



**AGENDA
CITY OF SHERIDAN
OCTOBER 2, 2023
REGULAR COUNCIL MEETING START 7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Invocation to be given by Tom Ostlund, First Congressional United Church of Christ
4. Roll Call of Members
5. Consideration of Agenda
6. Community Update
 - A. Habitat for Humanity of the Big Horns Update - Christine Dieterich, Executive Director
 - B. Advocacy Resource Center of Sheridan Update and Domestic Violence Awareness Month Proclamation - Yvonne Swanson, Executive Director
 - C. National Manufacturing Day Proclamation - Dixie Johnson, Chief Executive Officer of Sheridan County Chamber of Commerce
7. Comments from the Public
8. Public Hearings
 - A. Public Hearing for Transfer of Retail Liquor License #9, from Ole's Pizza & Spaghetti House to Wyoming Downs - City Clerk Cecilia Good.
 - i. Consideration of Transfer of Retail Liquor License #9, from Ole's Pizza & Spaghetti House to Wyoming Downs - City Clerk Cecilia Good.
 - B. Public Hearing for PL-23-24, Resolution 51-23, Vacation of 664.3 sq ft of the East Side of Broadway Street - Public Works Director Hanns Mercer
 - i. Consideration of PL-23-24, Resolution 51-23, Vacation of 664.3 sq ft of the East Side of Broadway Street

- C. Public Hearing for PL-23-33, Resolution 52-23, Eagle View Subdivision - Public Works Director Hanns Mercer
 - i. Consideration of PL-23-33, Resolution 52-23, Eagle View Subdivision
- D. Public Hearing for PL-23-35, Resolution 54-23, Valley Park Third Addition, Final Plat - Public Works Director Hanns Mercer
 - i. Consideration of PL-23-35, Resolution 5423, Valley Park Third Addition, Final Plat
- 9. Consent Agenda
 - A. Acceptance of Proposed Easement off Mydland Road
 - B. Dedication of Dovetail Lane Public Right of Way by John E. Rice & Sons, Inc. to the City of Sheridan
 - C. Award to Rocky Mountain Scale Works for the Design-Build of the Sheridan Landfill Scale Replacement Project in the Amount of \$128,180
 - D. Minutes of Regular Council Meeting September 18, 2023
 - E. Claims
 - F. Appointment of Cody Sinclair to the Sheridan Educational and Economic Development Board (SEEDA) to fill the remainder of Patrick Henderson's term expiring December 31, 2024.
 - G. Reappointment of Nancy Drummond to the Board of Adjustment (BOA) for a 3-year term expiring December 31, 2026.
- 10. Staff Update
 - A. Fire Prevention Week - Fire Chief Gary Harnish
 - B. Snow Removal 101 - Street Superintendent Mike Kuzara

OLD BUSINESS

NEW BUSINESS

- 12. Consideration of Resolution 55-23 Establishing Scaled Residential Water Plant Investment Fees - Utilities Director Dan Roberts
- 13. Consideration of Resolution 56-23 Establishing Scaled Residential Sewer Plant Investment Fees - Utilities Director Dan Roberts
- 14. Consideration of Snow and Ice Policy Update - Streets Superintendent Mike Kuzara
- 15. Consideration of Easement on Alger Street - Public Works Director Hanns Mercer

16. Consideration of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision - Public Works
Director Hanns Mercer
17. Council Comments and Requests for Future Agenda Items
18. Adjournment



CITY OF SHERIDAN, WYOMING

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

City Administrator

MEMORANDUM

Project Name: Advocacy Resource Center of Sheridan Update and Domestic Violence Awareness Month Proclamation - Yvonne Swanson, Executive Director
From: Jennifer Rizer, Executive Assistant
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 10/02/2023

Background:

Please see the attached Proclamation.

Attachments

Domestic Violence Awareness Month Proclamation



PROCLAMATION Domestic Violence Awareness Month



WHEREAS, in just one year, in Sheridan, Wyoming the Advocacy & Resource Center served approximately 210 individuals of domestic violence; and

WHEREAS, the Advocacy & Resource Center received 790 hotline calls; and

WHEREAS, 17 victims and 4 children required 55 nights in a safe shelter in Sheridan during the same time period; and

WHEREAS, the impact of domestic violence is wide ranging, directly affecting individuals and society as a whole, here in this community, throughout the United States and the world, and

WHEREAS, Sheridan joins with others across Wyoming and the nation in supporting victims of domestic violence, as well as local programs, state coalitions, national organizations, and other agencies nationwide who are committed to increasing public awareness of domestic violence and sending a clear message to abusers that domestic violence is not tolerated in Sheridan; and

WHEREAS, this personal pledge demonstrates how we each can be part of the solution by pledging to never commit, condone or remain silent about violence; and

WHEREAS, the City of Sheridan expresses its commitment to eliminating domestic violence from society by acknowledging that each of us have a part in ending violence in our homes, work and community, and by designating the month of October as National Domestic Violence Awareness Month in perpetuity.

NOW, THEREFORE, the City of Sheridan, Wyoming hereby proclaims the month of October as

"DOMESTIC VIOLENCE AWARENESS MONTH"

and urges all citizens of Sheridan, Wyoming to recognize domestic violence as a critical issue and that we are all part of the solution. In the City of Sheridan, in recognition of the important work done by survivors, and advocates, I urge all citizens to actively participate in the scheduled activities and programs sponsored by the Advocacy & Resource Center and other community organizations to work toward the elimination of intimate partner violence.

IN WITNESS WHEREOF, I, Richard Bridger, Mayor of the City of Sheridan, Wyoming, have hereunto set my hand and seal of the City of Sheridan to be affixed this 2nd day of October in 2023.


Richard Bridger, Mayor
City of Sheridan





CITY OF SHERIDAN, WYOMING

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

City Administrator

MEMORANDUM

Project Name: National Manufacturing Day Proclamation - Dixie Johnson, Chief Executive Officer of Sheridan County Chamber of Commerce
From: Jennifer Rizer, Executive Assistant
To: Mayor and Council
CC:
Date: 10/02/2023

Recommendation:

Please see the attached Proclamation.

Attachments

Manufacturing Day Proclamation

PROCLAMATION

- Whereas,** Sheridan is a thriving economy, ranking second in the state for the largest number of manufacturing firms; and
- Whereas,** Sheridan is a community where innovation is critical, making Sheridan a great place for long term investments and prime area for business and careers; and
- Whereas,** Sheridan County has nearly one thousand employees working in 121 manufacturing companies, producing everything from aircraft covers to beer; and
- Whereas,** Wyoming's manufacturers boost economic growth statewide, accounting for 6% of Gross State Product, directly contributing \$4 billion in value added to Wyoming's economy and generates \$2.4 billion in sub-county, county and state taxes; and
- Whereas,** Manufacturing provides well-paying jobs for skilled workers and produces links to innovation in other career sectors; and
- Whereas,** The City greatly appreciates manufacturers and the role they play in Sheridan's economy.

Now, Therefore, the City of Sheridan, Wyoming hereby proclaims October 6, 2023, as,

MANUFACTURING DAY

In Honor of the people of manufacturing in Sheridan and the companies they drive forward.

In Witness Whereof, I, Richard Bridger, Mayor of the City of Sheridan, Wyoming, have hereunto set my hand and seal of the City of Sheridan to be affixed this 2nd day of October in 2023.


Richard Bridger, Mayor
City of Sheridan





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 Transfer of Retail Liquor License #9, from Ole's Pizza & Spaghetti House to Wyoming Downs - City Clerk Cecilia Good.
From: Cecilia Good, City Clerk
To: Mayor and Council
CC:
Date:

Discussion:

Please see attached transfer application

Attachments

Transfer application
Business Plan

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 #: 9	Date filed with clerk: 9 / 14 / 2023
	Prorated Fee: \$	Advertising Dates: (2 Weeks)	9/20/2023 & 9/27/2023
	Transfer Fee: \$ 100	Hearing Date: 10 / 02 / 2023	
	Publishing Fee: \$ 90		
Publishing Fee Direct Billed to Applicant: ☒			
License Term:	10 / 03 / 2023	Through	12 / 31 / 2023
	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:	Wyoming Downs OTB4, LLC		
Trade/Business Name (dba):	Wyoming Downs		
Building to be licensed/Building Address:	927 Coffeen Avenue		
	Number & Street		
	Sheridan	WY	82801 Sheridan
	City	State	Zip County
Local Mailing Address:	2905 Lake East Drive, Suite 150		
	Number & Street or P.O. Box		
	Las Vegas, NV 89117		
	City	State	Zip
Local Business Telephone Number:	(307)259-1480	Fax Number:	()
Business E-Mail Address:	tlacock@wydowns.com		

FILING FOR

- ☐ NEW LICENSE
- ☐ TRANSFER OF LOCATION

FILING IN (CHOOSE ONLY ONE)

- ☒ CITY OF: Sheridan
- ☐ COUNTY OF:

FILING AS (CHOOSE ONLY ONE)

- ☐ INDIVIDUAL
- ☐ PARTNERSHIP
- ☐ LP/LLP
- ☒ LLC
- ☐ CORPORATION
- ☐ LTD PARTNERSHIP
- ☐ ORGANIZATION
- ☐ OTHER

- ☒ TRANSFER OWNERSHIP
- ☐ ASSIGNMENT LETTER ATTACHED
- FORMERLY HELD BY: Ole's Pizza and Spaghetti House, Inc.

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

RETAIL LIQUOR LICENSE

- ☒ ON-PREMISE ONLY (BAR)

- ☐ OFF-PREMISE ONLY (PACKAGE STORE)

- ☐ COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)

- ☐ RESTAURANT LIQUOR LICENSE
- ☐ RESORT LIQUOR LICENSE
- ☐ BAR AND GRILL

LIMITED RETAIL (CLUB)

- ☐ VETERANS CLUB
- ☐ FRATERNAL CLUB
- ☐ GOLF CLUB
- ☐ SOCIAL CLUB

- ☐ MICROBREWERY
- ☐ WINERY
- ☐ DISTILLERY SATELLITE
- ☐ WINERY SATELLITE
- ☐ COUNTY RETAIL/SPECIAL MALT BEVERAGE PERMIT

SPECIAL DESIGNATIONS

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

To Assist the Liquor Division with scheduling inspections: OPERATIONAL STATUS

- ☒ FULL TIME (e.g. Jan through Dec) (specify months of operation) from Jan to Dec
- ☐ SEASONAL/PART-TIME DAYS OF WEEK (e.g. Mon through Sat) from Mon to Sun
- ☐ NON-OPERATIONAL/PARKED HOURS OF OPERATION (e.g. 10a - 2a) from 10 a.m. to 2 a.m.

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 4

1. **BUILDING OWNERSHIP:** Does the applicant? W.S. 12-4-103(a)(iii)
- (a) **OWN** the licensed building? ☒ YES (own)
- (b) **LEASE** the licensed building? (Lease must be through the term of the liquor license) ☐ YES (lease)
- If Yes, please submit a copy of the lease and indicate:
- (i) When the lease expires, located on page _____ paragraph _____ of lease.
- (ii) Where the **Sales** provision for alcoholic or malt beverages is located, on page _____ paragraph _____ of lease.
(MUST contain a provision for SALE OF ALCOHOLIC or MALT BEVERAGES.)
2. To operate your liquor business, have you assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license and the licensed building? W.S. 12-4-601(b) ☐ YES ☒ NO
3. Does any manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm: W.S. 12-5-401, 12-5-402, 12-5-403
- (a) Hold any interest in the license applied for? ☐ YES ☒ NO
- (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in your business? ☐ YES ☒ NO
- (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☒ NO
- (d) If you answered **YES** to any of the above, explain fully and submit any documents in connection there within:
- _____
4. Does the **applicant** have any interest or intent to acquire an interest in any other liquor license issued by **this** licensing authority? W.S. 12-4-103(b) ☐ YES ☒ NO
- If "YES", explain: _____

5. **BAR AND GRILL LICENSE OR RESTAURANT LICENSE:**
- Have you submitted a valid food service permit or application? W.S. 12-4-413(a) ☐ YES ☐ NO

6. **RESORT LICENSE:**
- Does the resort complex:
- (a) Have an actual valuation of at least one million dollars, or have you committed or expended at least one million dollars (\$1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☐ YES ☐ NO
- (b) Include a restaurant and a convention facility which will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☐ YES ☐ NO
- (c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☐ YES ☐ NO
- (d) If no on question (c), have a ski resort facility open to the general public in which you have committed or expended not less than 10 million dollars (\$10,000,000.00)? W.S. 12-4-401(b)(iv) ☐ YES ☐ NO
- (e) Are you contracting/leasing the food and beverage services? W.S. 12-4-403(b)
1. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

7. **MICROBREWERY LICENSE:**
- Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO
- (a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT
- ☐ BAR AND GRILL ☐ WINERY
- (b) Do you self distribute your products? W.S. 12-2-201(a) ☐ YES ☐ NO
- (Requires wholesale malt beverage license with the Liquor Division)

8. **WINERY LICENSE:**
- Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO
- (a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT
- ☐ BAR AND GRILL ☐ MICROBREWERY

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9. LIMITED RETAIL (CLUB) LICENSE:

FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)

- (a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO
- (b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

10. LIMITED RETAIL (CLUB) LICENSE:

VETERANS CLUBS W.S. 12-1-101(a)(iii)(A):

- (a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO
- (b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

11. LIMITED RETAIL (CLUB) LICENSE:

GOLF CLUBS W.S. 12-1-101(a)(iii)(D)/W.S. 12-4-301(e):

- (a) Do you have more than fifty (50) bona fide members? ☐ YES ☐ NO
- (b) Do you own, maintain, or operate a bona fide golf course together with clubhouse? ☐ YES ☐ NO
- (c) Are you a political subdivision of the state that owns, maintains, or operates a golf course? ☐ YES ☐ NO
1. Are you contracting/leasing the food and beverage services? W.S. 12-5-201(g) ☐ YES ☐ NO
2. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

12. LIMITED RETAIL (CLUB) LICENSE:

SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E)/W.S. 12-4-301(b):

- (a) Do you have more than one hundred (100) bona fide members who are residents of the county in which the club is located? ☐ YES ☐ NO
- (b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? ☐ YES ☐ NO
- (c) Is the club qualified as a tax exempt organization under the Internal Revenue Service? ☐ YES ☐ NO
- (d) Has the club been in continuous operation for a period of not less than one (1) year? ☐ YES ☐ NO
- (e) Has the club received twenty-five dollars (\$25.00) from each bona fide member as Recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? ☐ YES ☐ NO
- (f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? ☐ YES ☐ NO
- (g) Have you filed a true copy of your bylaws with this application? ☐ YES ☐ NO
- (h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition Attached) ☐ YES ☐ NO

13. If applicant is filing as an Individual, Partnership or Club: W.S. 12-4-102(a)(ii) & (iii)

Each individual, partner or club officer must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip <i>DO NOT LIST PO BOXES</i>	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application.)

14. If the applicant is a **Corporation, Limited Liability Company, Limited Liability Partnership or Limited Partnership:** W.S. 12-4-102(a)(iv) & (v)

Each stockholder holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock of the corporation, limited liability company, limited liability partnership, or limited partnership, and every officer, and every director must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip <i>DO NOT LIST PO BOXES</i>	Residence Phone Number	No. of Years in Corp or LLC	% of Corpora te Stock Held	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
Eric Nelson	1/22/1959	3611 S. Lindell Road Suite Ste 201 Las Vegas NV 89103	702-682-8918	11	40.5	YES ☐ NO ☒	YES ☐ NO ☒
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application)

REQUIRED ATTACHMENTS:

- ☒ A statement indicating the financial condition and financial stability of the applicant W.S. 12-4-102(a)(vi).
- ☐ Attach any lease agreements (especially for resort/political subdivisions leasing out food & beverage services) W.S. 12-4-103 (a)(iii)/W.S. 12-4-403(b)/W.S. 12-4-301(e).
- ☒ If transferring a license from one ownership to another, a form of assignment from the current licensee to the new applicant authorizing the transfer W.S. 12-4-601(b).

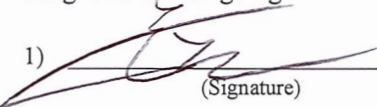
OATH OR VERIFICATION

(Requires signatures by **ALL** Individuals, **ALL** Partners, **ONE (1)** LLC Member, or **TWO (2)** Corporate Officers or Directors except that if all the stock of the corporation is owned by **ONE (1)** individual then that individual may sign and verify the application upon his oath, or **TWO (2)** Club Officers.) W.S. 12-4-102(b)

*Under penalty of perjury, and the possible revocation or cancellation of the license,
I swear the above stated facts, are true and accurate.*

Nevada
STATE OF ~~WYOMING~~)
COUNTY OF *Nevada*) SS.

Signed and sworn to before me on this 12 day of September, 2023 that the facts alleged in the foregoing instrument are true by the following:

- 1) 
(Signature)

ERIC NELSON
(Printed Name)

Manager
Title
- 2) _____
(Signature)

(Printed Name)

Title
- 3) _____
(Signature)

(Printed Name)

Title
- 4) _____
(Signature)

(Printed Name)

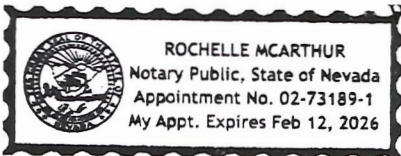
Title
- 5) _____
(Signature)

(Printed Name)

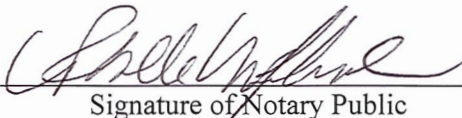
Title
- 6) _____
(Signature)

(Printed Name)

Title



Witness my hand and official seal:


Signature of Notary Public

(2/21)
(SEAL)

My commission expires: 212.2026



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza
Sheridan Wyoming 82801
(307) 675-4211
cgood@sheridanwy.gov

- 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:

126

In order to comply with our occupancy limits we shall:

In order to comply with the occupancy limits Wyoming Downs will monitor the occupancy by walking the floor and performing regular head counts.

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:

The Rules of the establishment will be enforced by the Manager, Chris Macha, as well as our Risk Manager, Lou Fatta, in connection with our Director of Operations, James Allstun.

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:



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza
Sheridan Wyoming 82801
(307) 675-4211
cgood@sheridanwy.gov

RETAIL LIQUOR LICENSE OPERATION PLAN

Name as it appears on license:	Wyoming Downs OTB4, LLC
Common Name (doing business as):	Wyoming Downs, LLC
Street Address:	2905 East Lake Dr., Suite 150, Las Vegas, NV 89117
Phone #:	307-259-1480 (Traci Lacock, General Counsel)

Hours of Operation

Our planned hours of operation are:

Monday:	10 a.m. – 12 a.m.
Tuesday:	10 a.m. – 12 a.m.
Wednesday:	10 a.m. – 12 a.m.
Thursday:	10 a.m. – 12 a.m.
Friday:	10 a.m. – 2 a.m.
Saturday:	10 a.m. – 2 a.m.
Sunday:	10 a.m. – 12 a.m.

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:

Wyoming Downs is a pari-mutuel provider in the State of Wyoming that offers both wagering on live horse racing (simulcast) and Historic Horse Racing (gaming terminals).

- Will you be catering? If yes, name of catering company: No.



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza
Sheridan Wyoming 82801
(307) 675-4211
cgood@sheridanwy.gov

All employees are TiPs trained, which helps employees know how to spot an underage person. Additionally, this facility will become a 21 and older facility upon transfer of the liquor license.

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 be "Eric Nelson", written over a horizontal line.

Signature of License Holder

A handwritten date "9.14.2023" in black ink, written over a horizontal line.

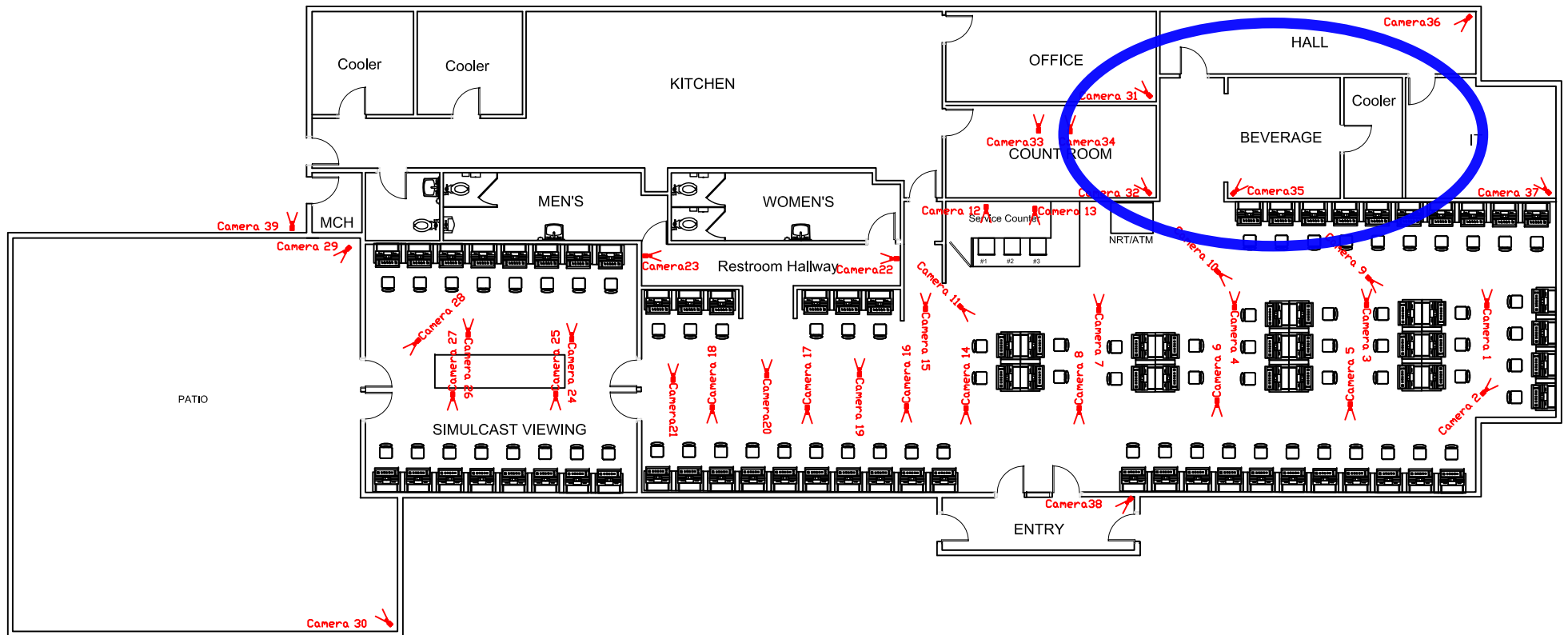
Date

Eric Nelson, Managing Member

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.

