects a 4-inch and 6-inch force main to the Phase 1 sewer and will require a lift station. The annexed property will require both phases described for full development. The 2014 cost estimate for Phase 1 and Phase 2 in the 2014 report is \$2,119,800. The 2023 inflation adjusted price “Sanitary Sewer (Offsite)” is provided below. The Phase 2 primary road is approximately 4,500 feet in length.

- a. Right of way grading estimated (including pads): \$5,844,408
- b. Sanitary Sewer (Onsite): \$809,370
- c. Sanitary Sewer (Offsite): \$2,711,147
- d. Water Lines (Onsite): \$595,144
- e. Water Lines (Offsite): \$2,355,000
- f. Storm Drain: \$373,200
- g. Curb/Gutter/Sidewalks: \$893,250
- h. Paving: \$1,854,200

This includes private and public infrastructure needed for any future developments and will be permitted and built-in accordance with City requirements.

ATTACHMENT A

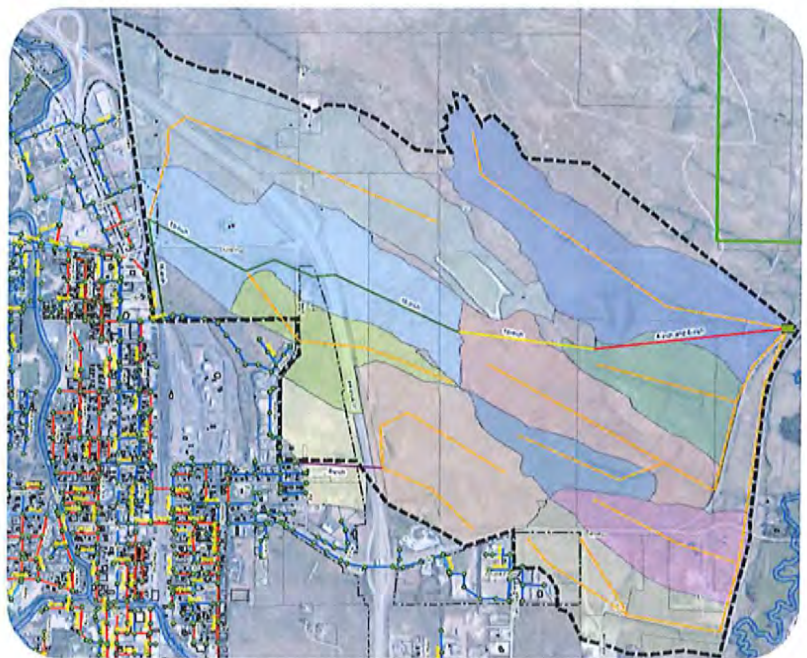
DOWL Northeast Sheridan Infrastructure Project

NORTHEAST SHERIDAN INFRASTRUCTURE PROJECT

AUGUST 2014

PREPARED FOR:

CITY OF SHERIDAN
55 GRINNELL PLAZA
SHERIDAN, WY 82801



PREPARED BY:



DOWL HKM
16 W. 8TH STREET
P.O. BOX 7010
SHERIDAN, WY 82801
PH. 307.672.9006
FAX. 307.672.5214

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1.0 Introduction

1.1 Overview

Over the past few years, the City of Sheridan has evaluated areas around the City with respect to their ability to accommodate growth. Some of these areas include the Little Goose Valley south of Sheridan, the Big Goose Valley west of Sheridan, the northwest area of Sheridan west of the VA, and the Wrench Ranch area north of Sheridan.

This report presents an analysis of an extension of the City of Sheridan water and sanitary sewer systems to the area north of 5th Street and east of I-90. The purpose of this study is to evaluate the ability of the City of Sheridan's water and sanitary sewer systems to accommodate development of this area, and to make preliminary recommendations on the core facilities needed to serve this area.

1.2 Study Area

A study area was developed through discussions with City staff and was formed based on service area limits and topography as shown in Figure 1. The study area is approximately 1,653 acres with potential for light industrial zoning. For demand projections, the total acreage was reduced to 1,124 acres by eliminating higher elevations above the water pressure zone, eliminating the reservoir, a 20% reduction for roads, and a 15% reduction for open space as required by the City of Sheridan for commercial PUD areas.

1.3 Previous Studies

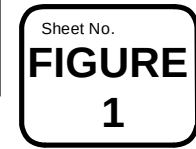
The following studies have been previously completed and are used as references for this study:

1. *City of Sheridan Wastewater Collection System Assessment*. December 2008. DOWL HKM. Reviewed the existing sanitary sewer collection system, identified future impacts to the system from growth, and recommended solutions for rehabilitation and expansion of the system.
2. *City of Buffalo – Sheridan Area Water System – Lake DeSmet Level I Study*. June 2008. HKM Engineering. A study of complex water supply issues in Sheridan and Johnson Counties. This study reviewed the existing systems in Sheridan and Buffalo, identified future impacts to the system from growth, and recommended solutions for rehabilitation of existing lines and expansion of the City water system.

2.0 Sanitary Sewer System

2.1 Existing Sanitary Sewer

The new sanitary sewer interceptors that will serve the study area will connect to the existing system at the manhole located at the crossing of the railroad at 14th Street (installed for Poplar Grove Subdivision) with an additional interceptor connecting to the existing system at the manhole located at 8th Street and Joe Street.



The 16-inch sewer crossing the railroad at 14th Street flows into a 30-inch interceptor. The full flow capacity of both interceptors is around 5000 gpm. The current estimated peak flow through the 30-inch interceptor is around 1,400 gpm, leaving 3,600 gpm capacity remaining. This is sufficient capacity to serve 21,457 people, based on City design standards. The committed flow (from Poplar Grove subdivision) through the 16-inch interceptor is 228 gpm, leaving greater than 4000 gpm capacity remaining. Therefore, both of these interceptors have more capacity remaining than would be needed to serve the study area.

The manhole on 8th Street and Joe Street connects to an 8-inch line which flows into the 30-inch interceptor on Crook Street. The capacity of this flatter 8-inch line is around 300 gpm and appears to have the capacity to develop the sewersheds draining to this point. Flow data from the City is needed to verify the existing flow through this part of the system.

2.2 Design Criteria

Table 1 represents the design criteria used for estimating the sewage flows in this study. These criteria come from the City of Sheridan 2008 Design Standards with the exception of the peaking factor for average day to peak hour and the person equivalents. The following method is used to calculate the peaking factor for the average day to peak hour:

$$\frac{Q_{peak}}{Q_{average}} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} \text{ Where } P = \text{Population in thousands}$$

This equation is intended to cover normal infiltration and may be used for a population range of 100 to 100,000 (*Wastewater Collection System Modeling and Design, First Edition, Haestad Methods, 2004*).

In analyzing the water usage records from various light industrial users in Sheridan (see Table 2) during the higher usage month of August 2013, we conclude that 6 people per acre is a reasonable person equivalent to use for the northeast Sheridan area, rather than from Sheridan's design standards. Using a population of 6,744 people (based on 6 people per acre) in the equation above gives an average day to peak hour peaking factor of 3.12.

Table 1. – Sewer Design Criteria

<i>Person Equivalents (persons/acre)</i>	
Light Industrial	6
<i>Peaking Factors</i>	
Peak Day/Ave. Day	2.43
Peak Hour/Ave. Day (based on population of 6,744)	3.12
<i>Other Design Criteria</i>	
Average Day Flow (gpcd)	100
Persons per Lot or Unit	2.21

Table 2. – Light Industrial Users in Sheridan

User	Lot Size (acres)	Water Usage (gallons)	Person Equivalent (persons/acre)
Ptolemy Data Systems	2.36	94,966	6.71
Sheridan Commercial Park	25.05	114,600	0.76
Vacutech	5.00	12,716	0.42
Craftco Metal Services	2.46	68,816	4.66

Table 3 shows the loading from each interceptor based on person equivalents for light industrial zoning as shown in Table 1.

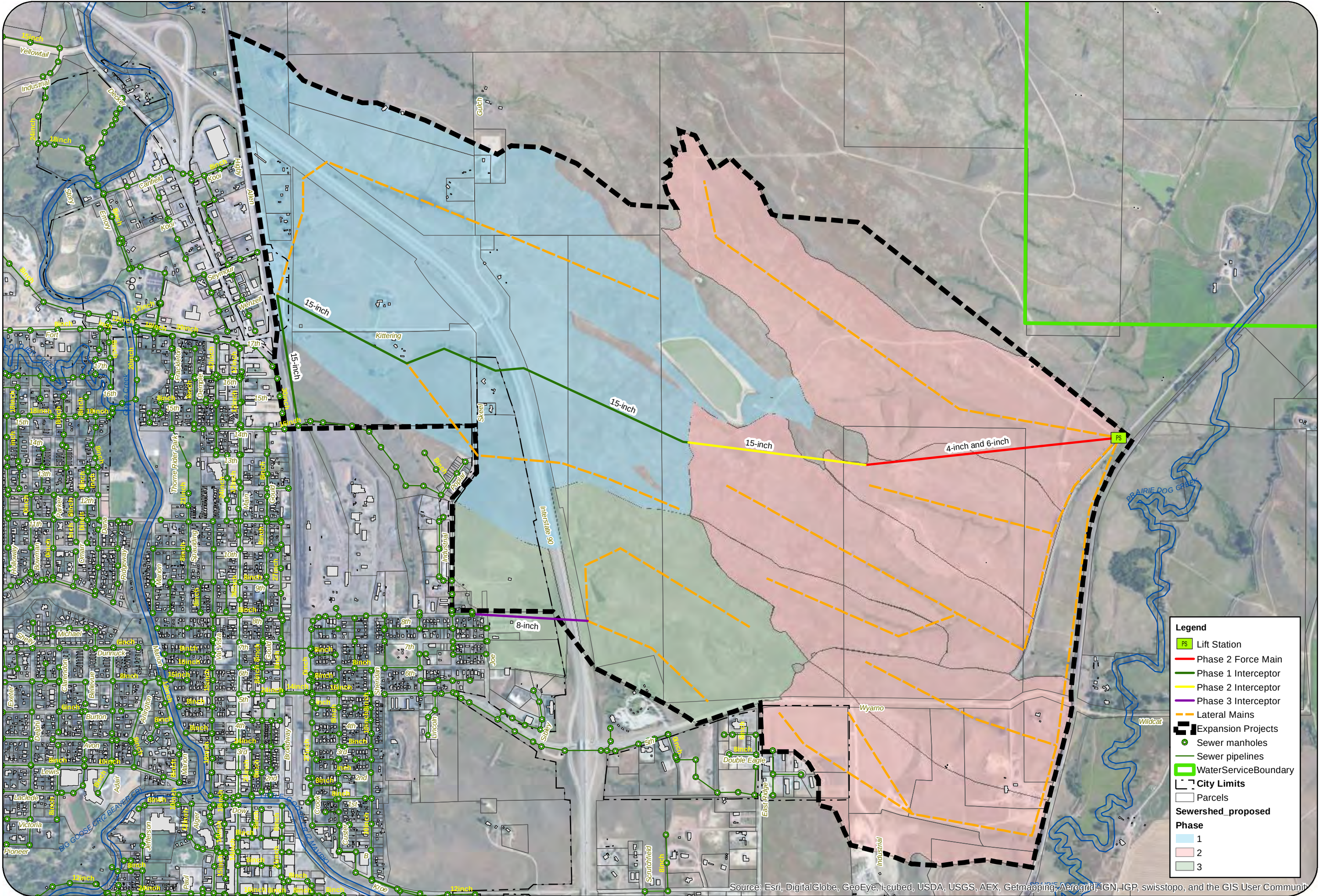
Table 3. – Sanitary Sewer System Loadings

Phase No.	Area (Acres)	Person Equivalents (per acre)	Total # of People	Average Day (GPM)	Peak Day (GPM)	Peak Hour (GPM)
1a	427	6	2562	178	432	647
1b	541	6	3248	226	548	803
2	156	6	934	65	158	255
TOTAL	1124		6,744	468	1138	1705

2.3 Modeling and Routing Options

The study area was broken down into service areas or sewersheds in order to analyze the system in manageable sections. The sewershed boundaries follow topography and flow into one common sewer at the mouth of the sewershed. They were developed to maximize gravity flow within the study area and determine where the main interceptors should be placed. To achieve gravity flow through much of the study area, the lateral sewer mains through the sewersheds would flow to a lift station placed in the northeast corner of the study area as shown in Figure 2. This lift station would then pump the sewage through a 4-inch force main to the main interceptor, and then gravity flow to the connecting point on 14th Street. The sewersheds are discussed in more detail in Appendix A.

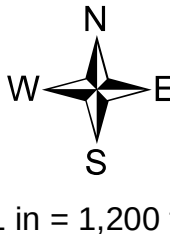
Modeling was performed to determine the proper sizes for each interceptor. The line sizing is based on the design criteria for light industrial use as shown in Table 1. The sewer main interceptors and line sizes are shown in Figure 2.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

No.	Revision	By	Date

CITY OF SHERIDAN
EAST 5th STREET SANITARY SEWER
SANITARY SEWER OPTIONS



DOWL HKM

16 W. 8th St.
P.O. Box 7010
Sheridan, WY 82801
307-672-9006
307-672-5214 (fax)
dowlhkm.com

The main interceptor proposed to connect to the existing sanitary sewer system on 14th Street has been broken into two phases, phase 1 and 2. The majority of this interceptor flows by gravity and is labeled phase 1. This interceptor has been sized to accommodate loadings that will eventually be pumped from the lift station. Phase 2 is the lift station with the 4-inch and 6-inch force mains which would be built when the land is developed in the areas requiring a lift station. The main interceptor that will connect to the existing sanitary sewer system at 8th Street and Joe Street is shown as phase 3 on Figure 2 and serves a separate sewershed in the southwest corner of the study area.

As mentioned above, phase 2 includes the installation of a lift station. Sizing of this lift station is very important as both sizing the lift station for the initial loadings and planning for the same lift station to eventually serve the future build out of the service areas must be considered. These concerns include the size of the wet well, size of the pumps, and the size of the force main. These items will need to be looked at in more detail when designing the lift station. Some initial thoughts on how to address these concerns are as follows:

- The wet well should be sized for the future loads. The wet well can be sized for pump run times and then operated at a lower water level initially. (Reduce the ultimate volume between pump on and pump off.)
- The force main should be laid with a 4-inch and 6-inch pipe in the same trench with the 4-inch pipe used initially and then switch to the 6-inch force main in the future. The key here is to maintain proper velocities.
- The pumps initially should be sized for the 4-inch force main.
- In the future, the pumps can be changed out to larger pumps to be used with the 6-inch force main.

The lift station is discussed in more detail in Appendix B.

2.4 Cost Estimates

Tables 4, 5, and 6 show the cost estimates for the three phases discussed in Section 2.3. These cost estimates anticipate that easements will be granted at no cost due to the value of infrastructure received, so the cost shown for acquisition of easements is for coordination and easement document preparation.

Table 4. – Cost Estimate for Phase 1

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$80,000
Legal & Admin		\$15,000
Acquisition of Easements		\$25,000
Cost of Components		
Sewer Main (8340' of 15" at \$52/foot) ¹	\$433,680	
Manholes (22 at \$4500)	\$99,000	
Surface Restoration (8340 LF @ \$5/LF) ²	\$41,700	
Boring under I-90	\$140,000	
Utility Conflicts & Misc.	\$15,000	
Bonds, Insurance, Mobilization	\$73,000	
Construction Sub-Total		\$802,380
Engineering Services During Construction (10%)		\$80,000
Sub-Total		\$1,002,380
Contingency (Sub-Total x 15%)		\$150,000
Estimate Project Total Cost		\$1,152,380

1 Includes pipe materials, installation, bedding, and backfill.

2 Includes topsoil stripping, replacement, and seeding.

Table 5. – Cost Estimate for Phase 2

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$68,000
Legal & Admin		\$10,000
Acquisition of Easements		\$20,000
Cost of Components		
Force Main (3700' of 4" at \$35/foot) ¹	\$129,500	
Force Main (3700' of 6" at \$40/foot) ¹	\$148,000	
Sewer Main (2560' of 15" at \$52/foot) ¹	\$133,120	
Manholes (7 at \$4500)	\$31,500	
Lift Station	\$125,000	
Surface Restoration (6260 LF @ \$5/LF) ²	\$31,300	
Utility Conflicts & Misc.	\$15,000	
Bonds, Insurance, Mobilization	\$62,000	
Construction Sub-Total		\$675,420
Engineering Services During Construction (10%)		\$68,000
Sub-Total		\$841,420
Contingency (Sub-Total x 15%)		\$126,000
Estimate Project Total Cost		\$967,420

1 Includes pipe materials, installation, bedding, and backfill.

2 Includes topsoil stripping, replacement, and seeding.

Table 6. – Cost Estimate for Phase 3

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$28,000
Legal & Admin		\$10,000
Acquisition of Easements		\$20,000
Cost of Components		
Sewer Main (1660' of 8" at \$42/foot) ¹	\$69,720	
Manholes (5 at \$4500)	\$22,500	
Surface Restoration (1660 LF @ \$5/LF) ²	\$8,300	
Boring under I-90	\$140,000	
Utility Conflicts & Misc.	\$10,000	
Bonds, Insurance, Mobilization	\$25,000	
Construction Sub-Total		\$275,520
Engineering Services During Construction (10%)		\$28,000
Sub-Total		\$361,520
Contingency (Sub-Total x 10%)		\$54,000
Estimate Project Total Cost		\$415,520

1 Includes pipe materials, installation, bedding, and backfill.

2 Includes topsoil stripping, replacement, and seeding.

3.0 Water System

3.1 Existing Water System

Two options were analyzed for providing water from the existing system. Both options would have a looped waterline from the 16-inch waterline on Skeels Street to the 16-inch waterline at Eastridge Road and Fifth Street. The second option includes an East-West Cross Valley connection line from a 12-inch waterline at 11th Street and Highland to the connection point at Skeels Street. This cross-valley line has been identified as a future improvement in previous studies. The source of water for both options is in the 4040 pressure zone. This new service area is primarily in the 4040 zone, so that is the only zone included in this discussion. These options are shown in Figure 3.

3.2 Design Criteria

Table 7 presents the design criteria used in estimating demand for these waterline options.

Table 7. – Water System Design Criteria

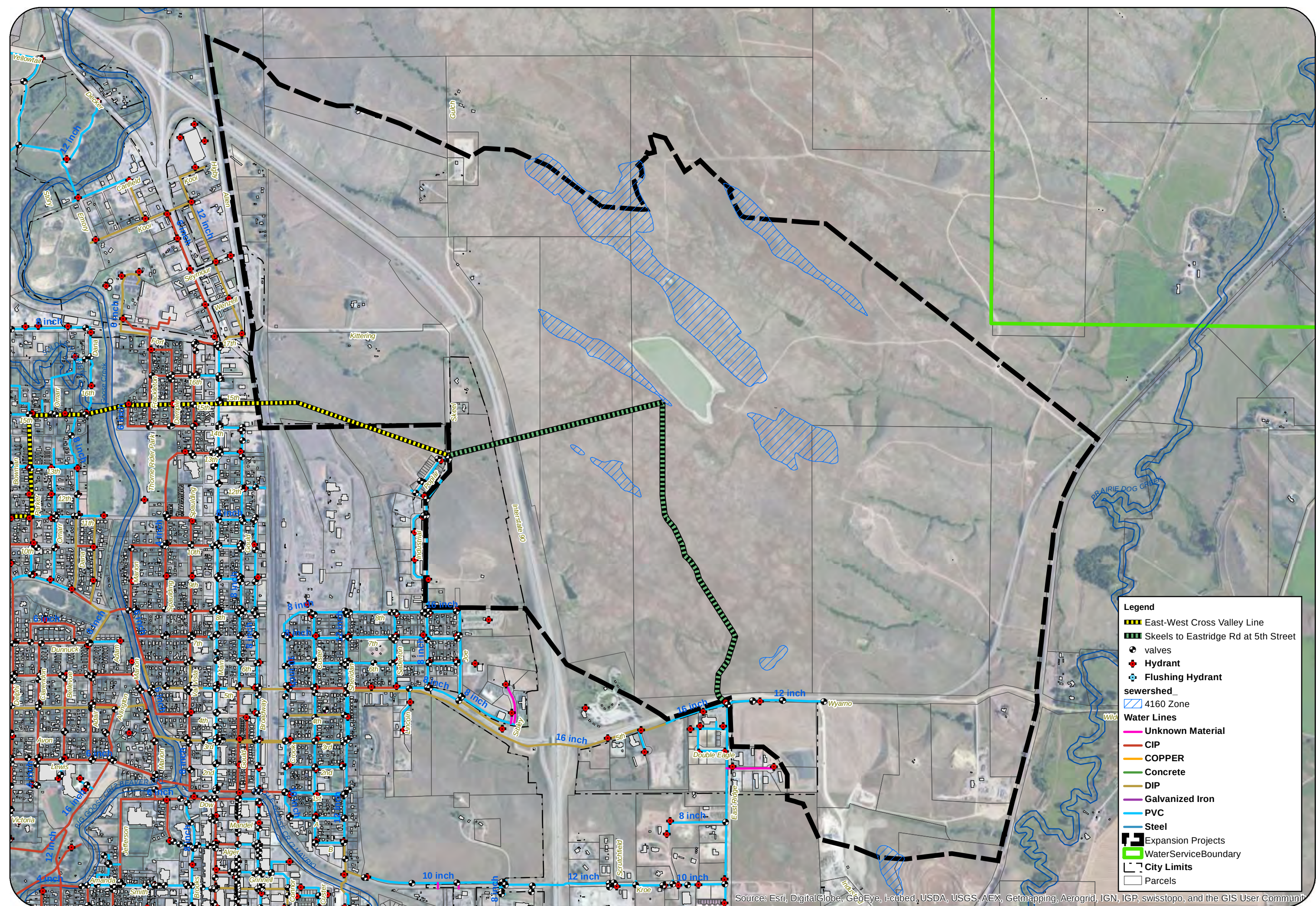
<i>Peaking Factors</i>	
Peak Day/Ave. Day	2.65
Peak Hour/Ave. Day	4.2
<i>Average Day Demand (gpcd) for Future Population</i>	
Per Capita	200

Residential - Single Family (gpd/acre)	1320
Commercial (gpd/acre)	3600
Heavy Industrial (gpd/acre)	3000
Light Industrial (gpd/acre)	2000
Average Use (gpd/acre)	424
Other Design Criteria	
Persons per Lot or Unit	2.25
Industrial Fire Flow (gpm)	3500

The future water demand is based on the availability of water to the study area through a 16-inch looped water main from Skeels Street to Eastridge Road at 5th Street. The amount of water available translates to 2.12 people/acre. Water demand was allocated by sewershed area using this number of people per acre as shown in Table 8.

Table 8. – Water Demand Based on Sewershed Area

Sewershed No.	Available Quantity (Acres)	Average Use (gpd/acre)	Average Day (gpm)	Peak Day (gpm)	Peak Hour (gpm)
1	88	424	26	68	108
2	69	424	20	54	85
3	40	424	12	31	50
4	107	424	32	84	133
5	65	424	19	51	81
6	172	424	51	134	213
7	203	424	60	159	251
8	41	424	12	32	51
9	114	424	34	89	141
10	162	424	48	126	200
11	62	424	18	48	77
Totals	1124		331	877	1390



Legend

- East-West Cross Valley Line
- Skeels to Eastridge Rd at 5th Street
- valves
- Hydrant
- Flushing Hydrant
- sewershed_
- 4160 Zone
- Water Lines**
- Unknown Material
- CIP
- COPPER
- Concrete
- DIP
- Galvanized Iron
- PVC
- Steel
- Expansion Projects
- WaterServiceBoundary
- City Limits
- Parcels

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

W

N

E

S

Sheet No.

FIGURE

3

CITY OF SHERIDAN

EAST 5th STREET SANITARY SEWER

WATER MAIN OPTIONS

No.	Revision	By	Date

DOWL HKM

16 W. 8th St.

P.O. Box 7010

Sheridan, WY 82801

307-672-9006

307-672-5214 (fax)

dowlhkm.com

3.3 Water System Hydraulics

The elevation of the ground within the study area varies from approximately 3720 feet to 3940 feet. This results in static pressures of approximately 43 psi to 138 psi when served by the 4040 zone.

Where pressures exceed 80 psi, individual or lateral PRVs should be used. If meter pits are used, a small PRV can be laid in series with the meter.

Peak day demand, peak hour demand, and fire flows were all modeled for the waterline loop from Skeels Street to Eastridge Rd at Fifth Street. Model runs compared this option using a 16-inch pipe and a 24-inch pipe. For the East-West Cross Valley waterline, a 16-inch pipe and a combination of 16-inch pipe to Skeels Street with a 24-inch pipe connecting Skeels Street to Eastridge Rd at Fifth Street was used. The resulting pressures throughout the system from these four scenarios are shown in Tables 9 through 12.

Table 9. – 16-inch Loop from Skeels Street to Eastridge Rd at Fifth Street

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	43.0	39.2
Skeels Street (El. 3806)	98.4	94.3	95.1	90.9
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	126.3	122.3
North of 5th & East of I-90 (El. 3930)	-	-	41.1	36.8

Table 10. – 24-inch Loop from Skeels Street to Eastridge Rd at Fifth Street

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	43.1	39.2
Skeels Street (El. 3806)	98.4	94.3	95.0	91.0
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	126.3	122.3
North of 5th & East of I-90 (El. 3930)	-	-	41.3	37.3

Table 11. – 16-inch East-West Cross Valley Line

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	43.2	39.3
Skeels Street (El. 3806)	98.4	94.3	95.3	91.0
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	126.4	122.3
11th & Highland (El. 3835)	86.1	80.8	84.9	79.4
North of 5th & East of I-90 (El. 3930)	-	-	41.4	36.9

Table 12. – 16-inch East-West Cross Valley Line with a 24-inch Loop from Skeels Street to Eastridge Rd at Fifth Street

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	44.3	39.5
Skeels Street (El. 3806)	98.4	94.3	96.3	91.4
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	127.0	122.5
11th & Highland (El. 3835)	86.1	80.8	84.3	79.0
North of 5th & East of I-90 (El. 3930)	-	-	42.6	37.7

The tables above show the existing system can supply the domestic demand for this future growth area.

Fire Flows were modeled under a peak day demand condition. The fire flow for each scenario at the highest elevation of 3930 feet are shown in Table 13. Fire flow scenarios are modeled using a minimum 20 psi residual pressure in the system.

Table 13. –Available Fire Flows for various options

Improvement Option	Fire Flow Available (gpm)
16" from Eastridge Road (no loop)	2509
16" Skeels to Eastridge Rd at 5th Street	3508
24" Skeels to Eastridge Rd at 5th Street	4377
16" East-West Cross Valley Line	3621
16"/24" East-West Cross Valley Line	5913

As shown in Table 11, if the waterline size is increased to 24-inch from Skeels to Eastridge Rd at 5th Street, there is 877 gpm more water available, which would accommodate a greater population. The same occurs for the 16-inch East-West Cross Valley Line and the 16-inch/24-inch East-West Cross Valley Line with 121 gpm and 2413 gpm, respectively.

Another scenario that would provide more water for domestic demand is if the required fire flow amount was reduced. The current design criteria uses a 3500 gpm fire flow, which is a very high fire flow demand. The international fire code (IFC) allows reductions in the fire flow amount required for sprinkled buildings, building size, proximity to hydrants, and construction type. Therefore, it may be possible to reduce the fire flow requirement to 2500 gpm.

3.4 Cost Estimates

The cost estimate breakdowns for the four water main options analyzed are shown in Tables 14 through 17.

Table 14. – 16" Water Main Skeels to Eastridge @ 5th Street

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$87,000
Legal & Admin		\$10,000
Acquisition of Easements		\$40,000
Cost of Components		
Water Lines (8000' of 16" at \$86/foot)	\$688,000	
Surfacing Restoration (8000' @ \$5/LF)	\$40,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$868,000
Engineering Services During Construction (10%)		\$87,000
Sub-Total		\$1,092,000
Contingency (Sub-Total x 15%)		\$164,000
Estimate Project Total Cost		\$1,256,000

Table 15. – 24" Water Main Skeels to Eastridge @ 5th Street

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$94,000
Legal & Admin		\$10,000
Acquisition of Easements		\$40,000
Cost of Components		
Water Lines (8000' of 24" at \$95/foot)	\$760,000	
Surfacing Restoration (8000' @ \$5/LF)	\$40,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$940,000
Engineering Services During Construction (10%)		\$94,000
Sub-Total		\$1,178,000
Contingency (Sub-Total x 15%)		\$177,000
Estimate Project Total Cost		\$1,355,000

Table 16. – 16" Water Main East-West Cross Valley Line

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$239,000
Permitting & Mitigation		\$50,000
Legal & Admin		\$30,000
Acquisition of Easements & Right-of-Way		\$150,000
Cost of Components		
Water Lines (18,000' of 16" at \$86/foot)	\$1,548,000	
Surfacing Allowance*	\$500,000	
Miscellaneous	\$200,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$2,388,000
Engineering Services During Construction (10%)		\$239,000
Sub-Total		\$3,096,000
Contingency (Sub-Total x 15%)		\$464,000
Estimate Project Total Cost		\$3,560,000

*Surfacing allowance not sufficient for a water line only project. Assume this work will be done in conjunction with street improvements. A more detailed project specific cost estimate is needed as the project is designed.

Table 17. – 16”/24” Water Main East-West Cross Valley Line

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$246,000
Permitting and Mitigation		\$50,000
Legal & Admin		\$30,000
Acquisition of Easements & Right-of-Way		\$150,000
Cost of Components		
Water Lines (10,000' of 16" at \$86/foot)	\$860,000	
Water Lines (8000' of 24" at \$95/foot)	\$760,000	
Surfacing Allowance*	\$500,000	
Miscellaneous	\$200,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$2,460,000
Engineering Services During Construction (10%)		\$246,000
Sub-Total		\$3,182,000
Contingency (Sub-Total x 15%)		\$477,000
Estimate Project Total Cost		\$3,659,000

*Surfacing allowance not sufficient for a water line only project. Assume this work will be done in conjunction with street improvements. A more detailed project specific cost estimate is needed as the project is designed.

4.0 Recommendations

The interceptors for the sanitary sewer design are presented in the logical areas for anticipated growth in the study area. The placement of these interceptors will depend on development in the area. Ideally, Phase 1 and 3 would be built first, as these two interceptors will flow by gravity. Phase 1 must be built in order for Phase 2 to be built. The recommended sanitary sewer options and phases are shown in Figure 4.

The recommended water main size is the 24-inch pipe connecting from Skeels to Eastridge Rd at 5th Street as shown in Figure 4. The 24-inch pipeline can provide flows to accommodate 4,754 people whereas the 16-inch can only provide flows to accommodate a 2,390 people equivalent. Since costs are similar, it may serve the City best to install the 24-inch pipeline. In the future, the City may consider building a tank to serve the study area. A tank would provide an additional 3500 gpm as the tank would store the water needed for fire flows. The additional 3500 gpm would serve an additional 6,000 people.

The East-West Valley Cross Line is not recommended at this time. Although the 16-inch/24-inch line does immediately provide flows to serve more people, the City may want to consider building a tank in the future to provide water for fire flows. Since the East-West Cross Valley Lines would be significantly more expensive, it is not considered the best option for the City at this time. If this area should develop and additional water supply is needed in this area, then a tank and/or the East-West Cross Valley lines could be built.



DOWL HKM

**16 WEST 8TH STREET
PO BOX 7010
SHERIDAN, WY 82801**

APPENDIX A

SEWERSHED DISCUSSION

APPENDIX A

Northeast Sheridan Infrastructure Project Sewershed Development and Analysis

Introduction

The study area was broken down into eleven service areas or sewersheds as shown in Figure A1. Breaking the system into sewersheds allows the system to be analyzed in manageable sections. The sewershed boundaries follow topography and flow into one common sewer at the mouth of the sewershed. Six of the sewersheds flow to a lift station (in the Prairie Dog Creek drainage) and are then pumped into a gravity sewer, while the other five sewersheds are able to flow by gravity to the Wastewater Treatment Plant.

Sanitary Sewer Modeling

Modeling was performed to determine the proper line sizes for each sewershed. The loadings for each sewershed are shown in Table A1 and are based on the design criteria shown in Table 1 in the report.

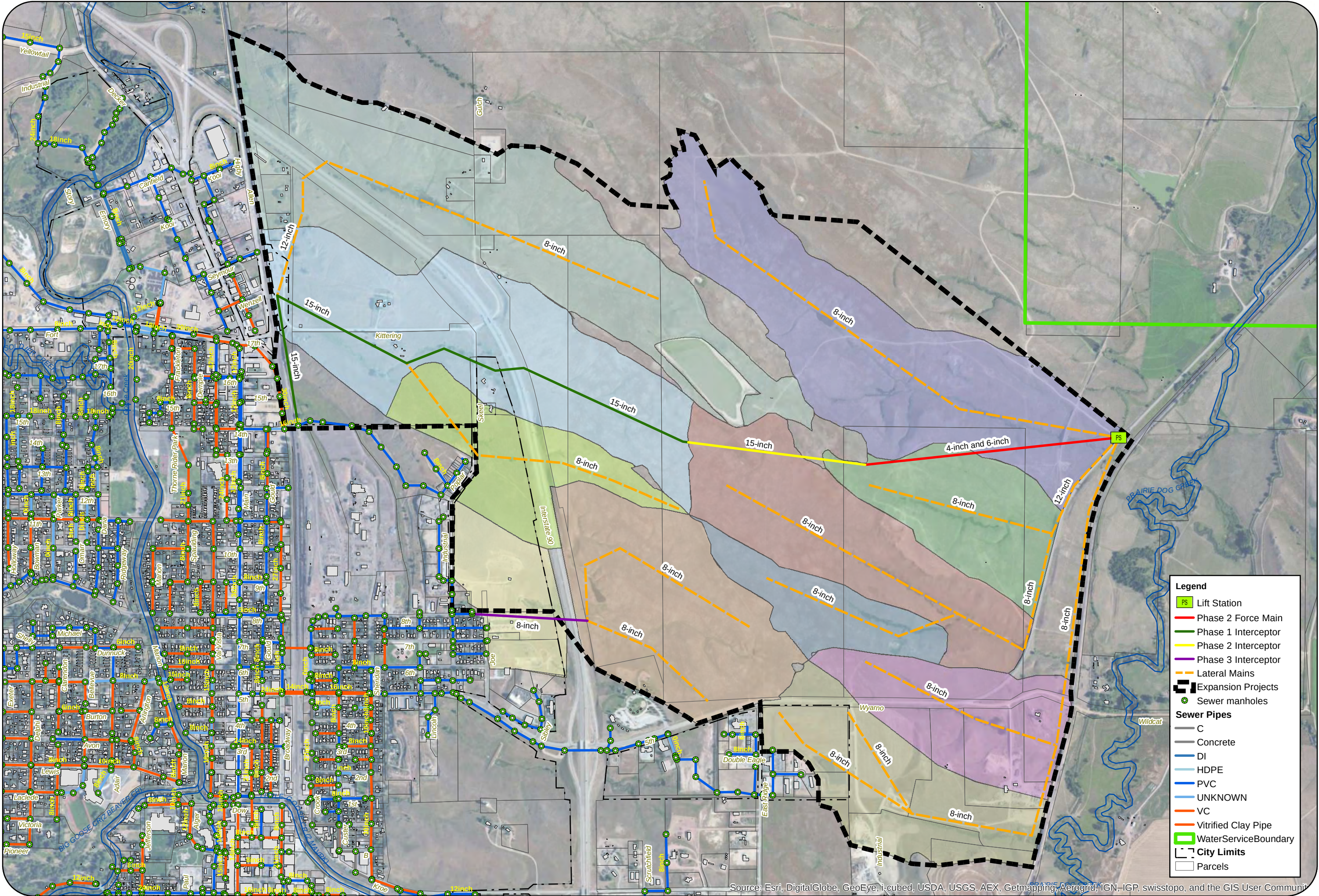
Table A1. – Sanitary Sewer Loadings by Sewershed

Sewer Shed No.	Quantity (Acres)	Person Equivalents (per acre)	Total # of People	Average Day (GPM)	Peak Day (GPM)	Peak Hour (GPM)
1	88	6	526	37	89	145
2	69	6	412	29	70	115
3	40	6	241	17	41	69
4	107	6	645	45	109	175
5	65	6	392	27	66	110
6	172	6	1032	72	174	272
7	203	6	1220	85	206	317
8	41	6	249	17	42	71
9	114	6	685	48	116	186
10	162	6	971	67	164	257
11	62	6	371	26	63	104
TOTAL	1124		6,744	468	1138	1820

The sewershed sewer main routing and line sizes are shown in Figure A2. Sewersheds one through six will flow by gravity through either 8-inch or 12-inch lines to a lift station which would be built during phase 2. The lift station would then pump the sewage through a 4-inch or 6-inch force main to the sewer main connection for sewershed 10 which would be built during phase 1, thus sewershed 10 sewer main has been sized to accommodate loadings from sewersheds one through six and sewershed 10. Sewersheds 7, 10, and 11 will flow by gravity to the connection point at 14th Street. Sewersheds 8 and 9

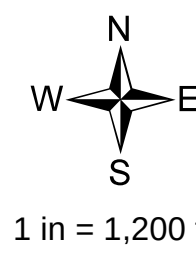
will flow by gravity through 8-inch lines to the connection point at 8th Street and Joe Street. The interceptor for sewersheds 8 and 9 will be built during phase 3.





No.	Revision	BY	Date

CITY OF SHERIDAN
EAST 5th STREET SANITARY SEWER
SEWERSHEDS SEWER MAIN ROUTING AND LINE SIZES



- Legend**
- PS Lift Station
 - Phase 2 Force Main
 - Phase 1 Interceptor
 - Phase 2 Interceptor
 - Phase 3 Interceptor
 - Lateral Mains
 - Expansion Projects
 - Sewer manholes
- Sewer Pipes**
- C Concrete
 - DI HDPE
 - PVC
 - UNKNOWN
 - VC Vitrified Clay Pipe
- WaterServiceBoundary
- City Limits
- Parcels

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

APPENDIX B

LIFT STATION DISCUSSION

APPENDIX B

Northeast Sheridan Infrastructure Project Lift Station

Introduction

A lift station will be required for the sanitary sewer system that drains toward the Prairie Dog Creek drainage. This lift station will be placed in the vicinity of the northeastern corner of the study area. Once development begins in sewersheds one through six, this lift station will need to be built. This lift station is phase 2 and will connect into the interceptor that will be built during phase 1.

There are many concerns with building this lift station to the proper size for initial loadings as well as future build out through sewersheds one through six. The following sections will layout the concerns and address solutions that will need to be taken into consideration during final design.

Sizing the Wet Well

The wet well should be sized for future use. The wet well will be concrete and most likely be 8 feet in diameter, but should be looked at closely to size it properly for pump run times. To size for pump run times, initially the pumps will be set to turn on at a lower water level such as using 1.5 feet of active volume initially and 3 feet in the future. See Figure B1 for more detail.

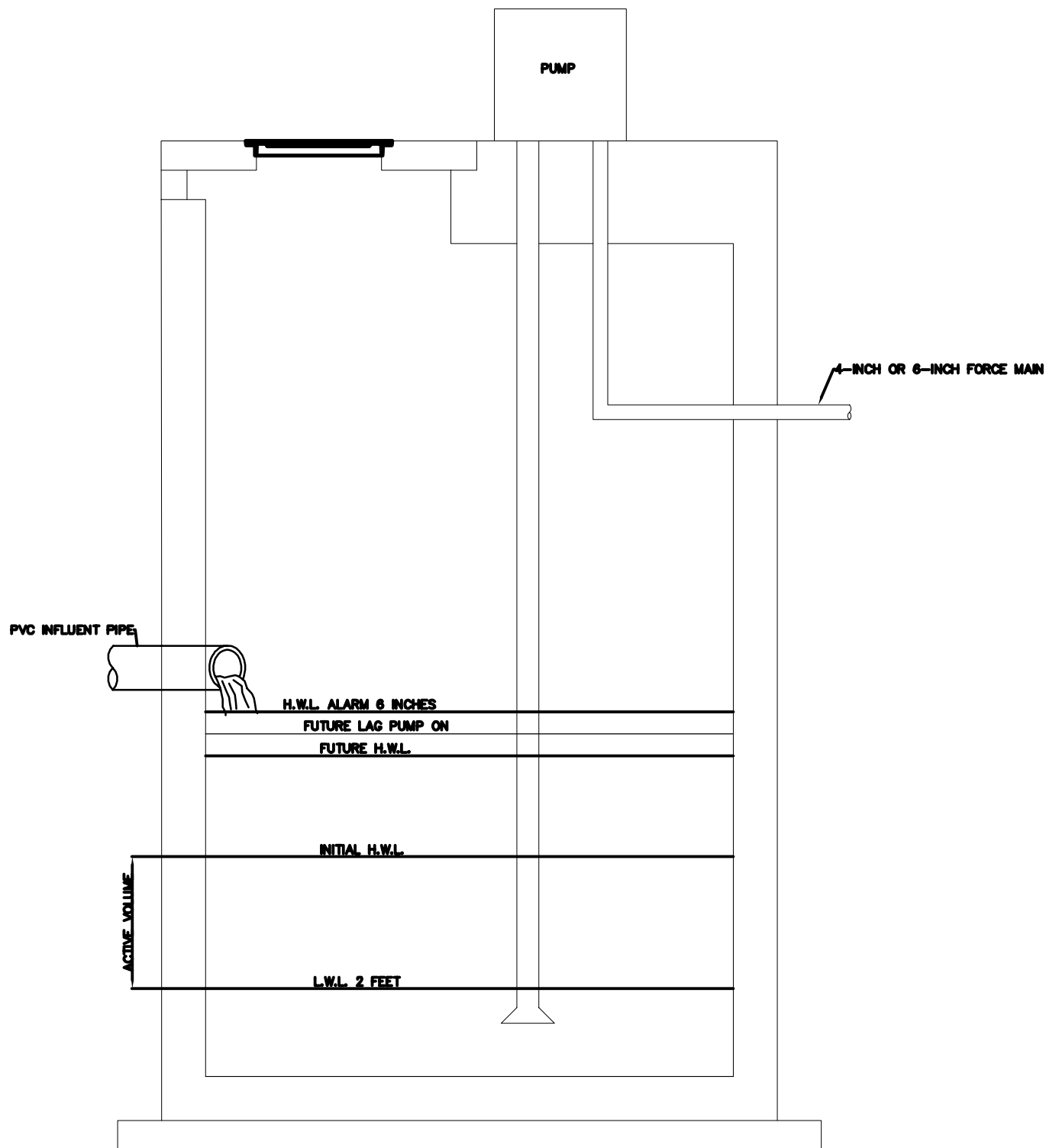
Sizing the Force Main

The force main is approximately 3700 feet long with a lift of about 170 feet. With such a long force main, there is concern with the quantity of sewage that would be held when the pumps are shut off. The vertical lift for this force main is also very high. For the force main, a 4-inch pipe and 6-inch pipe will be laid in the same trench. The 4-inch force main will be used initially to keep flows low and velocity high and then will be switched to the 6-inch pipe in the future.

