



**AGENDA
CITY OF SHERIDAN
JUNE 19, 2023
REGULAR COUNCIL MEETING START 7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Invocation to be given by Gary Kopsa, VOA Chaplain
4. Roll Call of Members
5. Consideration of Agenda
6. Community Update
 - A. Doubleday Sports Complex Update - Nathan Mullinax, Board Member
7. Comments from the Public
8. Public Hearings
 - A. Public Hearing for the Transfer of Location and Ownership of Retail Liquor License #7 to Penalty Box, LLC - City Clerk Cecilia Good
 - i. Consideration of the Transfer of Location and Ownership of Retail Liquor License #7 to Penalty Box, LLC
 - B. Public Hearing for Resolution #33-23 FY24 Budget - City Treasurer Karen Burtis
 - i. Consideration of Resolution #33-23 for the FY24 Budget
 - C. Public Hearing for PL-22-16, Resolution 24-23, Adkins Valley II Minor Subdivision - City Engineer Thomas Morneau
 - i. Consideration of PL-22-16, Resolution 24-23, Adkins Valley II Minor Subdivision
 - D. Public Hearing for PL-22-45, Resolution 30-23, Vacate 5,502 sq ft of the East-West Alley Between 321 and 333 N. Main St. - City Engineer Thomas Morneau

- i. Consideration of PL-22-45, Resolution 30-23, Vacate 5,502 sq ft of the East-West Alley Between 321 and 333 N. Main St.
- E. Public Hearing for PL-23-18, Resolution 31-23, Approval for an Electronic Message Center Sign - City Engineer Thomas Morneau
 - i. Consideration of PL-23-18, Resolution 31-23, Approval for an Electronic Message Center Sign
- 9. Consent Agenda
 - A. Pre-Annexation Agreement with Mallory and Tyler Smith for Sewer Services at 2339 Dry Ranch Rd
 - B. Pre-Annexation Agreement with Lindsay Tope for Water Services at 4526 Coffeen Avenue
 - C. Appointment of Douglas Slack to the Police Civil Service Commission for a Three Year Term Ending 6/30/2026
 - D. Appointment of Margaret Morneau to Planning Commission for a Three Year Term Ending 6/30/2026
 - E. Minutes of Regular Council Meeting June 5, 2023
 - F. Claims
- 10. Staff Update
 - A. Proclamation Recognizing June 22nd as Arbor Day - City Arborist Clark Van Hoosier

OLD BUSINESS

- 11. Consideration of Second Reading of PL-23-9, Ordinance 2268, Story House Properties Annexation - City Engineer Thomas Morneau
- 12. Consideration of Third and Final Reading for PL-23-1, Ordinance 2267, Teal Springs Subdivision PUD Rezone 64.99 Acres from B-1 to a PUD - City Engineer Thomas Morneau

NEW BUSINESS

- 13. Consideration of Resolution 28-23 Establishing Sewer Rates and Fees - Utilities Director Dan Roberts
- 14. Consideration of Contract with Sheridan County for Impact 307 - City Attorney Brendon Kerns
- 15. Council Comments and Requests for Future Agenda Items
- 16. Executive Session per Wyoming State Statute 16-4-405, (iii) On matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party;
- 17. Adjournment



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: Public Hearing for the Transfer of Location and Ownership of Retail Liquor License #7 to Penalty Box, LLC - City Clerk Cecilia Good
From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/19/2023

Discussion:

See the attached application for the transfer of Retail Liquor License #7 (Currently Beaver Creek Saloon) to Penalty Box LLC at 412 Whitney Lane.

Attachments

Transfer of Retail Liquor License #7 - Penalty Box LLC

NEW OR TRANSFER LIQUOR LICENSE OR PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY			
Customer #:			
Trf from:			
Reviewer:		Initials	Date
Agent:		/	/
Chief:		/	/

To be completed by City/County Clerk

License Fees	Annual Fee: \$	Local License #: <u>7</u>
	Prorated Fee: \$	Date filed with clerk: <u>5 / 31 / 2023</u>
	Transfer Fee: \$ <u>100</u> -	Advertising Dates: (2 Weeks) <u>6/7/2023</u> & <u>6/14/2023</u>
	Publishing Fee: \$ <u>90</u> -	Hearing Date: <u>6 / 19 / 2023</u>
Publishing Fee Direct Billed to Applicant: ☐		
License Term:	<u>6</u> / <u>20</u> / <u>2023</u>	Through <u>12</u> / <u>31</u> / <u>2023</u>
	Month Day Year	Month Day Year

LICENSING AUTHORITY: Begin publishing promptly. As W.S. 12-4-104(d) specifies: **NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.**

Applicant:	<u>PENALTY BOX LLC</u>		
Trade/Business Name (dba):	<u>PENALTY BOX</u>		
Building to be licensed/Building Address:	<u>412 WHITNEY LANE</u>		
	Number & Street		
	<u>SHERIDAN</u>	<u>WY</u>	<u>82801</u> <u>SHERIDAN</u>
	City	State	Zip County
Local Mailing Address:	<u>PO BOX 726</u>		
	Number & Street or P.O. Box		
	<u>SHERIDAN</u>	<u>WY</u>	<u>82801</u>
	City	State	Zip
Local Business Telephone Number:	<u>(303) 419 0782</u>	Fax Number:	<u>()</u>
Business E-Mail Address:	<u>hannah@jcdodgeconstruction.com</u>		

FILING FOR	FILING IN (CHOOSE ONLY ONE)	FILING AS (CHOOSE ONLY ONE)
☐ NEW LICENSE	☒ CITY OF: <u>SHERIDAN</u>	☐ INDIVIDUAL
☒ TRANSFER OF LOCATION	☐ COUNTY OF: _____	☐ PARTNERSHIP
☒ TRANSFER OWNERSHIP	☐ ASSIGNMENT LETTER ATTACHED	☐ LP/LLP
FORMERLY HELD BY: _____		☒ LLC
		☐ CORPORATION
		☐ LTD PARTNERSHIP
		☐ ORGANIZATION
		☐ OTHER _____

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)		
RETAIL LIQUOR LICENSE	☐ RESTAURANT LIQUOR LICENSE	☐ MICROBREWERY
☐ ON-PREMISE ONLY (BAR)	☐ RESORT LIQUOR LICENSE	☐ WINERY
☐ OFF-PREMISE ONLY (PACKAGE STORE)	☐ BAR AND GRILL	☐ DISTILLERY SATELLITE
☒ COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)	LIMITED RETAIL (CLUB)	☐ WINERY SATELLITE
	☐ VETERANS CLUB	☐ COUNTY RETAIL/SPECIAL MALT BEVERAGE PERMIT
	☐ FRATERNAL CLUB	
	☐ GOLF CLUB	
	☐ SOCIAL CLUB	

SPECIAL DESIGNATIONS		
☐ CONVENTION FACILITY	☐ GOLF CLUB	☐ RESORT
☐ CIVIC CENTER/EVENT CENTER/ PUBLIC AUDITORIUM	☐ GUEST RANCH	

To Assist the Liquor Division with scheduling inspections: OPERATIONAL STATUS		
☒ FULL TIME (e.g. Jan through Dec)	(specify months of operation)	from <u>Jan</u> to <u>Dec</u>
☐ SEASONAL/PART-TIME	DAYS OF WEEK (e.g. Mon through Sat)	from <u>MON</u> to <u>SUN</u>
☐ NON-OPERATIONAL/PARKED	HOURS OF OPERATION (e.g. 10a - 2a)	from <u>10 AM</u> to <u>12 AM</u>



CITY OF SHERIDAN, WYOMING

55 Grinnell Street
Sheridan Wyoming 82801
(307) 675-4211

RETAIL LIQUOR LICENSE OPERATION PLAN

Name as it appears on license:	Penalty Box LLC
Common Name (doing business as):	Penalty Box Bar
Street Address:	412 Whitney Lane, Sheridan, WY 82801
Phone #:	303-419-0782

Hours of Operation

Our planned hours of operation are:

Monday:	11:00 am – midnight
Tuesday:	11:00 am – midnight
Wednesday:	11:00 am – midnight
Thursday:	11:00 am – midnight
Friday:	11:00 am – midnight
Saturday:	11:00 am – midnight
Sunday:	11:00 am – midnight

Last call will be 30 minutes before closing and last service will be 15 minutes before closing.

Use of License

Please describe the characteristics of your operations:

The Penalty Box is the full service bar located in the Ice Haus.

Will you be catering? Yes

- If yes, name of catering company: Penalty Box LLC



CITY OF SHERIDAN, WYOMING

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- Provide your dispensing building design referencing alcohol service and storage locations, including outside consumption areas*

Nature of Business:

- Bar
- Package Liquor
- Restaurant

Regular Events:

- Happy Hour
- Live Entertainment

Special Events:

Other:

(All outside events require a Catering Permit)

Security/ Crowd Control/ Capacity Limits

The official occupancy limit for our business is:

Maximum occupancy load for the entire public space is 300.

In order to comply with our occupancy limits we shall:

A dedicated Host will be responsible for ensuring capacity limits are maintained. Should capacity reach a critical level, the Host will work with the bar tender and Ice Haus General Manager to mitigate overcrowding efficiently and politely.

We shall maintain peace and order in and around our business by (but not limited to):

- Requiring TIPS Training
- Reporting altercations or potential altercations to the Sheridan Police Department
- Follow all guidelines established by Chapter Four of Sheridan Municipal Code

Rules of the establishment shall be enforced by:

Every employee and tenant of the Ice Haus will be trained and knowledgeable about all Ice Haus rules and regulations. If an employee or guest of the Ice Haus is not compliant with our policies, the General Manager and/or member of the Ice Haus Management Team will address the situation and be responsible for making sure there is no lack of clarity when it comes to our policies.



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Alcohol Management

To comply with Sheridan Municipal Code regarding alcoholic and malt beverages, including the use of eighteen (18) to twenty (20) year old servers in restaurants if applicable, our establishment will:

Penalty Box LLC will only hire those 21 and older. Tenants will be able to hire those under 21 as they see fit. Every contractor, lessor, or employee in the eatery space will be required to acknowledge all our rules and regulations including our policy limiting patrons and staff under 21 from entering the bar area.

I acknowledge that the Sheridan Police Department is an agent of the licensing authority and shall have the ability to inspect the licensed premises. Violations of City Code are subject to Section 4-13, resulting in action from Administrative Fees up to license revocation.

A handwritten signature in black ink, appearing to read "Chris Medved", written over a horizontal line.

Signature of License Holder

A handwritten date "10.1.23" in black ink, written over a horizontal line.

Date

A handwritten name "Chris Medved" in black ink, written over a horizontal line.

Printed Name

*Outside consumption areas located on public right-of-way require a Sidewalk Use Agreement obtainable from the City Clerk's Office. Any substantial improvements on public right-of-way require a lease agreement.



CITY OF SHERIDAN, WYOMING

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

Treasurer

MEMORANDUM

Project Name: Public Hearing for Resolution #33-23 FY24 Budget - City Treasurer Karen Burtis

From: Karen Burtis, City Treasurer

To: Mayor and Council

CC:

Date: 05/31/2023

Recommendation:

Staff recommends adopting the FY24 Budget.

Attachments

Resolution #33-23

CERTIFIED RECORD

OF

PROCEEDINGS OF THE GOVERNING BODY OF

THE CITY OF SHERIDAN, WYOMING

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

A special meeting of the governing body (the “Governing Body”) of the City of Sheridan, State of Wyoming, was held at the regular meeting place of the Governing Body at 55 East Grinnell, Sheridan, Wyoming, on June 19, 2023, at the hour of 7:00 p.m. pursuant to notice and call duly given to each member of the Council.

The meeting was called to order by the Mayor, and upon roll call, the following members were present, constituting a quorum:

Mayor:	_____
Council Members:	_____

Absent:	_____

There was also present:	_____

Thereupon the following proceedings, among others, were had and taken. The following resolution was introduced and read by title only.

**CITY OF SHERIDAN
RESOLUTION 33-23**

**A RESOLUTION APPROVING THE FISCAL YEAR 2024 BUDGET AND CERTIFYING THE
AMOUNT OF GENERAL TAX ASSESSMENT TO BE LEVIED ON TAXABLE
PROPERTY WITHIN THE CITY OF SHERIDAN FOR THE FISCAL YEAR 2024**

WHEREAS, Wyoming Statute 16-4-103(a) requires a budget for each fiscal year for any city or town or every other year as provided for in Wyoming Statute 16-4-104(h);

WHEREAS, the State of Wyoming Constitution, Article 15 Section 6 allows the City to adopt a budget that includes up to 8 mills of property tax by resolution;

WHEREAS, during May and June 2023 the budget making authority prepared and submitted to the City Governing Body a Fiscal Year 2024 budget which included estimates of General Fund revenues from collections of the 8-mill property tax;

WHEREAS, a copy thereof was made available for public inspection at the Office of the City Clerk;

WHEREAS, a Notice of Public Hearing of the FY 2024 budget and the 8-mill property tax, together with a summary of each were published in the Sheridan Press, a legal newspaper of general circulation in the County on June 12, 2023;

WHEREAS, a Public Hearing was held on June 19, 2023 on the FY 2024 budget and on the 8-mill property tax at the time and place specified in said Notice, and which time all interested parties were given an opportunity to be heard;

WHEREAS, following such Public Hearing, certain alterations and revisions were made in the proposed budget.

BE IT RESOLVED BY THE CITY GOVERNING BODY THAT:

1. The City of Sheridan Budget is adopted as the Official City Budget for the Fiscal Year ending June 30, 2024. The budget appropriations are more specifically described on Exhibit A, attached hereto and incorporated herein.
2. The amount of general tax assessments to be levied upon the taxable property within the City of Sheridan for the Fiscal Year ending June 30, 2024, to meet expenses of the City for said Fiscal Year is hereby determined to be 8 mills, the same fixed and appropriated by the Council and which amounts are enumerated for the respective purposes as described on Exhibit A, attached hereto and incorporated herein.
3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
4. All resolutions, or parts thereof, inconsistent with this Resolution or within any of the documents hereby approved, are hereby repealed only to the extent of such inconsistency. This repeal shall not be construed as reviving any resolution or part thereof.
5. This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, ADOPTED AND APPROVED _____, 2023.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

A motion was made by Council Member _____ that the foregoing resolution be passed and adopted, and Council Member _____ seconded the motion. The roll was called with following results:

Those voting YES: _____

Those voting NO: _____

A majority of the members elected to the Governing Body having voted for the passage and approval of the resolution, the Mayor declared the resolution duly passed and adopted. After consideration of other business to come before the Governing Body, the meeting was adjourned.

CITY OF SHERIDAN, WYOMING

Richard Bridger, Mayor

ATTESTED:

Cecilia Good, City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

I, _____, the duly appointed, qualified, and acting City Clerk of the City of Sheridan, Wyoming (the “City”), do hereby certify:

- 1. The foregoing pages are true, correct and complete copies of the record of the proceedings of the Governing Body of the City, had and taken at a special meeting thereof held at the regular meeting place of the Council at 55 East Grinnell, Sheridan, Wyoming, on _____, 2023, at the hour of 7:00 p.m., as recorded in the records of the Governing Body kept in my office.
- 2. The proceedings of the Governing Body were duly had and taken as therein shown, the meeting therein shown was duly held, due notice and call was given each member, and the persons therein named as present at the meeting were present as shown by the minutes.
- 3. Notice of the meeting has been given as required by statutes of the State of Wyoming relating to meetings of governmental agencies. (W.S. Sections 16-4-401 through 16-4-407.)

WITNESS my name and the seal of the City, on _____, 2023.

Cecilia Good, City Clerk

EXHIBIT A

Summary of FY24 Budget Appropriations & Mill Levy

<u>Fund</u>	<u>FY24 Appropriations</u>
General	16,148,900
GPET	5,390,944
Direct Distribution	2,657,287
Special Revenue	2,418,600
Debt Service	164,796
Capital Projects	53,322,632
Water	5,736,291
Sewer	3,367,634
Solid Waste	7,199,396
Weed & Pest	279,600
Golf	539,599
Total	97,225,679
Mill Levy - 8 Mills	2,525,021



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-22-16, Resolution 24-23, Adkins Valley II Minor Subdivision - City Engineer Thomas Morneau
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 05/24/2023

Recommendation:

Staff recommends approval of PL-22-16, Resolution 24-23, Adkins Valley II Minor Subdivision. The applicants, Steve and Tracy Bush, are requesting to subdivide 2.71 acres from 1 tract into 4 tracts. Zoned R-1 Residence District. Located at 7 Woodland Park Rd. (PIN 55841130700125).

Background:

The applicants, Steve and Tracy Bush, are requesting to subdivide 2.71 acres from 1 Tract into 4 Tracts. R-1 Residence District. Located at 7 Woodland Park Rd. (PIN 55841130700125). The property is listed as Tract 1 of the Replat of Tracts 5-8, Adkins Valley Subdivision, zoned R-1 Residence District. Access to the properties will be from a 30' access and utility easement with a 26' wide paved surface via Woodland Park Road.

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.

Future water and sewer will be connected to existing utilities in Woodland Park Road and will be available to all

the lots.

Staff sent out 22 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press. Staff has not received any inquiries.

Staff has no further comments at this time.

Attachments

Final Plat

Aerial

Resolution 24-23

ADKINS VALLEY II MINOR SUBDIVISION

A SUBDIVISION OF TRACT 1 OF REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±2.71 ACRES
NUMBER OF LOTS: 4

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE & TRACY BUSH, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:
THAT THE FOREGOING PLAT DESIGNATED AS ADKINS VALLEY II MINOR SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF THE REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE S 89°35'01" W, 1509.32 FEET TO A POINT ON THE NORTH LINE OF WOODLAND PARK ROAD RIGHT-OF-WAY; SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT; THENCE N 01°15'18" W, 366.34 FEET ALONG THE WEST LINE OF LOTS 2 & 3 OF SAID REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION; THENCE S 89°01'12" W, 95.65 FEET ALONG THE SOUTH LINE OF TRACT 9 OF ADKINS VALLEY SUBDIVISION; THENCE N 01°15'18" W, 264.28 FEET ALONG THE WEST LINE OF LOTS 9 & 10 OF ADKINS VALLEY SUBDIVISION TO THE SOUTH LINE OF THE AMENDED PLAT AND SUBDIVISION OF TRACTS 11-15, ADKINS VALLEY SUBDIVISION; THENCE S 89°03'58" W, 131.56 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF TRACT 4 OF SAID ADKINS VALLEY SUBDIVISION; THENCE S 01°17'07" E, 629.98 FEET ALONG THE EAST LINE OF SAID TRACT 4 OF ADKINS VALLEY SUBDIVISION TO THE NORTH LINE OF SAID WOODLAND PARK ROAD RIGHT-OF-WAY; THENCE N 89°14'31" E, 227.17 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; SUBJECT TRACT CONTAINING ±2.71 ACRES

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, AND 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 OWNER(S) AND PROPRIETOR(S), AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND

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

THIS _____ DAY OF _____, 2023

STEVE BUSH (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE UNDERSIGNED MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., 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 DOCUMENT #2022-775455. 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.

(SECURITY STATE BANK)

TRACY BUSH (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

CHAIRMAN

ATTEST: VICE CHAIRMAN

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, AND CERTIFIED THIS _____ DAY OF _____, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

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

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT 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 PLAT BOOK _____ ON PAGE _____. (OR AS PLAT NO. _____)

COUNTY CLERK

STAMP RECEIVING NUMBER

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS _____ DAY OF _____, 2023.

DIRECTOR OF PUBLIC WORKS

LEGEND

- FOUND 1.5" AC-PLS 10287
- ▲ FOUND EVIDENCE AS NOTED
- ◆ FOUND 1.5" AC PLS 6812
- ⬤ SET 1.5" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- SUBDIVISION BOUNDARY LINE
- - - ADJOINING PROPERTY LINE
- INTERIOR TRACT LINE
- x x x FENCE LINE
- - - UTILITIES EASEMENT
- - - ACCESS EASEMENT (26' WIDE PAVED SURFACE REQUIRED)
- - - DITCH
- GRAVEL DRIVEWAY

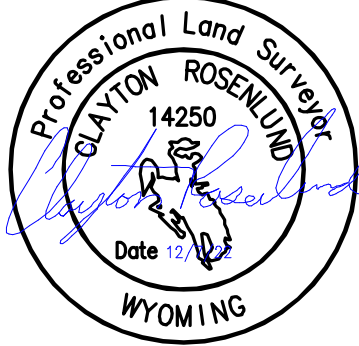
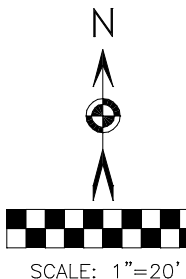
DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

THIS PLAT IS THE SUBDIVISION OF LOT 1, REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, SHERIDAN COUNTY, RECORDED ON BOOK _____ A PLAT NO. _____ 40; CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF ADKINS VALLEY II MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO. 14250



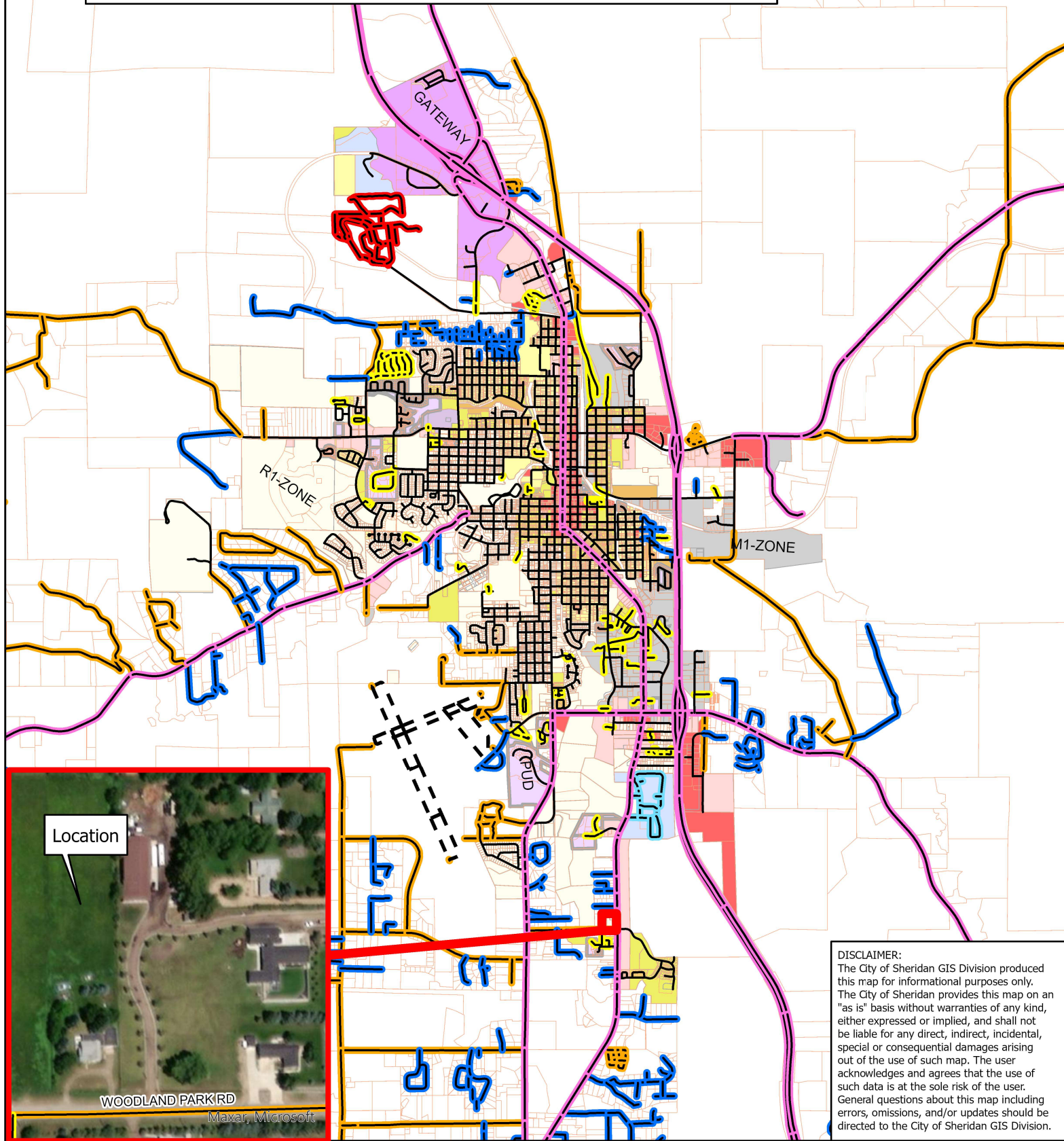
BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
COORDINATES AND DISTANCES
ARE GROUND (US SURVEY FEET)
PAF:1.000235

RECORD OWNER:

STEVE AND TRACY BUSH
PO BOX 82,
SHERIDAN, WY 82801
DATE PREPARED: 12/7/22



Adkins Valley II Minor Subdivision



Legend

Roads

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

Zoning City

- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District



Miles 0 3/4 1 1/2

**CITY OF SHERIDAN
RESOLUTION 24-23**

A RESOLUTION approving PL-22-16, the minor plat of the Adkins Valley II Subdivision, dividing $\pm$ 2.71 acres from 1 tract into 4 lots. Zoned R-1 Residence District, located at 7 Woodland Park Road.

WHEREAS, the minor plat of the Adkins Valley II 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 minor plat of the Adkins Valley II Subdivision, dividing $\pm$ 2.71 from 1 tract into 4 lots. The property is zoned R-1 Residence District, located at 7 Woodland Park Road.

In approving the Adkins Valley II 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 19 day 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

Public Works

MEMORANDUM

Project Name: Public Hearing for PL-22-45, Resolution 30-23, Vacate 5,502 sq ft of the East-West Alley Between 321 and 333 N. Main St. - City Engineer Thomas Morneau
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 05/25/2023

Recommendation:

Staff recommends approval of PL-22-45, Resolution 30-23. The applicant, Historic Cady/Campstool Properties, is requesting to vacate 5,502 sq ft of the east-west alley in Block 3 of the corrected plat of Grinnell Addition. Located between 321 and 333 N. Main, from N. Main St. to N. Gould St.

Discussion:

Request to vacate 5,502 square feet of the east-west alley in Block 3 of the corrected plat of the Grinnell Addition located between 321 and 333 N. Main Street, from Main Street to N. Gould Street. The vacated alley will be divided between Historic Cady LLC and Campstool Properties, LLC. West 100 feet of vacated alley will have no easement retained. East 175.01 feet of vacated alley will be subject to a general utility easement.

Dry utilities have been removed and relocated. No objection from utility companies about the vacation.

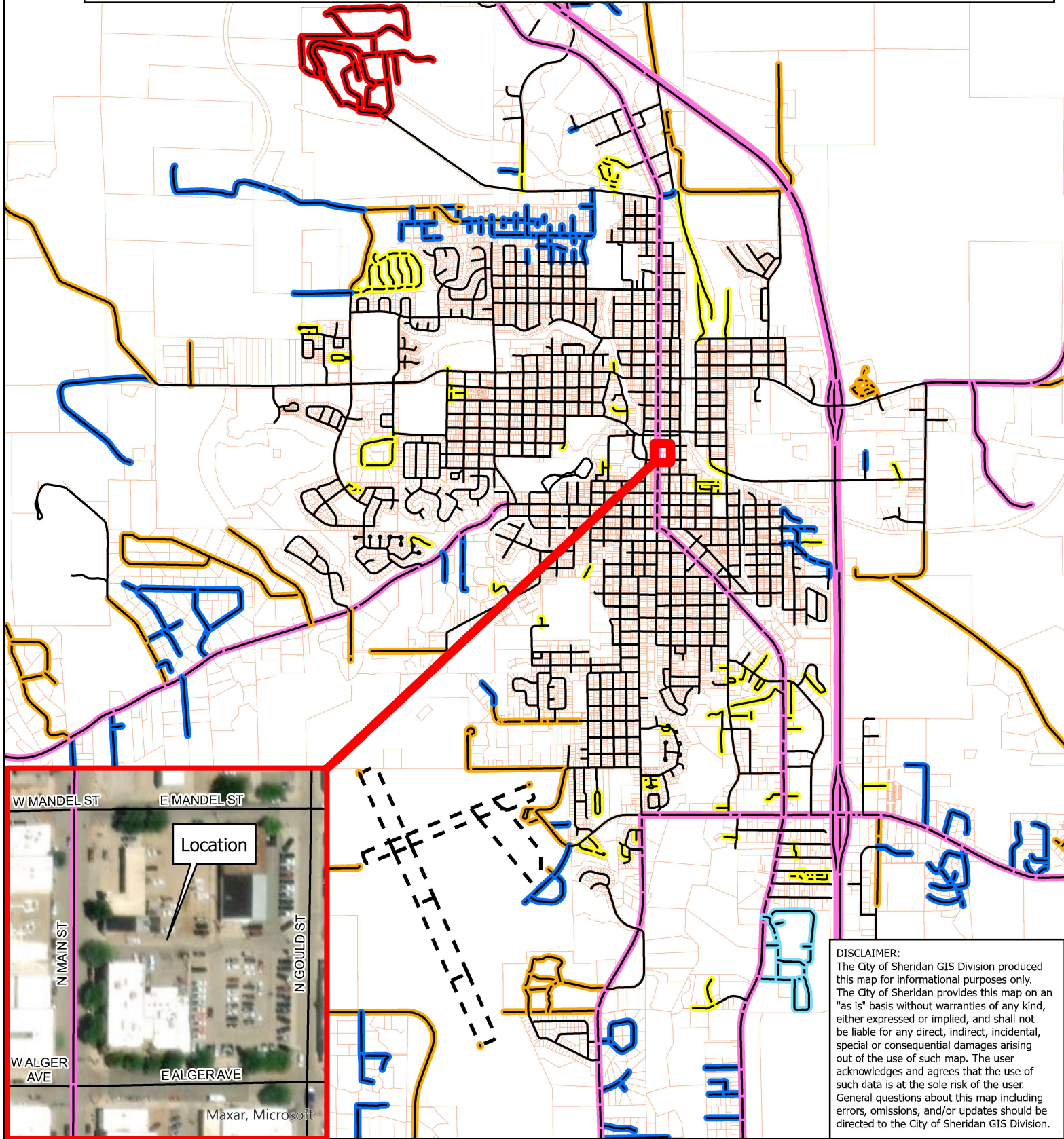
The sanitary sewer main will no longer run from Main St. into the alley. The west 100 feet of vacated alley will have no easement retained. Properties owned by Historic Cady LLC will have water and sewer services in this area. East 175.01 feet of vacated alley will be subject to a general utility easement to allow the City to maintain the sewer main in this area.