SURVEILLANCE LAYOUT



UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES	DRAWN	COOK	5/2/2023
TOLERANCES:	CHECKED		
FRACTIONAL ±	ENG APPR.		
ANGULAR: MACH ± BEND	MFG APPR.		
TWO PLACE DECIMAL ±	Q.A.		
THREE PLACE DECIMAL ±	COMMENTS:		
INTERPRET GEOMETRIC TOLERANCING PER:	77 HHR TERMINALS		
MATERIAL			
DO NOT SCALE DRAWING			

TITLE:	WYOMING_DOWNS_SHERIDAN_OLES
3	GAME LAYOUT

SIZE	DWG. NO.	REV
	1	0
SCALE:	WEIGHT:	SHEET 1 OF 1

APPLICATION

DO NOT SCALE DRAWING

Financial Statement for Liquor License Applicants

Applicant: WYOMING DOWNS OTB4, LLCDate: 7 / 31 / 2023

Assets

Current Assets

Cash	\$	<u>317,247</u>
Investments	\$	<u></u>
Inventory	\$	<u></u>
Prepaid Expenses	\$	<u>49,759</u>
Other Current Assets	\$	<u></u>
TOTAL CURRENT ASSETS	\$	<u>367,006</u>

Fixed Assets

Land	\$	<u></u>
Buildings	\$	<u></u>
Leasehold Improvements	\$	<u>48,615</u>
Furniture & Fixtures	\$	<u>248,990</u>
Other Fixed Assets	\$	<u>32,500</u>
TOTAL FIXED ASSETS		
\$ <u>330,105</u>		
Less- Accumulated Depreciation	\$	<u>(123,617)</u>
NET FIXED ASSETS	\$	<u>206,488</u>

TOTAL ASSETS (LINE1) \$ 573,494

Liabilities

Current Liabilities

Accounts Payable	\$	<u></u>
Note Payable	\$	<u></u>
Accrued Expenses (Interest, taxes, wages, etc.)	\$	<u>132,674</u>
Installment Loans Payable	\$	<u></u>
Other Current Liabilities	\$	<u></u>

TOTAL CURRENT LIABILITIES (Line 2) \$ 132,674

Capital

Capital

Sole Proprietor	\$	<u></u>
Corporation		
Capital Stock	\$	<u></u>
Treasury Stock	\$	<u></u>
Retained Earnings	\$	<u></u>

Partnership/LLC

Name of Partner	Capital
<u>WYOMING DOWNS, LLC</u>	\$ <u>440,820</u>
<u></u>	\$ <u></u>
<u></u>	\$ <u></u>
<u></u>	\$ <u></u>

TOTAL CAPITAL (LINE 3) \$ 440,820

TOTAL LIABILITIES & CAPITAL

(Line 2 = Line 3) Must equal line 1 \$ 573,494

Wyoming Liquor Division
6601 Campstool Rd
Cheyenne, WY 82001

September 6, 2023

To whom it may concern,

We, Allan Bennett and Ikuko Bennett, owners of Ole's Pizza and Spaghetti House, Inc. are requesting the transfer of our liquor license to Wyoming Downs OTB4, LLC. If you require any other information, please let us know.


Allan Bennett

Owner

Ole's Pizza and Spaghetti House, Inc.

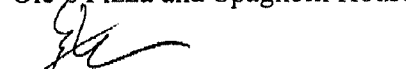
9-8-23
Date


Ikuko Bennett

Owner

Ole's Pizza and Spaghetti House, Inc.

9-8-23
Date


Eric Nelson

Managing Member

Wyoming Downs OTB4, LLC

9.14.23
Date



September 25, 2023

Cecilia Good, City Clerk
City Hall, 3rd Floor
55 Grinnell Plaza
Sheridan, WY 82801

Dear Ms. Good:

RE: Transfer of Liquor License Business Plan

As required by City of Sheridan below is Wyoming Downs OTB4, LLC's business plan for the liquor license transfer from Ole's Pizza and Spaghetti House, Inc.

- **Staff:** There will be eight (8) FTEs at the location. There will be a manager, assistant manager, and six (6) teller staff. Drinks will be served by all staff to the customers on the floor. All staff will be TiPs trained and will check IDs. The location will be a 21-year-old and older facility.
- **Estimated Revenue Generation:** In 2022, the current Sheridan operations generated approximately, \$41,648,758.00 in handle that resulted in approximately \$416,487.58 in tax revenue for the City and County of Sheridan. It is estimated that the additional revenue from alcohol sales will be approximately \$50,000. Wyoming Downs expects alcohol sales will generate additional gaming revenue which in turn will result in additional tax revenue for the City and County.
- **Industry Experience:** Wyoming Downs has operated in the State of Wyoming since 2013 and in Sheridan since 2017. Many of Wyoming Downs locations sell alcoholic beverages.
- **Marketing Plan:** Wyoming Downs used direct mail promotions and on-premises promotions for alcoholic beverages.
- **Planned Improvements:** Minimal redecorating is anticipated.
- **Planned Opening:** It is anticipated that the operations will be moved and begin at the Ole's location by the end of the first quarter 2024.

Please let me know if you need any additional information for the transfer request or if you have any question.

Sincerely,

Traci L. Lacock
Wyoming Downs, General Counsel



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-23-24, Resolution 51-23, Vacation of 664.3 sq ft of the East Side of Broadway Street - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: Mayor and Council

CC:

Date: 09/07/2023

Recommendation:

Staff recommends approval of PL-23-24, Resolution 51-23. The applicant, T-4 SHR RE Investors, LLC, is requesting to vacate $\pm$ 664.3 square feet of right-of-way within city limits of Sheridan, Wyoming, located adjacent to the west of 841 Broadway Street in Block 2 of the West Glacier Park addition. Zoned M-1 Industrial District, located at 841 Broadway Street (PIN 56842711500133).

Background:

Montana Dakota Utilities has objected to the vacation with concerns regarding access to its utilities.

Discussion:

Per Appendix B, Section 205 of the Sheridan Municipal Code: Per Appendix B, Section 205 of the Sheridan Municipal Code:

A. Any plat may be vacated by the owners or proprietors thereof at any time before the sale of any lots, or before the subdivider has made substantial improvements in the subdivision, by submitting a copy of the plat to the Planning Commission, along with a written request for the vacation. In cases where lots have been sold, the written request shall be by all the owners of lots within the portion of the plat proposed to be vacated. The City Council shall approve or disapprove the vacation. The recording of an instrument vacating the plat shall operate to destroy the force and effect of the recording of the original plat and to divest all public rights in the streets, alleys, commons and public grounds laid out or described in such a plat.

B. Public rights-of-way or public easements which were dedicated under the provisions of these regulations, or laid out under any prior law of the State of Wyoming regulating plats, may be altered or vacated by resolution of the City Council, or in the case of an administrative replat, by action of the Public Works Director following a public hearing for which public notice has been given in a newspaper of general circulation at least seven days prior to the hearing.

C. Prior to consideration of any request to vacate or alter any platted public right-of-way or easement, the owner(s) of the land encumbered thereby must provide proof that all grantees having interest in the right-of-way/easement, including public and private utilities, have been notified twice in writing via certified mail of the owner's request to vacate or alter the easement. The first notification must occur at least thirty calendar days prior to any action by the City Council or Public Works Director. Alteration or vacation of the public right-of-way/easements may be considered as part of the subdivision application.

D. Any part of a plat may be vacated provided such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat; and provided, further, that nothing contained in this section shall authorize the closing or obstruction of any public highways. The request for vacation shall be made by all the owners of lots within that portion of the plat sought to be vacated.

E. When any streets and alleys are vacated, the area vacated shall be conveyed to all lots or parcels adjacent to the street or alley being vacated in equal proportions or as prescribed by the petitioners. When public grounds are vacated, the area vacated shall be disposed of in accordance with Wyoming Statutes.

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 and a sign posted on the property.

Attachments

Resolution 51-23

Signed Petition

Exhibit

Aerial

Utility Responses

**CITY OF SHERIDAN
RESOLUTION 51-23**

A RESOLUTION vacating 664.3 square feet of right-of-way within the City Limits of Sheridan, Wyoming, located between Fourth Street and Fifth Street and being adjacent to the west line of Tract "A" of Lot 2, Block 2 of the West Glacier Park Addition. Zoned M-1 Industrial District.

WHEREAS, the property owners at 841 Broadway Street adjacent to the ROW have petitioned the City Governing Body requesting that a portion of the right-of-way be vacated; and

WHEREAS, Montana Dakota Utilities has objected to the vacation with concerns regarding access to its utilities; and

WHEREAS, this request for a right-of-way vacation meets the requirements of Sheridan City Code Appendix B, §205.

Be it resolved by the City of Sheridan Governing Body :

1. That a portion of the ROW located between Fourth Street and Fifth Street and being adjacent to the west line of Tract "A" of Lot 2, Block 2 of the West Glacier Park Addition of the City of Sheridan, more particularly described and shown in **Exhibit A** is hereby vacated.
2. This Vacation is subject to a reservation of access for the purpose of utility maintenance, repair and replacement.

PASSED, APPROVED, AND ADOPTED this _____ 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 _____.

PETITION FOR RIGHT-OF-WAY VACATION

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

Pursuant to the provisions of W.S. 15-4-242, and other applicable statutes, and Appendix B, Sec. 205. of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the vacation of right-of-way within the City Limits of Sheridan, Wyoming, having a legal description as follows:

A portion of Broadway Street located between Fourth Street and Fifth Street and being adjacent to the West line of Tract "A" of Lot 2, Block 2 of the West Glacier Park Addition to the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows: Beginning at a point which bears S 43°30' W a distance of 154.07 feet from the Northeast Corner of said Lot 2, Block 2 of the West Glacier Park Addition, this point of beginning lying on the West line of said Lot 2, Block 2 which is also the East Right-of-Way line of Broadway Street; thence West a distance of 2.0 feet; thence S 0°38'46" W for a distance of 21.70 feet; thence West for a distance of 4.10 feet; thence S 0°11'35" E for a distance of 68.82 feet; thence West for a distance of 3.18 feet; thence S 0°02'39" E for a distance of 20.09 feet; thence East for a distance of 4.07 feet; thence S 0°15'33" E for a distance of 18.86 feet; thence East for a distance of 3.67 feet to a point on the West line of said Lot 2, Block 2; thence N 0°38'46" E for a distance of 129.48 feet to the point of beginning. Said tract of land contains 664.3 Square Feet.

2. T-4 SHR RE Investors, LLC are the owners or authorized agents of petitioners who have signed this petition for vacation.
3. A survey of the area sought to be vacated is attached hereto and made a part hereof.
4. The petitioners certify that they represent a majority of the property owners, owning a majority of the property abutting the right-of-way to be vacated.
5. Petitioners hereby request that said lands be vacated for the following reason(s):

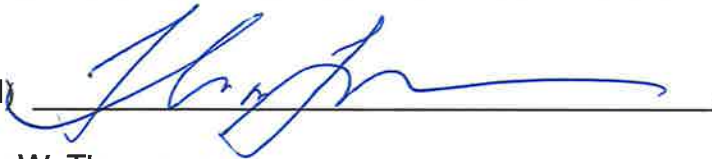
Vacate a portion of Broadway Street to ensure that the building improvements will rest entirely on the property owned be T-4 SHR RE Investors, LLC, said property also known as the Welcome Market Hall. When the original Railroad Depot building was constructed, part of Broadway Street was vacated so that the main entrance to the Depot would be on railroad property. That vacation was accomplished by passing Ordinance No. 291 on August 11th, 1911. In September of 1998, the City of Sheridan passed Ordinance No. 1823 which repealed the vacation and at the same time the City gave a use permit for the building encroachment which would be created with the repeal of the street vacation. The reason for the repeal of the vacation was to accommodate the improvements which were being planned for Broadway Street.

This current petition to vacate a portion of Broadway would alleviate any future title issues as far as the structure and its appurtenances encroaching into the City right-of-way.

Therefore, Petitioners pray said right-or-way be vacated pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 22ND day of June, 2023.

Signed by the Petitioners (attach more sheets as necessary) :

(Signed) 

Thomas W. Thompson,
Manager of T-4 SHR RE Investors, LLC

STATE OF WYOMING)
COUNTY OF SHERIDAN)

On this _____ day of _____, 2023, before me personally appeared Thomas W. Thompson, being first duly sworn, did say that he is the Manager of T-4 SHR RE Investors, LLC and that this instrument was signed and sealed on behalf of the said LLC by authority of said LLC and he acknowledged and said instrument to be the free act and deed of said LLC.

WITNESS my hand and official seal.

SEE ATTACHED

Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of CONTRA COSTA }
On JUNE 22, 2023 before me, ANISSA VIERRA, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared THOMAS W. THOMPSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document	
Title or Type of Document: _____	
Document Date: _____	Number of Pages: _____
Signer(s) Other Than Named Above: _____	
Capacity(ies) Claimed by Signer(s)	
Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

DETAIL

SCALE : 1" = 20'

LOCATION

SCALE : 1" = 1000'



NOTES

* NOTE 1:

CITY OF SHERIDAN USE PERMIT RECORDED OCTOBER 12, 1998 IN BOOK 397, PAGE 439 FOR TRACTS 1, 2 AND 3.

TRACTS 1, 2 AND 3 AS SHOWN ON CERTIFICATE OF SURVEY RECORDED OCTOBER 12, 1998 IN BOOK A OF PLATS, NO. 205 (INSTRUMENT #298569)

ALSO SEE "AFFIDAVIT OF CORRECTION" RECORDED DECEMBER 1, 1998 IN BOOK 400, PAGE 585 : THIS CORRECTS DESCRIPTIONS OF TRACTS 1, 2 AND 3 TIE POINTS TO POINTS OF BEGINNING.

* NOTE 2:

SUBSURFACE UTILITIES ARE NOT SHOWN ON THIS MAP. THE LOCATION OF UNDERGROUND LINES ARE UNKNOWN AT THIS TIME.

* NOTE 3:

LOT 2, BLOCK 2 OF WEST GLACIER PARK ADDITION WAS DIVIDED INTO TWO PARCELS: SEE CERTIFICATE OF SURVEY NO. 210 IN BOOK "A" AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING.

* NOTE 4:

THE LOCATION OF THE LEASE SITE FOR THE COMMUNICATIONS TOWER IS NOT CORRECTLY DESCRIBED. THE POINT AT WHICH THE DESCRIPTION COMMENCES IS NOT CORRECT. THE "LEASE SITE" AS SHOWN ON THIS MAP IS BASED ON EVIDENCE IN THE FIELD.

FOURTH STREET

SEWER MANHOLE

STORM INLET

STORM INLET

STORM INLET

STORM INLET

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STORM INLET

70' R.O.W.

BROADWAY STREET

70' R.O.W.

BROADWAY STREET

WELCOME MARKET HALL
841 BROADWAY STREET

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 2017 and April of 2023.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

M A P

to accompany
PETITION to VACATE
a portion of

BROADWAY STREET

immediately adjacent to
TRACT "A" of LOT 2, BLOCK 2
WEST GLACIER PARK ADDITION
in the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

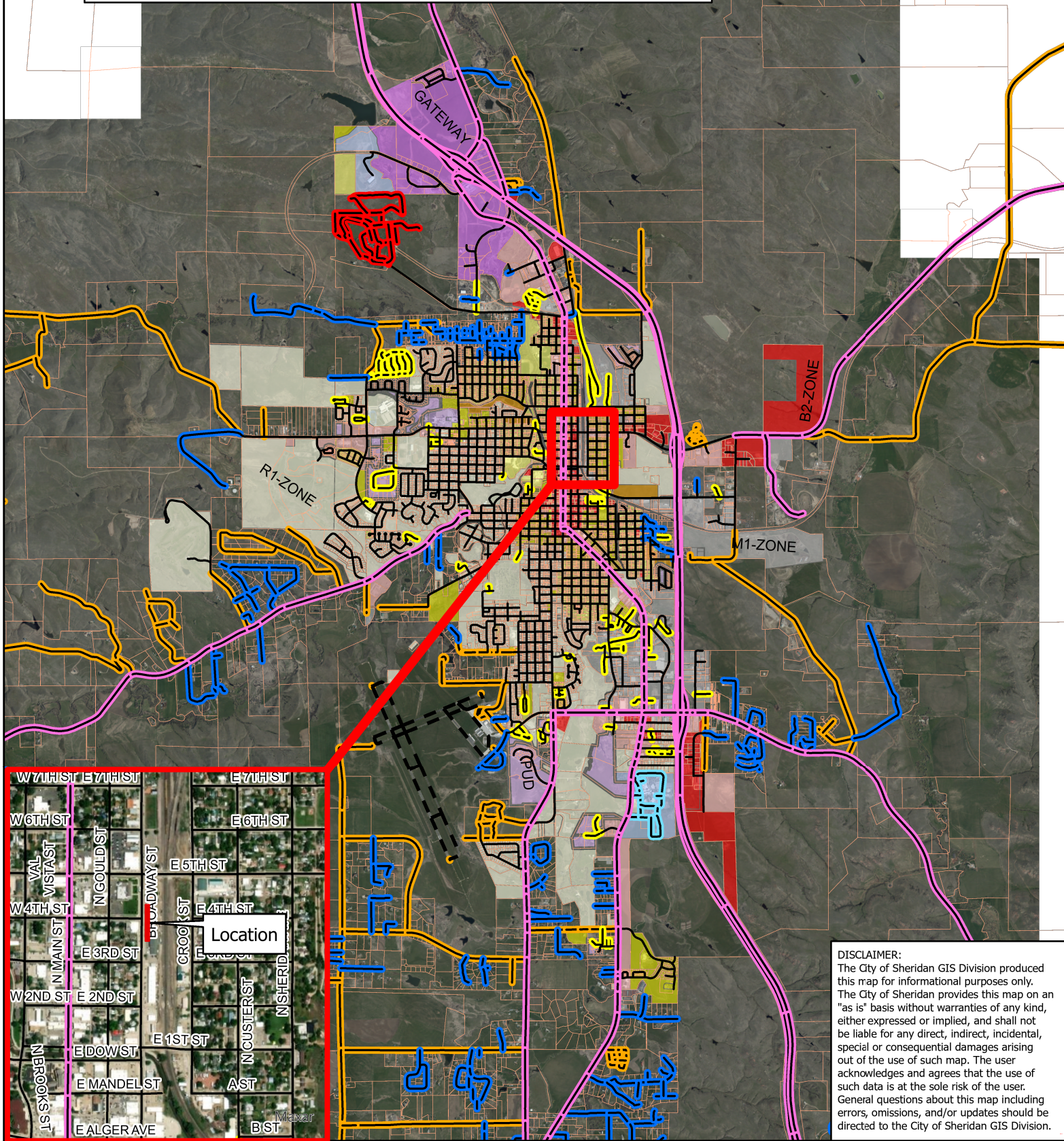
for

T-4 SHRE INVESTORS, LLC

538 SOLDIER CREEK ROAD
SHERIDAN, WYOMING 82801

DRAWN BY DAVE RANDALL - JUNE 5, 2023
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

Broadway St partial vacation



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.





Sue Goodman <sgoodman@sheridanwy.gov>

FW: West Glacier Park Addition - Broadway partial right-of-way vacation

1 message

Rich Deaton <richd@precorp.coop>
To: "sgoodman@sheridanwy.gov" <sgoodman@sheridanwy.gov>

Wed, Jul 12, 2023 at 4:00 PM

Sue,

The attached is inside the MDU service territory and Powder River Energy Corporation has no infrastructure in the area.

Thanks,

Rich Deaton

Project Supervisor Distribution

Powder River Energy Corporation

200 Garner Lake Road

Gillette, Wyoming 82716

PH : (307) 685-3525

PH : (800) 442-3630 x3525

Cell : (307) 257-0196

Fax : (307) 682-0733

richd@precorp.coop

From: Quentin Rogers <quentinr@precorp.coop>
Sent: Wednesday, July 12, 2023 3:30 PM
To: Brenda Green <brendag@precorp.coop>
Cc: Rich Deaton <richd@precorp.coop>; Joe Roth <joer@precorp.coop>
Subject: West Glacier Park Addition - Broadway partial right-of-way vacation

Brenda,

Could you have someone look into whether or not this vacation impacts us?

Thanks,

Quentin

From: scancenter@precorp.coop <scancenter@precorp.coop>
Sent: Thursday, July 6, 2023 9:12 AM
To: Quentin Rogers <quentinr@precorp.coop>
Subject: Message from "MailRoom-IMC3000"

This E-mail was sent from "MailRoom-IMC3000" (IM C3000).

Scan Date: 07.06.2023 09:12:06 (-0600)
Queries to: scancenter@precorp.coop



20230706091206999.pdf
507K

Sue Goodman <sgoodman@sheridanwy.gov>

Partial vacation along Broadway

5 messages

Sue Goodman <sgoodman@sheridanwy.gov>

Thu, Jun 22, 2023 at 9:57 AM

To: "Lawler, Christopher" <Christopher.Lawler@mdu.com>, Bridget France <bridget.france@charter.com>, zjon.may@range.net, Tracy Jones <tracyj@precorp.coop>, Dan Coughlin <dcoughlin@sheridancounty.com>, Carson Steinhorst <Carson.Steinhorst@mdu.com>, DG Elections <elections@sheridancountywy.gov>, Lynn Hartje <lynn.hartje@mdu.com>, Nathan Pierson <Nathan.Pierson@charter.com>, "Allen, Shelby" <Shelby.Allen@lumen.com>

A vacation request has been requested for a portion of ROW in front of 841 Broadway. Adjacent to Lot 2, Block 2, West Glacier Park Addition. An exhibit is attached. Please let me know in writing if you have any opposition to or concerns regarding this vacation request.

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226



BROADWAY_VACATION_EXH_Thu_Jun_8_2023_11-08-30.pdf
3014K

Pierson, Nathan A <Nathan.Pierson@charter.com>

Thu, Jun 22, 2023 at 10:08 AM

To: Sue Goodman <sgoodman@sheridanwy.gov>

Charter/Spectrum has no issues with this vacation request.

Nathan Pierson

Construction Coordinator

Charter Communications

[140 E Loucks St](#)

[Sheridan, WY 82801](#)

(307)752-8900

From: Sue Goodman <sgoodman@sheridanwy.gov>**Sent:** Thursday, June 22, 2023 9:58 AM**To:** Lawler, Christopher <Christopher.Lawler@mdu.com>; France, Bridget <Bridget.France@charter.com>; zjon.may@range.net; Tracy Jones <tracyj@precorp.coop>; Dan Coughlin <dcoughlin@sheridancounty.com>; Carson Steinhorst <Carson.Steinhorst@mdu.com>; DG Elections <elections@sheridancountywy.gov>; Lynn Hartje



June 22, 2023

City of Sheridan
Attn Sue Goodman

Re: partial ROW vacation at 841 Broadway

The above-mentioned Easement Vacation falls within CenturyLink's certified territory and can be provided telephone service under the Land Development Tariff on file with the Wyoming Public Service commission as of 1/28/2008. The easement shown on the proposed vacation is satisfactory for CenturyLink's purposes.

Please feel free to call me on 307-682-7241 if you have any questions or need more specific information.

Sincerely,

A handwritten signature in black ink that reads "Shelby Allen". The signature is written in a cursive, flowing style.

Shelby Allen

Field Engineer
Gillette Wyoming
Ph: 307-682-7241
Cell: 307-299-8468

Sue Goodman <sgoodman@sheridanwy.gov>

FW: MDU Response to Request to Vacant - Broadway & 4th ST

2 messages

Wahlgren, Jon <Jon.Wahlgren@mdu.com>

Thu, Jun 29, 2023 at 12:08 PM

To: "sgoodman@sheridanwy.gov" <sgoodman@sheridanwy.gov>Cc: "Albrecht, Daniel" <Daniel.Albrecht@mdu.com>, "Lawler, Christopher" <Christopher.Lawler@mdu.com>, "Vetter, Shelley" <shelley.vetter@mdu.com>

Ms. Goodman

MDU's transmission depart has reviewed the documents requesting MDU vacate a portion of Broadway Street in Sheridan. We are requesting to NOT vacate that location. MDU's transmission line at this location is key to our serving the City of Sheridan, and any reroute would be extremely expensive and difficult given the building density in that area. We request that our transmission line stay in it's present location as it appears it will safely span above the building renovations.

Please Chris Lawler or myself know if you have any additional questions or comments.

Jon M. Wahlgren, P.E. (MN&ND)
Electric Transmission Engineering
Montana Dakota Utilities
400 North Fourth Street
Bismarck, ND 58501-4092
701.222.7794
701.220.5046 (cell)

2 attachments **doc03972720230626141457.pdf**
180K **Scan_20230626204141-35.pdf**
15757K

Sue Goodman <sgoodman@sheridanwy.gov>

Thu, Jun 29, 2023 at 12:38 PM

To: Tom Morneau <tmorneau@sheridanwy.gov>

Please see MDU response below. I haven't mailed the certified letters yet. Should I go ahead?