Sizing the Pumps

The force main is required to move the sewage at 2.5 fps thus the nominal flow rate for 4-inch pipe is 100 gpm and for 6-inch pipe is 250 gpm. With headloss, the total dynamic head (TDH) is about 200 feet. To size the pumps for this flow and TDH is going to be a challenge. The pump must be designed to initially meet the design conditions at the time the lift station is built. The pumps can then be changed out in the future to meet the conditions that will require a switch to a 250 gpm design flow and the 6-inch force main. This could be 20 years down the road when it is time to replace the pumps anyway. In sizing the pump, the pump will need to be able to carry the peak flow. The filling rate of the wet well at the average flow rate and the volume of the wet well between the pump start and pump stop, as well as the number of pumps starts per hour will need to be considered. The pump should have less than eight starts per hour and not have short pump run times. One pump will be needed with a second pump as a back-up. The pumps should be high head above ground self-priming pumps that can be placed in a single housing unit with isolation and check valves placed between each pump and the force main.

Q:\24\26492 Water and Sewer Infrastructure for NE Sheridan\50Design\WC14-Fig B1.dwg PLOT DATE 2014-7-30 09:03 SAVED DATE 2014-07-30 09:01 USER: jwagner



16 W. 8th Street
307-672-9006

Sheridan, Wyoming 82801
www.dowlhkm.com

NORTHEAST SHERIDAN INFRASTRUCTURE PROJECT LIFT STATION

PROJECT	5024.26492.01
DATE	07/30/2014

FIGURE B1

ATTACHMENT B

DOWL WWDC Level I Study

Table 8.9 – East-West Cross Valley Transmission Main Cost Estimate

Preparation of Final Design, Specs, Bidding (10%)	\$ 198,280	
Permitting and Mitigation	\$ 10,000	
Legal Fees	\$ 10,000	
Acquisition of Access & Easements	\$ 90,000	
Pre-Construction Costs (Subtotal)		\$ 308,280
Cost of Components:		
Mobilization	\$100,000	
14,600' of 16" Main @ \$93/ft	\$1,357,800	
BNSF Railroad Bore (300' @\$350/ft)	\$105,000	
Additional Restoration/crossings	\$250,000	
4160 to 4040 PRV Station	\$120,000	
Connections	\$50,000	
Total Cost of Components	\$1,982,800	
Construction Engineering Cost	\$ 198,280	
Components & Engineering Cost (Subtotal)	\$ 2,181,080	
Contingency (Subtotal 15%)	\$ 327,162	
Construction Cost Total		\$2,508,242
Total Project Cost		\$2,816,522

8.2.10 Northeast Transmission Main Project

The Northeast Transmission Main Project includes two primary segments:

- Extension from the end of the existing 16-inch line on Skeels, north to Kittering.
- An extension from this point east, across I-90 and then looping back into the 16-inch main on East Ridge Road to the south.

When the time comes for this main to be extended, the need may initially only be on Skeels, so the cost estimate below can be modified for the reduced project. Eventually, if growth occurs as is expected, the extension will be needed across I-90 and connecting to East Ridge Road and East 5th Street. There is higher ground in this potential service area, so this 4040 HGL main cannot serve this entire area. This matter is discussed in the Modeling section of 4.3.5. Also refer to the East-West Cross Valley Main presented in 8.2.9.

The extension on Skeels of the 4040 HGL main can serve the immediate area to Kittering adequately, and this extension will likely be needed prior to the other mains discussed in this section.

At the time one or more of these mains (or phases of a main) are needed, this matter should be reviewed again based on the size and elevations of the service area, updated overall system demands, and the entire preliminary design remodeled for HGLs, pipe sizes, connections, need for a PRV station, etc. This preliminary design needs to be summarized in a design report with a revised cost estimate for the specific project at that time. It is believed the work in this Level I is sufficient that once this project-specific PER is prepared, that the project can move into the WWDC Level III program with a revised cost estimate.

Figure 8.4 illustrates this project. The cost estimate is presented in Table 8.10.

Table 8.10 – Northeast Transmission Main Extension

Preparation of Final Design, Specs, Bidding (10%)	\$	126,470	
Permitting and Mitigation	\$	10,000	
Legal Fees	\$	10,000	
Acquisition of Access & Easements	\$	50,000	
Pre-Construction Costs (Subtotal)			\$ 196,470
Cost of Components:			
Mobilization		\$100,000	
10,900' of 16" Main @ \$83/ft		\$904,700	
I-90 (400' @\$350/ft)		\$140,000	
Additional Restoration/crossings		\$100,000	
Connections		\$20,000	
Total Cost of Components		\$1,264,700	
Construction Engineering Cost	\$	126,470	
Components & Engineering Cost (Subtotal)	\$	1,391,170	
Contingency (Subtotal 15%)	\$	208,676	
Construction Cost Total			\$1,599,846
Total Project Cost			\$1,796,316

8.2.11 Woodland Park School Area Project

This project will create the next higher pressure zone above (southeast of) the new Woodland Park School area to increase the pressure in the higher ground in this location. This project will connect to water lines in and better serve the east end of Highview Road and Dee Drive to the south. The new pressure zone will be at 4160. Currently this area is in the 4040 zone. It is proposed to modify the Highway 87 (Big Horn wye) PRV station to provide 4160 water by gravity north up Highway 87 in the existing main, and then install PRV stations in the laterals coming off this line such as for the McNally and Woodland Hills subdivisions. A tank will be needed so fire flows and peak demands can be satisfied in this new service area. This project and its connection to Dee Drive will eliminate the need for the Dee Drive booster station. Eventually an extension should be run from this main and

ATTACHMENT C

City of Sheridan WWDC Grant Application

2023 RECOMMENDATION-CONSTRUCTION PROJECTS

Project Name: Sheridan Northeast Transmission Main Extension 2023

Program: New Development

Project Type: Municipal

County: Sheridan

Sponsor: City of Sheridan

WWDO Recommendation: Level III

Proposed Budget: \$213,060
(Pre-Construction Only)¹

Current Recommendation:

WWDC Grant ² (67%)	\$ 213,060
<u>Other Funding Source³ (33%)</u>	<u>\$ 104,940</u>
Total	\$ 318,000

Funding for Total Project:

WWDC Grant ²	\$ 1,577,850
<u>Other Funding Source³</u>	<u>\$ 777,150</u>
Total	\$ 2,355,000

¹ Pre-Construction costs consist of: Design, Bidding Documents, Access Permits, Easements and Title Opinion

² Not to exceed 67% of eligible project costs

³ Sponsor or Other funding source

Project Manager: Larry Mallo

Project Description: The proposed water transmission main was described in the the 2019 Sheridan Water System Master Plan, Level I Study, and is intended to extend the water supply system through an area of Sheridan that is currently underserved, both on a location and capacity basis. The extension will complete a transmission loop for the City and will provide major water transmission improvements to the northeast side of Sheridan to meet domestic needs, improve health & safety, improve pressure, and increase fire flows in the area.

1. Describe existing status in the program and previous appropriations.

Prior Legislation

<u>Year</u>	<u>Project</u>	<u>Appropriation</u>
2018	L-I, Sheridan Water Master Plan	\$ 250,000

2. Describe existing water supply using information in the application.

The City of Sheridan's water is from direct flow rights from a diversion dam and headgate on Big Goose Creek and storage rights in Twin Lakes Reservoir, Park Reservoir, and Dome Lake. Water is provided from the storage reservoirs to the City via gravity flow with a capacity of 25 MGD treated through two water treatment plants. Treated water is stored in 9 buried concrete tanks with 13.9 MG of collective storage and is distributed to the City and surrounding areas through transmission mains and distribution lines.

3. Summarize the request.

To construct a new transmission main to improve service to the northeast side of Sheridan.

4. Summarize the reasons for the request.

The 2019 Sheridan Water Master Plan, Level I Study identified the critical need to install this new transmission main pipeline to improve water quality, pressure, and flow to the northeast side of Sheridan due to the age, condition, pipe material, and size of the existing distribution system that extends into this area.

Estimated Level III WWDC Eligible Costs:

Preparation of Final Designs and Specifications	\$	143,000	
Site Access Permit Fees (BOR, USFS, etc.)	\$	20,000	
Title Opinion	\$	5,000	
Acquisition of Access and Rights of Way	\$	<u>150,000</u>	
Pre-Construction Costs (Subtotal # 1)			\$ 318,000
Cost of Project Components			
Mobilization	\$	112,500	
10,900' of 16" Main	\$	1,018,000	
Crossing I-90	\$	277,000	
Connections	\$	<u>22,500</u>	
Construction Cost (Subtotal #2)			\$ 1,430,000
Construction Engineering Costs (Subtotal # 2 x 10%)			<u>\$ 143,000</u>
Components and Engineering Costs (Subtotal # 3)			\$ 1,573,000
Contingency (Subtotal #3 x 15%)			<u>\$ 235,950</u>
Construction Cost Total (Subtotal #4)			\$ 1,808,950
Total Project Cost (Subtotal #1 + Subtotal #4)			\$ 2,126,950
Inflation Costs (4% per 1 year)			\$ 85,078
COVID Specific Inflation Costs (10%) Project components			<u>\$ 143,000</u>
Total Project Costs			\$ 2,355,028
Total Project Costs (Rounded)			\$ 2,355,000
Level III Recommended Funding @ 67% Grant – Total Costs:			\$ 1,577,850
Level III Recommended Funding @ 67% Grant - Pre-Construction Only			\$ 213,060
Ineligible Expenses			
Total Ineligible Project Costs			\$ 0

PROJECT INFORMATION:

A. FINANCIAL INFORMATION

1. Service Area Information

a. Population (2020 Census) 18,737 (City Only) (Current Estimate) 19,200 (City & SAWS JPB combined)

b. Does the entity have a comprehensive planning boundary? Yes

If so, what is the estimated additional population that could be served in the future? 20,000.

	Pre-Project	Post Project
c. Taps served within the entity boundaries?	8,295	8,400
d. Taps outside the entity boundaries?	2,000+	2,000+
e. Names of other water systems served? Raw water is supplied to the Veteran Affairs Medical Center. In addition to the City and the Sheridan Area Water Supply Joint Powers Board (SAWS JPB), treated water is supplied to the Downer Improvement and Service District, and State Girl's School.		
2. Water Usage (Potable water system only)	Pre-Project	Post Project
a. Total number of gallons produced by the water sources annually:	942 MG	942MG
b. Gallons used <u>per capita</u> per day:		
Average Day:	140	140
Peak Day:	380	380
3. System capacity (Potable water system only):	Pre-Project	Post-Project
a. Maximum capacity of the water supply system		
Acre feet per day:	77	77
Gallons per day:	25 MGD	25 MGD
b. What is the factor (bottleneck) limiting the ability to provide water (supply, canals, etc.):	None	None
No current bottlenecks, but the capacity of the intake facility could become a bottleneck in the long-term future and eventually, surface water supply will become the limiting factor.		
c. Increased capacity needed:	No increase needed	
Acre feet per day	0	0
Gallons per day	0	0
d. Estimated system water losses (percentage):	~10-15%	~10-15%
4. Does the entity have an independent raw water irrigation system? Yes, for the cemetery and the golf course; not for individual users within the City/SAWS JPB system. The SAWS JPB system has several neighborhoods with separate irrigation systems and separate systems are required when irrigation rights are available. There is a 3.0 cfs water right for the cemetery, which is completely separate from other municipal water supply. Raw water capacity is also available in the 30-inch transmission main for the Kendrick Golf Course and VA Medical Center.		
a. Raw water system capacity (acre feet per day & gallons per day):	3.21AF/day, 1.05MG/day	
b. Average annual raw water usage (acre feet & gallons):	675AF, 220MG	

5. Rates	Pre-Project	Post-Project
a. Tap fees:		
Residential: (3/4" - 1")	\$ 3,000	\$ 3,000
Commercial: (1")	\$ 5,010	\$ 5,010
b. Average monthly water bill: (3/4")	\$ 32.73	\$ 32.73
c. Water Rates		
<u>Base for 3/4" residential:</u>		
3/4" \$19.89 for 1500 Gallons, \$1.92/1000 for 1500-6000 Gallons, \$2.63/1000 gallons above that.		
Note: Water rates will not change because of the project, but rates are reviewed regularly and adjusted as required.		

6. Financial Statement	Pre-Project	Post-Project
Annual revenues generated from water sales:	\$ 3,859,800	\$ 3,976,366
Annual revenues from tap fees:	\$ 421,700	\$ 425,917
Annual revenues from other sources:	\$ 1,192,880	\$ 1,216,738
Total annual revenues:	\$ 5,474,380	\$ 5,619,021
Annual budget for operation and maintenance expenses:	\$ 3,162,410	\$ 3,230,890
Annual payments for debt retirement:	\$ 981,944	\$ 1,198,393
Annual payments to a repair and replacement fund:	\$ 543,449	\$ 558,619
Annual payments to an emergency fund:	\$ 17,120	\$ 17,606
Annual payments for other purposes:	\$ 553,886	\$ 151,000
Total annual payments:	\$ 5,258,809	\$ 5,156,508
Balance in repair and replacement fund: O&M & Capital Cash & Depreciation Reserves	\$ 2,910,585	\$ 3,729,971
Balance in emergency fund: Emergency items are paid out of Operations, and Capital & Depreciation Reserve Accounts	\$ 607,677	\$ 624,797
Annual cost of water quality testing:	\$ 48,224	\$ 49,429

B. COMPARISON WITH OPERATING CRITERIA

1. Project Priority according to the Criteria? Account I, Priority 3 – Level III transmission pipelines
2. Is the project supported by the City Council or County Commission, which has jurisdiction over the project area? Yes
3. Will the project serve at least 15 water taps? Yes Number of taps 8,295
4. Is the sponsor under any federal (EPA) mandates to improve your system? (eg. Administrative orders, violations, actions taken): No
5. Does anyone in the service area haul water? No
6. Is the sponsor eligible for funding from other state or federal programs? Yes
If so, what are they: MRG, DWSRF, ARPA

7. Is water metered? Yes Are billings based on meter readings? Yes
8. What is monthly water bill for 5,000 gallons? \$26.61 20,000 gallons? \$65.35
9. Theoretical reasonable monthly water bill (\$59,380 (AMHI) x 2.5%/12) \$123.71 (Sheridan County)
10. What water conservation measures are employed by the sponsor? Yes, this system has had a successful water conservation program. The City publishes notices and encourages smart water usage. Tiered water rates are used to encourage conservation.
11. Is the operation of the water supply system self-supporting in terms of revenues offsetting costs for operation, maintenance, debt retirement, replacement funds and emergency funds? Yes
12. Will the project consider regional solutions? No, regional solutions were considered in 2019 Level I.
13. Can the project be delayed or staged? No Should it be? No, see below
14. Basis for the funding recommendation: The 2019 Sheridan Water Master Plan, Level I Study identified the replacement of the Sheridan Airport Transmission Main Project as the highest priority project, which is in design. This request for a WWDC 2023 Level III main transmission pipeline extension is a critical next step need of the Sheridan combined water supply system.

**CITY OF SHERIDAN
RESOLUTION 39-22**

A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE WYOMING WATER DEVELOPMENT COMMISSION FOR LEVEL III CONSTRUCTION FUNDING.

WHEREAS, the Wyoming Water Development Commission (WWDC) has provided funding for several Level I, II and III water system projects for the City of Sheridan over the years including planning projects such as the Sheridan Water System Master Plan (Master Plan) funded by the WWDC and completed in 2019; and

WHEREAS, the Sheridan Water System Master Plan identified the Northeast Transmission Main Extension project as the number two priority transmission main project in the sheridan area water system and the number one priority project within the City's portion of the water system; and

WHEREAS, this water transmission main extension would satisfy a critical water supply need for northeast Sheridan while providing redundancy and improving the water supply capacity of the overall water system; and

WHEREAS, growth and development prospects in northeast Sheridan have presented a need for water supply that is intended, based on the Master Plan, to be satisfied by this project; and

WHEREAS, the estimated project costs are \$3,441,157 and would represent the WWDC Level III grant request which, if approved, would be funded at 67%, or \$2,305,575.19, by the WWDC and 33%, or \$1,135,581.81, by the City as the sponsor and owner of the project; and

WHEREAS, as a commitment in funding for the sponsor's 33% match, the City of Sheridan Governing Body pledges \$1,135,581.81 in funding from the City's Water Enterprise Fund; and

WHEREAS, the WWDC has a process for applying for these funds and this Resolution and accompanying application are part of that process.

BE IT RESOLVED BY THE CITY GOVERNING BODY OF THE CITY OF SHERIDAN:

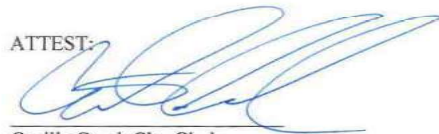
- (1) That a Level III funding application be submitted to the WWDC for the above described project.
- (2) The City of Sheridan Governing Body pledges \$1,135,581.81 in funding from the City's Water Enterprise Fund.
- (3) That Dan Roberts, Utilities Director, is hereby designated as the authorized representative of the City of Sheridan, to act on behalf of the Governing Body on all matters relating to this application.

PASSED, APPROVED AND ADOPTED this 8th day of Aug., 2022.

City of Sheridan


Richard Bridger, Mayor

ATTEST:


Cecilia Good, City Clerk



PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING

Pursuant to the provision of W.S. 15-1-403 et. seq. and other applicable statutes, the undersigned land owner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the annexation of eligible territory as determined by W.S. 15-1-402 adjacent to the City of Sheridan, Wyoming with the legal description as follows:

2. Stony Horse Property Company LLC is/are the sole owner(s) of said described property proposed to be annexed, and therefore constitute a majority of the landowners owning a majority of the area sought to be annexed.

3. A map of the area sought to be annexed is attached hereto, marked for exhibit, and made a part hereof.

4. Petitioners hereby request that said land be zoned B-2 upon annexation.

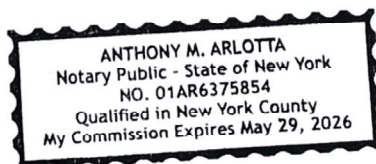
WHEREFORE, petitioners pray that said territory be annexed into the City of Sheridan, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned B-2.

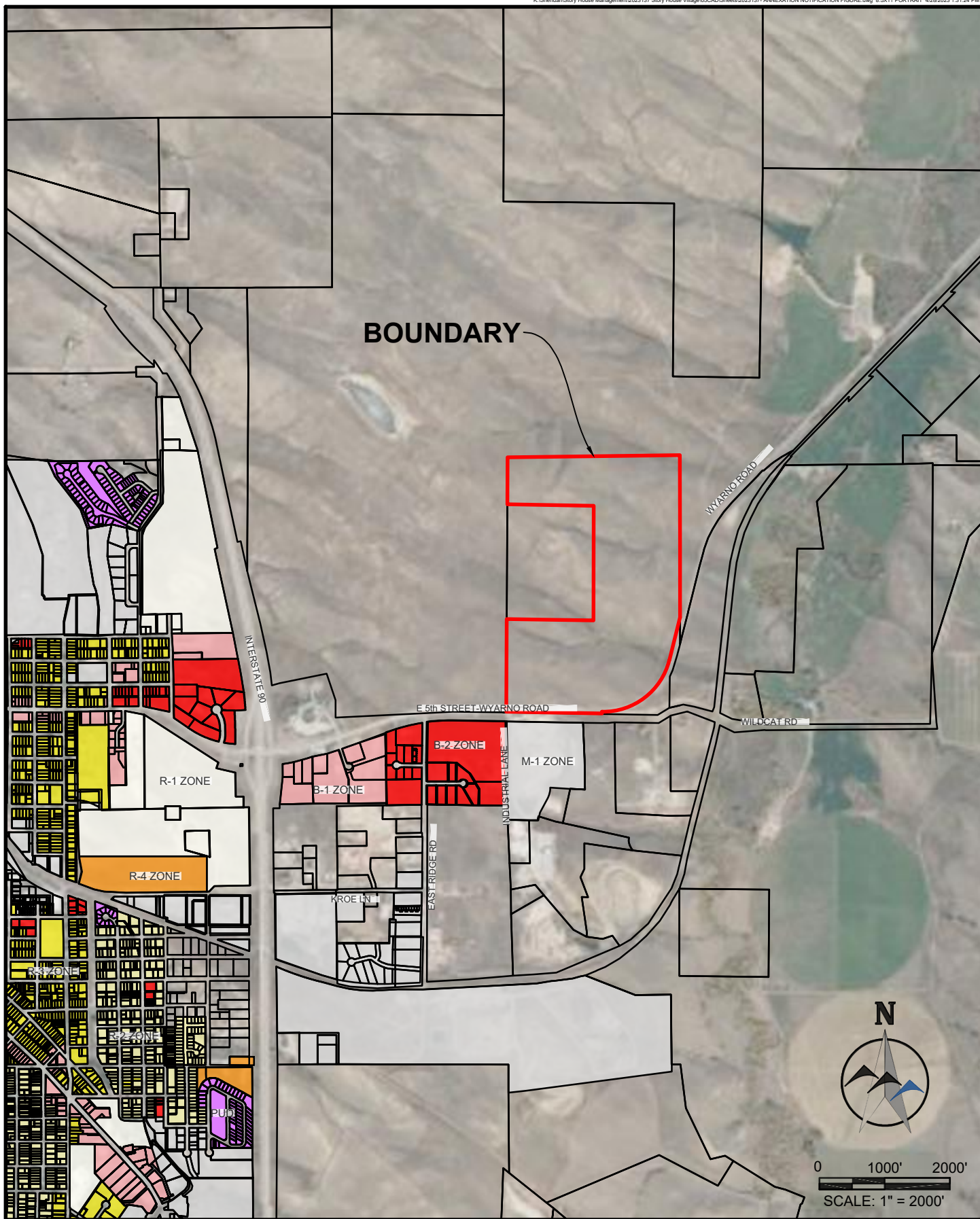
Date this 28 day of April, 20 23.

Stony Horse Property Company LLC
[Signature] MANAGING MEMBER
Subscribed and sworn before me this 28th day of April, 20 23.

[Signature]
Notary Public

My Commission Expires 05/29/26





SE1/4, S2NE1/4, S24, T56N, R84W

ANNEXATION MAP

SHERIDAN COUNTY, WY

PREPARED FOR



55 GRINNELL PLAZA
SHERIDAN, WY 82801

PREPARED BY



1849 TERRA AVE.
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

DESIGNED BY:
DRAWN BY: SER
CHECKED BY: SER
DATE: 4/28/23

SHEET

1

ORDINANCE NO. 2268

AN ORDINANCE annexing a 175.56 acre parcel of land situated in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West 6th Principal Meridian, Sheridan County, Wyoming, and zoning said parcel as B-2 Business District.

WHEREAS Story House Property Company, LLC is the sole owner thereof, have petitioned to the City of Sheridan in writing for the annexation of the following described land to the City of Sheridan and have petitioned for the zoning thereof as B-2 Business District; and

WHEREAS the Sheridan City Clerk has certified on _____ that all petition documents were complete; and

WHEREAS, the City of Sheridan Governing Body held a hearing on _____ in accordance with W.S. 15-1-405 and certified by resolution that the requirements of W.S. 15-1-402 and other relevant statutes and City ordinances; and

WHEREAS, the property is owned solely by the petitioner, ergo, W.S. 15-1-406 is not applicable; and
WHEREAS, the Planning Commission held a hearing on _____ reviewing the petition; and

WHEREAS the Planning Commission of the City of Sheridan has recommended to the City Governing Body that said tract of land be annexed to the City, and that the same be zoned B-2 Business Districts and

WHEREAS the City Governing Body has determined the annexation of said tract, which is adjacent to the City, and the zoning thereof as B-2 Business Districts would protect the health, safety, and welfare of the persons and property both within the City and in the area to be annexed; and that the urban development of the area would constitute a natural, geographical, economic and social part of the City, and a logical and feasible addition thereto which could be reasonably furnished with all necessary municipal services; now
THEREFORE,

BE IT ORDAINED BY THE CITY OF SHERIDAN GOVERNING BODY:

Section 1. That the following described tract of land are hereby annexed into the City of Sheridan and B-2 Business District as per the attached exhibit, to wit:

A tract of land situated in the SE1/4 and S1/2NE1/4 of Section 24, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming and is more particularly described as follows:

Beginning at the center-North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6594; thence N89°19'58"E a distance of 2642.22 feet to the North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6812; thence S00°03'03"E a distance of 1355.50 feet to the East quarter corner of Section 24, monumented by an aluminum cap PLS 2608; thence along the East line of Section 24 S00°02'46"E a distance of 1128.97 feet to a point of intersection with the northwesterly right-of-way of State Highway No. 336, monumented by an aluminum cap PLS 6812; thence continuing along said northwesterly right-of-way S14°03'06"W a distance of 676.46 feet, monumented by a highway monument; thence through a curve to the right, having a radius of 1045.92 feet, a central angle of 76°57'52", an arc length of 1404.97 feet, a chord bearing of S52°31'12"W, and a chord length of 1301.69 feet, monumented by a highway monument; thence S01°14'12"W a distance of 24.84 feet, monumented by a highway monument; thence N89°00'40"W a distance of 1464.84 feet, monumented by an aluminum cap PLS 6812; thence leaving said right-of-way and on the center quarter line of said Section 24, N00°16'03"E a distance of 1422.12 feet, monumented by an aluminum cap PLS 14277; thence leaving said center quarter line, S89°00'40"E a distance of 1348.16 feet, monumented by an aluminum cap PLS 14277; thence N00°16'03"E a distance of 1758.52 feet, monumented by an aluminum cap PLS 14277; thence N89°00'40"W a distance of 1348.16 feet to a point on the center quarter line of Section 24, monumented by an aluminum cap PLS 14277; thence along said center quarter line N00°16'03"E a distance of 720.94 feet to the point of beginning.

Said tract contains 175.56 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

Section 2. ZONING. That the above described land be zoned B-2 Business District.

Section 3. FINDINGS. That the City Council resolves and makes the following findings in accordance with Wyoming State Statute 15-1-402:

(i.) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;

(ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;

(iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;

(iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;

(v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and

(vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

Section 4. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. EFFECTIVE DATE. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

Richard Bridger – Mayor

ATTEST:

Cecilia Good – City Clerk

State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2023 by _____.

Notary Public

My commission expires _____.

CITY OF SHERIDAN
RESOLUTION 29-23

A RESOLUTION approving the Story House Annexation report as required by W.S. § 15-1-402(c) for the proposed annexation of a 175.56 acres parcel of land located in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming (PIN 0356842410000333).

WHEREAS, staff has compiled the required information pursuant to W.S. § 15-1-402(c); and

WHEREAS, the Annexation Report has been reviewed for conformance with W.S. § 15-1-402(c) and

WHEREAS, the Planning Commission recommended the approval of the Annexation Report; and

WHEREAS, the Annexation Report will be maintained on file with the City Clerk; and

Now, therefore, be it resolved by the City Council of the City of Sheridan:

That the Story House Annexation Report for the proposed annexation of a 175.56 acres parcel of land located in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming (PIN 0356842410000333).

Is hereby approved by vote of the City of Sheridan’s City Council.

PASSED, APPROVED, AND ADOPTED this 5th day of June 2023.

Richard Bridger, Mayor

Attest:

Cecilia Good, City Clerk

State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____day of
_____, 2023 by _____.

Notary Public

My commission expires _____.



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name: **Consideration of Resolution 29-23, Story House Properties Annexation**

From:

To: Mayor and Council

CC:

Date:



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801

Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name: Public Hearing for PL-23-16, Resolution 25-23, Poll Motor Subdivision - Public Works Director
Hanns Mercer
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 05/09/2023

Recommendation:

Staff recommends approval of PL-23-16, Resolution 25-23, Poll Motor Subdivision. The applicants, Lynette Neighbors and TC Neighbors Trustees, are requesting to subdivide 6.7 acres from unplatted land and 1 lot into 2 lots. Zoned M-1, Industrial District. Located at 1808, 1810 1812 and 1858 Coffeen Avenue (PIN 56843530005500 and 56843536500225).

Background:

The applicants, Lynette Neighbors and TC Neighbors Trustees, are requesting to subdivide 6.7 acres from unplatted land and 1 lot into 2 lots. Zoned M-1, Industrial District. Located at 1808, 1810, 1812 and 1858 Coffeen Ave (PIN 56843530005500, 56843536500225).

The property is listed as Lot 2 of the JMK Subdivision and unplatted land, zoned M-1 Industrial District.

Surrounding properties are zoned M-1. The applicant is proposing to adjust the property line between Parcel 1 and Parcel 2. The applicant is proposing the following lot sizes:

- Parcel 1 - 2.52 acres
- Parcel 2 - 4.18 acres

Access to both properties will come via Coffeen Avenue.

Discussion:

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202, staff offers the following comments on the required findings:

The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

This property falls completely within the city limits, so this condition does not apply.

The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.

Again, not applicable in this case, the property is within the city limits.

Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

The proposed subdivision conforms to the Zoning Ordinance.

All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

This proposed subdivision is outside the Airport influence area.

No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision in accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Staff sent out 21 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press. The staff have not received any inquiries.

Staff has no further comments at this time.

Attachments

Final Plat

Aerial

Resolution 25-23

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THOMAS C. NEIGHBORS AND LYNETTE S. NEIGHBORS, TRUSTEES OF THE LYNETTE NEIGHBORS LIVING TRUST, BEING THE OWNERS, PROPRIETORS, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT IS DESIGNATED AS THE POLL MOTOR SUBDIVISION DESCRIBED AS FOLLOWS:

PARCEL 1

THE NORTH 150 FEET OF THE EAST 583 FEET OF LOT 3 (NE1/4NW1/4) OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH P.M., EXCEPTING THE EAST 33 FEET THEREOF CONSTITUTING THE STATE HIGHWAY (NOS. 87 & 14).

ALSO

A TRACT OF LAND SITUATED IN THE SE1/4SW1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 33 FEET WEST OF THE SOUTHEAST CORNER OF THE SW1/4 OF SAID SECTION 35, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 87 AND 14 (AS LOCATED IN THE YEAR 1935), THENCE NORTH, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150 FEET, MORE OR LESS, TO A POINT, THENCE WEST 132 FEET, THENCE NORTH 100 FEET, THENCE WEST 418 FEET, THENCE SOUTH 250 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SE1/4SW1/4, AND THENCE EAST, ALONG SAID SOUTH BOUNDARY LINE OF SAID SE1/4SW1/4, A DISTANCE OF 550 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THAT PORTION OF LOT 3, SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE S89°52'38"W, 33.00 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 384 OF DEEDS, PAGE 246; THENCE S00°19'26"E, 150.36 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF RIVERSIDE STREET; THENCE S89°53'24"W, 549.48 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7 OF THE KING NEIGHBORS ADDITION TO THE CITY OF SHERIDAN, WYOMING; THENCE N00°22'55"W, 150.24 FEET ALONG THE EAST LINE OF SAID LOT 7 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID LOT 3, SECTION 2; THENCE N89°52'38"E, 549.63 FEET ALONG SAID NORTH LINE OF LOT 3 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.896 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE).

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES SITUATE THEREON.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, COVENANTS, RESTRICTIONS, AND RIGHTS OF RECORD AND SUBJECT TO ANY STATE OF FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR PHYSICAL INSPECTION OF THE PREMISES AND SUBJECT TO BUILDING AND ZONING REGULATIONS AND CITY, STATE AND COUNTY SUBDIVISION LAWS.

PARCEL 2

LOT 2 OF THE JMK SUBDIVISION TO THE CITY OF SHERIDAN, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING, AS RECORDED IN DRAWER J, PLAT #9 IN THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING.

TOGETHER WITH ALL IMPROVEMENTS SITUATE THEREON AND ALL APPURTENANCES THEREUNTO APPERTAINING OR BELONGING.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, COVENANTS, RESTRICTIONS, AND RIGHTS OF RECORD AND SUBJECT TO ANY STATE OF FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR PHYSICAL INSPECTION OF THE PREMISES.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS; AND

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS ____ DAY OF ____, 2023 BY:

THOMAS C. NEIGHBORS (TRUSTEE) LYNETTE S. NEIGHBORS (TRUSTEE)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

ON THIS, THE ____ DAY OF ____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED THOMAS C. NEIGHBORS AND LYNETTE S. NEIGHBORS, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE DESCRIBED HEREIN.

IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

THE UNDERSIGNED _____ HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK ____ OF MORTGAGES, AT PAGE ____.

MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

EXECUTED THIS ____ DAY OF ____, 2023 BY:

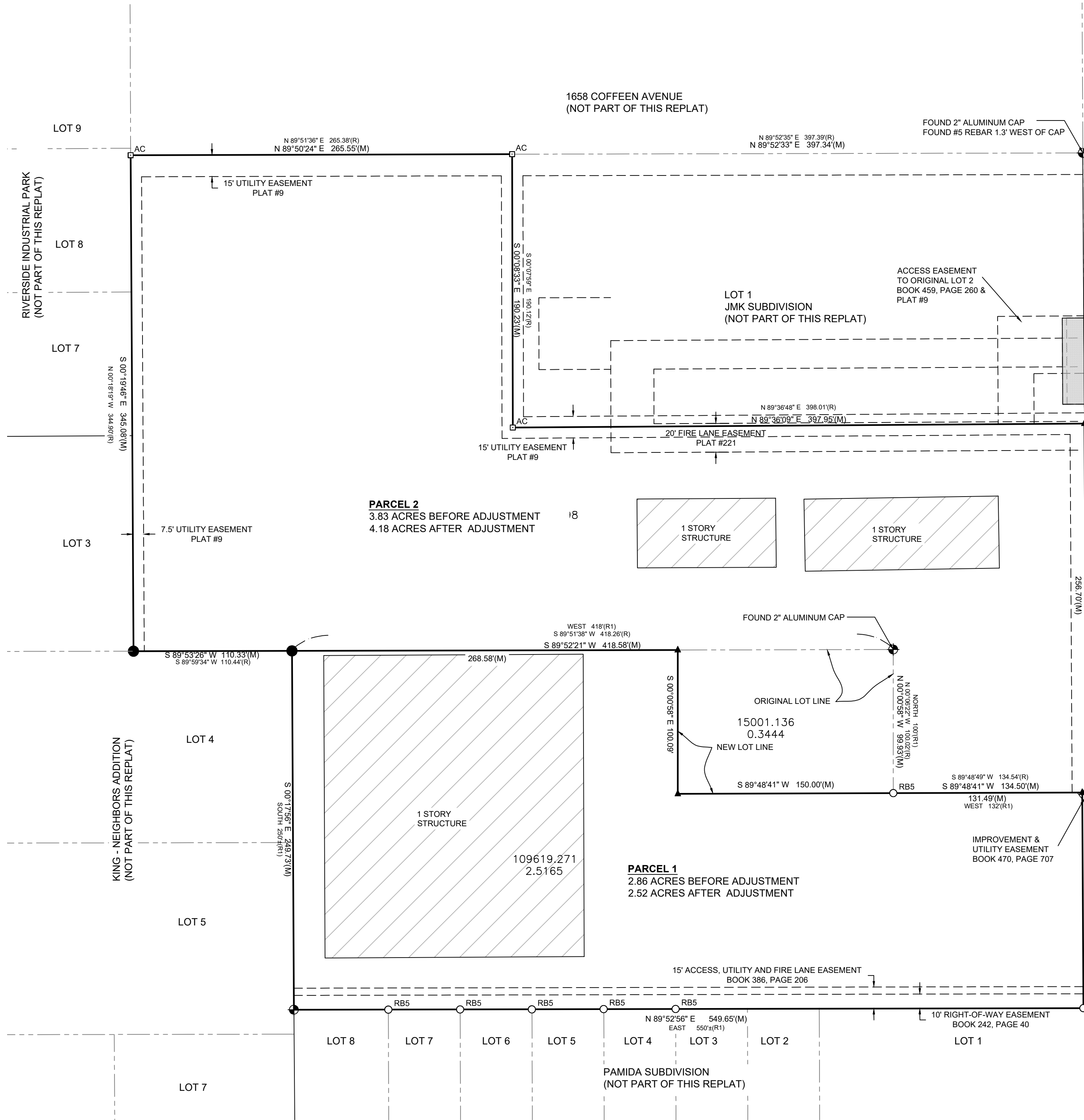
STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

ON THIS, THE ____ DAY OF ____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE DESCRIBED HEREIN.

IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

POLL MOTOR SUBDIVISION
LOCATED IN THE SE1/4 SW1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST 6TH
PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

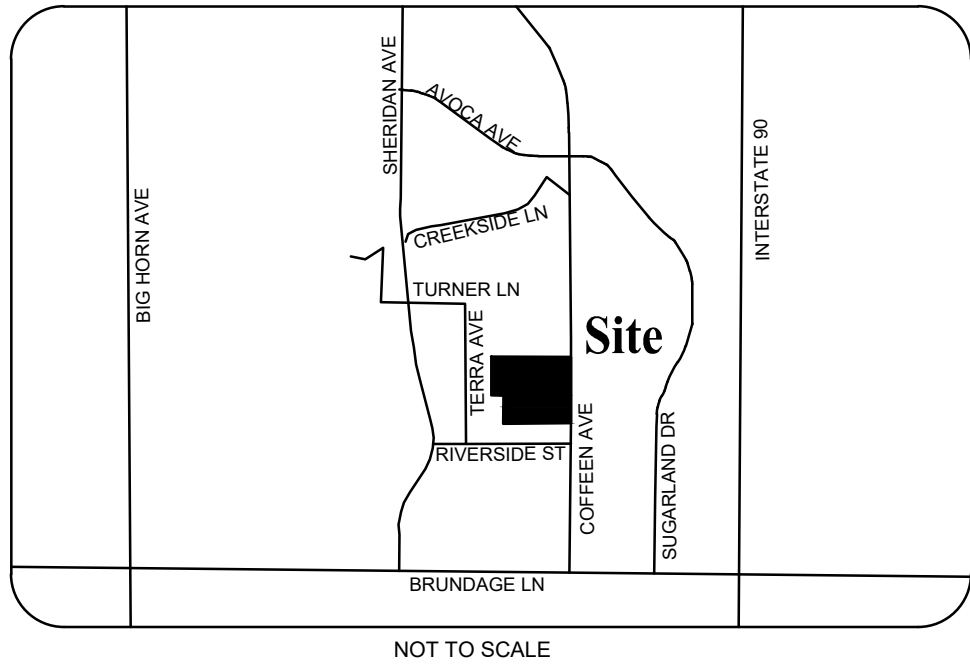


RIGHT-OF-WAY EASEMENT
PLAT #221

COFFEEN AVENUE
(AKA HIGHWAY 14 & 87)

POINT OF BEGINNING
BOOK 392, PAGE 204

Vicinity Map



DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, WYOMING, AND CERTIFIED THIS ____ DAY OF ____, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this ____ day of ____, 2023.

Attest: Vice-Chairman

Chairman

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN THIS ____ DAY OF ____, 2023.

ATTEST: CITY CLERK

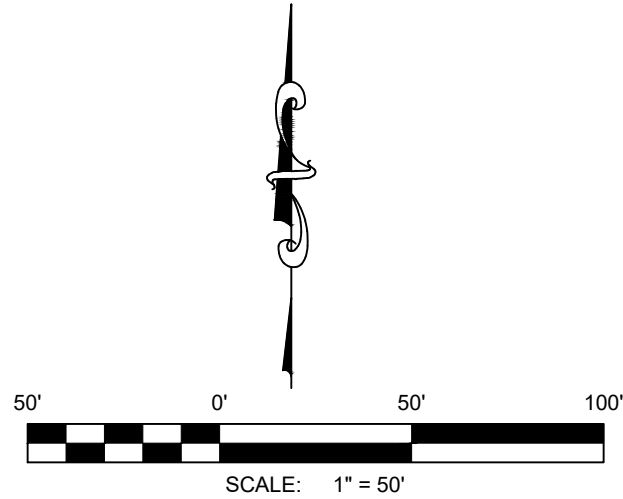
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK THIS ____ DAY OF ____, 2023, AND IS DULY RECORDED IN BOOK ____ PAGE ____.

COUNTY CLERK



CERTIFICATE OF SURVEYOR

I, JASON D. LEVANEN, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION IN FEBRUARY, 2022, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.