The utility services that will serve the Cady development cross lot lines and will not be placed in any easement as they are all owned by Historic Cady LLC.

Attachments

Aerial
Vacate Map
Resolution 30-23

Alley Vacation between 321 & 333 N. Main St



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

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

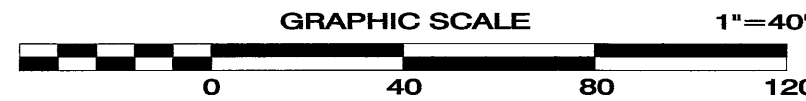


N

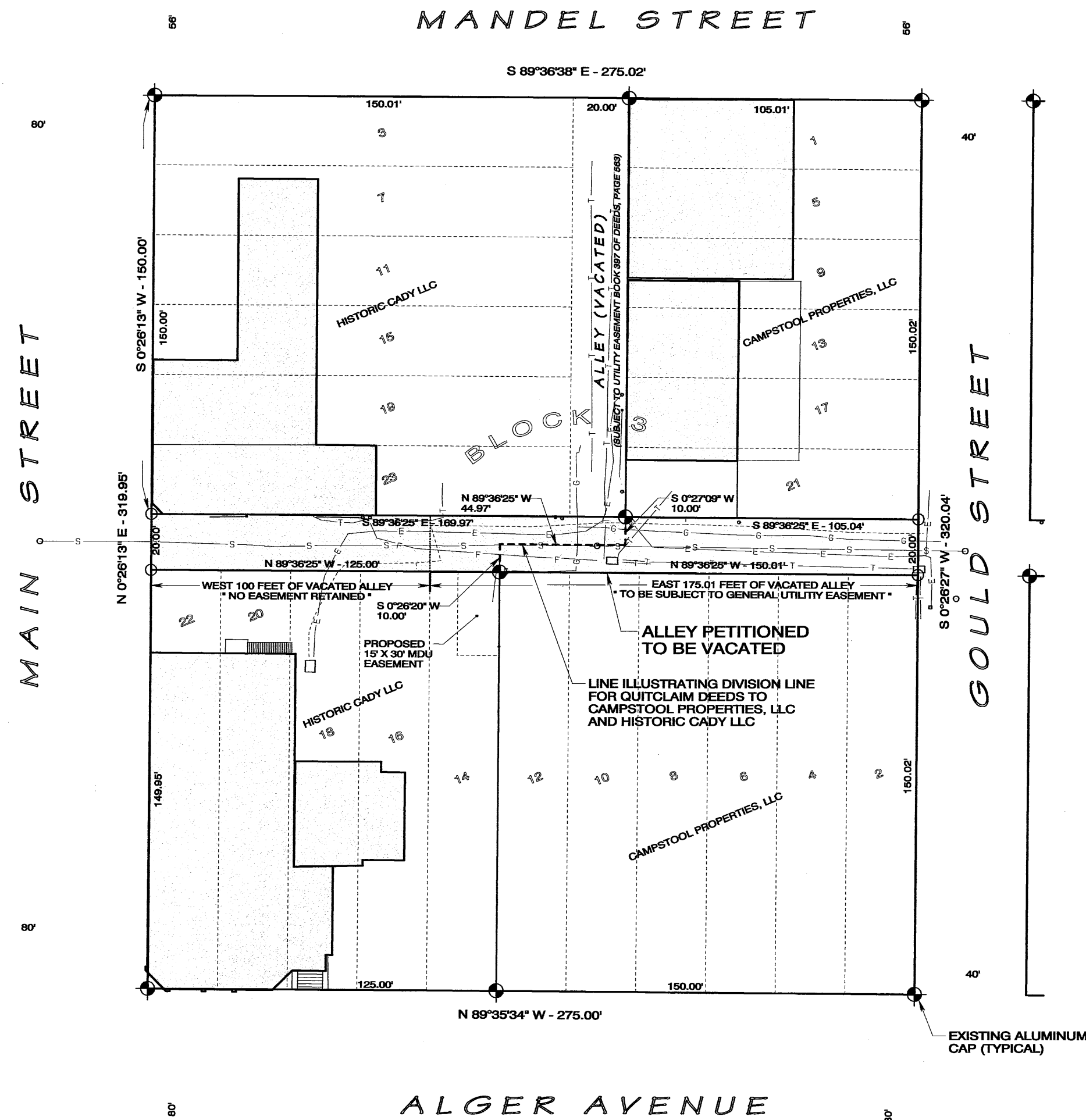
Miles 0 1/2 1

Date: 05/30/2023 12:26 PM User: tmoreau

DETAIL



BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).
PROPERTIES ARE ZONED B - 2.



UTILITY LINE LEGEND

- ELECTRIC LINE
- FIBER OPTIC LINE
- GAS LINE
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- ABANDONED GAS LINE

LOCATION

SCALE : 1" = 1000'



ALLEY VACATION DESCRIPTION

THE EAST-WEST ALLEY IN BLOCK 3 OF THE CORRECTED PLAT OF GRINNELL ADDITION TO THE CITY OF SHERIDAN, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS S 0°26'13" W A DISTANCE OF 150.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 3 OF THE CORRECTED PLAT OF GRINNELL ADDITION TO THE CITY OF SHERIDAN, WYOMING, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 23; THENCE S 89°36'25" E A DISTANCE OF 275.01 FEET TO THE SOUTHEAST CORNER OF LOT 21; THENCE ALONG THE WEST RIGHT-OF-WAY OF GOULD STREET, S 0°26'27" W A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE N 89°36'25" W A DISTANCE OF 275.01 FEET TO THE NORTHWEST CORNER OF LOT 22; THENCE ALONG THE EAST RIGHT-OF-WAY OF MAIN STREET, N 0°26'13" E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5,500.2 SQUARE FEET, MORE OR LESS.



PETITION TO VACATE
THE EAST-WEST ALLEY IN BLOCK 3
of the
CORRECTED PLAT
of
GRINNELL ADDITION
to the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

for
HISTORIC CADY LLC
1 EAST ALGER STREET, SUITE 201
SHERIDAN, WYOMING 82801

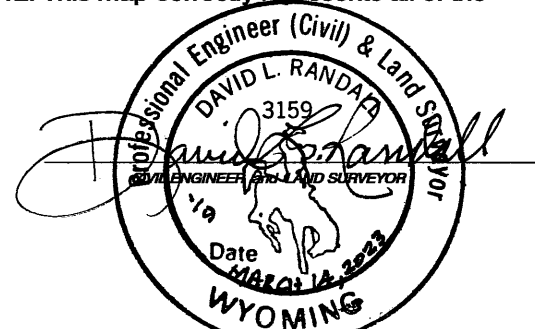
and
CAMPSTOOL PROPERTIES, LLC
P.O. BOX 6001
SHERIDAN, WYOMING 82801

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in November and December of 2022 and from survey information provided by Thomas D. Tucker, Wyoming PLS 6812. This map correctly represents all of the data shown hereon.

Registration No. 3159 PE & LS



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 _____ M., this _____ day of _____, 2023, and is duly recorded in Book _____, Page No. _____, and is
Receiving Number _____

COUNTY CLERK

CITY OF SHERIDAN
RESOLUTION 32-23

A RESOLUTION vacating 5,502 square feet of the east-west alley right-of-way in Block 3 of the corrected plat of the Grinnell Addition, located between 321 and 333 N. Main Street, from N. Main Street to N. Gould Street.

Whereas, Historic Cady LLC and Campstool Properties, LLC, adjacent to the alley ROW have petitioned the City Council requesting that the alley right-of-way be vacated; and

Whereas, this request for a right-of-way vacation meets the requirements of Sheridan City Code §205;

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

That the east-west alley between 321 and 333 N. Main Street, located in Block 3 of the corrected plat of the Grinnell Addition to the City of Sheridan, is hereby vacated.

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, 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-23-18, Resolution 31-23, Approval for an Electronic Message Center Sign - City Engineer Thomas Morneau
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 05/25/2023

Recommendation:

Staff recommends approval of PL-23-18, Resolution 31-23. The applicant, Citco Federal Credit Union, requests approval for an Electronic Message Center sign within 300 feet of a single family residence. Zoned B-1 Business District. Located at 502 N. Main St. (PIN 56842713800425).

Background:

The applicant, Citco Federal Credit Union, requests approval for an Electronic Message Center (EMC) sign within 300 feet of a single family residence. The property is located on N. Main Street at the northwest intersection of N. Main Street and W. 1st Street. The property is listed as Lots 8, 9, 10 and part lot 11 of the Sheridan Land Company's Addition. The property is zoned B-2 and is located in the downtown development district. The property is accessed by either N. Main Street from the east or from W. 1st Street from the south.

Adjacent to the property to the north, south, and east are commercial businesses zoned B-2. There are properties to the west that are single-family homes zoned B-2. The proposed EMC sign will be within 300 feet from single-family homes. Existing on the property is a freestanding sign which the EMC sign will be attached to.

Staff sent out 22 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press. Staff has not received any inquiries.

Discussion:

Per Chapter 3-11.A of the Sheridan Municipal Code Electronic Message Center (EMC) Signs are regulated by the following requirements. Specifically, Chapter 3-11.A(5) of the Sheridan Municipal Code, states: No electronic message center shall be erected within three hundred feet of a single-family residence.

For the reference of the City Council and Planning Commission, the following regulations apply to EMC signs:

(2) The process for EMC approval by the city council and planning commission shall be as follows:

(A) In addition to the information required by Sheridan City Code section 3-10(c)(1)(C), an applicant for an electronic message center shall submit the following to the city planning division:

- (i) A completed application in a form provided by the planning division.
- (ii) Schematic drawings identifying the size of any signage to be installed, along with color and materials of the EMC, framing and decorative elements.
- (iii) Building elevations or photographs with the proposed location of any signage shown.
- (iv) Technical specifications of the EMC with sufficient information to establish compliance with the provisions of this section.

(v) A list of record properties' owners within three hundred feet of the lot or legal parcel for which the EMC is proposed.

(vi) Any other item determined by planning division staff to be necessary to evaluate the application.

(B) Once a submittal has been deemed complete by planning division staff, the application and supporting materials will be scheduled for consideration at the next regularly scheduled planning commission meeting for which public notice can be given.

(C) Prior to consideration by the planning commission, notice of public hearing shall be given no later than seven days prior to the planning commission meeting. Notice shall be given by publication in a newspaper in general circulation in the community, and direct mailing to property owners within three hundred feet of the lot or legal parcel for which the EMC is proposed.

(D) The planning commission may recommend approval, approval with conditions, or denial to the city council. A recommendation of approval of issuance of a permit may only be made upon finding that the proposed EMC meets the following criteria:

(i) An EMC, or sign incorporating an EMC, installed on a building or structure shall have framing and decorative elements that are complimentary to the facade of the building on which it is to be installed. An EMC, or sign incorporating an EMC, installed as a freestanding sign shall have a decorative base of masonry or stone.

(ii) Any information displayed on the EMC shall be static, and messages displayed shall not change more frequently than once per hour.

(iii) Messages displayed must be monochromatic (a single color, value, and hue) and the background of the EMC must likewise be of a single color, value or hue.

(iv) The maximum pixel spacing (pixel pitch) shall not exceed 10 mm for a EMC-RGB or 20 mm EMC-Mono.

(v) The minimum legal lot or parcel size for which an EMC, or sign incorporating an EMC, can be installed in a R-O Rural Residence, R-1 Residence, R-2 Residence, R-3 Residence, R-4 Residence district, or residential use area of a planned unit development, is one acre.

(vi) The EMC will conform in all other ways with the provisions of this section and applicable city code.

(E) Following recommendation by the planning commission, the application and supporting materials will be scheduled for consideration at the next city council meeting for which public notice can be given.

(F) Prior to consideration by the city council, notice of public hearing shall be given no later than seven days prior to the city council meeting. Notice shall be given by publication in a newspaper in general circulation in the community, and direct mailing to property owners within three hundred feet of the lot or legal parcel for which the EMC is proposed.

(G) Once approved by the city council, the criteria found in subsection (a)(2)(D), along with any conditions of approval by the city council, shall become the operating requirements of the EMC and shall be maintained in perpetuity as long as the EMC is in operation. Any change to the EMC other than routine maintenance of existing components, or complete removal, shall require approval by the city council.

(b) General requirements for electronic message centers in all zoning districts.

(1) The sign area of any EMC shall count towards the maximum allowed total sign area of wall, roof, projecting or freestanding signage.

(2) Only one stand alone EMC, or a single sign incorporating one or more electronic message centers, shall be allowed per lot or legal parcel, except as otherwise approved as part of the master plan for a Higher Education HE or MA Medical Arts district.

(3) When used as part of a freestanding sign, electronic message centers must be integrated into the design of the larger sign face and structure. They must not be a separate stand alone element of the sign. If located at the top of the sign, they must include a frame or capping element of similar materials and colors as the rest of the sign face and structure.

(4) Electronic message centers shall avoid concentration of illumination and not produce glare, constituting a traffic hazard or nuisance or is otherwise detrimental to public health, safety or welfare.

(5) Unless approved through the process described in subsection (a), no electronic message center shall be erected within three hundred feet of a single-family residence.

(6) Electronic message centers may not change their message or copy more than once per ten seconds. Transitions between messages shall occur in two seconds or less.

(7) No animation, video, animation or non static display shall be allowed.

(8) Electronic message centers shall not utilize any audio components that produce sound.

(9) Electronic message centers shall comply with all provisions of any electrical or other technical code adopted by the city.

(10) Electronic message centers must be equipped with a sensor or other device which detects ambient light conditions and software which controls brightness for nighttime viewing and other lighting conditions. An EMC in a R-O Rural Residence, R-1 Residence, R-2 Residence, R-3 Residence, R-4 Residence, NC-1 Neighborhood Commercial district, or residential use area of a planned unit development or GD Gateway District, may not actively display a message or be illuminated after 9:00 p.m.

(11) No electronic message center sign installed after (June 19, 2017), shall exceed 0.3 foot candles above ambient light, as measured using a foot candle (Lux) meter at a preset distance depending on sign area. The measurement distance shall be calculated with the following formula: The square root of the product of the sign area and one hundred. Example using a twelve square foot sign: Measurement Distance = $\sqrt{(12 \text{ sq. ft.} \times 100)} = 34.6 \text{ feet}$. Conformity with these illumination levels may be established by submittal of a manufacturer's certification that the sign is incapable of exceeding the stated limits.

(12) Outside of the Downtown Business district, the maximum pixel spacing (pixel pitch) shall not exceed 16 mm for EMC-RGB or 20 mm an EMC-Mono. (Ord. No. 2177, § 1, 6-19-17.)

Attachments

Sign Size

Sign

Specs

Site Plan

Sign Brightness Letter

Aerial

Resolution 31-23

FINAL DESIGN

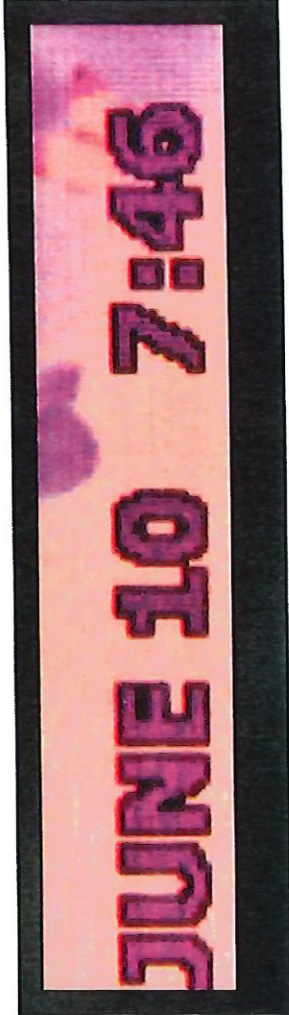
Client Signature *T. Allen*
Sales # *73*
Design # *32*
PRINT # *32*



21293 17"

5'-3"

12" X 5'-0"
VIEWING AREA



ELECTRONIC MESSAGE UNITS SCALE 1"= 1'-0"



PROVIDE AND INSTALL TWIN PAK(2) ELECTRONIC MESSAGE UNITS. WATCHFIRE SERIES FULL COLOR LED UNITS. 10MM PIXEL PITCH WITH A 30X 150 LAMP MATRIX. CAPABLE OF 2.8" HIGH COPY AND LARGER AND FULL ANIMATED GRAPHICS. CONTROLLING IGNITE SOFTWARE, WIRELESS MODEM WITH 4G LIFE OF UNIT CELLULAR CONTRACT COMMUNICATIONS. TEMP SENSOR WITH 100 STEP PHOTO CELL AND WEB BASED TRAINING ALL INCLUDED. MOUNT UNITS TO POLE COVER UNDER MAIN CABINET AS SHOWN.



SIGN PRODUCTS, INC.
1425 MONAD, BILLINGS, MT 59104
Phone: (406) 252-6348 Fax: (406) 252-6654

CLIENT
CITGO FCU
SHERIDAN, WY

DATE 03-08-23
SCALE SHOWN

DESIGN # 20011-23
SALES TONY D.

DESIGNER TP
SHEET # 1 OF 1

This design is the property
of Sign Products Inc.
and all rights to its use
or reproduction are reserved

On Premise Quote



QUOTE NUMBER: 2304757.0 (Version 0) DATE: 3/9/2023

SIGN ID: 1753882 W10-S

Sign Products Inc 30100
Tony Duncan, Sales
PO Box 20955
Billings, MT 59104-0955
3076723145
tduncan@signproductsinc.com

Shipping Destination
Sign Products Inc
1425 Monad Rd
Billings, MT 59101-3227

Job Site
Name: Citco FCU
Address:
City: Sheridan
State: WY Zip:

PRODUCT SPECIFICATIONS

Pixel Pitch:	W10mm LED RGB
Pixel Matrix:	30 X 150
Ventilation Style:	Front Ventilation
Cabinet Size:	17in H x 5ft 3in L x 5in D
Viewing Area:	12in H x 5ft L
Cabinet Style:	Double Face (Slim)
Character Size:	3 lines / 30.0 Characters at a 3" type
Approx. Weight:	246.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	3-5 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	120 VOLT 6.0 amps (3.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. <i>Example: 3.7 KWHrs a day x \$0.07 = \$0.26/Day</i>

OPTIONS

Software	Ignite OPx (cloud-based, single region)
Software Training	Web Based Software Training
Communications	OPx - 4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan	Life-of-sign Data Plan
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Temperature Sensor	w/100-Step Photocell w/15 ft Cable
Sign Mounting Kit	Not Ordered / Not Required
Warranty	Standard 5-Year Parts Warranty
Technician On-Site	Not Ordered

STANDARD FEATURES

Brightness	Daytime 7000 NITs Maximum; Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	Up to 30FPS
Viewing Angles	150 Horizontal/95 Vertical

ORDER ACCEPTANCE

QUOTE VALID UNTIL 4/23/2023

System Price: 10mm Highbrightness Color LED Message Center - Front Ventilation

To order Sign ID 1753882, sign here and return with down payment

Signature: _____ Date: _____

Buyer acknowledges that prior to executing this Agreement Buyer has read or has had the opportunity and means to review the TERMS OF SALE and Seller's LIMITED WARRANTY, SOFTWARE LICENSE, AND LIMITATION OF LIABILITIES AND REMEDIES at <http://watchfiresigns.com/terms-and-conditions-of-sale> or in the alternative, a hard copy has been provided to Buyer and its receipt is acknowledged.

This quote/offer is expressly limited to the acceptance by the buyer of its exact terms, including the terms of sale and seller's limited warranty, software license, and limitation of liabilities and remedies, all of which are a part of the agreement. Any purchase order or related documents buyer issues to seller (even if it contains terms in addition to or inconsistent with the terms of this agreement) for this transaction shall constitute buyer's unconditional agreement to be bound exclusively by the seller's terms and conditions of this agreement, and buyer hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement.

CITCO FCU

add EMC to existing freestanding sign

Legend

502 N Main St

existing sign location

502 N Main St

W 1st St

Google Earth

70 ft





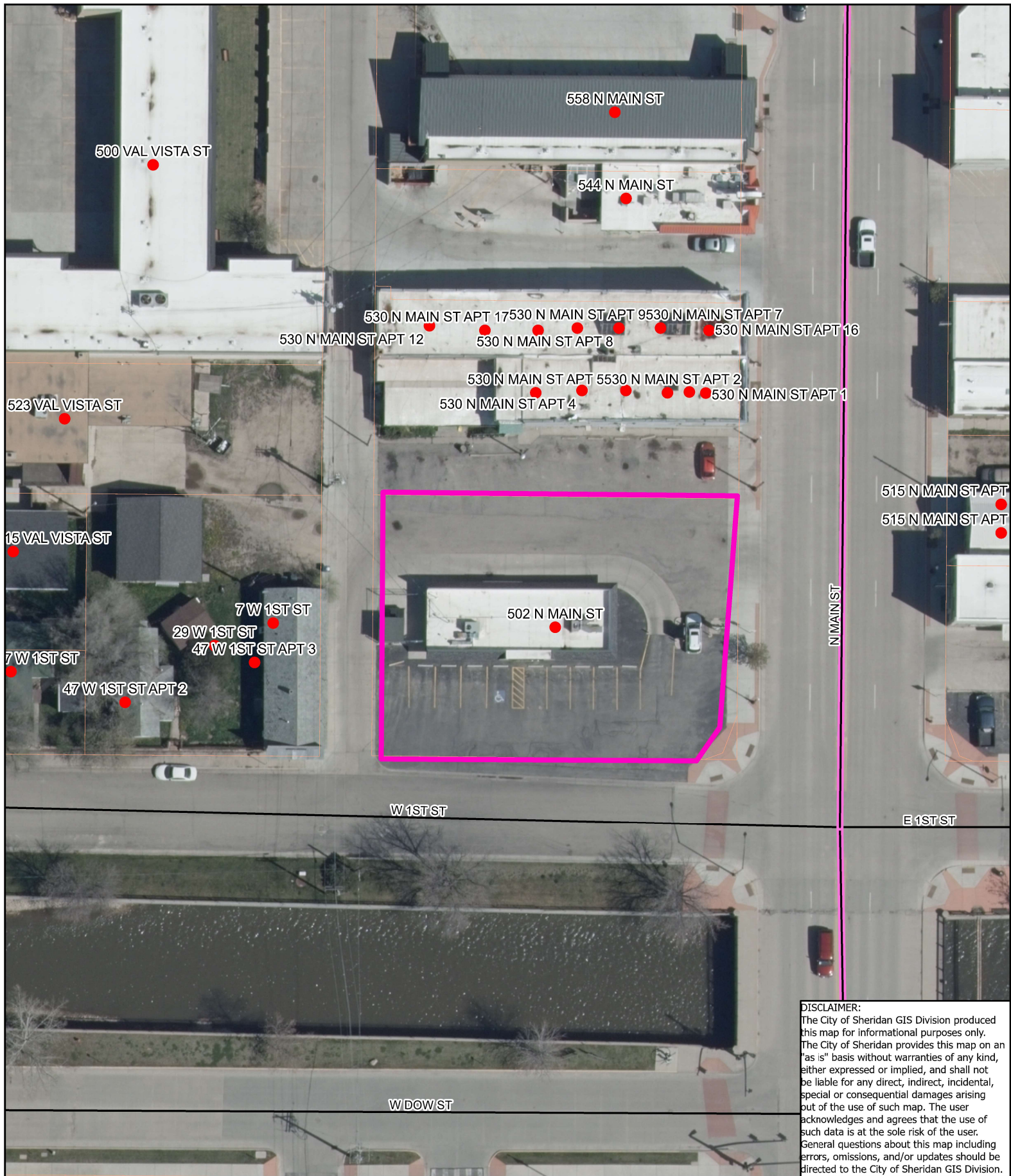
Watchfire displays come equipped with photocell dimming technology that automatically adjusts the display's brightness to .3 foot-candles over ambient light at the sign location. The photocell automatically and immediately adjusts the signs' light levels during the daytime.

Watchfire displays also include a software back up which provides redundant protection should the photocell malfunction. Appropriate brightness when on software back up is determined by sunrise/sunset tables for exact sign location. The use of these brightness control systems protects Watchfire sign operators from having a sign that is too bright for safe viewing.

Please let me know if you have additional questions.

Thank you,

Jason Wisniewski
Sales Director – West Region
Jason.Wisniewski@watchfire.com
Phone: 303-242-9177
watchfiresigns.com



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.



502 N Main St.



Feet 0 30 60

Date: 5/25/2023 3:50 PM User: sgoodman

**CITY OF SHERIDAN
RESOLUTION 31-23**

A RESOLUTION approving PL-23-18, Citco Federal Credit Union Electronic Message Center (EMC) sign. The property is Zoned B-2 Business District, located at 502 N Main St.

WHEREAS, the EMC sign has been reviewed for consistency with Chapter 3-11.A of the Sheridan Municipal Code (EMC Regulations) and other applicable City code; and

WHEREAS, the approval of this resolution constitutes the necessary authorization for the business at 502 N Main St to perform alterations to the sign.

NOW THEREFORE, be it resolved by the City Governing Body of the City of Sheridan:

1. All applicable requirements of the City Municipal Code have been satisfied.
2. The Citco Federal Credit Union EMC sign, located at 502 N Main St is hereby approved by vote of the City of Sheridan's Governing Body.

PASSED, APPROVED, AND ADOPTED this 19th day 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

Utilities

MEMORANDUM

Project Name: Pre-Annexation Agreement with Mallory and Tyler Smith for Sewer Services at 2339 Dry Ranch Rd

From: Dan Roberts, Utilities Director

To: Mayor and Council

CC: City Administrator Stuart McRae

Date: 06/19/2023

Recommendation:

Staff recommends that City Council approve and authorize the Mayor to sign the attached Pre-Annexation Agreement with Mallory and Tyler Smith, dated June 13, 2023, and the City of Sheridan, to serve as authorization for Mallory and Tyler Smith to tie into the City of Sheridan's sewer system at the location of 2339 Dry Ranch Rd, which sits outside the City limits.

Background:

The proposed property is located South of the US Hwy-14 & E Brundage Ln. The property is contiguous to the City on the West side. The landowners, Mallory and Tyler Smith, desire to be served from the City of Sheridan through the public sewer system located along Dry Ranch Rd (see attached map). The property is within the planned Urban Services Area boundary which means it is intended to receive City services at some point in the future. As such, this property should receive sewer service from the City of Sheridan.

Resolution 73-07 establishes policy and requirements that must be met before the City Council can authorize the extension of Sheridan's water and/or sewer system to serve lands outside the city limits. Staff has confirmed the requirements are satisfied by this application which are listed as follows:

1. Land is within the Urban Services Area.
2. The sewer service extensions appear to be economically feasible.
3. The property to be served can be made to conform to City ordinances related to subdivisions and construction of Improvements.
4. The property to be served can be reasonably expected to be annexed within the foreseeable future and provided with other basic services available to City residents.
5. The sewer service extensions will promote orderly growth and welfare to the City.
6. The landowner will obtain the required permits from the City prior to proceeding with construction.
7. The property to be served is not currently served by the City sewer system.

In accordance with Resolution 73-07, City Council may authorize the extension of the City's water or sewer system to serve lands outside the city limits provided the landowner signs a Pre-Annexation Agreement and that agreement is filed at the courthouse to run with the land. The property at 2339 Dry Ranch Rd is outside the city limits; therefore, a prepared Pre-Annexation Agreement is being presented for City Council consideration.

Attachments

Preannexation 2339 Dry Ranch Rd

PRE-ANNEXATION AGREEMENT AND PETITION

This Pre-Annexation Agreement and Petition, hereinafter referred to as AGREEMENT, made this 15th day of JUNE, 2023, by and between MALORY & TYLER SMITH and their heirs, successors in interests and assigns, hereinafter referred to as LANDOWNER, and the City of Sheridan, Wyoming, a municipal corporation and City of the First Class, hereinafter referred to as CITY.

WHEREAS, the LANDOWNER is the record owner of property known as 2339 DRY RANCH RD - SHERIDAN, WY and is described as follows: See Exhibit "A" attached hereto and incorporated herein _____

_____ This tract of land, or any smaller part or parcel which may be conveyed as a separate tract, whether or not subdivided, shall hereinafter be referred to as the LAND.