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226



[Quoted text hidden]

2 attachments



doc03972720230626141457.pdf
180K



Scan_20230626204141-35.pdf
15757K

<lynn.hartje@mdu.com>; Pierson, Nathan A <Nathan.Pierson@charter.com>; Allen, Shelby <Shelby.Allen@lumen.com>
Subject: [EXTERNAL] Partial vacation along Broadway

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

A vacation request has been requested for a portion of ROW in front of 841 Broadway. Adjacent to Lot 2, Block 2, West Glacier Park Addition. An exhibit is attached. Please let me know in writing if you have any opposition to or concerns regarding this vacation request.

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

Lawler, Christopher <Christopher.Lawler@mdu.com>

Thu, Jun 22, 2023 at 10:16 AM

To: Sue Goodman <sgoodman@sheridanwy.gov>

Cc: "Vetter, Shelley" <shelley.vetter@mdu.com>, "Steinhorst, Carson" <Carson.Steinhorst@mdu.com>

Sue,

MDU has an Electric Transmission line in very close proximity if not possibly over part of the proposed vacation area shown on these plans. I have sent original document to our land agent (also attached above) to review. I would say that today **MDU Electric will object to the vacation** until this matter can be looked at in detail MDU transmission department.

Thank you,

Chris Lawler

District Electric Superintendent

Montana-Dakota Utilities Co.

2324 Dry Ranch Rd

Sheridan, WY 82801

(307)674-3545 Office

(307)751-4608 Cell

From: Sue Goodman <sgoodman@sheridanwy.gov>

Sent: Thursday, June 22, 2023 9:58 AM

To: Lawler, Christopher <Christopher.Lawler@mdu.com>; Bridget France <bridget.france@charter.com>; zjon.may@range.net; Tracy Jones <tracyj@precorp.coop>; Dan Coughlin <dcoughlin@sheridancounty.com>; Steinhorst, Carson <Carson.Steinhorst@mdu.com>; DG Elections <elections@sheridancountywy.gov>; Hartje, Lynn <lynn.hartje@mdu.com>; Nathan Pierson <Nathan.Pierson@charter.com>; Allen, Shelby <Shelby.Allen@lumen.com>

Subject: Partial vacation along Broadway

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

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BROADWAY_VACATION_EXH_Thu_Jun_8_2023_11-08-30.pdf
3014K

Sue Goodman <sgoodman@sheridanwy.gov>
To: "Pierson, Nathan A" <Nathan.Pierson@charter.com>

Thu, Jun 22, 2023 at 10:22 AM

Thanks!

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226



[Quoted text hidden]

Allen, Shelby <Shelby.Allen@lumen.com>
To: Sue Goodman <sgoodman@sheridanwy.gov>

Thu, Jun 22, 2023 at 11:23 AM



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-23-33, Resolution 52-23, Eagle View Subdivision - Public Works Director
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 09/07/2023

Recommendation:

Staff received a positive recommendation from the Planning Commission regarding approval of PL-23-33, Resolution 52-23 Eagle View Subdivision. The applicant, John E Rice & Sons, Inc is requesting to subdivide $\pm$ 97.76 acres of unplatted land into 3 lots. Zoned Gateway Master Plan, Higher Education District and R-3 Residence District. Located at 4200 Yellowtail Dr. (PIN 56840920000400 and 56840920000100).

Background:

The applicant, John E. Rice & Sons, Inc., is requesting to subdivide $\pm$ 97.76 acres of unplatted land into 3 lots. Zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Dr. (PIN 56840910000300 and 56840920000100).

The property is listed as Parcel 4 of the Wrench Ranch Properties Master Plan Phase II. The zoning is Gateway/Master Plan, Higher Education District and R-3 Residence District.

The surrounding properties in the north, south, and east are zoned Gateway/Master Plan. The properties to the west are zoned HE-Higher Education and R-3 Residential District. The applicant is proposing to subdivide unplatted land into 3 lots. The applicant is proposing the following lot sizes:

- Lot 1 – 26.30 acres
- Lot 2 – 45.29 acres
- Lot 3 – 26.17 acres

Lot 1 will be split zoned. On the western portion of the lot there is approximately a 70' wide and 342.58' long strip of land that will remain zoned R-3 Residence District.

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 with the requested variances.

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.

Water and sewer lines already exist in the Yellowtail Drive right-of-way. Future water and sewer connections will tap into these lines.

Staff sent out 11 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property. Staff has not received any inquiries.

Attachments

Resolution 52-23

Aerial

Final Plat

**CITY OF SHERIDAN
RESOLUTION 52-23**

A RESOLUTION approving PL-23-33, the final plat of the Eagle View Subdivision, dividing $\pm$ 97.76 acres of unplatted land into 3 lots. Zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Drive. (PIN 56840920000400 and 56840920000100)

WHEREAS, the final plat of the Eagle View 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 of Sheridan Governing Body:

That the minor plat of the Eagle View Subdivision, dividing $\pm$ 97.76 acres from unplatted land into 3 lots. The property is zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Drive.

In approving the Eagle View Subdivision, the City of Sheridan Governing Body 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.

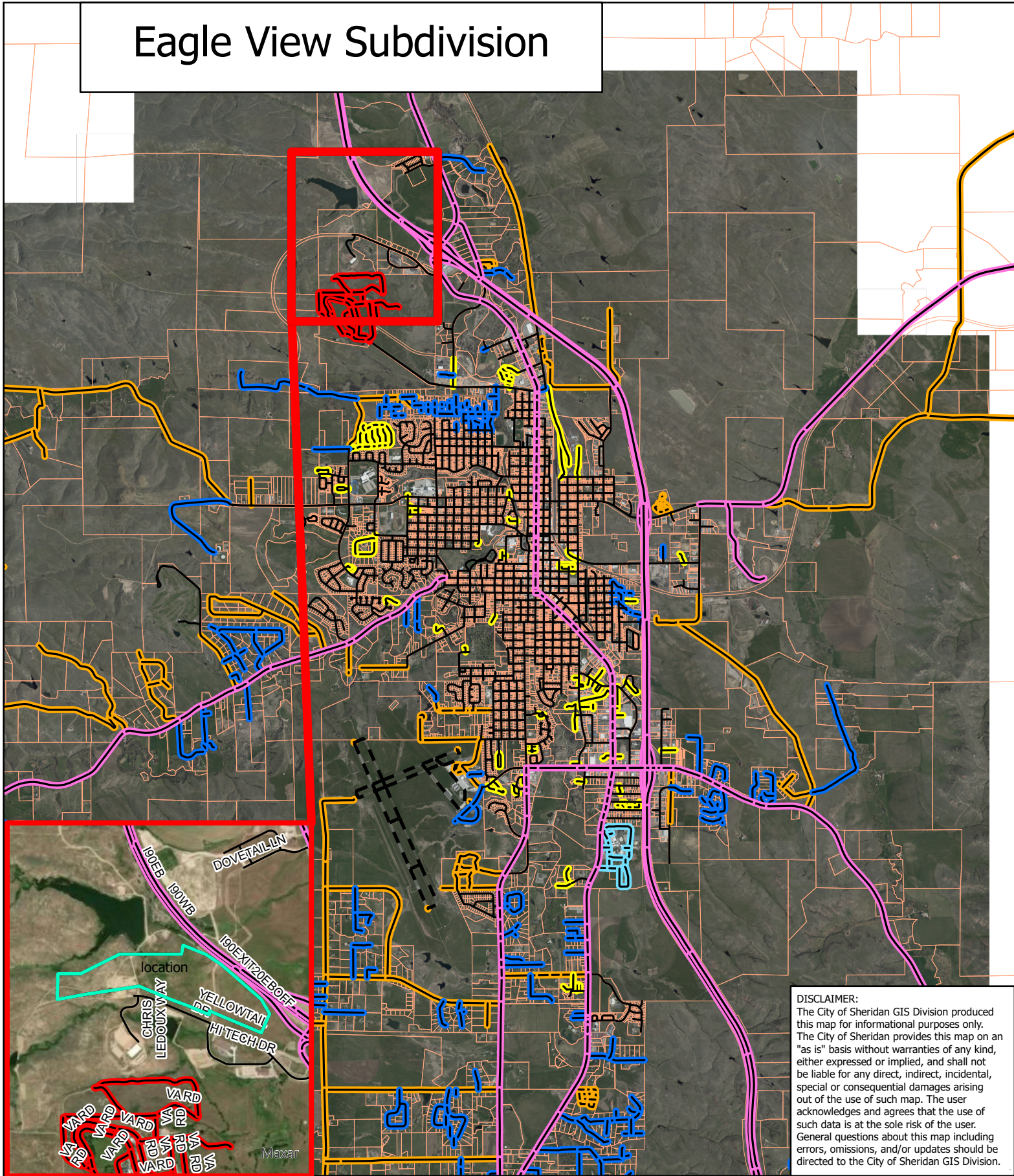
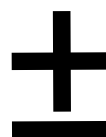
PASSED, APPROVED, AND ADOPTED this 2nd day of October, 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

Eagle View Subdivision



FINAL PLAT

EAGLE VIEW SUBDIVISION

LOCATED IN A PART OF THE

Section 9

Township 56 North, Range 84 West

6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat do hereby certify that the foregoing plat designated as EAGLE VIEW SUBDIVISION.

A TRACT OF LAND LOCATED IN A PART OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Beginning At A Point Which Is Located South 67°29'47" East, A Distance Of 2904.18 Feet From The West Quarter Corner Of Said Section 9, Said Point Being On The North Right Of Way Of Yellowtail Drive, Also Being The Southwest Corner Of Lot 13, Of WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With Said North Right Of Way, North 67°10'04" West, A Distance Of 688.03 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 422.73 Feet, A Radius Of 1080.00 Feet, A Chord Bearing Of North 78°34'53" West, A Chord Length Of 419.93 Feet;

Thence Continuing With Said Right Of Way South 89°59'38" West, A Distance Of 1193.69 Feet To The P.C. Of A WITH A Radius Of 2580.00 Feet, A Chord Bearing Of South 85°05'38" West, A Chord Length Of 437.33 Feet To A Point On The West Section Line Of Said Section 9;

Thence Leaving Said Right Of Way And With Said West Section Line North 00°35'59" West, A Distance Of 342.58 Feet To A Point;

Thence Leaving Said Section Line EAST A Distance Of 271.08 Feet To A Point;

Thence North 59°16'05" East, A Distance Of 1071.87 Feet To A Point;

Thence South 72°35'17" East, A Distance Of 263.00 Feet To A Point;

Thence North 00°25'56" West, A Distance Of 227.78 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence North 64°49'25" East, A Distance Of 386.65 Feet To A Point;

Thence EAST A Distance Of 697.79 Feet To A Point;

Thence North 00°25'56" West, A Distance Of 227.78 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 1050.69 Feet, A Radius Of 5830.69 Feet, A Chord Bearing Of South 49°07'34" East, A Chord Length Of 1049.28 Feet;

Thence Continuing With Said West Right Of Way South 53°43'46" East, A Distance Of 880.29 Feet To A Point;

Thence Continuing With Said West Right Of Way South 48°43'33" East, A Distance Of 198.87 Feet To A Point;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Right With An Arc Length Of 492.44 Feet, A Radius Of 4235.00 Feet, A Chord Bearing Of South 42°54'30" East, A Chord Length Of 491.59 Feet;

Thence Continuing With Said West Right Of Way South 37°04'35" East, A Distance Of 120.33 Feet To A Point;

Thence Leaving Said Right Of Way And With The West Line Of Lot 6, Of WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE, South 22°08'49" West, A Distance Of 465.31 Feet To Northeast Corner Of Lot 6, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°09'47" West, A Distance Of 478.13 Feet To The Northwest Corner Of Lot 7, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 7, South 22°51'47" West, A Distance Of 172.10 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 45.78 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 28°51'24" West, A Chord Length Of 45.78 Feet To A Point On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way, North 66°09'04" West, A Distance Of 118.66 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 47.11 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 67°50'45" East, A Chord Length Of 42.41 Feet;

Thence North 22°51'47" East, A Distance Of 170.01 Feet To The Northeast Corner Of Lot 8, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 727.02 Feet To The Northwest Corner Of Lot 10, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence South 22°51'13" West, A Distance Of 170.07 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet;

A Chord Bearing Of South 22°08'38" East, A Chord Length Of 42.43 Feet To A Point On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way North 67°08'38" West, A Distance Of 1720.00 Feet To A Point;

Thence Leaving Said North Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 67°51'22" East, A Chord Length Of 42.43 Feet;

Thence North 22°51'22" East, A Distance Of 170.07 Feet To The Northeast Corner Of Lot 11, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

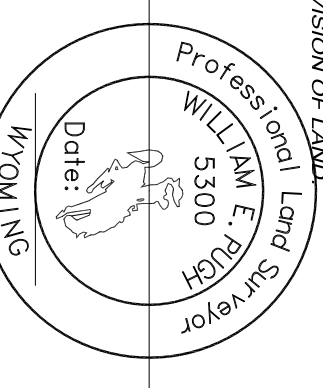
Thence North 67°08'47" West, A Distance Of 708.02 Feet To The Northwest Corner Of Lot 13, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 13, South 00°25'57" West, A Distance Of 427.78 Feet To The Northeast Corner Of Lot 14, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE, Having An Area Of 426333.03 Square Feet, 97.78 Acres more or less.

OWNER
JOHN E. RICE AND SONS INC
DBA WRENCH RANCH
P.O. Box 4039, Sheridan, WY 82801

SURVEYOR'S CERTIFICATE:

I WILLIAM RICE, DO HEREBY CERTIFY THAT I AM A REGISTERED AND LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF WYOMING. THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF EAGLE VIEW, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THIS PLAT AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

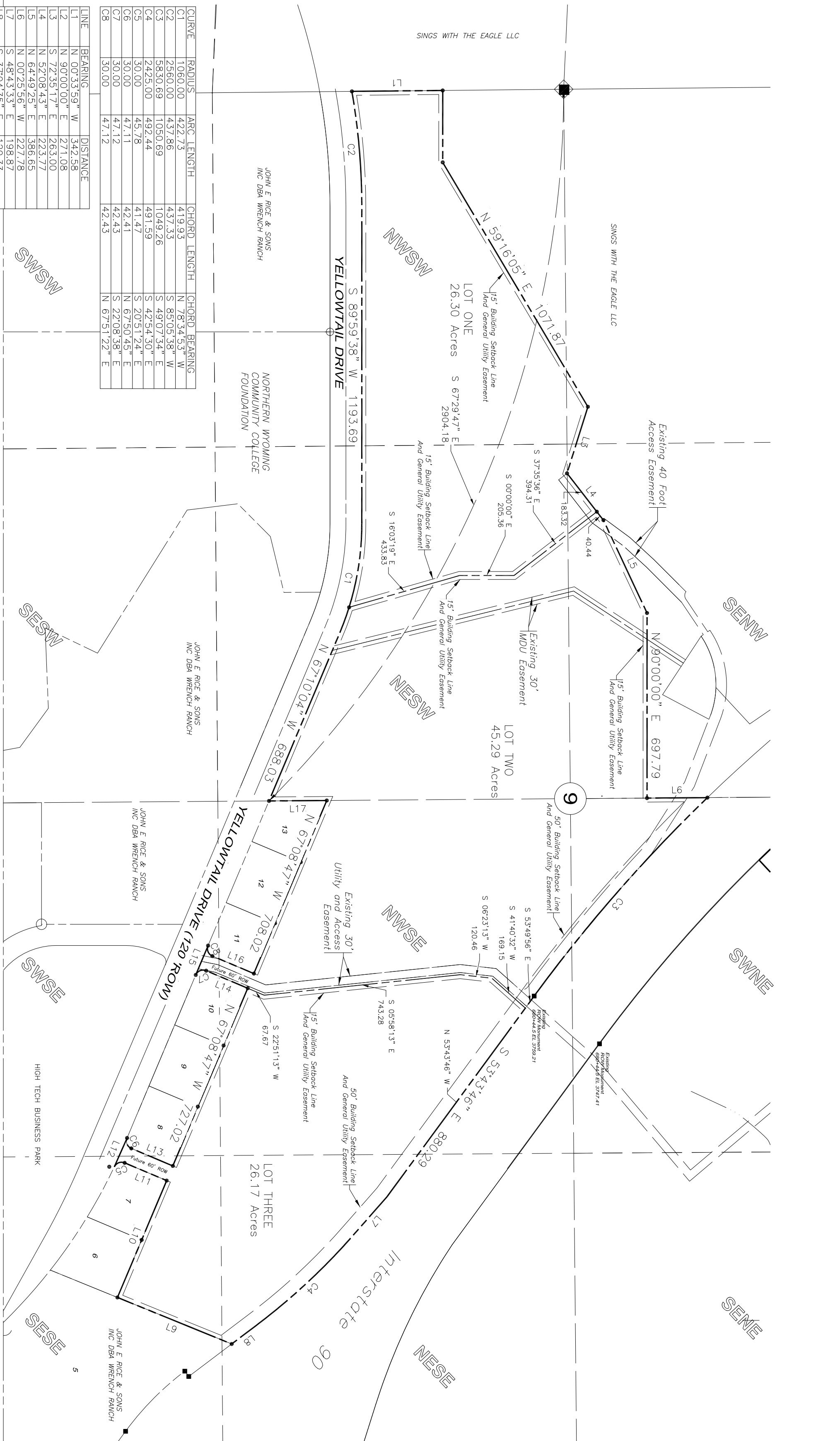
Client:

JOHN E. RICE & SONS INC
DBA WRENCH RANCH
PO BOX 4039
SHERIDAN, WYOMING 82801

Prepared By:

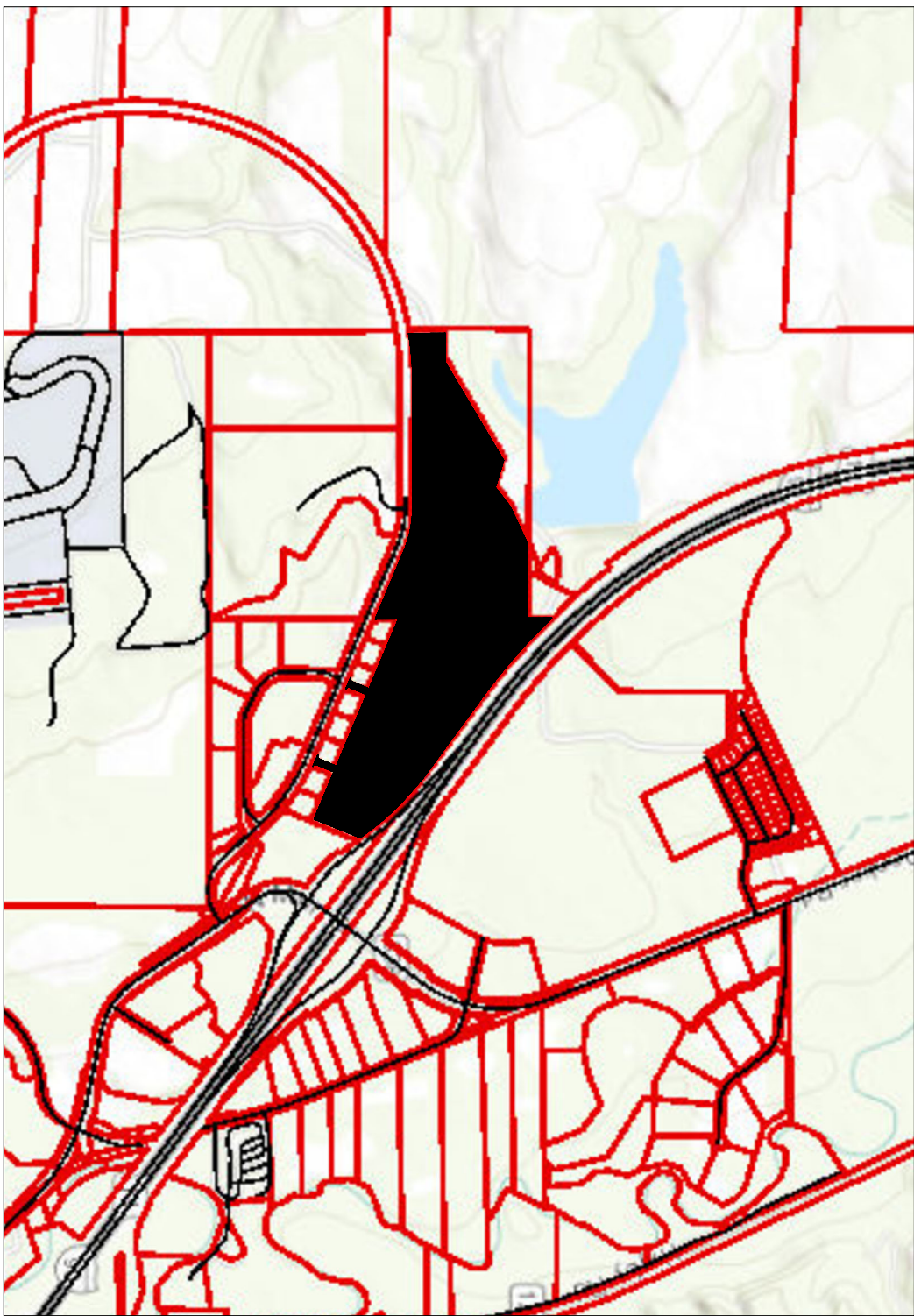
wood.

2615 Aviation Dr. Sheridan, WY 82801
(307) 675-6400 www.woodplc.com



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1060.00	422.73	419.93	N 78°34'53" W
C2	1080.00	422.73	419.93	S 89°59'38" E
C3	5830.69	1050.69	1049.28	S 49°07'34" E
C4	2420.00	492.44	491.59	S 42°54'30" E
C5	30.00	45.78	45.78	S 28°51'24" E
C6	30.00	45.78	45.78	S 22°08'38" E
C7	30.00	47.12	42.43	N 67°51'22" E
C8	30.00	47.12	42.43	N 67°51'22" E

LINE	BEARING	DISTANCE
L1	N 00°35'59" W	342.58
L2	S 90°00'00" E	263.00
L3	S 72°35'17" E	271.08
L4	N 59°16'05" E	227.77
L5	N 64°49'25" E	386.65
L6	N 00°25'56" W	198.87
L7	S 48°43'33" E	198.87
L8	S 37°04'35" E	120.33
L9	S 26°09'04" W	491.59
L10	S 22°51'47" W	172.10
L11	S 22°51'47" W	172.10
L12	N 66°09'04" W	118.66
L13	S 66°09'04" W	118.66
L14	S 22°51'13" W	170.07
L15	N 67°08'46" W	170.00
L16	N 22°51'20" E	170.07
L17	S 90°03'57" E	471.78



Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request	City
1	8/23/23	Add Future Right of Way Note	WEP		WEP		
Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request	City

	Client PM: WEP	P741376	Drawn: WEP	Checked:	Approval: WEP	Date: 8 AUG, 2023	Sheet: 1 OF 1	Rev: 1
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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-23-35, Resolution 54-23, Valley Park Third Addition, Final Plat - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: Mayor and Council

CC:

Date: 09/07/2023

Recommendation:

Staff received a positive recommendation from the Planning Commission regarding approval of PL-23-35, a final plat application submitted by Bridger Field Services, LLC, the “agent” for the owners, The Bluffs LLC and The Ridge LLC, to establish a single-family attached residential subdivision on 8.52 acres, creating 28 single-family townhouse lots, three outlots, and an undevelopable lot.

Background:

The applicant is requesting to subdivide 8.52 acres into 32 lots. The proposed subdivision is located between East 5th Street and Kroe Lane; its primary access roadway is an extension of Valley View Drive. The lots to be subdivided are Lots 5 and 6 of the existing Valley Park 2nd Addition subdivision, PINs 56842520800500 and 56842520800600, respectively.

The proposed subdivision is located entirely within the B-1 zoning district. It is also located partially within the Entryway Corridor District; structures eventually developed in the subdivision will be required to comply with the Entryway Corridor design, requirements found in Appendix A, §15 of the Sheridan City Code.