JASON D. LEVANEN
PLS#10287

NOTES:

- BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83.
- DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000230).
- TITLE REPORT SUPPLIED BY SOVEREIGN STATE TITLE, LLC, ORDER # SSTC-23-10071, DATED MARCH 28, 2023.

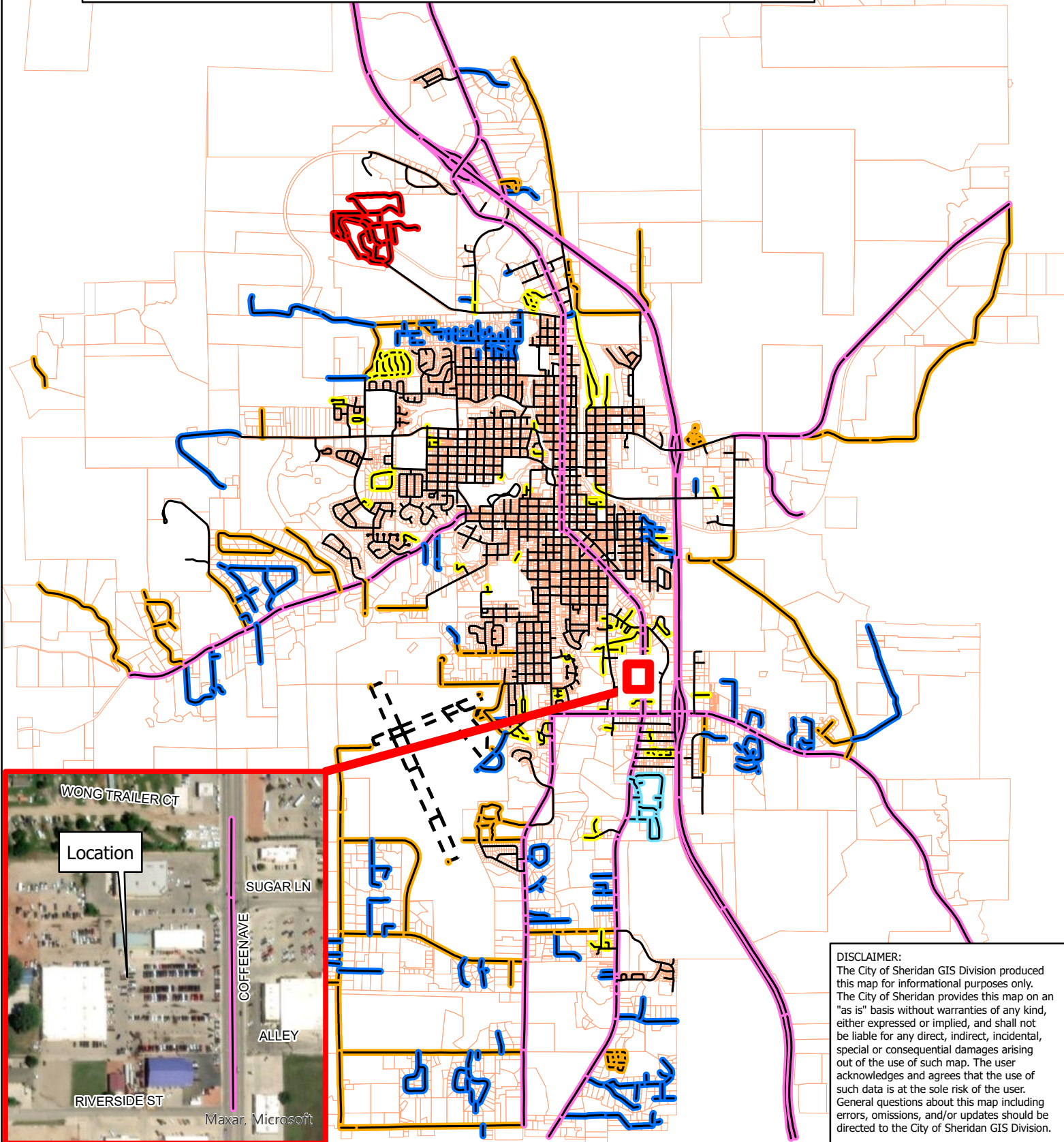
DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A SUBDIVISION OF A PORTION OF JMK SUBDIVISION BEING PART OF THE SW1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

LEGEND:

- FOUND 3" ALUMINUM CAP (UNLESS NOTED OTHERWISE)
- FOUND 1" ALUMINUM CAP
- FOUND #5 REBAR
- FOUND 1 1/2" ALUMINUM CAP
- SET #5 REBAR WITH PLASTIC CAP LS 10287
- MEASURED
- RECORD PER JMK SUBDIVISION DRAWER J, PLAT NO. 9
- RECORD PER BOOK 392, PAGE 204

Poll Motor Subdivision



**CITY OF SHERIDAN
RESOLUTION 25-23**

A RESOLUTION approving PL-23-16, the minor plat of the Poll Motor Subdivision, dividing 6.7 acres from unplatted land and 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1808, 1810, 1812 and 1858 Coffeen Ave.

WHEREAS, the minor plat of the Poll Motor Subdivision, has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations).

Be it resolved by the City Council of the City of Sheridan:

That the final plat of the Poll Motor Subdivision, dividing 6.7 acres from 1 lot and unplatted land into 2 lots on the property located at 1808, 1810, 1812 and 1858 Coffeen Ave.

In approving the Poll Motor Subdivision, the City Council finds the following as required by Sheridan City Code Appendix B §202:

- A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.
- C. The subdivision falls outside of the Airport Influence Area.
- D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 5th of June 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name: Establishment of the M1/M2 Zoning Committee with Mayor Bridger and Councilmembers Patceg and Brantz
From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/05/2023

Background:

See the attached committee form.

Attachments

M1/M2 Zoning Committee Form



**City of Sheridan
Council Committee Form**

Committee Name: M1/M2 Zoning

Creation Date: June 5, 2023

Assigned Committee Members: Mayor Bridger, Councilmembers Andrew Patceg and Steve Brantz

Committee Intention: As a part of annexation, do not harm the current uses of the surrounding area while creating future uses appropriate to a long-term vision for the benefit of the City of Sheridan.

Purpose (Insert exact language from the motion): The Committee shall evaluate and recommend to the City Governing Body the following:

- 1) Identify uses for an M2-Industrial Zone
- 2) Identify nuisance and nonconforming use issues
- 3) Identify the process necessary for proper public and business outreach, professional assistance, and plan of implementation
- 4) Recommendations for current M-1 properties on Coffeen Ave
- 5) Make a recommendation to the City Council Governing Body on which properties, if any, should be annexed into the City jurisdiction
- 6) Recommend any ordinance changes necessary to the Governing Body

Termination: This Committee shall terminate on April 30, 2024, unless approved by the Mayor to extend the term. The committee shall make recommendations to the Governing Body no later than December 31, 2023.

Approved by:

Rich Bridger, Mayor

Attest:

Cecilia Good, City Clerk



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name: Establishment of the Sheridan Downtown Business District Zoning Committee with Councilmember Weitzel, Jennings, and Luhman
From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/05/2023

Background:

See the attached committee form.

Attachments

Downtown Zoning Committee Form



City of Sheridan

Council Committee Form

Committee Name: Sheridan Downtown Business District Zoning

Creation Date: June 5, 2023

Overall Intention: Preserve the historic nature of the downtown.

Assigned Committee Members: Councilmembers Terry Weitzel, Kristen Jennings, and Greg Luhman

Purpose: Identify and recommend to the City Governing Body, Ordinance changes to address, if desirable, the following:

- 1) Historical and cultural preservation necessary to ensure the long-term economic viability of the Sheridan Downtown
- 2) Suggest what Building Code or Design Standard requirements or changes can be implemented to maintain the look and feel of downtown
- 3) Identify what uses, including gambling, should not occur in the Sheridan Downtown
- 4) Identify the process for proper public outreach, necessary professional assistance and plan of implementation
- 5) Identify whether any ordinance changes would be limited to the Downtown Development District or the Downtown Business District
- 6) Recommend to the City Governing Body ordinance changes

Termination: This Committee shall terminate on December 31, 2024. The committee shall make recommendations to the Governing Body no later than June 30, 2024.

Approved by:

Rich Bridger, Mayor

Attest:

Cecilia Good, City Clerk



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Police

MEMORANDUM

Project Name: Award to Assoc. Construction Engineering for Design, Construction, Construction Admin for PD Boiler Replacement for \$26,750
From: Travis Koltiska, Police Chief
To: Mayor and Council
CC:
Date:

Attachments

Boiler Project Proposal



March 8, 2023

Mr. Travis Koltiska, Chief of Police
Mr. Nate Dygon, Patrol Officer
Sheridan Police Department
45 West 12th Street
Sheridan, WY 82801

RE: Professional Engineering Services Fee Proposal
Boiler Plant Upgrade – Sheridan Police Department Building
ACE Ref No.: ASH6274

Dear Travis and Nate,

Thank you for the opportunity to submit the following professional engineering fee proposal to you for the above-referenced project.

It is our understanding the proposed project consists of developing a design solution and produce appropriate construction and bidding documents to replace the existing natural gas-fired, atmospheric boiler and associated plant equipment & components at the Sheridan Police Department facility with a new boiler plant (boiler, pumps, accessories, and controls). The new boiler plant will be sized to meet the facility's maximum heat load demand, and designed to maximize boiler and plant efficiency and coincide system function and operation with the facility's existing water source heat pump system used for space cooling and heating. The existing heat pumps utilize a low water temperature operation for the heating side operation; refer to the Sheridan Police Department Remodel drawings dated 2/22/2016.

A.C.E., Inc. shall provide professional engineering services including:

Design and Construction Document Services

- Review existing field conditions
- Review existing construction drawings
- As-Build existing conditions as necessary to support the project
- Develop Probable Construction Estimates
- Design Development
- Construction Documents
 - Drawings
 - Technical Specifications
 - Division 00 – Procurement and Contracting Requirements
 - Division 01 – General Requirements

Bidding Services

- Assist the City of Sheridan in Project Bid Advertisement Efforts
- Manage Pre-Bid Conference
- Address Bidder Questions

12 N. Broadway, 2nd Floor, Belgrade, MT 59714
(406) 388-3320

2040 Harnish Blvd., Billings, MT 59101
(406) 245-0136

3860 O'Leary St, Suite B, Missoula, MT 59808
(406) 549-4160

3060 Cabernet, Suite 3, Helena, MT 59601
(406) 204-2400

1830 3rd Ave. E, Suite 303, Kalispell, MT 59901
(406) 794-3683

19 S. Main, Sheridan, WY 82801
(307) 673-5300

www.acemt.com

- Develop necessary Pre-Bid Addendums
- Attend Bid Opening
- Assist the City of Sheridan in Bid Award

Construction Administration Services

- Participate in Pre-Construction Conference
- Review Contractor Pay Applications
- Perform Shop Drawing Review
- Address Contractor Construction Questions
- Develop necessary PR and CO Documents
- Perform two (2) - Construction Inspections and Reports
- Perform Operation and Maintenance Manual Review
- Perform HVAC Test and Balance Report Review
- Perform one (1) - Substantial Completion Inspection and Report
- Perform one (1) - Final Inspection and Report
- Perform one (1) - 11 Month Warranty Inspection and Report
- Complete Electronic As-Built Documentation from contractor redlines
- Assist the City of Sheridan with Contractor Project Close-Out Requirements

These design services will be **inclusive** of the following systems:

- Plumbing Systems
- HVAC Systems
- Temperature Control Systems (Performance Specification)
- Electrical Power Systems
- Architectural Services “As-Needed” (ACE will secure the services of a licensed Architect)
- Structural Services “As-Needed” (Ace will secure the services of a licensed Structural)

We have not included:

- Environmental and Hazardous Material Assessments and Testing
- Soils, Concrete, and Building Materials Testing

This project will be delivered electronically in a current version of Revit (BIM) software designed solutions. The level of design (LOD) will be 200. Any level of design beyond LOD 200 may be provided as an additional service to this proposal once a firm scope of work is defined for the project.

LOD 200 – Approximate Geometry

The Model Element is graphically represented within the Model as a generic system, object, or assembly with approximate quantities, size, shape, location, and orientation. Any information derived from LOD 200 elements must be considered approximate.

Our MEP Models will not be shared or presented to the building contractors without prior written request and approval.

Our project will be covered by our \$2 million Professional E&O Liability Insurance Policy.

We have included in-house printing for our use only. No reproduction of documents for bidding,

reviews, etc. is included. However, we will provide these services as directed in addition to our base fee at direct cost to ACE plus 10% for handling.

Also, ALL project related travel costs (including but not limited to Car Rental, Fuel, Lodging, Meals, etc...), if any, are included in the below Fixed Base Fee.

Based on the above, we propose a Fixed Base Fee of \$26,750.

We will be billing you monthly on a percentage of completion basis using the following fee breakdown:

Design Development	\$ 10,400
Construction Documents	\$ 10,400
Bidding/Negotiation	\$ 1,100
Construction Administration	\$ 4,850

All payments are due thirty (30) days after receipt of invoice. Accounts sixty (60) days past due will be assessed interest on the unpaid balance at an annual rate of 10%.

If the above terms and conditions are agreeable to you, please sign and date this proposal and return one executed copy to our office. Our receipt of the signed agreement will serve as our notice to proceed.



Monte Roma
Vice President and Branch Manager
Associated Construction Engineering Inc.

Accepted By (Name)

Title

Date



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name: Appointment of Steve Crow to Serve an Unexpired Term Ending December 31, 2025 on the Sheridan County Attainable Housing Council
From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/05/2023

Background:

Sasha Johnston resigned from the Sheridan County Attainable Housing Council. Due to the opening, Steve Crow is being recommended to serve the unexpired term. Please see the attached letter of interest for the position.

The Mayor interviewed Mr. Crow on May 16th. There were no other applicants.

Attachments

Steve Crow Letter of Interest

Mayor Richard Bridger
City of Sheridan, WY
55 Grinnell Plaza
Sheridan WY, 82801

Steve Crow
PO Box 4066 Gillette, WY 82717
180 Montana Sheridan, WY 82801
(307) 672-1502 steve.crow@fib.com
(307) 299-4277 (Cell) theother.sdc@gmail.com

Dear Mayor Bridger,

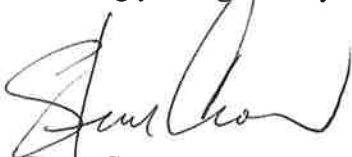
I am writing to express my interest in applying for the Sheridan County Attainable Housing Council. I would like to serve on Sheridan County Attainable Housing Council because I believe that attainable housing is necessary to have a thriving community. During my banking career I have attend multiple attainable/affordable housing presentations. All these proposals either did not have the funds to complete a project or the plan would have been a onetime action, thus not sustainable. None of the prior plans were able to get out of the idea stage. Sheridan's attainable housing plan excites me because it is actionable and sustainable and possibly enduring.

I have been in the banking industry for 24 years and with First Interstate for 18, advancing from a consumer/commercial lender to Market President. For the past two years I have been the Market President for First Interstate Bank where I lead the Buffalo, Gillette and Sheridan locations. Prior to banking I worked in the lumber industry for 14 years and worked for several contractors during that time, learning many of the trades it takes to build a home. My wife, Shelly, and I had a home construction business in Gillette for several years in the early 2000s, building approximately 30 homes.

I am a Wyoming native, living in Cheyenne, Casper, Laramie, Gillette and Sheridan along my path. My wife, Shelly and I have been married for 26 years, we have two sons, 22 and 17. I have enjoyed backpacking for over 45 years, and absolutely love the Bighorns, I have very much enjoyed time in the Bighorns sharing my love of the backcountry with my two sons.

I am available, at your convenience, to discuss the board position, and your goal for the group if you wish to do so.

Wishing you a great day



Steve Crow



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name: Reappointment of Tod Windsor to the Planning Commission for a Term Ending 6/30/2026

From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/05/2023

Background:

Tod Windsor was appointed to the Planning Commission in 2017 and is currently serving as the Chair and expressed interest in serving another three year term. At this time, there are currently two open positions on the Planning Commission with no applicants.

Attachments

Letter of Interest in Term Renewal

TOD WINDSOR
550 S JEFFERSON ST
SHERIDAN, WY 82801

May 25, 2023

To: Richard Bridger
Mayor, City of Sheridan

CC: Cecilia Good

Re: Sheridan Travel & Tourism Board

Dear Mayor Bridger,

I would like to be considered for renewal of my term on the Sheridan City Planning Commission. Given that we have a couple new (or soon to be new) commissioners and a vacancy in the City Planner position, the continuity of my service would be helpful.

Thank you for your consideration.

Kind regards,



Tod Windsor
Cell: 307-461-7791
Email: htwindsor@gmail.com



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name: Appointment of Bev Leichtnam to the Planning Commission for a Term Ending 6/30/2026

From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/05/2023

Background:

See the attached letter of interest.

Attachments

Planning Commission Letter of Interest

Bev Leichtnam

1578 Holly Ponds Drive
Sheridan, WY 82801
307.751.2878
beveleichtnam@gmail.com

May 28, 2023

Richard Bridger, Mayor

City of Sheridan
55 Grinnell Plaza
Sheridan, WY 82801

Dear Mayor Bridger:

I am writing to express my interest in the Board Member position for the City of Sheridan Planning Commission. I am confident that I have the skills necessary for the job and I'm eager to put my knowledge and experience to work. I am very much aligned with the goals and focus of the City of Sheridan with respect to land and economic development. The experience and knowledge I've gained through my years of service with the City of Sheridan have provided me with an understanding of land use and how it affects the community – from development of subdivisions, easements, right-of-way and abandonment issues, PUDs and rezoning.

I believe there are three hats to a good Board member – the Governance Hat, the Volunteer Hat and the Participant Hat. The Governance hat is worn only when the full board meets, proper notice has been given and a quorum is present; basically the duties of a Board member. The Volunteer Hat is worn knowing there is no monetary compensation for my time; it is to give back to the community and to make the time commitment. The Participant Hat is worn understanding that I must be well-informed on the issues and be prepared to ask tough questions and finally offer an educated vote.

I believe my strongest asset is the fact that I am not involved personally or financially in any land development or real estate venture. My allegiance is to the citizens of Sheridan, Wyoming.

I would be happy to meet with you to discuss my interest in the Planning Commission. Thank you for your time.

Sincerely,

Bev Leichtnam



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name: Minutes of Regular Council Meeting May 15, 2023
From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/05/2023

Background:

See the attached minutes from the May 15th Regular City Council Meeting.

Attachments

Regular City Council Minutes from May 15, 2023

CITY OF SHERIDAN, WYOMING
MINUTES OF REGULAR COUNCIL MEETING

COUNCIL CHAMBERS7:00 P.M.May 15, 2023

1. Mayor Bridger called the meeting to order at 7:00 P.M.
2. Mayor Bridger led the Pledge of Allegiance to the Flag.
3. The invocation was led by Scott Lee with Bethesda Worship Center.
4. The meeting was called to order with a quorum as follows: Mayor Bridger presiding with Councilmembers Greg Luhman, Kristen Jennings, Andrew Patceg, Steve Brantz, and Terry Weitzel. Councilmember Shawn Day was absent. Members of staff attending included City Administrator Stuart McRae, City Clerk Cecilia Good, Police Chief Travis Koltiska, Public Works Director Hanns Mercer, Utilities Director Dan Roberts, and various other City staff.
5. Councilmember Brantz moved, seconded by Councilmember Jennings, to approve the agenda. Voice vote: unanimous.

Mayor Rich Bridger	Aye
Kristen Jennings	Aye
Shawn Day	Absent
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye

6. Community Update
 - A. Michael Thomas, Sheridan High School Social Studies Teacher presented an update from the national We The People competition.
 - B. Sheridan County Clerk Eda Schunk Thompson discussed the annexation of County islands.
7. Public Comment
 - A. Harvey Purcella discussed the crosswalk on Brundage Lane near the entrance to South Park. Mr. Purcella stated that this crosswalk is an obstruction that has caused accidents and has not provided safety for pedestrians.
 - B. Harry Pollack spoke regarding Resolution 23-23 related to the fire sprinkler program. Individuals are responsible for access to their own curb stop. Mr. Pollack requested compensation for the cost of the curb stop access.
 - C. Anne Hurley and Linda Russo spoke regarding a property next to them asking to be subdivided, currently in the County as one of five lot owners in Woodland Creek Estates. They would like to see the lot annexed into the City. Public Works Director Hanns Mercer stated that the subdivision 307 Estates is just outside City Limits. Mayor Bridger explained that the City confirms, but does not ultimately decide, annexation. The City signs off on infrastructure and can’t force annexation.
8. Public Hearings

A. Public Hearing for PL-23-1, Ordinance 2267, Teal Springs Subdivision PUD Rezone 64.99 Acres from B-1 to a PUD. Mayor Bridger opened the Public Hearing at 7:42 P.M. Public Works Director Hanns Mercer updated the Council. The Public Hearing was closed at 7:57 P.M.

Councilmember Weitzel moved, seconded by Councilmember Luhman, to approve the First Reading of PL-23-1, Ordinance 2267, Teal Springs Subdivision PUD Rezone 64.99 Acres from B-1 to a PUD. Roll call vote: unanimous.

Mayor Rich Bridger	Aye
Kristen Jennings	Aye
Shawn Day	Absent
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye

B. Public Hearing for PL-23-12, Resolution 21-23, 307 Estates Subdivision. Mayor Bridger opened the Public Hearing at 7:58 P.M. Public Works Director Hanns Mercer updated the Council. The Public Hearing was closed at 8:00 P.M.

Councilmember Luhman moved, seconded by Councilmember Brantz, to approve PL-23-12, Resolution 21-23, 307 Estates Subdivision Voice vote: unanimous.

Mayor Rich Bridger	Aye
Kristen Jennings	Recused
Shawn Day	Absent
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye

C. Public Hearing for New Restaurant Liquor License Application from DC Hospitality, LLC. Mayor Bridger opened the Public Hearing at 8:01 P.M. City Clerk Cecilia Good updated the Council. The Public Hearing was closed at 8:02 P.M.

Councilmember Brantz moved, seconded by Councilmember Jennings, to approve New Restaurant Liquor License Application from DC Hospitality, LLC. Voice vote: unanimous.

Mayor Rich Bridger	Aye
Kristen Jennings	Aye
Shawn Day	Absent

Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye

9.Consent Agenda

- A. Release of Affordable Housing Fee Reduction Lien for 1227 Woodward Drive
- B. Award to Water & Environmental Technologies (WET) for the 2023 Hume Draw Watershed Assessment Project
- C. Bid Award to CMI-TECO in the amount of \$138,207 for the purchase of One (1) Sanitation Roll-Off Refuse Truck
- D. Reallocation of Direct Distribution Funds for the Purchase of Glock Duty Pistols for the Police Department
- E. Minutes of Regular Council Meeting May 1, 2023
- F. Claims

City of Sheridan
Detail Invoice List

100060 A & M Service & Supply Inc Toner for Scale House 141.00
 100060 A & M Service & Supply Inc Printer Toner for Steve M 138.00
 100065 Ace Hardware-Newkirk Invoice #9013730, Communi 749.98
 100372 3G LLC Statement of rights forms 213.25
 100372 3G LLC Trifold brochures 156.18
 100372 3G LLC Social Media contract 1,500.00
 100378 Amazon Capital Services ITEM: Febco 0683010 2" L 4,326.93
 100378 Amazon Capital Services 3 ViewSonic 24inch Monito 295.14
 100378 Amazon Capital Services Parks departmental suppli 864.85
 100378 Amazon Capital Services ITEM: TP-Link TL-SG1005P 79.38
 100378 Amazon Capital Services Computer monitors 433.52
 100378 Amazon Capital Services ITEM: NB North Bayou Dua 76.48
 100378 Amazon Capital Services ITEM: SanDisk 128GB Ultr 1,457.28
 100378 Amazon Capital Services ITEM: U.S. Art Supply 66 414.94
 100378 Amazon Capital Services ITEM: EOOUT 2 Pack 5 Sub 24.98
 100378 Amazon Capital Services Return computer monitor -329.94
 100378 Amazon Capital Services ITEM: Officemate Multi-U 373.95
 100378 Amazon Capital Services office supplies for new h 18.86
 100378 Amazon Capital Services office supplies 84.99
 100378 Amazon Capital Services Fence Stakes, Post Its an 1,660.01
 100378 Amazon Capital Services Laser Printer for Scale H 279.98
 100378 Amazon Capital Services new hire, receipt tape 183.89
 100386 American Maid Monthly Cleaning Service 300.00
 100386 American Maid Monthly Cleaning Service 150.00
 100386 American Maid Landfill Cleaning Service 300.00
 100386 American Maid 600.00
 100386 American Maid 2,000.00
 100392 American Welding & Gas Inc Blanket AWG for SHOP 20.79
 100392 American Welding & Gas Inc Power Cord Reel 783.83
 100404 Arete Design Group City Hall Windows - CA 2/ 107.50
 100404 Arete Design Group Recycle Center Add - Prof 730.00
 101202 Associated Construction Engine Rotary Park - Prof. Svcs. 4,102.50
 100425 Charles W Bassett Sharp Copier Model No BP5 157.43
 100428 Babe's Flowers Inc Dish garden - L. Lee 30.00
 100437 Nancy Jane Trangmoe Uniform Embroidery for Ly 60.00
 100574 Big Horn Sanitation Invoice #50395, South Pa 432.50
 100577 Bighorn Design Studio LLC Sweat shirts, Mark Conrad 191.00

 100580 Bighorn Security LLC Commercial Key Cutting 25.00
 100580 Bighorn Security LLC 25-Prox Key Fobs Alarm Lo 175.00
 100580 Bighorn Security LLC Padlocks for Lighting Cab 750.00
 100033 Darla Hawkins or Brett Caiola Replenish petty cash 04/2 86.99
 100596 Brian's Boot & Shoe Company Shop - boots for Erik K. 193.45
 100596 Brian's Boot & Shoe Company Shop - boots for Ivan P. 197.95
 100596 Brian's Boot & Shoe Company Shop - boots for Rick C. 181.71

100602 Buckingham Lumber Co Inc Invoice #030628, Parks de 361.40
100607 Buggy Bath Unlimited LLC Monthly Washing for SWR T 176.75
100611 Burns & Mc Donnell Landfill Remediation Desi 40,735.05
100613 C & K Equipment Sales Inc Wheel Rim for Recycling T 856.72
100613 C & K Equipment Sales Inc Invoice #12303, Cemetery 1,353.18
100613 C & K Equipment Sales Inc Clutch Dropping out on Tr 1,586.23
100613 C & K Equipment Sales Inc hydraulic fitting for uni 44.33
100613 C & K Equipment Sales Inc broom cores for pickup sw 512.10
100613 C & K Equipment Sales Inc broom cores for pickup sw 341.40
100622 Captain Clean Services Inc Emergency services for Ba 1,000.77
100625 Carquest Auto Parts Oil and Filters for Lawn 95.63
100625 Carquest Auto Parts Power Steering Fluid for 6.24
100625 Carquest Auto Parts Return Serp Belt -34.83
100625 Carquest Auto Parts fittings for asphalt silo 11.06
100625 Carquest Auto Parts fittings for asphalt silo 87.66
100625 Carquest Auto Parts fittings for asphalt silo 117.44
100625 Carquest Auto Parts Lube and Air for Recyclin 85.73
100625 Carquest Auto Parts Wire Conduit 32.00
100625 Carquest Auto Parts Air Filter for Sanitation 8.67
100625 Carquest Auto Parts Floor Dry for SWR Equipme 69.45
100625 Carquest Auto Parts Air for Sanitation Truck 75.24
100625 Carquest Auto Parts Lube and Air for Sanitati 93.42
100625 Carquest Auto Parts Air Filter for Sanitation 8.67
100625 Carquest Auto Parts Relay for Sanitation Truc 10.24
100625 Carquest Auto Parts Xtra Clear for Recycling 53.56
100625 Carquest Auto Parts 155.32
100625 Carquest Auto Parts Various dept fleet suppli 26.78
100625 Carquest Auto Parts Various dept fleet suppli 29.45
100625 Carquest Auto Parts Various dept fleet suppli 2.62
100625 Carquest Auto Parts Various dept fleet suppli 8.67
100625 Carquest Auto Parts Various dept fleet suppli 2.62
100625 Carquest Auto Parts Various dept fleet suppli 8.67
100625 Carquest Auto Parts Various dept fleet suppli 12.27
100625 Carquest Auto Parts Various dept fleet suppli 32.54
100625 Carquest Auto Parts Various dept fleet suppli 60.76
100625 Carquest Auto Parts Various dept fleet suppli 14.34
100625 Carquest Auto Parts Various dept fleet suppli 58.72
100625 Carquest Auto Parts Various dept fleet suppli 28.69
100625 Carquest Auto Parts Various dept fleet suppli 13.12
100625 Carquest Auto Parts Various dept fleet suppli 13.12
100625 Carquest Auto Parts Various dept fleet suppli 13.39
100625 Carquest Auto Parts Various dept fleet suppli 24.66
100625 Carquest Auto Parts Various dept fleet suppli 22.04
100625 Carquest Auto Parts Various dept fleet suppli 76.28
100625 Carquest Auto Parts Various dept fleet suppli 53.98
100625 Carquest Auto Parts Various dept fleet suppli 9.27
100625 Carquest Auto Parts Various dept fleet suppli 5.59
100625 Carquest Auto Parts Various dept fleet suppli 7.34
100625 Carquest Auto Parts Various dept fleet suppli 2.62
100625 Carquest Auto Parts Various dept fleet suppli 31.01
100625 Carquest Auto Parts Various dept fleet suppli 2.62
100625 Carquest Auto Parts Various dept fleet suppli 2.62
100625 Carquest Auto Parts Various dept fleet suppli 45.83
100625 Carquest Auto Parts Various dept fleet suppli 15.04
100625 Carquest Auto Parts U/A 2-69 - air filter 8.74
100625 Carquest Auto Parts U/A 2-69 - oil filter 5.17
100625 Carquest Auto Parts U/A 2-69 - tire shine 15.62
100632 Casco LLC Lodging for WRW Conferenc 276.00
100632 Casco LLC Lodging for WRW Conferenc 276.00
100632 Casco LLC Lodging for WRW Conferenc 276.00
100632 Casco LLC Lodging for WRW Conferenc 276.00
100637 Cedars Health LLC Occupational Health Scree 945.00
100719 Chemtrade Chemicals US LLC Alum Sulfate 8,587.92
100727 Granicus Video Streaming Services 1,295.00
101208 Clarence Montano Rototiller for Sagebrush 300.00
100735 CMI-Teco FLSHER RPTR for Sanitaito 258.58
100735 CMI-Teco Mirror, Bracket and Arm f 673.86
100735 CMI-Teco New Transmission for Sani 17,176.48
100749 Communication Electronics Inc Annual Fire Alarm Monitor 420.00
100759 County Trash LLC Bi-weekly dumpster pickup 115.00
100764 Craftco Metals Services Inc Fab aluminum demo disks 117.24

100767 Crescent Electric Supply Co Street Light Fuse Boot Ki 1,132.28
100774 Cummins Rocky Mountain Replace flexible hose on 85.86
100774 Cummins Rocky Mountain st304 fuel filters #53633 844.47
100782 Dana Kepner Company Collection training manua 540.00
101181 Dell Inc Precision 7820 Towers 6,550.00
101167 Delta Wye Inc Landfill Cell 10 - compos 3,403.30
101167 Delta Wye Inc Landfill Cell 10 - compos 20,079.00
100874 Direct Electric Thermostat CO2 Sensor 279.48
100874 Direct Electric CO2 Monitor at Recycling 871.50
100888 DOWL LLC E. 5th St Corridor & Rail 2,000.00
100888 DOWL LLC Airport Transmission 3/26 4,117.50
100894 DXP Enterprises Inc O2 Sensors 442.00
100912 Empathia Inc EAP Services 5/1/23-7/31/ 1,003.92
100914 Employ LLC Temp services for Solid W 5,954.78
100916 Energy Laboratories Inc TOC Analysis 271.00
100923 Enviro-Clean Equipment Inc Streets - 3-43 wear kit e 386.32
100074 Farmers Co-op Oil Co Intake: 557.6 Gallons LP 1,202.19
100074 Farmers Co-op Oil Co Fuel for Landfill 04/07/2 2,522.24
100074 Farmers Co-op Oil Co Fuel for Landfill 04/14/2 2,518.34
100074 Farmers Co-op Oil Co Fuel for Landfill 04/21/2 2,161.25
100074 Farmers Co-op Oil Co 1-55 gallon barrel 50/50 3,458.61
100074 Farmers Co-op Oil Co antifreeze 340.00
100074 Farmers Co-op Oil Co fuel delivery to csc 7,649.40
100074 Farmers Co-op Oil Co fuel delivery 8,335.46
100074 Farmers Co-op Oil Co diesel delivery 289.36
100074 Farmers Co-op Oil Co propane 32.00
100074 Farmers Co-op Oil Co U1 fuel 50.00
100074 Farmers Co-op Oil Co Gas for Landfill 04/28/23 3,421.30
100074 Farmers Co-op Oil Co Shop - washer fluid 132.30
100074 Farmers Co-op Oil Co KGC Petroleum products 1,985.35
100074 Farmers Co-op Oil Co Invoice #13870, Parks pet 635.93
100074 Farmers Co-op Oil Co Fuel for Landfill Equipme 2,165.58
100074 Farmers Co-op Oil Co Propane 14.15
100074 Farmers Co-op Oil Co 4/25/23 fuel delivery to 9,741.68
100074 Farmers Co-op Oil Co 8" Post 8Ft Treated 42.00
100074 Farmers Co-op Oil Co 4/18/23 fuel delivery to 10,043.46
100074 Farmers Co-op Oil Co 5/9/2023 fuel delivery to 8,947.78
100074 Farmers Co-op Oil Co 5/2/2023 fuel delivery to 8,293.88
100076 Fastenal Company hardware/washers for st30 23.83
100076 Fastenal Company 2 Cases of All Purpose Cl 106.79
100077 Fedex Freight FedEx Express Services/ # 201.24
100049 Ferguson US Holdings Inc Bronze tapping saddle 1,080.00
100045 First Interstate Bank - Master Collection training manua 75.00
100045 First Interstate Bank - Master CEU training for T Jordan 694.14
100045 First Interstate Bank - Master postage 741.74
100045 First Interstate Bank - Master April 2023 Statement - Ch 3,339.19
100045 First Interstate Bank - Master G. Manry Credit Card -Apr 370.17
100045 First Interstate Bank - Master D. Roberts Credit Card - 383.50
100045 First Interstate Bank - Master Credit Card Charges for A 90.00
100045 First Interstate Bank - Master Credit Card Charges for A 149.91
100045 First Interstate Bank - Master Credit Card Charges for A 64.88
100045 First Interstate Bank - Master Credit Card Charges for A 365.03
100045 First Interstate Bank - Master April 2023 Statement - Pa 198.52
100045 First Interstate Bank - Master CC-Tom M. for FedEx Freig 155.42
100045 First Interstate Bank - Master ICMA Annual Dues 2023 941.00
100045 First Interstate Bank - Master Attendance and Paypal 84.65
100045 First Interstate Bank - Master April CC Charges - Benavi 1,399.32
100045 First Interstate Bank - Master April CC Charges - Koltis 317.01
100045 First Interstate Bank - Master April CC Charges - Dygon 767.93
100045 First Interstate Bank - Master VanHoosier CCApril23 960.96
100045 First Interstate Bank - Master Mercer - April CC Charger 4,284.61
100045 First Interstate Bank - Master Gage CC April 2023 1,747.22
100045 First Interstate Bank - Master Credit Card Charges for A 33.09
100045 First Interstate Bank - Master IMSA Training-Denver, Col 1,650.00
100045 First Interstate Bank - Master WIN 911 software services 800.00
100045 First Interstate Bank - Master CC-Jerrold T. (Fuel purcha 56.70
100045 First Interstate Bank - Master Office Supplies, Trainin 450.21
100045 First Interstate Bank - Master First Interstate credit c 1,021.07
100045 First Interstate Bank - Master software, travel, members 2,098.44
100045 First Interstate Bank - Master Credit WSGA org -1,125.00
100089 Floyd's Truck Center WY screws & head pkr + freig 193.40

100089 Floyd's Truck Center WY meter unit kits, injectio 1,278.45
 100089 Floyd's Truck Center WY Streets st304 - hardware 366.72
 100089 Floyd's Truck Center WY return unit kit and fuel -507.50
 100092 PreCise MRM LLC Streeets - freight 3-33, 286.33
 100112 Galls LLC Uniforms 72.00
 100114 Garrett & Company Inc Invoice #2736, Parks depa 55.00
 100130 Grainger Inc Insulated hose cover for 50.84
 100130 Grainger Inc Asphalt silo parts 246.48
 100130 Grainger Inc Asphalt silo parts 109.41
 100130 Grainger Inc Asphalt silo parts 1,345.65
 101136 Greenfold Services LLC Janitorial 1,960.00
 100230 Hawkins Inc Sodium Hex 5,754.50
 100237 Heartland Kubota LLC snow dogg shoe kit 331.23
 101219 Heartland Tree Care LLC Community Forestry Contra 2,400.00
 100248 Home Depot Credit Services Parks Departmental suppli 232.89
 100248 Home Depot Credit Services Invoice # 5012989, Parks 10.64
 100248 Home Depot Credit Services mounting bracket 55.82
 100248 Home Depot Credit Services air compressor, air chise 499.88
 100248 Home Depot Credit Services 12 Gallon 6.0 Peak HP NXT 89.97
 100248 Home Depot Credit Services Bearing Plates-Signal Rep 84.18
 101222 Ikon Fire LLC Mirror Switch for Engine 50.32
 100271 InfoSense Inc SL-DOG portal License ren 995.00
 100287 Interstate Engineering Inc Kendrick Park Pool Prof. 6,224.00
 100294 J Frank Schmidt & Son Invoice #658543, Forestry 2,899.55
 100294 J Frank Schmidt & Son Invoice # 660272, Communi 475.00
 101004 J&B Medical Supply Inc Medical Supplies for Ambu 893.51
 101186 Jamar Technologies Inc Black Cat II+ Radar Kit w 4,660.00
 101023 John Deere Financial #11113081 Hoody Sweatshirts- Unifor 129.98
 101023 John Deere Financial #11113081 rotary hand pump 189.99
 101023 John Deere Financial #11113081 3 Pair of Mucks for Litte 149.85
 101023 John Deere Financial #11113081 Pants for Lyle W - SWR 164.90
 101031 K Club Golf LLC Pre-season golf passes 54,390.30
 101041 Kerns & Bunting LLC City Attorney services 13,188.75
 101046 Kilpatrick Creations Inc Clothing for firemen for 1,234.75
 101063 L J Wright Ironworks & Design Invoice # 5256, Parks Dep 1,881.40
 100442 Dunamis Inc HVAC Repairs and Parts In 1,097.11
 100442 Dunamis Inc HVAC Work 120.00
 101203 Legacy Irrigation and Supply L Knee Pads 50.99
 100444 Les Schwab Group Holdings LLC Streets - 3-43 215/75R-17 354.32

 100453 LN Curtis & Sons LNCurtis-5 Gal CitroSquee 342.70
 100454 Local Govt Liability Pool Deductible FY 2023 AA2300 1,000.00
 100469 Marketing Specialties Inc Case of Thermal paper for 213.80
 100477 MC2 Engineering & Construction Landfill Building Design 1,710.00
 100477 MC2 Engineering & Construction Blacktooth Park Ph 3 - De 6,902.00
 100477 MC2 Engineering & Construction N. Heights Waterline Ph I 7,766.25
 100495 Midwest Laboratories Inc Compost Samples 04/20/23 57.00
 100510 Morrison-Maierle Inc Fire sub-station feasibi 4,800.00
 100510 Morrison-Maierle Inc N. Sheridan Int. Ph II - 3,780.00
 100647 Mountain States Lighting Replacement Light Pole Ba 1,385.00
 100652 Mullinax Concrete Service & Ir Type C chips for pothole 507.15
 100652 Mullinax Concrete Service & Ir Invoice # 0244245-IN, KGC 237.00
 100652 Mullinax Concrete Service & Ir Type C chips for Dura Pat 541.80
 100657 SPB Inc Two (2) batteries for Haz 359.98
 100657 SPB Inc Invoice # 718071, Cemeter 40.49
 100657 SPB Inc Tool truck battery 161.99
 100657 SPB Inc Air Brake Chamber for Rec 43.19
 100657 SPB Inc Mirror for Recycling Truc 25.19
 100657 SPB Inc STREET-SIGN BLANKET for r 40.91
 100657 SPB Inc Mounting Bracket and Rubb 15.72
 100657 SPB Inc Blister Pack Capsules for 15.29
 100657 SPB Inc core return -10.04
 100657 SPB Inc Core return -18.00
 100657 SPB Inc Core deposit -108.00
 100657 SPB Inc Various dept fleet suppli 188.99
 100657 SPB Inc Various dept fleet suppli 22.99
 100657 SPB Inc Various dept fleet suppli 280.78
 100657 SPB Inc Various dept fleet suppli 148.48
 100657 SPB Inc Various dept fleet suppli 152.72
 100657 SPB Inc Various dept fleet suppli 9.44
 100657 SPB Inc Various dept fleet suppli 354.01