WHEREAS, the LAND is currently contiguous to the CITY; and

WHEREAS, the LANDOWNER desires to receive certain CITY services in exchange for a commitment to annex, at the direction of the CITY; and

NOW, THEREFORE, the parties above named have decided to set forth all of their agreements concerning the annexation of the property as follows:

1. The parties acknowledge that the LAND is currently contiguous to the City limits of the CITY and is within the natural growth area of the CITY. The LANDOWNER agrees and covenants for himself and his heirs, assigns and successors in interest to take all remaining actions at any time, and at the sole discretion of the CITY, to comply with State annexation law and to complete the annexation of the LAND into the CITY. The LANDOWNER, or any successor in interest, shall incorporate this requirement to annex into the CITY on each and every deed for any parcel of land existing or created within the LAND. The LANDOWNER shall adhere to the **City Comprehensive Plan**, appropriate restrictions pertaining thereto, and the **2001 City of Sheridan Traffic Study**, and all amendments thereto. All lands existent at the time of this AGREEMENT, if subdivided and approved by Sheridan County, along with any agreements, covenants, restrictions or zones, shall be submitted to the City Council for approval prior to the recording of the subdivision plat or a sale of any parcel. A commitment or restriction shall be included in every deed or land sale contract executed by the LANDOWNER, whether or not presently platted or subdivided, subsequent to the date of approval of this AGREEMENT, noting that the parcel "shall annex to the CITY without protest, at the discretion and direction of the Sheridan City Council". The commitment to annex shall be recorded as part of each deed and is a covenant running with the property known as the LAND, enforceable by the CITY.

2. This AGREEMENT does not relieve the LANDOWNER, or any successor in interest, from any requirements of the City of Sheridan Subdivision Regulations, when the LAND is further subdivided, and that the subdivision shall be in accordance with all relevant CITY ordinances and other regulations in effect at this time.

3. The LANDOWNER shall construct any and all new buildings or structures on the property in complete conformity with the current building codes and all other codes, as adopted by the City of Sheridan, and the LANDOWNER shall certify such compliance to the Building Official of the City of Sheridan.

4. Upon annexation to the CITY, the CITY shall provide municipal services on the same level as provided to other areas of the CITY, according to state statutes and local ordinances.

5. The parties acknowledge that all CITY utilities and services are required to service lands annexed to the CITY. The parties further acknowledge that this AGREEMENT is a petition to create a local improvement district, as specified in §15-6-203 W.S., 1977, and therefore, constitutes a waiver of the LANDOWNER's right to file protests and remonstrances, as provided by Wyo. Stat. Ann. §15-6-202(d) and §15-6-203. It is expressly understood that this AGREEMENT obligates the inclusion of the LAND, after annexation, in a district or districts which provide for the installation and construction of the following listed improvements, until all the improvements are constructed in compliance with City ordinances then in effect and accepted by the City Council. The improvements required are as follows:

LANDOWNER shall be required to install, at LANDOWNER'S sole cost, all water infrastructure and sewer infrastructure for the LAND required under City ordinances in effect at the time of such installation for the benefit of the LAND so annexed. LANDOWNER further agrees to pay all costs and fees associated with the annexation and installation (eg., costs of producing required drawings, exhibits, maps, etc.; filing and review fees; and other typical fees charged in similar processes. If a district(s) is formed which includes lands in addition to LANDOWNER'S LAND, then the LANDOWNER shall pay the cost of any infrastructure assessed to the property as part of the local improvement district in addition to any costs described above.

6. The parties further agree to the following specific items: None

7. The LANDOWNER hereby petitions the Sheridan City Council to accept this AGREEMENT as a petition to annex all of the LAND previously described above into the CITY limits of the City of Sheridan. LANDOWNER is the owner of all LAND described above. LANDOWNER and CITY agree that this petition may be filed with the City and/or County Clerk at any time, and at the sole discretion of the CITY.

8. LANDOWNER agrees to sign any other petition or petitions or to take any other action whatsoever to comply with State annexation law as they may be required by the CITY to facilitate the annexation. LANDOWNER further waives any irregularities in the annexation process and specifically waives his right to protest the said annexation. The parties acknowledge that the CITY may choose not to complete the annexation of LANDOWNER's LAND until additional logical and adjacent properties may be annexed simultaneously. LANDOWNER agrees to provide an annexation plat, prepared by a Wyoming registered land surveyor, at his sole cost and expense, upon the request of the CITY. The LANDOWNER specifically agrees and acknowledges that the timing of the annexation is within the sole discretion of the CITY. The CITY may initiate the annexation of the LAND described above at any time and without notice to LANDOWNER.

9. The CITY agrees to allow the LANDOWNER'S installation of water and/or sewer service line(s) and connection to the CITY's water and/or sewer main(s) at such a time the mains become available.

10. LANDOWNER agrees that any sidewalk currently in existence on any portion of the LAND or any sidewalk constructed on the LAND in the future shall be maintained by LANDOWNER and snow/ice shall be removed by LANDOWNER per City of Sheridan Ordinance.

11. This AGREEMENT, and every part thereof, shall constitute a covenant running with the LAND described above and may be enforced by the CITY by an action at law or equity.

12. This AGREEMENT shall inure to the benefit of, and be binding upon the parties hereto, their respective heirs, successors in interest and assigns. This AGREEMENT shall bind each and every successor in interest to the LAND or any portion or parcel thereof.

13. This AGREEMENT shall be governed by the laws of the State of Wyoming. The District Court of the Fourth Judicial District in Sheridan County, Wyoming, shall have venue and jurisdiction exclusively for any action in law or equity which may be instituted to enforce the terms of this AGREEMENT.

14. If any legal action is instituted to enforce any of the terms of this AGREEMENT, the unsuccessful party shall pay the successful party's reasonable attorneys' fees and all costs of the action including court costs, expert witness fees and all other actual expenses incurred in the prosecution of the action.

15. If any section, subsection, sentence, clause, phrase or portion of this AGREEMENT is for any reason held invalid or unconstitutional by any Court or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions hereof, which shall remain in full force and effect.

DATED This 13 day of June, 2023.

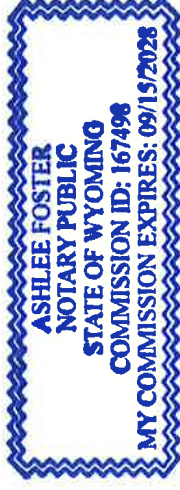
LANDOWNER:

Walter Durr
[Signature]

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On June 13TH, 2023, before me, ASHLEE FOSTER,
personally appeared MALORY & TYLER SMITH, whom I know
personally, to be the signer(s) of the above and hereby acknowledge his/her/their signature(s).

Ashlee Foster
Notary Public
My Commission Expires: 9/15/2028



CITY OF SHERIDAN:

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On _____, 20____, before me, _____,
personally appeared _____, whom I know
personally, to be the signer(s) of the above and hereby acknowledge his/her/their signature(s).

Notary Public
My Commission Expires: _____

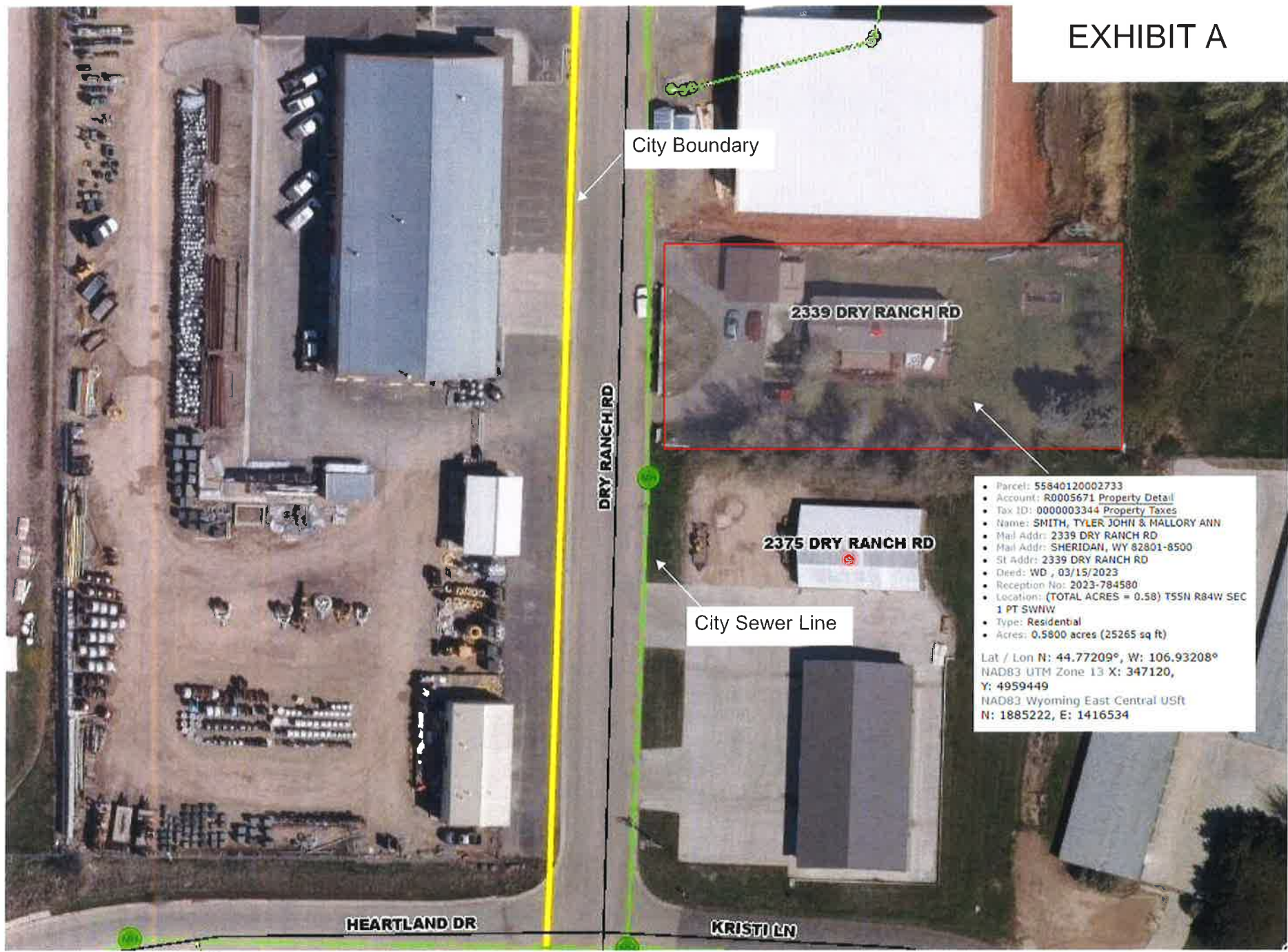


EXHIBIT A

• Parcel: 55840120002733
• Account: R0005671 [Property Detail](#)
• Tax ID: 0000003344 [Property Taxes](#)
• Name: SMITH, TYLER JOHN & MALLORY ANN
• Mail Addr: 2339 DRY RANCH RD
• Mail Addr: SHERIDAN, WY 82801-8500
• St Addr: 2339 DRY RANCH RD
• Deeds: WD , 03/15/2023
• Reception No: 2023-784580
• Location: (TOTAL ACRES = 0.58) T55N R84W SEC 1 PT SWNW
• Type: Residential
• Acres: 0.5800 acres (25265 sq ft)

Lat / Lon N: 44.77209°, W: 106.93208°
NAD83 UTM Zone 13 X: 347120,
Y: 4959449
NAD83 Wyoming East Central USRT
N: 1885222, E: 1416534



EXHIBIT A

2339 DRY RANCH ROAD



CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

Project Name: Pre-Annexation Agreement with Lindsay Tope for Water Services at 4526 Coffeen Avenue

From: Dan Roberts, Utilities Director
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/19/2023

Recommendation:

Staff recommends that City Council approve and authorize the Mayor to sign the attached Pre-Annexation Agreement with Lindsay Tope, dated June 6, 2023, and the City of Sheridan, to serve as authorization for Lindsay Tope to tie into the City of Sheridan's water system at the location of 4526 Coffeen Avenue, which sits outside the City limits.

Background:

The proposed property is located South of the College on Coffeen Avenue. The property is contiguous to the City on the South, East and West side. The landowner, Lindsay Tope, desires to be served from the City of Sheridan through the public water system located along Coffeen Ave (see attached map). The property is within the planned Urban Services Area boundary which means it is intended to receive City services at some point in the future. As such, this property should receive water service from the City of Sheridan.

Resolution 73-07 establishes policy and requirements that must be met before the City Council can authorize the extension of Sheridan's water and/or sewer system to serve lands outside the city limits. Staff has confirmed the requirements are satisfied by this application which are listed as follows:

1. Land is within the Urban Services Area.
2. The water and/or sewer service extensions appear to be economically feasible.
3. The property to be served can be made to conform to City ordinances related to subdivisions and construction of Improvements.
4. The property to be served can be reasonably expected to be annexed within the foreseeable future and provided with other basic services available to City residents.
5. The water and/or sewer service extensions will promote orderly growth and welfare to the City.
6. The landowner will obtain the required permits from the City prior to proceeding with construction.
7. The property to be served is not currently served by the City water system.

In accordance with Resolution 73-07, City Council may authorize the extension of the City's water or sewer system to serve lands outside the city limits provided the landowner signs a Pre-Annexation Agreement and that agreement is filed at the courthouse to run with the land. The property at 4526 Coffeen Ave is outside the city limits; therefore, a prepared Pre-Annexation Agreement is being presented for City Council consideration.

Attachments

4526 Coffeen Pre Annexation Docs

PRE-ANNEXATION AGREEMENT AND PETITION

This Pre-Annexation Agreement and Petition, hereinafter referred to as AGREEMENT, made this 6TH day of JUNE, 2023, by and between CINDSAY TOPE, and their heirs, successors in interests and assigns, hereinafter referred to as LANDOWNER, and the City of Sheridan, Wyoming, a municipal corporation and City of the First Class, hereinafter referred to as CITY.

WHEREAS, the LANDOWNER is the record owner of property known as 4526 Coffeen Ave, Sheridan, WY and is described as follows: See Exhibit "A" attached hereto and incorporated herein

This tract of land, or any smaller part or parcel which may be conveyed as a separate tract, whether or not subdivided, shall hereinafter be referred to as the LAND.

WHEREAS, the LAND is currently contiguous to the CITY; and

WHEREAS, the LANDOWNER desires to receive certain CITY services in exchange for a commitment to annex, at the direction of the CITY; and

NOW, THEREFORE, the parties above named have decided to set forth all of their agreements concerning the annexation of the property as follows:

1. The parties acknowledge that the LAND is currently contiguous to the City limits of the CITY and is within the natural growth area of the CITY. The LANDOWNER agrees and covenants for himself and his heirs, assigns and successors in interest to take all remaining actions at any time, and at the sole discretion of the CITY, to comply with State annexation law and to complete the annexation of the LAND into the CITY. The LANDOWNER, or any successor in interest, shall incorporate this requirement to annex into the CITY on each and every deed for any parcel of land existing or created within the LAND. The LANDOWNER shall adhere to the **City Comprehensive Plan**, appropriate restrictions pertaining thereto, and the **2001 City of Sheridan Traffic Study**, and all amendments thereto. All lands existent at the time of this AGREEMENT, if subdivided and approved by Sheridan County, along with any agreements, covenants, restrictions or zones, shall be submitted to the City Governing Body for approval prior to the recording of the subdivision plat or a sale of any parcel. A commitment or restriction shall be included in every deed or land sale contract executed by the LANDOWNER, whether or not presently platted or subdivided, subsequent to the date of approval of this AGREEMENT, noting that the parcel "shall annex to the CITY without protest, at the discretion and direction of the Sheridan City Governing Body". The commitment to annex shall be recorded as part of each deed and is a covenant running with the property known as the LAND, enforceable by the CITY.

2. This AGREEMENT does not relieve the LANDOWNER, or any successor in interest, from any requirements of the City of Sheridan Subdivision Regulations and City of Sheridan Ordinances, when the LAND is further subdivided, and that the subdivision shall be in accordance with all relevant CITY ordinances and other regulations in effect at this time.

3. The LANDOWNER shall construct any and all new buildings or structures on the property in complete conformity with the current building codes and all other codes, as adopted by the City of Sheridan, and the LANDOWNER shall certify such compliance to the Building Official of the City of Sheridan.

4. Upon annexation to the CITY, the CITY shall provide municipal services on the same level as provided to other areas of the CITY, according to state statutes and local ordinances.

5. The parties acknowledge that all CITY utilities and services are required to service lands annexed to the CITY. The parties further acknowledge that this AGREEMENT is a petition to create a local improvement district, as specified in §15-6-203 W.S., 1977, and therefore, constitutes a waiver of the LANDOWNER's right to file protests and remonstrances, as provided by Wyo. Stat. Ann. §15-6-202(d) and §15-6-203. It is expressly understood that this AGREEMENT obligates the inclusion of the LAND, after annexation, in a district or districts which provide for the installation and construction of the following listed improvements, until all the improvements are constructed in compliance with City ordinances then in effect and accepted by the City Council. The improvements required are as follows:

LANDOWNER shall be required to install, at LANDOWNER'S sole cost, all water infrastructure and sewer infrastructure for the LAND required under City ordinances in effect at the time of such installation for the benefit of the LAND so annexed. LANDOWNER further agrees to pay all costs and fees

associated with the annexation and installation (eg., costs of producing required drawings, exhibits, maps, etc.; filing and review fees; Sheridan Area Water Supply (SAWS) disconnection and loss revenue fees if applicable and other typical fees charged in similar processes. If a district(s) is formed which includes lands in addition to LANDOWNER'S LAND, then the LANDOWNER shall pay the cost of any infrastructure assessed to the property as part of the local improvement district or infrastructure assessed to the property as part of SAWS in addition to any costs described above.

6. The parties further agree to the following specific items: None

7. The LANDOWNER hereby petitions the Sheridan City Governing Body to accept this AGREEMENT as a petition to annex all of the LAND previously described above into the CITY limits of the City of Sheridan. LANDOWNER is the owner of all LAND described above. LANDOWNER and CITY agree that this petition may be filed with the City and/or County Clerk at any time, and at the sole discretion of the CITY.

8. LANDOWNER agrees to sign any other petition or petitions or to take any other action whatsoever to comply with State annexation law as they may be required by the CITY to facilitate the annexation. LANDOWNER further waives any irregularities in the annexation process and specifically waives his right to protest the said annexation. The parties acknowledge that the CITY may choose not to complete the annexation of LANDOWNER's LAND until additional logical and adjacent properties may be annexed. LANDOWNER agrees to provide an annexation plat, prepared by a Wyoming registered land surveyor, at his sole cost and expense, upon the request of the CITY. The LANDOWNER specifically agrees and acknowledges that the timing of the annexation is within the sole discretion of the CITY. The CITY may initiate the annexation of the LAND described above at any time and without notice to LANDOWNER.

9. The CITY agrees to allow the LANDOWNER'S installation of water and/or sewer service line(s) and connection to the CITY's water and/or sewer main(s) at such a time the mains become available.

10. LANDOWNER agrees that any sidewalk currently in existence on any portion of the LAND or any sidewalk constructed on the LAND in the future shall be maintained by LANDOWNER and snow/ice shall be removed by LANDOWNER per City of Sheridan Ordinance.

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14. If any legal action is instituted to enforce any of the terms of this AGREEMENT, the unsuccessful party shall pay the successful party's reasonable attorneys' fees and all costs of the action including court costs, expert witness fees and all other actual expenses incurred in the prosecution of the action.

15. If any section, subsection, sentence, clause, phrase or portion of this AGREEMENT is for any reason held invalid or unconstitutional by any Court or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions hereof, which shall remain in full force and effect.

DATED This 6th day of June, 2023.

LANDOWNER:



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On June 6th, 2023, before me, Ashlee Foster, personally
appeared Lindsay Tope, whom I know personally,
to be the signer(s) of the above and hereby acknowledge his/her/their signature(s).



Ashlee Foster
Notary Public
My Commission Expires: 9/15/2028

CITY OF SHERIDAN:

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On _____, 20____, before me, _____, personally
appeared _____, whom I know personally,
to be the signer(s) of the above and hereby acknowledge his/her/their signature(s).

Notary Public
My Commission Expires:

EXHIBIT 'A'

Tract 9, Adkins Valley Subdivision, as recorded in Drawer A, Plat No. 5 in the Office to the County Clerk and Recorder of Sheridan County, Wyoming.

EXHIBIT A

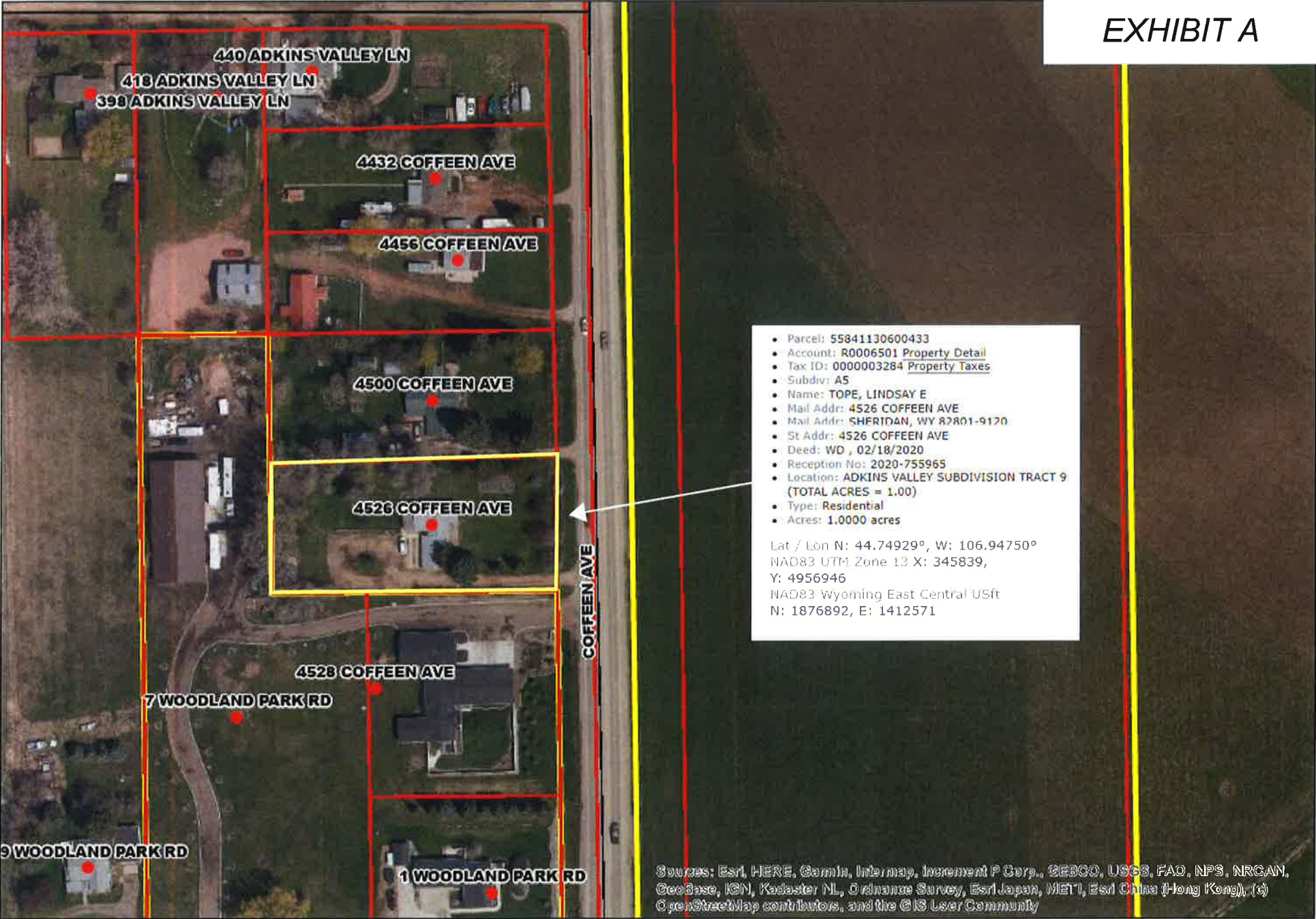
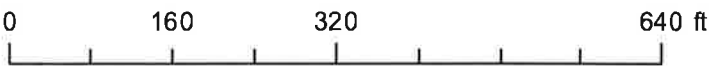


EXHIBIT A





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 June 5, 2023
From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/19/2023

Recommendation:

Please see the attached minutes from the June 5th City Council meeting.

Attachments

Minutes

CITY OF SHERIDAN, WYOMING
MINUTES OF REGULAR COUNCIL MEETING

COUNCIL CHAMBERS

7:00 P.M.

June 5, 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 Karl Heimbuck with First Presbyterian Church.
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, Shawn Day, and Terry Weitzel. Members of staff attending included City Administrator Stuart McRae, City Clerk Cecilia Good, Police Chief Travis Koltiska, Public Works Director Hanns Mercer, and various other City staff.
5. Councilmember Weitzel moved, seconded by Councilmember Jennings, to approve the agenda. Voice vote: unanimous.

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

6. Community Update
- A. Rick Miller gave an update on the Sheridan Jaycees and the 307 Discovery Center.

7. Public Comment
- A. There was no public comment.

8. Public Hearings
- A. Public Hearing for PL-23-9, Ordinance 2268, Story House Properties Annexation. Mayor Bridger opened the Public Hearing at 7:11 P.M. Public Works Director Hanns Mercer updated the Council. The Public Hearing was closed at 7:16 P.M.

Consideration of Resolution 29-23, Story House Properties Annexation, Councilmember Weitzel moved, seconded by Councilmember Luhman, to approve Resolution 29-23, Story House Properties Annexation. Voice vote: unanimous.

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

Greg Luhman	Aye
Terry Weitzel	Aye

Councilmember Jennings moved, seconded by Councilmember Luhman, to approve the First Reading of PL-23-9, Ordinance 2268, Story House Properties Annexation. Roll call vote: unanimous.

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

B. Public Hearing for PL-23-16, Resolution 25-23, Poll Motor Subdivision Mayor Bridger opened the Public Hearing at 7:19 P.M. Public Works Director Hanns Mercer updated the Council. The Public Hearing was closed at 7:21 P.M.

Councilmember Luhman moved, seconded by Councilmember Weitzel, to approve PL-23-16, Resolution 25-23, Poll Motor Subdivision. Voice vote: unanimous.

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

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 Councilmembers Weitzel, Jennings, and Luhman
- C. Bid Award to Associated Construction Engineering for the Design, Construction, Bidding, and Construction Administration for the Police Department Boiler Replacement in the Amount of \$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

100062 A Plus Plumbers & Appliance Re Sink Repair 110.00	100625 Carquest Auto Parts Power Steering for Sanita 13.29
100062 A Plus Plumbers & Appliance Re Boiler Repair-Station 503.00	100625 Carquest Auto Parts Lamp for Sanitaiton Truck 4.07
100372 3G LLC Rotary Park - Locomotive 92.80	100625 Carquest Auto Parts Cooling System for Saniat 9.62
101227 Altitude Coatings and Solution CH Interior Painting - Pa 44,222.12	100625 Carquest Auto Parts Fuel for Sanitation Truck 16.97
100376 Altitude Recycling Equipment L Baling Wire 6,000.00	100625 Carquest Auto Parts Lamp for Sanitation Truck 4.07
100378 Amazon Capital Services ITEM: DYMO LabelManager 130.98	100625 Carquest Auto Parts Washer Pump for Sanitatio 44.36
100378 Amazon Capital Services ITEM: SUNBA 5MP IP PoE 418.00	100625 Carquest Auto Parts Back Up Alarm for Sanitat 36.54
100378 Amazon Capital Services Wire tier for sandbags 319.00	100625 Carquest Auto Parts Breather for Sanitation T 7.97
100378 Amazon Capital Services ITEM: JB-2 Vaporizer Reg 133.99	100625 Carquest Auto Parts Lube for Sanitation Truck 32.54
100378 Amazon Capital Services Parts Cleaner 359.99	100625 Carquest Auto Parts Cabin Air Element for San 38.49
100378 Amazon Capital Services ITEM: ASUS VA249HE 23.8” 404.99	100625 Carquest Auto Parts Various dept fleet suppli 14.52
100378 Amazon Capital Services ITEM: PILOT G2 Premium R 182.44	100625 Carquest Auto Parts Various dept fleet suppli 2.62
100378 Amazon Capital Services Flex Drain and Poly Tubin 250.34	100625 Carquest Auto Parts Various dept fleet suppli 2.62
100378 Amazon Capital Services A3 Paper, Case of Paper (300.58	100625 Carquest Auto Parts Various dept fleet suppli 40.24
100378 Amazon Capital Services ITEM: Energizer AA Batte 157.85	100625 Carquest Auto Parts Various dept fleet suppli 17.49
100378 Amazon Capital Services Office Supplies 27.62	100625 Carquest Auto Parts Various dept fleet suppli 25.89
100378 Amazon Capital Services Black garbage bags, cups 47.04	100625 Carquest Auto Parts Various dept fleet suppli 79.43
100378 Amazon Capital Services Subwoofer refund 65.98	100625 Carquest Auto Parts Various dept fleet suppli 31.83
100378 Amazon Capital Services ITEM: Amazon Basics Uni- 50.09	100625 Carquest Auto Parts Various dept fleet suppli 32.54
100378 Amazon Capital Services ITEM: Amazon Basics Uni- 739.33	100625 Carquest Auto Parts Various dept fleet suppli 2.62
100378 Amazon Capital Services ITEM: ViewSonic VA2747-M 249.98	100625 Carquest Auto Parts Various dept fleet suppli 3.11
100378 Amazon Capital Services ITEM: JoyReken 4-Port US 48.97	100625 Carquest Auto Parts Various dept fleet suppli 12.21
100378 Amazon Capital Services Evidence Supplies & Monit 340.14	100625 Carquest Auto Parts Various dept fleet suppli 57.38
100378 Amazon Capital Services cs climate control 3.47	100625 Carquest Auto Parts Various dept fleet suppli 31.73
100378 Amazon Capital Services Fence Stakes 434.85	100625 Carquest Auto Parts Various dept fleet suppli 2.97
100380 Fremont Ameri-Tech Equipment C Pump for Sanitation Truck 1,779.36	100625 Carquest Auto Parts Various dept fleet suppli 108.58
100386 American Maid Monthly Cleaning Service 300.00	100625 Carquest Auto Parts Various dept fleet suppli 98.27
100386 American Maid Monthly Cleaning Service 150.00	100625 Carquest Auto Parts Lube and Air for Recyclin 35.51
100386 American Maid Landfill Cleaning Service 300.00	100625 Carquest Auto Parts Lube and Air for Sanitati 93.42
100416 Automation & Electronics Inc Remote support for BGWT/ 144.00	100625 Carquest Auto Parts Grease for Landfill Equip 27.57
101098 Becker First Responder CO LLC BFRC-Bunker Gear for new 8,335.00	100634 CDG Engineers Inc W. 5th St. Bridge - Prof 987.00
100573 Big Horn Logistics LLC Safe Rides April 2023 342.00	100735 CMI-Teco W/C 7-8 - wiring harness 263.06
100574 Big Horn Sanitation Port-A-Potty Rentals 126.50	101184 Cody Allen Willis Streets - st304 delivery 25.00
100574 Big Horn Sanitation Port-A-Potty Rentals 126.50	101233 Concrete Conservation LLC Sewer Rehab CIPP - liner 27,278.75
100586 Bloedorn Lumber Quikcrete 67.90	100764 Craftco Metals Services Inc remove and replace art p 1,194.78
100596 Brian's Boot & Shoe Company Boots for Bruce Miller - 175.45	100774 Cummins Rocky Mountain Injector for Recycling Tr 605.31
100611 Burns & Mc Donnell Landfill Remediation Desi 26,057.49	101154 Diesel Machinery Inc Manual for Recycling Truc 1,586.99
100613 C & K Equipment Sales Inc Supplies for SCG 150.00	100888 DOWL LLC Airport Transmission 4/23 2,715.00
100625 Carquest Auto Parts Lube for Sanitation Truck 37.87	
100625 Carquest Auto Parts Dex III Mercon 7.81	

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
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
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
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
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
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
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
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 l 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
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 Dioxi 70.12
100671 Norco Inc Blue hard hats 48.80
100047 Office Shop Inc UM copier charges 21.87
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 Zerk 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
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
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
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

Councilmember Weitzel moved, seconded by Councilmember Luhman to approve the consent agenda;
Voice vote: unanimous.