Discussion:

Type of Dwelling Units and Proposed Lot Uses

The applicant is proposing 28 single-family dwelling units in 14 structures (each structure will contain two single-family dwelling units). The developable lots vary in size from 3,564 ft.² to 7,269 ft.². Each dwelling unit will share one side wall with an adjacent dwelling unit.

28 of the 32 lots will be developable. Three lots will be undevelopable outlots—Outlot A will contain a stormwater detention pit while Outlots B and C will remain open space—and Lot 15 will remain undeveloped and available for future sale.

Development Specifics

Lot Sizes

Lot	Size (SF)	Lot	Size (SF)	Lot	Size (SF)
1A	3,684	6B	3,564	12A	3,651
1B	3,993	7A	3,564	12B	3,651
2A	3,993	7B	5,538	13A	5,760
2B	7,118	8A	4,663	13B	4,765
3A	7,269	8B	4,070	14A	5,358

3B	3,564	9A	4,070	14B	3,905
4A	3,564	9B	4,070	15 (acres)	2.15
4B	3,799	10A	4,070	Outlot/Tract	Size (SF)
5A	4,292	10B	4,070	A (acres)	1.59
5B	4,113	11A	4,070	B	5,596
6A	3,725	11B	3,827	C	25,455

Roadways and Pedestrian Facilities

The applicant is proposing dedication of public rights-of-way through the subdivision. Existing Valley View Drive will be extended southward, serving as the only road into the major subdivision. A hammerhead turnaround is proposed near the south terminus of Valley View Drive to accommodate emergency service requirements. The right-of-way will be 60' wide.

The street surface will vary between 39' and 47' wide (varies by station), measured from the back of curb. 6' wide sidewalks will be included on both sides of the street, and ADA-compliant ramps will be installed at at-grade street crossings.

The cul-de-sac into which Valley View Drive currently terminates will be removed, and the street will be redesigned to comply with Sheridan street design standards.

Building Setbacks

- Front: 15'
- Rear: 15'
- Side (shared wall): 0'
- Side (no shared wall): 5'

Structure Heights

Structure heights shall conform to maximum allowable building heights in the B-1 zoning district, which are the same height maximums as found in the R-3 district. No building shall exceed a height of 45' or four stories.

Easements

10' wide utility easements will be platted along all property lines fronting Valley View Drive—including the hammerhead turnaround. A 20' access easement will be platted between Lots 2B and 3A to provide access to the stormwater retention pond. An existing sewer utility easement crossing the front of Lots 1A, 1B, 2A, and 2B will be utilized. Additionally, a 20' utility easement will be platted along the subdivision's south boundary line east of Valley View Drive, while a 15' utility and drainage easement will be platted along the west boundary line and the south boundary line west of Valley View Drive.

Sewer Improvements

The applicant is proposing utilization and extension of an existing 8" PVC sewer main in the city's right-of-way on Valley View Drive to run within the development. 8" PVC sewer stub out & caps will be installed at the termini of Valley View Drive and the hammerhead to serve future expansion.

Open Space and Landscaping

Drainage appurtenances and ditches in the outlots will be owned and maintained by the HOA. Plats in a Business Zoning District are subject to the same open space percentage requirements as their corresponding residential zoning district. In this case, the R-3 and R-4 park land or open space percentage area minimums apply. The minimum percentage area is 10%. The 2.3 total acres of outlots in the subdivision qualifies as "open space"; 2.3 acres is 27% of total land area in the subdivision.

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

Variance Requests

To avoid undue hardships the city's zoning and subdivision regulations would otherwise cause the applicant, three variances were approved by Planning Commission on August 14, 2023 with the Preliminary Plat. At the time, the subdivision was titled Valley View Affordable Housing Addition. The variance requests will be included in the recommendation to the Sheridan City Council for final approval.

Depth-to-Front

A variance to permit the proposed depth-to-front ratios of all non-compliant parcels in the subdivision is requested.

According to §505.C.1 of the Sheridan zoning regulations, lots may not exceed a depth-to-front ratio of 2.5:1. The median depth-to-front ratio of the subdivision is currently 3.2:1, a consequence of the attached single-family dwelling layout design. The variance will apply to all parcels that do not meet the 2.5:1 ratio. A depth-to-front ratio variance is requested for the following lots: 1A, 1B, 2A, 3B, 4A, 4B, 5A, 5B, 6A, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14B, and 15.

Hammerhead Turnaround

A variance to grant approval of a “hammerhead” turnaround design near the southern terminus of Valley View Drive is requested. The Applicant has satisfied §504.E(9) which requires the development of temporary turnarounds on dead-end streets until the property is developed and the street is extended. A hammerhead design has been approved by the Sheridan City Engineer and the Public Works Director.

Valley View Drive Length

A variance is requested to grant approval of the total length of Valley View Drive, which would otherwise measure longer from the subdivision entryway than is permissible. Culs-de-sac are not permitted to be longer than 500 feet, per §504.E(4). To permit the currently proposed length of Valley View Drive (589 feet), a variance must be granted.

Staff sent out 17 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property. Staff has received opposition from Wyoming Game and Fish and Morton Buildings for the removal of the existing cul-de-sac.

Attachments

Resolution 54-23

Aerial

Final Plat

Cul-de-sac Discussion

Variance Letter

**CITY OF SHERIDAN
RESOLUTION 54-23**

A RESOLUTION approving PL-23-35, the final plat of the Valley Park 3rd Addition, dividing ± 8.52 acres into 29 buildable lots and 3 non-buildable outlots. The property is Zoned B-1 Business District, located at 647 and 705 Valley View Drive, south of East 5 Street and west of East Ridge Road Drive (PIN 56842520800600 and 56842520800500)

WHEREAS, the final plat of the Valley Park 3rd Addition has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, the existing cul-de-sac at the end of Valley View Drive will be removed and replaced with a City Standard roadway section; and

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

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

That the final plat of the Valley Park 3rd Addition, dividing ± 8.52 acres into 29 buildable lots and 3 non-buildable outlots, on the property located at 647 and 705 Valley View Drive, south of East 5 Street and west of East Ridge Road Drive (PIN 56842520800600 and 56842520800500)

Is hereby approved by vote of the **City of Sheridan Governing Body**. In approving the Valley Park 3rd Addition, the City of Sheridan Governing Body 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.
- E. A Depth-to-Front Ratio variance for lots: 1A, 1B, 2A, 3B, 4A, 4B, 5A, 5B, 6A, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14B, and 15.
- F. A variance the length of Valley View Drive, which would otherwise measure longer from the subdivision entryway than is permissible per Sheridan Subdivision Regulations.
- G. A variance for the dead-end design of Valley View Drive to use a hammerhead turnaround as an alternative to a cul-de-sac.
- H. A request for approval of the City Council to allow for a single access.

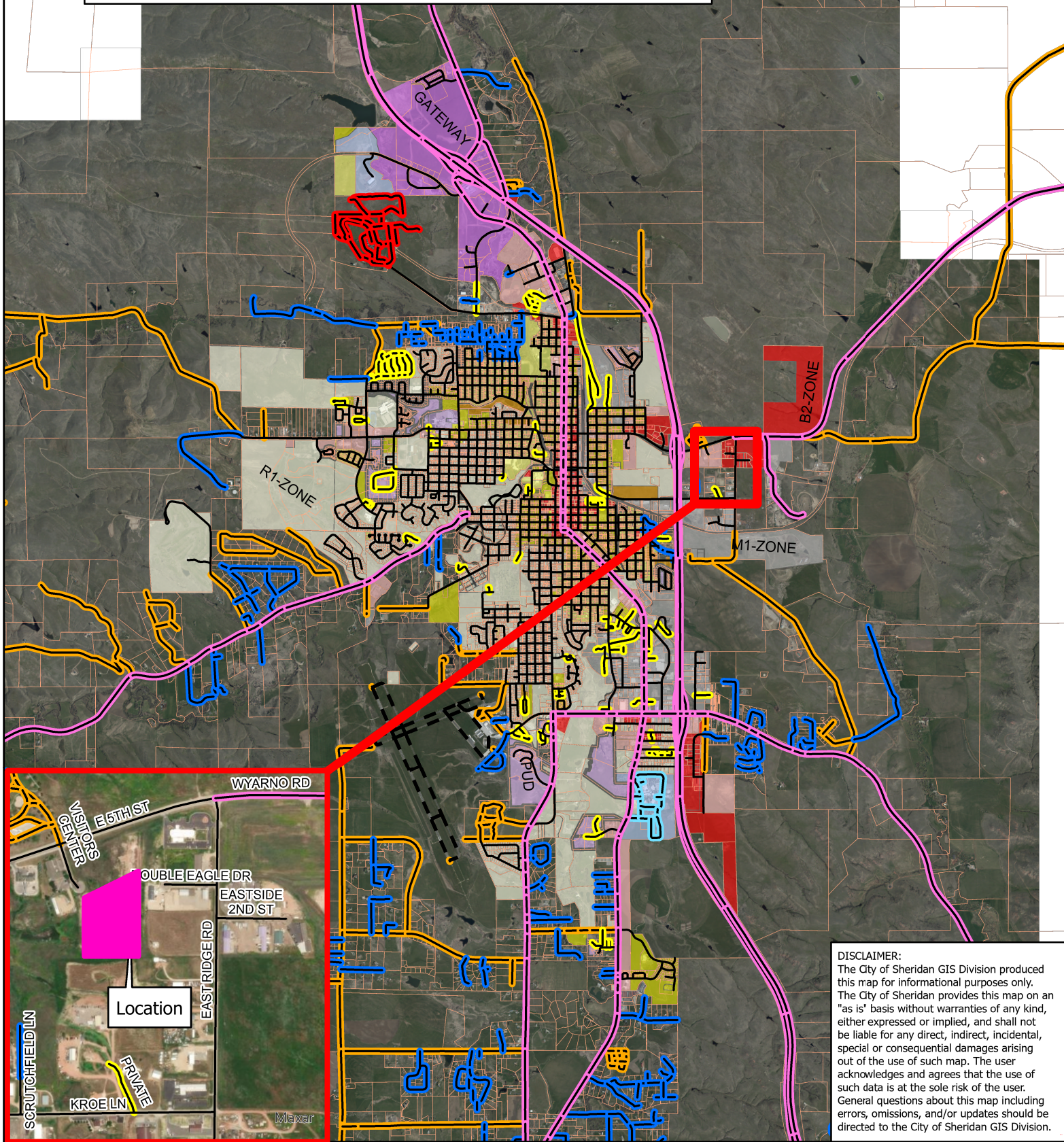
PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

Valley Park 3rd Addition



FINAL PLAT

VALLEY PARK 3RD ADDITION

CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2ND ADDITION,

AREA OF 29 LOTS = ±5.13 ACRES
AREA OF 3 OUTLOTS = ±2.30 ACRES
(OPEN SPACE =11.6 ACRES)
AREA OF ROADS = ± 1.09 ACRES
TOTAL = ±8.52 ACRES
ZONED: B-1

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE BLUFFS, LLC & THE RIDGE, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:
THAT THE FOREGOING PLAT DESIGNATED AS **VALLEY PARK 3RD ADDITION**, IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2ND ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
SAID TRACT CONTAINS 8.52 ACRES OF LAND, MORE OR LESS.

THE **VALLEY PARK 3RD ADDITION**, 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, OUTLOTS, AND EASEMENTS.
THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, AND EASEMENTS.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, RENEWALING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.
OUTLOT A IS A STORM RETENTION, DAMAGE EASEMENT, AND OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

OUTLOT B & OUTLOT C ARE UNDEVELOPED OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____.

THE BLUFFS, LLC & THE RIDGE, LLC
DEBORAH L. SHEPARDSON, MEMBER.

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

NOTARY PUBLIC

DECLARATION EXTINGUISHING PREVIOUS PLATTING

(1) THIS PLAT IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2ND ADDITION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "V", PLAT NUMBER 79 "AT THE SHERIDAN COUNTY CLERK'S AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE, THE EARLIER EASEMENTS AND PLATS OR INSTRUMENTS WERE ENCUMBERED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

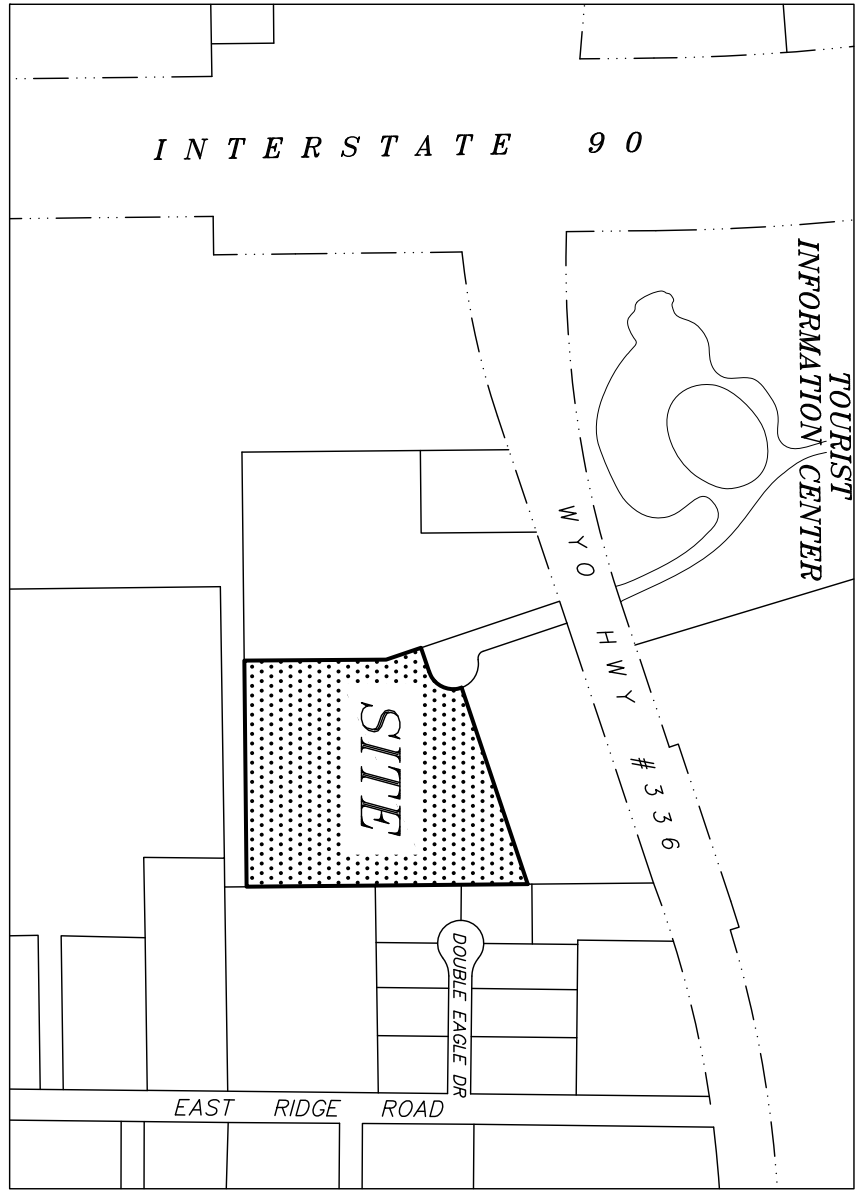
(2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY RECORDS AS SHOWN ON THE PLAT.

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING
C1	91°34'4"	66.00'	104.91'
C2	33°23'51"	66.00'	104.91'
C3	34°41'47"	66.00'	104.91'
C4	33°46'4"	66.00'	104.91'
C5	33°46'4"	66.00'	104.91'
C6	11°00'00"	180.00'	31.42'
C7	9°00'00"	180.00'	28.27'
C8	9°00'00"	180.00'	28.27'
C9	9°00'00"	180.00'	28.27'
C10	9°00'00"	180.00'	28.27'
C11	9°00'00"	180.00'	28.27'
C12	4°00'00"	180.00'	12.57'
C13	4°00'00"	180.00'	12.57'

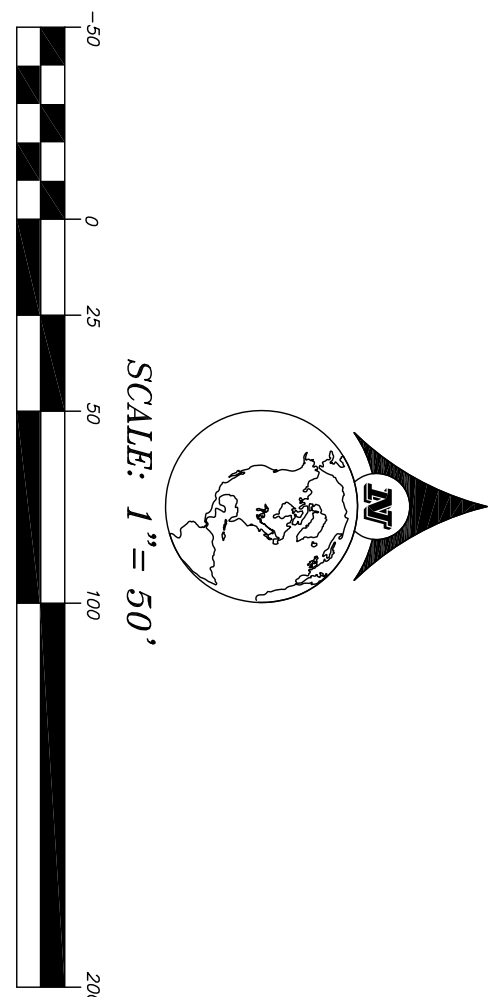
CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING
C14	25°00'00"	120.00'	52.38'
C15	90°00'00"	120.00'	168.85'
C16	86°23'00"	120.00'	168.85'
C17	82°00'00"	180.00'	28.44'
C18	12°00'00"	180.00'	31.42'
C19	24°00'00"	120.00'	50.23'
C20	37°00'00"	180.00'	11.00'
C21	9°00'00"	180.00'	28.27'
C22	9°14'55"	180.00'	28.46'
C23	37°15'45"	180.00'	10.21'
C24	41°39'45"	120.00'	82.28'
C25	37°20'16"	120.00'	78.28'

SUPERVISOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN
I, THOMAS STEWART, DO HEREBY STATE THAT I AM A REGISTERED LAND SUPERVISOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **VALLEY PARK 3RD ADDITION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR SUBORDINATION IN COMPLIANCE WITH THE CITY OF SHERIDAN RESOLUTIONS GOVERNING THE SUBDIVISION OF LAND.



LOCATION MAP



BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE 1983 (93). DISTANCES ARE ADJUSTED TO SURFACE BY THE DATUM ADJUSTMENT FACTOR OF 1.000235. TO CALCULATE WYOMING PLANE COORDINATES DIVIDE SHOWN SURFACE COORDINATES BY 1.000235.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

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 _____ 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 _____, 20__.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20__, AND IS DULY RECORDED IN PLAT BOOK ____ PAGE ____
FEE \$ ____

COUNTY CLERK

STAMP RECEIVING NUMBER

FINAL PLAT

VALLEY PARK 3RD ADDITION

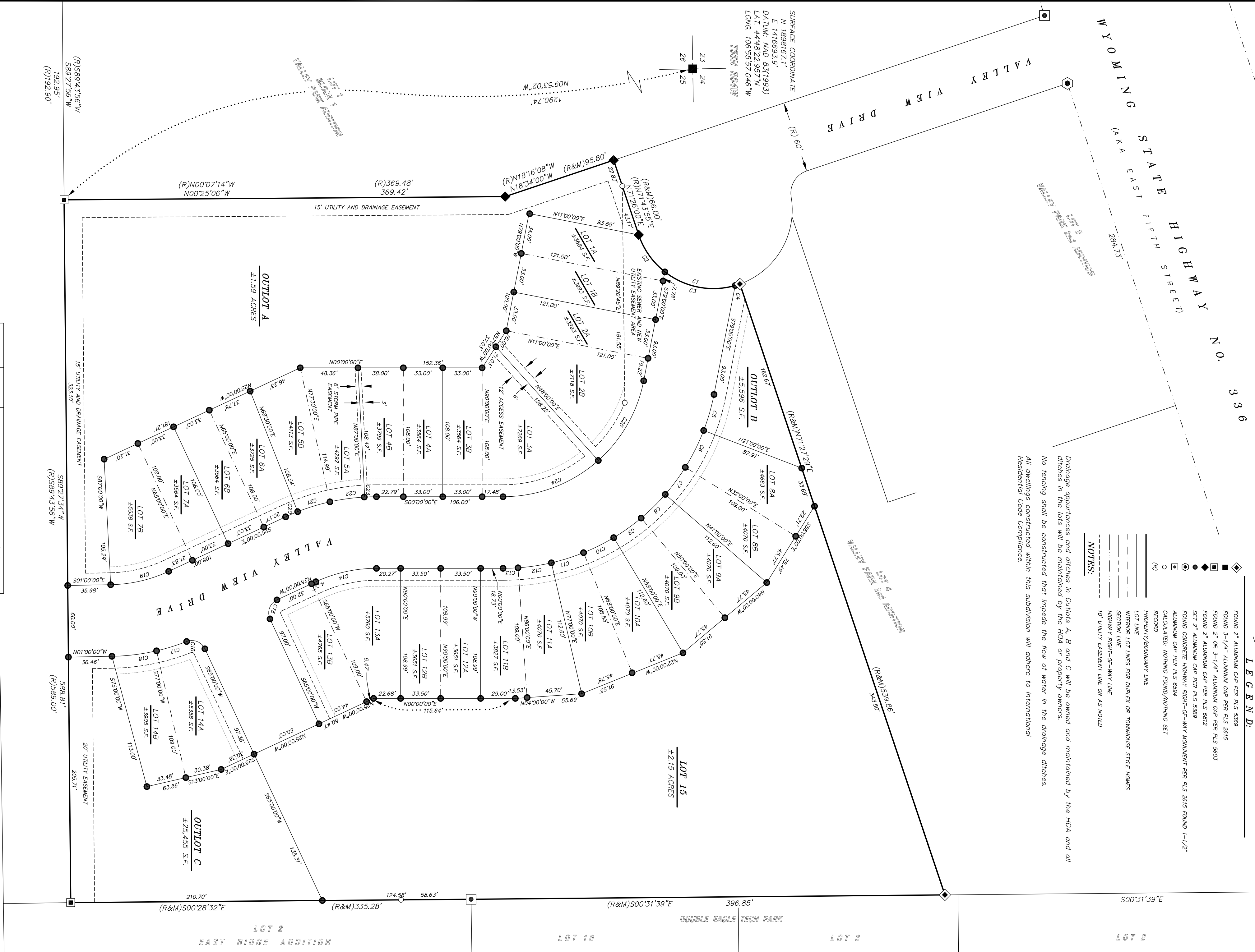
CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 & LOT 6, VALLEY PARK 2ND ADDITION, TO THE CITY OF SHERIDAN, WYOMING

PRESTEFELD & ASSOCIATES, LLC
2340 W. ELYAUS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

CLIENT: THE BLUFFS, LLC & THE RIDGE, LLC
ATTN: JOHN SHEPARDSON
SHERIDAN, WY 82801

IN-2018-013
DF-2018-010-Redid Ab
761 Final Plat
5/6/1 26, 2023



LOT #	MINIMUM SETBACK REQUIREMENTS (FT)			
	FRONT	REAR	SIDE	SIDE*
7A & 7B	15	15	5	0
14A & 14B	15	15	5	0

EXAMPLES ABOVE ARE CONSISTENT WITH ALL LOTS: 1 THRU 14

EXAMPLES ABOVE ARE CONSISTENT WITH ALL LOTS: 1 THRU 14

* APPLIES WHERE BUILDINGS SHARE A COMMON WALL (A & B)

VALLEY PARK 3RD ADDITION
The Bluffs, LLC

Date: 2023-08-22

Re: Examples of existing cul-de-sac with roads passing through or examples of knuckles

To City of Sheridan,

The Bluffs, LLC in discussions with the Wyoming Game and Fish Department and Morton Buildings, LLC is providing a list of three existing locations within the City of Sheridan which have a roadway entering and passing through the cul-de-sac which have been built within the city.