100657 SPB Inc Various dept fleet suppli 177.96
100657 SPB Inc Various dept fleet suppli 198.73
100657 SPB Inc Various dept fleet suppli 5.39
100657 SPB Inc Various dept fleet suppli 3.79
100657 SPB Inc Various dept fleet suppli 50.99
100657 SPB Inc Various dept fleet suppli 40.30
100657 SPB Inc Various dept fleet suppli 98.99
100657 SPB Inc Various dept fleet suppli 27.96
100657 SPB Inc Various dept fleet suppli 73.79
100657 SPB Inc Various dept fleet suppli 781.16
100671 Norco Inc Cleaning supplies for Cit 292.20
100671 Norco Inc 237.84
100671 Norco Inc 178.54
100671 Norco Inc Invoice #37621270, Parks 41.40
100671 Norco Inc Cut-Off Wheels for Grinde 16.65
100671 Norco Inc gloves 174.87
100680 Northern Underground LLC Snow Haul 380.00
101209 James Jon Corley Invoice # 73, Community 2,200.00
100047 Office Shop Inc Street - copies on lease 59.61
100047 Office Shop Inc Lease 3rd Floor 35 of 60 102.71
100047 Office Shop Inc Equipment contract/ #2377 13.61
100047 Office Shop Inc Copier Rental 89.54
100691 One-Call of Wyoming (337) One-Call Tickets fo 252.75
999998 Jason Neavill WY rural water reimbursme 122.00
999998 Heather Czaplinski Travel Reimbursement - 4/ 288.00
999998 Hanns Mercer Travel Reimbursement - 4/ 288.00
999998 Wade Sanner Travel Reimb for Wade San 2,105.93
999998 Collin Eisenman Meals Per Diem and fuel w 401.72
999998 Erin EMD Recertification Fee 55.00
999998 Marshall McLean WY rural water reimbursme 122.00
999998 Jason Henz CDL reimbursement 47.25
999998 Laurie Lee April Bank Deposit mileag 17.08
999998 William D. McGaugh LunchDrove Sanitation Tr 15.23
999998 Andrew Lindberg Reimbursement of meals pe 265.70
999998 Daniel Roberts Reimbursement for D. Robe 2,118.91
999999 Kirven Law, LLC Leininger defense hours- 113.30
999999 Leininger Law, LLC Court Appointed Defense- 70.00
999997 Dog and Cat Shelter Inc Landfill charge account r 48.79
999997 Trent Stewart Refund for unneeded sewer 50.00
999997 David Williams Golf Pass Refund - #2023- 905.00
999997 Jessica & Casey Pushchak Deposit Refund-138 W 9th 87.59
999997 JLDI Holdings LLC Deposit Refund-1421 Dana 89.54
999997 Casye Cook Deposit Refund-1394 Highl 125.00
999997 Claire Deuter Deposit Refund-1349 N Mai 87.59
999997 Luis Calderon Deposit Refund-1651 Taylo 45.51
999997 Jenna Hoffman Deposit Refund-577 Turner 6.45
999997 Cassandra Penning Deposit Refund-1541 North 79.29
999997 Michael McHenry Overpayment Refund-310 Id 65.85
999997 Muddy Paw Prints Pet Supply Deposit Refund-748 N Main 72.24
999997 Jakob Eckard Deposit Refund-716 Illino 32.00
999997 Mike & Mary Chavez Deposit Refund-912 Gladst 48.22
999997 Devunn Roe Deposit Refund-453 N Cust 48.07
999997 Charlotte Walter Deposit Refund-1150 Avon 107.15
999997 Kalie Heidegger Deposit Refund-44 W 6th S 102.98
999997 Kristina Redinger Deposit Refund-1784 Yonke 125.00
999997 Lisa Rogers Deposit Refund - 362 Wyom 125.00
100702 Pace Analytical Services LLC BG/Madison Coliform analy 79.00
100702 Pace Analytical Services LLC Bac-T's sample analysis 403.00
100702 Pace Analytical Services LLC Bac-T's sample analysis 565.00
100702 Pace Analytical Services LLC Bac-T's sample analysis 79.00
100702 Pace Analytical Services LLC Bac-T's sample analysis 457.00
100706 Park Reservoir Company Annual Operating Assessme 544.25
100712 Pavement Markings LLC Main St. misc. - City lot 450.00
100712 Pavement Markings LLC Restripe Grinnell Plaza 750.00
100715 Peak Pest Solutions LLC Pest Control Invoices 131.25
100715 Peak Pest Solutions LLC Pest Control Invoices 131.25
100715 Peak Pest Solutions LLC Pest Control Invoices 78.75
100715 Peak Pest Solutions LLC Pest Control Invoices 78.75
100793 Pepsi of Gillette/Sheridan bottled water 440.80
100795 Peterbilt of Wyoming Sensor for Sanitation Tru 268.45
100048 Pitney Bowes Bank Inc April postage 1,200.00

100817 Powder River Heating & Air Con Service and parts for rep 1,353.83
 100818 Powder River Power of Sheridan Fire Hose 653.30
 100818 Powder River Power of Sheridan V-BELT 17.46
 100818 Powder River Power of Sheridan Vac truck repairs 49.30
 100818 Powder River Power of Sheridan Parts for asphalt trailer 132.12
 100818 Powder River Power of Sheridan Air hose and associated p 147.60
 100818 Powder River Power of Sheridan Hose Fittings , Adapter a 122.54
 100818 Powder River Power of Sheridan Streets - 3-43 hyd hose, 38.66
 100818 Powder River Power of Sheridan Parks - 5-75 oil seals 68.40
 100818 Powder River Power of Sheridan hydraulic fittings for un 12.60
 100818 Powder River Power of Sheridan hydraulic fittings for un 48.50
 100818 Powder River Power of Sheridan hydraulic fittings for un 73.62
 101113 Quill LLC Kleenex, clorox, paper to 191.15
 101113 Quill LLC 6 Boxes of the 3inch hang 167.96
 100844 R J Thomas Manufacturing Compa Invoice # 259463, Parks d 1,582.00
 100844 R J Thomas Manufacturing Compa Invoice # 258199, Parks d 3,300.00
 100852 Randall Engineering Surveys Rotary Park - access easm 1,090.00
 100852 Randall Engineering Surveys Rotary Park - site survey 4,765.00
 100852 Randall Engineering Surveys DoubleDay & Hollway Ave e 560.00
 100854 Rapid Fire Protection Inc Annual fire sprinkler ins 450.00
 100854 Rapid Fire Protection Inc Annual Fire Inspection 5 950.00
 100939 Rhonda M Gould Seamstress 42.50
 100941 Ricoh USA Inc Copier Charges 518.18
 100980 Samsara GPS Gateways Samsara Soft 9,678.96
 100989 Servall Uniform & Linen Supply Clean Rugs 4-27-2023 for 31.71
 100989 Servall Uniform & Linen Supply Rug replacement for City 146.81
 100989 Servall Uniform & Linen Supply Mats, Coveralls and Mops 187.51
 100989 Servall Uniform & Linen Supply Rug Cleaning 174.39
 100989 Servall Uniform & Linen Supply Bi Weekly Rug Cleaning 36.37
 100989 Servall Uniform & Linen Supply Bi Weekly Rug Cleaning 231.92
 100989 Servall Uniform & Linen Supply Bi Weekly Rug Cleaning 36.37
 100989 Servall Uniform & Linen Supply Bi Weekly Rug Cleaning 231.92
 101221 ServerSupplydotcom Inc IT D. Dist Switch Purchas 6,869.80
 100994 Shaunessey Reeves Invoice #331, Cemetery ja 50.00
 100994 Shaunessey Reeves Invoice # 330, Parks jani 500.00
 100995 Sheridan Artists Guild Et al FY23 Administration for S 1,000.00
 100998 Sheridan Commercial Co plunger, strainer, drain 41.01
 100998 Sheridan Commercial Co IT Supplies - Fasteners a 3.16
 100998 Sheridan Commercial Co Supplies - batteries, Com 53.03
 100998 Sheridan Commercial Co Small nails to hang up it 7.17
 100998 Sheridan Commercial Co Plug replacement for exte 15.28
 100998 Sheridan Commercial Co Hand sprayer for tack oil 56.67
 100998 Sheridan Commercial Co 24pk 1/2 LTR Dasani Bottl 26.00
 100998 Sheridan Commercial Co Hand sprayer for tack oil 131.76
 100998 Sheridan Commercial Co Supplies for Landfill, Wa 58.62
 100998 Sheridan Commercial Co Shackle Pin and Chain for 20.18
 100998 Sheridan Commercial Co Barb Elbow 8.56
 100998 Sheridan Commercial Co Supplies for Landfill, Wa 54.42
 100998 Sheridan Commercial Co 248.50
 100998 Sheridan Commercial Co Invoice #242549, Weed and 12.97
 100998 Sheridan Commercial Co street supplies - torx sc 8.08
 100998 Sheridan Commercial Co street supplies - nipples 13.91
 100998 Sheridan Commercial Co Supplies for Landfill, Wa 105.09
 100998 Sheridan Commercial Co Parts Cleaning Supplies/B 36.91
 100998 Sheridan Commercial Co Paint Supplies 52.90

 100998 Sheridan Commercial Co Electrical Supplies & Fas 13.90
 100998 Sheridan Commercial Co parts for sprayer truck 48.08
 100998 Sheridan Commercial Co Supplies for Landfill, Wa 7.27
 100998 Sheridan Commercial Co Supplies 36.99
 100998 Sheridan Commercial Co Supplies 27.37
 100998 Sheridan Commercial Co Return Cartridge Yellow -36.99
 100998 Sheridan Commercial Co Refund 2 pack ranch tie d -52.18
 100998 Sheridan Commercial Co refund UPS shipping charg -27.37
 100998 Sheridan Commercial Co Supplies for Landfill, Wa 61.24
 100050 Sheridan County Turkey Tree Minor, replat 44.00
 101001 Sheridan County Chamber of Com marketing campaign for Ma 1,200.00
 100029 Sheridan County Conservation D Invoice #FY2023-72, Parks 160.00
 100150 Econowash LLC Shop - laundry service 38.00
 100150 Econowash LLC Laundry Services 30.00
 100150 Econowash LLC Shop - uniform laundry - 42.00

100150 Econowash LLC Shop - laundry uniforms R 48.00
100150 Econowash LLC Laundry Services 22.00
100150 Econowash LLC Laundry Services 30.00
100153 Sheridan Express LLC Hauled tires for Recyclin 810.25
100153 Sheridan Express LLC Hauled tires for Recyclin 810.25
100155 Dillon Interiors City Hall Carpet - Pay Ap 60,040.00
100030 Lovcom Inc Country Bounty Ads 196.00
100030 Lovcom Inc Country Bounty Ads 63.00
100488 Memorial Hospital of Sheridan EMS Supplies-10 boxes of 101.13
100488 Memorial Hospital of Sheridan Pharmacy Supplies for amb 16.00
100162 Sheridan Motor Inc Building - CE1017 detail 3,639.16
100162 Sheridan Motor Inc PD 2-21 - LOF, fluids, ba 1,685.72
100162 Sheridan Motor Inc PD 1-20 - LOF & front bra 706.15
100163 Sheridan Newspapers Inc Newspaper Ads 90.00
100163 Sheridan Newspapers Inc Newspaper Ads 90.00
100163 Sheridan Newspapers Inc Newspaper Ads 90.00
100163 Sheridan Newspapers Inc Newspaper Ads 90.00
100163 Sheridan Newspapers Inc Newspaper Ads 108.00
100163 Sheridan Newspapers Inc Newspaper Ads 108.00
100163 Sheridan Newspapers Inc Mayor/Clerk ads 108.00
100163 Sheridan Newspapers Inc Legal ads 3,502.59
100172 Sheridan Transportation Taxi Safe Rides April 2023 2,710.00
100174 Sherwin Williams Company Graco LineDriver 9,189.00
100189 Source Office & Technology Office Supplies 213.43
100189 Source Office & Technology Printer Ink 105.27
100200 Stantec Consulting Services In Main St. Const Obsrv 3/25 28,512.25
100051 State of Wyoming Notary licensing fee 70.00
100051 State of Wyoming Notary Licensing fee 60.00
100051 State of Wyoming Loan DW123 154,322.74
100207 Steve's Truck Service Inc Chamber Brake for Recycli 113.51
100302 SWANA Annual Membership for Cha 250.00
101207 T-O Engineers LLC On-Call GIS Services Prof 3,360.00
100307 Target Solutions Learning LLC Guardian Tracking Annual 1,164.35
100321 The Tire Guys Inc Swapped and Rotated 4 Tir 220.00
100321 The Tire Guys Inc (4) Foam Filled Tires and 40,869.00
100322 Tires for Reclamation Inc Tire Recycling 04/26/23 1,396.50
100322 Tires for Reclamation Inc Tire Recycling 04/24/23 1,396.50
101214 Tomahawk Tree Community Forestry Contra 900.00
100328 Top Office Products Inc Steno Pads; Dry Erase Mar 251.32
100328 Top Office Products Inc Copy Count Charge for Apr 154.78
100328 Top Office Products Inc Streets supplies - pens 72.09
101127 Torgerson's LLC fender STL433 182.00
100335 Transaction Warehouse Inc Iweb payments 3,624.30
100337 Tri State Truck & Equipment In Seat for Sanitation Truck 1,153.85
100339 Trihydro Corporation Environmental Monitoring 5,732.86
100363 Van Diest Supply Company Invoice #31685, Weed and 823.50
100363 Van Diest Supply Company Weed and Pest Chemicals 1,602.50
100363 Van Diest Supply Company Invoice # 31687, Weed and 7,653.20
100367 Vertical Door Solutions Inc Put Cables Back on Drums 973.00
100516 VRM Inc Repaired Roll Off Bin Whe 1,140.80
100516 VRM Inc Cleaned Photo Eyes on Bal 250.00
100516 VRM Inc 500 Hour Service on Track 622.00
100516 VRM Inc 500 Hour Service and Repl 1,713.00
100517 VWR International LLC Tygon Tubbing A-60-G (50f 2,126.41
101193 Wareings Motors Sheridan Inc Parks 2-29 - coil replace 525.62
100526 Water Products & Solutions Shop dispenser rental 5/1 10.00
100526 Water Products & Solutions Shop - 5 gallon water 8.75
100532 Western Emulsions Inc Dura Patch oil emulsion 912.00
100532 Western Emulsions Inc Dura Patch Emulsion 1,436.40
100540 Winsupply of Sheridan Wy Co BGWTP Utilidor supplies 172.54
100540 Winsupply of Sheridan Wy Co BGWTP Utilidor Supplies 25.29
100551 Wyoming Assoc Rural Water Syst Annual conference 1,780.00
100552 Wyoming Audiology & Hearing Employee Audiology and He 288.00
100052 Wyoming Machinery Company Streets - 4-39 PM parts 1,001.29
101183 Wyoming Regional EMS LLC Ambulance Service 10,000.00
100571 Merlin H Zowada streets recycling 2060# -123.60
100571 Merlin H Zowada Metal Plate to Fix Landfi 690.70
100-10-11-110-000-6101- Court Office Sup 222.58
100-10-11-110-000-6601- Court Contractua 183.30
100-10-12-121-000-6111- Council Department 30.00
100-10-12-121-000-6802- Council Advertisin 1,200.00

100-10-12-122-000-6101- CA Office Sup .67
100-10-12-122-000-6202- CA Membership 941.00
100-10-14-141-000-6101- Clerk Office Sup 4.67
100-10-14-141-000-6103- Clerk Technology 295.14
100-10-14-141-000-6104- Clerk Software & 1,835.68
100-10-14-141-000-6201- Clerk Travel/Tra 262.76
100-10-14-141-000-6601- Clerk Contractua 25.00
100-10-14-141-000-6802- Clerk Advertisin 2,267.17
100-10-14-142-000-6101- Treasurer Office Sup 397.97
100-10-14-142-000-6201- Treasurer Travel/Tra 17.08
100-10-14-142-000-6601- Treasurer Contractua 74.65
100-10-14-143-000-6101- Cust Serv Office Sup 1,059.91
100-10-14-143-000-6601- Cust Serv Contractua 3,624.30
100-10-15-150-000-6601- Legal Contractua 13,188.75
100-10-16-160-000-6101- HR Office Sup 27.15
100-10-16-160-000-6111-0001A HR Department 945.00
100-10-16-160-000-6201- HR Travel/Tra 185.00
100-10-16-160-000-6802- HR Advertisin 265.39
100-10-17-170-000-6104- IT Software & 370.17
100-10-17-170-000-6109- IT Petroleum 44.47
100-10-17-170-000-6111- IT Department 3.16
100-10-17-170-000-6601- IT Contractua 1,295.00
100-10-18-181-000-6101- GGB Maint Office Sup 292.20
100-10-18-181-000-6502- GGB Maint Rent/Lease 102.71
100-10-18-181-000-6601- GGB Maint Contractua 4,563.19
100-10-18-181-000-6700- GGB Maint Repairs/Ma 1,000.77
100-10-18-182-000-6101- Engineer Office Sup 78.58
100-10-18-182-000-6104- Engineer Software & 2.99
100-10-18-182-000-6111- Engineer Department 53.03
100-10-18-182-000-6201- Engineer Travel/Tra 2,625.11
100-10-18-182-000-6601- Engineer Contractua 4,917.24
100-20-21-210-000-6101- Police Office Sup 921.95
100-20-21-210-000-6105-0006A Police Uniforms/C 114.50
100-20-21-210-000-6109- Police Petroleum 5,415.95
100-20-21-210-000-6111- Police Department 816.37
100-20-21-210-000-6111-0013A Police Department 2,710.00
100-20-21-210-000-6201- Police Travel/Tra 455.76
100-20-21-210-000-6802- Police Advertisin 529.98
100-20-21-223-000-6201- PD Comm Travel/Tra 55.00
100-20-23-230-000-6101- Fire Admin Office Sup 25.33
100-20-23-230-000-6104- Fire Admin Software & 603.00
100-20-23-230-000-6109- Fire Admin Petroleum 1,605.43
100-20-23-236-000-6111- Med Svcs Department 1,033.96
100-20-25-250-000-6101- Bldg Insp Office Sup 331.34
100-20-25-250-000-6103- Bldg Insp Technolog 76.48
100-20-25-250-000-6109- Bldg Insp Petroleum 534.24
100-20-25-250-000-6111- Bldg Insp Department 48.18
100-20-25-250-000-6111-0010A Bldg Insp Department 200.28
100-20-25-250-000-6201- Bldg Insp Travel/Tra 340.00
100-20-25-250-000-6203- Bldg Insp Licenses/C 22.80
100-20-25-250-000-6704-0010A Bldg Insp Repairs/Ma 3,639.16
100-30-31-312-000-6101- Road Maint Office Sup 429.95
100-30-31-312-000-6102- Road Maint Copier Sup 59.61
100-30-31-312-000-6104- Road Maint Software & 5,759.46
100-30-31-312-000-6105-0006A Road Maint Uniforms/C 191.00
100-30-31-312-000-6109- Road Maint Petroleum 6,143.04
100-30-31-312-000-6111- Road Maint Department 7,420.00
100-30-31-312-000-6111-0010A Road Maint Department 5,685.71
100-30-31-312-000-6111-0018A Road Maint Department 3,843.04
100-30-31-312-000-6201- Road Maint Travel/Tra 2,283.90
100-30-31-312-000-6601- Road Maint Contractua 84.24
100-30-31-312-000-6700- Road Maint Repairs/Ma 27.27
100-30-35-350-000-6101- Cem Admin Office Sup 5.00
100-30-35-350-000-6109- Cem Admin Petroleum 421.98
100-30-35-350-000-6111- Cem Admin Department 40.49
100-30-35-350-000-6704- Cem Admin Repairs/Ma 1,353.18
100-50-54-540-000-6109- Park Super Petroleum 2,060.66
100-50-54-540-000-6201- Park Super Travel/Tra -1,125.00
100-50-54-540-000-6502- Park Super Rent/Lease 41.40
100-50-54-540-000-6704-0010A Park Super Repairs/Ma 525.62
100-50-54-543-000-6104- Forestry Software & 749.98

100-50-54-543-000-6111- Forestry Department 475.00
100-50-54-543-000-6201- Forestry Travel/Tra 555.00
100-50-54-543-000-6601- Forestry Contractua 5,500.00
100-60-62-621-000-6101- Plan Zone Office Sup 109.31
100-60-62-621-000-6802- Plan Zone Advertisin 94.00
100-70-73-731-000-6101- ServiceCtr Office Sup 8.75
100-70-73-731-000-6107- ServiceCtr Tools 22.99
100-70-73-731-000-6111- ServiceCtr Department 800.74
100-70-73-731-000-6502- ServiceCtr Rent/Lease 10.00
100-70-73-731-000-6601- ServiceCtr Contractua 128.00
110-20-21-210-000-6601- Police Contractua 645.00
110-20-23-230-000-6101- Fire Admin Office Sup 251.32
110-20-23-230-000-6104- Fire Admin Software & 119.40
110-20-23-230-000-6105- Fire Admin Uniforms/C 1,234.75
110-20-23-230-000-6108- Fire Admin Equip/Mach 394.38
110-20-23-230-000-6111- Fire Admin Department 262.55
110-20-23-230-000-6201- Fire Admin Travel/Tra 767.42
110-20-23-230-000-6502- Fire Admin Rent/Lease 312.21
110-20-23-230-000-6601- Fire Admin Contractua 10,031.71
110-20-23-230-000-6701-0007A Fire Admin Repairs/Ma 595.00
110-20-23-230-000-6704-0010A Fire Admin Repairs/Ma 689.64
110-50-57-570-000-6602- Museum Adm Contractua 1,000.00
120-10-14-141-000-6601- Clerk Contractua 1,500.00
120-10-16-160-000-6601- HR Contractua 1,003.92
120-10-17-170-000-6103- IT Technology 6,869.80
120-10-18-182-000-6103- Engineer Technology 4,660.00
120-10-18-182-000-6601- Engineer Contractua 3,360.00
120-10-18-182-000-6802- Engineer Advertisin 155.71
120-20-21-210-000-6104- Police Software & 1,164.35
120-20-21-210-000-6109- Police Petroleum 2,450.00
120-20-21-210-000-6111-0012A Police Department 1,457.28
120-20-21-210-000-6502- Police Rent/Lease 518.18
120-20-21-210-000-6601- Police Contractua 2,359.38
120-20-21-210-000-6704-0010A Police Repairs/Ma 2,391.87
120-30-31-312-000-6109- Road Maint Petroleum 1,832.20
120-30-31-312-000-6111- Road Maint Department 9,311.21
120-30-31-312-000-6111-0010A Road Maint Department 331.23
120-30-31-312-000-6601- Road Maint Contractua 187.51
120-30-31-312-000-7400- Road Maint Cap Outlay 2,065.30
120-30-31-314-000-6109- SnowRemove Petroleum 940.80
120-30-31-314-000-6601- SnowRemove Contractua 380.00
120-30-35-350-000-6601- Cem Admin Contractua 50.00
120-50-54-540-000-6111- Park Super Department 6,970.60
120-50-54-540-000-6111-0010A Park Super Department 846.80
120-50-54-540-000-6601- Park Super Contractua 932.50
120-50-54-540-000-6704- Park Super Repairs/Ma 1,881.40
120-50-54-540-000-6704-0010A Park Super Repairs/Ma 68.40
120-60-62-621-000-6201- Plan Zone Travel/Tra 4,153.24
120-60-62-621-000-6601- Plan Zone Contractua 560.00
120-70-73-731-000-6105-0006A ServiceCtr Uniforms/C 573.11
120-70-73-731-000-6111- ServiceCtr Department -10.04
200-10-19-190-000-6109-0146G OthGenGvmt Petroleum 11,199.05
200-50-54-541-000-6108-0077A Park Areas Equip/Mach 300.00
200-50-54-543-000-6111-0096G Forestry Department 2,899.55
400-10-18-180-000-7130-0167P GGBConsAcq Cap Outlay 60,178.47
400-10-18-180-000-7400-0164P GGBConsAcq Cap Outlay 247.19
400-30-31-312-000-6601-0171P Road Maint Contractua 28,962.25
400-30-31-312-000-6703-0209P Road Maint Repairs/Ma 347.10
400-30-31-312-000-7400-0156P Road Maint Cap Outlay 3,780.00
400-30-31-312-000-7400-0163P Road Maint Cap Outlay 2,000.00
400-30-34-340-000-7400-0169P ParkingFac Cap Outlay 243.82
400-50-52-521-000-7400-0180P Pool Const Cap Outlay 6,224.00
400-50-54-541-000-7400-0175P Park Areas Cap Outlay 6,902.00
400-50-54-541-000-7400-0181P Park Areas Cap Outlay 10,036.88
400-80-81-811-000-5050-0147P Source Sup Transfer f 79.00
400-80-81-812-000-7500-0165P Water Dist Cap Outlay 12,093.18
400-80-81-814-000-7400-0161P BGWT Cap Outlay 197.83
400-80-81-815-000-7500-0168P SAWS Cap Outlay 4,117.50
400-80-83-832-000-7130-0217P Garb/Recyc Cap Outlay 730.00
400-80-84-841-000-7120-0221P Landfill Cap Outlay 1,710.00
400-80-84-841-000-7400-0157P Landfill Cap Outlay 40,735.05

400-80-84-841-000-7400-0213P Landfill Cap Outlay 24,681.14
500-00-00-000-000-1101- Water Fund Accounts R 24.23
500-00-00-000-000-2101- Water Fund Accounts P 107.15
500-00-00-000-000-2301- Water Fund Utility De 1,074.48
500-80-81-810-000-6101- WaterAdmin Office Sup 25.06
500-80-81-810-000-6109- WaterAdmin Petroleum 263.95
500-80-81-810-000-6111- WaterAdmin Department 26.41
500-80-81-810-000-6111-0010A WaterAdmin Department 17.71
500-80-81-810-000-6201- WaterAdmin Travel/Tra 1,271.35
500-80-81-810-000-6601- WaterAdmin Contractua .40
500-80-81-810-000-6850-0052A WaterAdmin Principal 104,724.99
500-80-81-810-000-6851-0052A WaterAdmin Interest 49,597.75
500-80-81-811-000-6401- Source Sup Gas/Electr 1,202.19
500-80-81-811-000-6601- Source Sup Contractua 544.25
500-80-81-811-000-6602- Source Sup Contractua 115.00
500-80-81-811-000-6703- Source Sup Repairs/Ma 388.92
500-80-81-812-000-6109- Water Dist Petroleum 2,250.92
500-80-81-812-000-6111- Water Dist Department 1,620.00
500-80-81-812-000-6111-0010A Water Dist Department 51.07
500-80-81-812-000-6201- Water Dist Travel/Tra 1,902.00
500-80-81-812-000-6203- Water Dist Licenses/C 47.25
500-80-81-812-000-6601- Water Dist Contractua 42.12
500-80-81-812-000-6704-0010A Water Dist Repairs/Ma 161.99
500-80-81-813-000-6103- SWTP Technology 447.13
500-80-81-813-000-6106- SWTP Chemicals 14,342.42
500-80-81-813-000-6109- SWTP Petroleum 860.77
500-80-81-813-000-6111- SWTP Department 562.50
500-80-81-813-000-6111-0009A SWTP Department 2,126.41
500-80-81-813-000-6201- SWTP Travel/Tra 1,104.00
500-80-81-813-000-6601- SWTP Contractua 1,718.00
500-80-81-813-000-6703-0009A SWTP Repairs/Ma 3,275.00
500-80-81-813-000-6704-0010A SWTP Repairs/Ma 130.26
500-80-81-814-000-6109- BGWT Petroleum 302.56
500-80-81-814-000-6111- BGWT Department 334.95
500-80-81-814-000-6601- BGWT Contractua 477.00
500-80-81-814-000-6601-0007A BGWT Contractua 1,353.83
500-80-81-814-000-6703-0009A BGWT Repairs/Ma 3,275.00
500-80-81-815-000-6601- SAWS Contractua 84.24
510-00-00-000-000-1101- Sewer Fund Accounts R 18.28
510-00-00-000-000-4931- Sewer Fund Sewer PIFF 50.00
510-80-82-820-000-6101- SewerAdmin Office Sup 16.70
510-80-82-820-000-6109- SewerAdmin Petroleum 169.75
510-80-82-820-000-6111- SewerAdmin Department 17.60
510-80-82-820-000-6111-0010A SewerAdmin Department 11.82
510-80-82-820-000-6201- SewerAdmin Travel/Tra 847.56
510-80-82-820-000-6202- SewerAdmin Membership 360.00
510-80-82-821-000-6109- WW Collect Petroleum 2,292.33
510-80-82-821-000-6111-0010A WW Collect Department 15.04
510-80-82-821-000-6201- WW Collect Travel/Tra 197.00
510-80-82-821-000-6601- WW Collect Contractua 1,037.15
510-80-82-821-000-6704-0010A WW Collect Repairs/Ma 49.30
510-80-82-822-000-6104- WW Treat Software & 800.00
510-80-82-822-000-6108- WW Treat Equip/Mach 113.09
510-80-82-822-000-6109- WW Treat Petroleum 818.52
510-80-82-822-000-6111- WW Treat Department 77.80
510-80-82-822-000-6601- WW Treat Contractua 1,324.11
510-80-82-822-000-6702- WW Treat Repairs/Ma 653.30
520-00-00-000-000-1101- SW Fund Accounts R 71.88
520-80-83-830-000-6101- SW Admin Office Sup 12.98
520-80-83-830-000-6305- SW Admin Insurance- 1,000.00
520-80-83-830-000-6502- SW Admin Rent/Lease 89.54
520-80-83-830-000-6802- SW Admin Advertisin 835.00
520-80-83-831-000-6102- Sanitation Copier Sup 69.00
520-80-83-831-000-6104- Sanitation Software & 2,443.79
520-80-83-831-000-6105-0006A Sanitation Uniforms/C 226.51
520-80-83-831-000-6109- Sanitation Petroleum 8,892.79
520-80-83-831-000-6111- Sanitation Department 801.40
520-80-83-831-000-6111-0010A Sanitation Department 2,758.34
520-80-83-831-000-6601- Sanitation Contractua 274.82
520-80-83-831-000-6701- Sanitation Repairs/Ma 575.49
520-80-83-831-000-6704-0010A Sanitation Repairs/Ma 17,176.48

520-80-83-831-000-6803- Sanitation Food 27.22
520-80-83-832-000-6102- Recycling Copier Sup 69.00
520-80-83-832-000-6104- Recycling Software & 603.00
520-80-83-832-000-6105-0006A Recycling Uniforms/C 82.45
520-80-83-832-000-6109- Recycling Petroleum 8,360.76
520-80-83-832-000-6111- Recycling Department 136.75
520-80-83-832-000-6111-0010A Recycling Department 43,472.55
520-80-83-832-000-6601- Recycling Contractua 274.80
520-80-83-832-000-6603- Recycling Contractua 5,954.78
520-80-83-832-000-6701- Recycling Repairs/Ma 575.49
520-80-83-832-000-6704-0010A Recycling Repairs/Ma 1,140.80
520-80-83-832-000-6803- Recycling Food 11.99
520-80-84-841-000-6101- Landfill Office Sup 33.59
520-80-84-841-000-6102- Landfill Copier Sup 180.98
520-80-84-841-000-6103- Landfill Technology 279.98
520-80-84-841-000-6104- Landfill Software & 301.50
520-80-84-841-000-6105-0006A Landfill Uniforms/C 149.85
520-80-84-841-000-6109- Landfill Petroleum 13,610.18
520-80-84-841-000-6111- Landfill Department 2,633.20
520-80-84-841-000-6111-0010A Landfill Department 4,509.14
520-80-84-841-000-6202- Landfill Membership 250.00
520-80-84-841-000-6601- Landfill Contractua 11,317.07
520-80-84-841-000-6704-0010A Landfill Repairs/Ma 1,586.23
520-80-84-841-000-6803- Landfill Food 11.99
530-00-00-000-000-1101- WP Fund Accounts R .25
530-30-32-320-000-6101- Weed Admin Office Sup 1,615.47
530-30-32-320-000-6106- Weed Admin Chemicals 8,476.70
530-30-32-320-000-6108- Weed Admin Equip/Mach 362.99
530-30-32-320-000-6109- Weed Admin Petroleum 388.42
530-30-32-320-000-6111-0010A Weed Admin Department 22.20
530-30-32-320-000-6201- Weed Admin Travel/Tra 42.97
530-30-32-320-000-6403- Weed Admin Telecom Se 137.97
540-00-00-000-000-4650- Golf Fund Golf Cours 48,506.80
540-00-00-000-000-4654- Golf Fund Golf Cart 6,788.50
540-50-53-530-000-6109- Golf Admin Petroleum 1,985.35
540-50-53-530-000-6111- Golf Admin Department 1,846.25

Councilmember Weitzel moved, seconded by Councilmember Jennings, to approve the consent agenda;
Voice vote: unanimous. Councilmember Patceg recused himself from item 9F for payment to
Engineering Associates. Councilmember Luhman recused himself from voting on item 9F for payment
to Sheridan Fire and Equipment.

Mayor Rich Bridger	Aye
Kristen Jennings	Aye
Shawn Day	Absent
Steven Brantz	Aye
Andrew Patceg	Recuse
Greg Luhman	Recuse
Terry Weitzel	Aye

10. Staff Update

- A. Chief of Police Travis Koltiska presented a Proclamation for National Police Week.
- B. City Attorney Brendon Kerns presented a discussion on Downtown Zoning and M1/M2 Zoning.

OLD BUSINESS

No Old Business

NEW BUSINESS

11. Consideration of Distribution of Contingency Funds in the Amount of \$17,000 to the Wyo Rodeo Board for the Pow Wow Event. City Administrator Stuart McRae updated the Council. Councilmember Brantz moved, seconded by Councilmember Weitzel, to allocate Contingency Funds in the Amount of \$17,000 to the Wyo Rodeo Board for the Pow Wow Event. Voice vote, motion approved.

Mayor Rich Bridger	Aye
Kristen Jennings	Aye
Shawn Day	Absent
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye

12. Consideration of Resolution 22-23 Acceptance of WWDC Grant for the Design Portion of the NE Transmission Main Project. Utilities Director Dan Roberts updated the Council. Councilmember Weitzel moved, seconded by Councilmember Brantz, to approve the Consideration of Resolution 22-23 Acceptance of WWDC Grant for the Design Portion of the NE Transmission Main Project. Voice vote, unanimous.

Mayor Rich Bridger	Aye
Kristen Jennings	Aye
Shawn Day	Absent
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye

12. Consideration of a Bid Award to Mountain View Building, Inc. for the Cell 10 Phase 1 Construction Project in the Amount of \$2,737,680.00. Utilities Director Dan Roberts updated the Council. Councilmember Brantz moved, seconded by Councilmember Jennings, to approve the Consideration of a Bid Award to Mountain View Building, Inc. for the Cell 10 Phase 1 Construction Project in the Amount of \$2,737,680.00. Voice vote, unanimous.

Mayor Rich Bridger	Aye
Kristen Jennings	Aye
Shawn Day	Absent
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye

Terry Weitzel	Aye
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18. Council Comments and Requests for Future Agenda Items.
 - A. City Administrator Stuart McRae discussed CAST, a reception for the Transportation Board in Douglas that NEWY is participating in, a trap and release program potentially for the Dog and Cat Shelter, and that Strategic Planning will be discussed on May 22nd.
 - B. Mayor Bridger provided updates on boards and commissions.
 - C. Councilmember Jennings discussed a public meeting for building permit concerns. A third party is coordinating and establishing procedures. Additionally, there was a light discussed on the top of the Mill Inn at a previous Council meeting – City Administrator Stuart McRae stated that there is not a light.
 - D. Councilmember Patceg requested updates and notifications about the status of funding requests.

19. Mayor Bridger adjourned the meeting at 8:59 P.M.

APPROVED:

Richard Bridger, Mayor

ATTEST:

City Clerk, Cecilia Good



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Treasurer

MEMORANDUM

Project Name:

Claims

From:

Karen Burtis, City Treasurer

To:

Mayor and Council

CC:

Date:

Background:

Please see attached claims.