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

10. Staff Update

A. Public Works Director Hanns Mercer gave an update on the Kendrick Park Pool.

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 updated the Council. Councilmember Weitzel moved, seconded by Councilmember Brantz, to approve Ordinance 2267, Teal Springs Subdivision PUD Rezone 64.99 acres B-1 to a PUD. Roll Call vote, motion approved.

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

NEW BUSINESS

11. Consideration of Right-of-Way Encroachment Permits to Install Two Bus Shelters Public Works Director Hanns Mercer updated the Council. Councilmember Patceg moved, seconded by Councilmember Luhman, to approve Right-of-Way Encroachment Permits to Install Two Bus Shelters. Voice vote, motion approved.

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

18. Council Comments and Requests for Future Agenda Items.
- A. Members of the Council will be attending the WAM Conference this week and taking classes now required by the State Legislature. Additionally, he provided reports on Boards and Commissions.
 - B. Councilmember Jennings discussed the temporary stop signs by the library. She requested a study to determine whether these could be made permanent. Mayor Bridger stated it wouldn’t be the right time during construction, but this could be assessed after construction has been completed.
19. Mayor Bridger adjourned the meeting at 7:52 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:

Attachments

Claims 1

Claims 2

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH061323 06/13/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100639	CenturyLink Communications LLC	charges for 307-672-1447	2,071.73
100074	Farmers Co-op Oil Co	Fuel for Landfill Equipme	2,165.58
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
100074	Farmers Co-op Oil Co	Fuel for Landfill 05/14/2	2,368.45
100074	Farmers Co-op Oil Co	Fuel for Utility 1 MGallo	55.77
100074	Farmers Co-op Oil Co	Oil for Landfill Equipmen	3,213.60
100074	Farmers Co-op Oil Co	5/16/2023 fuel delivery t	9,060.81
100074	Farmers Co-op Oil Co		2,687.53
100074	Farmers Co-op Oil Co	oil for Landfill 05/22/23	1,246.56
100074	Farmers Co-op Oil Co	shop - nonmotor oil, 7 ga	35.03
100074	Farmers Co-op Oil Co	Fuel for Utility 1 ZMcLai	32.15
100074	Farmers Co-op Oil Co	13912, cem petroleum pro	364.80
100074	Farmers Co-op Oil Co	13911, GC petroleum prod	486.90
100074	Farmers Co-op Oil Co	5/23/2023 fuel delivery t	9,244.55
100074	Farmers Co-op Oil Co	Gas for Landfill Equipmen	2,810.83
100074	Farmers Co-op Oil Co	Grease for Landfill Equip	208.98
100074	Farmers Co-op Oil Co	bulk 15W-40 oil - w/c, re	1,562.67
100074	Farmers Co-op Oil Co	5/30/2023 fuel delivery t	8,776.83
100074	Farmers Co-op Oil Co	Gas and diesel for cemete	415.99
100074	Farmers Co-op Oil Co	Gasoline and diesel for K	1,407.06
100074	Farmers Co-op Oil Co	Propane for KGC mainten	280.28
100074	Farmers Co-op Oil Co	Golf pro shop 150 gallons	323.40
100074	Farmers Co-op Oil Co	propane cylinder exchange	13.87
100074	Farmers Co-op Oil Co	Discount taken but not ea	990.23
100021	Montana Dakota Utilities Co	MDU monthly bills	22,102.48
26 INVOICES		CHECK RUN TOTAL	89,167.74

CHECK RUN SUMMARY

CHECK RUN: JH061323 06/13/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-10-11-110-000-6403-	Court	Telecom Se	6.05
100-10-12-121-000-6403-	Council	Telecom Se	12.09
100-10-12-122-000-6403-	CA	Telecom Se	9.07
100-10-14-141-000-6403-	Clerk	Telecom Se	6.05
100-10-14-142-000-6403-	Treasurer	Telecom Se	15.12
100-10-14-143-000-6403-	Cust Serv	Telecom Se	15.12
100-10-16-160-000-6403-	HR	Telecom Se	6.05
100-10-17-170-000-6109-	IT	Petroleum	84.71
100-10-18-182-000-6403-	Engineer	Telecom Se	18.14
100-20-21-210-000-6109-	Police	Petroleum	6,523.52
100-20-23-230-000-6109-	Fire Admin	Petroleum	1,391.76
100-20-23-230-000-6403-	Fire Admin	Telecom Se	9.07
100-20-25-250-000-6109-	Bldg Insp	Petroleum	499.32
100-20-25-250-000-6403-	Bldg Insp	Telecom Se	24.18
100-30-31-312-000-6109-	Road Maint	Petroleum	6,238.93
100-30-31-312-000-6111-	Road Maint	Department	13.87
100-30-31-312-000-6401-	Road Maint	Gas/Electr	40.74
100-30-31-312-000-6402-	Road Maint	Electric-0	536.74
100-30-31-312-000-6403-	Road Maint	Telecom Se	12.09
100-30-35-350-000-6109-	Cem Admin	Petroleum	780.79
100-30-35-350-000-6401-	Cem Admin	Gas/Electr	3,099.39
100-30-35-350-000-6403-	Cem Admin	Telecom Se	3.02
100-50-54-540-000-6109-	Park Super	Petroleum	854.48
100-50-54-540-000-6401-	Park Super	Gas/Electr	807.63
100-50-54-540-000-6403-	Park Super	Telecom Se	6.05
100-60-62-621-000-6403-	Plan Zone	Telecom Se	6.05
100-70-73-731-000-6111-	ServiceCtr	Department	35.03
		FUND TOTAL	21,055.06
110-20-23-230-000-6109-	Fire Admin	Petroleum	87.92
110-20-27-270-000-6401-	ShelterAdm	Gas/Electr	1,143.46
		FUND TOTAL	1,231.38
200-10-19-190-000-6109-0146G	OthGenGvmt	Petroleum	9,249.26
		FUND TOTAL	9,249.26
500-80-81-810-000-6109-	WaterAdmin	Petroleum	292.32
500-80-81-810-000-6403-	WaterAdmin	Telecom Se	7.56
500-80-81-812-000-6109-	Water Dist	Petroleum	2,289.85
500-80-81-812-000-6403-	Water Dist	Telecom Se	4.53
500-80-81-813-000-6109-	SWTP	Petroleum	619.62
500-80-81-813-000-6403-	SWTP	Telecom Se	1,878.24
500-80-81-814-000-6109-	BGWT	Petroleum	120.47
500-80-81-815-000-6401-	SAWS	Gas/Electr	319.87
		FUND TOTAL	5,532.46

CHECK RUN SUMMARY

CHECK RUN: JH061323 06/13/2023

ACCOUNT	ORG	DESC	ACCT	DESC	
510-80-82-820-000-6109-	SewerAdmin	Petroleum			214.28
510-80-82-820-000-6403-	SewerAdmin	Telecom Se			7.56
510-80-82-821-000-6109-	WW Collect	Petroleum			843.99
510-80-82-821-000-6401-	WW Collect	Gas/Electr			904.24
510-80-82-821-000-6403-	WW Collect	Telecom Se			4.53
510-80-82-822-000-6109-	WW Treat	Petroleum			860.11
510-80-82-822-000-6401-	WW Treat	Gas/Electr			14,692.48
		FUND TOTAL			17,527.19
520-80-83-831-000-6109-	Sanitation	Petroleum			9,104.04
520-80-83-831-000-6403-	Sanitation	Telecom Se			3.02
520-80-83-832-000-6109-	Recycling	Petroleum			6,616.14
520-80-83-832-000-6401-	Recycling	Gas/Electr			12.60
520-80-83-832-000-6403-	Recycling	Telecom Se			3.02
520-80-84-841-000-6109-	Landfill	Petroleum			15,260.47
520-80-84-841-000-6401-	Landfill	Gas/Electr			545.33
520-80-84-841-000-6403-	Landfill	Telecom Se			15.12
		FUND TOTAL			31,559.74
530-30-32-320-000-6109-	Weed Admin	Petroleum			456.76
		FUND TOTAL			456.76
540-50-53-530-000-6109-	Golf Admin	Petroleum			2,555.89
		FUND TOTAL			2,555.89
CHECK RUN SUMMARY TOTAL					89,167.74

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

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100054	307 Auto Glass LLC	Pool car 1-78 windshield	300.00
100060	A & M Service & Supply Inc	Toner for Scale House Pri	141.00
100399	A-Plus Services LLC	Towing charge	75.00
101248	Sheridan Ace	Parks Departmental Functi	263.95
101248	Sheridan Ace	Supplies for Parks Depart	2.29
101248	Sheridan Ace	Parts for Conference Room	10.49
100065	Ace Hardware-Newkirk	Submersible pump, hose, o	194.66
100069	Advance Fence	Security Gates - repalced	3,000.00
100372	3G LLC	business cards for S Shep	39.00
100372	3G LLC	Driver warning books and	350.26
100378	Amazon Capital Services	LED lights and brackets	323.15
100378	Amazon Capital Services	ITEM: NFPA 72, National	1,649.43
100378	Amazon Capital Services	ITEM: Jabra Link 370 (UC	56.55
100378	Amazon Capital Services	ITEM: Klein Tools VDV226	47.99
100378	Amazon Capital Services	monitors	511.99
100378	Amazon Capital Services	Stop Light, Speakers and	295.97
100378	Amazon Capital Services	ITEM: Elan Publishing Co	51.96
100378	Amazon Capital Services	ITEM: Moread DisplayPort	215.96
100378	Amazon Capital Services	Weed and Pest Supplies	152.31
100378	Amazon Capital Services	Lychee Pump	718.32
100378	Amazon Capital Services	Parks departmental and of	2,174.83
100378	Amazon Capital Services	Parks and weed and Pest d	689.21
100378	Amazon Capital Services	Supplies for Rodeo Float	105.82
100378	Amazon Capital Services	Netgear 16-Port Gigabit E	171.60
100378	Amazon Capital Services	ITEM: Swingline Stapler,	601.29
100386	American Maid	UM Cleaning	400.00
100386	American Maid	Cleaning of city hall May	2,000.00
100386	American Maid	Cleaning services May 202	650.00
100392	American Welding & Gas Inc	Annual Cylinder Maintenanc	21.78
100392	American Welding & Gas Inc	shop - oxygen + cylinder	21.48
100404	Arete Design Group	Recycle Center Add - Prof	4,250.00
101202	Associated Construction Engine	Rotary Park - Prof. Svcs.	175.00
100417	Automationdirectcom	WWTP Supplies Automation	181.00
100417	Automationdirectcom	WWTP Supplies Automation	53.00
100425	Charles W Bassett	Sharp Copier Model No BP5	157.43
100573	Big Horn Logistics LLC	Safe Rides May 2023	631.00

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100574	Big Horn Sanitation	Port-A-Potty Rentals	126.50
100574	Big Horn Sanitation	Port-A-Potty Rentals	126.50
100577	Bighorn Design Studio LLC	Port Authority SuperPro T	70.00
100596	Brian's Boot & Shoe Company	Wildland Boots for CEisen	499.95
100602	Buckingham Lumber Co Inc	Lumber for the Kendrick G	608.84
100607	Buggy Bath Unlimited LLC	Monthly Washing for SWR T	177.48
100613	C & K Equipment Sales Inc	Equipment for Parks Dept.	4,675.00
100613	C & K Equipment Sales Inc	w/c 3-16 - cab cam, cable	660.37
100625	Carquest Auto Parts	Seat Belt Stop Kits for E	7.21
100625	Carquest Auto Parts	invoice #1972557557, Sup	28.49
100625	Carquest Auto Parts	Battery for lawn mower at	121.25
100625	Carquest Auto Parts	Battery for Parks truck	155.32
100625	Carquest Auto Parts	Relay and Toggle Boot Swi	27.45
100625	Carquest Auto Parts	Relay for Engine 2's Ligh	15.57
100625	Carquest Auto Parts	Various dept fleet suppli	27.57
100625	Carquest Auto Parts	Various dept fleet suppli	6.22
100625	Carquest Auto Parts	Various dept fleet suppli	147.68
100625	Carquest Auto Parts	Various dept fleet suppli	24.82
100625	Carquest Auto Parts	Various dept fleet suppli	121.41
100625	Carquest Auto Parts	Various dept fleet suppli	59.67
100625	Carquest Auto Parts	Various dept fleet suppli	4.18
100625	Carquest Auto Parts	Various dept fleet suppli	2.27
100625	Carquest Auto Parts	Various dept fleet suppli	16.79
100625	Carquest Auto Parts	Various dept fleet suppli	15.74
100625	Carquest Auto Parts	Various dept fleet suppli	11.54
100625	Carquest Auto Parts	Various dept fleet suppli	37.44
100625	Carquest Auto Parts	Various dept fleet suppli	14.17
100625	Carquest Auto Parts	Various dept fleet suppli	10.02
100625	Carquest Auto Parts	Various dept fleet suppli	37.78
100625	Carquest Auto Parts	Various dept fleet suppli	80.65
100625	Carquest Auto Parts	Various dept fleet suppli	38.49
100625	Carquest Auto Parts	Various dept fleet suppli	37.78
100625	Carquest Auto Parts	Various dept fleet suppli	58.39
100625	Carquest Auto Parts	Various dept fleet suppli	8.67
100625	Carquest Auto Parts	Various dept fleet suppli	111.28
100625	Carquest Auto Parts	Various dept fleet suppli	2.62
100625	Carquest Auto Parts	Fuse for Scraper 4-34	.54
100633	Caterpillar Financial Services	140M2/R9M00526	15,797.84
100639	CenturyLink Communications LLC	Cemetary May charges for	61.85

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100642	CH Diagnostics and Consulting	E Coli, Carboy, Giardia a	610.00
100735	CMI-Teco	Sanitation - 7-13 dosage	335.11
100737	Cobra Crete LLC	Concrete Repair Drain Big	2,150.00
100737	Cobra Crete LLC	Comm. Drainage - pathway	2,500.00
100759	County Trash LLC	Dumpster pickup/Biweekly	115.00
100764	Craftco Metals Services Inc	QR demo discs for Main St	1,720.88
100774	Cummins Rocky Mountain	Shop software - Insite Pr	770.00
100888	DOWL LLC	E. 5th St Corridor & Rail	5,482.50
100888	DOWL LLC	WWTP Master Plan Update 4	6,292.50
100888	DOWL LLC	WWTP Master Plan Update 4	17,184.94
100915	Employers Council	Pre-Employment Background	434.25
100916	Energy Laboratories Inc	TOC Analysis// #551091	271.00
100918	Engineering Associates	2022 Spec Update Prof. S	10,644.52
100923	Enviro-Clean Equipment Inc	Streets 3-43 tire rim	416.34
100074	Farmers Co-op Oil Co	Fuel for Landfill 06/09/2	3,327.83
100074	Farmers Co-op Oil Co	Gas for small engines	50.00
100076	Fastenal Company	Screws for Shop	10.20
100077	Fedex Freight	Samples sent to CH Diagno	213.78
100011	First Federal Bank & Trust	Century Link and AT&T bil	4,543.84
100045	First Interstate Bank - Master	Hotel stays for B Washko	7,326.20
100045	First Interstate Bank - Master	Vanhoosier CCMay23	255.79
100045	First Interstate Bank - Master	Gage CC May 23	182.27
100045	First Interstate Bank - Master		38.08
100045	First Interstate Bank - Master	Pierce May cc charges	1,999.00
100045	First Interstate Bank - Master	Motel \$493.14/\$647.99; F	1,438.62
100045	First Interstate Bank - Master	Keyboard and monitors for	300.35
100045	First Interstate Bank - Master	CC-Jerrold T. (VMware & Au	921.00
100045	First Interstate Bank - Master	Memberships, Travel/Train	2,400.57
100045	First Interstate Bank - Master	Paul Larson - May 2023	516.19
100045	First Interstate Bank - Master	Mercer - May CC Charges	3,453.38
100045	First Interstate Bank - Master	May CC Charges - Dygon	253.22
100045	First Interstate Bank - Master	Charles Martineau - May 2	31.79
100045	First Interstate Bank - Master	Credit Card Charges for M	61.33
100045	First Interstate Bank - Master	Credit Card Charges for M	29.80
100045	First Interstate Bank - Master	Credit Card Charges for M	209.47

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100045	First Interstate Bank - Master	Credit Card Charges for M	55.00
100045	First Interstate Bank - Master	Credit Card Charges for M	176.00
100045	First Interstate Bank - Master	D. Roberts Credit Card -	443.40
100045	First Interstate Bank - Master	G. Manry Credit Card - Ma	10,845.99
100045	First Interstate Bank - Master	Fuel for dura patch emuls	91.27
100045	First Interstate Bank - Master	S. McRae May 2023 Stateme	93.28
100045	First Interstate Bank - Master	R. Bridger May 2023 State	208.94
100045	First Interstate Bank - Master	refund - EMD recertificat	-198.00
100045	First Interstate Bank - Master	May CC Charges - Benavide	1,980.36
100045	First Interstate Bank - Master	Educational Resources, Ce	199.00
100045	First Interstate Bank - Master	Atendance express and Big	84.60
100045	First Interstate Bank - Master	Paying interest which wil	642.12
100089	Floyd's Truck Center WY	Sanitation - 3-14 injecto	531.05
100089	Floyd's Truck Center WY	Sanitation - 3-8 rh handl	364.83
100089	Floyd's Truck Center WY	brake shoe kit	-108.00
100089	Floyd's Truck Center WY	brake shoe kit #2	-108.00
100013	Foot of the Bighorns	Running Shoes for AFried	150.00
100092	PreCise MRM LLC	Streets - 3-33, 3-28, 3-2	860.34
100104	Fremont Motor Sheridan Inc	WW dist - 2-12 control	39.35
100112	Galls LLC	Uniforms	30.04
100130	Grainger Inc	Golf - club car 1 brake d	264.47
100130	Grainger Inc	Trailer jack	337.49
100130	Grainger Inc	WWTP Supplies Grainger	111.58
100130	Grainger Inc	Grainger WWTP Air Filters	104.04
101244	Erica Dobbs Rinker	Functional Supplies for P	450.00
101245	Green Valley Turf Co	invoice# 31433901, Suppli	350.00
101136	Greenfold Services LLC	Janitorial	1,960.00
100137	Greensky Commercial Cleaning	May janitorial services a	1,240.00
100237	Heartland Kubota LLC	Invoice #HDQ71683, Suppl	1,307.07
100242	High Land Inc	Kendrick Arboretum irriga	29,395.00
100248	Home Depot Credit Services	Shop tool - sawzall recip	129.00
100248	Home Depot Credit Services	invoice #6014750, supplie	329.75
100248	Home Depot Credit Services	INVOICE #6010084, Supplie	85.77
100248	Home Depot Credit Services	Invoice #5620584, Suppli	169.82
100248	Home Depot Credit Services	invoice #60040009779109,	16.75
100248	Home Depot Credit Services		26.20

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100248	Home Depot Credit Services	Supplies for Parks Depart	35.92
100248	Home Depot Credit Services	Cat6 Feed-Thru Modular Pl	31.97
100248	Home Depot Credit Services	Functional Supplies for P	13.74
100259	I/O Solutions Inc	Dispatch Selection Tests	119.00
101252	International Institute of Mun	2023 IIMC Dues Candace Ai	150.00
100264	Imperial Powder Coating LLC	Paint Light Pole/Base	390.00
100270	InfoSend Inc	City and DNISD CCR Printi	4,100.96
100280	National Academies of Emergenc	EMD Recertification Fee	55.00
100288	Interstate Power Systems	Streets - 3-28 terminal +	82.20
100288	Interstate Power Systems	Landfill 3-38 - fuel pump	918.78
101004	J&B Medical Supply Inc	Rusch Endotracheal Tubes	52.25
101013	JC Contracting Inc	Rotary Park - meter pit i	5,888.44
101090	Joe Johnson Equipment LLC	Streets 3-42 suction wldt	1,083.18
101023	John Deere Financial #11113081	Pump for Household Hazard	89.99
101023	John Deere Financial #11113081	Fuel Hose and Swivel for	209.96
101023	John Deere Financial #11113081	Bolts for Scale House Spe	10.11
101023	John Deere Financial #11113081	2023 John Deere Z Trak Mo	6,899.00
101024	John H Kane	invoice #748271, Supplie	2,160.00
101027	Harken Supply Inc	Freon Disposal 06/01/23	585.00
101041	Kerns & Bunting LLC	City Attorney services	11,760.00
101046	Kilpatrick Creations Inc	invoice # 193293, Cem, Pa	1,507.80
101054	Knecht LLC	INVOICE #9174280, Equipm	769.99
101054	Knecht LLC	Filter and spark plug for	36.27
101058	Kois Brothers Equipment Co	w/C7002 - arm raise cyl w	2,211.68
101058	Kois Brothers Equipment Co	3/4" root Dawg	1,270.10
101058	Kois Brothers Equipment Co	Springs, Handle, Jib and	567.82
101068	Landon's Greenhouse & Nursery	invoice #51323, Supplies	254.70
101068	Landon's Greenhouse & Nursery	Community Forestry suppli	233.68
101068	Landon's Greenhouse & Nursery	Community Forestry suppli	244.29
101068	Landon's Greenhouse & Nursery	Community Forestry suppli	369.95
101068	Landon's Greenhouse & Nursery	Community Forestry suppli	115.75
101068	Landon's Greenhouse & Nursery	Community Forestry suppli	2,820.87

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
101068	Landon's Greenhouse & Nursery	Rotary Park - trees & shr	1,145.93
101203	Legacy Irrigation and Supply L	Drainage for walking path	52.58
100444	Les Schwab Group Holdings LLC	Streets - 3-43 tire	354.32
100444	Les Schwab Group Holdings LLC	PD108 - alignment	109.99
100019	LOCAL 276 IAFF	Regular Payroll 06.16.23	850.00
100454	Local Govt Liability Pool	Burton Flats Damage	775.00
100460	M&K Rentals	Rotary Park - stump grind	162.50
100494	Midland Implement Co Inc	invoice #197321001, KGC s	347.55
100494	Midland Implement Co Inc	Toro #4-21 parts for repa	162.13
100495	Midwest Laboratories Inc	Compost Samples Tested	400.00
101249	Sasa Jane Anderton	Drywall and labor	450.00
101253	David Tate Neighbors	103 N Gould - Asbestos Ab	54,325.00
100652	Mullinax Concrete Service & Ir	Rotary Park - 1.27 tn top	40.64
100652	Mullinax Concrete Service & Ir	Rotary Park - 8.45 tn pea	394.63
100652	Mullinax Concrete Service & Ir	Rotary Park - 1.93 tn top	61.76
100652	Mullinax Concrete Service & Ir	Pea gravel	1,814.20
100652	Mullinax Concrete Service & Ir	Pea gravel	4,778.26
100652	Mullinax Concrete Service & Ir	Rotary Park - 3 tn pea gr	82.50
100657	SPB Inc	Core deposit	-28.00
100657	SPB Inc	Core deposit	-56.00
100657	SPB Inc	ujoint	-8.36
100657	SPB Inc	Ujoint	-100.42
100657	SPB Inc	Various dept fleet suppli	21.98
100657	SPB Inc	Various dept fleet suppli	183.93
100657	SPB Inc	Various dept fleet suppli	76.48
100657	SPB Inc	Various dept fleet suppli	90.16
100657	SPB Inc	Various dept fleet suppli	4.20
100657	SPB Inc	Various dept fleet suppli	71.99
100657	SPB Inc	Various dept fleet suppli	61.19
100657	SPB Inc	Various dept fleet suppli	14.11
100657	SPB Inc	Various dept fleet suppli	36.87
100657	SPB Inc	Various dept fleet suppli	96.39
100657	SPB Inc	Various dept fleet suppli	64.79
100657	SPB Inc	Various dept fleet suppli	12.71
100657	SPB Inc	Various dept fleet suppli	10.28
100657	SPB Inc	Various dept fleet suppli	556.38
100657	SPB Inc	Various dept fleet suppli	158.00
100657	SPB Inc	Various dept fleet suppli	22.03
100657	SPB Inc	Various dept fleet suppli	11.69

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100671	Norco Inc	Air quality monitor repla	370.00
100671	Norco Inc	Invoice # 37864915, Suppl	66.96
100671	Norco Inc	Shop supplies - shop towe	206.38
100671	Norco Inc	Shop supplies - welding s	227.21
100671	Norco Inc	Electrolyte Pack	19.88
100671	Norco Inc	Roll towels, lens cleaner	176.79
100672	Normont Equipment Co	Streets - 4-47 tar tank o	71.17
100672	Normont Equipment Co	Streets - 4-47 hose, filt	884.50
100680	Northern Underground LLC	Landfill Scale - scale pa	14,000.00
100688	O'Dell Construction Inc	Recycle Center Add - Cons	12,730.00
100047	Office Shop Inc	Records copier leasing	60.00
100047	Office Shop Inc	UM copier lease	53.48
100047	Office Shop Inc	Copier Lease Payment 36 o	101.15
100047	Office Shop Inc	3rd floor copier lease 36	102.71
100047	Office Shop Inc	Canon printer contract	27.41
100047	Office Shop Inc	Copier Rental	89.54
100691	One-Call of Wyoming	One-Call Tickets (895) fo	671.25
999998	Candace Ainslie	Per diem expenses for IIM	195.19
999998	Anthony Warpness	IMSA Training -Denver, Co	271.50
999998	Mark Conrad	IMSA Training in Denver,	275.50
999998	Andrew Lindberg	Standard Full Length Cust	238.50
999998	Klay Condos	Running Shoes for KCondos	148.40
999998	Andrew Lindberg	Running shoes for ALindbe	84.07
999998	Klay Condos	Reimb rescue fins for KCo	58.29
999998	Gabe Legler	Reimbursement for BRogue	127.50
999998	Peter Brooks	Reimbursement for Classes	434.70
999998	Dan Roberts	Reimbursement for D. Robe	268.17
999998	Stu MCRAE	Travel for WY Academy	853.92
999998	Jerrod	Per Diem/ Casper Conferen	180.50
999998	Tom	Travel Expense- Per Diem/	134.50
999998	Alex	Travel Expense- Per Diem/	180.50
999998	Alex	Travel Expense- Per Diem/	180.50
999999	Karen Burtis	Bev's retirement, Budget	331.82
999997	Clayton Christensen	Water Refund-936 Clarendo	5.00
999997	Greg & Jalie Meinecke	SAWS Refund-6705 Big Horn	32.22
999997	Bobbi Zierlein	Deposit Refund-1943 Edwar	28.13
999997	Devan Fender	Deposit Refund-1151 Glads	91.29
999997	Joan Carpenter	Balance Refund-2243 Papag	55.17