Also, there are some other locations which are not a cul-de-sac, but rather a knuckle in the roadway providing access to lot frontages. This style was brought up in the planning meeting but they are not a cul-de-sac. This is merely a quick list to talk about when approaching the City of Sheridan in requesting that the existing cul-de-sac remain in place by the Game & Fish and Morton Buildings, LLC.

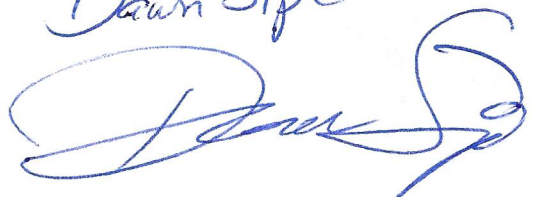
Note, there is not enough room to convert the existing cul-de-sac into a true roundabout. If a roundabout was to be considered, traffic flares would be required for entering and or exiting the roundabout, pedestrian crossings would have to be installed, all requiring additional space requirements for the roundabout. Additionally, no parking is permitted within a roundabout.

Another option suggested at the planning meeting was striping of the existing cul-de-sac, to direct traffic within the cul-de-sac.

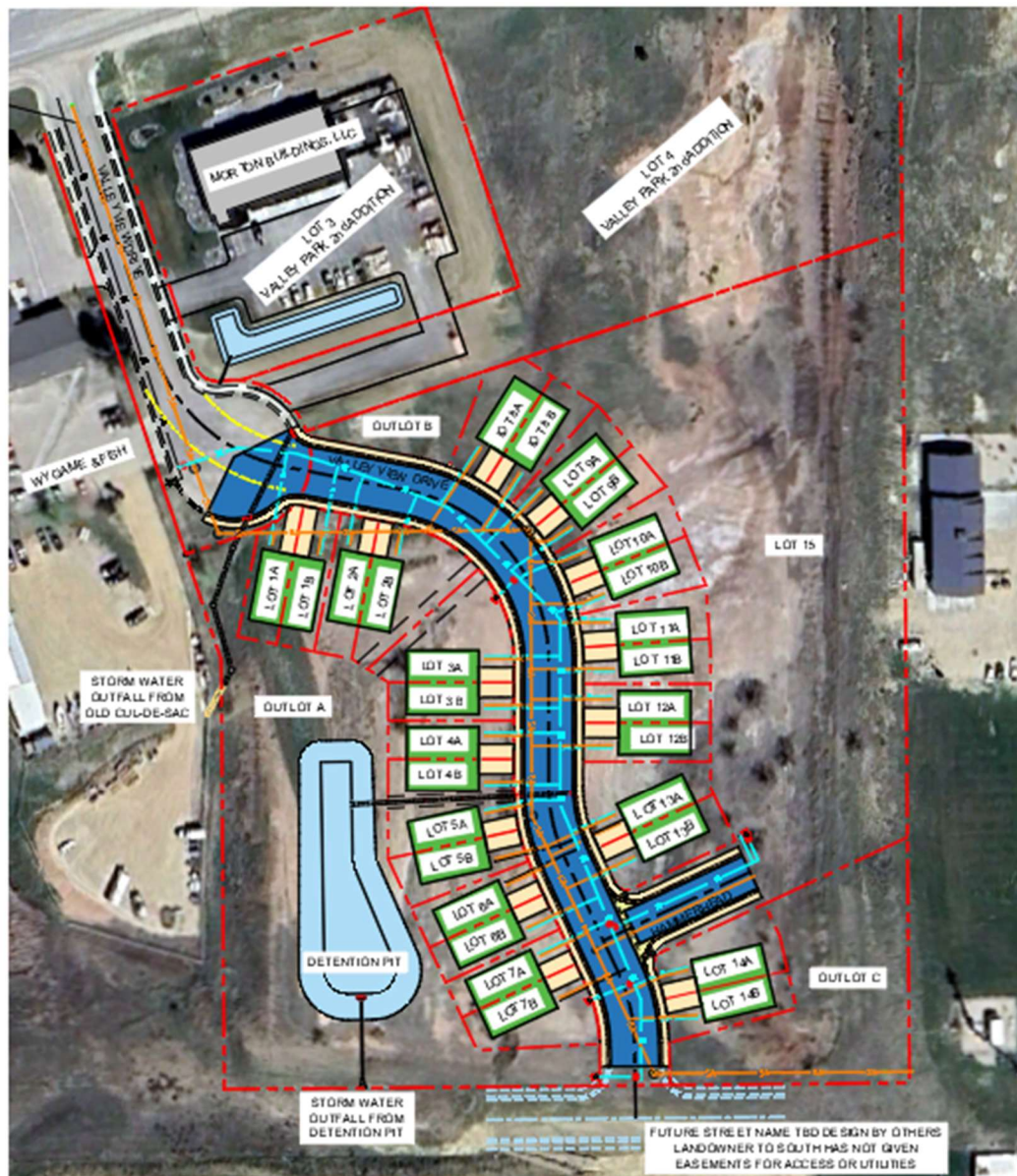
See examples / images on the following pages;

Jesse Holzman Morton Buildings


 BFS

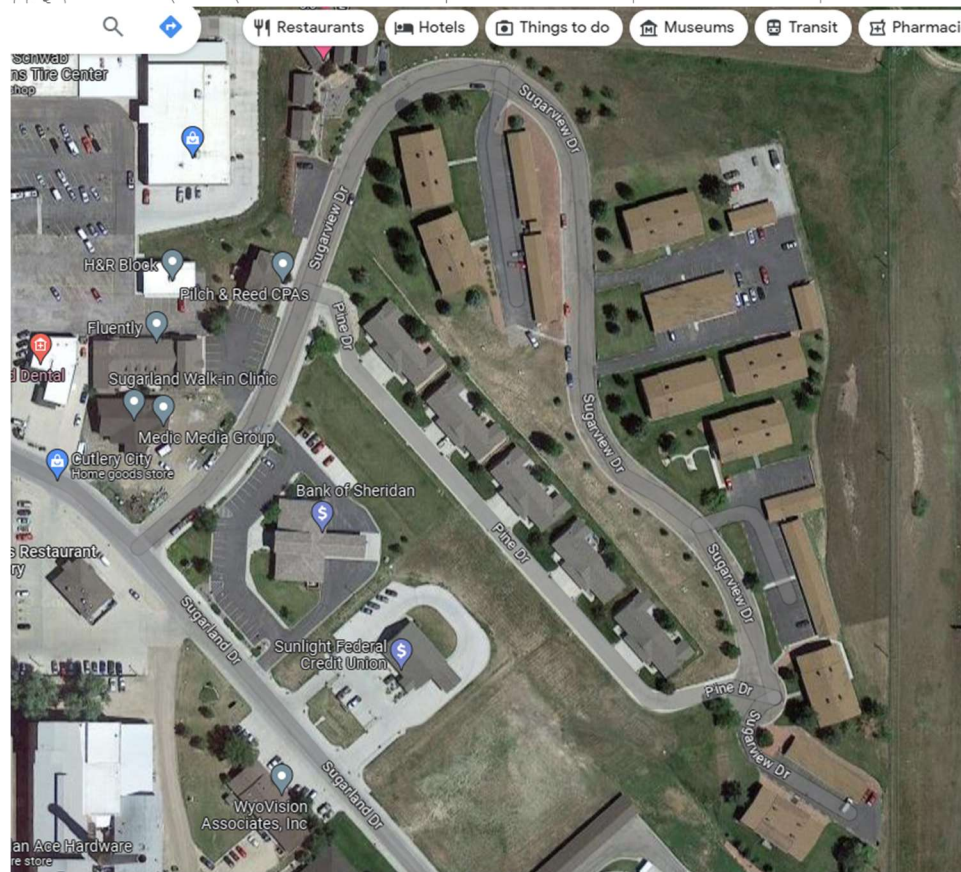
Dawn Sipe Game & Fish


5 – Once Valley View Drive is extended south out of VALLEY PARK 3RD Addition onto the property to the south and connecting to an existing public street, re-look at the need to remove the cul-de-sac at that time with City Counsel, Engineering and Public Works.

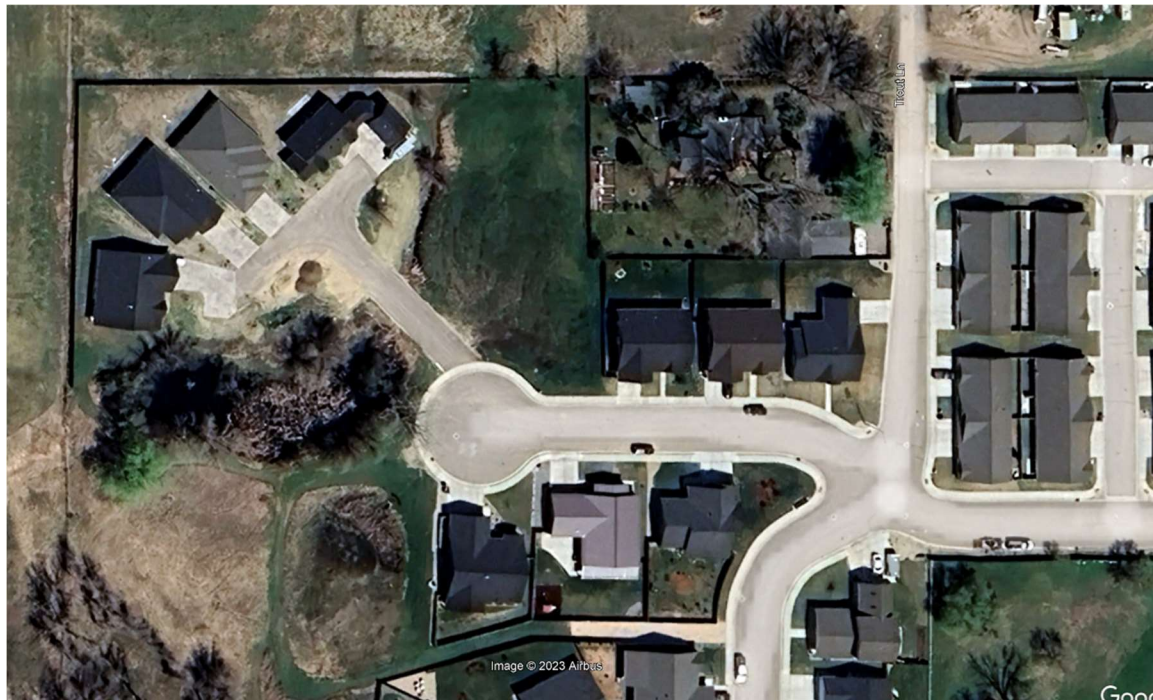


Images:

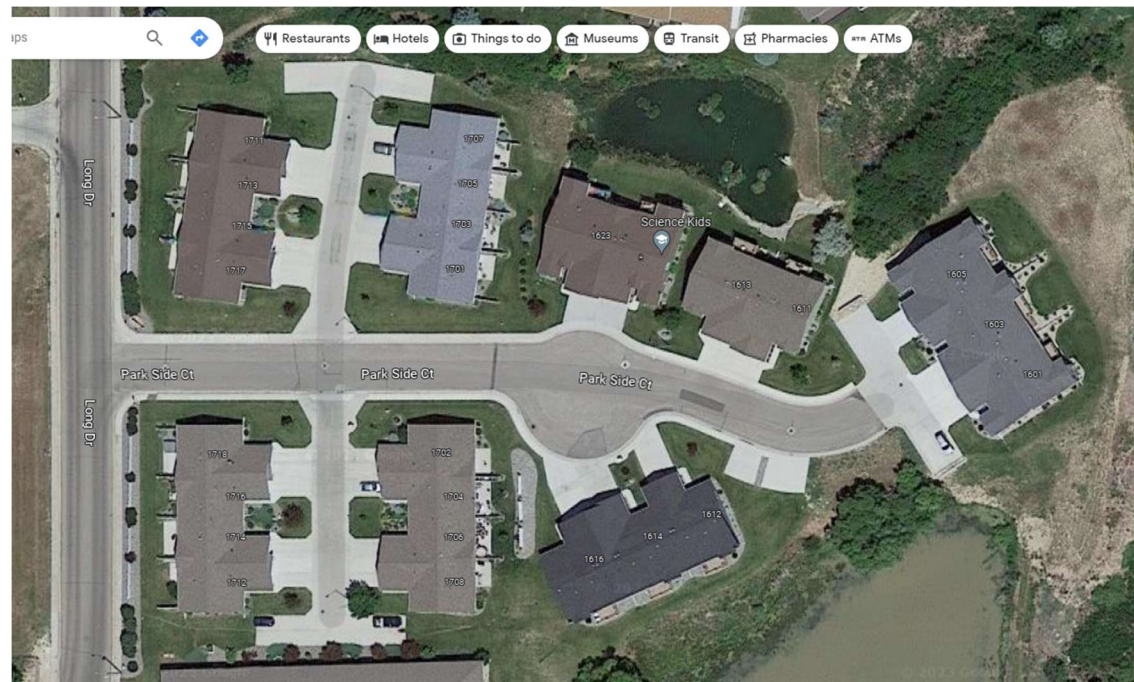
BEING A SUBDIVISION OF
BLOCK 4 OF SUGARLAND ESTATES SUBDIVISION
CITY OF SHERIDAN, WYOMING



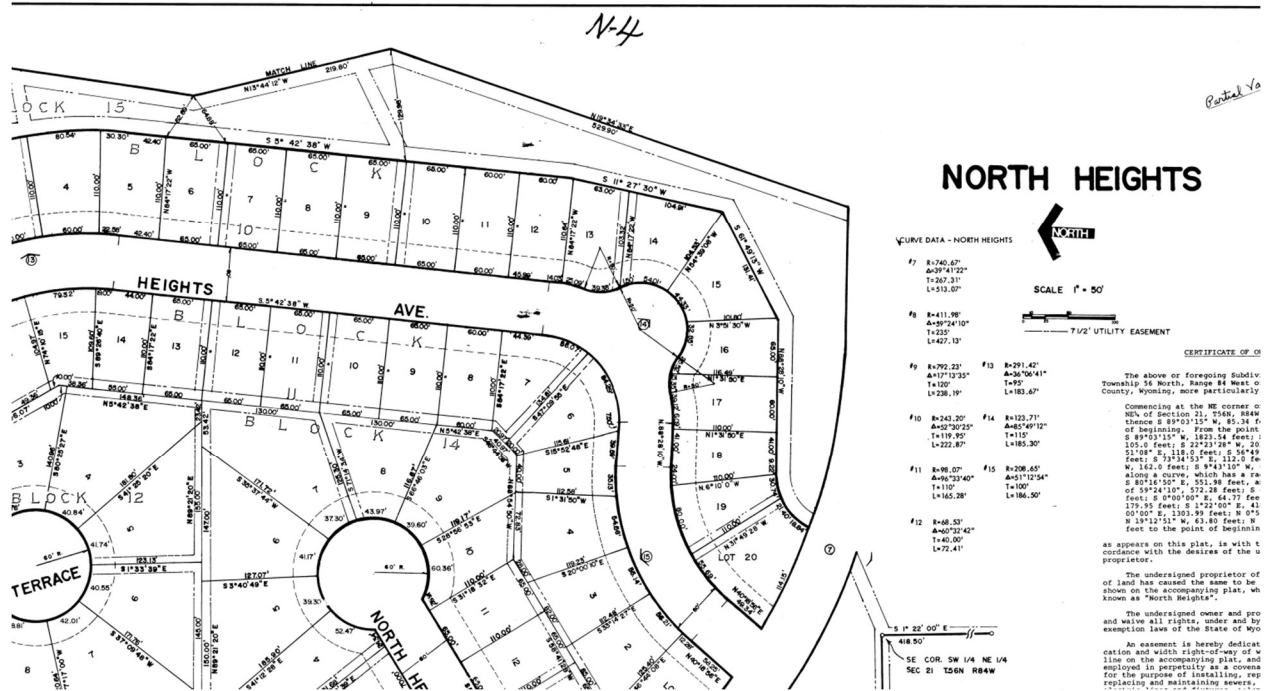
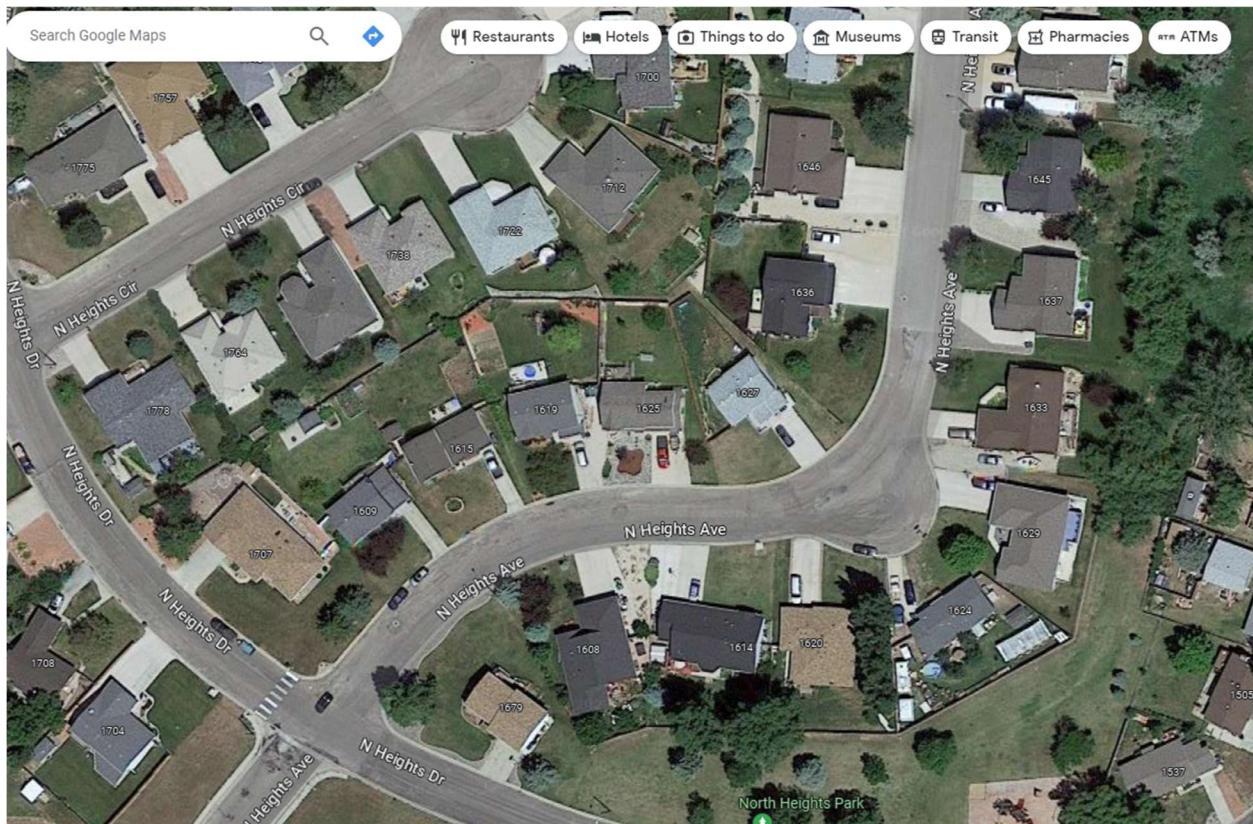
Images:

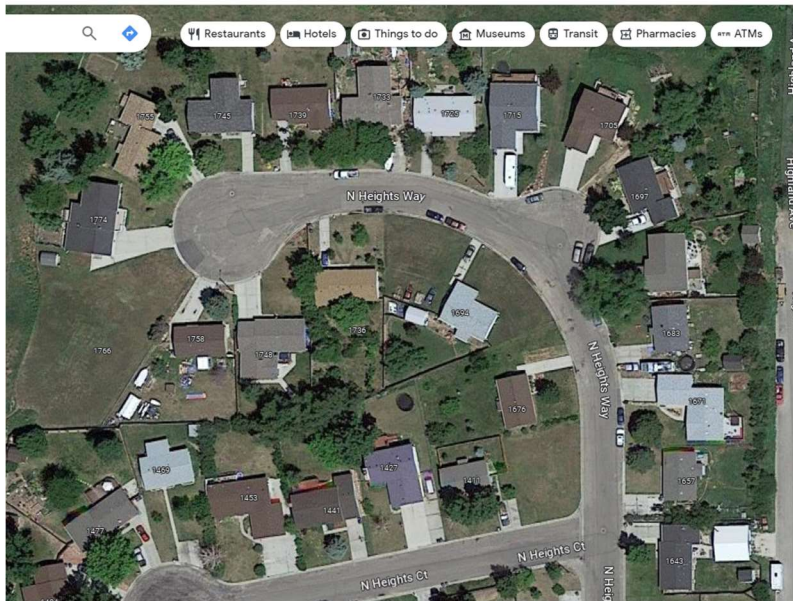
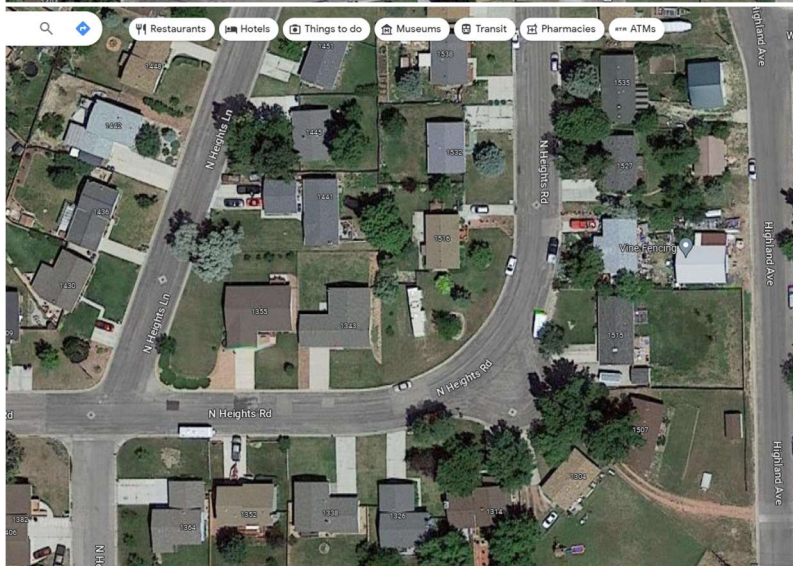


Images:



Images:





Images:

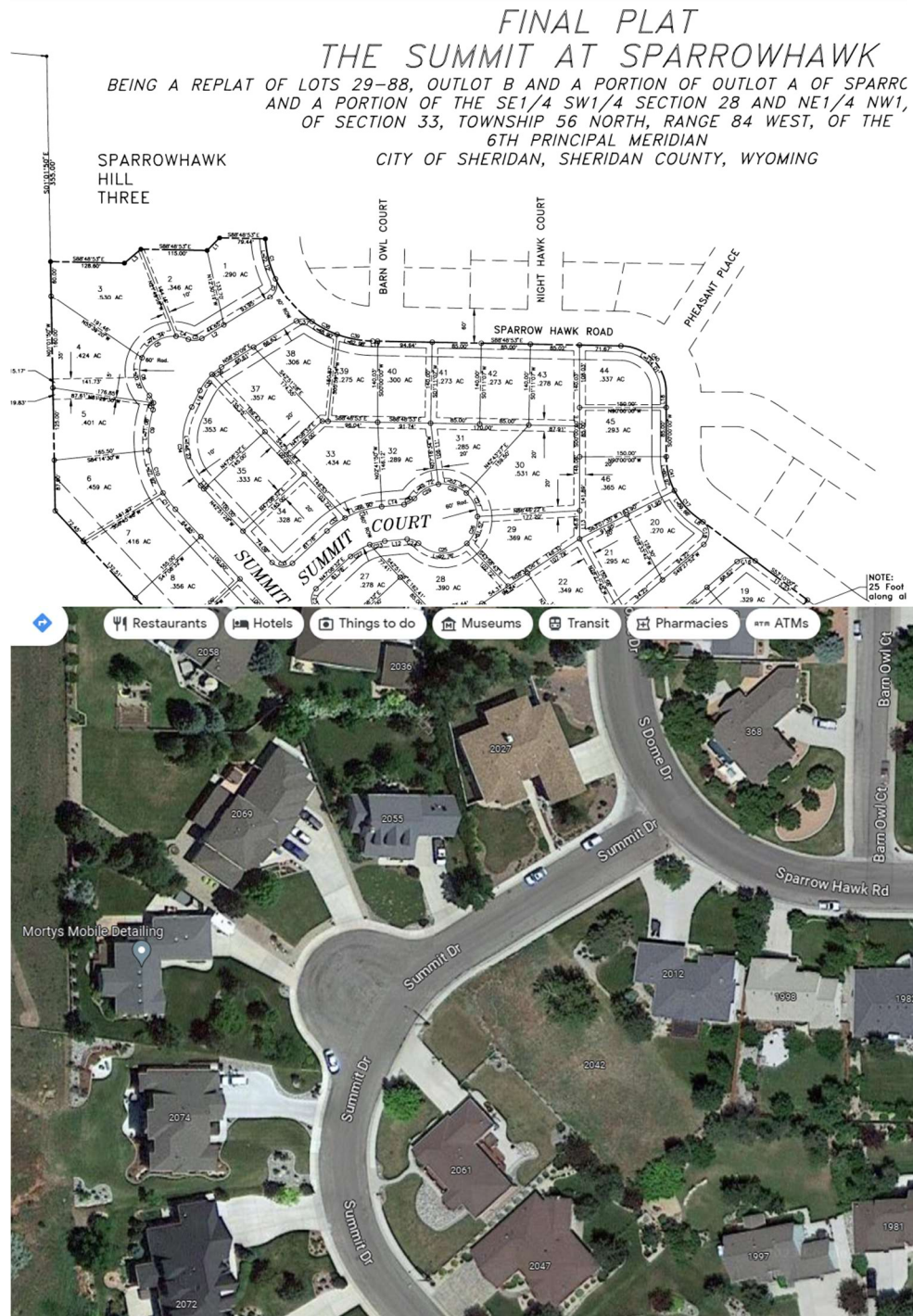


Sixth Location

Steet: Summit Drive

Subdivision: THE SUMMIT AT SPARROWHAWK, DATE 1995

Images:



The Bluffs LLC, & The Ridge, LLC
1198 Lower Prairie Dog Rd
Sheridan, WY 82801
(307) 751-1841
thebluffs@protonmail.com

2023-06-14

RE: Valley View Affordable Housing Addition, variance request.