Attachments

Claims

Check Requests 1

Check Requests 2

final check run

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100062	A Plus Plumbers & Appliance Re	Sink Repair	110.00
100062	A Plus Plumbers & Appliance Re	Boiler Repair-Station	503.00
100372	3G LLC	Rotary Park - Locomotive	92.80
101227	Altitude Coatings and Solution	CH Interior Painting - Pa	44,222.12
100376	Altitude Recycling Equipment L	Baling wire	6,000.00
100378	Amazon Capital Services	ITEM: DYMO LabelManager	130.98
100378	Amazon Capital Services	ITEM: SUNBA 5MP IP PoE	418.00
100378	Amazon Capital Services	Wire tier for sandbags	319.00
100378	Amazon Capital Services	ITEM: JB-2 Vaporizer Reg	133.99
100378	Amazon Capital Services	Parts Cleaner	359.99
100378	Amazon Capital Services	ITEM: ASUS VA249HE 23.8"	404.99
100378	Amazon Capital Services	ITEM: PILOT G2 Premium R	182.44
100378	Amazon Capital Services	Flex Drain and Poly Tubin	250.34
100378	Amazon Capital Services	A3 Paper, Case of Paper (	300.58
100378	Amazon Capital Services	ITEM: Energizer AA Batte	157.85
100378	Amazon Capital Services	Office Supplies	27.62
100378	Amazon Capital Services	Black garbage bags, cups	47.04
100378	Amazon Capital Services	Subwoofer refund	65.98
100378	Amazon Capital Services	ITEM: Amazon Basics Uni-	50.09
100378	Amazon Capital Services	ITEM: Amazon Basics Uni-	739.33
100378	Amazon Capital Services	ITEM: ViewSonic VA2747-M	249.98
100378	Amazon Capital Services	ITEM: JoyReken 4-Port US	48.97
100378	Amazon Capital Services	Evidence Supplies & Monit	340.14
100378	Amazon Capital Services	cs climate control	3.47
100378	Amazon Capital Services	Fence Stakes	434.85
100380	Fremont Ameri-Tech Equipment C	Pump for Sanitation Truck	1,779.36
100386	American Maid	Monthly Cleaning Service	300.00
100386	American Maid	Monthly Cleaning Service	150.00
100386	American Maid	Landfill Cleaning Service	300.00
100416	Automation & Electronics Inc	Remote support for BGWT/	144.00
101098	Becker First Responder CO LLC	BFRC-Bunker Gear for new	8,335.00
100573	Big Horn Logistics LLC	Safe Rides April 2023	342.00
100574	Big Horn Sanitation	Port-A-Potty Rentals	126.50
100574	Big Horn Sanitation	Port-A-Potty Rentals	126.50
100586	Bloedorn Lumber	Quikcrete	67.90
100596	Brian's Boot & Shoe Company	Boots for Bruce Miller -	175.45
100611	Burns & Mc Donnell	Landfill Remediation Desi	26,057.49

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100613	C & K Equipment Sales Inc	Supplies for SCG	150.00
100625	Carquest Auto Parts	Lube for Sanitation Truck	37.87
100625	Carquest Auto Parts	Dex III Mercon	7.81
100625	Carquest Auto Parts	Power Steering for Sanita	13.29
100625	Carquest Auto Parts	Lamp for Sanitaiton Truck	4.07
100625	Carquest Auto Parts	Cooling System for Saniat	9.62
100625	Carquest Auto Parts	Fuel for Sanitation Truck	16.97
100625	Carquest Auto Parts	Lamp for Sanitation Truck	4.07
100625	Carquest Auto Parts	Washer Pump for Sanitatio	44.36
100625	Carquest Auto Parts	Back Up Alarm for Sanitat	36.54
100625	Carquest Auto Parts	Breather for Sanitation T	7.97
100625	Carquest Auto Parts	Lube for Sanitation Truck	32.54
100625	Carquest Auto Parts	Cabin Air Element for San	38.49
100625	Carquest Auto Parts	Various dept fleet suppli	14.52
100625	Carquest Auto Parts	Various dept fleet suppli	2.62
100625	Carquest Auto Parts	Various dept fleet suppli	2.62
100625	Carquest Auto Parts	Various dept fleet suppli	40.24
100625	Carquest Auto Parts	Various dept fleet suppli	17.49
100625	Carquest Auto Parts	Various dept fleet suppli	25.89
100625	Carquest Auto Parts	Various dept fleet suppli	79.43
100625	Carquest Auto Parts	Various dept fleet suppli	31.83
100625	Carquest Auto Parts	Various dept fleet suppli	32.54
100625	Carquest Auto Parts	Various dept fleet suppli	2.62
100625	Carquest Auto Parts	Various dept fleet suppli	3.11
100625	Carquest Auto Parts	Various dept fleet suppli	12.21
100625	Carquest Auto Parts	Various dept fleet suppli	57.38
100625	Carquest Auto Parts	Various dept fleet suppli	31.73
100625	Carquest Auto Parts	Various dept fleet suppli	2.97
100625	Carquest Auto Parts	Various dept fleet suppli	108.58
100625	Carquest Auto Parts	Various dept fleet suppli	98.27
100625	Carquest Auto Parts	Lube and Air for Recyclin	35.51
100625	Carquest Auto Parts	Lube and Air for Sanitati	93.42
100625	Carquest Auto Parts	Grease for Landfill Equip	27.57
100634	CDG Engineers Inc	W. 5th St. Bridge - Prof	987.00
100735	CMI-Teco	W/C 7-8 - wiring harness	263.06
101184	Cody Allen Willis	Streets - st304 delivery	25.00
101233	Concrete Conservation LLC	Sewer Rehab CIPP - liner	27,278.75
100764	Craftco Metals Services Inc	remove and replace art p	1,194.78
100774	Cummins Rocky Mountain	Injector for Recycling Tr	605.31
101154	Diesel Machinery Inc	Manual for Recycling Truc	1,586.99

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100888	DOWL LLC	Airport Transmission 4/23	2,715.00
100914	Employ LLC	Temp Services May 8-12, 2	1,385.28
100914	Employ LLC	Temp Services May 1-5, 20	615.68
100914	Employ LLC	Sort Line Temp Services M	6,192.88
100914	Employ LLC	Temp Sorting Line Service	5,406.44
100915	Employers Council	Pre-Employment Background	777.50
100915	Employers Council	Pre-Employment Background	1,267.25
100916	Energy Laboratories Inc	TTHM-HAA5s sample analysi	1,001.00
100923	Enviro-Clean Equipment Inc	Streets - 3-43 screen cab	363.77
100089	Floyd's Truck Center WY	Brake Slack Adjusters for	171.28
100089	Floyd's Truck Center WY	Streets - st304 springs a	2,574.90
100089	Floyd's Truck Center WY	Combo BXD for Sanitation	165.42
100089	Floyd's Truck Center WY	Connector and Clamp for R	1.99
100089	Floyd's Truck Center WY	Connector for Recycling T	14.82
100089	Floyd's Truck Center WY	Brake Slack Adjusters for	120.04
100089	Floyd's Truck Center WY	Handle for Sanitation Tru	271.26
100089	Floyd's Truck Center WY	Rec 3-63 - conn, elbow, c	134.12
100130	Grainger Inc	Mens Parka	125.91
100130	Grainger Inc	3/4 Sleeving Asphalt Trai	34.10
100225	Hach Company	Annual renewal for Hach S	16,998.00
100241	Hercules Industries Inc	Filters for Station AFrie	1,616.40
100248	Home Depot Credit Services	Weed and Pest building re	967.08
100248	Home Depot Credit Services	SCG supplies	155.61
100248	Home Depot Credit Services	Breezeway Ballast	35.97
100248	Home Depot Credit Services	Seed spreader for re-seed	53.94
100255	Humdinger Equipment LTD	Hydraulic Hose for TANA 4	3,499.13
100255	Humdinger Equipment LTD	DEF Dosing Injector Valve	1,128.02
101124	IBS Inc	Red Marking Paint	82.01
101232	In-Yarak Construction Inc.	Blacktooth Park Ph 3 - Co	102,429.95
100270	InfoSend Inc	Monthly service/email fee	136.20
100270	InfoSend Inc	Monthly service/email fee	5,707.55
101090	Joe Johnson Equipment LLC	Streets - 3-42 gsk, seal,	1,083.18
101023	John Deere Financial #11113081	Bungie Cord, Bolts and Nu	8.27
101023	John Deere Financial #11113081	Tow Rope	79.98
101023	John Deere Financial #11113081	Streets - 3-42 regen	176.81

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
101041	Kerns & Bunting LLC	Prosecuting Attorney Hour	7,866.25
101054	Knecht LLC	Screws and Netting for HH	198.11
101054	Knecht LLC	Screws and Netting for HH	435.11
101054	Knecht LLC	Spike Nails for Scale Hou	83.49
101058	Kois Brothers Equipment Co	Signs - 3-66 slide pads,	560.37
101063	L J Wright Ironworks & Design	KGC irrigation pump house	913.25
100451	LJS Concrete & Excavating LLC	N. Heights Ph I - Constr	101,336.37
100477	MC2 Engineering & Construction	N. Heights Waterline Ph I	12,290.00
100477	MC2 Engineering & Construction	Blacktooth Park Ph 3 - De	685.75
101229	Moore Life Urgent Care	Pre Employment Screening	37.00
100652	Mullinax Concrete Service & Ir	Boulders	434.70
100652	Mullinax Concrete Service & Ir	Chips for Dura Patcher	507.50
100652	Mullinax Concrete Service & Ir	Type C chips for Dura Pat	473.69
100656	Nalco Company	24 Bags of Polymer	8,687.35
100657	SPB Inc	Door Handle for Recycling	13.04
100657	SPB Inc	Clamp Band and Service Di	11.68
100657	SPB Inc	Blister Pack Capsules for	13.29
100657	SPB Inc	Blister Pack Capsules for	14.99
100657	SPB Inc	Oil Filter for Sanitation	142.32
100657	SPB Inc	Various dept fleet suppli	50.65
100657	SPB Inc	Various dept fleet suppli	40.68
100657	SPB Inc	Various dept fleet suppli	77.86
100657	SPB Inc	Various dept fleet suppli	114.97
100657	SPB Inc	Various dept fleet suppli	33.72
100657	SPB Inc	Various dept fleet suppli	7.10
100657	SPB Inc	Various dept fleet suppli	16.16
100657	SPB Inc	Various dept fleet suppli	2.96
100657	SPB Inc	Various dept fleet suppli	8.44
100657	SPB Inc	Various dept fleet suppli	125.99
100657	SPB Inc	wiper for Sanitation Truc	11.99
100671	Norco Inc	Toilet Paper and Gloves -	130.28
100671	Norco Inc	Paper Towels, Electrolyte	336.67
100047	Office Shop Inc	Records Copier Costs	60.00
100047	Office Shop Inc	Engineering - copies 4/25	462.65
100047	Office Shop Inc	Records Copier Costs	7.46
100047	Office Shop Inc	Copier lease 1st floor 4/	217.60

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100047	Office Shop Inc	Monthly Copy Charges	66.19
999999	Marley Graham	alcohol compliance 10 vis	100.00
999999	Chance Larson	second round of alcohol c	110.00
100794	Pert's Towing	Pulled TANA Compactor out	4,430.00
100818	Powder River Power of Sheridan	Adapter Fitting	31.44
100818	Powder River Power of Sheridan	Streets - 4-61 fittings	12.44
100818	Powder River Power of Sheridan	O-Ring for Sanitation Tru	13.74
100818	Powder River Power of Sheridan	Hose Fitting and Assembly	68.80
100818	Powder River Power of Sheridan	Brake Fitting and Cable T	99.76
100818	Powder River Power of Sheridan	Hose Fitting and Assembly	58.32
101113	Quill LLC	6 Boxes of the 3inch hang	83.98
100852	Randall Engineering Surveys	Determined Elevation on S	1,355.00
100939	Rhonda M Gould	Seamstress	30.00
100939	Rhonda M Gould	Seamstress	25.00
100973	Russell Industries Inc	Sum Pump// #147441-00	1,439.36
100989	Servall Uniform & Linen Supply	Bi Weekly Rug Cleaning	36.37
100989	Servall Uniform & Linen Supply	Rug Cleaning	174.39
100989	Servall Uniform & Linen Supply	Bi weekly Rug Cleaning	231.92
100995	Sheridan Artists Guild Et al	FY23 Administration for S	1,000.00
100998	Sheridan Commercial Co	Fittings	23.08
100998	Sheridan Commercial Co	Fasteners/Anchors	8.28
100998	Sheridan Commercial Co	Bolt Cutter and Key	49.09
100998	Sheridan Commercial Co	Barb Elbow and BLK enamel	30.69
100998	Sheridan Commercial Co	Landfill Scale - const. s	82.58
100998	Sheridan Commercial Co	Marking Paint and Masking	22.08
100998	Sheridan Commercial Co	Vinyl Numbers	13.36
100998	Sheridan Commercial Co	Post- Its	24.16
100998	Sheridan Commercial Co	Supplies	351.33
100998	Sheridan Commercial Co	Supplies to repair lawn d	19.20
100998	Sheridan Commercial Co	Supplies to repair lawn d	38.06
100998	Sheridan Commercial Co	Supplies to repair lawn d	124.24
100998	Sheridan Commercial Co	Supplies to repair lawn d	70.17
100998	Sheridan Commercial Co	Ratch Tie Down and Vinyl	13.01
100050	Sheridan County	FY23 Airport Service	132,859.34
100150	Econowash LLC	Laundry Services	24.00
100162	Sheridan Motor Inc	PD112 - LOF & rear spoile	94.08
100162	Sheridan Motor Inc	PD 1-19 - LOF & front swa	330.35

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100168	Sheridan Seed Co Inc	grass seed	367.50
100187	Snow Crest Chemicals LLC	Cooling tower chemicals	3,366.00
100189	Source Office & Technology	Printer Ink	310.47
100189	Source Office & Technology	Office Supplies	60.74
100051	State of Wyoming	Main St. Construction thr	11,916.64
101231	SyTech Inc.	Extended product maintena	350.00
100310	Team Laboratory Chemical LLC	Tack Coat	492.00
101226	The United States Composting C	Annual USCC Membership 07	475.00
100319	Thomas J Klepperich	Judge's hours	2,900.00
100321	The Tire Guys Inc	Caps for Recycling Truck	1,678.00
100321	The Tire Guys Inc	Streets - 4-93 tires	2,272.78
100321	The Tire Guys Inc	UM 3-82 - tire service ca	385.00
100321	The Tire Guys Inc	Recap Tires for Recycling	2,576.00
100321	The Tire Guys Inc	Caps for Sanitation Truck	733.45
100321	The Tire Guys Inc	W/C 3-13 - replaced drive	285.00
100322	Tires for Reclamation Inc	Tires for Recycling 05/23	1,396.56
101230	Top Concrete	Utility Trench Concrete	2,560.00
101127	Torgerson's LLC	Streets - 4-34 gas strt s	261.66
100350	Tyler Technologies Inc	Munis Implementation Cons	137,221.90
100350	Tyler Technologies Inc	TCM Implementation Consul	2,185.00
100516	VRM Inc	Replaced Belt Skirt on Ta	380.00
100516	VRM Inc	Labor to Temporarily Repa	9,287.90
101193	Wareings Motors Sheridan Inc	Body repair on patrol veh	5,000.00
100527	Weed Warriors	Alley Snow Removal 03/28	7,110.00
100532	Western Emulsions Inc	CRS 2	1,527.60
100540	winsupply of Sheridan Wy Co	PVC Pipe for Lychee Pump	110.88
101187	Wyoming Asphalt Repair	Pothole repair 4/15/23 -	25,000.00
100052	Wyoming Machinery Company	Filters for Loader 4-86	1,068.86
100052	Wyoming Machinery Company	Filters for Loader 4-86	387.58

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100052	Wyoming Machinery Company	Filters for Track Loader	469.29
100570	Zowada Plumbing & Heating Inc	Main St. misc. - camera s	320.00
100571	Merlin H Zowada	Metal plates to replace s	309.57
217 INVOICES		CHECK RUN TOTAL	786,778.16

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/06/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-10-11-110-000-6601-	Court	Contractua	10,766.25
100-10-14-141-000-6104-	Clerk	Software &	2,185.00
100-10-14-142-000-6101-	Treasurer	Office Sup	83.98
100-10-14-143-000-6101-	Cust Serv	Office Sup	3.47
100-10-14-143-000-6601-	Cust Serv	Contractua	5,843.75
100-10-16-160-000-6101-	HR	Office Sup	310.47
100-10-16-160-000-6111-0001A	HR	Department	2,081.75
100-10-18-181-000-6502-	GGB Maint	Rent/Lease	680.25
100-10-18-182-000-6101-	Engineer	Office Sup	105.49
100-10-18-182-000-6103-	Engineer	Technology	25.49
100-20-21-210-000-6101-	Police	Office Sup	302.16
100-20-21-210-000-6105-0006A	Police	Uniforms/C	55.00
100-20-21-210-000-6111-	Police	Department	35.97
100-20-21-210-000-6111-0013A	Police	Department	342.00
100-20-21-210-000-6502-	Police	Rent/Lease	67.46
100-20-25-250-000-6103-	Bldg Insp	Technolog	1,039.40
100-30-31-312-000-6105-0006A	Road Maint	Uniforms/C	125.91
100-30-31-312-000-6111-	Road Maint	Department	1,123.39
100-30-31-312-000-6111-0010A	Road Maint	Department	7,707.20
100-30-31-312-000-6111-0018A	Road Maint	Department	3,000.79
100-30-31-312-000-6111-0020A	Road Maint	Department	1,131.17
100-30-31-312-000-6704-0010A	Road Maint	Repairs/Ma	176.81
100-70-73-731-000-6107-	ServiceCtr	Tools	114.97
100-70-73-731-000-6111-	ServiceCtr	Department	303.18
		FUND TOTAL	37,611.31
110-20-23-230-000-6108-	Fire Admin	Equip/Mach	8,335.00
110-20-23-230-000-6701-0007A	Fire Admin	Repairs/Ma	2,119.40
110-30-33-330-000-6602-	AirportAdm	Contractua	132,859.34
110-50-57-570-000-6602-	Museum Adm	Contractua	1,000.00
110-50-57-571-000-6700-	Collection	Repairs/Ma	1,194.78
		FUND TOTAL	145,508.52
120-20-21-210-000-6111-0012A	Police	Department	284.19
120-20-21-210-000-6601-	Police	Contractua	174.39
120-20-21-210-000-6701-0007A	Police	Repairs/Ma	3,476.00
120-20-21-210-000-6704-0010A	Police	Repairs/Ma	5,424.43
120-50-54-540-000-6111-0010A	Park Super	Department	224.26
		FUND TOTAL	9,583.27
200-40-43-430-000-6809-0084G	Drug Educ	Miscellane	210.00
200-50-54-541-000-6111-0077A	Park Areas	Department	305.61
		FUND TOTAL	515.61
400-10-14-142-000-7600-0097P	Treasurer	Cap Outlay	137,221.90
400-10-18-180-000-7130-0167P	GGBConsAcq	Cap Outlay	44,222.12

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/06/2023

ACCOUNT	ORG DESC	ACCT DESC	
400-30-31-312-000-6703-0209P	Road Maint	Repairs/Ma	25,000.00
400-30-31-312-000-7400-0171P	Road Maint	Cap Outlay	12,236.64
400-30-31-315-000-7400-0166P	Bridges	Cap Outlay	987.00
400-50-54-541-000-7400-0175P	Park Areas	Cap Outlay	103,115.70
400-50-54-541-000-7400-0181P	Park Areas	Cap Outlay	510.80
400-80-81-812-000-7500-0165P	Water Dist	Cap Outlay	113,626.37
400-80-81-815-000-7500-0168P	SAWS	Cap Outlay	2,715.00
400-80-82-821-000-7500-0162P	WW Collect	Cap Outlay	17,278.75
400-80-84-841-000-7400-0157P	Landfill	Cap Outlay	26,057.49
400-80-84-841-000-7400-0248P	Landfill	Cap Outlay	82.58
		FUND TOTAL	483,054.35
500-80-81-810-000-6101-	WaterAdmin	Office Sup	114.85
500-80-81-810-000-6103-	WaterAdmin	Technology	266.98
500-80-81-811-000-6111-0010A	Source Sup	Department	2.62
500-80-81-811-000-6601-	Source Sup	Contractua	1,346.00
500-80-81-812-000-6111-0010A	Water Dist	Department	34.64
500-80-81-812-000-6704-0010A	Water Dist	Repairs/Ma	231.00
500-80-81-813-000-6106-	SWTP	Chemicals	6,515.51
500-80-81-813-000-6108-	SWTP	Equip/Mach	65.98
500-80-81-813-000-6111-	SWTP	Department	47.04
500-80-81-813-000-6111-0007A	SWTP	Department	30.69
500-80-81-813-000-6601-	SWTP	Contractua	7,473.00
500-80-81-814-000-6106-	BGWT	Chemicals	2,171.84
500-80-81-814-000-6111-0009A	BGWT	Department	1,439.36
500-80-81-814-000-6111-0010A	BGWT	Department	2.62
500-80-81-814-000-6403-	BGWT	Telecom se	144.00
500-80-81-814-000-6601-	BGWT	Contractua	9,530.00
		FUND TOTAL	29,416.13
510-80-82-820-000-6101-	SewerAdmin	Office Sup	76.58
510-80-82-820-000-6103-	SewerAdmin	Technology	177.99
510-80-82-821-000-6111-0010A	WW Collect	Department	23.09
510-80-82-821-000-6703-0009A	WW Collect	Repairs/Ma	10,000.00
510-80-82-821-000-6704-0010A	WW Collect	Repairs/Ma	154.00
510-80-82-822-000-6111-	WW Treat	Department	351.33
510-80-82-822-000-6601-	WW Treat	Contractua	24.00
		FUND TOTAL	10,806.99
520-80-83-830-000-6101-	SW Admin	Office Sup	24.16
520-80-83-830-000-6102-	SW Admin	Copier Sup	66.19
520-80-83-831-000-6101-	Sanitation	Office Sup	75.50
520-80-83-831-000-6105-0006A	Sanitation	Uniforms/C	24.40
520-80-83-831-000-6111-	Sanitation	Department	125.27
520-80-83-831-000-6111-0010A	Sanitation	Department	5,511.03
520-80-83-831-000-6601-	Sanitation	Contractua	3,801.38
520-80-83-831-000-6701-	Sanitation	Repairs/Ma	1,280.00

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/06/2023

ACCOUNT	ORG DESC	ACCT DESC	
520-80-83-831-000-6704-0010A	Sanitation	Repairs/Ma	285.00
520-80-83-832-000-6105-0006A	Recycling	Uniforms/C	199.86
520-80-83-832-000-6111-	Recycling	Department	6,053.74
520-80-83-832-000-6111-0010A	Recycling	Department	5,412.72
520-80-83-832-000-6601-	Recycling	Contractua	3,801.35
520-80-83-832-000-6603-	Recycling	Contractua	11,599.32
520-80-83-832-000-6701-	Recycling	Repairs/Ma	1,280.00
520-80-83-832-000-6704-0010A	Recycling	Repairs/Ma	380.00
520-80-84-841-000-6101-	Landfill	Office Sup	88.53
520-80-84-841-000-6109-	Landfill	Petroleum	27.57
520-80-84-841-000-6111-	Landfill	Department	1,330.15
520-80-84-841-000-6111-0010A	Landfill	Department	6,663.76
520-80-84-841-000-6202-	Landfill	Membership	475.00
520-80-84-841-000-6601-	Landfill	Contractua	7,960.12
520-80-84-841-000-6603-	Landfill	Contractua	2,000.96
520-80-84-841-000-6701-0007A	Landfill	Repairs/Ma	198.11
520-80-84-841-000-6702-	Landfill	Repairs/Ma	435.11
520-80-84-841-000-6704-0010A	Landfill	Repairs/Ma	9,287.90
		FUND TOTAL	68,387.13
530-30-32-320-000-6701-0007A	Weed Admin	Repairs/Ma	967.08
		FUND TOTAL	967.08
540-50-53-530-000-6111-0010A	Golf Admin	Department	14.52
540-50-53-530-000-6701-0007A	Golf Admin	Repairs/Ma	913.25
		FUND TOTAL	927.77
CHECK RUN SUMMARY TOTAL			786,778.16

** END OF REPORT - Generated by Jeff Hendrickson **

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100062	A Plus Plumbers & Appliance Re	Sink Repair	110.00
100062	A Plus Plumbers & Appliance Re	Boiler Repair-Station	503.00
100372	3G LLC	Rotary Park - Locomotive	92.80
101227	Altitude Coatings and Solution	CH Interior Painting - Pa	44,222.12
100376	Altitude Recycling Equipment L	Baling wire	6,000.00
100378	Amazon Capital Services	ITEM: DYMO LabelManager	130.98
100378	Amazon Capital Services	ITEM: SUNBA 5MP IP PoE	418.00
100378	Amazon Capital Services	Wire tier for sandbags	319.00
100378	Amazon Capital Services	ITEM: JB-2 Vaporizer Reg	133.99
100378	Amazon Capital Services	Parts Cleaner	359.99
100378	Amazon Capital Services	ITEM: ASUS VA249HE 23.8"	404.99
100378	Amazon Capital Services	ITEM: PILOT G2 Premium R	182.44
100378	Amazon Capital Services	Flex Drain and Poly Tubin	250.34
100378	Amazon Capital Services	A3 Paper, Case of Paper (	300.58
100378	Amazon Capital Services	ITEM: Energizer AA Batte	157.85
100378	Amazon Capital Services	Office Supplies	27.62
100378	Amazon Capital Services	Black garbage bags, cups	47.04
100378	Amazon Capital Services	Subwoofer refund	65.98
100378	Amazon Capital Services	ITEM: Amazon Basics Uni-	50.09
100378	Amazon Capital Services	ITEM: Amazon Basics Uni-	739.33
100378	Amazon Capital Services	ITEM: ViewSonic VA2747-M	249.98
100378	Amazon Capital Services	ITEM: JoyReken 4-Port US	48.97
100378	Amazon Capital Services	Evidence Supplies & Monit	340.14
100378	Amazon Capital Services	cs climate control	3.47
100378	Amazon Capital Services	Fence Stakes	434.85
100380	Fremont Ameri-Tech Equipment C	Pump for Sanitation Truck	1,779.36
100386	American Maid	Monthly Cleaning Service	300.00
100386	American Maid	Monthly Cleaning Service	150.00
100386	American Maid	Landfill Cleaning Service	300.00
100416	Automation & Electronics Inc	Remote support for BGWT/	144.00
101098	Becker First Responder CO LLC	BFRC-Bunker Gear for new	8,335.00
100573	Big Horn Logistics LLC	Safe Rides April 2023	342.00
100574	Big Horn Sanitation	Port-A-Potty Rentals	126.50
100574	Big Horn Sanitation	Port-A-Potty Rentals	126.50
100586	Bloedorn Lumber	Quikcrete	67.90
100596	Brian's Boot & Shoe Company	Boots for Bruce Miller -	175.45
100611	Burns & Mc Donnell	Landfill Remediation Desi	26,057.49

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100613	C & K Equipment Sales Inc	Supplies for SCG	150.00
100625	Carquest Auto Parts	Lube for Sanitation Truck	37.87
100625	Carquest Auto Parts	Dex III Mercon	7.81
100625	Carquest Auto Parts	Power Steering for Sanita	13.29
100625	Carquest Auto Parts	Lamp for Sanitaiton Truck	4.07
100625	Carquest Auto Parts	Cooling System for Saniat	9.62
100625	Carquest Auto Parts	Fuel for Sanitation Truck	16.97
100625	Carquest Auto Parts	Lamp for Sanitation Truck	4.07
100625	Carquest Auto Parts	Washer Pump for Sanitatio	44.36
100625	Carquest Auto Parts	Back Up Alarm for Sanitat	36.54
100625	Carquest Auto Parts	Breather for Sanitation T	7.97
100625	Carquest Auto Parts	Lube for Sanitation Truck	32.54
100625	Carquest Auto Parts	Cabin Air Element for San	38.49
100625	Carquest Auto Parts	Various dept fleet suppli	14.52
100625	Carquest Auto Parts	Various dept fleet suppli	2.62
100625	Carquest Auto Parts	Various dept fleet suppli	2.62
100625	Carquest Auto Parts	Various dept fleet suppli	40.24
100625	Carquest Auto Parts	Various dept fleet suppli	17.49
100625	Carquest Auto Parts	Various dept fleet suppli	25.89
100625	Carquest Auto Parts	Various dept fleet suppli	79.43
100625	Carquest Auto Parts	Various dept fleet suppli	31.83
100625	Carquest Auto Parts	Various dept fleet suppli	32.54
100625	Carquest Auto Parts	Various dept fleet suppli	2.62
100625	Carquest Auto Parts	Various dept fleet suppli	3.11
100625	Carquest Auto Parts	Various dept fleet suppli	12.21
100625	Carquest Auto Parts	Various dept fleet suppli	57.38
100625	Carquest Auto Parts	Various dept fleet suppli	31.73
100625	Carquest Auto Parts	Various dept fleet suppli	2.97
100625	Carquest Auto Parts	Various dept fleet suppli	108.58
100625	Carquest Auto Parts	Various dept fleet suppli	98.27
100625	Carquest Auto Parts	Lube and Air for Recyclin	35.51
100625	Carquest Auto Parts	Lube and Air for Sanitati	93.42
100625	Carquest Auto Parts	Grease for Landfill Equip	27.57
100634	CDG Engineers Inc	W. 5th St. Bridge - Prof	987.00
100735	CMI-Teco	W/C 7-8 - wiring harness	263.06
101184	Cody Allen Willis	Streets - st304 delivery	25.00
101233	Concrete Conservation LLC	Sewer Rehab CIPP - liner	27,278.75
100764	Craftco Metals Services Inc	remove and replace art p	1,194.78
100774	Cummins Rocky Mountain	Injector for Recycling Tr	605.31
101154	Diesel Machinery Inc	Manual for Recycling Truc	1,586.99

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

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VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100888	DOWL LLC	Airport Transmission 4/23	2,715.00
100914	Employ LLC	Temp Services May 8-12, 2	1,385.28
100914	Employ LLC	Temp Services May 1-5, 20	615.68
100914	Employ LLC	Sort Line Temp Services M	6,192.88
100914	Employ LLC	Temp Sorting Line Service	5,406.44
100915	Employers Council	Pre-Employment Background	777.50
100915	Employers Council	Pre-Employment Background	1,267.25
100916	Energy Laboratories Inc	TTHM-HAA5s sample analysi	1,001.00
100923	Enviro-Clean Equipment Inc	Streets - 3-43 screen cab	363.77
100089	Floyd's Truck Center WY	Brake Slack Adjusters for	171.28
100089	Floyd's Truck Center WY	Streets - st304 springs a	2,574.90
100089	Floyd's Truck Center WY	Combo BXD for Sanitation	165.42
100089	Floyd's Truck Center WY	Connector and Clamp for R	1.99
100089	Floyd's Truck Center WY	Connector for Recycling T	14.82
100089	Floyd's Truck Center WY	Brake Slack Adjusters for	120.04
100089	Floyd's Truck Center WY	Handle for Sanitation Tru	271.26
100089	Floyd's Truck Center WY	Rec 3-63 - conn, elbow, c	134.12
100130	Grainger Inc	Mens Parka	125.91
100130	Grainger Inc	3/4 Sleeving Asphalt Trai	34.10
100225	Hach Company	Annual renewal for Hach S	16,998.00
100241	Hercules Industries Inc	Filters for Station AFrie	1,616.40
100248	Home Depot Credit Services	Weed and Pest building re	967.08
100248	Home Depot Credit Services	SCG supplies	155.61
100248	Home Depot Credit Services	Breezeway Ballast	35.97
100248	Home Depot Credit Services	Seed spreader for re-seed	53.94
100255	Humdinger Equipment LTD	Hydraulic Hose for TANA 4	3,499.13
100255	Humdinger Equipment LTD	DEF Dosing Injector Valve	1,128.02
101124	IBS Inc	Red Marking Paint	82.01
101232	In-Yarak Construction Inc.	Blacktooth Park Ph 3 - Co	102,429.95
100270	InfoSend Inc	Monthly service/email fee	136.20
100270	InfoSend Inc	Monthly service/email fee	5,707.55
101090	Joe Johnson Equipment LLC	Streets - 3-42 gsk, seal,	1,083.18
101023	John Deere Financial #11113081	Bungie Cord, Bolts and Nu	8.27
101023	John Deere Financial #11113081	Tow Rope	79.98
101023	John Deere Financial #11113081	Streets - 3-42 regen	176.81

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
101041	Kerns & Bunting LLC	Prosecuting Attorney Hour	7,866.25
101054	Knecht LLC	Screws and Netting for HH	198.11
101054	Knecht LLC	Screws and Netting for HH	435.11
101054	Knecht LLC	Spike Nails for Scale Hou	83.49
101058	Kois Brothers Equipment Co	Signs - 3-66 slide pads,	560.37
101063	L J Wright Ironworks & Design	KGC irrigation pump house	913.25
100451	LJS Concrete & Excavating LLC	N. Heights Ph I - Constr	101,336.37
100477	MC2 Engineering & Construction	N. Heights Waterline Ph I	12,290.00
100477	MC2 Engineering & Construction	Blacktooth Park Ph 3 - De	685.75
101229	Moore Life Urgent Care	Pre Employment Screening	37.00
100652	Mullinax Concrete Service & Ir	Boulders	434.70
100652	Mullinax Concrete Service & Ir	Chips for Dura Patcher	507.50
100652	Mullinax Concrete Service & Ir	Type C chips for Dura Pat	473.69
100656	Nalco Company	24 Bags of Polymer	8,687.35
100657	SPB Inc	Door Handle for Recycling	13.04
100657	SPB Inc	Clamp Band and Service Di	11.68
100657	SPB Inc	Blister Pack Capsules for	13.29
100657	SPB Inc	Blister Pack Capsules for	14.99
100657	SPB Inc	Oil Filter for Sanitation	142.32
100657	SPB Inc	Various dept fleet suppli	50.65
100657	SPB Inc	Various dept fleet suppli	40.68
100657	SPB Inc	Various dept fleet suppli	77.86
100657	SPB Inc	Various dept fleet suppli	114.97
100657	SPB Inc	Various dept fleet suppli	33.72
100657	SPB Inc	Various dept fleet suppli	7.10
100657	SPB Inc	Various dept fleet suppli	16.16
100657	SPB Inc	Various dept fleet suppli	2.96
100657	SPB Inc	Various dept fleet suppli	8.44
100657	SPB Inc	Various dept fleet suppli	125.99
100657	SPB Inc	wiper for Sanitation Truc	11.99
100671	Norco Inc	Toilet Paper and Gloves -	130.28
100671	Norco Inc	Paper Towels, Electrolyte	336.67
100047	Office Shop Inc	Records Copier Costs	60.00
100047	Office Shop Inc	Engineering - copies 4/25	462.65
100047	Office Shop Inc	Records Copier Costs	7.46
100047	Office Shop Inc	Copier lease 1st floor 4/	217.60

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

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VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100047	Office Shop Inc	Monthly Copy Charges	66.19
999999	Marley Graham	alcohol compliance 10 vis	100.00
999999	Chance Larson	second round of alcohol c	110.00
100794	Pert's Towing	Pulled TANA Compactor out	4,430.00
100818	Powder River Power of Sheridan	Adapter Fitting	31.44
100818	Powder River Power of Sheridan	Streets - 4-61 fittings	12.44
100818	Powder River Power of Sheridan	O-Ring for Sanitation Tru	13.74
100818	Powder River Power of Sheridan	Hose Fitting and Assembly	68.80
100818	Powder River Power of Sheridan	Brake Fitting and Cable T	99.76
100818	Powder River Power of Sheridan	Hose Fitting and Assembly	58.32
101113	Quill LLC	6 Boxes of the 3inch hang	83.98
100852	Randall Engineering Surveys	Determined Elevation on S	1,355.00
100939	Rhonda M Gould	Seamstress	30.00
100939	Rhonda M Gould	Seamstress	25.00
100973	Russell Industries Inc	Sum Pump// #147441-00	1,439.36
100989	Servall Uniform & Linen Supply	Bi Weekly Rug Cleaning	36.37
100989	Servall Uniform & Linen Supply	Rug Cleaning	174.39
100989	Servall Uniform & Linen Supply	Bi Weekly Rug Cleaning	231.92
100995	Sheridan Artists Guild Et al	FY23 Administration for S	1,000.00
100998	Sheridan Commercial Co	Fittings	23.08
100998	Sheridan Commercial Co	Fasteners/Anchors	8.28
100998	Sheridan Commercial Co	Bolt Cutter and Key	49.09
100998	Sheridan Commercial Co	Barb Elbow and BLK enamel	30.69
100998	Sheridan Commercial Co	Landfill Scale - const. s	82.58
100998	Sheridan Commercial Co	Marking Paint and Masking	22.08
100998	Sheridan Commercial Co	Vinyl Numbers	13.36
100998	Sheridan Commercial Co	Post- Its	24.16
100998	Sheridan Commercial Co	Supplies	351.33
100998	Sheridan Commercial Co	Supplies to repair lawn d	19.20
100998	Sheridan Commercial Co	Supplies to repair lawn d	38.06
100998	Sheridan Commercial Co	Supplies to repair lawn d	124.24
100998	Sheridan Commercial Co	Supplies to repair lawn d	70.17
100998	Sheridan Commercial Co	Ratch Tie Down and Vinyl	13.01
100050	Sheridan County	FY23 Airport Service	132,859.34
100150	Econowash LLC	Laundry Services	24.00
100162	Sheridan Motor Inc	PD112 - LOF & rear spoile	94.08
100162	Sheridan Motor Inc	PD 1-19 - LOF & front swa	330.35

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100168	Sheridan Seed Co Inc	grass seed	367.50
100187	Snow Crest Chemicals LLC	Cooling tower chemicals	3,366.00
100189	Source Office & Technology	Printer Ink	310.47
100189	Source Office & Technology	Office Supplies	60.74
100051	State of Wyoming	Main St. Construction thr	11,916.64
101231	SyTech Inc.	Extended product maintena	350.00
100310	Team Laboratory Chemical LLC	Tack Coat	492.00
101226	The United States Composting C	Annual USCC Membership 07	475.00
100319	Thomas J Klepperich	Judge's hours	2,900.00
100321	The Tire Guys Inc	Caps for Recycling Truck	1,678.00
100321	The Tire Guys Inc	Streets - 4-93 tires	2,272.78
100321	The Tire Guys Inc	UM 3-82 - tire service ca	385.00
100321	The Tire Guys Inc	Recap Tires for Recycling	2,576.00
100321	The Tire Guys Inc	Caps for Sanitation Truck	733.45
100321	The Tire Guys Inc	W/C 3-13 - replaced drive	285.00
100322	Tires for Reclamation Inc	Tires for Recycling 05/23	1,396.56
101230	Top Concrete	Utility Trench Concrete	2,560.00
101127	Torgerson's LLC	Streets - 4-34 gas strt s	261.66
100350	Tyler Technologies Inc	Munis Implementation Cons	137,221.90
100350	Tyler Technologies Inc	TCM Implementation Consul	2,185.00
100516	VRM Inc	Replaced Belt Skirt on Ta	380.00
100516	VRM Inc	Labor to Temporarily Repa	9,287.90
101193	Wareings Motors Sheridan Inc	Body repair on patrol veh	5,000.00
100527	Weed Warriors	Alley Snow Removal 03/28	7,110.00
100532	Western Emulsions Inc	CRS 2	1,527.60
100540	winsupply of Sheridan Wy Co	PVC Pipe for Lychee Pump	110.88
101187	Wyoming Asphalt Repair	Pothole repair 4/15/23 -	25,000.00
100052	Wyoming Machinery Company	Filters for Loader 4-86	1,068.86
100052	Wyoming Machinery Company	Filters for Loader 4-86	387.58

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/06/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100052	Wyoming Machinery Company	Filters for Track Loader	469.29
100570	Zowada Plumbing & Heating Inc	Main St. misc. - camera s	320.00
100571	Merlin H Zowada	Metal plates to replace s	309.57
217 INVOICES		CHECK RUN TOTAL	786,778.16

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/06/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-10-11-110-000-6601-	Court	Contractua	10,766.25
100-10-14-141-000-6104-	Clerk	Software &	2,185.00
100-10-14-142-000-6101-	Treasurer	Office Sup	83.98
100-10-14-143-000-6101-	Cust Serv	Office Sup	3.47
100-10-14-143-000-6601-	Cust Serv	Contractua	5,843.75
100-10-16-160-000-6101-	HR	Office Sup	310.47
100-10-16-160-000-6111-0001A	HR	Department	2,081.75
100-10-18-181-000-6502-	GGB Maint	Rent/Lease	680.25
100-10-18-182-000-6101-	Engineer	Office Sup	105.49
100-10-18-182-000-6103-	Engineer	Technology	25.49
100-20-21-210-000-6101-	Police	Office Sup	302.16
100-20-21-210-000-6105-0006A	Police	Uniforms/C	55.00
100-20-21-210-000-6111-	Police	Department	35.97
100-20-21-210-000-6111-0013A	Police	Department	342.00
100-20-21-210-000-6502-	Police	Rent/Lease	67.46
100-20-25-250-000-6103-	Bldg Insp	Technolog	1,039.40
100-30-31-312-000-6105-0006A	Road Maint	Uniforms/C	125.91
100-30-31-312-000-6111-	Road Maint	Department	1,123.39
100-30-31-312-000-6111-0010A	Road Maint	Department	7,707.20
100-30-31-312-000-6111-0018A	Road Maint	Department	3,000.79
100-30-31-312-000-6111-0020A	Road Maint	Department	1,131.17
100-30-31-312-000-6704-0010A	Road Maint	Repairs/Ma	176.81
100-70-73-731-000-6107-	ServiceCtr	Tools	114.97
100-70-73-731-000-6111-	ServiceCtr	Department	303.18
		FUND TOTAL	37,611.31
110-20-23-230-000-6108-	Fire Admin	Equip/Mach	8,335.00
110-20-23-230-000-6701-0007A	Fire Admin	Repairs/Ma	2,119.40
110-30-33-330-000-6602-	AirportAdm	Contractua	132,859.34
110-50-57-570-000-6602-	Museum Adm	Contractua	1,000.00
110-50-57-571-000-6700-	Collection	Repairs/Ma	1,194.78
		FUND TOTAL	145,508.52
120-20-21-210-000-6111-0012A	Police	Department	284.19
120-20-21-210-000-6601-	Police	Contractua	174.39
120-20-21-210-000-6701-0007A	Police	Repairs/Ma	3,476.00
120-20-21-210-000-6704-0010A	Police	Repairs/Ma	5,424.43
120-50-54-540-000-6111-0010A	Park Super	Department	224.26
		FUND TOTAL	9,583.27
200-40-43-430-000-6809-0084G	Drug Educ	Miscellane	210.00
200-50-54-541-000-6111-0077A	Park Areas	Department	305.61
		FUND TOTAL	515.61
400-10-14-142-000-7600-0097P	Treasurer	Cap Outlay	137,221.90
400-10-18-180-000-7130-0167P	GGBConsAcq	Cap Outlay	44,222.12

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/06/2023

ACCOUNT	ORG DESC	ACCT DESC	
400-30-31-312-000-6703-0209P	Road Maint	Repairs/Ma	25,000.00
400-30-31-312-000-7400-0171P	Road Maint	Cap Outlay	12,236.64
400-30-31-315-000-7400-0166P	Bridges	Cap Outlay	987.00
400-50-54-541-000-7400-0175P	Park Areas	Cap Outlay	103,115.70
400-50-54-541-000-7400-0181P	Park Areas	Cap Outlay	510.80
400-80-81-812-000-7500-0165P	Water Dist	Cap Outlay	113,626.37
400-80-81-815-000-7500-0168P	SAWS	Cap Outlay	2,715.00
400-80-82-821-000-7500-0162P	WW Collect	Cap Outlay	17,278.75
400-80-84-841-000-7400-0157P	Landfill	Cap Outlay	26,057.49
400-80-84-841-000-7400-0248P	Landfill	Cap Outlay	82.58
		FUND TOTAL	483,054.35
500-80-81-810-000-6101-	WaterAdmin	Office Sup	114.85
500-80-81-810-000-6103-	WaterAdmin	Technology	266.98
500-80-81-811-000-6111-0010A	Source Sup	Department	2.62
500-80-81-811-000-6601-	Source Sup	Contractua	1,346.00
500-80-81-812-000-6111-0010A	Water Dist	Department	34.64
500-80-81-812-000-6704-0010A	Water Dist	Repairs/Ma	231.00
500-80-81-813-000-6106-	SWTP	Chemicals	6,515.51
500-80-81-813-000-6108-	SWTP	Equip/Mach	65.98
500-80-81-813-000-6111-	SWTP	Department	47.04
500-80-81-813-000-6111-0007A	SWTP	Department	30.69
500-80-81-813-000-6601-	SWTP	Contractua	7,473.00
500-80-81-814-000-6106-	BGWT	Chemicals	2,171.84
500-80-81-814-000-6111-0009A	BGWT	Department	1,439.36
500-80-81-814-000-6111-0010A	BGWT	Department	2.62
500-80-81-814-000-6403-	BGWT	Telecom se	144.00
500-80-81-814-000-6601-	BGWT	Contractua	9,530.00
		FUND TOTAL	29,416.13
510-80-82-820-000-6101-	SewerAdmin	Office Sup	76.58
510-80-82-820-000-6103-	SewerAdmin	Technology	177.99
510-80-82-821-000-6111-0010A	WW Collect	Department	23.09
510-80-82-821-000-6703-0009A	WW Collect	Repairs/Ma	10,000.00
510-80-82-821-000-6704-0010A	WW Collect	Repairs/Ma	154.00
510-80-82-822-000-6111-	WW Treat	Department	351.33
510-80-82-822-000-6601-	WW Treat	Contractua	24.00
		FUND TOTAL	10,806.99
520-80-83-830-000-6101-	SW Admin	Office Sup	24.16
520-80-83-830-000-6102-	SW Admin	Copier Sup	66.19
520-80-83-831-000-6101-	Sanitation	Office Sup	75.50
520-80-83-831-000-6105-0006A	Sanitation	Uniforms/C	24.40
520-80-83-831-000-6111-	Sanitation	Department	125.27
520-80-83-831-000-6111-0010A	Sanitation	Department	5,511.03
520-80-83-831-000-6601-	Sanitation	Contractua	3,801.38
520-80-83-831-000-6701-	Sanitation	Repairs/Ma	1,280.00

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/06/2023

ACCOUNT	ORG DESC	ACCT DESC	
520-80-83-831-000-6704-0010A	Sanitation	Repairs/Ma	285.00
520-80-83-832-000-6105-0006A	Recycling	Uniforms/C	199.86
520-80-83-832-000-6111-	Recycling	Department	6,053.74
520-80-83-832-000-6111-0010A	Recycling	Department	5,412.72
520-80-83-832-000-6601-	Recycling	Contractua	3,801.35
520-80-83-832-000-6603-	Recycling	Contractua	11,599.32
520-80-83-832-000-6701-	Recycling	Repairs/Ma	1,280.00
520-80-83-832-000-6704-0010A	Recycling	Repairs/Ma	380.00
520-80-84-841-000-6101-	Landfill	Office Sup	88.53
520-80-84-841-000-6109-	Landfill	Petroleum	27.57
520-80-84-841-000-6111-	Landfill	Department	1,330.15
520-80-84-841-000-6111-0010A	Landfill	Department	6,663.76
520-80-84-841-000-6202-	Landfill	Membership	475.00
520-80-84-841-000-6601-	Landfill	Contractua	7,960.12
520-80-84-841-000-6603-	Landfill	Contractua	2,000.96
520-80-84-841-000-6701-0007A	Landfill	Repairs/Ma	198.11
520-80-84-841-000-6702-	Landfill	Repairs/Ma	435.11
520-80-84-841-000-6704-0010A	Landfill	Repairs/Ma	9,287.90
		FUND TOTAL	68,387.13
530-30-32-320-000-6701-0007A	Weed Admin	Repairs/Ma	967.08
		FUND TOTAL	967.08
540-50-53-530-000-6111-0010A	Golf Admin	Department	14.52
540-50-53-530-000-6701-0007A	Golf Admin	Repairs/Ma	913.25
		FUND TOTAL	927.77
CHECK RUN SUMMARY TOTAL			786,778.16