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
999997	Katherine Ohlman	Deposit Refund-2018 Skyvi	6.11
999997	Mikkayla Debolt	Deposit Refund-126 S Thur	105.19
999997	Carlton Construction, LLC	Balance Refund-2388 Tin C	14.32
999997	Tyler Bennett	Deposit Refund-237 W 7th	50.78
999997	Shannon Seip	Water Refund-640 Marion S	28.99
999997	Randy Bochmann	Refund for overcharging c	30.00
999997	Casey Carlton		4,665.00
999997	Carroll Realty	Sewer Refund-443 1/2 Glad	11.73
999997	Randy G. Hoiten	Season Pass Refund-Pass #	1,615.00
100024	Orchard Trust	Regular Payroll 06.16.23	3,473.85
100702	Pace Analytical Services LLC	Bac T sample result invoi	536.00
100702	Pace Analytical Services LLC	Bac-T's sample analysis/	511.00
100702	Pace Analytical Services LLC	Bac-T's sample analysis/	457.00
100714	Peak Consulting	SFR Oral Board Interview	6,100.00
100715	Peak Pest Solutions LLC	Pest Control #154716 & #1	78.75
100715	Peak Pest Solutions LLC	Pest Control #154716 & #1	131.25
100795	Peterbilt of Wyoming	Streets - 3-33 brakes & s	699.40
100795	Peterbilt of Wyoming	w/c 3-14 - connectors + f	209.38
100818	Powder River Power of Sheridan	Pillow Block Bearing	4,208.85
100818	Powder River Power of Sheridan	Sanitation parts - 3-16,	34.10
100818	Powder River Power of Sheridan	Sanitation parts - 3-16,	68.78
100818	Powder River Power of Sheridan	Buna o-ring for tapping	7.30
100818	Powder River Power of Sheridan	Adapter Fitting for Fuel	20.20
100828	ProPet Distributors Inc	invoice #142177, Parks De	5,784.50
100842	Quality Code Publishing	City Code Publishing Upda	761.00
101113	Quill LLC	black toner	98.46
100844	R J Thomas Manufacturing Compa	departmental supplies for	1,190.00
101250	Rodney Alermatt	Rotary Park - parking blo	1,500.00
100848	Railroad Management Company II j		344.67
100855	Rapp Plumbing and Heating LLC	hot water heater / boiler	3,400.00
100941	Ricoh USA Inc	Copier Charges	399.17
100956	Rocky Mountain Sign Design & P	(4) Vehicle Decals, Got W	212.53
100958	ROETECH of Sheridan Inc	W. 5th St. Apt. Core Samp	330.00
100958	ROETECH of Sheridan Inc	Landfill Scale - compacti	416.50

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100973	Russell Industries Inc	3/230 V HP/ #147026-01	6,981.07
100983	Stearns Conrad & Schmidt Consu	Water and Sewer PIF Analy	2,465.00
100989	Servall Uniform & Linen Supply		146.81
100989	Servall Uniform & Linen Supply	Mats, Coveralls, mops	180.38
100989	Servall Uniform & Linen Supply	carpets, mats, coveralls	180.38
100989	Servall Uniform & Linen Supply	Rug Cleaning	174.39
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	UM rug cleaning	93.00
100989	Servall Uniform & Linen Supply	Clean Rugs 6-8-2023 Inv 0	31.71
100994	Shaunessey Reeves	Janitorial Services for P	300.00
100998	Sheridan Commercial Co	CH supplies - velcro	3.85
100998	Sheridan Commercial Co	Ch supplies - thermostat	23.74
100998	Sheridan Commercial Co	MP BTR 9x3/8 Knit Cover f	6.63
100998	Sheridan Commercial Co	office supplies for bldg	58.39
100998	Sheridan Commercial Co	Tamping bars	102.55
100998	Sheridan Commercial Co	Brooms, battery for remot	25.66
100998	Sheridan Commercial Co	Master blank key, key rin	27.37
100998	Sheridan Commercial Co	Safety supplies for Linco	41.95
100998	Sheridan Commercial Co	Recycle - 7-8 pins & chai	41.98
100998	Sheridan Commercial Co	Grain Scoop	35.07
100998	Sheridan Commercial Co	Gas can, 2 cycle oil, key	24.52
100998	Sheridan Commercial Co	fasteners & anchors for C	18.00
100998	Sheridan Commercial Co	Eng - extension cord	15.09
100998	Sheridan Commercial Co	Eng - ext & phone cords	24.07
100998	Sheridan Commercial Co	invoice #243836, Supplies	337.82
100998	Sheridan Commercial Co	Trash bags, irrigation pa	110.27
100998	Sheridan Commercial Co	2Gal MD Tank sprayer	26.97
100998	Sheridan Commercial Co	Ener2PK 3V Lithium Batter	39.54
100998	Sheridan Commercial Co	streets - landscape adhes	12.56
100998	Sheridan Commercial Co	Spotlight	44.07
100998	Sheridan Commercial Co	3pk Batteries for DR Calc	8.98
100998	Sheridan Commercial Co	PVC Pipe	7.53
100998	Sheridan Commercial Co	Marker for Trash Cans	7.53
100050	Sheridan County	2nd half FY23 Impact 307	30,000.00
100050	Sheridan County	Goose Creek Flood Notific	19,447.02
100050	Sheridan County	Jared Schaefer Twinrix #1	280.00
100050	Sheridan County	Jason Hinz Twinrix#2	140.00
100050	Sheridan County	230 W Loucks Condo	28.00
101001	Sheridan County Chamber of Com	Wyoming Tax Structure Bre	20.00

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100150	Econowash LLC	Shop - laundry service Ri	40.00
100150	Econowash LLC	Shop - laundry service Iv	40.00
100150	Econowash LLC	Shop - laundry service Er	36.00
100151	Sheridan Electric LLC	Shop - ufo light replacem	1,053.00
100153	Sheridan Express LLC	Hauled Tires 05/23/23	801.50
100154	Sheridan Fire Equipment & Serv	Utilities Admin Annual Se	207.50
100154	Sheridan Fire Equipment & Serv	SWTP Annual Service, 1 5l	265.00
100154	Sheridan Fire Equipment & Serv	BGWTP and Intake Annual S	147.50
100154	Sheridan Fire Equipment & Serv	WWTP Annual Fire Testing	397.50
100154	Sheridan Fire Equipment & Serv	Annual servicing of fire	577.50
100154	Sheridan Fire Equipment & Serv	City Hall Annual Fire Ext	310.00
100154	Sheridan Fire Equipment & Serv	Shop - Annual Fire Exting	195.00
100154	Sheridan Fire Equipment & Serv	Streets - Annual Fire Ext	385.00
100154	Sheridan Fire Equipment & Serv	invoice #8053, Contracted	190.00
100154	Sheridan Fire Equipment & Serv	invoice #8073, contracte	274.50
100154	Sheridan Fire Equipment & Serv	invoice #8054, Contracte	187.50
100154	Sheridan Fire Equipment & Serv	Landfill - Annual Fire Ex	412.50
100154	Sheridan Fire Equipment & Serv	Annual Fire Extinguisher	130.00
100154	Sheridan Fire Equipment & Serv	Annual Fire Extinguisher	247.50
100154	Sheridan Fire Equipment & Serv	Annual Fire Extinguisher	730.00
100154	Sheridan Fire Equipment & Serv	Annual Fire Extinguisher	80.00
100160	Sheridan Lock & Key	City Hall Reno misc. - cu	106.20
100030	Lovcom Inc	Country Bounty Ads	126.00
100488	Memorial Hospital of Sheridan	Post Accident Occupationa	98.00
100488	Memorial Hospital of Sheridan	Occupational Health Testi	226.00
100162	Sheridan Motor Inc	PD 2-20 LOF & brakes	910.09
100163	Sheridan Newspapers Inc	Newspaper Ads	108.00
100163	Sheridan Newspapers Inc	Newspaper Ads	108.00
100163	Sheridan Newspapers Inc	Newspaper Ads	66.00
100163	Sheridan Newspapers Inc	Newspaper Ads	66.00
100163	Sheridan Newspapers Inc	Public Hearing Story Hous	604.00
100163	Sheridan Newspapers Inc	May Planning advertisement	604.00
100163	Sheridan Newspapers Inc	Notice of Ord. 2266 Adopt	17.19
100163	Sheridan Newspapers Inc	Notice of Ord 2264	17.19
100163	Sheridan Newspapers Inc	Notice of Ord 2261 passag	156.03
100163	Sheridan Newspapers Inc	Notice or Ord 2265 passag	35.60
100163	Sheridan Newspapers Inc	Notice for new restauran	36.96
100163	Sheridan Newspapers Inc	Public notice Bar & Grill	74.33
100163	Sheridan Newspapers Inc	City Council Minutes RUNO	931.62
100163	Sheridan Newspapers Inc	City Council Minutes RUNO	42.51
100163	Sheridan Newspapers Inc	City Council Minutes RUNON	883.56
100163	Sheridan Newspapers Inc	City Council Minutes 05/1	1,488.36

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100169	Sheridan Sport Stop LTD	Shoes - Utility Tech	110.00
100172	Sheridan Transportation Taxi	Safe Rides May 2023	2,664.00
100181	Simplot Partners	invoice # 211029087, Sup	180.00
100181	Simplot Partners	invoice #211029091, suppl	3,200.00
100189	Source Office & Technology	Office Supplies	187.17
100189	Source Office & Technology	Printer Ink	149.28
101194	Just Be You Inc	Playground for Lyons Park	12,430.00
100051	State of Wyoming	Regular Payroll 06.16.23	1,471.14
100051	State of Wyoming	Crime Victims Surcharges	557.00
100051	State of Wyoming	Regular Payroll 06.16.23	143.67
100303	SwiftComply US OpCo Inc	Annual SwiftComply Subscr	5,593.75
101207	T-O Engineers LLC	On-Call GIS Services 4/1/	5,108.10
100306	Tank Management Services	Monthly walk Through Insp	458.50
100321	The Tire Guys Inc	Sanitation - 3-8 tire rep	120.00
100321	The Tire Guys Inc	Recycle - rc4002 tires (4	3,828.80
100321	The Tire Guys Inc	Recycle - 3-32 tire rotat	222.00
100321	The Tire Guys Inc	original invoice was paid	2.00
100321	The Tire Guys Inc	Tires for 2016 Dodge Ram	1,259.77
100321	The Tire Guys Inc	Lawn tire for mower	36.70
100321	The Tire Guys Inc	Tires for Golf Course	46.00
100321	The Tire Guys Inc	tire repair for Golf Cour	26.00
100328	Top Office Products Inc	Legal pads, office suppli	81.09
100328	Top Office Products Inc	Notary stamp and record b	72.70
100328	Top Office Products Inc	Notary stamp	50.45
100328	Top Office Products Inc	Copy Count Charge SFR for	152.89
100328	Top Office Products Inc	Furniture for Detectives	1,429.00
100329	Toro NSN	Invoice #199004219, Softw	155.00
101141	Tractor Supply Credit Plan	Rec 4-26 - muffler dr 8 &	72.06
100334	Traffic Signal Controls Inc	Flashers (School Signals)	90.00
101130	Tree Mechanics	invoice # 1211215869, Co	1,191.00
101130	Tree Mechanics	Professional services for	5,301.00

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100339	Trihydro Corporation	Semi-Annual Groundwater M	4,534.66
100364	Vantagepoint Transfer Agents 3	Regular Payroll 06.16.23	3,821.13
100513	BlueAlly Technology Solutions	Watchguard Firebox T25/ #	2,560.00
100516	VRM Inc	Labor to Replace Leachate	4,303.48
100518	Wagner Ranch Services LLC	Pea gravel	1,394.83
101193	Wareings Motors Sheridan Inc	PD103 - accident repair	4,737.85
100526	Water Products & Solutions	Shop - water 5 gallon	8.75
100526	Water Products & Solutions	Shop - water 5 gallon	8.75
100526	Water Products & Solutions	Shop - water 5 gallon (2)	17.50
100526	Water Products & Solutions	Shop - water dispenser re	10.00
100527	Weed Warriors	invoice # 2733, contracte	150.00
100527	Weed Warriors	invoice # 2734, contracte	150.00
100527	Weed Warriors	invoice # 2727, contracte	220.00
100527	Weed Warriors	invoice # 2723, contracte	550.00
100527	Weed Warriors	invoice # 2725, contracte	270.00
100527	Weed Warriors	invoice # 2726, contracte	600.00
100527	Weed Warriors	invoice # 2724, contracte	315.00
100527	Weed Warriors	invoice # 2719, contracte	320.00
100527	Weed Warriors	invoice # 2731, contracte	110.00
100527	Weed Warriors	invoice # 2729, contracte	220.00
100527	Weed Warriors	invoice # 2722, contracte	580.00
100527	Weed Warriors	invoice # 2728, contracte	240.00
100527	Weed Warriors	invoice # 2736, contracte	55.00
100527	Weed Warriors	invoice # 2739, contracte	80.00
100527	Weed Warriors	invoice # 2738, contracte	80.00
100527	Weed Warriors	invoice # 2720, contracte	1,095.00
100527	Weed Warriors	invoice # 2730, contracte	315.00
100527	Weed Warriors	invoice # 2735, contracte	995.00
100527	Weed Warriors	invoice #2757, Contracted	1,555.00
100527	Weed Warriors	invoice #2737, Contracted	570.00
100527	Weed Warriors	invoice #2732, Contracted	300.00
100527	Weed Warriors	Invoice #2762, Contracte	3,850.00
100527	Weed Warriors	Contracted mowing by Park	80.00
100527	Weed Warriors	Contracted mowing by Park	175.00
100527	Weed Warriors	Contracted mowing by Park	145.00
100527	Weed Warriors	Contracted mowing by Park	55.00
100527	Weed Warriors	Contracted mowing by Park	185.00
100527	Weed Warriors	Contracted mowing by Park	55.00
100527	Weed Warriors	Contracted mowing by Park	80.00
100527	Weed Warriors	Contracted mowing by Park	105.00
100527	Weed Warriors	Contracted mowing by Park	80.00
100527	Weed Warriors	Contracted mowing by Park	80.00
100527	Weed Warriors	Contracted mowing by Park	145.00

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH062023 06/15/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100527	Weed Warriors	Contracted mowing by Park	105.00
100527	Weed Warriors	Contracted mowing by Park	285.00
100527	Weed Warriors	Contracted mowing by Park	55.00
100527	Weed Warriors	Contracted mowing by Park	200.00
100527	Weed Warriors	Contracted mowing by Park	90.00
100529	WellRight LLC	2022-2023 wellness Progra	3,510.00
100532	Western Emulsions Inc	Emulsion for dura patch	1,497.20
100540	winsupply of Sheridan wy Co	invoice #47716801, mainte	85.22
100540	winsupply of Sheridan wy Co	BGWTP Utilidor Supplies	1,327.70
100540	winsupply of Sheridan wy Co	invoice #47771301, mainte	20.34
100540	winsupply of Sheridan wy Co	Curb stop adapters	74.82
100540	winsupply of Sheridan wy Co	Test Ball Plug	93.56
100540	winsupply of Sheridan wy Co	invoice #47766801, Mainte	140.72
100540	winsupply of Sheridan wy Co	Irrigation supplies for K	197.71
100555	Wyoming Electric Inc	Repaired Ceiling Light -	98.00
100052	Wyoming Machinery Company	Filters for Dozer 4-34A	385.63
101183	Wyoming Regional EMS LLC	Ambulance Service	10,000.00
100571	Merlin H Zowada	Rotary Park - steel/mater	666.00
100571	Merlin H Zowada	Rebar for Parking Curbs	30.05
464 INVOICES		CHECK RUN TOTAL	533,693.02

CHECK RUN SUMMARY

CHECK RUN: JH062023 06/15/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-00-00-000-000-1402-	Gen Fund	Prepaid Ex	3,239.52
100-00-00-000-000-2204-	Gen Fund	Other Payr	6,615.25
100-10-11-110-000-6403-	Court	Telecom Se	29.47
100-10-11-110-000-6802-	Court	Advertisin	305.50
100-10-12-121-000-6105-	Council	Uniforms/C	70.00
100-10-12-121-000-6111-	Council	Department	331.82
100-10-12-121-000-6201-	Council	Travel/Tra	62.06
100-10-12-121-000-6403-	Council	Telecom Se	28.37
100-10-12-121-000-6803-	Council	Food	146.88
100-10-12-122-000-6101-	CA	Office Sup	93.28
100-10-12-122-000-6111-	CA	Department	10.49
100-10-12-122-000-6201-	CA	Travel/Tra	873.92
100-10-12-122-000-6403-	CA	Telecom Se	41.06
100-10-14-141-000-6101-	Clerk	Office Sup	785.00
100-10-14-141-000-6104-	Clerk	Software &	408.75
100-10-14-141-000-6201-	Clerk	Travel/Tra	1,318.01
100-10-14-141-000-6202-0002A	Clerk	Membership	135.00
100-10-14-141-000-6403-	Clerk	Telecom Se	27.27
100-10-14-141-000-6601-	Clerk	Contractua	860.00
100-10-14-141-000-6802-	Clerk	Advertisin	3,683.35
100-10-14-142-000-6101-	Treasurer	Office Sup	98.46
100-10-14-142-000-6103-	Treasurer	Technology	511.99
100-10-14-142-000-6403-	Treasurer	Telecom Se	68.33
100-10-14-142-000-6601-	Treasurer	Contractua	74.60
100-10-14-142-000-6809-	Treasurer	Miscellane	642.12
100-10-14-143-000-6403-	Cust Serv	Telecom Se	68.18
100-10-15-150-000-6601-	Legal	Contractua	11,760.00
100-10-16-160-000-6101-	HR	Office Sup	177.36
100-10-16-160-000-6111-0001A	HR	Department	324.00
100-10-16-160-000-6201-	HR	Travel/Tra	20.00
100-10-16-160-000-6403-	HR	Telecom Se	27.27
100-10-16-160-000-6601-0001A	HR	Contractua	434.25
100-10-16-160-000-6601-0003A	HR	Contractua	3,510.00
100-10-16-160-000-6802-0005A	HR	Advertisin	56.92
100-10-17-170-000-6103-	IT	Technology	999.99
100-10-17-170-000-6104-	IT	Software &	9,811.00
100-10-17-170-000-6111-	IT	Department	171.51
100-10-17-170-000-6403-	IT	Telecom Se	33.86
100-10-18-181-000-6111-	GGB Maint	Department	481.23
100-10-18-181-000-6502-	GGB Maint	Rent/Lease	102.71
100-10-18-181-000-6601-	GGB Maint	Contractua	3,106.81
100-10-18-182-000-6101-	Engineer	Office Sup	28.95
100-10-18-182-000-6104-	Engineer	Software &	2.99
100-10-18-182-000-6111-	Engineer	Department	39.16
100-10-18-182-000-6403-	Engineer	Telecom Se	173.59
100-10-18-182-000-6601-	Engineer	Contractua	330.00
100-20-21-210-000-6101-	Police	Office Sup	614.37
100-20-21-210-000-6105-0006A	Police	Uniforms/C	30.04
100-20-21-210-000-6111-	Police	Department	1,706.38
100-20-21-210-000-6111-0013A	Police	Department	3,295.00

CHECK RUN SUMMARY

CHECK RUN: JH062023 06/15/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-20-21-210-000-6201-	Police	Travel/Tra	1,325.00
100-20-21-210-000-6403-	Police	Telecom Se	876.19
100-20-21-210-000-6502-	Police	Rent/Lease	60.00
100-20-21-210-000-6802-	Police	Advertisin	350.26
100-20-21-223-000-6111-	PD Comm	Department	242.15
100-20-21-223-000-6201-	PD Comm	Travel/Tra	-143.00
100-20-21-223-000-6403-	PD Comm	Telecom Se	.15
100-20-23-230-000-6403-	Fire Admin	Telecom Se	505.08
100-20-23-236-000-6111-	Med Svcs	Department	52.25
100-20-25-250-000-6101-	Bldg Insp	Office Sup	698.68
100-20-25-250-000-6108-	Bldg Insp	Equip/Mach	5,486.00
100-20-25-250-000-6111-	Bldg Insp	Department	584.60
100-20-25-250-000-6201-	Bldg Insp	Travel/Tra	1,404.56
100-20-25-250-000-6203-	Bldg Insp	Licenses/C	1,064.83
100-20-25-250-000-6403-	Bldg Insp	Telecom Se	678.84
100-30-31-312-000-6101-	Road Maint	Office Sup	81.09
100-30-31-312-000-6109-	Road Maint	Petroleum	141.27
100-30-31-312-000-6111-	Road Maint	Department	731.16
100-30-31-312-000-6111-0010A	Road Maint	Department	5,816.69
100-30-31-312-000-6111-0018A	Road Maint	Department	1,497.20
100-30-31-312-000-6201-	Road Maint	Travel/Tra	1,985.62
100-30-31-312-000-6403-	Road Maint	Telecom Se	251.74
100-30-31-312-000-6601-	Road Maint	Contractua	969.49
100-30-31-312-000-6704-0010A	Road Maint	Repairs/Ma	300.00
100-30-35-350-000-6105-0006A	Cem Admin	Uniforms/C	300.00
100-30-35-350-000-6108-	Cem Admin	Equip/Mach	769.99
100-30-35-350-000-6111-	Cem Admin	Department	36.70
100-30-35-350-000-6111-0010A	Cem Admin	Department	-8.36
100-30-35-350-000-6403-	Cem Admin	Telecom Se	75.49
100-50-54-540-000-6101-	Park Super	Office Sup	631.59
100-50-54-540-000-6105-0006A	Park Super	Uniforms/C	1,007.80
100-50-54-540-000-6403-	Park Super	Telecom Se	27.27
100-50-54-543-000-6111-	Forestry	Department	4,050.23
100-50-57-571-000-6111-	Collection	Department	1,720.88
100-60-62-621-000-6403-	Plan Zone	Telecom Se	27.27
100-60-62-621-000-6802-	Plan Zone	Advertisin	1,236.00
100-70-73-731-000-6104-	ServiceCtr	Software &	2,769.00
100-70-73-731-000-6107-	ServiceCtr	Tools	150.98
100-70-73-731-000-6111-	ServiceCtr	Department	868.21
100-70-73-731-000-6403-	ServiceCtr	Telecom Se	61.30
100-70-73-731-000-6502-	ServiceCtr	Rent/Lease	111.15
100-70-73-731-000-6601-	ServiceCtr	Contractua	195.00
100-70-73-731-000-6602-	ServiceCtr	Contractua	1,356.00
100-70-73-731-000-6701-	ServiceCtr	Repairs/Ma	1,053.00
		FUND TOTAL	99,165.42
110-20-21-210-000-6601-	Police	Contractua	279.00
110-20-23-230-000-6105-	Fire Admin	Uniforms/C	806.76
110-20-23-230-000-6108-	Fire Admin	Equip/Mach	696.44

CHECK RUN SUMMARY

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ACCOUNT	ORG DESC	ACCT DESC	
110-20-23-230-000-6111-	Fire Admin	Department	164.95
110-20-23-230-000-6201-	Fire Admin	Travel/Tra	415.33
110-20-23-230-000-6502-	Fire Admin	Rent/Lease	310.32
110-20-23-230-000-6601-	Fire Admin	Contractua	16,131.71
110-20-23-230-000-6602-	Fire Admin	Contractua	21.78
110-20-23-230-000-6704-0010A	Fire Admin	Repairs/Ma	599.73
110-20-27-270-000-6700-	ShelterAdm	Repairs/Ma	3,930.00
110-50-54-541-000-7400-0177P	Park Areas	Cap Outlay	29,395.00
110-50-54-541-000-7600-0177P	Park Areas	Cap Outlay	12,430.00
		FUND TOTAL	65,181.02
120-10-18-182-000-6202-	Engineer	Membership	125.00
120-10-18-182-000-6601-	Engineer	Contractua	35,199.64
120-20-21-210-000-6502-	Police	Rent/Lease	399.17
120-20-21-210-000-6601-	Police	Contractua	2,134.39
120-20-21-210-000-6701-0007A	Police	Repairs/Ma	730.00
120-20-21-210-000-6704-0010A	Police	Repairs/Ma	5,757.93
120-30-31-312-000-6702-0019A	Road Maint	Repairs/Ma	2,150.00
120-30-35-350-000-6601-	Cem Admin	Contractua	190.00
120-50-54-540-000-6111-	Park Super	Department	21,391.48
120-50-54-540-000-6111-0010A	Park Super	Department	115.17
120-50-54-540-000-6601-	Park Super	Contractua	16,218.50
120-50-54-540-000-6700-	Park Super	Repairs/Ma	246.28
120-50-54-540-000-7600-	Park Super	Cap Outlay	4,675.00
120-60-62-622-000-6602-	CommGrants	Contractua	30,000.00
120-70-73-731-000-6601-	ServiceCtr	Contractua	458.50
		FUND TOTAL	119,791.06
200-50-54-543-000-6111-	Forestry	Department	1,190.00
		FUND TOTAL	1,190.00
300-30-31-312-000-6850-0064A	Road Maint	Principal	11,683.40
300-30-31-312-000-6851-0064A	Road Maint	Interest	4,114.44
		FUND TOTAL	15,797.84
400-10-18-180-000-7130-0167P	GGBConsAcq	Cap Outlay	106.20
400-10-19-190-000-7400-0219P	OthGenGvmt	Cap Outlay	3,000.00
400-30-31-312-000-7400-0163P	Road Maint	Cap Outlay	5,482.50
400-30-31-317-000-7400-0182P	StormDrain	Cap Outlay	2,552.58
400-30-34-340-000-7400-0169P	ParkingFac	Cap Outlay	54,325.00
400-50-54-541-000-7400-0181P	Park Areas	Cap Outlay	10,117.40
400-80-81-814-000-7400-0161P	BGWT	Cap Outlay	1,327.70
400-80-82-822-000-7600-0149P	WW Treat	Cap Outlay	23,477.44
400-80-83-832-000-7130-0217P	Recycling	Cap Outlay	16,980.00
400-80-84-841-000-7400-0248P	Landfill	Cap Outlay	14,722.58

CHECK RUN SUMMARY

CHECK RUN: JH062023 06/15/2023

ACCOUNT	ORG DESC	ACCT DESC	
		FUND TOTAL	132,091.40
500-00-00-000-000-1101-	Water Fund	Accounts R	33.99
500-00-00-000-000-1300-	Water Fund	Due from C	32.22
500-00-00-000-000-2202-	Water Fund	Employer P	12.68
500-00-00-000-000-2204-	Water Fund	Other Payr	1,607.67
500-00-00-000-000-2301-	Water Fund	Utility De	281.50
500-00-00-000-000-4913-	Water Fund	Water PIFF	4,665.00
500-80-81-810-000-6104-	WaterAdmin	Software &	5,593.75
500-80-81-810-000-6105-	WaterAdmin	Uniforms/C	66.00
500-80-81-810-000-6111-	WaterAdmin	Department	5.39
500-80-81-810-000-6201-	WaterAdmin	Travel/Tra	160.90
500-80-81-810-000-6403-	WaterAdmin	Telecom Se	169.53
500-80-81-810-000-6601-	WaterAdmin	Contractua	1,603.50
500-80-81-810-000-6802-	WaterAdmin	Advertisin	80.00
500-80-81-811-000-6103-	Source Sup	Technology	1,365.80
500-80-81-811-000-6111-	Source Sup	Department	26.97
500-80-81-811-000-6111-0009A	Source Sup	Department	259.00
500-80-81-811-000-6601-	Source Sup	Contractua	665.00
500-80-81-811-000-6602-	Source Sup	Contractua	193.75
500-80-81-811-000-6703-	Source Sup	Repairs/Ma	213.78
500-80-81-812-000-6111-	Water Dist	Department	594.71
500-80-81-812-000-6111-0009A	Water Dist	Department	1,814.20
500-80-81-812-000-6111-0010A	Water Dist	Department	46.19
500-80-81-812-000-6403-	Water Dist	Telecom Se	289.76
500-80-81-812-000-6501-	Water Dist	Rent/Lease	344.67
500-80-81-812-000-6601-	Water Dist	Contractua	565.34
500-80-81-812-000-6602-	Water Dist	Contractua	420.00
500-80-81-812-000-6703-0009A	Water Dist	Repairs/Ma	3,086.55
500-80-81-813-000-6111-	SWTP	Department	93.84
500-80-81-813-000-6111-0009A	SWTP	Department	7,175.73
500-80-81-813-000-6201-	SWTP	Travel/Tra	676.00
500-80-81-813-000-6403-	SWTP	Telecom Se	690.11
500-80-81-813-000-6601-	SWTP	Contractua	1,825.50
500-80-81-813-000-6602-	SWTP	Contractua	27.41
500-80-81-813-000-6802-	SWTP	Advertisin	4,100.96
500-80-81-813-000-7600-	SWTP	Cap Outlay	3,449.50
500-80-81-814-000-6103-	BGWT	Technology	1,365.80
500-80-81-814-000-6111-0010A	BGWT	Department	162.13
500-80-81-814-000-6403-	BGWT	Telecom Se	72.15
500-80-81-814-000-6601-	BGWT	Contractua	307.00
500-80-81-814-000-6602-	BGWT	Contractua	131.25
500-80-81-814-000-7600-	BGWT	Cap Outlay	3,449.50
500-80-81-815-000-6111-	SAWS	Department	74.82
500-80-81-815-000-6601-	SAWS	Contractua	223.73
		FUND TOTAL	48,023.28
510-00-00-000-000-1101-	Sewer Fund	Accounts R	81.22
510-00-00-000-000-2202-	Sewer Fund	Employer P	12.32