To whom it may concern:

We write to you requesting a variance for depth to front ratio per subdivision code requirements. This is in regard to Lots 1A through 14B in the proposed Valley View Affordable Housing Addition subdivision. There will be a single building containing two separate single-family dwellings constructed on two combined lots. For example, Lot 1A and Lot 1B will have a single building constructed on the lot line with the lot line separating ownership of the two single-family dwellings within the building. Likewise, Lot 2A and Lot 2B will have a single building with two single-family dwellings and so forth through Lots 14A and Lot 14B.

Thank you for your consideration,



John Shepardson, Member



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: Acceptance of Proposed Easement off Mydland Road
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 09/07/2023

Discussion:

Currently, Lot FF of Sheridan Links PUD Subdivision, Block 4, the only access easement is north to 5th Street through the Grace Anglican Church. The owner of Lot FF has proposed a 58-foot wide access and utility easement through a city-wide property adjacent to Mydland Road.

Attachments

Easement
Exhibit

GRANT OF EASEMENT

The City of Sheridan, a municipal corporation and political subdivision of the State of Wyoming, **GRANTOR**, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grants and conveys to Sheridan Links, LLC, a Wyoming limited liability company, and to Rabon Enterprises, LLC, a Wyoming limited liability company, **GRANTEES**, a non-exclusive right of access over and across the surface of the land described as follows:

A FIFTY-EIGHT FOOT (58.00') WIDE ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A OF CLOUD PEAK RANCH THIRTEENTH FILING, CITY OF SHERIDAN WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT, THENCE S 89°11'28" W 113.94' ALONG THE SOUTH LINE OF SAID OUTLOT C AND ACROSS SAID OUTLOT A TO A POINT ON THE EAST LINE OF MIDLAND ROAD RIGHT-OF-WAY, THENCE THROUGH AN ARC TO THE LEFT ALONG SAID EAST RIGHT-OF-WAY LINE; HAVING A CHORD BEARING OF N 06°03'38" E, A CHORD LENGTH OF 58.42 FEET, A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 58.42 FEET, AND A DELTA ANGLE OF 2°20'27", THENCE N 89°11'28" E 107.00 FEET TO SAID EAST LINE OF SAID OUTLOT C, THENCE S 00°46'07" E 58.00 FEET ALONG THE EAST LINE OF SAID OUTLOT C TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, SAID EASEMENT HAVING AN AREA OF +/- 6395 SQUARE FEET;

as shown in **Exhibit A**, attached hereto and incorporated herein by reference (the "Easement Route")

The purpose of this grant is to provide the primary route of ingress to and egress, and installation of utilities, from Mydland to the following lands and each portion thereof:

- a. Block 4, Outlot FF, Sheridan Links Planned Unit Development; and
- b. Lot 1, Cloud Peak Ranch, 19th Filing, Sheridan, Wyoming
(collectively the "Dominant Tracts")

Each of the Dominant Tracts has an alternative route of access to 5th Street or Fairway Court, respectively, and those routes may be used as secondary access to a public right-of-way as a supplement to the primary route described herein.

This easement will provide the Dominant Tracts the non-exclusive right of access over and across the surface of the Easement Route, and the Dominant Tracts will use the Easement Route as the primary point of access to the public right of way of Mydland Road. The Grantor shall have no obligation to improve, maintain or repair the Easement Route.

System Land, LLC, consents to this easement as the holder of a pre-existing fence easements.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____, 20__.

CITY OF SHERIDAN

Mayor

Attest:

City Clerk

Consenting Easement Holder:

System Land, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

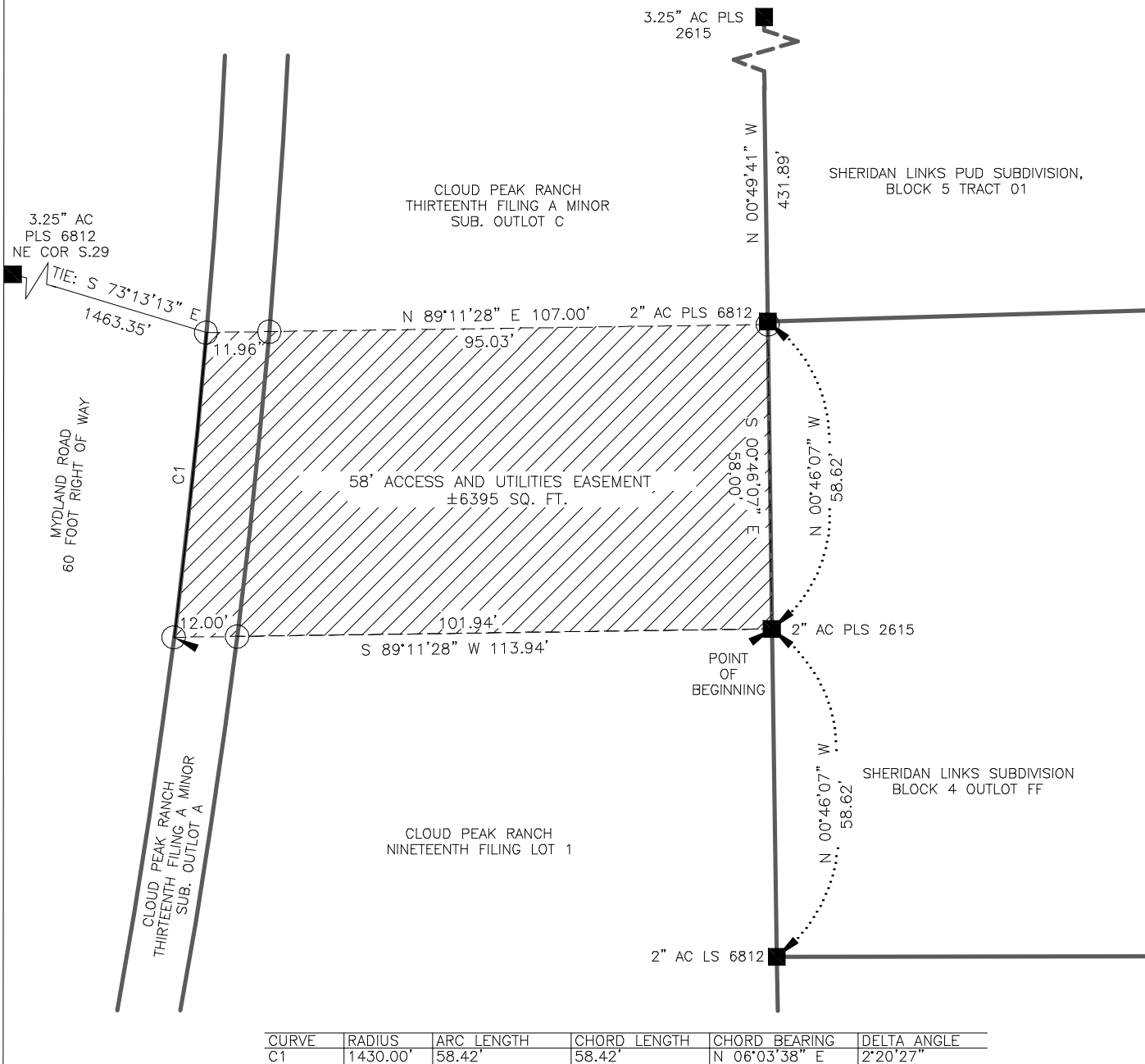
The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Mayor Dave Kinskey, with the authority to so execute on behalf of the City of Sheridan, a municipal corporation within Sheridan County, Wyoming, this ____ day of _____, _____.

Notary Public

My commission expires: _____

EXHIBIT OF SURVEY

OF ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A, OF CLOUD PEAK RANCH 13TH FILING, CITY OF SHERIDAN, WYOMING,
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

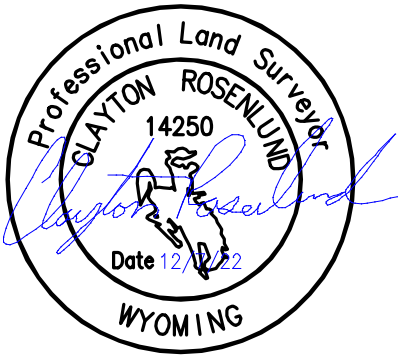
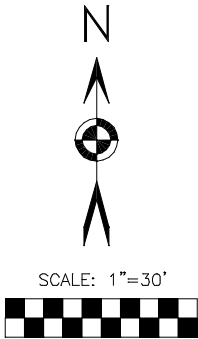


LEGAL DESCRIPTION

A FIFTY EIGHT FOOT (58.00') WIDE ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A OF CLOUD PEAK RANCH THIRTEENTH FILING, CITY OF SHERIDAN WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT, THENCE S 89°11'28" W 113.94' ALONG THE SOUTH LINE OF SAID OUTLOT C AND ACROSS SAID OUTLOT A TO A POINT ON THE EAST LINE OF MIDLAND ROAD RIGHT-OF-WAY, THENCE THROUGH AN ARC TO THE LEFT ALONG SAID EAST RIGHT-OF-WAY LINE; HAVING A CHORD BEARING OF N 06°03'38" E, A CHORD LENGTH OF 58.42 FEET, A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 58.42 FEET, AND A DELTA ANGLE OF 2°20'27", THENCE N 89°11'28" E 107.00 FEET TO SAID EAST LINE OF SAID OUTLOT C, THENCE S 00°46'07" E 58.00 FEET ALONG THE EAST LINE OF SAID OUTLOT C TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, SAID EASEMENT HAVING AN AREA OF ± 6395 SQUARE FEET.

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE FROM AN
ACTUAL FIELD SURVEY PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT IT
CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.



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

LEGEND

- FOUND CORNER AS NOTED
- CALCULATED CORNER
- ALUMINUM CAP
- LOT LINE
- EASEMENT LINE

PREPARED BY:

Cannon Consulting LLC (307) 752-0109

FOR:

SHERIDAN LINKS LLC
SHERIDAN, WY

Date: 12/7/22



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: Dedication of Dovetail Lane Public Right of Way by John E. Rice & Sons, Inc. to the City of Sheridan

From: Hanns Mercer, Public Works Director

To: Mayor and Council

CC:

Date: 09/08/2023

Recommendation:

Staff recommends the acceptance of the dedication of Dovetail Lane Public Right of Way by John E. Rice & Sons, Inc. ("Grantor") to the City of Sheridan.

Background:

Grantor owns the real property on which is situated the right of way described in attached Exhibit A (the "Real Property"). Grantor desires to dedicate the Real Property to the Public for additional ingress and egress. The Grantor has identified an additional 5 feet in width of property that should be tied to ROW as it withholds fill material used to raise the elevation of Dovetail Lane.

Discussion:

Attachments

Dedication
Exhibit A
Exhibit B

DEDICATION OF PUBLIC RIGHT OF WAY

This Dedication of Public Right of Way is made effective this ____ day of _____, 20____, by John E. Rice & Sons, Inc. ("Grantor") in favor of the Public and accepted by the **CITY OF SHERIDAN, WYOMING** through the **City Council for the City of Sheridan** ("Grantee").

RECITALS

A. Grantor owns the real property on which is situated the right of way described on Exhibit A (the "Real Property").

B. Grantor desires to dedicate the Real Property to the Public for ingress and egress and also for use by utility providers for the purpose of providing utilities to the Public.

C. The City of Sheridan, though the City Council of Sheridan, Wyoming, wishes to accept such dedication.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. Grant and Dedication of Right of Way

Grantor does hereby grant and convey to Grantee, and dedicates for use by the Public and Public utility providers forever, an easement and right-of-way for ingress and egress and for the installation, maintenance, repair and replacement of all public utilities, including but not limited to water and sewer services, power and gas service providers, phone services, and the like, to provide utility services to and for the benefit of the public. The description of the right of way over and across the Real Property, is as shown on Exhibit A and Exhibit B.

2. Terms of Use

The Public shall have the perpetual non-exclusive right to use the easement for ingress and egress and providers of all public utilities shall have the perpetual non-exclusive right to use the easement to provide utility services for the benefit of the Public.

3. Acceptance

Grantee hereby accepts the dedication of the above-described right of way on behalf of the Public.

DATED effective this 16 day of August, 2023

John E. Rice & Sons, Inc.

By: James A. Yellus
Title: V.P.

Title: U.S. History

THE CITY OF SHERIDAN, WYOMING

By: _____

Title: _____

STATE OF Wyoming)
)
) ss
COUNTY OF Sheridan)

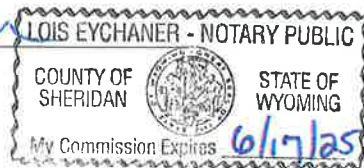
The foregoing instrument was acknowledged before me this 16th day of August, 2023, by James L Jellis, Vice President of John E. Rice & Sons, Inc.,

WITNESS my hand and official seal.

Lois Eychano
Notary Public

Notary Public

My commission expires: 6/17/25



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On this _____ day of _____, 20____, before me personally appeared _____, on behalf of the City of Sheridan, State of Wyoming, to me being personally known, who, being by me duly sworn, did acknowledge said instrument to be the free act and deed of the City of Sheridan.

Given under my hand and official seal this _____ day of _____, 20_____.

Notary Public

My commission expires: _____

EXHIBIT "A"

5 (FIVE) FOOT ADDITIONAL
DOVETAIL LANE RIGHT OF WAY
LOCATED IN A PART OF THE
NE1/4NE1/4, SECTION 9 AND THE NW1/4NW1/4, SECTION 10,
TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

BEGINNING At A Point On The South Right Of Way Of Dovetail Lane, Also Being On The West Right Of Way Of Decker Road (State Highway 338), Said Beginning Point Being South 12°19'47" East, A Distance Of 342.98 Feet From The Northeast Corner Of Said Section 9;

Thence With The West Right Of Way Of Said Decker Road South 22°22'04" East, A Distance Of 5.00 Feet To A Point;

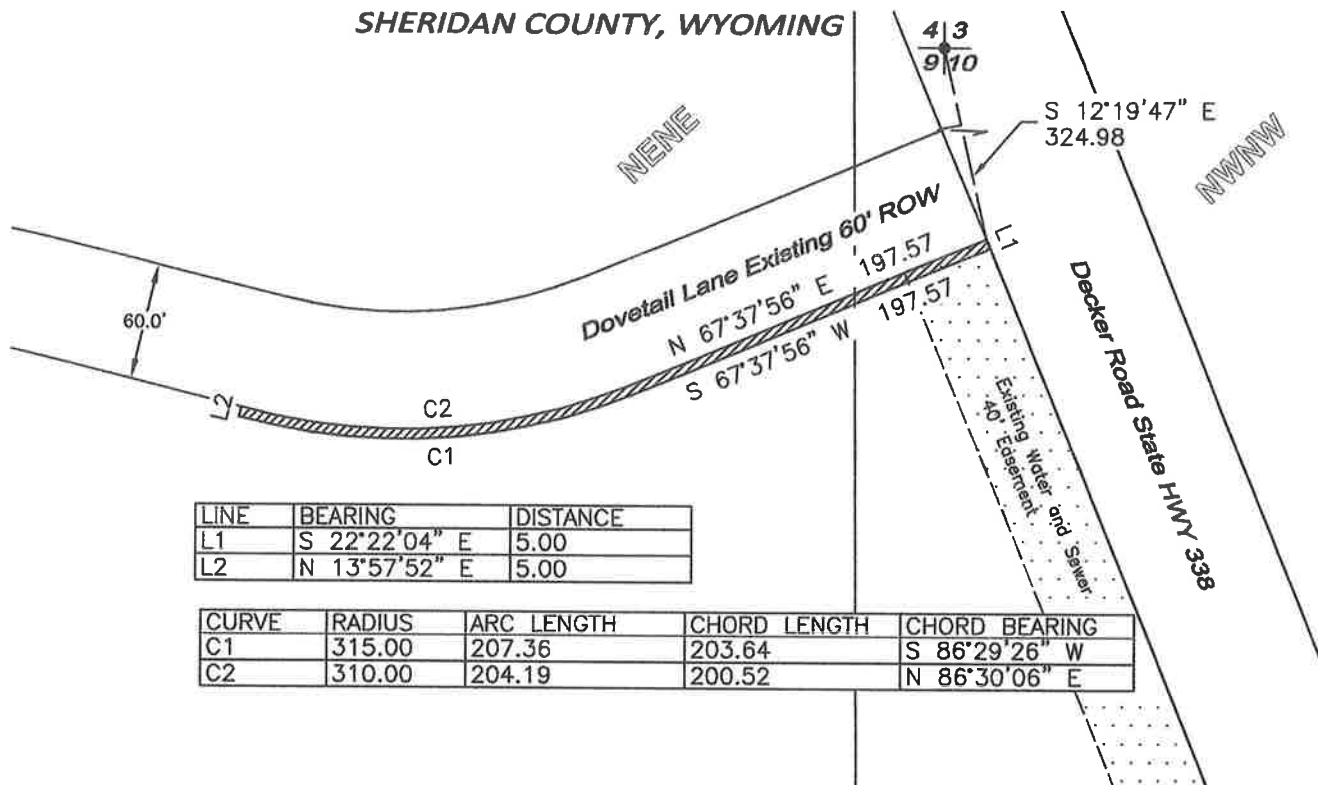
Thence Leaving Said West Right Of Way South 67°37'56" West, A Distance Of 197.57 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 207.36 Feet, A Radius Of 315.00 Feet, A Chord Bearing Of South 86°29'26" West, A Chord Length Of 203.64 Feet;

Thence North 13°57'52" East, A Distance Of 5.00 Feet To A Point On The Existing South Right Of Way Of Dovetail Lane;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 204.19 Feet, A Radius Of 310.00 Feet, A Chord Bearing Of North 86°30'06" East, A Chord Length Of 200.52 Feet;

Thence Continuing With Said South Right Of Way North 67°37'56" East, A Distance Of 197.57 Feet To The Point Of **Beginning**, Having An Area Of 2016.70 Square Feet, 0.05 Acres more or less.

EXHIBIT "B"
5 (FIVE) FOOT ADDITIONAL
DOVETAIL LANE RIGHT OF WAY
LOCATED IN A PART OF THE
NE1/4NE1/4, SECTION 9 AND THE NW1/4NW1/4, SECTION 10,
TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

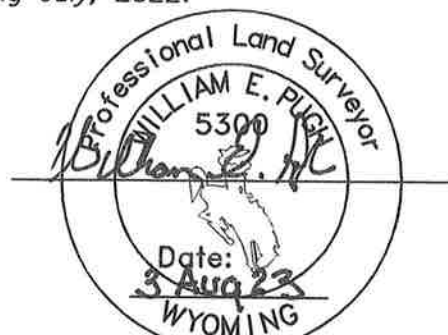


LINE	BEARING	DISTANCE
L1	S 22°22'04" E	5.00
L2	N 13°57'52" E	5.00

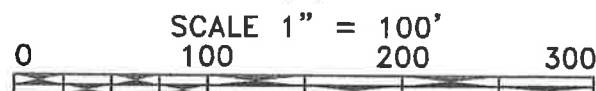
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	315.00	207.36	203.64	S 86°29'26" W
C2	310.00	204.19	200.52	N 86°30'06" E

CERTIFICATE OF SURVEY

I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during July, 2022.



UNLESS SIGNED, SEALED AND DATED
 THIS IS A PRELIMINARY PLAT.



If this does not measure 1"
 scale is not correct.



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: Award to Rocky Mountain Scale Works for the Design-Build of the Sheridan Landfill Scale Replacement Project in the Amount of \$128,180

From: Hanns Mercer, Public Works Director

To: Mayor and Council

CC:

Date: 09/11/2023

Recommendation:

City staff recommends that the Mayor and City Council award the Sheridan Landfill Scale Replacement Project Design-Build to Rocky Mountain Scale Works for the amount of \$128,180.

Staff requests that Mayor and City Council authorize the Public Works Director, Hanns Mercer, to act on behalf of the Council and Mayor on all matters related to this project.

Background:

The Request for Proposals was advertised in the Sheridan Press on August 2, 11, and 21, 2023. An Addenda was issued on August 22, 2023 and proposals were due on September 12, 2023.

Two firms submitted proposals:

- Rocky Mountain Scale Works \$128,180.00
- Southwestern Scale Company Inc \$117,007.65

A selection committee conducted evaluations based on the following criteria:

- Experience & Qualifications
- Scope & Schedule
- Understanding of the Project Area
- Key-Staff

Discussion:

The objective of this project is to design and build a scale to replace a failed scale at the Sheridan Landfill. The consultant will be required to review the existing buildings, utilities, landfill operations, and other necessary components that may relate to the design and construction of the scale. The design and construction of the scale shall follow the City of Sheridan Standard Specifications and Details for Construction (2016). The scale is to replace an existing scale in the same location and utilize the existing scale pit. Specifications will include a 3/8" steel deck sized 70' x 11' and has a 270,000 lb. x 20 lb. capacity.

Funding:

This project is funded by Solid Waste Funds.

Attachments

Exhibit

Project Area

83 East Ridge Road
Sheridan, WY 82801





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 September 18, 2023

From: Candace Ainslie, Assistant Clerk

To: Mayor and Council

CC:

Date:

Discussion:

Please see attached minutes.

Attachments

Minutes

CITY OF SHERIDAN, WYOMING
MINUTES OF REGULAR COUNCIL MEETING

COUNCIL CHAMBERS

7:00 P.M.