** END OF REPORT - Generated by Jeff Hendrickson **

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/01/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
101238	4imprint Inc	promotional items for rod	4,132.67
100065	Ace Hardware-Newkirk	Invoice # 9068850, Parks	32.62
100065	Ace Hardware-Newkirk	9146527, parks supplies	2.29
100065	Ace Hardware-Newkirk	Foam for filters	40.74
100069	Advance Fence	Invoice #5442, Parks supp	105.00
100372	3G LLC	Invoice # 17468, KGC medi	150.00
100392	American Welding & Gas Inc	Welding gas	79.48
100392	American Welding & Gas Inc	46952 Jobbers	122.82
100392	American Welding & Gas Inc	Hard Hats	89.85
100398	Apex Communications LLC	KNG-M Smart, Straight, Mo	236.07
100754	Continental Mapping Acquisitio	GIS Professional Services	3,220.61
101098	Becker First Responder CO LLC	Boston Leather Firefighte	75.00
100586	Bloedorn Lumber	Post and staples to repai	36.32
100596	Brian's Boot & Shoe Company	Steel toe rain boots - Ja	170.95
100596	Brian's Boot & Shoe Company	Steel toe boots - Jared	180.00
100613	C & K Equipment Sales Inc	Filters for Lawn Mowers	30.60
100613	C & K Equipment Sales Inc	Invoice # 12375, Toolcat	5,806.68
100613	C & K Equipment Sales Inc	WWTP Lawn Mower Filters	101.48
100625	Carquest Auto Parts	Fuel/Water Separator for	25.89
100625	Carquest Auto Parts	Fuel Filter and Lube for	59.48
100625	Carquest Auto Parts	Cycle Chain Lube for Towe	11.30
100625	Carquest Auto Parts	Replacement lube (44.44)	92.38
100625	Carquest Auto Parts	Lube for Engine 1 Ivan Pi	32.54
100625	Carquest Auto Parts	Fuel Spin-On and Lube for	92.38
100625	Carquest Auto Parts	M1-ESP-0W-30 5 Qt 3 for H	34.03
100625	Carquest Auto Parts	Air Filter and Lube for H	24.13
100625	Carquest Auto Parts	Fuel and Air Filters for	47.23
100625	Carquest Auto Parts	24 inch wiper blades for	26.78
100625	Carquest Auto Parts	Halogen Bulbs for Engine	13.77
100640	Certified Folder Display Servi	printing and distribution	3,505.85
100727	Granicus	Video Streaming Services	1,295.00
100734	Pro Shopkeeper Computer Softwa	Invoice #INV1350964, KGC	4,810.00
100737	Cobra Crete LLC	Repair curb and gutter fr	2,400.00
100742	Collection Professionals Inc	CPI Accts # 1885 & # 2799	208.09

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/01/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100749	Communication Electronics Inc	UM alarm monitoring	105.00
100767	Crescent Electric Supply Co	500 ft UPC wire	54.83
100767	Crescent Electric Supply Co	DS21604 Omni 16/4C- wire	518.42
100767	Crescent Electric Supply Co	WWTP Electrical Dymo Rhin	121.52
101105	D B Smart Homes & Security LLC	Invoice #0324, Bathroom 1	2,790.00
101105	D B Smart Homes & Security LLC	invoice #0336, building	2,665.00
100782	Dana Kepner Company	Hydrant repair kits	196.00
100874	Direct Electric	Shed for temporary scale	4,934.25
100914	Employ LLC	Landfill temp workers	1,014.19
100914	Employ LLC	Recycling temp workers	5,622.89
100076	Fastenal Company	5" Hose Clamps	11.72
100049	Ferguson US Holdings Inc	Hydrant meter fittings	540.99
100049	Ferguson US Holdings Inc	Hydrant meter fittings	37.95
100049	Ferguson US Holdings Inc	Hydrant meter fittings	219.90
100092	PreCise MRM LLC	Streets - conversion upfi	73,441.33
100118	Geotec Industrial Supply	Reflective Impact Sheets	56.20
100129	Government Finance Officers As	Renew #300170049-Brett L	190.00
100130	Grainger Inc	Air cylinder for asphalt	399.24
100130	Grainger Inc	Air cylinder siloMountin	2,356.12
100130	Grainger Inc	Multi Tonal Alarm, Eye Wa	218.93
100131	Granite Peak Pump Service Inc	Invoice # 23057, KGC pump	2,541.59
100137	Greensky Commercial Cleaning	Service Center cleaning,	1,240.00
100230	Hawkins Inc	Azone 15	11,253.00
100230	Hawkins Inc	Azone, Soda Ash chemicals	3,612.71
100230	Hawkins Inc	Sodium Hypochlorite- 905	5,172.00
100243	High Top Tree Service LLC	Invoice #1147, Community	2,666.42
100248	Home Depot Credit Services	Invoice # 2615770, Parks	107.54
100248	Home Depot Credit Services	Replacement recipricating	199.00
100248	Home Depot Credit Services	Materials for fixing show	95.44
100248	Home Depot Credit Services	60040006122436, parks dep	13.74
100248	Home Depot Credit Services	Cord Plugs/Grinder	307.24
100248	Home Depot Credit Services	wire tracer	59.00
100248	Home Depot Credit Services	Airless Paint Sprayer	675.00

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/01/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100248	Home Depot Credit Services	HS Tubing - IT Supplies	2.40
100248	Home Depot Credit Services		59.00
100259	I/O Solutions Inc	Dispatcher selection test	115.84
100287	Interstate Engineering Inc	GIS & Planning Services t	2,755.00
101023	John Deere Financial #11113081	Utility Tech Supplies - S	38.98
101046	Kilpatrick Creations Inc	Uniform tee shirts	398.40
101046	Kilpatrick Creations Inc	Invoice # 193180, KGC un	810.10
101054	Knecht LLC	9153466, Cem. supplies	438.47
101068	Landon's Greenhouse & Nursery	Baskets for UM shop	220.00
100458	Luke A Goddard	Medical Doctor Coverage f	500.00
100494	Midland Implement Co Inc	Invoice # 195709001, KGC	782.30
100494	Midland Implement Co Inc	Invoice # 188741001, KGC	2,481.50
100494	Midland Implement Co Inc	188741002, GC supply	981.00
100494	Midland Implement Co Inc	invoice# 198096001, KGC	216.00
100494	Midland Implement Co Inc	invoice #197218001, KGC	731.86
100021	Montana Dakota Utilities Co	MDU charges check run 060	20,691.30
100647	Mountain States Lighting	Roadway Lights/Cobra Head	1,282.00
100651	Mueller Systems	1 1/2 inch meters	1,364.22
100652	Mullinax Concrete Service & Ir	0244862-IN, Cem. supplies	530.24
101225	N.A. Nelson Construction Compa	Invoice #7269, Crane oper	320.00
100657	SPB Inc	Fuel Filter for Hazmat 1	31.71
100657	SPB Inc	4-Napa Heavy Duty 30 qts	14.76
100657	SPB Inc	Napa Gold Air Filter for	58.23
100657	SPB Inc	Invoice # 718842, KGC dep	30.23
100657	SPB Inc	Mud flaps	44.98
100657	SPB Inc	Fuel Filter for Haz Mat V	31.71
100669	Newman Signs Inc	One Cent Sign	56.91
100671	Norco Inc	Gloves	72.36
100671	Norco Inc	Shop - Q-25% carbon Diox	70.12
100671	Norco Inc	Blue hard hats	48.80
100047	Office Shop Inc	UM copier charges	21.87

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/01/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100047	Office Shop Inc	Copier lease	47.71
100047	Office Shop Inc	Lease Payment 33 of 60 -	101.15
100047	Office Shop Inc	Lease Payment 35 of 60 -	101.15
100047	Office Shop Inc	UM copier lease	53.48
100047	Office Shop Inc	UM copier lease	53.48
100047	Office Shop Inc	3rd floor copier usage fr	99.73
999998	Collin Eisenman	Meals per diem while atte	265.50
999998	Paul Juergens	Reimb meals per diem and	146.10
999998	Jon Syring	Reimburse clothing allowa	201.35
999998	Becky Lundblade	Canon Ink for SCADA print	29.65
999998	Gabe Legler	Reimburse meals per diem	147.50
999998	Paul Juergens	Leatherman Tool for PJuer	75.43
999998	Christie Edwards	Travel reimbursement for	292.26
999998	Candace Ainslie	reimbursement for per die	291.50
999998	Cecilia Good	Reimbursement for Continu	1,800.00
999998	Candace Ainslie	Per diem expenses for IIM	291.50
999998	Peter Brooks	Peter Brooks Tuition Reim	579.60
999998	Brian Washko	Employee reimbursement fo	2,906.37
999999	Cecilia Good	reimbursement for ARMA St	512.94
999997	Cole Barton	Deposit Refund-731 N GOUL	26.70
999997	William Craig	Deposit Refund-1430 Ridge	42.39
999997	Leah Bauer	Deposit Refund-597 Wyomin	24.74
999997	Delaynie Dearcorn	Deposit Refund-555 Wyomin	35.82
999997	Matthew Melin	Deposit Refund-829 S Sher	82.08
999997	Meritt Haynes	Deposit Refund-829 E 7th	22.22
100712	Pavement Markings LLC	Invoice # 2711, Marshall	675.00
100712	Pavement Markings LLC	Invoice # 2719, Kendrick	2,750.00
100811	Polydyne Inc	WWTP Chemicals - Clariflo	3,150.00
100818	Powder River Power of Sheridan	Shop supplies - xl orange	67.86
100818	Powder River Power of Sheridan	Hydraulic Fittings	7.46
100818	Powder River Power of Sheridan	Grease Zerks	6.80
100818	Powder River Power of Sheridan	87647, GC supply	36.41
101166	PSS Professional Sales & Servi	Graphics for new ambulanc	65.74
101113	Quill LLC	2 black toner and 1 cyan	455.96
100851	Regency Midwest Ventures Limit	Wyoming Rural water confe	255.00
100851	Regency Midwest Ventures Limit	Wyoming Rural water confe	255.00
100851	Regency Midwest Ventures Limit	Wyoming Rural water confe	255.00
100851	Regency Midwest Ventures Limit	Wyoming Rural water confe	255.00

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/01/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
101191	Richard A Burke Jr	Honorarium for "Intrique"	1,000.00
100983	Stearns Conrad & Schmidt Consu	Water and Sewer PIF Analy	2,465.00
100986	Secure Shred	Shredding Services for HR	60.00
100986	Secure Shred	document shredding for tr	349.44
100989	Servall Uniform & Linen Supply	Clean Rugs 5/11/2023 for	31.71
100989	Servall Uniform & Linen Supply	UM rug cleaning	93.00
100989	Servall Uniform & Linen Supply	UM rug cleaning	93.00
100989	Servall Uniform & Linen Supply	Clean Rugs for SFR 5-25-2	31.71
100994	Shaunessey Reeves	Invoice # 332, Parks jani	450.00
100994	Shaunessey Reeves	invoice # 333, Janitorial	650.00
100994	Shaunessey Reeves	invoice # 334, janitorial	50.00
100998	Sheridan Commercial Co	Pipe Fittings	4.27
100998	Sheridan Commercial Co	CH supplies - fasteners &	5.34
100998	Sheridan Commercial Co	Bolts/Washers	23.73
100998	Sheridan Commercial Co	Gorilla Super Glue and Zi	14.84
100998	Sheridan Commercial Co	shop - 5pk 9" 20/24T MTL	18.87
100998	Sheridan Commercial Co	duster for bldg dept clea	17.08
100998	Sheridan Commercial Co	weed killer and trash bag	46.44
100998	Sheridan Commercial Co	Shipping Charges	16.86
100998	Sheridan Commercial Co	Lock Nuts	16.18
100998	Sheridan Commercial Co	AAA Batteries Utility Adm	21.97
100998	Sheridan Commercial Co	9 volt Pro Batteries and	45.74
100998	Sheridan Commercial Co	Shop Vac Filters	18.11
100050	Sheridan County	Rabies Booster	480.00
100050	Sheridan County	Immunization - Marshall	140.00
100050	Sheridan County	Rabies titer	260.00
100151	Sheridan Electric LLC	Repair Pedestrian Signal	2,184.00
100168	Sheridan Seed Co Inc	invoice number 197393, Ce	6.25
100181	Simplot Partners	Invoice # 211028842, KGC	8,434.00
100181	Simplot Partners	Invoice # 211028840, Park	1,273.00
100321	The Tire Guys Inc	invoice# 2010042735, Park	510.00
100321	The Tire Guys Inc	Invoice # 201 0042563, Ce	59.95
100321	The Tire Guys Inc	201 0042851, GC supplies	26.00
100321	The Tire Guys Inc	Utility Tech Tire Repair	26.00
100321	The Tire Guys Inc	Invoice # 201 0042212, KG	26.00
100328	Top Office Products Inc	Notary Stamp	50.45
100328	Top Office Products Inc	Notary stamp - Bowen	50.70

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH060623 06/01/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100329	Toro NSN	Invoice # 198854077, KGC	155.00
101130	Tree Mechanics	Crane Service	525.00
101130	Tree Mechanics	Invoice # 1211212640, Com	900.00
100337	Tri State Truck & Equipment In	4.24.23-5.24.23 L90H Load	21,300.00
101213	VariTech Industries Inc	hydraulic coupler for snow	8,491.52
100518	Wagner Ranch Services LLC	washed Sand	132.46
100540	Winsupply of Sheridan Wy Co	Invoice # 475840 01, Ceme	963.64
100540	Winsupply of Sheridan Wy Co	Invoice # 476107 01, Park	83.23
100540	Winsupply of Sheridan Wy Co	Curb stop repair parts	228.76
100540	Winsupply of Sheridan Wy Co	8inch Bronze saddle	836.00
100540	Winsupply of Sheridan Wy Co	476594 01, Parks Repairs	19.96
100540	Winsupply of Sheridan Wy Co	Ball valve	240.28
100540	Winsupply of Sheridan Wy Co	Cathodic protection anti-	591.76
100540	Winsupply of Sheridan Wy Co	Gate valve	107.01
100052	Wyoming Machinery Company	Repairs to the loader 4-8	314.10
100570	Zowada Plumbing & Heating Inc	City Hall - urinal repair	250.54
100571	Merlin H Zowada	unpaid balance from 12-22	41.60
190 INVOICES		CHECK RUN TOTAL	256,625.56

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/01/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-10-11-110-000-6201-	Court	Travel/Tra	292.26
100-10-12-121-000-6101-	Council	Office Sup	1,000.00
100-10-12-122-000-6101-	CA	Office Sup	500.00
100-10-14-141-000-6101-	Clerk	Office Sup	2,132.67
100-10-14-141-000-6201-	Clerk	Travel/Tra	2,895.94
100-10-14-142-000-6101-	Treasurer	Office Sup	455.96
100-10-14-142-000-6202-	Treasurer	Membership	190.00
100-10-14-142-000-6602-	Treasurer	Contractua	349.44
100-10-14-143-000-6601-	Cust Serv	Contractua	208.09
100-10-17-170-000-6104-	IT	Software &	1,295.00
100-10-17-170-000-6111-	IT	Department	120.40
100-10-18-181-000-6111-	GGB Maint	Department	5.34
100-10-18-181-000-6502-	GGB Maint	Rent/Lease	99.73
100-10-18-181-000-6700-	GGB Maint	Repairs/Ma	250.54
100-10-18-182-000-6101-	Engineer	Office Sup	500.00
100-20-21-210-000-6401-	Police	Gas/Electr	2,942.52
100-20-21-223-000-6105-	PD Comm	Uniforms/C	398.40
100-20-21-223-000-6111-	PD Comm	Department	216.99
100-20-25-250-000-6101-	Bldg Insp	Office Sup	17.08
100-20-25-250-000-6201-	Bldg Insp	Travel/Tra	2,906.37
100-30-31-312-000-6102-	Road Maint	Copier Sup	250.01
100-30-31-312-000-6111-	Road Maint	Department	4,367.24
100-30-31-312-000-6401-	Road Maint	Gas/Electr	1,435.74
100-30-31-312-000-6402-	Road Maint	Electric-O	308.98
100-30-31-312-000-6601-	Road Maint	Contractua	1,240.00
100-30-31-314-000-6111-	SnowRemove	Department	8,491.52
100-30-35-350-000-6111-	Cem Admin	Department	974.96
100-30-35-350-000-6700-	Cem Admin	Repairs/Ma	963.64
100-30-35-350-000-6704-	Cem Admin	Repairs/Ma	59.95
100-50-54-540-000-6401-	Park Super	Gas/Electr	285.22
100-50-54-543-000-6601-	Forestry	Contractua	3,616.42
100-70-73-731-000-6111-	ServiceCtr	Department	156.85
100-70-73-731-000-6401-	ServiceCtr	Gas/Electr	1,715.49
		FUND TOTAL	40,642.75
110-20-21-210-000-6601-	Police	Contractua	740.00
110-20-23-230-000-6105-	Fire Admin	Uniforms/C	276.78
110-20-23-230-000-6108-	Fire Admin	Equip/Mach	75.00
110-20-23-230-000-6111-	Fire Admin	Department	156.02
110-20-23-230-000-6201-	Fire Admin	Travel/Tra	559.10
110-20-23-230-000-6601-	Fire Admin	Contractua	563.42
110-20-23-230-000-6704-0010A	Fire Admin	Repairs/Ma	898.13
110-30-31-312-000-7600-	Road Maint	Cap Outlay	53,551.00
110-50-51-510-000-6401-	RecSnr Adm	Gas/Electr	1,039.30
110-50-57-571-000-6601-	Collection	Contractua	1,000.00
110-50-57-571-000-6802-	Collection	Advertisin	3,505.85
		FUND TOTAL	62,364.60

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/01/2023

ACCOUNT	ORG DESC	ACCT DESC	
120-10-16-160-000-6601-	HR	Contractua	60.00
120-10-18-182-000-6601-	Engineer	Contractua	5,975.61
120-30-31-312-000-6502-	Road Maint	Rent/Lease	21,300.00
120-30-31-312-000-7400-	Road Maint	Cap Outlay	2,762.82
120-30-31-312-000-7600-	Road Maint	Cap Outlay	19,890.33
120-30-35-350-000-6601-	Cem Admin	Contractua	50.00
120-50-54-540-000-6111-	Park Super	Department	2,044.19
120-50-54-540-000-6601-	Park Super	Contractua	1,050.00
120-50-54-540-000-6700-	Park Super	Repairs/Ma	103.19
120-50-54-540-000-6701-	Park Super	Repairs/Ma	8,880.00
120-50-54-540-000-6704-	Park Super	Repairs/Ma	5,806.68
		FUND TOTAL	67,922.82
400-80-84-841-000-7400-0248P	Landfill	Cap Outlay	4,934.25
		FUND TOTAL	4,934.25
500-00-00-000-000-2301-	Water Fund	Utility De	233.95
500-80-81-810-000-6101-	WaterAdmin	Office Sup	13.18
500-80-81-810-000-6105-	WaterAdmin	Uniforms/C	12.59
500-80-81-810-000-6111-	WaterAdmin	Department	26.39
500-80-81-810-000-6601-	WaterAdmin	Contractua	1,479.00
500-80-81-811-000-6401-	Source Sup	Gas/Electr	317.94
500-80-81-812-000-6105-	Water Dist	Uniforms/C	399.75
500-80-81-812-000-6111-	Water Dist	Department	4,775.64
500-80-81-812-000-6201-	Water Dist	Travel/Tra	1,020.00
500-80-81-812-000-6401-	Water Dist	Gas/Electr	713.60
500-80-81-812-000-6502-	Water Dist	Rent/Lease	106.96
500-80-81-812-000-6601-	Water Dist	Contractua	291.00
500-80-81-812-000-6602-	Water Dist	Contractua	140.00
500-80-81-812-000-6703-	Water Dist	Repairs/Ma	2,400.00
500-80-81-812-000-6704-	Water Dist	Repairs/Ma	314.10
500-80-81-813-000-6101-	SWTP	Office Sup	29.65
500-80-81-813-000-6111-	SWTP	Department	177.65
500-80-81-813-000-6401-	SWTP	Gas/Electr	6,352.30
500-80-81-814-000-6106-	BGWT	Chemicals	14,865.71
500-80-81-814-000-6401-	BGWT	Gas/Electr	2,767.70
500-80-81-815-000-6401-	SAWS	Gas/Electr	540.39
		FUND TOTAL	36,977.50
510-80-82-820-000-6101-	SewerAdmin	Office Sup	8.79
510-80-82-820-000-6105-	SewerAdmin	Uniforms/C	8.40
510-80-82-820-000-6111-	SewerAdmin	Department	17.60
510-80-82-820-000-6601-	SewerAdmin	Contractua	986.00
510-80-82-821-000-6401-	WW Collect	Gas/Electr	34.40
510-80-82-822-000-6105-	WW Treat	Uniforms/C	89.85
510-80-82-822-000-6106-	WW Treat	Chemicals	8,322.00
510-80-82-822-000-6111-	WW Treat	Department	1,130.21

CHECK RUN SUMMARY

CHECK RUN: JH060623 06/01/2023

ACCOUNT	ORG DESC	ACCT DESC	
510-80-82-822-000-6602-	WW Treat	Contractua	525.00
		FUND TOTAL	11,122.25
520-80-83-831-000-6111-	Sanitation	Department	675.00
520-80-83-832-000-6401-	Recycling	Gas/Electr	992.83
520-80-83-832-000-6603-	Recycling	Contractua	5,622.89
520-80-84-841-000-6201-	Landfill	Travel/Tra	579.60
520-80-84-841-000-6603-	Landfill	Contractua	1,014.19
		FUND TOTAL	8,884.51
530-30-32-320-000-6401-	Weed Admin	Gas/Electr	123.84
		FUND TOTAL	123.84
540-50-53-530-000-6104-	Golf Admin	Software &	4,965.00
540-50-53-530-000-6105-	Golf Admin	Uniforms/C	810.10
540-50-53-530-000-6111-	Golf Admin	Department	13,745.30
540-50-53-530-000-6401-	Golf Admin	Gas/Electr	1,121.05
540-50-53-530-000-6601-	Golf Admin	Contractua	320.00
540-50-53-530-000-6700-	Golf Admin	Repairs/Ma	2,541.59
540-50-53-530-000-6802-	Golf Admin	Advertisin	150.00
		FUND TOTAL	23,653.04
CHECK RUN SUMMARY TOTAL			256,625.56

** END OF REPORT - Generated by Jeff Hendrickson **

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH60623 06/01/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100413	AT&T Mobility	Fire engine AT&T Mobility	80.08
100639	CenturyLink Communications LLC	Century Link bills on che	1,337.58
100853	Range	Crime stoppers	33.86
3 INVOICES		CHECK RUN TOTAL	1,451.52

CHECK RUN SUMMARY

CHECK RUN: JH60623 06/01/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-20-21-210-000-6403-	Police	Telecom Se	33.94
		FUND TOTAL	33.94
110-20-23-230-000-6403-	Fire Admin	Telecom Se	80.08
		FUND TOTAL	80.08
500-80-81-812-000-6403-	Water Dist	Telecom Se	291.64
500-80-81-813-000-6403-	SWTP	Telecom Se	332.37
500-80-81-814-000-6403-	BGWT	Telecom Se	279.35
		FUND TOTAL	903.36
510-80-82-822-000-6403-	WW Treat	Telecom Se	195.14
		FUND TOTAL	195.14
540-50-53-530-000-6403-	Golf Admin	Telecom Se	239.00
		FUND TOTAL	239.00
CHECK RUN SUMMARY TOTAL			1,451.52

** END OF REPORT - Generated by Jeff Hendrickson **



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801

Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project: Consideration of Second Reading for PL-23-1, Ordinance 2267, Teal Springs Subdivision PUD
Name: Rezone 64.99 Acres from B-1 to a PUD - Public Works Director Hanns Mercer
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 04/20/2023

Recommendation:

Staff recommends approval of PL-23-1, Ordinance 2267. The applicant, FP Little Goose LLC, is requesting approval for Teal Springs Subdivision PUD, Planned Unit Development, to rezone 64.99 acres from B-1 Business District to a PUD, Planned Unit Development, and a preliminary plat of 59 lots, 6 outlots, and 2 tracts. Located south of 2340 Wetlands Dr., between Brundage Ave and Coffeen Ave. (PIN 55840221100500 and 55840232101000).

Background:

2017 SHERIDAN LAND USE PLAN

As stated in Wyoming state statute WS §15-1-601(d), rezones must be in accordance with the City of Sheridan's Comprehensive Plan. The City of Sheridan Comprehensive Plan, or The Sheridan Land Use Plan, was adopted in January of 2017. In Chapter 7 of the Sheridan Land Use Plan, it calls out a number of goals and implementation strategies regarding future land use strategies. Included in these is the Future Land Use Map (included with this staff report). The Future Land Use Map presents a generalized vision of Sheridan in the foreseeable future. Not to be confused with zoning, which is a regulatory land use tool adopted by the City of Sheridan, the future land use map illustrates what is actually on the ground and where new land uses should occur. The map is a reference point for those interested in city development and redevelopment and those pursuing the recommendations of the Sheridan Land Use Plan. It addresses the themes and guiding principles that arose during the completion of the plan.

On the future land use map, the northern portion of the property is shown as commercial and the southern property is shown as residential.

PUD REGULATIONS

Per Appendix B, Section 801 of the Sheridan Municipal Code, the purpose of the Planned Unit Development is to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. It is the expectation that PUDs will also provide opportunities to create more desirable environments through the application of flexible and diversified land development standards under a professional, prepared master plan and program. The PUD is intended to be used to encourage the application of new techniques and new technology to community development, which will result in superior living or development arrangements with lasting values. It is further

intended to achieve economics in land development, maintenance, street systems, and utility networks, while providing building groupings for privacy, usable, open spaces, and vehicle and pedestrian circulation for the inhabitants. Specifically, the goals of a PUD are to:

- Support the goals and policies of the City Master Plan;
- Create an environment on a site that contributes to a sense of community and a coherent living style;
- Protect natural and cultural resources;
- Protect natural features;
- Create a more efficient use of the land;
- Provide more appropriate infill development;
- Reduce traffic demand;
- Provide more open space; and
- Provide for more efficient infrastructure.

Appendix B Section 802 of the Sheridan Municipal Code states: A PUD district is a floating zoning district only applied upon successful application and approval for a site specific PUD, at which time the property's primary zoning designation becomes PUD. Each PUD district serves a different purpose specific to the site to which it is applied, and imposes its own set of requirements and restrictions on the use of land in addition to the general requirements and restrictions imposed on all land or uses within the zoning jurisdiction. A PUD district may be layered with a special purpose overlay district that applies additional standards or requirements.

Regarding the findings required by the City Council and Planning Commission, per Appendix B, Section 803 of the Sheridan Municipal Code states:

In order to foster the attractiveness of a PUD and its surrounding neighborhoods, preserve property values, provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare, the City Council and the Planning Commission shall approve a PUD, if the PUD is found to:

(A) Be compatible with the goals and policies of the City Master Plan and other applicable adopted plans and policies.

(B) Be compatible with the area surrounding the project site, unless there is a natural or man-made buffer separating the adjacent uses.

(C) Place no greater demand on existing City facilities and services than can be furnished by the City.

(D) Insofar as practicable, preserve the landscape in its natural state by minimizing tree and soil removal.

(E) Promote the efficient use of land by means of more economical arrangement of buildings/lots, circulation systems, land uses, densities, and utilities.

(F) Provide for useable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open space.

(G) Demonstrate flexibility and quality in design to permit diversification in the location, type, and uses of structures.

(H) Combine and coordinate architectural styles, building forms, and building relationships within the development and in concert with adjacent and surrounding land and development.

(I) Be designed and controlled as a whole under the control of one (1) owner, partnership, corporation, or agency.

(J) Give special attention to vehicular and pedestrian circulation and parking, the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed structures and neighboring properties.

REZONE FINDINGS

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is, "promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate

provision of transportation, water, sewerage, schools, parks, and other public requirements.”

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State statute does provide some requirements for zoning regulations in general, specifically Wyoming state statute WS §15-1-601(d), which states that all regulations regarding zoning shall be made:

In accordance with a comprehensive plan and designed to:

1. Lessen congestion in the streets;
2. Secure safety from fire, panic and other dangers;
3. Promote health and general welfare;
4. Provide adequate light and air;
5. Prevent the overcrowding of land;
6. Avoid undue concentration of population; and
7. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.
8. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
9. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
10. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

Discussion:

The applicant, FP Little Goose LLC, is requesting a Planned Unit Development (PUD) for the 64.99 acres located east of Coffeen Avenue and south of Brundage Lane. The PUD will require a rezone from B-1 and R-1 zoned properties to a full PUD zone, as well as a subdivision from 2 lots to 59 lots, 6 outlots, and 2 tracts.

The surrounding properties include: R-1 properties to the west, south, and east, with three B-1 zoned properties to the east, and one B-1 property to the north. One property to the south remains vacant and undeveloped.

PUD OBJECTIVE

The applicant states that the objective of the proposed Teal Spring Subdivision PUD is: to support responsible development in accordance with the findings of the 2021 Sheridan Housing Study, with the goal of fostering a sense of community and incorporating natural elements and open space into the site design. This includes preserving adjacent environmental resources, Little Goose Creek rehabilitation, and maintaining considerable land for existing vegetation and natural areas. The Teal Spring development includes sizeable single-family lots, future multi-family and commercial sites, and senior-living space, all connected by a safe system of roads and multi-use pathways.

REZONE

As part of the PUD process, the applicant is proposing to rezone the property from B-1 & R-1 to a PUD.

SUBDIVISION

The applicant is proposing a subdivision of 2 lots to 59 lots, 6 outlots, and 2 tracts.

LOT SIZE

The 57 single family lots vary between 0.26 to 1.16 acres, averaging 0.40 acres. The remaining lots are designated as the following:

- Lot 1 (commercial) – 1.45 acres
- Lot 52 (commercial) – 0.40 acres

- Tract 1 (senior living facility) – 6.64 acres
- Tract 2 (commercial) – 3.29 acres

Overall, the land use area is defined as the following:

	AREA (ACRES)	AREA (%)
Proposed Lot Area (Multi-Family Residential)	2.0 ac	3.1%
Proposed Lot Area (Single-Family Residential)	24.9 ac	38.3%
Proposed Lot Area (Commercial)	2.0 ac	3.1%
Proposed Area (Senior Living Facility)	6.6 ac	10.2%
Roadway Right-of-Way	7.1 ac	10.9%
Common Areas (Outlots A to E)	16.8 ac	25.8%
Outlot F – not included as Open Space	5.6 ac	8.6%
Total	65.0 ac	100%

MAXIMUM BUILDING HEIGHT

The applicant is proposing a building height not exceeding 30 feet, or 2 stories. Homes built on unit numbers 7 through 10 (along the east property line) will have a 2-story home plan option. These heights will not exceed 30 feet.

SETBACKS AND SPACING

The applicant is proposing the following building setbacks:

Front Yard:

- Lots 2-23: 20' from road right-of-way
- Lots 24-59: 25'
- Tract 1: 25'
- Tract 2: 25'

Rear Yard:

- Lots 2-3, 5-23, 35, 37-51, 53-59: 20' Setback
- Lot 4: 45' Setback to Prevent Wetland Encroachment
- Lots 24-34, 36: 50' Setback to Prevent Little Goose Creek Encroachment
- Tract 1: 25' Setback
- Tract 2: 30' Setback

Side Yard:

- Lots 2-24, 35-38, 53-59: 5' Setback
- Lot 39-51: 10' Setback
- Lot 52: 10' East, 30' West Setback to Account for Elevation
- Tract 1: 10' Setback
- Tract 2: 10' East, 20' West Setback to Account for Elevation

RIGHT-OF-WAY

The applicant is proposing the dedication of a 60-foot right-of-way for main roadways within the property. Cul-de-sacs will be provided with a 50-foot roadway right-of-way and a 60-foot cul-de-sac right-of-way radius, consistent with City design standards.

PEDESTRIAN CONNECTIVITY

The applicant is proposing a 10-foot pathway along the eastern side of the main roadways (Teal Spring Drive & Wetlands Drive). This path will have connectivity to the existing City pathway system at two locations.

WATER IMPROVEMENTS

The applicant is proposing a network of 8" C900 PVC water main within roadway right of way, following the street alignments, with connections to Coffeen Avenue and Wetlands Drive, providing a looped system. The looped water lines will provide increased flow rates during fire flow situations, as well as provide redundancy during water line breaks or maintenance. The applicant is proposing that the homes will be served with 1-inch water service lines, with commercial sites being served by larger lines as necessary.

Irrigation is proposed to be provided for the site from a raw water irrigation system fed from Little Goose Creek (i.e. not reliant on the City system).

SEWER IMPROVEMENTS

The applicant is proposing utilizing city right-of-way for installing an 8-inch PVC sewer main to run within the development and connect to an existing interceptor manhole to the northwest of the site via a 30-foot wide easement. The homes are proposed to be served with 4-inch sewer service lines. Commercial lots will be served by larger service lines as needed, and the senior living village will be provided an 8-inch service. Combined, all services are projecting a peak hour flow rate of 83.5 gpm. Downstream sewer lines have been designed for capacity to accommodate sewer demands from this development.

OPEN SPACE

The applicant is proposing that all common open space in the development is collectively owned by the residents and managed through the Home Owner's Association (HOA).

LANDSCAPING

Landscaping is proposed to consist of irrigated grass/trees within the boulevard buffer area. Single family residential lots will be the responsibility of the homeowner. However, Lots 1 and 52, as well as Tracts 1 and 2 will be professionally landscaped.

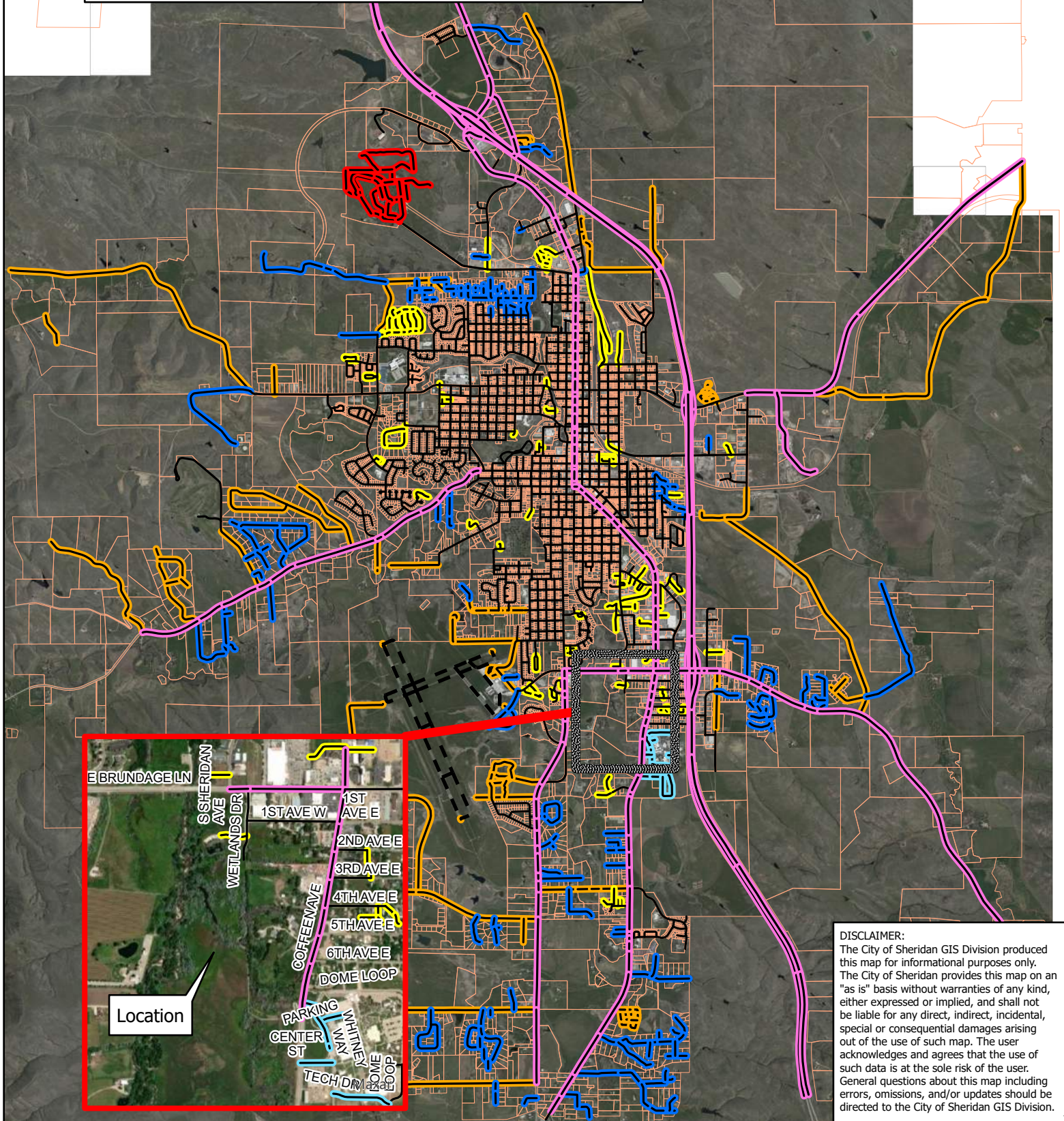
PUBLIC COMMENTS

Staff has received no comments or inquiries on this application.

Attachments

Aerial
Preliminary Plat
Preliminary Landscape Plan
Design Report
Future Land Use Map
Ordinance 2267

Teal Springs Subdivision



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.



Legend

Roads

- Sheridan College Road
- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

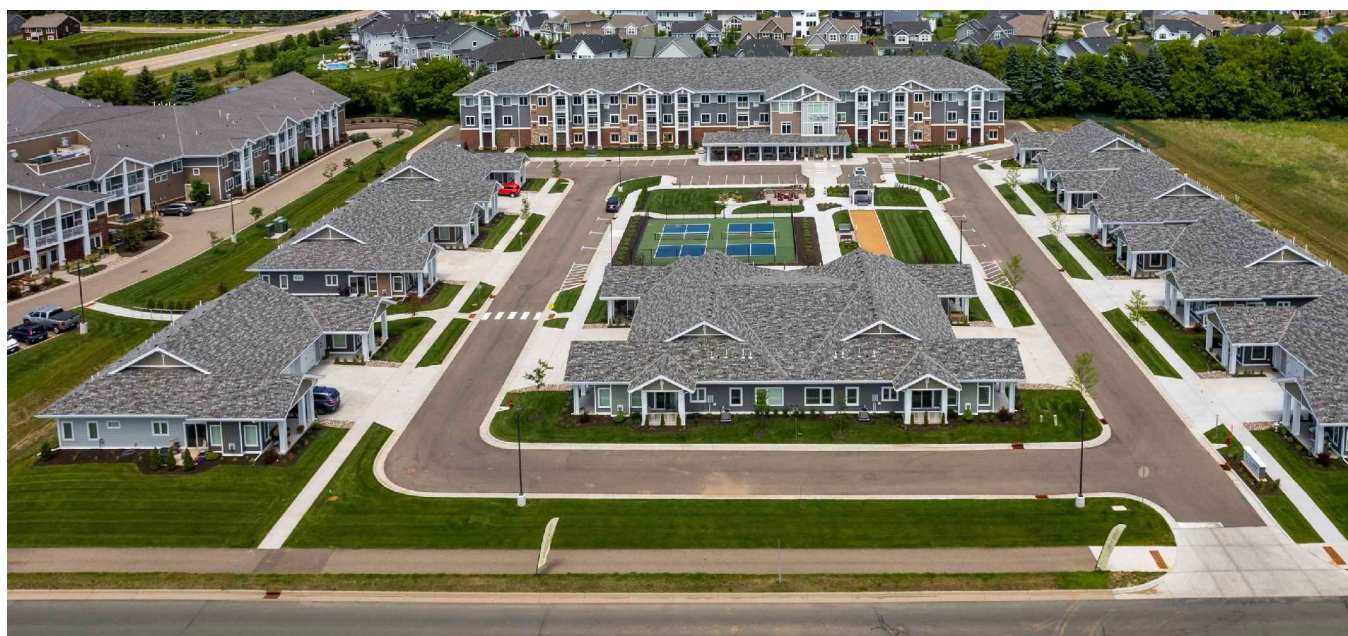
City of Sheridan Imagery 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Miles 0 3/4 1 1/2

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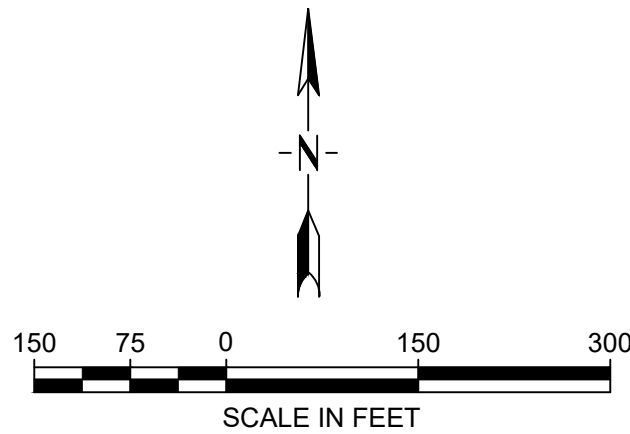
SENIOR LIVING VILLAGE
CONCEPT PLAN



TYPICAL BOULEVARD AND RESIDENTIAL
LANDSCAPING PLAN

LEGEND

- ASPHALT
- BOULEVARD
- LOTS PROFESSIONALLY LANDSCAPED; IRRIGATED FROM CITY-SUPPLIED WATER SYSTEM AT THE TIME OF LOT DEVELOPMENT
- RESIDENTIAL LOTS; LANDSCAPED AND IRRIGATED BY INDIVIDUAL LOT OWNERS WITH HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
- PATH - CONCRETE
- MOWED/UNSURFACED TRAIL
- FUTURE SENIOR LIVING VILLAGE AND OUTLOT E; ALL UNSURFACED AREAS PROFESSIONALLY LANDSCAPED, WITH IRRIGATION PROVIDED BY HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
- OPEN SPACE - LEFT NATURAL
- OPEN SPACE - IRRIGATED AND LANDSCAPED
- WATER
- WETLAND BOUNDARY



PUD Design Report
for
Teal Spring Subdivision
Planned Unit Development

PUD DESIGN REPORT

TEAL SPRING SUBDIVISION PUD

Prepared for: FP Little Goose, LLC

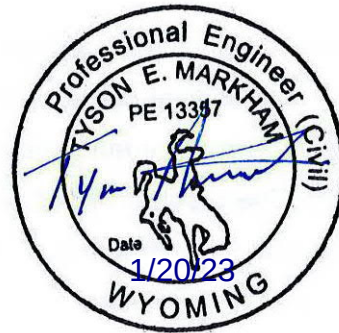
Prepared by: Morrison-Maierle, Inc.