CHECK RUN SUMMARY

CHECK RUN: JH062023 06/15/2023

ACCOUNT	ORG DESC	ACCT DESC	
510-00-00-000-000-2204-	Sewer Fund	Other Payr	656.78
510-80-82-820-000-6111-	SewerAdmin	Department	3.59
510-80-82-820-000-6201-	SewerAdmin	Travel/Tra	107.27
510-80-82-820-000-6403-	SewerAdmin	Telecom Se	113.01
510-80-82-820-000-6601-	SewerAdmin	Contractua	1,069.00
510-80-82-820-000-6802-	SewerAdmin	Advertisin	57.90
510-80-82-821-000-6105-	WW Collect	Uniforms/C	44.00
510-80-82-821-000-6111-	WW Collect	Department	731.48
510-80-82-821-000-6111-0010A	WW Collect	Department	4.57
510-80-82-821-000-6403-	WW Collect	Telecom Se	156.66
510-80-82-821-000-6601-	WW Collect	Contractua	204.93
510-80-82-821-000-6703-0009A	WW Collect	Repairs/Ma	3,086.54
510-80-82-821-000-6704-	WW Collect	Repairs/Ma	1,270.10
510-80-82-822-000-6111-	WW Treat	Department	4,658.47
510-80-82-822-000-6403-	WW Treat	Telecom Se	327.29
510-80-82-822-000-6601-	WW Treat	Contractua	397.50
		FUND TOTAL	12,982.63
520-00-00-000-000-2202-	SW Fund	Employer P	78.53
520-00-00-000-000-2204-	SW Fund	Other Payr	776.56
520-00-00-000-000-4970-	SW Fund	Landfill	30.00
520-80-83-830-000-6502-	SW Admin	Rent/Lease	89.54
520-80-83-830-000-6801-	SW Admin	Printing	212.53
520-80-83-830-000-6802-	SW Admin	Advertisin	474.00
520-80-83-831-000-6105-0006A	Sanitation	Uniforms/C	140.85
520-80-83-831-000-6111-	Sanitation	Department	50.13
520-80-83-831-000-6111-0010A	Sanitation	Department	5,050.30
520-80-83-831-000-6302-	Sanitation	Insurance-	775.00
520-80-83-831-000-6403-	Sanitation	Telecom Se	13.64
520-80-83-831-000-6601-	Sanitation	Contractua	416.88
520-80-83-831-000-6704-0010A	Sanitation	Repairs/Ma	120.00
520-80-83-831-000-6803-	Sanitation	Food	11.99
520-80-83-832-000-6111-0010A	Recycling	Department	245.68
520-80-83-832-000-6403-	Recycling	Telecom Se	69.43
520-80-83-832-000-6601-	Recycling	Contractua	299.38
520-80-83-832-000-6704-0010A	Recycling	Repairs/Ma	4,050.80
520-80-83-832-000-6803-	Recycling	Food	11.99
520-80-84-841-000-6102-	Landfill	Copier Sup	141.00
520-80-84-841-000-6104-	Landfill	Software &	31.79
520-80-84-841-000-6109-	Landfill	Petroleum	3,327.83
520-80-84-841-000-6111-	Landfill	Department	135.90
520-80-84-841-000-6111-0010A	Landfill	Department	2,102.93
520-80-84-841-000-6201-	Landfill	Travel/Tra	434.70
520-80-84-841-000-6403-	Landfill	Telecom Se	342.92
520-80-84-841-000-6601-	Landfill	Contractua	10,010.65
520-80-84-841-000-6602-	Landfill	Contractua	1,386.50
520-80-84-841-000-6701-0007A	Landfill	Repairs/Ma	187.99
520-80-84-841-000-6702-	Landfill	Repairs/Ma	718.32
520-80-84-841-000-6803-	Landfill	Food	351.36

CHECK RUN SUMMARY

CHECK RUN: JH062023 06/15/2023

ACCOUNT	ORG DESC	ACCT DESC	
		FUND TOTAL	32,089.12
530-30-32-320-000-6105-	Weed Admin	Uniforms/C	200.00
530-30-32-320-000-6111-	Weed Admin	Department	152.31
530-30-32-320-000-6201-	Weed Admin	Travel/Tra	255.79
530-30-32-320-000-6403-	Weed Admin	Telecom Se	160.43
		FUND TOTAL	768.53
540-00-00-000-000-4650-	Golf Fund	Golf Cours	1,615.00
540-50-53-530-000-6104-	Golf Admin	Software &	155.00
540-50-53-530-000-6111-	Golf Admin	Department	3,746.75
540-50-53-530-000-6111-0010A	Golf Admin	Department	264.47
540-50-53-530-000-6601-	Golf Admin	Contractua	274.50
		FUND TOTAL	6,055.72
700-00-00-000-000-2104-	AgencyFund	Crime Vict	557.00
		FUND TOTAL	557.00
CHECK RUN SUMMARY TOTAL			533,693.02

** 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

Executive

MEMORANDUM

Project Name: Proclamation Recognizing June 22nd as Arbor Day - City Arborist Clark Van Hoosier

From: Jennifer Rizer, Executive Assistant

To: Mayor and Council

CC: City Administrator Stuart McRae

Date: 06/19/2023

Background:

See the attached proclamation for Arbor Day.

Attachments

Official Proclamation



OFFICIAL PROCLAMATION

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Richard Bridger, Mayor of the City of Sheridan, do hereby proclaim June 22, 2023 as **ARBOR DAY** In the City of Sheridan, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 22nd day of June, 2023

Mayor Richard Bridger



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 Second Reading of PL-23-9, Ordinance 2268, Story House Properties Annexation - City Engineer Thomas Morneau
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).

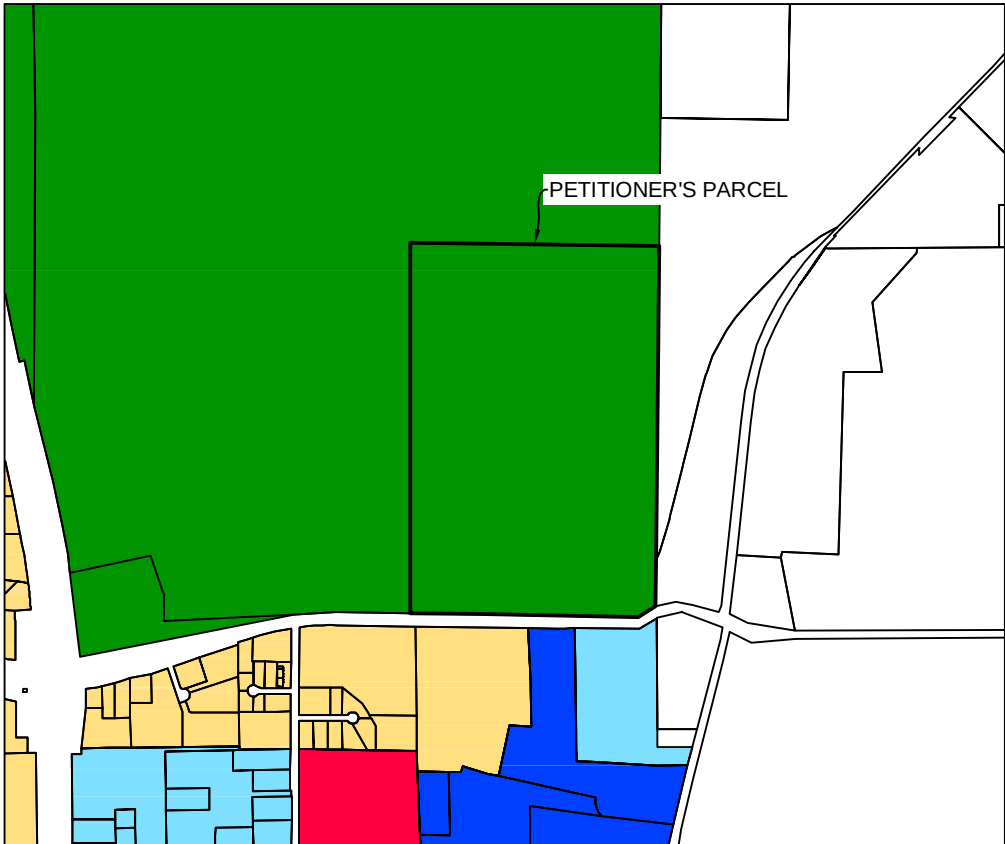
(b) Contiguity will not be adversely affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way, a lake, stream, reservoir or other natural or artificial waterway located between the annexing city or town and the land sought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

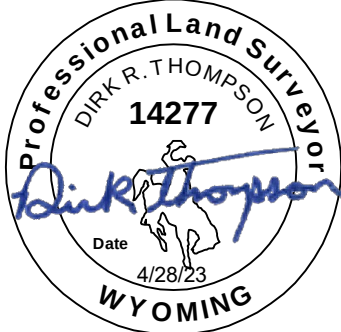
Attachments

Annexation Plat
Annexation Report
Petition
Aerial Map
Ordinance 2268



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

- NOT PLOTTED, NONE PROVIDED
- NOT PLOTTED, NONE PROVIDED
- NONE OBSERVED, NONE PROVIDED
- NOT PLOTTED, NONE PROVIDED
- NOT PLOTTED, NONE PROVIDED
- PLOTTED AND LABELED AS SHOWN, OWNERSHIP UNCLEAR
- NOT PLOTTED, NOT A MATTER OF SURVEY
- NOT PLOTTED, NONE PROVIDED
- NOT PLOTTED, NOT A MATTER OF SURVEY
- NONE OBSERVED
- PLOTTED AND LABELED AS SHOWN
- PLOTTED AND LABELED AS SHOWN
- NONE PLOTTED, NONE PROVIDED
- BOOK 103, PAGE 357, PLOTTED AND LABELED AS SHOWN
- BOOK 384, PAGE 90, PLOTTED AND LABELED AS SHOWN
- BOOK 421, PAGE 144, NOT PLOTTED, NOT A MATTER OF SURVEY
- BOOK 517, PAGE 126, PLOTTED AND LABELED AS SHOWN
- QUARRY PERMIT RECORDING # 2021-771159, PLOTTED AND LABELED AS SHOWN
- 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

- HORIZONTAL DATUM: NAD83(2011)
- COORDINATE SYSTEM: WYOMING STATE PLANE, EAST CENTRAL ZONE, US FOOT (GROUND)
- PROJECT DETAILS:
 - LATITUDE: 44°48'23.74254"
 - LONGITUDE: -106°55'38.29318"
 - HEIGHT: 3883.261'
 - SCALE FACTOR: 1.0002354098
- 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.
- 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

- MONUMENTS ON SUBJECT PROPERTY PERIMETER RECOVERED AS SHOWN AND LABELED
- N/A
- N/A
- GROSS LAND AREA = 175.56 ACRES
- N/A
- N/A
- N/A
- N/A
- SUBSTANTIAL FEATURES ARE SHOWN AND LABELED
- N/A
- SEE SURVEY NOTE 4
- UTILITY FEATURES ARE SHOWN AND LABELED, SEE SURVEY NOTE 5
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- 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
PROJECT NO.: 2022063			DESIGNED BY: N/A DRAWN BY: JMC CHECKED BY: DT DATE: 4/28/2023 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.

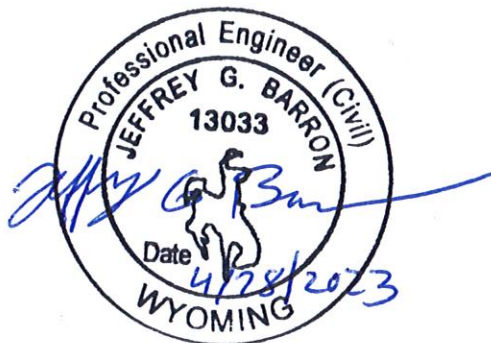


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LIST OF ATTACHMENTS

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

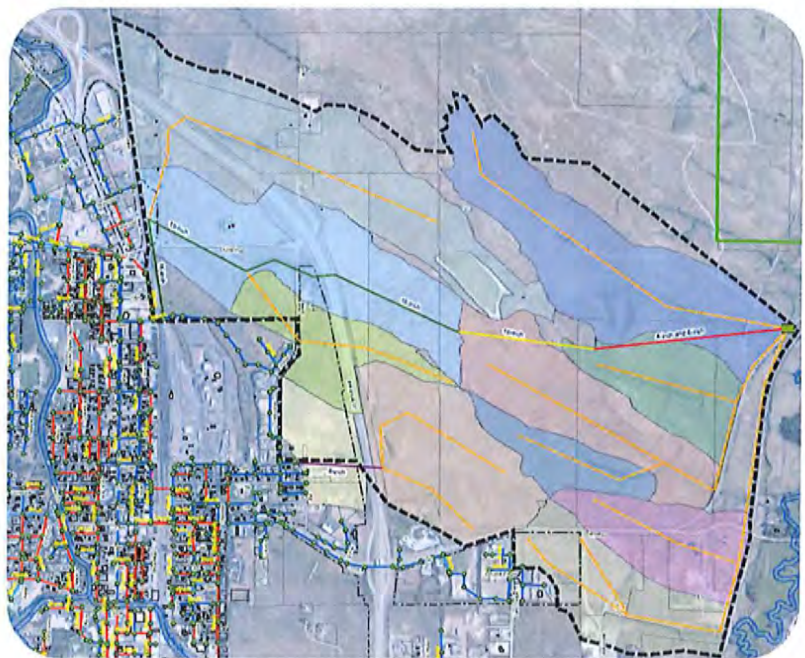
DOWL Northeast Sheridan Infrastructure Project

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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Appendix A. Sewershed Discussion

Appendix B. Lift Station Discussion

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.

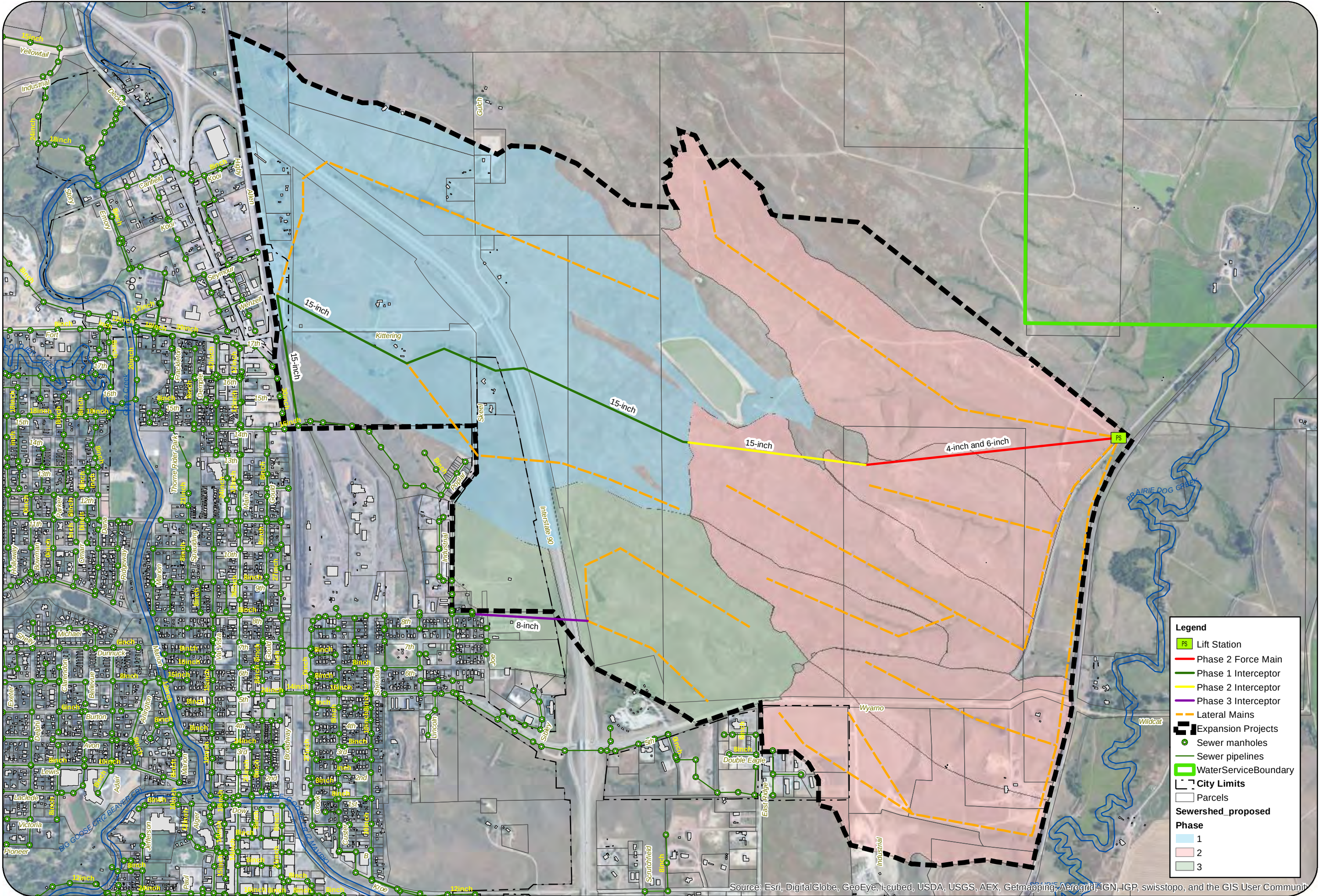
Table 3. – Sanitary Sewer System Loadings

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.



No.

Revision

By

Date

CITY OF SHERIDAN

EAST 5th STREET SANITARY SEWER

SANITARY SEWER OPTIONS

N

W

E

S

1 in = 1,200 ft

PS

Lift Station

Phase 2 Force Main

Phase 1 Interceptor

Phase 2 Interceptor

Phase 3 Interceptor

Lateral Mains

Expansion Projects

Sewer manholes

Sewer pipelines

WaterServiceBoundary

City Limits

Parcels

Sewershed_proposed

Phase

1

2

3

DOWL

HKM

16 W. 8th St.

P.O. Box 7010

Sheridan, WY 82801

307-672-9006

307-672-5214 (fax)

dowlhkm.com

Sheet No.

FIGURE

2

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

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

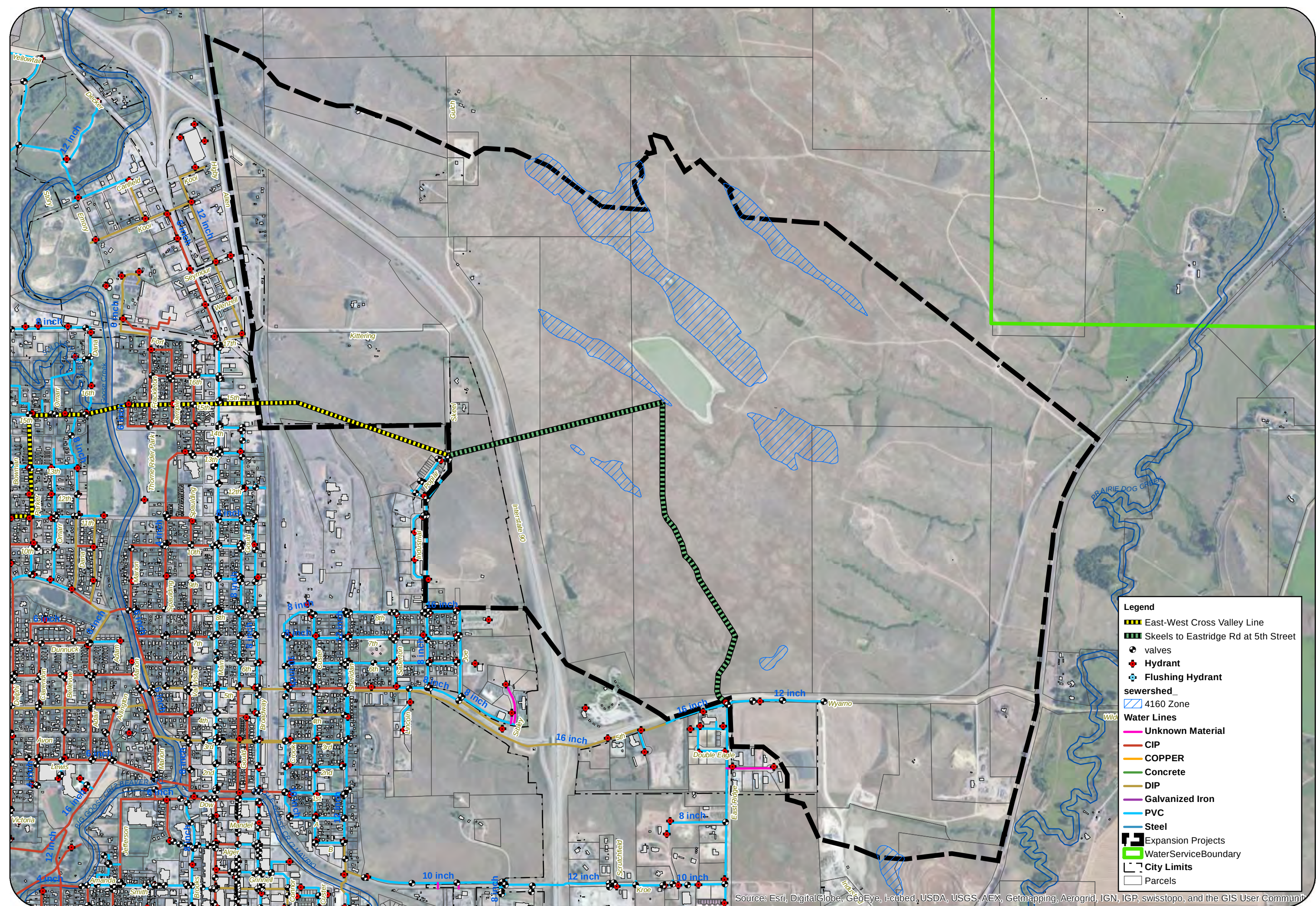
<i>Peaking Factors</i>	
Peak Day/Ave. Day	2.65
Peak Hour/Ave. Day	4.2
<i>Average Day Demand (gpcd) for Future Population</i>	
Per Capita	200

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

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

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

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

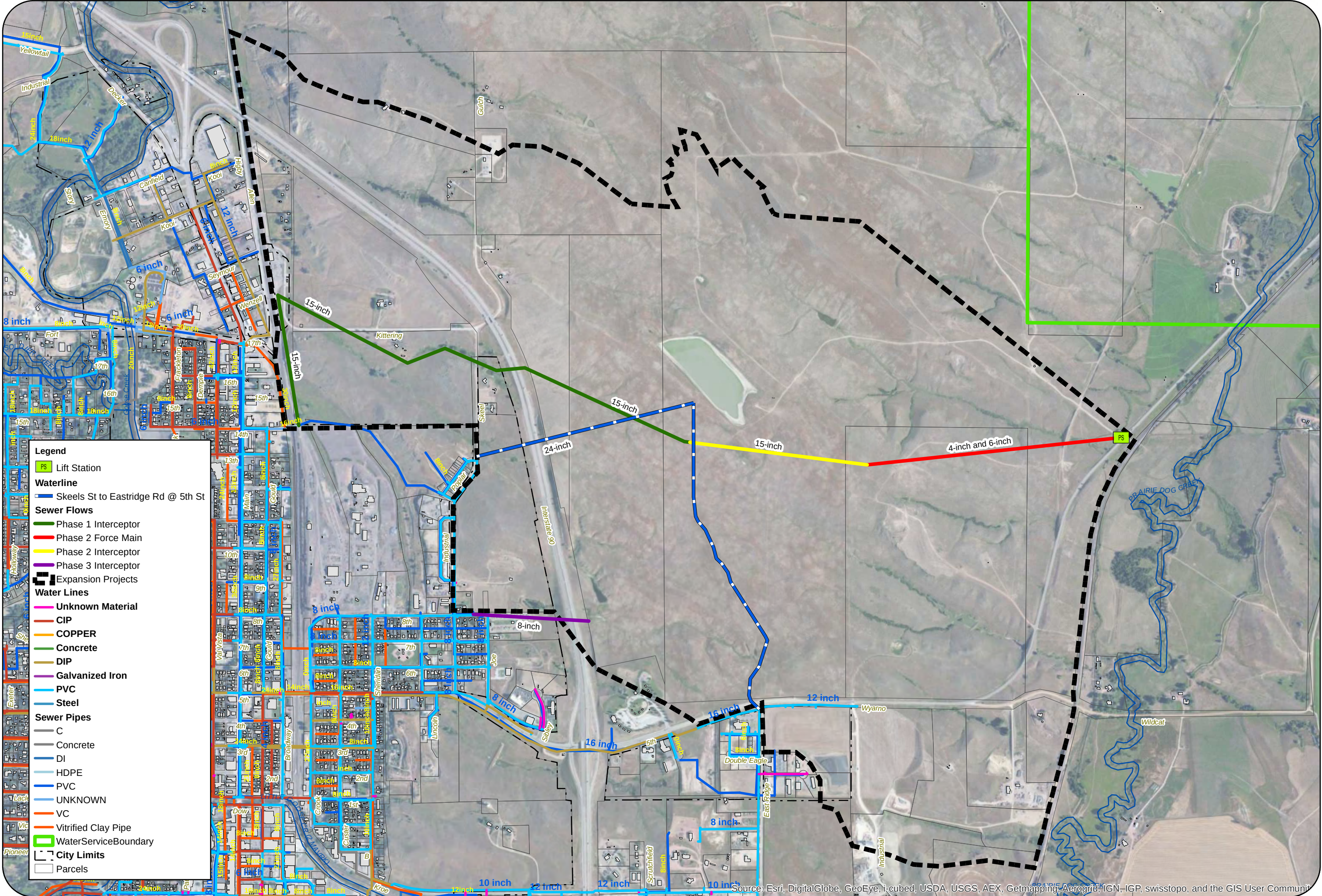
*Surfacing allowance not sufficient for a water line only project. Assume this work will be done in conjunction with street improvements. A more detailed project specific cost estimate is needed as the project is designed.

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.



CITY OF SHERIDAN
EAST 5th STREET SANITARY SEWER
RECOMMENDED OPTIONS

No.	Revision	BY	Date

N

W

E

S

1 in = 1,200 ft

DOWL HKM

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

Sheet No.

FIGURE
4

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



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

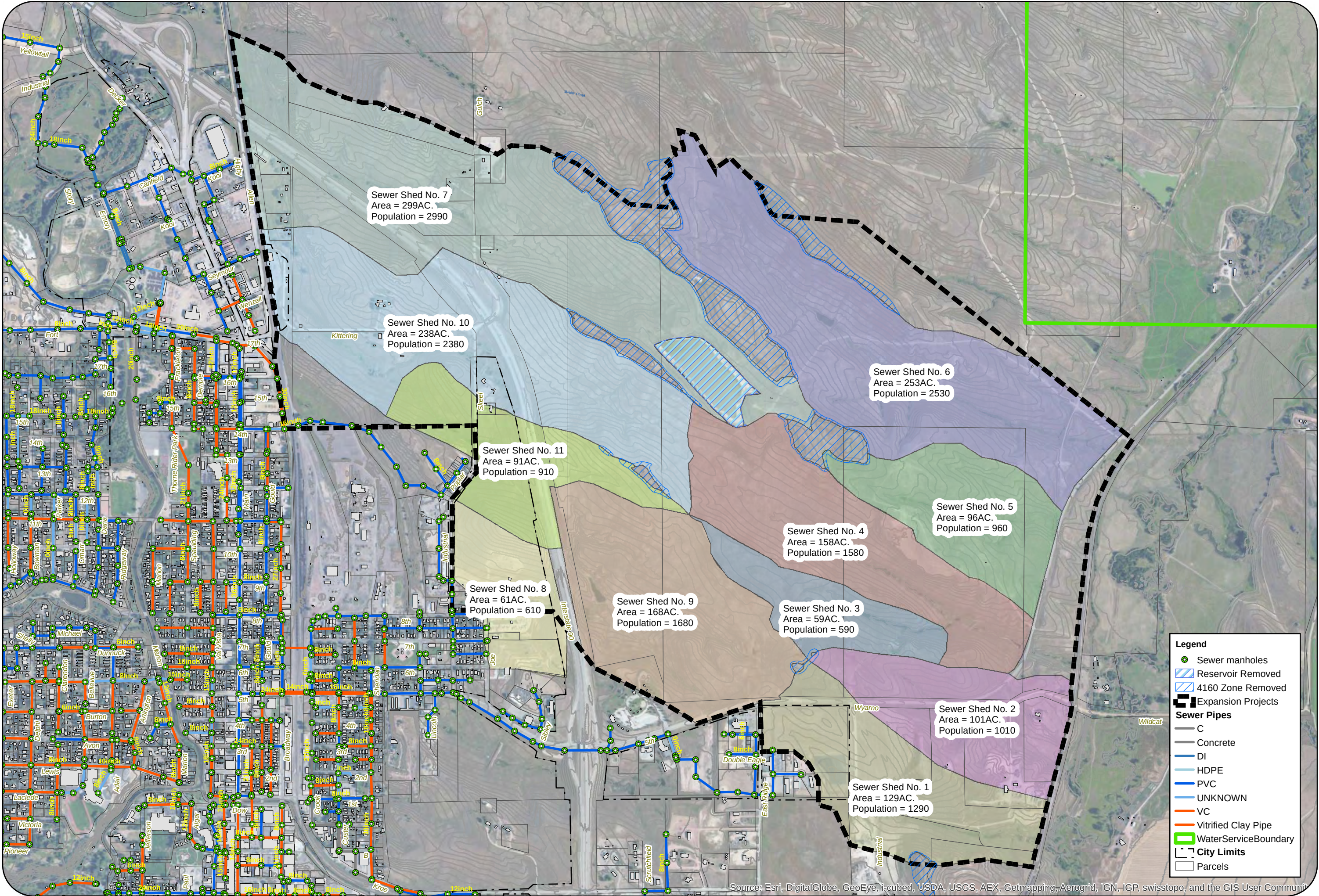
Modeling was performed to determine the proper line sizes for each sewershed. The loadings for each sewershed are shown in Table A1 and are based on the design criteria shown in Table 1 in the report.