September 18, 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 Councilmember Jennings.
- 4. The meeting was called to order with a quorum as follows: Councilmember Terry Weitzel presiding with Councilmembers Greg Luhman, Andrew Patceg, Steve Brantz, and Kristen Jennings. Mayor Bridger was absent. Members of staff attending included City Administrator Stuart McRae, Public Works Director Hanns Mercer, City Clerk Cecilia Good, Utilities Director Dan Roberts, and various other City staff.
- 5. Councilmember Jennings moved, seconded by Councilmember Luhman, to approve the agenda. Voice vote: unanimous.

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

- 6. Community Update
 - A. Child Development Center Executive Director Marsha Riley gave an update to Council.
 - B. The Food Group Program Director Jenny Tribley, and Jennifer Heermann, Board Chair, gave an update to Council.
- 7. Public Comment
 - A. City Administrator Stuart McRae read a letter submitted to City Council regarding the positive decorum at the September 5, 2023 City Council meeting.
 - B. Ed Fessler spoke regarding concerns about the Cove Court Manor II Subdivision, such as parking.
 - C. Emma Sherry, living at 1330 Cove Court, expressed additional concerns regarding the parking situation at Cove Court Manor II Subdivision.
- 8. Public Hearings
 - A. Public Hearing for PL-23-30, Resolution 45-23, Teal Spring Subdivision PUD. Mayor Bridger opened the Public Hearing at 7:27 P.M. Public Works Director Hanns Mercer updated the Council. Matt Frisbee stated that the permitting through FEMA has been approved, and other issues are being addressed. Jeff Baron, with WWC Engineering, explained the approval of the CLOMR. The certificate of elevation will still need to be obtained. Mr. Frisbee stated that the 404 Permit is in progress. The Public Hearing was closed at 7:39 P.M.

- i. Consideration of PL-23-30, Resolution 45-23, Teal Spring Subdivision PUD
Councilmember Patceg moved, seconded by Councilmember Luhman, to approve of PL-23-30, Resolution 45-23, Teal Spring Subdivision PUD. Voice vote: unanimous.

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

- B. Public Hearing for PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. Mayor Bridger opened the Public Hearing at 7:40 P.M. Public Works Director Hanns Mercer updated the Council. The applicant provided additional information regarding the project. The Public Hearing was closed at 7:58 P.M.
 - i. Consideration of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. Councilmember Jennings moved, seconded by Councilmember Patceg, to approve PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. Councilmember Day moved, seconded by Councilmember Luhman, to table the consideration of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision to the October 2nd City Council meeting, Voice vote: unanimous.

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

9. Consent Agenda

- A. Final Acceptance of the Water Infrastructure for Woodland Park Road Waterline Extension
- B. Award to Aero-Graphics Geospatial Services for the City of Sheridan Updated Aerial Imagery in the Amount of \$39,650
- C. Consideration of Bid Award to CMI-TECO in the amount of \$342,318.00 for the purchase of One (1) Solid Waste Recycling Front Load Truck
- D. Lien Release, SID #78 - for CenturyLink, Inc, Lot 5 Sheridan Commercial Park
- E. Minutes of Regular Council Meeting September 5, 2023
- F. Claims

100062 A Plus Plumbers & Appliance Re Drinking fountain repair 229.10

100062 A Plus Plumbers & Appliance Re Boiler Pump Replacement f 3,555.00
 100065 Ace Hardware-Newkirk Irrigation supplies for P 13.80
 100065 Ace Hardware-Newkirk Cable and fuse 17.84

100065 Ace Hardware-Newkirk Shop supplies for Cemetery 66.40	100625 Carquest Auto Parts Various dept fleet suppli 16.97
100065 Ace Hardware-Newkirk Stihl Throttle cable and 87.49	100625 Carquest Auto Parts Various dept fleet suppli 24.84
100065 Ace Hardware-Newkirk Stihl hedge trimmer for P 325.98	100625 Carquest Auto Parts Various dept fleet suppli 12.59
100372 3G LLC Signs for Huntington Dog 194.73	100625 Carquest Auto Parts Various dept fleet suppli 74.18
100372 3G LLC Social Media Contract 1,500.00	100625 Carquest Auto Parts Various dept fleet suppli 122.00
100372 3G LLC 2,000 Solid Waste Envelop 307.59	100625 Carquest Auto Parts Battery for Explorer 2-4 169.39
100378 Amazon Capital Services ITEM: Scotch Sure Start 79.77	100625 Carquest Auto Parts Butt and Ring Terminal fo 25.65
100378 Amazon Capital Services ITEM: Sauder Select Coll 210.40	100625 Carquest Auto Parts Headliner Adhesive for Fu 28.97
100378 Amazon Capital Services ITEM: Antenna Mount - An 62.97	100637 Cedars Health LLC Occupational Health Testi 756.00
100378 Amazon Capital Services ITEM: Cafe Escapes, Chai 73.52	100639 CenturyLink Communications LLC City hall switchboard 192.93
100378 Amazon Capital Services 2.5 Gallon / 10 litter cu 139.96	100642 CH Diagnostics and Consulting E-Coli, Giardia and Crypt 565.00
100378 Amazon Capital Services Carhartt Mens Insulated O 109.99	100642 CH Diagnostics and Consulting E-Coli, Giardia and Crypt 435.00
100378 Amazon Capital Services ITEM: Swingline Staples, 335.47	100642 CH Diagnostics and Consulting E-Coli, Giardia and Crypt 560.00
100378 Amazon Capital Services ITEM: Amazon Basics Mult 150.04	100719 Chemtrade Chemicals US LLC Alum Sulfate 8,507.15
100378 Amazon Capital Services ITEM: Kaisi Professional 26.57	100727 Granicus Software subscription for 4,758.68
100378 Amazon Capital Services ITEM: Elkay 51300C Water 130.83	100735 CMI-Teco w/c 7-8 - brake shoes 64.32
100386 American Maid cleaning public restrooms 500.00	100736 Western Surety Company Karen B Bond Renewal 11.0 500.00
100392 American Welding & Gas Inc Cylinder Rental - Service 23.48	100737 Cobra Crete LLC Clean, prep, form, place 3,200.00
100392 American Welding & Gas Inc Head Gear, Faceshield 31.48	100738 Coca-Cola Bottling Company Hig Pallet of water for Recyc 609.00
100392 American Welding & Gas Inc Cylinder Rental - Service 20.79	101210 Command LLC 9/3-4/2023 - Aerial Tests 2,525.30
101315 Anderson Forklift Inc. rec 4-48 - radiator, wate 2,431.69	100749 Communication Electronics Inc UM fire alarm monitoring 120.00
101308 Applied Control Equipment LLLP Bettis VA84876 Futronic I 1,601.61	100749 Communication Electronics Inc Access installation labor 2,331.49
100404 Arete Design Group Recycle Center Add CA & 1,296.75	100759 County Trash LLC Dumpster Pickup-Biweekly 115.00
100425 Charles W Bassett Sharp Copier Model No BP5 157.43	100782 Dana Kepner Company 16inch repair fittings 5,286.12
100437 Nancy Jane Trangmoe Uniform Embroidery for Me 50.00	100782 Dana Kepner Company Meter spuds 462.00
100573 Big Horn Logistics LLC Safe Rides 321.00	100885 Dome Lake Reservoir Company Spillway and Weir Emergen 10,324.75
100574 Big Horn Sanitation Pump holding tank fee for 865.00	100888 DOWL LLC Terra Turner Prof. Servic 12,027.50
100577 Bighorn Design Studio LLC uniform shirts for B Wash 235.00	100888 DOWL LLC WWTP S. Clarifier - Prof. 18,564.00
100588 Bluemel Plumbing & Heating repair to public restroom 300.00	100888 DOWL LLC WWTP Master Plan Update 7 2,285.78
101269 Bobbie K Carlyle Honorarium payment for 20 1,000.00	100888 DOWL LLC E. 5th St. - CA 7/23/23 - 2,170.00
100033 Darla Hawkins or Brett Caiola Titles, plates, shipping, 128.05	100914 Employ LLC temporary labor at recycl 5,560.36
100596 Brian's Boot & Shoe Company Uniform supplies for Park 170.95	100914 Employ LLC temp workers at recycling 4,641.65
100596 Brian's Boot & Shoe Company Steel toe boots-Blake Ki 152.95	100915 Employers Council Pre-Employment Background 1,253.00
100596 Brian's Boot & Shoe Company Steel-Toe Boots - Streets 199.80	100918 Engineering Associates 2022 Spec Update prof. sv 5,468.96
100596 Brian's Boot & Shoe Company Muck Boots - Streets 197.95	100922 Aby Manufacturing Group Inc Corporal Badge 145.75
100611 Burns & Mc Donnell Landfill Cell 10 permit - 4,633.00	100074 Farmers Co-op Oil Co Fuel for Landfill 09/01/2 2,732.19
100611 Burns & Mc Donnell Landfill Remediation - Pr 28,323.81	100074 Farmers Co-op Oil Co DEF for Landfill Equipmen 915.69
101277 C & B Operations LLC Replacement Clutch for La 364.08	100074 Farmers Co-op Oil Co Fuel for Utility 1 GJohns 61.01
100613 C & K Equipment Sales Inc w/c 7-13 - camera 162.17	100074 Farmers Co-op Oil Co WWTP Chemicals/Weed Spray 197.50
100625 Carquest Auto Parts Various dept fleet suppli 163.77	100074 Farmers Co-op Oil Co Gas - Streets 35.77
100625 Carquest Auto Parts Various dept fleet suppli 3.24	100074 Farmers Co-op Oil Co Fuel for Landfill 09/08/2 2,667.90
100625 Carquest Auto Parts Various dept fleet suppli 29.04	100076 Fastenal Company Hex for Fuel Truck 2-63 3.18
100625 Carquest Auto Parts Various dept fleet suppli 87.47	100077 Fedex Freight Outgoing samples sent to 592.77
100625 Carquest Auto Parts Various dept fleet suppli 49.67	100012 First Northern Bank of Wyoming Cell 10 - Pay App #1 & #2 25,806.20
	101334 Fire-Dex_GW LLC Repairs completed on bunk 3,091.81
	100130 Grainger Inc Flanges - Streets 204.90

101136 Greenfold Services LLC Janitorial Services 1,960.00
100137 Greensky Commercial Cleaning Cleaning Service - Street 1,240.00
100225 Hach Company Annual Service Agreement 9,697.00
101330 Kent A Lundine Crane Transportation and 7,280.00
100242 High Land Inc Rotary Park - topsoil pla 1,892.50
100242 High Land Inc Rotary Park - irrigation, 25,900.40
100242 High Land Inc E. 5th St. Corridor - lan 1,210.00
100248 Home Depot Credit Services Supplies for Cemetery sho 71.87
100248 Home Depot Credit Services Tapcon 3/16x1-3/4 Hex Hea 43.62
100248 Home Depot Credit Services Husky Work Table-PVC Pipe 309.96
100248 Home Depot Credit Services Tapcon 3/16x1-1/4 Star Fl 17.62
100248 Home Depot Credit Services Rathcing wrenches 1 1/4", 134.35
100248 Home Depot Credit Services pipe wrenches 10",14"pl 224.17
100248 Home Depot Credit Services deep impact socket 1/18", 109.22
100248 Home Depot Credit Services Tool box and weed eater l 101.93
100248 Home Depot Credit Services w/c 3-61 - pipe insul, ad 96.88
100248 Home Depot Credit Services w/c 3-61 - pipe, adapter, 96.88
100270 InfoSend Inc utility bill processing/p 6,016.21
100270 InfoSend Inc utility bill processing/p 137.90
100272 infoUSA Marketing Inc Polk City Directory 2 ads 694.00
100278 Back Country Badger Inc Gas power cutting tool 3,388.66
100287 Interstate Engineering Inc GIS & Planning Services t 2,855.00
100287 Interstate Engineering Inc Kendrick Pool - Prof. Svc 37,344.00
100288 Interstate Power Systems rec 3-62 - plug-filler + 27.28
100288 Interstate Power Systems LF 3-38 - fuel pump gsk + 66.98
101004 J&B Medical Supply Inc J&B Medical-Medical Suppl 950.24
101023 John Deere Financial #11113081 Filter and air hose for g 97.77
101023 John Deere Financial #11113081 Jared Schaefer Pants 160.00
101037 Kenny L Rolfe Matco Tools Code Reader - Service Cen 349.61
101046 Kilpatrick Creations Inc Dispatch Polos 174.00
101054 Knecht LLC Trex for Kendrick Park 113.00
101054 Knecht LLC Chain saw and oil for KGC 436.38
101058 Kois Brothers Equipment Co Various dept fleet suppli 767.70
101058 Kois Brothers Equipment Co Various dept fleet suppli 3,126.75
101058 Kois Brothers Equipment Co Various dept fleet suppli 229.67
101058 Kois Brothers Equipment Co Various dept fleet suppli 3,203.27
101058 Kois Brothers Equipment Co Various dept fleet suppli 3,081.07
101058 Kois Brothers Equipment Co Various dept fleet suppli 4,389.58
101058 Kois Brothers Equipment Co Various dept fleet suppli 505.56
101068 Landon's Greenhouse & Nursery N. Sheridan Int. misc. - 4,208.05
101073 Lease Servicing Center Inc Contract Pmt Track Loader 5,811.21
101319 Lexipol, LLC Annual Fire & EMS Learnin 1,691.00
100451 LJS Concrete & Excavating LLC N. Heights Ph I - Constr 355,698.00
100477 MC2 Engineering & Construction N. Heights Ph II - CA 7/2 35,643.75
100477 MC2 Engineering & Construction Thorne Rider Bathrooms - 595.00
100477 MC2 Engineering & Construction Blacktooth Park Ph 3 - CA 3,125.00
100494 Midland Implement Co Inc Replacement arm for Toro 389.11
100021 Montana Dakota Utilities Co Partial electrical bills 16,647.21
100644 Motor Power Equipment Co rec 3-62 - ABS module + f 528.76
100648 Mountain View Building Inc Landfill Cell 10 - Const. 281,763.64
100650 Mr R's Auto Salvage Bldg. 1-70 - d/s front do 70.00
100650 Mr R's Auto Salvage Bldg. 1-70 - p/s front do 70.00
100652 Mullinax Concrete Service & Ir Washed Sand - Streets 4,692.58
100657 SPB Inc Grease caps for axles for 19.92
100657 SPB Inc Batteries and core deposi 170.99
100657 SPB Inc Misc Parts - Service Cent 215.56
100657 SPB Inc 1 1/4" wrenches 258.95
100657 SPB Inc Battery for weed and pest 127.12
100657 SPB Inc Ratchet - Service Center 84.99
100657 SPB Inc Various dept fleet suppli 9.69
100657 SPB Inc Various dept fleet suppli 28.60
100657 SPB Inc Various dept fleet suppli 43.19
100657 SPB Inc Various dept fleet suppli 60.36
100657 SPB Inc Various dept fleet suppli 93.54
100657 SPB Inc Various dept fleet suppli 26.48
100657 SPB Inc Various dept fleet suppli 19.83
100657 SPB Inc Various dept fleet suppli 53.09
100657 SPB Inc Various dept fleet suppli 446.15
100657 SPB Inc Various dept fleet suppli 53.09
100671 Norco Inc (2) Bottles of Propane - 145.52
100671 Norco Inc (2) Bottles of Propane - 176.42
100671 Norco Inc Gloves - Streets 48.24
100671 Norco Inc Welding tank rental for P 100.44
100671 Norco Inc Floor Dry & Shop Towels - 215.60
100672 Normont Equipment Co st 4-47 - cylinder + frei 496.29
100688 O'Dell Construction Inc Fire Station Renovation - 78,494.70
100047 Office Shop Inc Canon/ IRAC5535i-III Cont 15.45
100047 Office Shop Inc Lease pmt 39 of 60, Agree 101.15
100047 Office Shop Inc 3rd floor copier lease 39 102.71
100047 Office Shop Inc Copier Lease Payments 89.54
100047 Office Shop Inc Lease Payment 60.00
101328 Oftedal Construction Inc Main St. misc - add'l wat 750.00
100691 One-Call of Wyoming (584) One-Call Tickets fo 438.00
999998 Meagan Phillips Travel Expenses 162.93
999998 Jeff Drozdowski Meals per diem and fuel W 328.66
999998 Mark Galloway Meals Per Diem-\$265.50 an 378.42
999998 Tanner Tippetts Meals per diem August 27- 265.50
999998 Hanns Mercer H. Mercer Reimb - APWA Sa 333.00
999998 Thomas Morneau T. Morneau Reimb - APWA S 333.00
999998 Johnathon Stallions Travel Expenses 265.50
999998 Zach Conlee Travel Expenses 333.15
999998 Charles Martineau Reimbursement for Gas and 732.25
999998 James Riesen Reimbursement to James Ri 116.60
999998 Tanner Tippetts Meals Per Diem WFA-Cheyen 206.50
999998 Jeff Drozdowski Meals Per Diem and fuel W 266.56
999998 Gabe Legler Meals Per Diem and fuel W 172.49
999998 Johnathon Stallions Travel Expenses 265.50
999998 Zach Conlee Travel Expenses 346.61
999997 Michelle Hill-Smith Replacement check for Sew 92.82
100696 Otis Elevator Company Logistics and fuel impact 100.00
100702 Pace Analytical Services LLC Monthly Oil & Grease Effl 111.00
100702 Pace Analytical Services LLC Yearly Effluent VOCs WWTP 177.00

100702 Pace Analytical Services LLC Yearly Effluent Lab Servi 662.10	100150 Econowash LLC Laundry Service - Service 38.00
100795 Peterbilt of Wyoming credit on invoice CP49318 -78.40	100150 Econowash LLC Laundry - Service Center 38.00
100795 Peterbilt of Wyoming w/c 3-20 - def tank 47.40	100030 Lovcom Inc Labor Day Ad 08/29/23 63.00
100795 Peterbilt of Wyoming rec 3-63 - pressure senso 1,189.05	100488 Memorial Hospital of Sheridan Occupational Health Testi 196.00
100795 Peterbilt of Wyoming credit on invoice CP49955 -67.50	100488 Memorial Hospital of Sheridan EMS Supplies for ambulanc 227.98
101151 Positive Concepts Inc Thermal ticket paper 260.64	100488 Memorial Hospital of Sheridan SMH-Pharmacy Supplies for 451.52
100818 Powder River Power of Sheridan Chain Coupling Hub, Cover 4,706.37	100162 Sheridan Motor Inc st306 - wheel seals & lin 295.36
100818 Powder River Power of Sheridan replace front tires on mo 150.74	100162 Sheridan Motor Inc PD 1-34 - LOF service 95.42
100818 Powder River Power of Sheridan Hose Fitting and Air Hose 150.78	100162 Sheridan Motor Inc PD 1-41 - d/s headlight b 105.38
100818 Powder River Power of Sheridan Gloves - Service Center 66.34	100162 Sheridan Motor Inc PD103 - LOF service & ali 241.45
100818 Powder River Power of Sheridan Various dept fleet suppli 12.33	100162 Sheridan Motor Inc PD 1-46 - fuel pump, pres 1,378.27
100818 Powder River Power of Sheridan Various dept fleet suppli 213.24	100162 Sheridan Motor Inc PD 1-34 - tire repair 47.26
100818 Powder River Power of Sheridan Various dept fleet suppli 19.00	100162 Sheridan Motor Inc PD 1-26 - LOF service 100.63
100818 Powder River Power of Sheridan Various dept fleet suppli 113.85	100162 Sheridan Motor Inc PD 1-37 - LOF service 91.51
100818 Powder River Power of Sheridan Various dept fleet suppli 9.52	100162 Sheridan Motor Inc PD102 - a/c condenser 1,162.50
100818 Powder River Power of Sheridan w/c 3-14 - oil seal 64.14	100162 Sheridan Motor Inc PD 1-41 - brakes & new ax 2,531.74
100818 Powder River Power of Sheridan wc7002 - hyd hose & fitti 49.01	100172 Sheridan Transportation Taxi Safe Rides 1,880.00
100818 Powder River Power of Sheridan w/c 7-13 - hyd hose & fit 42.74	100186 Smith Psychological Services L Pre-employment Exam 400.00
100818 Powder River Power of Sheridan st 3-42 - brass fittings 19.94	100200 Stantec Consulting Services In Main St. Const Obsrv thru 37,368.45
100818 Powder River Power of Sheridan Sealant for Fuel Truck 2- 43.30	100051 State of Wyoming Notary Public Application 60.00
100826 Proforce Marketing Inc Glock duty pistols and ho 710.42	100051 State of Wyoming Main St. Construction thr 495,790.77
100826 Proforce Marketing Inc Glock duty pistols and ho 152.00	100051 State of Wyoming Notary Fee 60.00
101113 Quill LLC Legal copy paper 72.95	100051 State of Wyoming WWTP S. Clarifier - CWSRF 6,000.00
101113 Quill LLC file folders, mechanical 380.55	100214 Sugarland Walk-In Clinic LLC police academy physical 130.00
100941 Ricoh USA Inc Copier Charges 593.64	100214 Sugarland Walk-In Clinic LLC 6 panel drug screen and a 85.00
101325 Rocky Mountain Equipment Broke Parks #PK8-01 - Lawnaire 11,119.00	100306 Tank Management Services August Fuel Tank Inspecti 458.50
100955 Rocky Mountain Scale Works Landfill Scale - scale re 5,000.00	100311 Ted's Towing LLC Tow Fee 80.00
100956 Rocky Mountain Sign Design & P 1,500 Envelopes 288.00	100319 Thomas J Klepperich municipal court judge ser 2,475.00
100989 Servall Uniform & Linen Supply Clean Rugs 8-31-2023 for 31.71	100321 The Tire Guys Inc replace front tires on mo 295.03
100989 Servall Uniform & Linen Supply Mops, rugs, etc. - Street 196.93	100321 The Tire Guys Inc w/c 3-14 - LRI tire repai 135.00
100989 Servall Uniform & Linen Supply City Hall rugs September 164.64	100321 The Tire Guys Inc w/c 3-14 - RRO tire repla 398.00
100989 Servall Uniform & Linen Supply Rug Cleaning 195.64	100321 The Tire Guys Inc signs 2-1 - tire repair 27.50
100989 Servall Uniform & Linen Supply Bi Weekly Rug Cleaning fo 260.28	100321 The Tire Guys Inc w/c 3-37 - tire repair LR 47.50
100989 Servall Uniform & Linen Supply Bi Weekly Rug Cleaning fo 40.56	100321 The Tire Guys Inc rec 3-32 - new drive tire 926.00
100995 Sheridan Artists Guild Et al Administration for SPAC 1,000.00	100321 The Tire Guys Inc parks 4-14 - tire repair 26.00
100998 Sheridan Commercial Co Dowel Rods for Office Pla 3.38	100335 Transaction Warehouse Inc profile/quickpay/automati 4,541.40
100998 Sheridan Commercial Co Pitch Fork - Streets 65.97	100339 Trihydro Corporation 2023 R&O - Design & Bididi 16,301.25
100998 Sheridan Commercial Co Clorox, cleaner, sprinkle 60.01	100350 Tyler Technologies Inc implementation utility bi 1,304.00
100998 Sheridan Commercial Co Lock & Key - Signs 31.51	100350 Tyler Technologies Inc implementation utility bi 1,304.00
100998 Sheridan Commercial Co 6 Snap Fasteners Refills 4.83	100350 Tyler Technologies Inc implementation Chuck Cole 1,304.00
100998 Sheridan Commercial Co 8Pk D Batteries 21.97	101305 United Parcel Service Shipping charges 18.39
100050 Sheridan County Goose Creek Flood Notific 1,269.82	100363 Van Diest Supply Company W&P #WP9-01 - Mosquito Fo 19,250.00
100050 Sheridan County Planning Ad - Rising Grou 7.00	100514 Visionary Communications 9-1-23 thru 9/30/23: busi 216.50
100150 Econowash LLC Laundry Service - Service 56.00	100514 Visionary Communications Internet Charges 1,181.99
	100516 VRM Inc Labor to Replace Pin in B 800.00
	100516 VRM Inc Labor to Perform 1,000 Ho 1,355.00
	100516 VRM Inc Repaired Garage Rhino Gar 855.07
	100516 VRM Inc Troubleshoot Starting Issu 1,290.00