1470 Sugarland Drive, Suite 1

Sheridan, WY 82801

Date of Issue: January 20, 2023

 engineers • surveyors • planners • scientists
QUALITY ASSURANCE
Jeff Feck, PE
PROJECT MANAGER
Tim Brugger, PE
OFFICE QA COORDINATOR
Jeff Feck, PE
PEER REVIEWER
1/18/23
QA APPROVAL DATE
(001218) 22-30
QA PROJECT NUMBER



CERTIFICATE OF ENGINEER

State of Wyoming)
) ss
County of Sheridan)

I, Tyson Markham, do hereby certify
that this Report was prepared by me,
or under my direct supervision.



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LIST OF APPENDICES

APPENDIX A: PUD LAYOUT PLAN

APPENDIX B: PRELIMINARY LANDSCAPE PLAN

APPENDIX C: FUTURE DEVELOPED LOT CONCEPTS (FOR REFERENCE)

APPENDIX D: DEVELOPERS NOTES

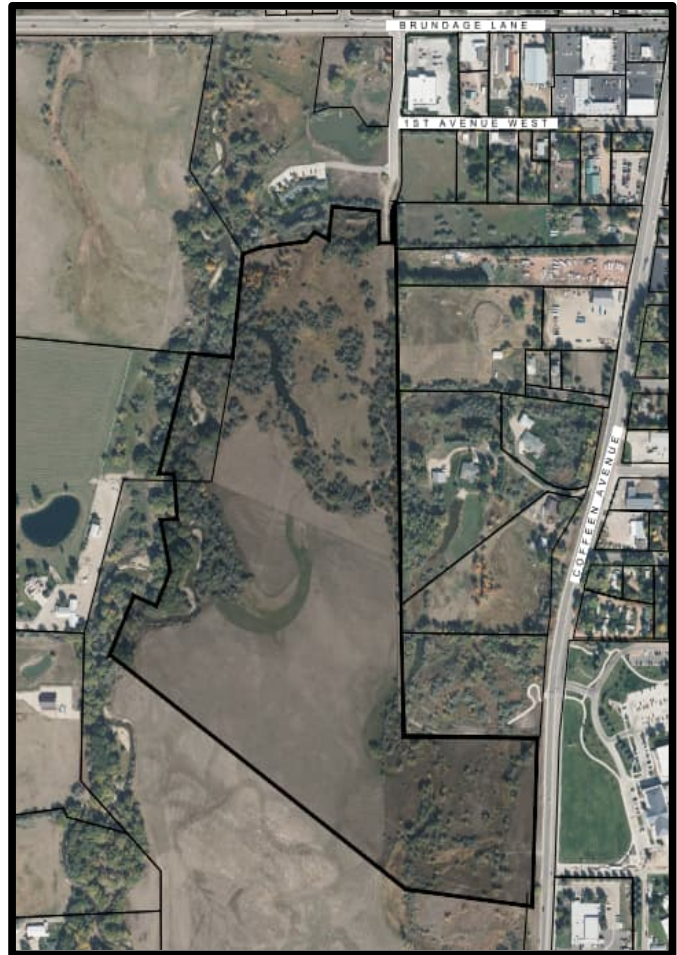
1 PROJECT LOCATION AND DESCRIPTION

This PUD Design Report addresses the proposed Teal Spring Subdivision planned unit development (PUD) in Sheridan, Wyoming. The 64.99-acre subdivision is located east of Coffeen Avenue and south of Brundage Lane. The property is located in the SE1/4SW1/4, SW1/4SW1/4, and NW1/4SW1/4 of Section 2, Township 55 North, Range 84 West.

As noted in the petition for rezone petition, the applicants for this PUD are Teal Ponds, LLC and FP Little Goose, LLC. Though FP Little Goose, LLC will be the eventual owner and developer, purchasing the remainder (Lot 5 of Green Wing Minor Subdivision) in 2023 from Teal Ponds, LLC.

This development includes the following combination of uses:

- 57 single-family residential lots (Lots 2-50 and 52-58; ranging in size between 0.33 acre and 1.16 acre)
- One small commercial lot (Lot 52; 0.40 acres), B-1 zone permitted use applies.
- A future senior living community, planned for active independent 55+ living, but depending on demand, could be a location for all ranges of senior living, including independent, assisted living and/or memory care (Tract 1; 6.64 acres)
- A future commercial tract (Tract 2; 1.96 acres), B-1 zone permitted use applies.
- An existing zone B-1 lot north of the PUD boundary will remain B-1 (i.e. Not part of PUD; Lot 1; 1.45 acres), all B-1 zoning regulations apply



Undeveloped common space occupies six outlots (Outlots A through F) which will be owned and maintained through an HOA made up of all members of the subdivision. Outlot F is located along Little Goose Creek and will be designated for private resident use only. For this reason, the outlot is not included in open space calculations.

Access roadways consist of two connections; one at Coffeen Avenue to the south (Teal Spring Drive), and another a continuation of Wetlands Drive from the north. Four cul-de-sacs are planned: Crane Dance Court, Swan Drift Court, Heron Sedge Court, and a terminating cul-de-sac from Teal Spring Drive. The proposed Layout Plan is included in Appendix A.



2 ALLOWED USES AND GOALS OF THE PUD

Allowed uses for the PUD will be single family residential, multifamily residential, senior living, and business. The senior living facility includes a three-story apartment as well as duplex and four-plex patio homes.

The goals of this PUD are in line with the City's PUD requirements by supporting the following:

- An environment which contributes to a sense of community and a coherent living style by purposefully designing the subdivision layout with the existing natural elements in mind. Being respectful of the Little Goose Creek waterway and the various wetland features to lay out lots to maximize views and provide buffers around clustered lots. This allows for the various lots to have a unique opportunity to be a part of nature while still being a part of the neighborhood community.
- Protecting natural and cultural resources by working with local specialists, Steady Stream Hydrology, LLC, in designing, permitting, and restoring the riverbanks and bends of Little Goose Creek. This included extensive work with many boulders, buried logs, and planting/seeding to restore the banks to secure them for annual high-water events in the spring. A first phase of this work was completed fall 2022 with great results and a second phase will happen summer 2023 to continue to restore the next section of river.
- Protecting natural features by working with local water rights specialists. Out West, LLC, is assisting with providing the documentation and the proper filing for preserving the water rights to this land and keep the rights local. By retaining the water rights, the development will use the water for irrigation on all single-family lots and the independent senior living lot.
- Also, we worked with local hydrology specialists, WWC Engineering, to provide the hydrology calculations, cross sections, and filings for coordinating the overall development design layout and impact with FEMA. Each lot will be graded to have a buildable area above the 100-year floodplain.
- Creating a more balanced use of the land by providing single-family residential, multi-family/senior living, community pathway access, as well as including large outlots to remain as natural.
- Providing more appropriate infill development by connecting the previously planned extension of Wetlands Drive and underground utilities to the south and then to Coffeen Avenue in the southeast corner of the development. This existing stub of Wetlands Drive and the underground utilities were designed, sized, and installed with the anticipation of this site being developed. This infill connection ties the development into the City in two

key locations and provides great access to existing trails, businesses, Sheridan College, and other services.

- Reducing traffic demand by providing a connection to both Wetlands Drive and Coffeen Avenue to spread the traffic out (traffic study performed by Stantec). Also, the development is carefully planned to balance the housing density with traffic and the natural amenities and not over-build on this infill site.
- Offering enhanced vehicle circulation by creating connections to existing streets for ease of access. Also, for pedestrian circulation, the design and construction of additional bike and walking trails that extend through the development and tie into the existing City trail system.
- Providing more open space by creating larger lots with open space between houses and other buildings along with setting aside multiple outlots to preserve the creek, wetlands, and open space.

3 RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE

Construction of the development infrastructure will be the responsibility of the property developer, FP Little Goose, LLC. FP Little Goose will contract with local contractors to construct the streets/pathways, utilities, and storm drainage infrastructure.

A separate Homeowners Association (HOA) will be established for the PUD. The HOA will provide covenants regarding city water use, raw water irrigation, as well as pathway and outlot maintenance. Ownership and maintenance of specific infrastructure is provided below.



Street and utility infrastructure within the right-of-way will be public, and responsibility for maintenance by the City of Sheridan (upon final acceptance by City Council). Outlot areas which include soft/unsurfaced walking paths, stormwater conveyance, and stormwater detention will be the maintenance responsibility of the HOA. With joint ownership of all open areas, the residents will be provided use of all common areas for their enjoyment. A preliminary landscaping plan is provided per the PUD requirements and is found in Appendix B. This Appendix also provides the location for two planned subdivision monument signs at each entry to be HOA owned/maintained.

All water and sanitary sewer utilities in the development will be owned and maintained by the City, while gas, electrical, and communications will be provided easement and owned by these utility companies. Street lighting will be minimal and coordinated with Montana-Dakota Utilities (MDU) for design and installation in accordance with the City/MDU franchise agreement. Street lighting in the senior living community will also be coordinated with MDU and designed with the specific needs of seniors in mind while being night sky friendly. This may include features such as improved lighting levels in areas where seniors are more likely to walk, such as sidewalks and pathways, and the use of warm-toned LED lights to reduce glare and improve visibility for those with limited vision.

4 SCHEDULE

The schedule for the infrastructure development is to begin grading work and installation of the water and sanitary sewer utilities immediately upon final plat approval. Depending on the time of year, construction of the streets and other infrastructure will follow. FP Little Goose desires to install the main infrastructure as soon as possible in 2023.

The schedule for future areas include:

- Tract 1 (senior living village) - planned construction in 2024
- Tract 2 (commercial) - planned construction in 2023 or 2024
- Lot 52 (commercial) - planned construction in 2023 or 2024

Conceptual layouts for each future development listed above are provided in Appendix C.

5 PROJECT OBJECTIVES

The Teal Spring PUD aims to support responsible development in accordance with the findings of the 2021 Sheridan Housing Study, with a goal of fostering a sense of community and incorporating natural elements and open space into the site design. This includes preserving adjacent environmental resources, Little Goose Creek rehabilitation, and maintaining considerable land for existing vegetation and natural areas. The Teal Spring development includes sizeable single-family lots, future multi-family and commercial sites, and senior-living space, all connected by a safe system of roads and multi-use pathways.

6 STATEMENT OF ARCHITECTURAL THEME

The architectural theme of Teal Spring Subdivision will showcase craftsman and prairie-style homes with modern ranch and natural features. Design guidelines will be prepared and utilized by the HOA, although specific layouts and construction approaches are open to all builders.



Landscaping plans will be reviewed by the HOA. They may include a mix of natural elements, native grasses, lawns, trees, shrubs, boulders, etc. Residential lot maintenance will be the

responsibility of the individual lot owners with an HOA-owned raw water supply system pumping irrigation to lots supplied from Little Goose Creek.

7 DEVELOPMENT PROGRAMMING

7.1 Type and Size of Dwelling Units

Homes built within the single-family residential lots will be up to two-story structures sized between 2,500 square feet to 4,000 square feet of living space. All homes will include full-sized finished garages. Homes will be slab-on-grade construction with no basements planned.

All residences and/or commercial buildings within the floodplain area will be provided with a preliminary elevation certificate indicating base flood elevation. All new construction sites will need to be constructed to meet the standards of the City of Sheridan Floodplain Administrator. Once constructed, a new Elevation Certification will be required by individual property owners to ensure sufficient building elevation relative to surrounding floodways

7.2 Land Use Area Calculations

Proposed Lot Area (Multi-Family Residential)	2.0 ac
Proposed Lot Area (Single-Family Residential)	24.9 ac
Proposed Lot Area (Commercial)	2.0 ac
Proposed Area (Senior Living Facility)	6.6 ac
Roadway Right-of-Way	7.1 ac
Common Areas (Outlots A to E)	16.8 ac
Outlot F – not included as Open Space	5.6 ac
Total	65.0 ac

7.3 Off-street Parking

Single-family residential parking will primarily be accomplished within the lot boundary (i.e. garages and driveways). On-street visitor parking will be allowed but discouraged for long-term use. Because of larger residential lot size, it is anticipated to be occasional visitor-only parking on a limited basis. Parking within the PUD will exceed City code requirements of 2 spaces per dwelling unit for single-family and 1.5 spaces for multi-family. The proposed senior living facility



and proposed commercial lots will also operate under City municipal code, meeting or exceeding the City's necessary requirements depending on the projected use.

7.4 Other Restrictions

7.4.1 Building setbacks

Building setbacks for the development will vary due to the shape and size of each property. In general, the following setbacks are established:

Front setback:

- Lots 2-23: 20' setback
- Lots 24-59: 25' setback
- Tract 1: 25' setback
- Tract 2: 25' setback

Rear setback:

- Lots 2-3, 5-23, 35, 37-51, 53-59: 20' setback
- Lot 4: 45' setback to prevent wetland encroachment
- Lots 24-34, 36: 50' setback to prevent Little Goose Creek encroachment
- Tract 1: 25' setback
- Tract 2: 30' setback

Side setback:

- Lots 2-24, 35-38, 53-59: 5' setback
 - Lot 39-51: 10' setback
 - Lot 52: 10' east, 30' west setback⁽¹⁾
 - Tract 1: 10' setback
 - Tract 2: 10' east, 20' west setback
- (1) - denotes added setback to account for elevation change

7.4.2 Structure Heights

Structure heights shall conform to the following:

- Single-family residential: not exceed two-stories and 30' max height
- Multi-family residential: not exceed 45', or three-stories
- Commercial: not exceed 45', or four-stories
- Senior Living facility: A three-story, pitched roof apartment building 45'-high and one-story patio-style homes



7.4.3 Access and grades

A small region of considerable grade change exists just inside the Coffeen Avenue entrance and ranges between 30% to 40% slope. This area will be flattened for the proposed entry road to maintain grades of 6-7%. Outside the roadway corridor, building footprints will be adequately placed outside these steep slope areas or designed to accommodate the elevation difference. The remainder of the site is reasonably flat and does not exceed 5% grade.

7.4.4 Street Width

Street width for all streets will maintain a City of Sheridan local street standard 36-foot back-of-curb width (31-foot paved width). To provide a more low-impact design, a small section of uncurbed, rural-style roadway will be provided just after the entrance from Coffeen Avenue, as no drainage or pedestrian paths are necessary in the vicinity. Additional design efficiencies were considered (narrower street widths throughout) but were not supported by City Engineering staff. Cul-de-sac turnarounds and restricted on-street parking provides improved emergency access capability.

A turnout will be installed in Outlot E for mailbox access and connection to the future senior village.

7.4.5 Pedestrian Access

A 10' wide shared-use pathway is planned on the east side of Teal Spring Drive and is incorporated with connections to the existing City of Sheridan pathway system. With the condition of installing a 10-wide pathway, City staff has indicated that no sidewalk on the opposing side of the road is required. Per existing agreements, the city will design and construct approximately 1,000' of hard surface pathway (where soft-surface path already exists) along Wetlands Drive to connect to this development. At the south end of the property, the pathway will connect to the existing system on Sheridan College Property, with no pathway or sidewalk proposed for approximately 650' on Teal Spring Drive at the Coffeen Avenue access.

Other unsurfaced, walking trail access is proposed within open-space areas to provide on-site access to environmental features (e.g. ponds, Dry Creek, Little Goose Creek). The PUD Layout Plan provided as Appendix A provides the layout and development programming data in detail.

8 OVERALL DENSITY CALCULATIONS

Overall density calculations for the development are shown in Table 1 below:

Table 1 - OVERALL DENSITY CALCULATIONS

Road right of way (curb, gutter, 10-ft pathway, and pavement)	7.1 ac	11.0%
57 Single-Family Lot Area	24.9 ac	38.3%
Multi-family Lot 1 Area	1.5 ac	2.3%
Commercial Tract 2 & Lot 52 Area	2.5 ac	3.8%
Senior Living Facility Area (Tract 1)	6.5 ac	10.2%
Outlot A – E Area (open space)	16.8 ac	25.8%
Outlot F Area (not included as open space)	5.6 ac	8.5%
Total property	65.0 ac	100%

Note that without Outlot F, the open space is 25.8% of the overall area, above the 20% open space requirement for PUDs. The goal is to maintain a significant amount of valuable open space. This level of open space provides magnificent mountain views and wildlife observation that is important to preserve.

9 WATER SYSTEM IMPROVEMENTS

Water system improvements for the development will include primarily 8" PVC water mains following the street layout, with connections to an existing 16" main in Coffeen Avenue and an 8" main in Wetlands Drive. The looped water lines provide increased flowrates during fire flow situations, as well as provide redundancy during water line breaks or maintenance.

The single-family residential lots (and small commercial Lot 52) will be served with 1" water service lines. The commercial lot at the north end of the subdivision along Wetlands Drive will include a 2" water service line. An 8" main will be stubbed into the future senior living village to support domestic and fire flow demands expected for that area. Tract 2 adjacent to Coffeen Avenue will be served in the future by new tap(s) on the existing 16" line in Coffeen Avenue.

Lawns and landscaping within the subdivision will not use City water for irrigation. A separate raw water irrigation system is planned for the subdivision utilizing water rights on the property, with water pumped from Little Goose Creek.

10 SANITARY SEWER SYSTEM IMPROVEMENTS

Sanitary sewer system improvements for the development will include a network of 8" PVC sewer mains following the street layout. The proposed sewer system will connect into the existing interceptor sewer located along Little Goose Creek northwest of the site.

The sewer network draining to the above-described connection will serve the majority of the subdivision (all 57 residential lots and the future senior living village). Neighbors of existing residential homes to the east of the subdivision have expressed an interest in extending sewer into their properties, as they are currently served by septic systems. This would be possible with a new short extension of the sewer main along Wetlands Drive beyond the northeast cul-de-sac to reach the adjacent property line. Preliminary review indicates that a gravity flow sewer main would accommodate the neighbors should they choose to coordinate with the City to extend it.

Lot 1 located along the north end of Wetlands Drive will be served by a service line connection to the existing 8" main located in Wetlands Drive. This line was installed in 2020 for Restoration Ranch.

The commercially zoned Tract 2 located west of Sheridan College can be served by the existing 10" sewer line on the east side of Coffeen Avenue. A survey was conducted of the manholes along that line and depth is sufficient to serve Tract 2. Service for Tract 2 would be designed and permitted as a part of the commercial site plan process when the tract is developed.

11 DRY UTILITY IMPROVEMENTS

Communication has been underway with MDU (electric & gas) to supply the development. In addition, there has been interest from multiple communications providers in the area to serve the development and will be accommodated during the design and construction.

12 GEOTECHNICAL ENGINEERING STUDY

A geotechnical engineering study of the property was completed in August 2022 by American Engineering Testing (AET) of Sheridan and is provided in the accompanying Engineering Design Report. The geotechnical report includes recommendations for street pavement sections as well as structure foundations. No material abnormalities were identified. However due to its low-lying nature and creek proximity, shallow groundwater levels are apparent, and the data will be considered during design.

13 STORM DRAINAGE AND HYDROLOGY

Storm drainage for the development will be controlled primarily by the street curb/gutter system collected in curb inlets. Shallow swales/ditches will be utilized where applicable to provide a lower impact design. Stormwater detention is planned in open space areas and all pipe discharge will outfall to either Dry Creek or Little Goose Creek. Off-site stormwater will be routed through the existing Dry Creek drainage through larger stormwater conveyance structures, such as box culverts.

For more storm drainage information, refer to the Engineering Design Report for the Teal Spring Subdivision PUD provided under separate cover.

13.1 Little Goose Creek Rehabilitation

Steady Stream Hydrology has already performed construction during 2022 to repair and restore the southern section of Little Goose Creek in the PUD area. The goal of the project was to stabilize the banks, enhance the ecological integrity of Little Goose Creek and improve conditions for wildlife and recreational use. This included a variety of measures to improve the overall health and functioning of the creek and its surrounding ecosystem including stabilizing



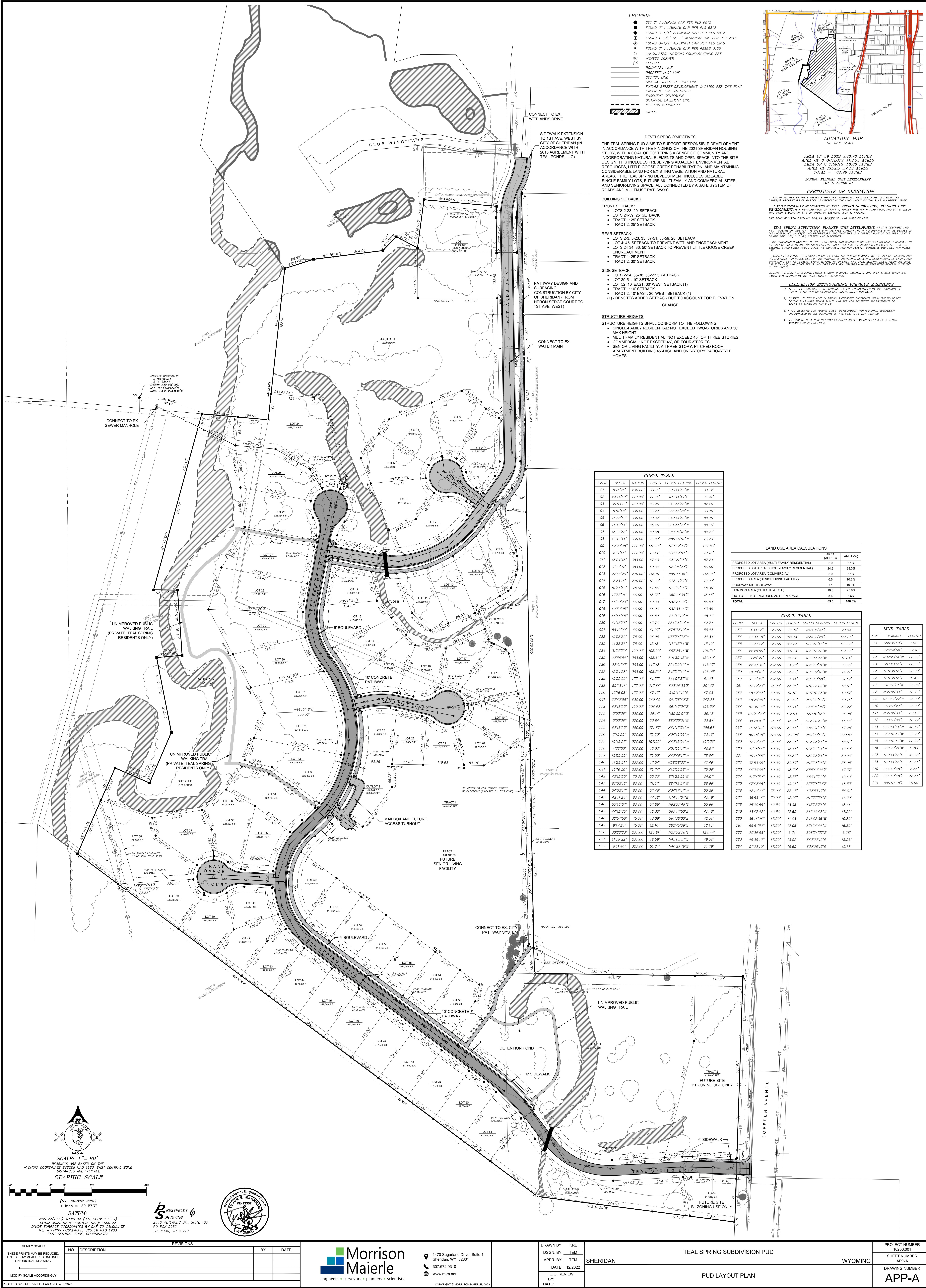
eroding banks, re-vegetating riparian areas, and installing fabric and boulder structures to improve stream flow and habitat for fish and other aquatic species. As shown in the accompanying photos, the work performed by Steady Stream Hydrology has been incredibly successful in restoring Little Goose Creek to a healthier state.

14 TRAFFIC DATA

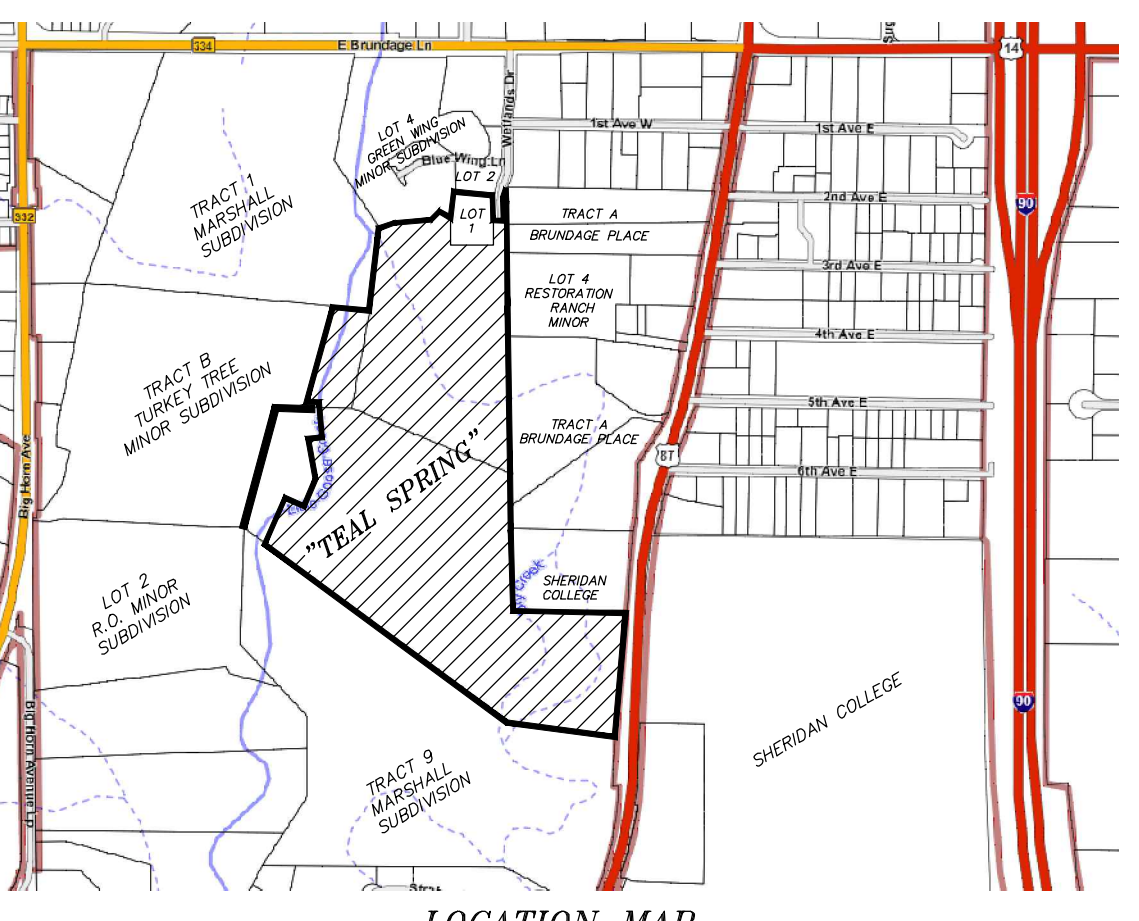
A traffic impact study (TIS) was conducted for the project by Stantec Consulting Services, Inc. of Sheridan. The study concludes that projected 2042 traffic volumes result in a slightly decreased level of service (LOS), the volume is low and does not significantly alter traffic on or near the proposed development. The study specifically states that “no modifications to existing traffic control are necessary” and was submitted to WYDOT for review and approval. Any potential comments will be provided once received.

For more traffic information, refer to the full TIS included in the Engineering Design Report for the Teal Spring Subdivision PUD, provided under separate cover.

APPENDIX A
PUD LAYOUT PLAN



- LEGEND:**
- SET 2" ALUMINUM CAP PER PLS 6812
 - FOUND 2" ALUMINUM CAP PER PLS 6812
 - FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
 - FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
 - FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
 - FOUND 2" ALUMINUM CAP PER PLS 3159
 - CALCULATED, NOTHING FOUND/NOTHING SET
 - WITNESS CORNER
 - WIT
 - WIT (R)
 - RECORD
 - BOUNDARY LINE
 - PROPERTY/LOT LINE
 - SECTION LINE
 - HIGHWAY RIGHT-OF-WAY LINE
 - FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
 - EASEMENT LINE AS NOTED
 - EASEMENT CENTERLINE
 - DRAINAGE EASEMENT LINE
 - WETLAND BOUNDARY
 - WATER



DEVELOPERS OBJECTIVES:

THE TEAL SPRING PUD AIMS TO SUPPORT RESPONSIBLE DEVELOPMENT IN ACCORDANCE WITH THE FINDINGS OF THE 2021 SHERIDAN HOUSING STUDY, WITH A GOAL OF FOSTERING A SENSE OF COMMUNITY AND INCORPORATING NATURAL ELEMENTS AND OPEN SPACE INTO THE SITE DESIGN. THIS INCLUDES PRESERVING ADJACENT ENVIRONMENTAL RESOURCES, LITTLE GOOSE CREEK REHABILITATION, AND MAINTAINING CONSIDERABLE LAND FOR EXISTING VEGETATION AND NATURAL AREAS. THE TEAL SPRING DEVELOPMENT INCLUDES SUITABLE SINGLE-FAMILY LOTS, FUTURE MULTI-FAMILY AND COMMERCIAL SITES, AND SENIOR LIVING SPACE, ALL CONNECTED BY A SAFE SYSTEM OF ROADS AND MULTUSE PATHWAYS.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TP LITTLE GOOSE, LLC BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED IN TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, IS A RESUBDIVISION OF TRACT A, TOWN OF WEST MOORE SUBDIVISION, LOT 5, GREEN HIDE MOORE SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAYED BY SUBDIVISION CONTAINS 484.99 ACRES OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, EASEMENTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND TO US (SHERIDAN) FOR THE VARIOUS PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC UTILITIES AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND TO US (SHERIDAN) FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, AND OPERATING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLINES ARE UTILITY EASEMENTS (WHERE SHOWN), DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EXISTING EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OF RECORDS AS SHOWN ON THIS PLAT.

3) A LOT RESERVED FOR FUTURE STREET DEVELOPMENT FOR MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) REALIGNMENT OF A 15.0' PARKWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

STRUCTURE HEIGHTS

STRUCTURE HEIGHTS SHALL CONFORM TO THE FOLLOWING:

- SINGLE-FAMILY RESIDENTIAL: NOT EXCEED TWO-STORIES AND 30' MAX HEIGHT
- MULTI-FAMILY RESIDENTIAL: NOT EXCEED 45' OR THREE-STORIES
- COMMERCIAL: NOT EXCEED 45' OR FOUR-STORIES
- SENIOR LIVING FACILITY: A THREE-STORY, PITCHED ROOF APARTMENT BUILDING 45'-HIGH AND ONE-STORY PATIO-STYLE HOMES

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°52'24"	230.00'	33.14'	S03°34'59"W	33.12'
C2	24°14'59"	170.00'	71.95'	N11°14'47"E	71.41'
C3	36°53'16"	130.00'	83.70'	S17°33'56"W	82.26'
C4	5°14'48"	330.00'	33.77'	S38°56'38"W	33.76'
C5	15°38'17"	330.00'	80.07'	S49°41'30"W	89.79'
C6	14°49'41"	330.00'	85.40'	S64°55'29"W	85.16'
C7	15°27'58"	330.00'	89.08'	S80°34'18"W	88.81'
C8	12°49'44"	330.00'	73.89'	N85°46'51"W	73.73'
C9	42°20'08"	177.00'	130.78'	S10°32'03"E	127.83'
C10	6°11'41"	177.00'	18.14'	S34°47'57"E	18.13'
C11	13°04'45"	383.00'	87.43'	S31°21'25"E	87.24'
C12	7°29'07"	383.00'	50.04'	S21°04'29"E	50.00'
C13	27°44'20"	240.00'	116.19'	N86°44'36"E	115.06'
C14	2°23'15"	240.00'	10.00'	S78°11'37"E	10.00'
C15	51°36'53"	75.00'	67.56'	N77°11'34"E	65.30'
C16	17°53'01"	60.00'	18.73'	N60°19'38"E	18.65'
C17	56°39'23"	60.00'	59.33'	S82°24'10"E	56.94'
C18	42°52'25"	60.00'	44.90'	S32°38'16"E	43.86'
C19	44°46'35"	60.00'	46.89'	S11°11'19"W	45.71'
C20	41°43'37"	60.00'	43.70'	S48°56'39"W	42.74'
C21	58°19'09"	60.00'	81.07'	N75°25'10"W	58.47'
C22	19°03'59"	75.00'	74.96'	N52°34'35"W	74.84'
C23	11°13'31"	75.00'	15.13'	N71°13'14"W	15.10'
C24	31°03'19"	190.00'	103.00'	S87°28'11"W	101.74'
C25	22°36'54"	383.00'	153.62'	S03°39'47"W	152.60'
C26	22°01'03"	383.00'	147.18'	S24°09'42"W	146.07'
C27	15°54'56"	383.00'	106.39'	S43°07'42"W	106.05'
C28	19°50'59"	177.00'	81.53'	S41°07'37"W	81.23'
C29	69°31'11"	177.00'	213.84'	S03°26'33"E	201.07'
C30	15°16'08"	177.00'	47.17'	S45°41'12"E	47.03'
C31	22°40'55"	630.00'	249.40'	S41°48'49"E	247.77'
C32	62°18'25"	190.00'	206.62'	S61°47'34"E	196.39'
C33	51°33'36"	330.00'	28.14'	N89°35'01"E	28.13'
C34	51°33'36"	270.00'	21.84'	N89°35'01"E	23.84'
C35	62°18'25"	250.00'	271.87'	N61°47'34"W	258.67'
C36	71°52'29"	570.00'	72.20'	N34°16'38"W	72.16'
C37	10°48'27"	570.00'	107.52'	N43°16'04"W	107.36'
C38	43°58'59"	570.00'	43.92'	N51°00'47"W	45.91'
C39	19°02'59"	237.00'	79.00'	N43°16'17"W	78.64'
C40	11°29'31"	237.00'	47.54'	N28°28'32"W	47.46'
C41	19°16'36"	237.00'	79.74'	N13°05'28"W	79.36'
C42	42°12'00"	75.00'	55.25'	S77°29'38"W	54.01'
C43	67°50'16"	60.00'	71.07'	S84°19'37"W	66.39'
C44	54°50'17"	60.00'	57.46'	N34°19'37"W	55.29'
C45	42°11'24"	60.00'	44.18'	N14°14'04"E	43.19'
C46	55°16'10"	60.00'	57.88'	N62°57'49"E	55.66'
C47	44°12'16"	60.00'	46.30'	S67°17'50"E	45.16'
C48	32°34'56"	75.00'	43.09'	S61°39'00"E	42.50'
C49	91°72'44"	75.00'	12.16'	S82°45'09"E	12.15'
C50	30°26'53"	237.00'	125.91'	N23°52'38"E	124.44'
C51	11°59'22"	237.00'	49.59'	N45°05'31"E	49.50'
C52	91°14'46"	333.00'	51.84'	N49°29'18"E	51.79'

LAND USE AREA CALCULATIONS		
	AREA (ACRES)	AREA (%)
PROPOSED LOT AREA (MULTI-FAMILY RESIDENTIAL)	2.9	3.1%
PROPOSED LOT AREA (SINGLE-FAMILY RESIDENTIAL)	24.9	38.3%
PROPOSED LOT AREA (COMMERCIAL)	2.0	3.1%
PROPOSED AREA (SENIOR LIVING FACILITY)	8.6	10.2%
ROADWAY RIGHT-OF-WAY	7.1	10.9%
COMMON AREA (OUTLOTS A TO E)	16.8	25.8%
OUTLOT F - NOT INCLUDED AS OPEN SPACE	5.6	8.6%
TOTAL	65.9	100.0%

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C53	37°17'17"	323.00'	20.04'	N40°16'27"E	20.04'
C54	27°53'18"	323.00'	155.34'	N24°32'29"E	153.85'
C55	22°57'12"	323.00'	126.83'	N02°36'46"W	127.98'
C56	22°58'56"	323.00'	126.74'	N23°18'56"W	126.93'
C57	39°30'30"	323.00'	18.84'	N36°13'13"W	18.84'
C58	22°47'34"	237.00'	94.28'	N26°30'01"W	93.66'
C59	18°08'10"	237.00'	75.02'	N08°02'10"W	74.71'
C60	73°06'08"	237.00'	31.44'	N06°49'58"E	31.42'
C61	42°12'20"	75.00'	55.25'	N10°28'09"W	54.01'
C62	48°47'49"	60.00'	51.01'	N07°10'25"W	49.57'
C63	48°20'49"	60.00'	50.63'	N41°23'53"E	49.14'
C64	52°39'14"	60.00'	55.14'	S88°06'05"E	53.22'
C65	10°10'20"	60.00'	112.83'	S07°51'18"E	96.98'
C66	35°25'51"	75.00'	46.38'	S28°10'51"W	45.64'
C67	14°18'49"	270.00'	67.45'	S86°31'24"E	67.28'
C68	50°18'38"	270.00'	237.08'	N61°09'53"E	228.54'
C69	42°12'20"	75.00'	55.25'	N75°05'36"W	54.01'
C70	41°28'44"	60.00'	43.44'	N75°27'24"W	42.49'
C71	49°14'55"	60.00'	51.57'	N30°05'34"W	50.00'
C72	37°53'06"	60.00'	36.67'	N13°28'26"E	36.95'
C73	46°30'09"	60.00'	48.70'	N05°40'04"E	47.37'
C74	41°34'59"	60.00'	43.55'	S80°17'22"E	42.60'
C75	47°42'45"	60.00'	49.86'	S35°36'30"E	48.53'
C76	42°12'20"	75.00'	55.25'	S32°51'17"E	54.01'
C77	36°53'16"	70.00'	45.07'	N17°33'56"E	44.29'
C78	25°02'55"	42.50'	18.56'	S12°23'36"E	18.41'
C79	23°47'44"	42.50'	17.65'	S11°02'49"W	17.52'
C80	36°16'06"	175.00'	11.08'	S41°02'44"W	10.89'
C81	55°51'50"	175.00'	17.06'	S31°14'36"W	16.39'
C82	20°39'58"	175.00'	6.31'	S28°54'17"E	6.28'
C83	45°35'12"	175.00'	13.82'	S42°02'12"E	13.56'
C84	51°37'12"	175.00'	15.69'	S39°08'13"E	15.17'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°25'18"E	1.00'
L2	S76°58'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°38'01"E	20.00'
L6	N10°38'01"E	12.40'
L7	S10°38'01"W	25.85'
L8	N36°10'33"E	30.73'
L9	N45°19'27"W	25.00'
L10	S33°59'27"E	25.00'
L11	N36°10'33"E	30.19'
L12	S00°33'09"E	38.72'
L13	S22°54'34"W	40.57'
L14	S59°10'39"W	29.20'
L15	S59°10'39"W	60.92'
L16	S68°29'21"W	11.87'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S84°49'48"E	8.50'
L20	S84°49'48"E	36.54'
L21	N89°07'18"E	16.00'

SCALE: 1" = 80'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE.