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
SEWER SHEDS

Legend

- Sewer manholes
- Reservoir Removed
- 4160 Zone Removed
- Expansion Projects
- Sewer Pipes**
 - C
 - Concrete
 - DI
 - HDPE
 - PVC
 - UNKNOWN
 - VC
 - Vitrified Clay Pipe
- WaterServiceBoundary
- City Limits
- Parcels

North Arrow
W N E S

Scale
1 in = 1,200 ft

Sheet No.
FIGURE A1

DOWL HKM
16 W. 8th St.
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Sheridan, WY 82801
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307-672-5214 (fax)
dowlhkm.com

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.

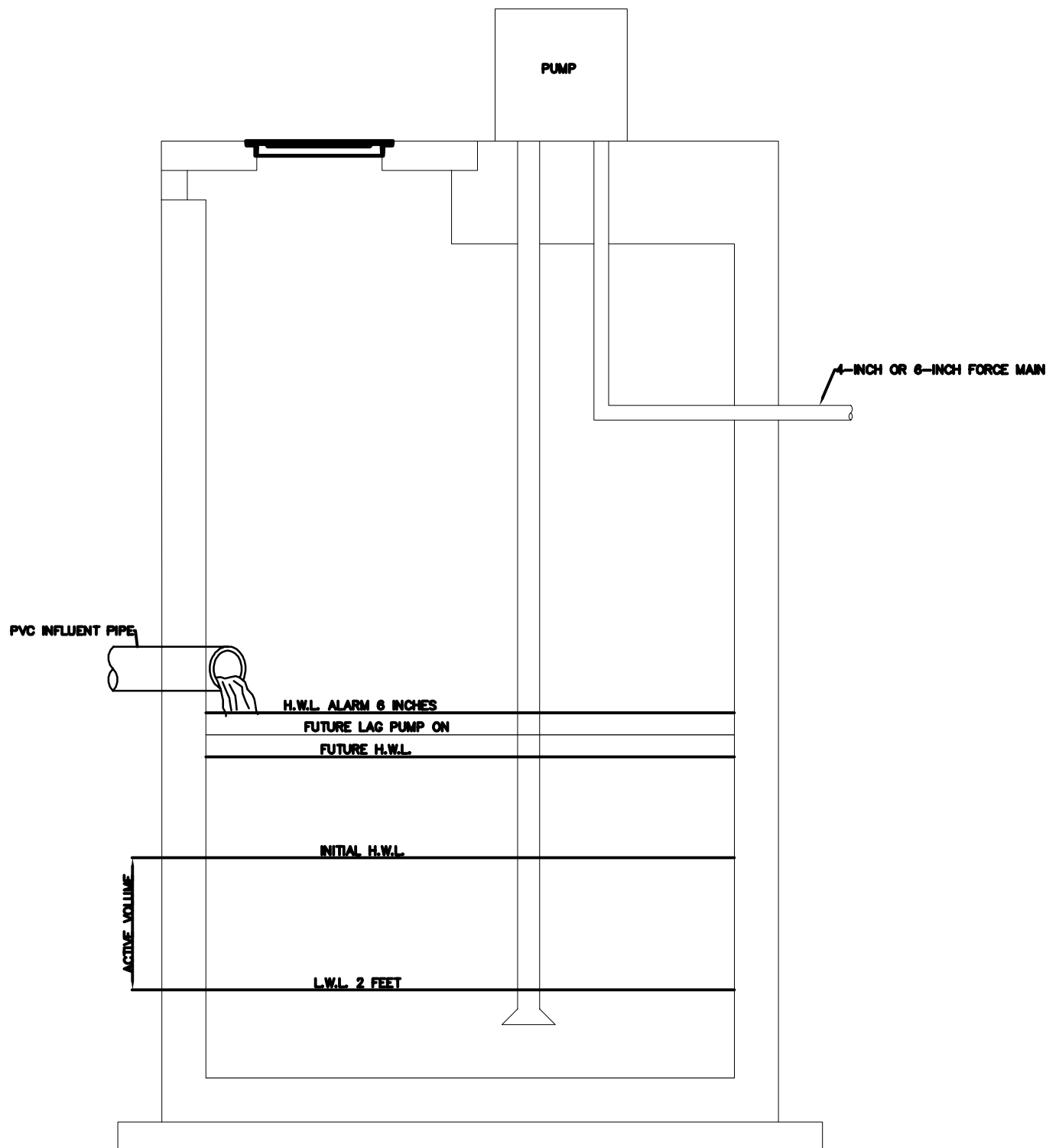
Sizing the Force Main

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\VC14-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:

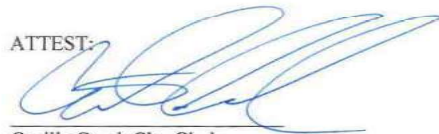
- (1) That a Level III funding application be submitted to the WWDC for the above described project.
- (2) The City of Sheridan Governing Body pledges \$1,135,581.81 in funding from the City's Water Enterprise Fund.
- (3) That Dan Roberts, Utilities Director, is hereby designated as the authorized representative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

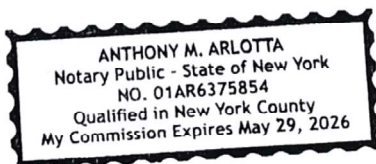
WHEREFORE, petitioners pray that said territory be annexed into the City of Sheridan, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned B-2.

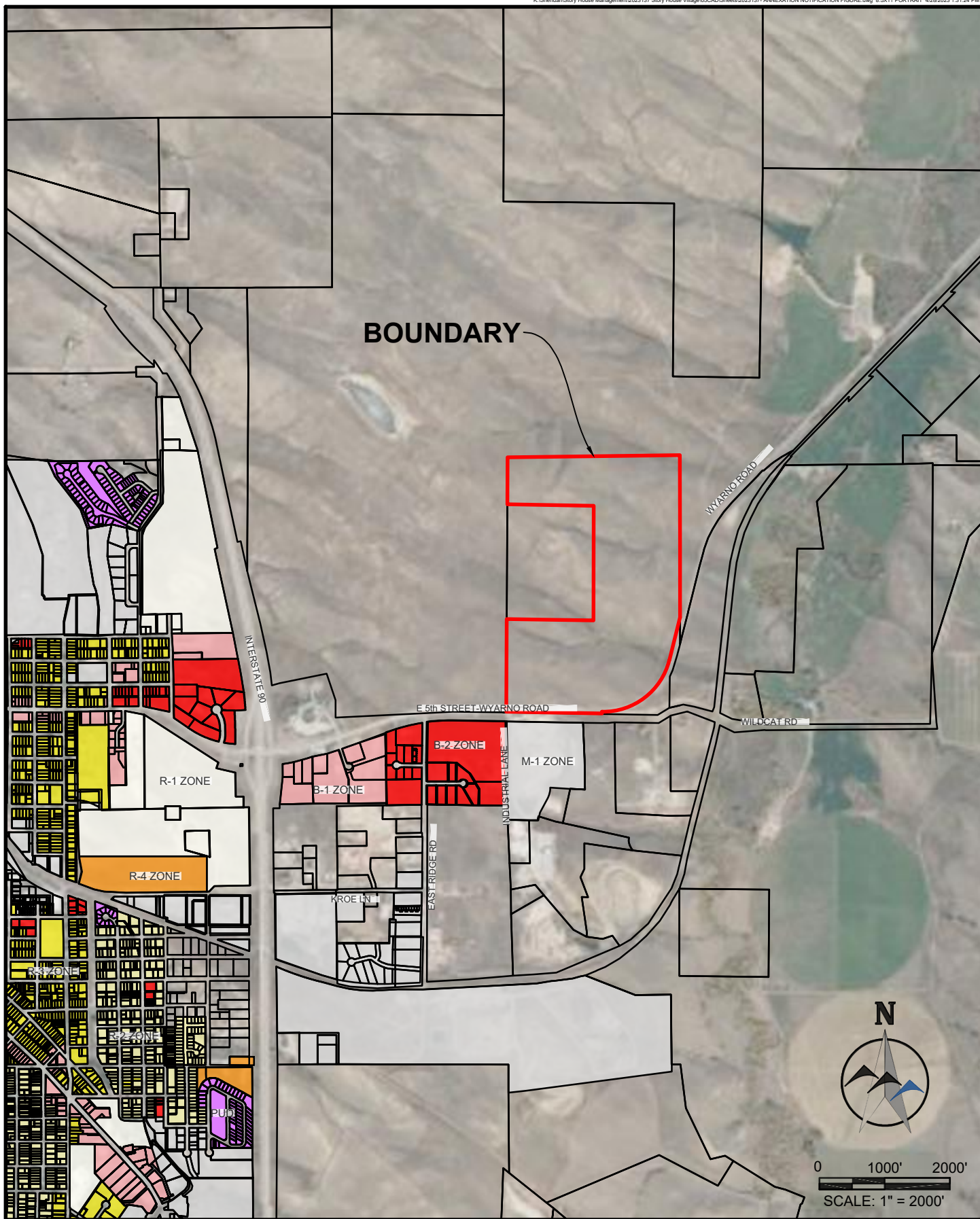
Date this 28 day of April, 20 23.

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

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

PREPARED BY



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

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, then 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, 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 Third and Final Reading for PL-23-1, Ordinance 2267, Teal Springs Subdivision
Name: PUD Rezone 64.99 Acres from B-1 to a PUD - City Engineer Thomas Morneau
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.

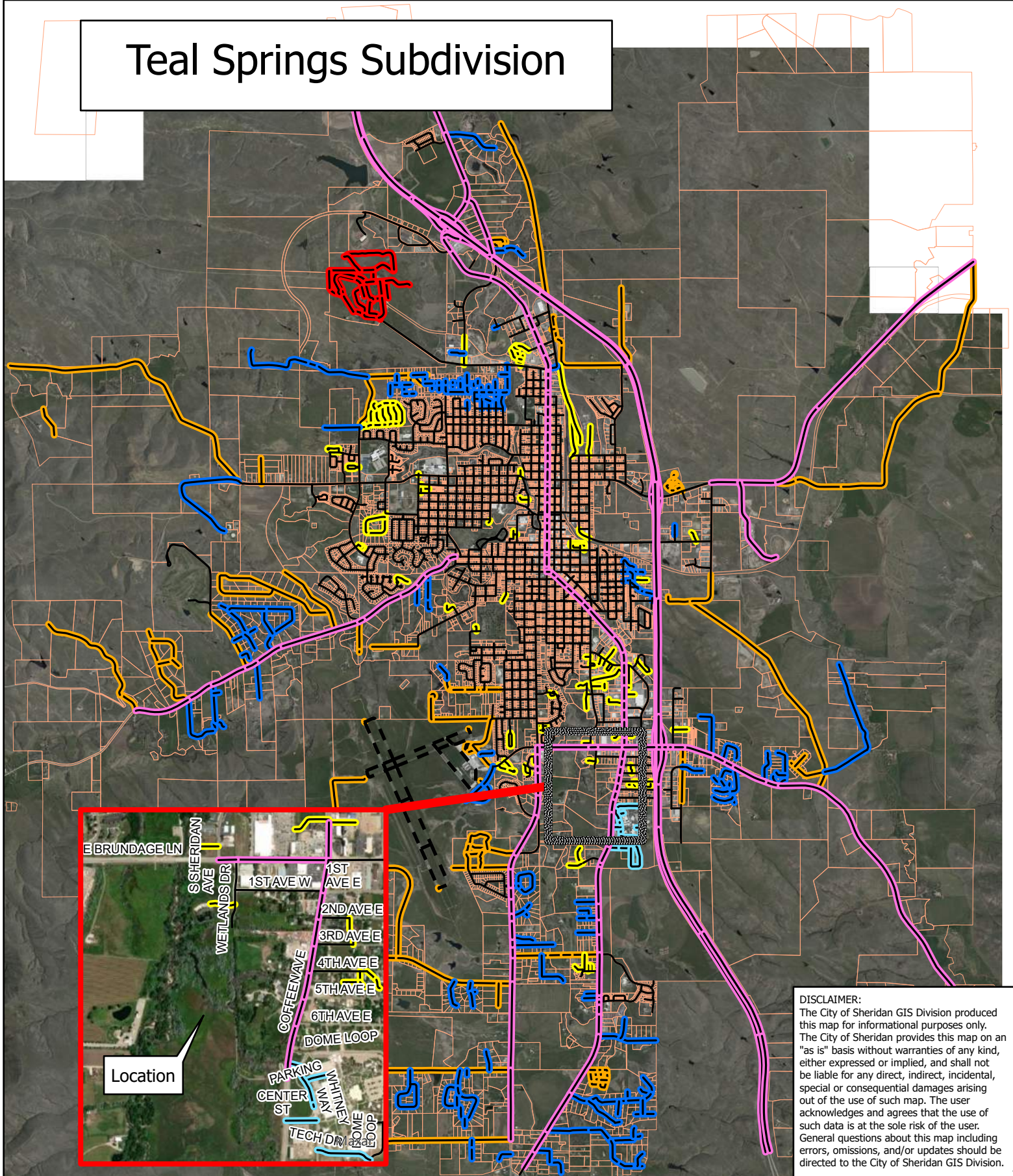
PUBLIC COMMENTS

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

- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road

- Sheridan College Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

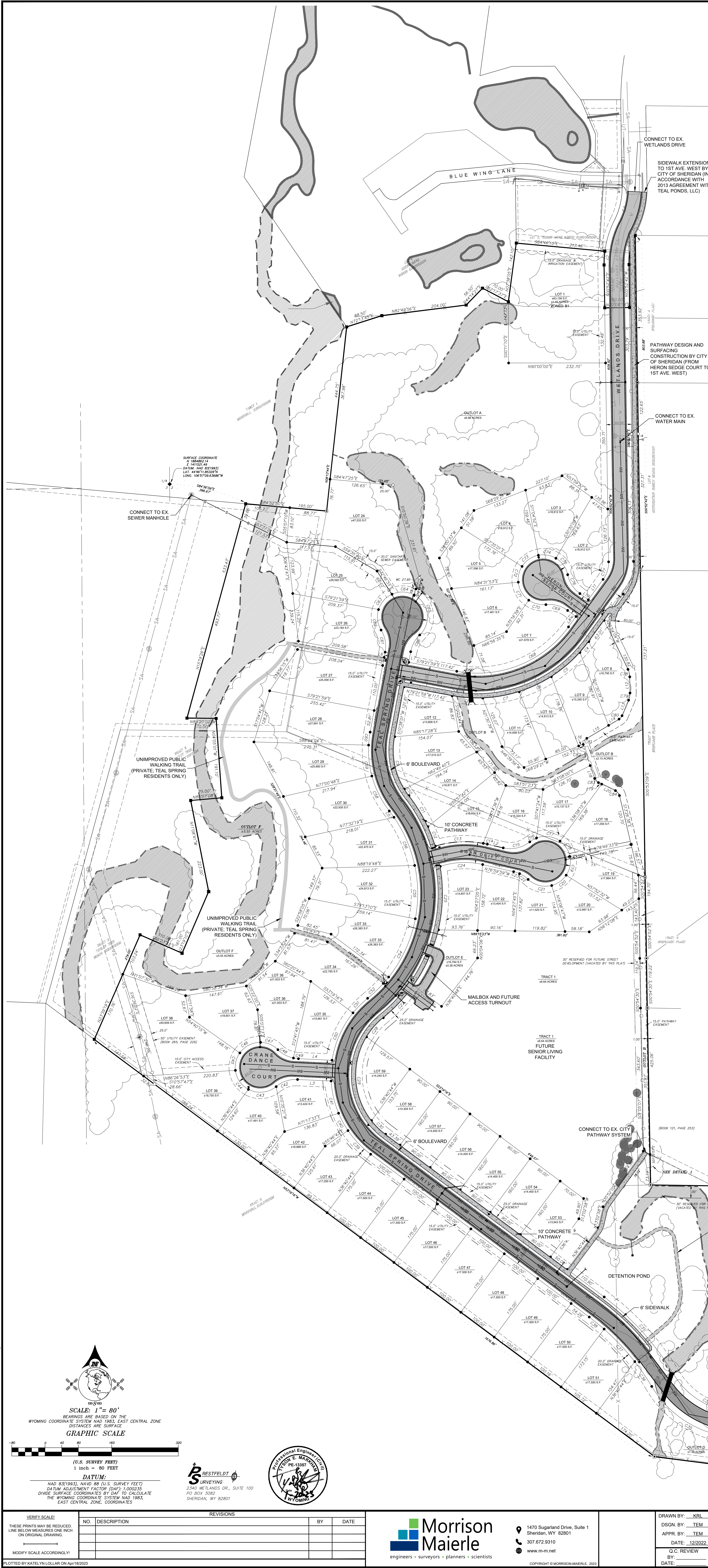
City of Sheridan Imagery 2019

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



Miles 0 $\frac{3}{4}$ 1 $\frac{1}{2}$

Date: 04/11/2023 11:18 AM User: sgoodman



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, AND 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 ITS SUCCESSORS FOR PUBLIC USE FOR THE INDICATED 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 ITS SUCCESSORS FOR PUBLIC USE FOR THE PURPOSES OF UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE LINES, AND ARE TO BE USED FOR THE PURPOSES AND TYPES OF UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLINES ARE UTILITY EASEMENTS (WHERE SHOWN), DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED OR 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 BEEN MOVED AND ARE NOW PROTECTED BY EASEMENTS OF ROADS 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.

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°43'07"	60.00'	43.70'	S48°59'39"W	42.74'
C21	58°19'00"	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'	S89°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°16'07"	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°26'23"	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 (MULTIFAMILY 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	66.9	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°0'30"	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'	49.96'	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°47'42"	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°00'33"E	30.73'
L9	N45°19'27"W	25.00'
L10	S33°59'27"E	25.00'
L11	N36°00'33"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	11.83'
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

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PROJECT NUMBER
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APP-A

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APP-A

DRAWN BY: KRL

DSGN. BY: TEM

APPR. BY: TEM

DATE: 12/2022

G.C. REVIEW BY: _____

DATE: _____

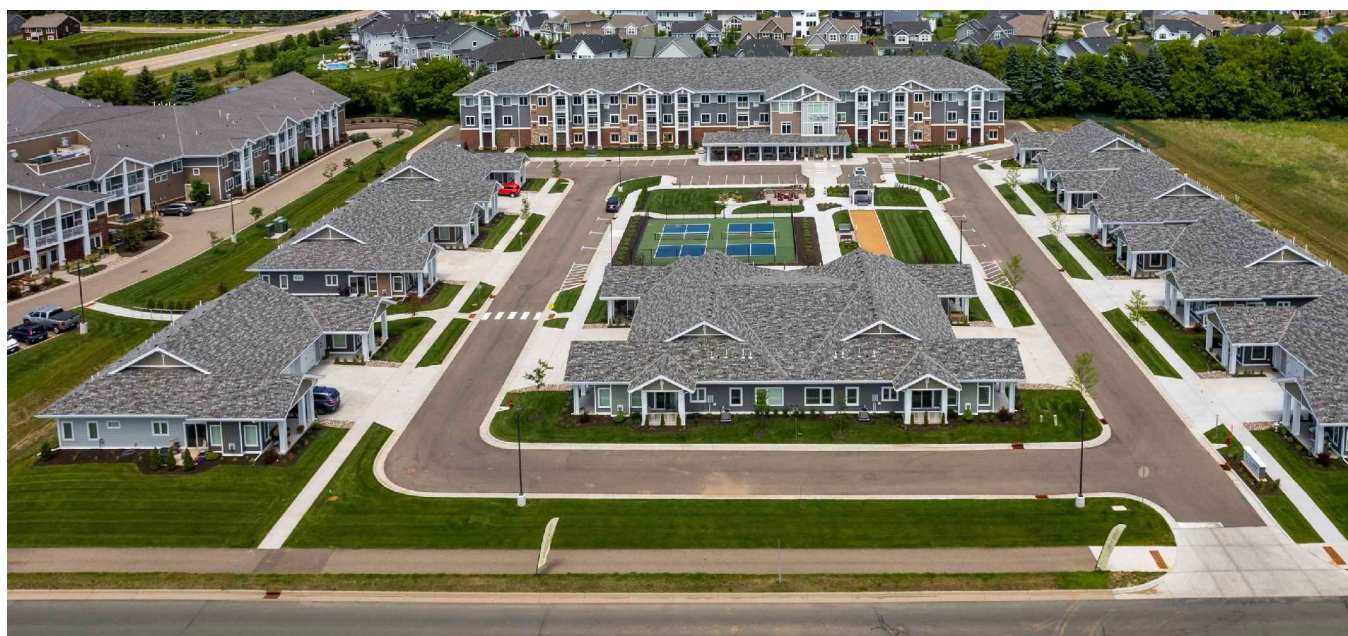
SHERIDAN

TEAL SPRING SUBDIVISION PUD

PUD LAYOUT PLAN

WYOMING

APP-A



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

SHERIDAN
TEAL SPRING SUBDIVISION PUD
WYOMING
PRELIMINARY LANDSCAPE PLAN

PROJECT NO.
10256.001

FIGURE NUMBER
APP-B

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

PUD Design Report
for
Teal Spring Subdivision
Planned Unit Development

PUD DESIGN REPORT

TEAL SPRING SUBDIVISION PUD

Prepared for: FP Little Goose, LLC

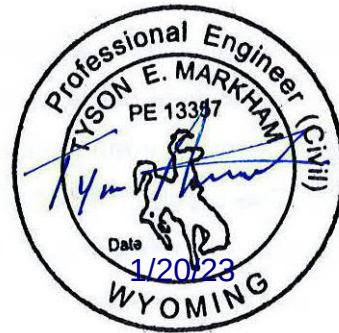
Prepared by: Morrison-Maierle, Inc.

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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APPENDIX D: DEVELOPERS NOTES

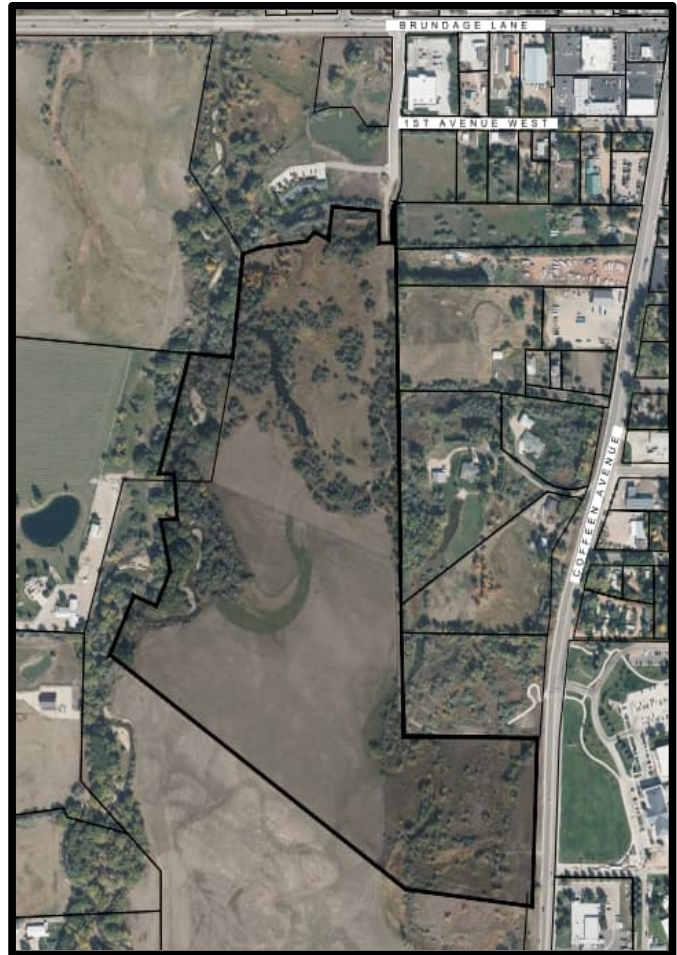
1 PROJECT LOCATION AND DESCRIPTION

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



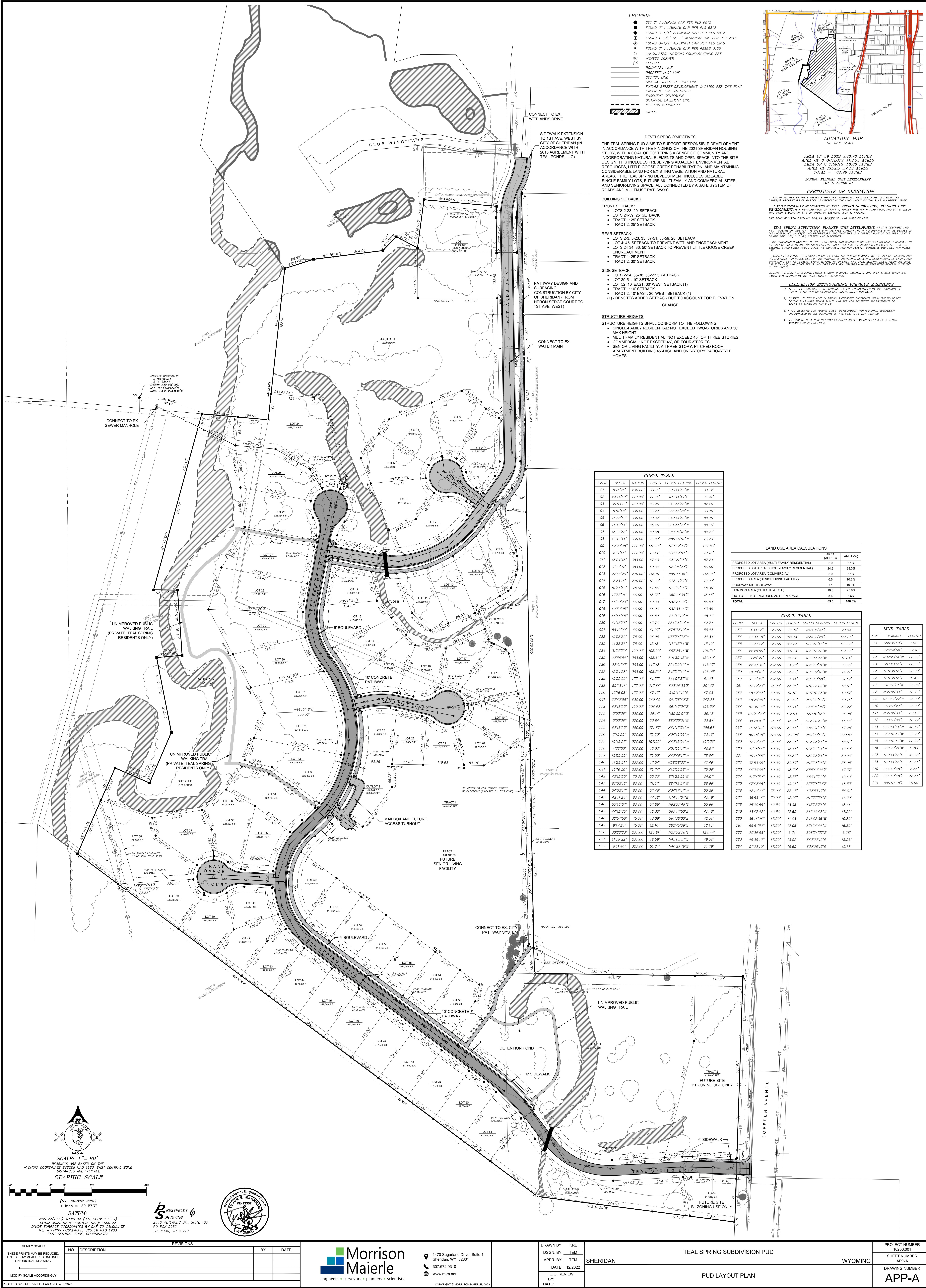
eroding banks, re-vegetating riparian areas, and installing fabric and boulder structures to improve stream flow and habitat for fish and other aquatic species. As shown in the accompanying photos, the work performed by Steady Stream Hydrology has been incredibly successful in restoring Little Goose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

14 TRAFFIC DATA

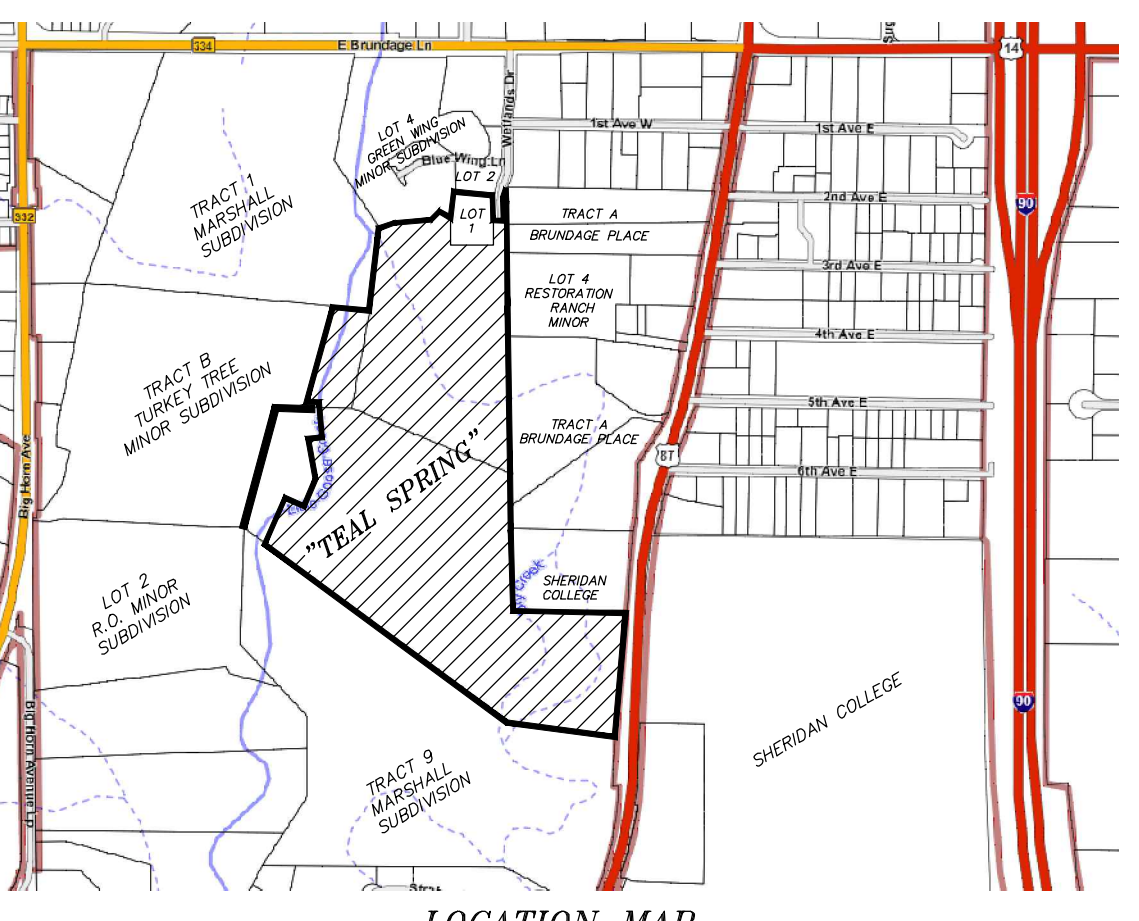
A traffic impact study (TIS) was conducted for the project by Stantec Consulting Services, Inc. of Sheridan. The study concludes that projected 2042 traffic volumes result in a slightly decreased level of service (LOS), the volume is low and does not significantly alter traffic on or near the proposed 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 OR 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 BEEN MOVED AND ARE NOW PROTECTED BY EASEMENTS OF ROADS 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°52'4"	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°59'39"W	42.74'
C21	58°19'00"	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'	S89°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°52'21"	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°52'17"	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°72'4"	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°0'30"	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'	49.96'	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°47'42"	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	30.92'
L16	S68°29'21"W	11.83'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S84°49'48"E	8.93'
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

1 INCH = 80 FEET

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-in.net

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TEAL SPRING SUBDIVISION PUD

PUD LAYOUT PLAN

DRAWN BY: KRL

DSGN. BY: TEM

APPR. BY: TEM

DATE: 12/2022

G.C. REVIEW BY: _____

DATE: _____

SHERIDAN

WYOMING

PROJECT NUMBER: 10255.001

SHEET NUMBER: APP-A

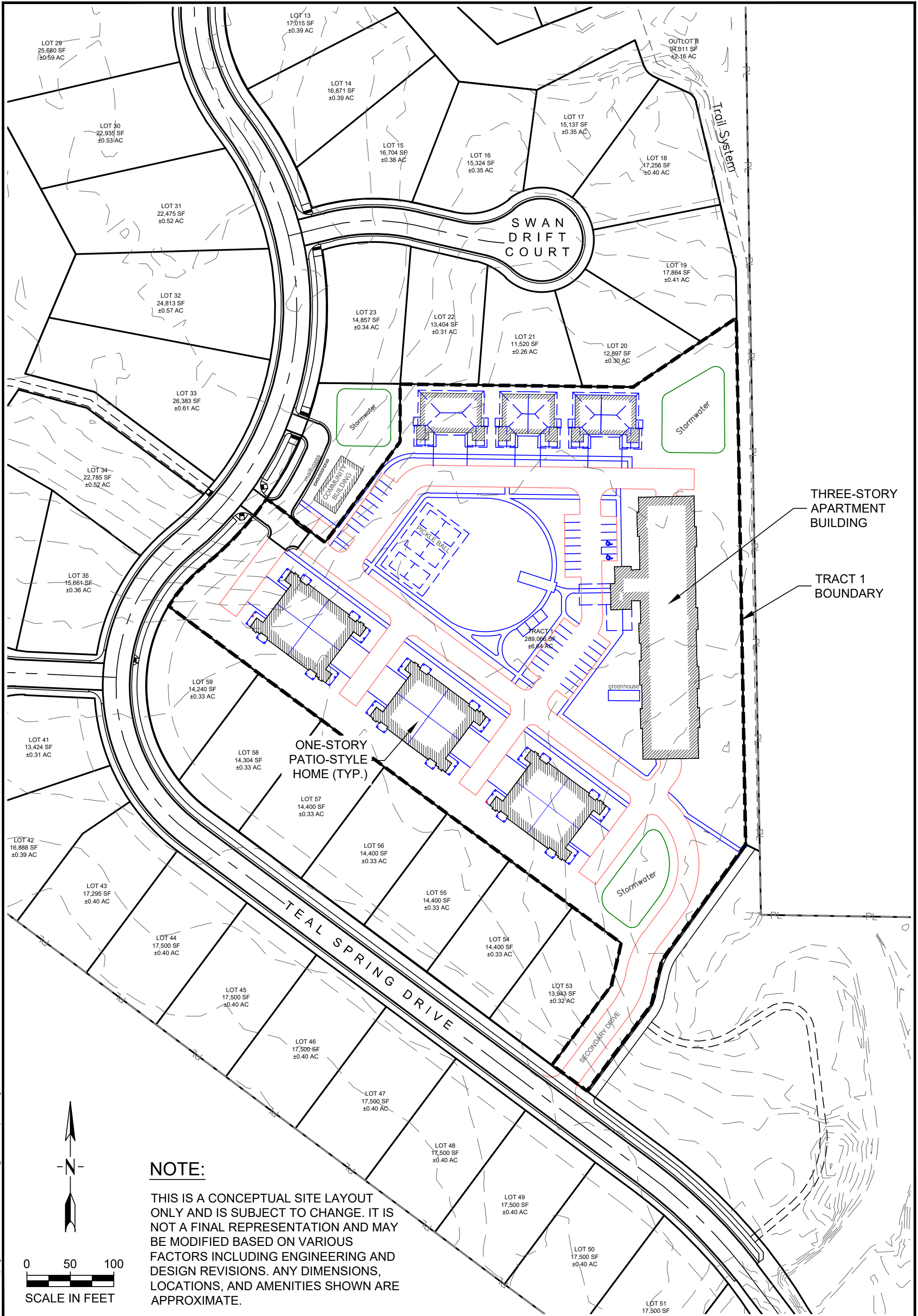
DRAWING NUMBER: APP-A

APPENDIX B
PRELIMINARY LANDSCAPE PLAN



W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\FIG 1_LandscapePlan.dwg

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

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

SHERIDAN

TEAL SPRING SUBDIVISION PUD

WYOMING

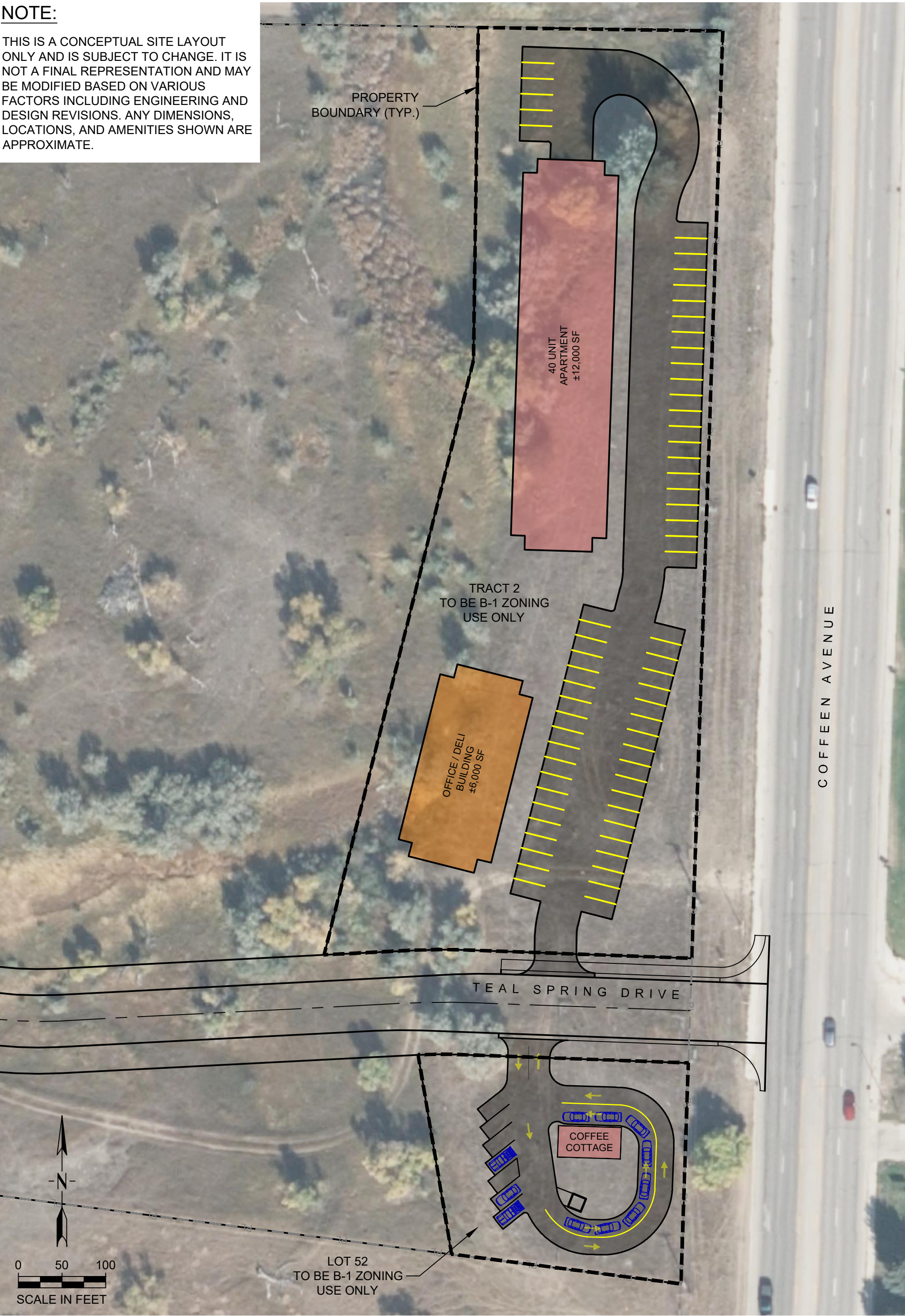
FUTURE SENIOR VILLAGE CONCEPTUAL LAYOUT

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

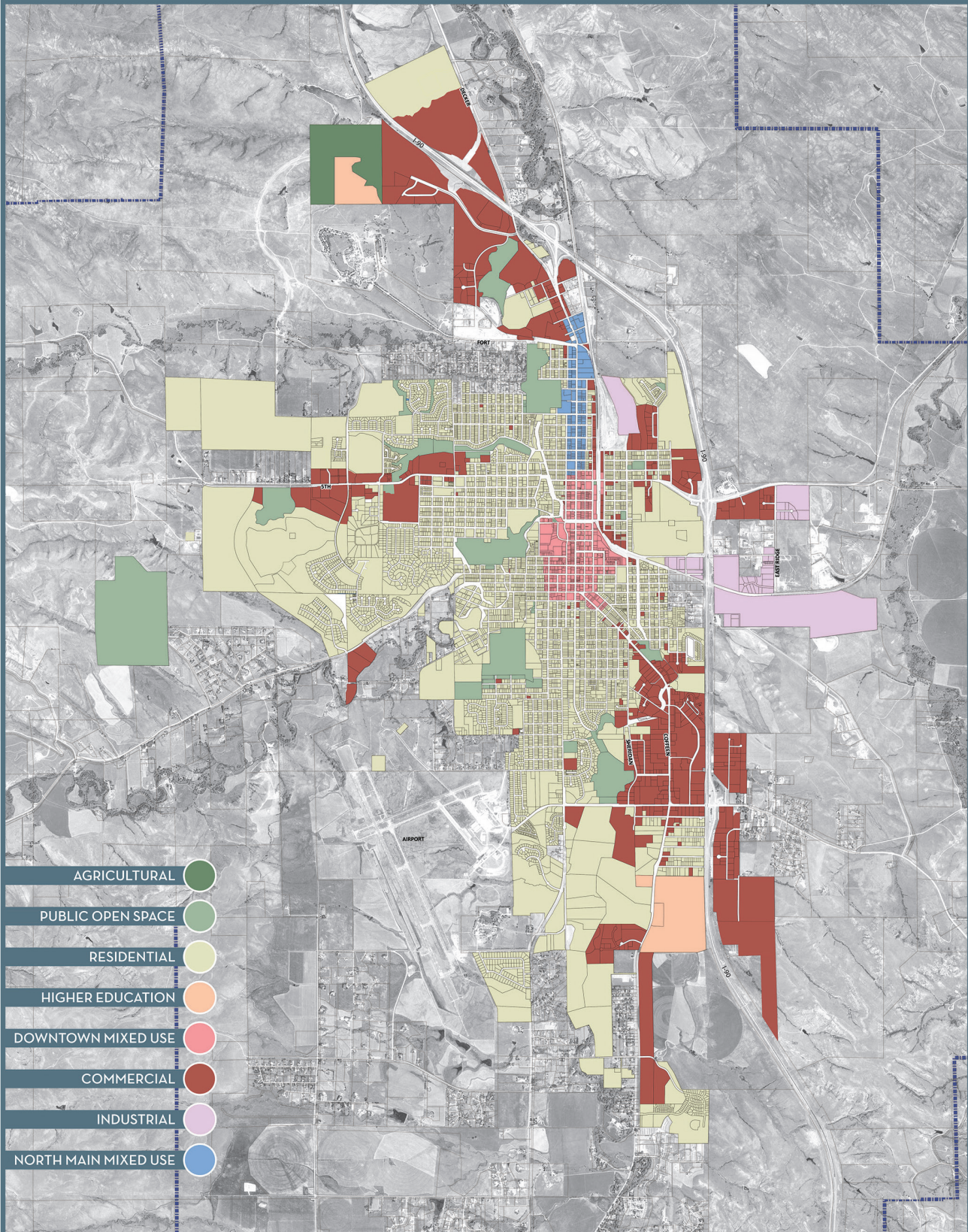
Realty: Chase Brothers

Geotech: American Engineering Testing (AET)

Legal Services: Chapman Valdez & Lansing

Financing: First Northern Bank of Wyoming

Future Land Use Map



City of Sheridan



0 1,600 3,200 6,400 9,600

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

Utilities

MEMORANDUM

Project Name: Consideration of Resolution 28-23 Establishing Sewer Rates and Fees - Utilities Director Dan Roberts
From: Dan Roberts, Utilities Director
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 06/19/2023

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 28-23, establishing utility rates for sewer service and fees as defined and authorized by Sections 28-1, 4.6, and 43 of the Sheridan City Code. This Resolution supersedes the previous Resolution 24-22 and amends the Master Fee Schedule establishing the same

Background:

In June 2022, the City Council approved Resolution 24-22 establishing a 5-year sewer utility rate plan for the City of Sheridan. The current adopted 5-year rate schedule is as follows:

5-Year Sewer Utility Rate Schedule (annual increase)

July 1, 2022	July 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026
0%	2.75%	2.75%	2.75%	2.75%

City Ordinance requires the Utilities Director to review and confirm utility rates with City Council on an annual basis during the City's annual budgeting process. Upon review of the Sewer Fund's finances and the needed revenue requirements to meet future expenses, it was recommended that the annual rate increase of 2.75% currently authorized to occur in fiscal years 2023 thru 2026, be increased ever so slightly to 2.95% annually.

This proposed amendment is reflected in resolution 28-23 as follows:

5-Year Sewer Utility Rate Schedule (annual increase)

July 1, 2022	July 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026
0%	2.95%	2.95%	2.95%	2.95%

The prior resolution, Resolution 24-22, would have resulted in a sewer rate increase of approximately \$.59 on the average monthly sewer bill starting July 1, 2023. The newly proposed increase of 2.95% would result in an overall increase of approximately \$.63 per monthly bill starting on July 1, 2023.

Attachments

Resolution 28-23

CITY OF SHERIDAN
RESOLUTION 28-23

UTILITY RATES FOR SEWER SERVICE

A Resolution establishing and directing the levy, charge and collection of connection charges, plant investment fees, and utility rates for sewer service as defined and authorized by Sections 28-1, 4.6, and 43 of the Sheridan City Code. This Resolution supersedes Resolution 14-20, 19-21, 24-22 and amends the Master Fee Schedule when in conflict.

WHEREAS, Resolution 24-22 established the City of Sheridan’s connection charges, plant investment fees and utility rates for City sewer service; and

WHEREAS, Resolution 28-23 shall supersede Resolution 24-22 and establish the City of Sheridan’s connection charges, plant investment fees, and utility rates for sewer service; and

WHEREAS, The City Council desires to approve a 5-year rate plan to be reviewed annually by the Utilities Director and confirmed with City Council during the City’s annual budgeting process; and

WHEREAS, the sewer utility rates will automatically adjust in accordance with the approved 5-year rate plan, unless otherwise amended through resolution, to be effective July 1st of each corresponding year.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN HEREBY ESTABLISH:

Sewer utility fees and charges in Section 1 will remain as represented until changed through resolution.

Unless otherwise amended by resolution, sewer utility rates, fees and charges in Section 2 will be increased annually based on percentages approved as follows and effective on the dates shown:

July 1, 2022	July 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026
0%	2.95%	2.95%	2.95%	2.95%

Section 1.

Plant Investment Fee for Connection to the Municipal Sewer System

All persons hereinafter applying for permission to connect to the municipal sewer system or to increase the size or number of connections thereto, shall first pay to the City a sewer plant investment fee for each premises to be served, based upon the size and number of water meters installed, to be installed or which would be required upon the premises to be served, in accordance with the amount(s) set forth in the following schedule:

Water Meter Size	Customer Class	AWWA M22 Max Flow Rates (gpm)	3/4" equivalency ratio	Sewer Plant Investment Fee	
				Inside City	Outside City
3/4"	Small Commercial	30	0.41	\$1,020	\$2,040
3/4"	Small Multi-Family	30	0.66	\$1,650	\$3,300
3/4"	Single-Family Residential & All Other	30	1.00	\$2,500	\$5,000
1"	All	50	1.67	\$4,180	\$8,360
1 1/2"	All	100	3.33	\$8,320	\$16,640
2"	All	160	5.33	\$13,320	\$26,640
3"	All	350	11.67	\$29,180	\$58,360
4"	All	630	21.00	\$52,500	\$105,000
6"	All	1,300	43.33	\$108,320	\$216,640
8"	All	2,400	80.00	\$200,000	\$400,000
All consumer connections to the sanitary sewer mains shall be made by and at the expense of the consumer under the supervision of a licensed master plumber, upon payment of an inspection fee of \$50.00.					

Provided where the “small multi-family” customer class is defined as duplexes, mixed use developments (like commercial businesses that possess residential apartments), mobile home parks, trailer courts, motels, hotels and all other multi-family apartment units that share a single tap and service line from the City’s sewer main.

Provided where the “small commercial” customer class is defined as office buildings that are served by a single tap and service line.

Where the size or number of meters upon any premises is to be increased, the plant investment fee shall be an amount equal to the difference between the scheduled amount for the existing meter(s) and the scheduled amount for the meter(s) to be installed.

Where the premises to be served do not have municipal water service, and where water from private sources is to be discharged to the municipal sewer, the plant investment fee for sewer service shall be computed on the basis of the size or number of meters which would have been required to service the premises with municipal water.

Section 2.

The following rates are established, and shall be charged and paid on a monthly basis for all sanitary sewer service from the municipal sanitary sewer system. Rates and fees established in this section reflect the increase to be applied and effective July 1, 2023.

SEWER UTILITY RATES
Monthly Base Charges

Water Meter Size (inches)	Base Allowance (Gallons)	Monthly Base Fee	
		Inside City	Outside City
¾	1,500	\$14.62	\$29.23
1	3,000	\$22.27	\$44.58
1½	6,000	\$34.63	\$69.25
2	9,000	\$46.90	\$93.78
3	22,000	\$98.96	\$197.17
4	37,000	\$160.22	\$320.42
6	75,000	\$316.34	\$632.71
8	150,000	\$632.71	\$1265.43
Sewer usage above the base allowance will be charged the following rate, per 1,000 gallons:			
Inside City		\$2.94	
Outside City		\$5.90	

(a) The charges for private sewer discharge at the city wastewater treatment plant, as well as other various sewer fees are as follows:

Service	Fee
Septage Disposal, per 1,000 gallons	\$75
Grease Disposal, per 1,000 gallons	\$275
Disposal of septage in excess of 225 mg/l, 5-day biochemical oxygen demand (BOD) and 225 mg/l suspended solids will be assessed a surcharge based upon the following formula:	
<div>S = V_s x (Z (BOD₅ - 225) + Y (SS - 225))</div> <div>Where:</div> <div>S = Surcharge in dollars.</div> <div>V_s = Sewage volume in 1000 gallons.</div> <div>Z = Unit charge for BOD (Z = 0.0007273).</div> <div>BOD₅ = Five-day biochemical strength index in milligrams per liter (mg/l) by weight.</div> <div>255 = Allowed BOD₅ strength in mg/l by weight.</div> <div>Y = Unit charge for suspended solids (Y = 0.001818).</div> <div>SS = Suspended solids strength index in mg/l by weight.</div> <div>225 = Allowed SS strength in mg/l by weight.</div>	
Portable Toilets, per 100 gallons	\$5

Septage Tank Waste, per 1,000 gallons	\$75
Vet Clinics	\$200
Restaurant Waste Grease, per gallon	\$275
Sump Waste, per day, per facility	\$80

- (b) The customer's monthly sewage contribution for residential and multi-unit customers is to be based upon the customer's water usage during four billing periods (December - March) and redetermined annually on or about April 1st.
- (c) Sewer service charges for other than residential and multi-unit customers are to be based upon the indicated water usage plus any water contributed from private wells. In the event that any customer can show (by meter) that a portion of the metered water does not enter the sanitary sewer system, the customer(s) are to be charged for only that volume entering the sanitary sewers. The customer may be required to install a meter in their system to record the difference between sewage and non-sewage flows.
- (d) A statement for charges for sewer service shall be dated and sent out to users at regular intervals. Such statements shall be added to and made a part of the city water bill or by separate billing if water service is from other than the city. Provisions of this code relative to the payment of delinquent water bills shall also apply to delinquent sewer bills in all aspects, including the discontinuance of water service for nonpayment of sewer charges. Any payment received for combined water and sewer bills which are for less than the sum of the water and sewer bills shall be first applied to the sewer charge, and any remainder to the water charge.

For customers not receiving city water service, these same provisions shall apply, except that instead of discontinuance of water, a one-dollar (\$1.00) late charge shall be added to the next bill to cover additional accounting costs. If a sewer charge is not paid in nine months a lien shall be filed on the property for the balance then due, plus filing fees. If the lien is not paid in fifteen months, the service line shall be disconnected from the city's main and plugged. Service shall not be restored until the account is paid in full plus the actual cost of disconnecting the service line. Reconnection shall be the responsibility of the owner. If such disconnection is required, the city shall notify the agency furnishing water to the premises of the action to be taken.

- (e) Owners or agents in charge of business blocks or other buildings occupied by more than one tenant using water through a single meter and discharging sewage through the same sewer service shall be required to pay one corresponding water and sewer charge for the whole of such building, unless a separate water meter is installed for each tenant to where they may assume responsibility to pay individual water and sewer charges.
- (f) These rates and charges are established so that each user class pays its proportionate share of the costs of wastewater collection and treatment services. The city Utilities Director is directed to annually review the charge structure to ensure that proportionality between user classes is maintained and to recommend modifications as appropriate. Each user shall be notified annually by the city of its user charges.

PASSED, APPROVED AND ADOPTED this 19th day of June, 2023.

CITY OF SHERIDAN, WYOMING

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

Attorney

MEMORANDUM

Project Name: Consideration of Contract with Sheridan County for Impact 307 - City Attorney Brendon Kerns
From: Brendon Kerns, City Attorney
To: Mayor and Council
CC:
Date:

Attachments

Memo
Cooperative Agreement

KERNS & BUNTING, LLC

200 W. Loucks St.
P.O. Box 6669
Sheridan, WY 82801
Telephone: 307.655.8600
Facsimile: 307.674.5000

BRENDON E. KERNS
bkerns@kernsbunting.com
Licensed in WY & MT

SHERYL S. BUNTING
sbunting@kernsbunting.com
Licensed in WY

MEMORANDUM

Date: June 15, 2023
To: City of Sheridan Mayor and Council
RE: City/County Funding Agreement for Impact 307

Included within your packed is a proposed funding agreement between the City of Sheridan and Sheridan County. The funds are earmarked by the County for the funding of Impact 307.

Impact Sheridan (f/k/a Sheridan Incubator) is part of the Impact 307 program which originated from the University of Wyoming. Throughout the US, cities with universities have found that joint ventures between their universities and private businesses create synergy and cooperation to inspire economic growth. Consequently, UW started Impact 307, whose goal was to create incubators in the larger cities.

The funding of Impact Sheridan has changed over the years. Originally, the program was run through the University of Wyoming in conjunction with a local partner. That partner has always been Sheridan County. Today, the University is still involved but with more local control. The County is responsible for overseeing Impact and has a funding agreement with the University.

Historically, the City contributed \$80,000.00 to the County to support Impact through its 1% application and funding process. In 2021, the City Governing Body reduced the contribution to \$60,000.00 per year.

The new agreement will require the City to provide the County \$20,000.00 on December 31, 2023 and June 30, 2024. This equates to \$40,000.00 per fiscal year. The funding of this allocation will occur through the general fund.

If you have any questions, please contact me at your convenience.

KERNS & BUNTING, LLC



Brendon Kerns

**Cooperative Funding Agreement
Between Sheridan County and the City of Sheridan
For the Sheridan Incubator Facility-Impact 307**

This AGREEMENT between the County of Sheridan (County) and the City of Sheridan (City) is related to the County-owned Sheridan Incubator Facility and the funding commitments to be shared between the County and City.

WHEREAS, having identified the need to assist start-up business as a part of the County's comprehensive economic development plan, the County in September 2010 approved resolution 10-05-005 and submitted a grant application the Wyoming Business Council (WBC) for the purchase of property for a business incubation facility; and

WHEREAS, in October 2010 the WBC approved the grant application and the County subsequently purchased commercial property in the Double Eagle Tech Park for the Sheridan Incubator Facility (SIF); and

WHEREAS, the County and the University of Wyoming entered into an operating, maintenance, and lease agreement for the SIF, dated February 1, 2015, (attached as **Exhibit A**); and

WHEREAS, the County and the University of Wyoming entered into a funding and cooperation agreement for the management of Impact 307, effective January 1, 2020, (attached as Exhibit B); and

WHEREAS, the County and City through a cooperative effort recognize the SIF has potential and recognize that operating costs will be required to sustain and grow the SIF; and

WHEREAS, the County and City recognize that Impact 307 has the expertise in operation of business incubators and both parties agree that Impact 307 should be funded for the operation of the SIF.

NOW THEREFORE, the Parties to this AGREEMENT agree to the following:

1. Upon the submission of an invoice to the County by the University of Wyoming on behalf of Impact 307, the County shall invoice the City and the City shall pay equal semi-annual payments to the County for a period of one (1) year, as follows:
 - A. Forty thousand dollars (\$40,000.00) and no cents due and payable before December 31, 2023 and June 30, 2024
2. The County and City shall work collaboratively with the University of Wyoming and Impact 307 to accomplish the objectives identified in **Exhibit A** attached hereto, the terms of which

are incorporated herein by reference.

3. The County will ensure that the terms of the Agreement between the University of Wyoming and the County are fully complied with at all times during the term of this Agreement.
4. This Agreement shall expire on June 30, 2024, unless otherwise extended by mutual agreement of the Parties. Further, this Agreement may be amended by written agreement of the Sheridan City Council and the Sheridan County Board of County Commissioners.

SHERIDAN COUNTY, WYOMING

CITY OF SHERIDAN

Nick Siddle, Chairman

Rich Bridger, Mayor

Dated _____

Dated _____

ATTEST:

ATTEST:

Eda Schunk Thompson, County Clerk

Cecilia Good, City Clerk