GRAPHIC SCALE

0 80 160

DATUM:

NAD 83(1983), NAD 88 (U.S. SURVEY FEET)

DATUM ADJUSTMENT FACTOR (DAF): 1.000255

DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE COORDINATES

VERIFY SCALE:

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

Morrison Maierle

engineers • surveyors • planners • scientists

1470 Sugarland Drive, Suite 1
Sheridan, WY 82801

307.672.9310

www.m-m-n.net

COPYRIGHT © MORRISON-MAIERLE, 2023

DRAWN BY: KRL

DSGN. BY: TEM

APPR. BY: TEM

DATE: 12/2022

G.C. REVIEW BY: _____

DATE: _____

SHERIDAN

TEAL SPRING SUBDIVISION PUD

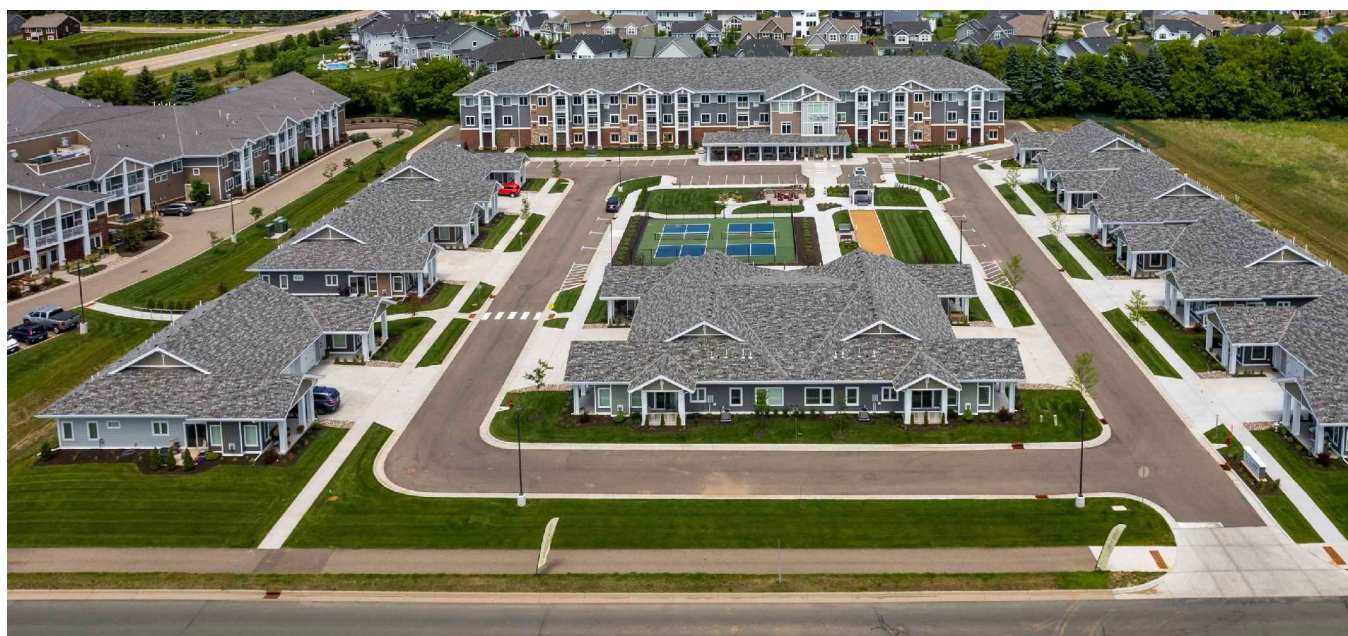
PUD LAYOUT PLAN

PROJECT NUMBER: 10255.001

SHEET NUMBER: APP-A

DRAWING NUMBER: APP-A

APPENDIX B
PRELIMINARY LANDSCAPE PLAN



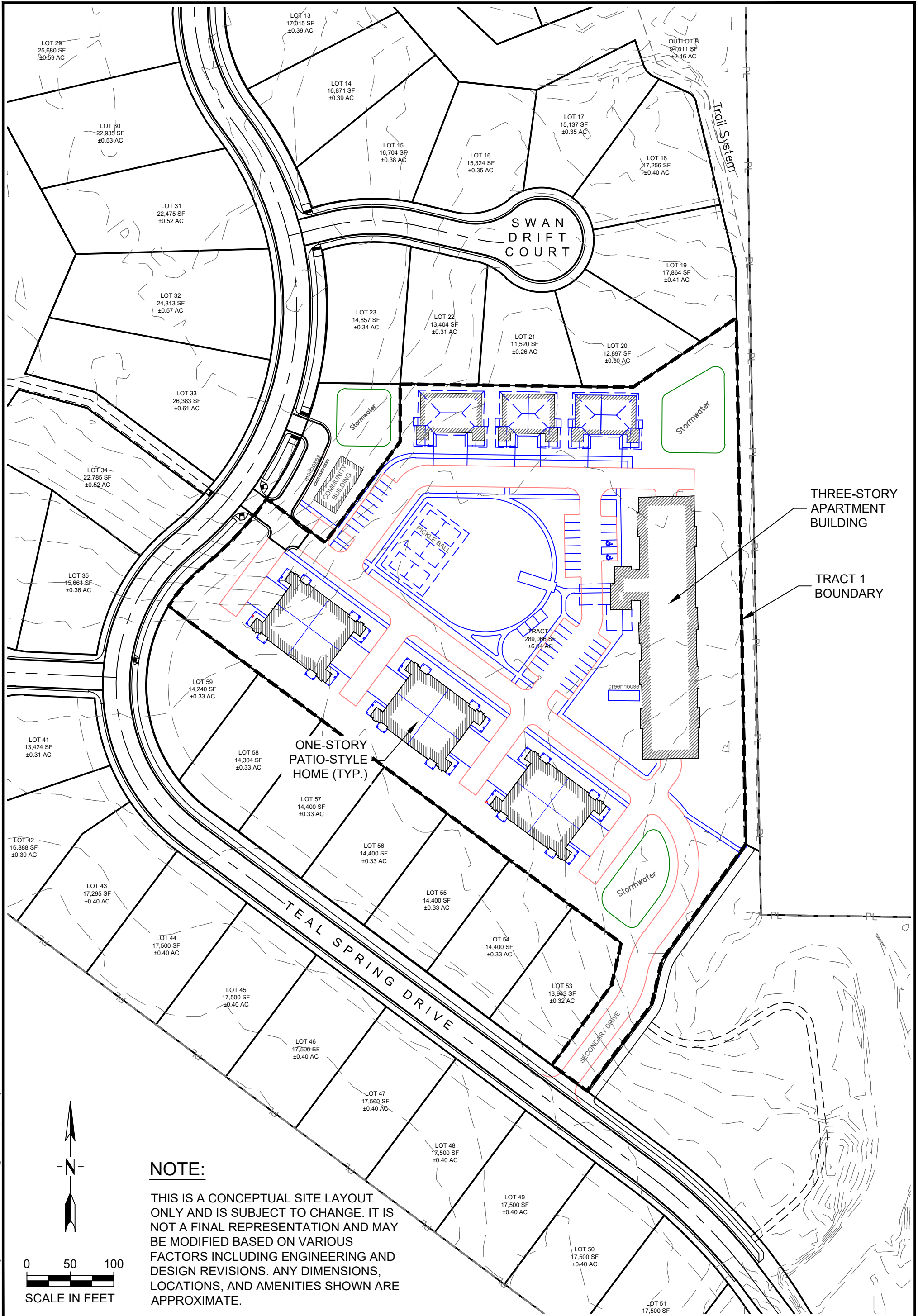
SENIOR LIVING VILLAGE
CONCEPT PLAN



TYPICAL BOULEVARD AND RESIDENTIAL
LANDSCAPING PLAN

- LEGEND**
- ASPHALT
 - BOULEVARD
 - LOTS PROFESSIONALLY LANDSCAPED; IRRIGATED FROM CITY-SUPPLIED WATER SYSTEM AT THE TIME OF LOT DEVELOPMENT
 - RESIDENTIAL LOTS; LANDSCAPED AND IRRIGATED BY INDIVIDUAL LOT OWNERS WITH HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
 - PATH - CONCRETE
 - MOWED/UNSURFACED TRAIL
 - FUTURE SENIOR LIVING VILLAGE AND OUTLOT E; ALL UNSURFACED AREAS PROFESSIONALLY LANDSCAPED, WITH IRRIGATION PROVIDED BY HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
 - OPEN SPACE - LEFT NATURAL
 - OPEN SPACE - IRRIGATED AND LANDSCAPED
 - WATER
 - WETLAND BOUNDARY

APPENDIX C
FUTURE DEVELOPED LOT CONCEPTS (FOR REFERENCE)



W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACADE\Exhibits\APP-C_FutureDevelopments.dwg
Plotted by tyson markham on Jan/16/2023



1 Engineering Place
Helena, MT 59602
406.442.3050
www.m-m.net

COPYRIGHT © MORRISON-MAIERLE, 2023

DRAWN BY: KRL
DSGN. BY: TEM
APPR. BY: TEM
DATE: 12/2022

SHERIDAN

TEAL SPRING SUBDIVISION PUD

WYOMING

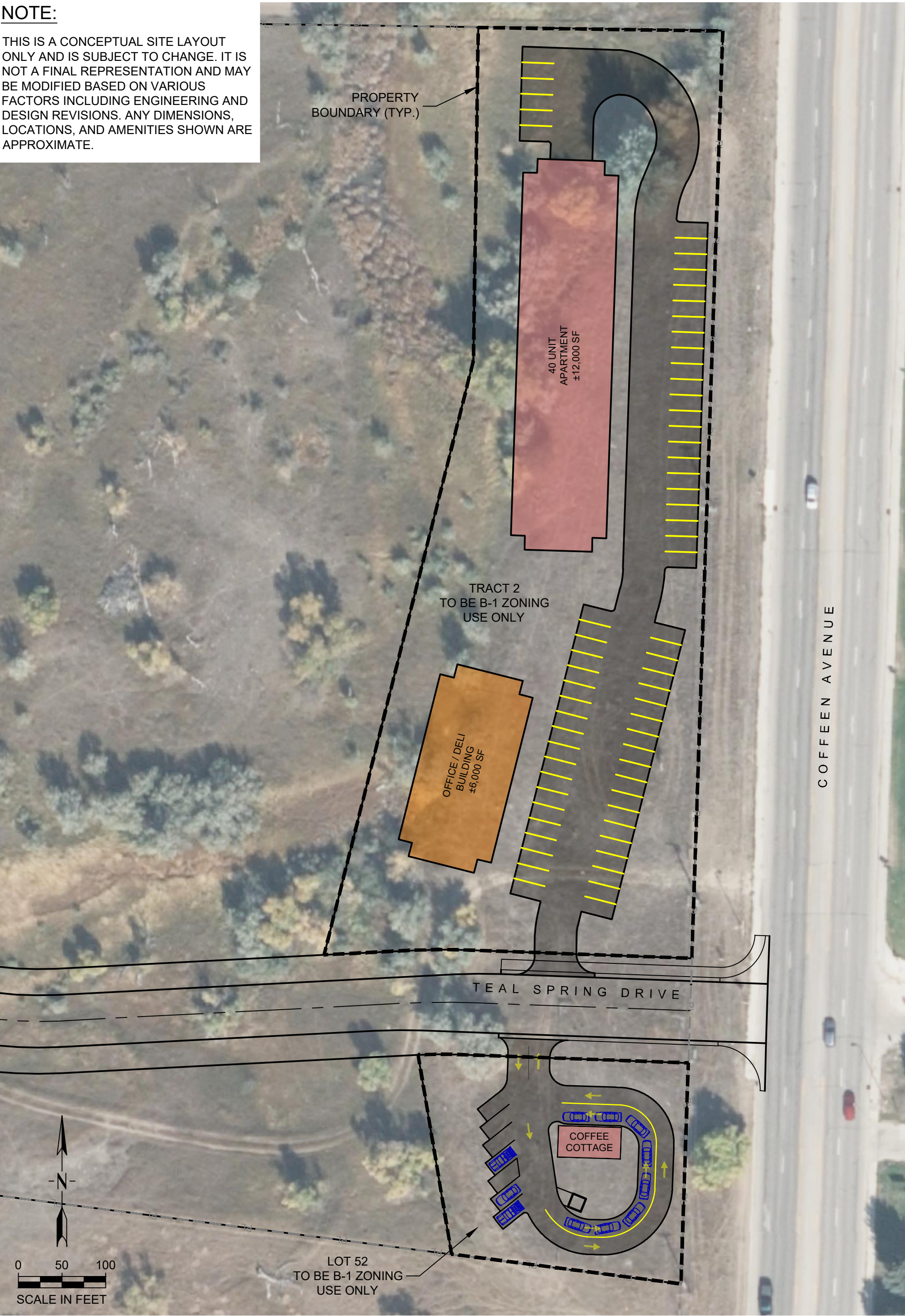
FUTURE SENIOR VILLAGE CONCEPTUAL LAYOUT

PROJECT NO.
10256.001

FIGURE NUMBER
APP-C1

NOTE:

THIS IS A CONCEPTUAL SITE LAYOUT ONLY AND IS SUBJECT TO CHANGE. IT IS NOT A FINAL REPRESENTATION AND MAY BE MODIFIED BASED ON VARIOUS FACTORS INCLUDING ENGINEERING AND DESIGN REVISIONS. ANY DIMENSIONS, LOCATIONS, AND AMENITIES SHOWN ARE APPROXIMATE.



APPENDIX D
DEVELOPERS NOTES

Developer's Notes

Proposed Teal Spring Subdivision PUD

Project Location:

The proposed 65-acre Teal Spring project is located across from the Sheridan College on Coffeen Avenue and will connect up through Wetlands Drive to East Brundage Lane. All the property is within the city limits. Wetlands Drive and city utilities have been sized and stubbed into the site in anticipation of this land being developed.

Project Market Area:

Proximity to employment and shopping are key factors when choosing where to live. Sheridan is a shopping/services destination for the surrounding rural area in Sheridan County, as well as the employment center. Many of Sheridan's retail stores and businesses are less than a mile away from the site including Walmart, Albertsons, Walgreens, Home Depot, Sportsman's Warehouse, Shipton's Big R, car dealerships, gas stations, various offices, and several restaurants. Another benefit to this location is the proximity to Sheridan College. Both the City of Sheridan's recent Housing Needs Assessment and the developer's market study for the site indicate strong demand for housing in the community and on this site.

The Sheridan Housing Needs Assessment and Strategy study completed by Gruen Associates Study in January 2022 indicated:

- For-sale housing market is extremely competitive – low available inventory accompanied by price increases.
- Rental housing market shows the typical signs of an under-supplied market (low vacancy and increasing rents).
- Workforce housing needs are estimated at about 700 units – 50% of the total projected need.
- Senior housing and non-workforce housing needs are estimated at about 300 units- 21% of total projected need.
- Housing replacement needs are estimated at 360 units over the next 10 years. Approximately 60% of the housing replacement need estimate is attributable to the replacement of units that are 65 years or older.
- The recommendations included:
 - Encourage the production of market-rate housing. This promotes affordability by helping to satisfy the demand of higher-income households, which would otherwise compete for (and bid up the price of) existing units.
 - Identify locations at which to increase allowable densities per acre and change zoning to encourage residential/mixed uses. Rezone some presently commercial or industrial lands in commercial corridors such as Coffeen Avenue to encourage their redevelopment into residential development and/or mixed-use developments.

The developer contracted with Viewpoint Consulting Group to complete a site-specific market study for multi-family and senior living housing in July 2022. That study indicated:

- **Multi-Family Housing Market:** Household growth, pent-up demand, and turnover combine to create demand for 517 additional market rate multi-family units in the PMA (primary market area) over the next five years. No single location or development can capture all the unmet demand in a PMA. Based on the strength of this development site, with easy access to shopping and employment in Sheridan, it is reasonable that the site can capture between 25% and 30% of the unmet demand potential in the PMA. This results in the support for 140 to 168 units on the Site through 2027. Other proposed developments in the PMA would compete for the remaining 70% to 75% of unmet demand.
- **Senior Living Market:**
 - **Senior 55+ Independent Living:** The unmet demand is for 180 units in the PMA in 2021. With no pending developments with independent living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 independent living units in 2021 increasing to 102 units in 2026.
 - **Senior Assisted Living:** The unmet demand is for 94 units in the PMA in 2021. With no pending developments with assisted living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 assisted living units in 2021 increasing to 102 units in 2026.
 - **Senior Memory Care Living:** The unmet demand is for 78 units in the PMA in 2021. With no pending developments with memory care living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 35 memory care units in 2021 increasing to 43 units in 2026.

This proposed PUD has been carefully planned with a lot of thought to be in alignment with the previous planning by the City of Sheridan.

Economic benefits of this development:

The PUD provides various mixed-use building sites and single-family residential lots, creating a stronger positive impact to Sheridan than just a single building project. Some facts to note:

- **Employment economic impact:** The proposed senior living sites and other mixed use lots provide potential employment opportunities. The 6+ acre Tract 1 is planned for a senior living community of some type. An independent living community would employ 4-6 people, and an assisted living/memory care community would likely employ 15-25 FTE with good wages. The 1.45-acre Lot 1 could potentially be a memory care community, but other commercial/multi-family options are also a possibility there. With the nursing and CNA program at Sheridan College nearby, the project will provide good jobs here in our community for a range of careers. As the other commercial lots are sold, those businesses will add to the employment base in the area.

- Economic impact to local businesses: The project plans for a mix of senior living, single-family homes, multifamily living, and commercial businesses. There will likely be a mix of singles, couples, and families from all generations. Residents will impact local businesses by using local services, purchasing goods in local stores, eating out in restaurants, going to church, participating in Sheridan's many cultural and social events, as well as providing homes for employees to live in locally. The overall development and each individual project site will contract with local service providers for internet/cable, lawn maintenance, snow blowing, waste removal, utilities, insurance, etc. It's likely that each project and many homeowners will be working with local banks for financing.
- Economic impact of City of Sheridan seniors or others selling their homes and staying in the community: When people move from their older home (maybe starter homes) or when seniors move from their homes to a senior living community, most of them are homeowners. When they sell their homes, that opens up new housing opportunities for other people/families to purchase homes in the community. This new development and proposed building projects will provide capacity here in Sheridan for current residents to be able to continue to live in our community and not have to move elsewhere when they are ready to move out of their homes.
- Economic impact of new seniors moving to Sheridan: The Viewpoint Consulting Group market study shows that 15% of the anticipated seniors moving to this development would come from outside the PMA (primary market area). This means that this development would have new seniors moving to Sheridan to live, to be close to family, enjoy retirement, and just enjoy the community.
- Construction economic impact: Construction to prepare the 67-acre site will take about 6 to 8 months, with an estimated 20-30 people in various trades involved in building the site grading and infrastructure for most of that time. The senior living project will take about 14-16 months to build. On a similar-sized project the developer is just completing, between 40-60 people were on site working every day for the duration of the project. Each of the single-family resident lots will have contractors constructing homes over the next several years.

Estimated total project cost for the land development:

The total land development project cost (without buildings) is projected to be about \$11 million. This number includes the land purchase, site engineering and other soft costs, site work with street and utility infrastructure, stream restoration, landscaping, legal and financing costs.

Estimated cost for the independent senior living village:

Based on past projects of this size, the total project cost from the initial design through construction is projected to be about \$18 million.

Anticipated timeline:

We anticipate the overall development construction to start in Summer 2023 with the site grading and infrastructure construction to take 6 to 8 months. The 60-unit independent senior

living village would start construction in the spring or 2024. The single family lots plan to start being sold in summer 2023 and homes built over a 5+ year period.

Project Team:

Frisbie Companies, LLC

Frisbie Companies' owners Matt and Shari Frisbie have led the ownership and development of five senior housing communities and two multifamily communities totaling 611 units. In addition to developing projects, Matt and Shari previously owned an architecture firm where they worked on more than 1,000 projects over the last 25+ years, including offices and other commercial buildings, retail projects, multifamily projects, churches, and senior living. Matt Frisbie's role is to oversee the design/architectural work, coordinate with consultants and engineering, and lead the city/governing entity approval process. Shari Frisbie's role is in raising equity, and the legal, accounting, and corporate board meetings for each of the development projects. She is the asset manager for senior living projects and manages commercial real estate the couple owns.

Matt grew up in Sheridan and graduated from Sheridan High School and received his Master of Architecture from Montana State University in Bozeman. He still has family in the area and enjoys the connection to a great community and the Bighorn Mountains. Shari grew up on a farm in central Minnesota and graduated from Gustavus Adolphus College with a degree in Communications. She loves four-wheeling and camping adventures in the Bighorns.

Our Team of Valued Local Consultants:

Civil Engineering: Morrison-Maierle, Inc.

Surveying and Platting: Prestfeldt Surveying, LLC

Hydrology: WWC Engineering

Stream Restoration: Steady Stream Hydrology, LLC

Traffic Study: Stantec, Inc.

Water Rights: Out West, LLC

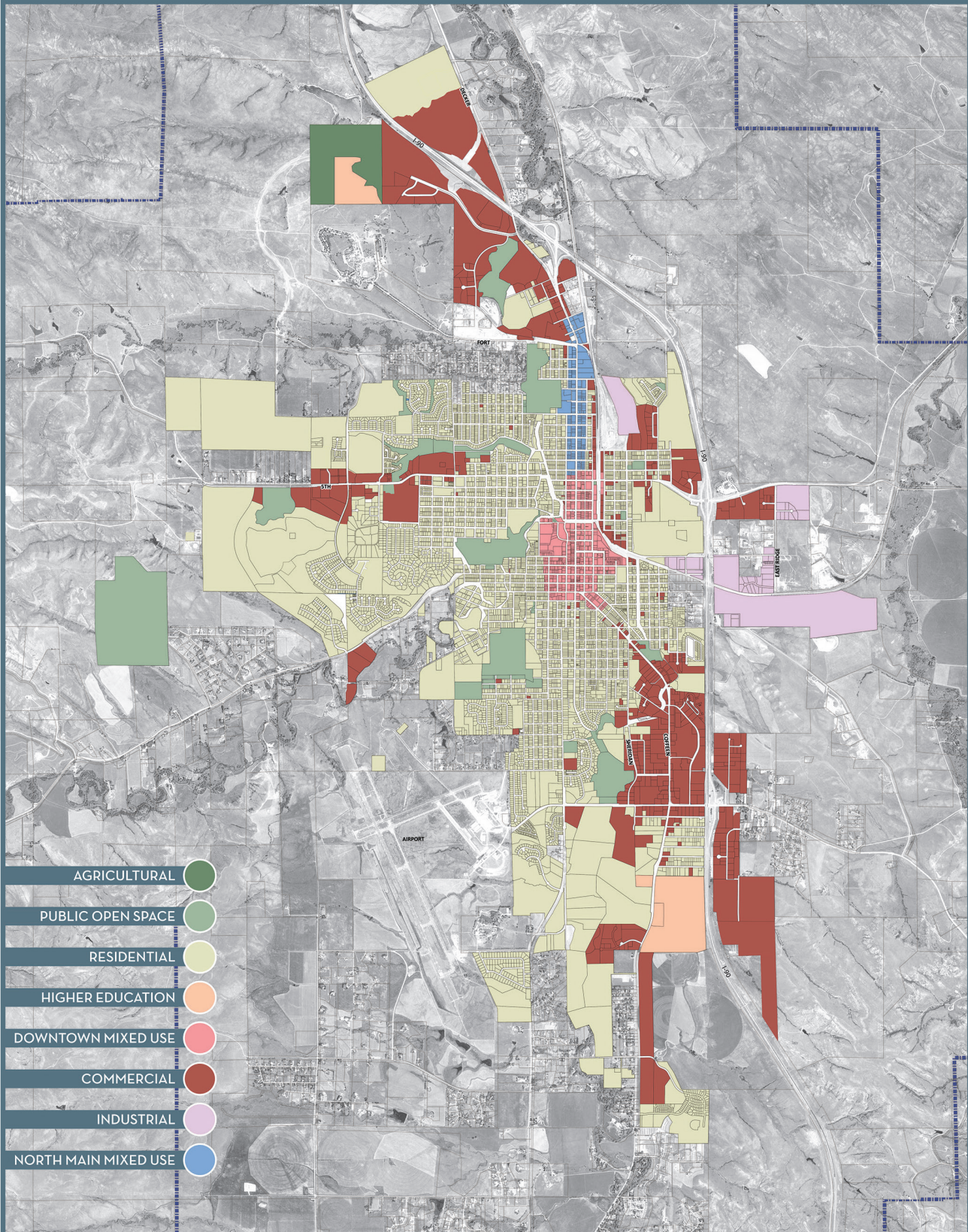
Realty: Chase Brothers

Geotech: American Engineering Testing (AET)

Legal Services: Chapman Valdez & Lansing

Financing: First Northern Bank of Wyoming

Future Land Use Map



ORDINANCE NO 2267

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Section 1, and shown on the attached Exhibit A, from R-1 Residence District and B-1 Business District to a Planned Unit Development (PUD); for the property designated as Re-subdivision of Tract A, Turkey Tree Minor Subdivision, and Lot 5, Green Wing Subdivision, to the City of Sheridan, Wyoming, containing 64.99 acres.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-1 Residence District to a PUD, and a public hearing having been held thereon by the City Council; THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1.

The following described land is hereby rezoned from a R-1 Residence District and B-1 Business District to a PUD, to wit:

Re-subdivision of Tract A, Turkey Tree Minor Subdivision, and Lot 5, Green Wing Subdivision, to the City of Sheridan, Wyoming containing 64.99 acres

Section 2.

That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4.

That this ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023

ATTEST:

Richard Bridger, Mayor

Cecilia Good, City Clerk
State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____ day of

_____, 2023 by _____.

Notary Public

My commission expires _____.



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name: Consideration of Right-of-Way Encroachment Permits to Install Two Bus Shelters - Public Works Director Hanns Mercer
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 05/24/2023

Discussion:

The Hub is requesting Encroachments Permits in the City right-of-way to install bus shelters.

Attachments

CCE Permit & Exhibit
Petco Permit & Exhibit
Design Rendering
Map 1
Map 2

**CITY OF SHERIDAN
ENCROACHMENT/USE PERMIT**

The City of Sheridan (herein the "City") hereby grants to The Hub on Smith (herein the "Owner"), as the owner of the bus stop shelter on the property on 713 Long Drive, Sheridan, Wyoming and more particularly described as Lot 2 of Country Club Estates in the City, of Sheridan, Sheridan County, Wyoming; permission to use a portion of the City's right of way, as follows, and as:

1. The bus stop shelter to be constructed along the roadway encroaches at its furthest point, 9.00 feet into the right-of-way. The entire 19.83 ft x 9.00 ft bus stop structure will reside in the right-of-way.
2. The Owner desires to utilize the bus stop shelter at the above-mentioned location for the foreseeable future.
3. The City agrees that, at the present time, the Owner's proposed improvements within platted street rights-of-way encroached on do not, and for the foreseeable future will not interfere, with the City's or general public's needs of access or rights therein.
4. Nothing herein shall prevent the request for vacation of the rights-of-way described herein.

THEREFORE, for so long as the City does not require the municipal or public use of the above-described right-of-way area for access, the City does hereby grant an encroachment/use permit allowing the Owner to utilize the portion of 713 Long Drive right-of-way that is being purposed to be occupied by the portion of the constructed bus stop shelter. This permit may be revoked by the City upon the City's reasonable determination that there is a municipal or public need to use the affected portion of right-of-way and such need outweighs the benefit from the existing use of each right of way.

Owner shall do nothing to increase its proposed encroachment into the right-of-way and should any of the encroaching structure be destroyed, it shall not be rebuilt within the rights of way.

This permit is recorded in the Sheridan County Clerk's office to ensure that the public record reflects said permit having been granted by the City of Sheridan.

This permit is hereby executed by the duly authorized representative of the municipality known as The City of Sheridan on this ____ day of _____, 2023.

THE CITY OF SHERIDAN

ATTEST:

Cecilia Good (Clerk)

Rich Bridger, Mayor

Carmen Rideout, The Hub on Smith

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Mayor Rich Bridger and Cecilia Good, both with the authority to so execute on behalf of the City of Sheridan, a municipal corporation within Sheridan County, Wyoming, this ____ day of _____, 2023.

Notary Public

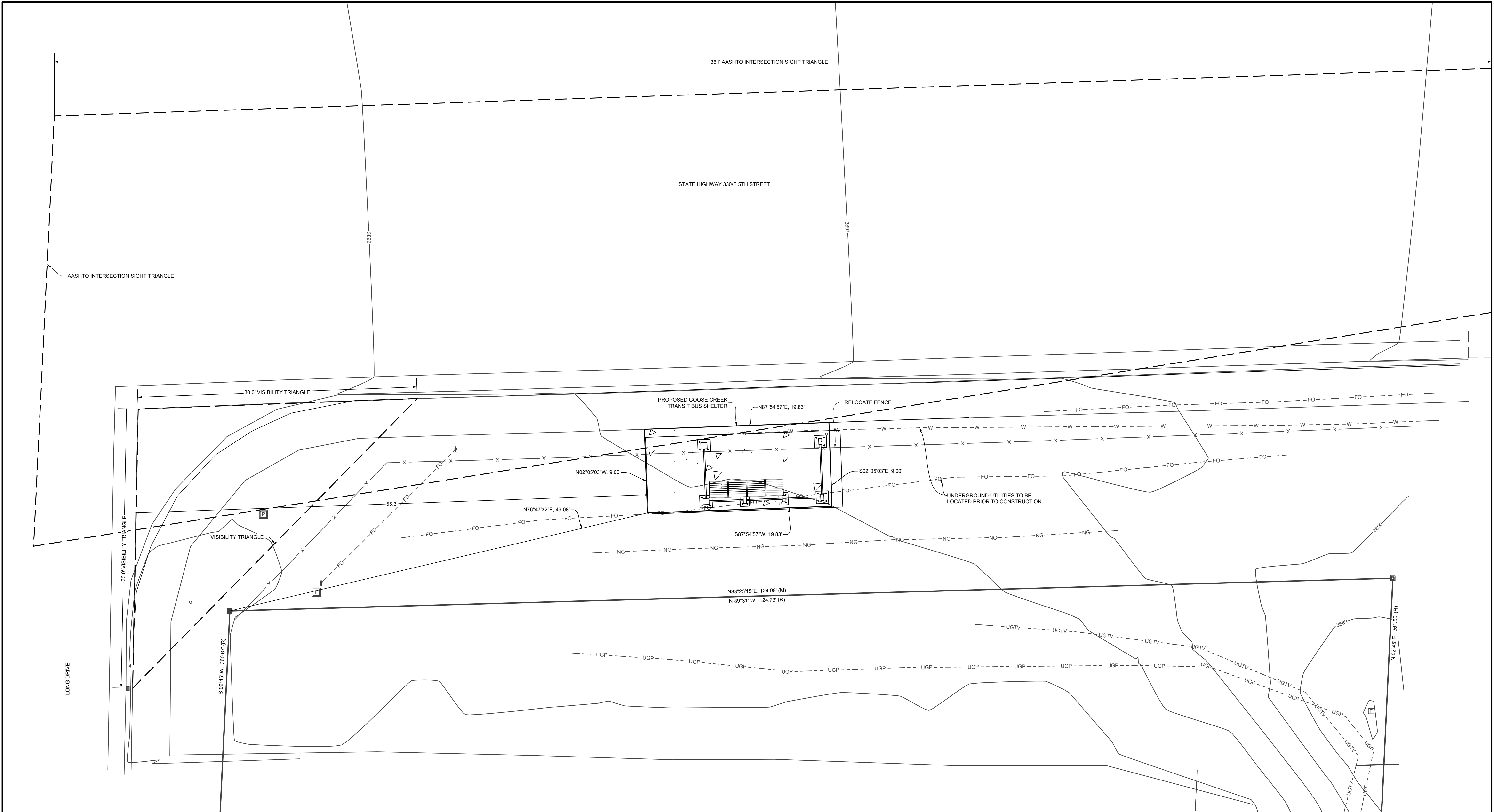
My commission expires:

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Carmen Rideout this 30th day of May, 2023.

Cheryl Lasher
Notary Public





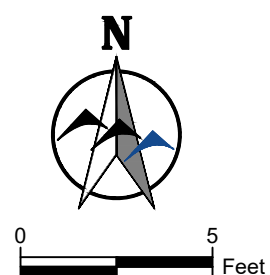
APPARENT OWNER:
COUNTRY CLUB ESTATES, L.L.C.
WARRANTY DEED BOOK 378 PAGE 382

LOT 2 COUNTRY CLUB ESTATES SUBDIVISION
PLAT BOOK 1 PAGE 151



LEGEND

	FIBER OPTIC MARKER
	FIBER OPTIC PULL BOX
	FIBER OPTIC VAULT
	STORMWATER COMBO INLET
	POWER VAULT
	SIGN
	FOUND PROP CORNER ALUMINUM CAP
	FOUND HIGHWAY ROW MONUMENT



NOTES:

1. EXACT LOCATION OF PROPOSED BUS SHELTER IS SUBJECT TO FIELD FITTING TO AVOID UTILITY CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR BUS SHELTER DETAILS. BASE OF BEARINGS: NAD83 WYOMING STATE PLANE, EAST CENTRAL ZONE
N.G.S. O.P.U.S. SOLUTION
REFERENCE FRAME: NAD83(2011)[EPOCH 2010.0000]
PROJECT ORIGIN LOCATION:
LATITUDE = N44.4923174429"
LONGITUDE = W106°55'39.29300"
PROJECT HEIGHT = 3882.85 FT
DISTANCES SHOWN HEREON ARE GROUND DISTANCES
UNITS OF U.S. SURVEY FEET
GSA = 1.0002355902
VERTICAL DATUM = NAVD83 (GEOID 18)
3. AREA OF BUS SHELTER IN RIGHT-OF-WAY: 178.49 SQ. FT.

COUNTRY CLUB ESTATES SITE PLAN

PREPARED FOR: THE HUB ON SMITH
211 SMITH STREET
SHERIDAN, WYOMING

PREPARED BY:  **WWC** ENGINEERING
1849 TERRA AVE.
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY: <u>TLG</u> DRAWN BY: <u>CIG</u> CHECKED BY: <u>DRT</u> DATE: <u>5/26/2023</u>
				<p align="center">SHEET</p> <p align="center">1</p>
PROJECT NO.: 2022-331				

**CITY OF SHERIDAN
ENCROACHMENT/USE PERMIT**

The City of Sheridan (herein the "City") hereby grants to The Hub on Smith (herein the "Owner"), as the owner of the bus stop shelter on property on 1820 Sugarland Dr, Sheridan, Wyoming and more particularly described as Lot 2 of Sugarland Marketplace IV Minor Subdivision in the City, of Sheridan, Sheridan County, Wyoming; permission to use a portion of the City's right of way, as follows, and as:

- 1. The bus stop shelter to be constructed along the roadway encroaches at its furthest point, 6.22 feet into the right-of-way. It is parallel with the boundary meaning a 19.83 ft x 6.22 ft portion of the structure will be within the right-of-way.
- 2. The Owner desires to utilize the bus stop shelter at the above-mentioned location for the foreseeable future.
- 3. The City agrees that, at the present time, the Owner's proposed improvements within platted street rights-of-way encroached on do not, and for the foreseeable future will not interfere, with the City's or general public's needs of access or rights therein.
- 4. Nothing herein shall prevent the request for vacation of the rights-of-way described herein.

THEREFORE, for so long as the City does not require the municipal or public use of the above-described right-of-way area for access, the City does hereby grant an encroachment/use permit allowing the Owner to utilize the portion of 1820 Sugarland Drive right-of-way that is being purposed to be occupied by the portion of the constructed bus stop shelter. This permit may be revoked by the City upon the City's reasonable determination that there is a municipal or public need to use the affected portion of right-of-way and such need outweighs the benefit from the existing use of each right of way.

Owner shall do nothing to increase its proposed encroachment into the right-of-way and should any of the encroaching structure be destroyed, it shall not be rebuilt within the rights of way.

This permit is recorded in the Sheridan County Clerk's office to ensure that the public record reflects said permit having been granted by the City of Sheridan.

This permit is hereby executed by the duly authorized representative of the municipality known as The City of Sheridan on this ____ day of _____, 2023.

THE CITY OF SHERIDAN

ATTEST:

Cecilia Good (Clerk)

Rich Bridger, Mayor



Carmen Rideout, The Hub on Smith

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

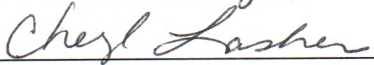
The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Mayor Rich Bridger and Cecilia Good, both with the authority to so execute on behalf of the City of Sheridan, a municipal corporation within Sheridan County, Wyoming, this ____ day of _____, 2023.

Notary Public

My commission expires:

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Carmen Rideout this 30th day of May, 2023.

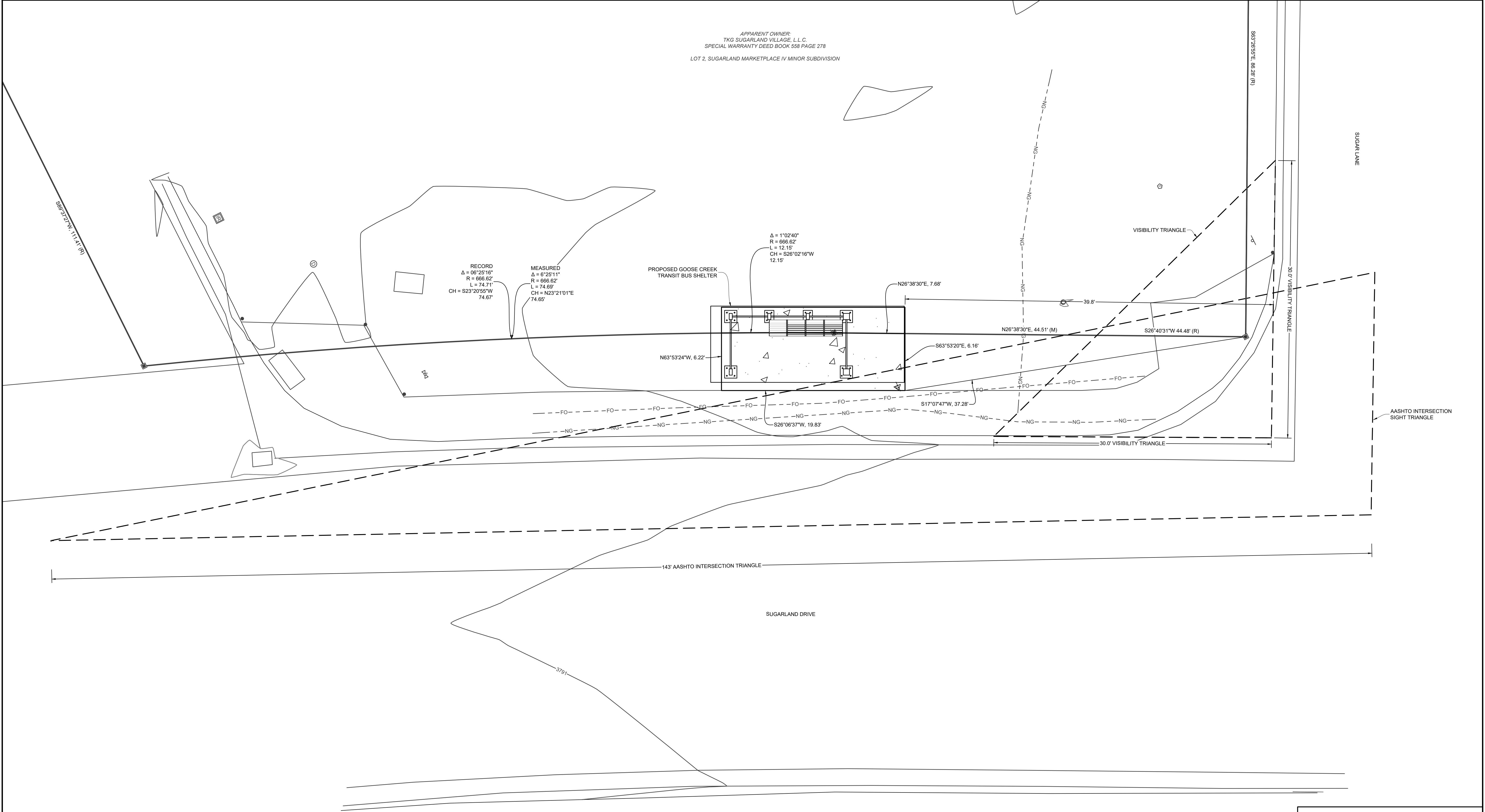


Notary Public



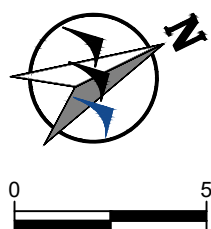
\\WWW.LOCAL\WORK\SHERIDAN\010 ARCHITECTS\2022\331 UTILITY COORDINATION\55CAD\PETCO\SHEETS\22331_PETCO_SITE_PLAN.DWG 5/26/2023 2:09 PM

APPARENT OWNER:
TKG SUGARLAND VILLAGE, L.L.C.
SPECIAL WARRANTY DEED BOOK 558 PAGE 278
LOT 2, SUGARLAND MARKETPLACE IV MINOR SUBDIVISION



LEGEND

- FIBER OPTIC PULL BOX
- WATER VAULT
- STORMWATER MANHOLE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VAULT
- PROP CORNER ALUMINUM CAP
- SIGN
- TREE (DECIDUOUS)



- NOTES:
1. EXACT LOCATION OF PROPOSED BUS SHELTER IS SUBJECT TO FIELD FITTING TO AVOID UTILITY CONFLICTS.
 2. SEE ARCHITECTURAL DRAWINGS FOR BUS SHELTER DETAILS. BASIS OF BEARING: NAD83 WYOMING STATE PLANE, EAST CENTRAL ZONE
N.G.S. O.P.U.S. SOLUTION
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DISTANCES SHOWN HEREON ARE GROUND DISTANCES
UNITS OF U.S. SURVEY FEET
GSF = 1.0002353902
VERTICAL DATUM = NAVD88 (GEOID 18)
 3. AREA OF BUS SHELTER IN RIGHT-OF-WAY: 123.47 SQ. FT.

PETCO SITE PLAN

PREPARED FOR:
THE HUB ON SMITH
211 SMITH STREET
SHERIDAN, WYOMING

PREPARED BY:

1848 TERRA AVE.
SHERIDAN, WY 82801
(307) 872-8761
www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY: ZLG
				DRAWN BY: CIG
				CHECKED BY: DRT
				DATE: 5/26/2023
				SHEET
				1

PROJECT NO.: 2022-331

Rendering of Bus Shelter