100516 VRM Inc Labor for Landfill Methan	1,146.25	100052 Wyoming Machinery Company Switch for Dozer	
100518 Wagner Ranch Services LLC durapatch 5/8"		4-34A	295.97
chips - St	353.05	101183 Wyoming Regional EMS LLC FY24 Ambulance	
100520 Wamco Lab Inc Professional Lab Certific		Service	12,420.00
380.00		100571 Merlin H Zowada st 4-35 - 6x6x1/2 angle s	
100520 Wamco Lab Inc Quarterly Effluent Water		115.60	
2,800.00		100571 Merlin H Zowada w/c 3-61 - 2" 4140 x 2' r	
101281 Water & Environmental Technolo Hume Draw		134.70	
Prof. Svcs. 8/1	2,317.50	100639 CenturyLink Communications LLC August	
100526 Water Products & Solutions Water Dispenser		Century Link bills	1,351.18
Rental -	10.00	100976 Safariland LLC Tactical Single 40MM Laun	
100526 Water Products & Solutions 5 gallon water -		1,035.00	
Service	17.50	100074 Farmers Co-op Oil Co Fuel for Landfill 08/04/2	
101333 Waterworth Waterworth Annual Subscri		2,274.29	
9,980.00		100074 Farmers Co-op Oil Co Fuel for Utility 1 8-7-20	
100527 Weed Warriors Contractual mowing variou		39.20	
1,555.00		100074 Farmers Co-op Oil Co Gas - Signs	46.06
100527 Weed Warriors Contractual mowing variou		100074 Farmers Co-op Oil Co Propane	526.55
725.00		100074 Farmers Co-op Oil Co Fuel for Landfill 08/11/2	
100527 Weed Warriors Contractual mowing variou		2,388.51	
955.00		100074 Farmers Co-op Oil Co WWTP Fuel	146.06
100527 Weed Warriors Contractual mowing variou		100074 Farmers Co-op Oil Co Fuel for Utility 1 8-11-2	
955.00		45.12	
100527 Weed Warriors Contractual mowing variou		100074 Farmers Co-op Oil Co Fuel for Landfill 08/18/2	
875.00		4,218.42	
100527 Weed Warriors Contractual mowing variou		100074 Farmers Co-op Oil Co Propane - Streets	32.59
150.00		100074 Farmers Co-op Oil Co Refill propane bottles fo	
100527 Weed Warriors Contractual mowing variou		13.87	
150.00		100074 Farmers Co-op Oil Co Fuel for Utility 1 8-22-2	
100527 Weed Warriors Contractual mowing variou		42.63	
150.00		100074 Farmers Co-op Oil Co fuel for streets, recycli	
100527 Weed Warriors Contractual mowing variou		1,572.90	
55.00		100074 Farmers Co-op Oil Co Fuel WWTP	871.99
100527 Weed Warriors Contractual mowing variou		100074 Farmers Co-op Oil Co Fuel WWTP	114.41
55.00		100074 Farmers Co-op Oil Co Fuel for Landfill 08/25/2	
100527 Weed Warriors Contractual mowing variou		2,426.71	
200.00		100074 Farmers Co-op Oil Co Fuel for Utility 1-8-31-2	
100527 Weed Warriors Contractual mowing variou		40.68	
90.00		100074 Farmers Co-op Oil Co 8/1/23 fuel delivery to c	
100527 Weed Warriors Contractual mowing variou		10,631.87	
295.00		100074 Farmers Co-op Oil Co 8/8/23 fuel delivery to c	
100527 Weed Warriors Contractual mowing variou		10,221.79	
105.00		100074 Farmers Co-op Oil Co 8/15/23 fuel delivery to	
100527 Weed Warriors Contractual mowing variou		9,821.27	
145.00		100074 Farmers Co-op Oil Co 8/22/23 fuel delivery to	
100527 Weed Warriors Contractual mowing variou		7,228.25	
85.00		100074 Farmers Co-op Oil Co 8/29/23 fuel delivery to	
100527 Weed Warriors Contractual mowing variou		11,587.66	
85.00		100074 Farmers Co-op Oil Co rec - w/c - 50/50 antifre	
100527 Weed Warriors Contractual mowing variou		455.70	
105.00		100074 Farmers Co-op Oil Co 550.1 gallons of LP	
100527 Weed Warriors Contractual mowing variou		997.34	
80.00		100074 Farmers Co-op Oil Co 8/2/23 fuel delivery Golf	
100527 Weed Warriors Contractual mowing variou		2,348.76	
145.00		100074 Farmers Co-op Oil Co 8.30.23 fuel delivery to	
100527 Weed Warriors Contractual mowing variou		560.02	
80.00		100074 Farmers Co-op Oil Co 8/15/23 fuel delivery to	
100527 Weed Warriors Contractual mowing variou		697.82	
185.00		100074 Farmers Co-op Oil Co 8/7/23 fuel delivery to C	
100527 Weed Warriors Contractual mowing variou		324.39	
175.00		100074 Farmers Co-op Oil Co 8/16/23 fuel delivery to	
100540 Winsupply of Sheridan Wy Co Hose Clamp for		480.72	
Compost Ya	1.99	100074 Farmers Co-op Oil Co 8.28.23 fuel delivery to	
101110 Willow Land Management LLC Landfill Scale -		901.61	
demo of	16,200.00	100074 Farmers Co-op Oil Co 8.22.23 fuel delivery to	
100555 Wyoming Electric Inc camera electric boxes ins		1,395.27	
865.34		100021 Montana Dakota Utilities Co Partial MDU bills	
100052 Wyoming Machinery Company Labor to		August	22,694.39
Troubleshoot AC	398.94	100048 Pitney Bowes Bank Inc red ink cartridge and EZ	
100052 Wyoming Machinery Company Roller Rental -		257.28	
Streets	2,250.00	100048 Pitney Bowes Bank Inc postage machine lease	
100052 Wyoming Machinery Company Cable for Dozer		4/3	893.94
4-34A	177.12	100957 Rocky Mountain Tree & Turf Sup Comm.	
		Forestry - #CF4-01	53,467.32

Councilmember Brantz moved, seconded by Councilmember Jennings, to approve the consent agenda.

Councilmember Patceg recused himself from voting on item #100918 in Claims for Engineering Associates. Voice vote: unanimous.

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

10. Staff Update

A. Sheridan Police Captain Tom Ringley introduced the new Police K9's and handlers.

OLD BUSINESS

11. Consideration of Third and Final Reading of Ordinance 2270 Amending Ordinance 16-25 Prohibited to Park on Snow Routes. City Attorney Brendon Kerns updated the Council.

Councilmember Luhman moved, seconded by Councilmember Jennings, to approve the third and final Reading of Ordinance 2270 Amending City Ordinance 16-25 Prohibited to Park on Snow Routes. Roll Call Vote: unanimous.

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

12. Consideration of the Second Reading of Ordinance 2272, Amending Code Appendix A(3)(4) Annexation Default Zoning. City Attorney Brendon Kerns updated the Council.

Councilmember Luhman moved, seconded by Councilmember Brantz, to approve Ordinance 2272 on Second Reading, Amending Code Appendix A(3)(4) Annexation Default Zoning. Roll Call Vote: five ayes and one nay.

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

NEW BUSINESS

13. Consideration of Resolution 48-23 Authorizing an Amendment to Increase the Amount of the WWDC Grant for the NE Transmission Main Project to a Total of \$2,660,570. Utilities Director Dan Roberts updated the Council.

Councilmember Day moved, seconded by Councilmember Jennings, to approve Resolution 48-23 Authorizing an Amendment to Increase the Amount of the WWDC Grant for the NE Transmission Main Project to a Total of \$2,660,570. Voice Vote: unanimous.

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

14. Council Comments and Requests for Future Agenda Items.
- A. City Administrator Stuart McRae stated that a CAST meeting will be held this week and an update will be provided. Additionally, City Council has received an invite to the All American Indian Days Memorial unveiling at 10 am on October 9th.
 - B. Councilmember Patceg stated that the dissolution agreement for SAWS will likely be coming forward soon.
 - C. Councilmember Luhman provided an update on SPAC. He requested an October presentation from Superintendent Mike Kuzara about the snow removal process for the upcoming season.

15. Mayor Bridger adjourned the meeting at 8:49 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:

Discussion:

Please see the attached claims list.

Attachments

Claims

Prepays

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100054	307 Auto Glass LLC	st 2-67 - back window	300.00
100059	Garland Enterprises Inc	Marion House Repairs - ma	6,988.80
100060	A & M Service & Supply Inc	Toner for Steve Melneck's	138.00
100061	A Clear View Inc	City hall window cleaning	4,174.00
100399	A-Plus Services LLC	Towing service for Engine	500.00
101293	Absorka Valley LLC	Ammunition	2,600.00
100378	Amazon Capital Services	ITEM: Rubbermaid Extra D	60.59
100378	Amazon Capital Services	ITEM: Custom Self Inking	24.90
100378	Amazon Capital Services	return carhart bibs	-109.99
100378	Amazon Capital Services	ITEM: Polycarbonate Plas	178.19
100378	Amazon Capital Services	misapplied credit by Amaz	329.94
100378	Amazon Capital Services	ITEM: Information Govern	105.00
100378	Amazon Capital Services	ITEM: Laptop, Sign Here	1,585.56
100378	Amazon Capital Services	Insulated coveralls	186.98
100378	Amazon Capital Services	Aluminum Storage Form Hol	69.05
100378	Amazon Capital Services	ITEM: Advance Pet Produc	449.97
100378	Amazon Capital Services	Office supplies, Cemetery	234.84
100378	Amazon Capital Services	ITEM: CURT 15400 Xtra Du	331.98
100378	Amazon Capital Services	ITEM: USB C Car Charger,	878.73
100378	Amazon Capital Services	ITEM: Fire Inspection an	233.90
100378	Amazon Capital Services	ITEM: Reed Diffuser Cinn	103.93
100378	Amazon Capital Services	return of Carhart vest	-99.99
100378	Amazon Capital Services	ITEM: Duracell Coppertop	136.24
100378	Amazon Capital Services	office supplies	41.23
100378	Amazon Capital Services	ITEM: all Liquid Laundry	202.06
100378	Amazon Capital Services	ITEM: Sprayway Glass Cle	667.72
100378	Amazon Capital Services	ITEM: Sprayway Glass Cle	383.47
100378	Amazon Capital Services	paper towels not received	-220.00
100378	Amazon Capital Services	ITEM: Bussman LPS-RK-500	1,488.54
100378	Amazon Capital Services	ITEM: Scotch TL901X Ther	57.99
100378	Amazon Capital Services	replacement battery pack	79.99
100378	Amazon Capital Services	ITEM: Acrimet Premium De	51.05
100386	American Maid	UM August cleaning	500.00
100392	American Welding & Gas Inc	Cut-off wheel - Streets	32.88
100574	Big Horn Sanitation	Monthly Port-A-Potty Rent	126.50
100574	Big Horn Sanitation	Monthly Port-A-Potty Rent	126.50
100577	Bighorn Design Studio LLC	Uniforms - Streets	479.00
100577	Bighorn Design Studio LLC	Hats - Streets	348.00
100578	Bighorn Diesel & Equipment	Troubleshoot ECM Power Con	1,712.50

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100596	Brian's Boot & Shoe Company	Boots for Don Gonzales	188.95
100596	Brian's Boot & Shoe Company	Work Boots - Streets	197.95
100597	New Museum at the Bradford Bri	Assistance with Honoring	2,500.00
100607	Buggy Bath Unlimited LLC	Monthly Truck Washing	127.14
100611	Burns & Mc Donnell	Landfill Remediation - Pr	38,707.22
100611	Burns & Mc Donnell	Landfill Cell 10 permit -	1,387.00
100622	Captain Clean Services Inc	carpet cleaning of confer	199.64
100625	Carquest Auto Parts	Blow gun - Streets	22.49
100625	Carquest Auto Parts	Seat Belt Stop Kit for En	7.21
100625	Carquest Auto Parts	Replacement bulb - brake	2.78
100625	Carquest Auto Parts	Fuse Kit - Streets	13.31
100625	Carquest Auto Parts	Windshield Wipers - Stree	37.50
100625	Carquest Auto Parts	Lost Invoice re: FY23 Sup	93.63
100625	Carquest Auto Parts	rec 4-48 - horn	24.49
100625	Carquest Auto Parts	rec 4-48 - air filter	25.89
100625	Carquest Auto Parts	Grease for Solid Waste Tr	85.40
100625	Carquest Auto Parts	Micro Blade for Fuel Truc	6.48
100625	Carquest Auto Parts	Ring Terminal and Toggle	20.59
100625	Carquest Auto Parts	Various dept fleet suppli	15.17
100625	Carquest Auto Parts	Various dept fleet suppli	34.16
100625	Carquest Auto Parts	Various dept fleet suppli	237.49
100634	CDG Engineers Inc	W. 5th St. Bridge - Prof	10,928.00
100634	CDG Engineers Inc	BGWTP Porch - Prof. Svcs.	3,250.00
100636	CED- Consolidated Electrical D	Cable Connector - Service	16.65
100642	CH Diagnostics and Consulting	Giardia and Crypto analys	610.00
100719	Chemtrade Chemicals US LLC	Alum Sulfate	8,276.60
100737	Cobra Crete LLC	concrete repair after wat	3,700.00
100742	Collection Professionals Inc	CPI Collection Accts # 18	288.43
100749	Communication Electronics Inc	UL fire monitoring for Ci	126.00
100767	Crescent Electric Supply Co	Cord Grips, Shrink Tubes	105.68
100767	Crescent Electric Supply Co	Cabinet Repairs - Signs	272.22
101105	D B Smart Homes & Security LLC	Blacktooth Park Ph 3 - do	8,143.00
100782	Dana Kepner Company	Repair clamps	933.74

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100782	Dana Kepner Company	Flang for fire hydrant	661.41
100782	Dana Kepner Company	Meter swivel nuts	775.50
100782	Dana Kepner Company	1" meters	3,788.64
100782	Dana Kepner Company	couplings and joints	504.45
100914	Employ LLC	temp workers for recyclin	5,411.25
100916	Energy Laboratories Inc	IOC, SOC, VOC & Nitrate a	1,312.60
100916	Energy Laboratories Inc	IOC, SOC, VOC & Nit analy	1,342.00
100916	Energy Laboratories Inc	TOC analysis invoice WY56	271.00
101107	Energy Management Corp	Annual Generator Service	2,685.00
101107	Energy Management Corp	Sewage Pump Quote 157095-	1,764.78
100923	Enviro-Clean Equipment Inc	Hydraulic test set - Serv	985.55
100925	Epiphany LLC	City of Sheridan Notecard	147.50
100077	Fedex Freight	Samples sent to CH Diagno	221.61
100049	Ferguson US Holdings Inc	1 3/4" and 7/8" cutter fo	1,516.79
100089	Floyd's Truck Center WY	w/c 7-11 - LH windshield	1,462.40
100089	Floyd's Truck Center WY	st 3-28 - windshield	201.52
100104	Fremont Motor Sheridan Inc	2-5 switch repair	43.19
100112	Galls LLC	Uniform Gear	93.57
100130	Grainger Inc	Permanent Markers - Stree	6.73
100130	Grainger Inc	Dry Erase + Magnets - Str	129.50
100130	Grainger Inc	Magnetic Strips - Streets	37.54
100130	Grainger Inc	Magnetic Strips - Streets	56.31
100130	Grainger Inc	Magnetic Strips - Streets	18.77
100130	Grainger Inc	Jackets & Sweatshirts - S	1,140.62
100130	Grainger Inc	Jackets & Sweatshirts - S	570.42
100130	Grainger Inc	Jacket & Hoodie - Streets	106.94
100130	Grainger Inc	Quote #2055471405	123.53
100130	Grainger Inc	Radon Fan	233.90
100230	Hawkins Inc	Stackable Poly tote	100.00
100230	Hawkins Inc	Sodium Hexametaphosphate	5,725.00
100230	Hawkins Inc	Sodium Hypo and Soda Ash	7,156.63
100230	Hawkins Inc	Chemicals WWTP - Azone 15	9,089.12
100248	Home Depot Credit Services	Irrigation supplies for C	70.72
100248	Home Depot Credit Services	Weed and Pest shop suppli	114.32
100248	Home Depot Credit Services	Patch cable - Streets	10.97
100248	Home Depot Credit Services	Irrigation Supplies for P	46.15

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100248	Home Depot Credit Services	Shelf & Bracket - Streets	188.80
100248	Home Depot Credit Services	8x12 Steel Carpenter Squa	21.44
100255	Humdinger Equipment LTD	Return Filter Insert for	1,666.13
100255	Humdinger Equipment LTD	DEF Header Gasket for TAN	109.90
100255	Humdinger Equipment LTD	Seal Kit for TANA 4-73	282.68
100255	Humdinger Equipment LTD	Striker and Filters for T	1,727.47
100257	Huntington National Bank	Lease payment #5 Toro Tur	37,448.53
100264	Imperial Powder Coating LLC	powder coating sculpture	400.00
100265	Imperial Pump Solutions LLC	Downer Lift station yearl	983.40
100287	Interstate Engineering Inc	Kendrick Park Pool Prof.	28,008.00
100287	Interstate Engineering Inc	GIS & Planning Svcs 8/13	4,515.00
101023	John Deere Financial #11113081	(4) Pair of Pants and Boo	319.95
101023	John Deere Financial #11113081	Butt Splice, Fuse Holder	107.76
101033	Kane Funeral Services LLC	Refund of full burial plo	600.00
101037	Kenny L Rolfe Matco Tools	Tool - Service Center	157.23
101041	Kerns & Bunting LLC	city attorney fees Septem	15,814.81
101041	Kerns & Bunting LLC	prosecutors hours for Sep	6,352.50
101046	Kilpatrick Creations Inc	Clothing for firemen CB;	1,575.25
101058	Kois Brothers Equipment Co	w/c 3-14 - lifter assy	5,010.60
101058	Kois Brothers Equipment Co	wc7002 - poppet valves +	2,495.97
101068	Landon's Greenhouse & Nursery	Trees for Miss Indian Ame	3,613.40
101247	Lawson Products Inc	Spill Absobant, Sprayer,	426.17
100451	LJS Concrete & Excavating LLC	Storm Drainage work - Str	3,200.00
100453	LN Curtis & Sons	LNCurtis-5 Gal CitroSquee	342.70
100453	LN Curtis & Sons	Blue Wildfire Helmet-Hat	102.25
100453	LN Curtis & Sons	LNCurtis-Chlorine Gas, 34	536.69
100453	LN Curtis & Sons	.25 LPM Model Rp Fixed Fl	21.99
100453	LN Curtis & Sons	MSA G1 Flow Testing on 33	3,706.60
100453	LN Curtis & Sons	Annual Service on Hurst E	940.00
100458	Luke A Goddard	Medical Doctor Coverage f	500.00
100497	Mike's Electric Inc	Swapped out box for weath	112.10
100021	Montana Dakota Utilities Co	partial september bills f	14,342.35

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100652	Mullinax Concrete Service & Ir	Chips & Rock - Streets	8,362.89
100652	Mullinax Concrete Service & Ir	Pea gravel for Cemetery	590.93
100652	Mullinax Concrete Service & Ir	Road base for North lift	1,477.03
100652	Mullinax Concrete Service & Ir	river rock to repair hydr	133.20
100657	SPB Inc	Break Cleaner - Service C	39.48
100657	SPB Inc	Parks truck battery repla	170.99
100657	SPB Inc	Various dept fleet suppli	2.36
100657	SPB Inc	Various dept fleet suppli	15.79
100657	SPB Inc	Various dept fleet suppli	23.69
100657	SPB Inc	Various dept fleet suppli	67.47
100657	SPB Inc	Various dept fleet suppli	13.17
100657	SPB Inc	Various dept fleet suppli	73.25
100657	SPB Inc	eng 2-70 - new battery	170.99
100671	Norco Inc	Safety glasses - Signs	32.94
100671	Norco Inc	Film wrap, Disposable Glo	214.64
100671	Norco Inc	Paper towel dispenser for	91.70
100671	Norco Inc	Toilet Paper - Service Ce	81.49
100671	Norco Inc	Drum Bogie - Service Cent	241.19
100671	Norco Inc	nitrile gloves	59.46
100671	Norco Inc	Hard hats, lens cleaners,	148.65
100671	Norco Inc	Polarized copper lens	195.12
100671	Norco Inc	Stretch wrap for Recyclin	133.34
100671	Norco Inc	Propane for Forklift 09/2	226.98
100673	North Central Labs	Contractual: DEQ In-House	396.74
100673	North Central Labs	WWTP Equip: Vacuum Pump,	5,085.25
101324	Northwest Pipe Fittings	16"repair parts - epoxy g	218.56
100686	Novus Glass	Replace windshield in 201	412.00
100688	O'Dell Construction Inc	Fire Station Reno - Pay A	9,510.80
100047	Office Shop Inc	Equipment contract Canon/	9.57
100047	Office Shop Inc	UM copier charges	33.88
100047	Office Shop Inc	3rd floor copier usage	256.89
100047	Office Shop Inc	1st floor copier usage	307.11
100047	Office Shop Inc	Streets - copies on lease	82.49
100047	Office Shop Inc	Copier charges	11.20
100047	Office Shop Inc	City Hall copier usage 8/	429.23
100047	Office Shop Inc	Monthly Copy Charges	56.35
100047	Office Shop Inc	UM copier lease	53.48
999998	Melissa Albrecht	Reimbursement for Hepatit	27.00
999998	Carter King	CDL Test Reimbursement -	87.25

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
999998	Tanner Tippets	Meals Per Diem-WFA-Cheyen	206.50
999998	Jeff Drozdowski	Meals per diem-fuel WFA-C	268.06
999998	Stuart McRae	Travel Expenses for 2024	399.57
999998	Tom	Per-Diem for RMWC in Love	211.50
999998	Jerrold Trangmoe	Per-Diem RMWC in Loveland	211.50
999998	Carter King	Feild OPS Test - Streets	47.25
999998	Peter Brooks	WSWRA Conference Per Diem	147.00
999998	Armand Enslin	Travel Expenses	262.00
999998	Daniel Keller	Travel Expenses	244.50
999998	Tanner Tippets	Meals Per Diem WFA Cheyen	206.50
999998	Jeff Drozdowski	Meals Per Diem and fuel w	311.41
999998	Gabe Legler	Meals Per Diem and fuel f	299.38
999998	Mark Galloway	Meals Per Diem for MGallo	206.50
999999	Unclaimed Property Program	Unclaimed Property report	5.00
999999	Wyoming State Treasurer	Unclaimed Property Report	2,484.10
999999	Ohio Division of Unclaimed Fun	Unclaimed Property FY23 O	94.97
999997	Imperial Powder Coating	Deposit Refund-1250 S She	68.59
999997	NOCOAST LLC	Refund-20 S Water St # 20	59.35
999997	Montana Mold Services LLC	Hydrant Meter - Deposit R	548.75
999997	Foss Inc	Hydrant Meter - Deposit R	411.54
999997	Ben & Heather Horton	Deposit Refund-65 E 8th S	26.17
999997	Destinee Young	Deposit Refund - 553 E 7t	62.00
999997	Matt King	Deposit Refund - 1226 6th	69.96
999997	David Wasitowski	Deposit Refund - 15 woodl	75.38
999997	McKoy Feland	Deposit Refund - 1261 S S	101.95
999997	Jackson & Karrie Stephens	Deposit Refund - 955 N Sh	109.41
999997	Austin Opitz	Deposit Refund - 422 S Sh	125.00
999997	Gerhard Muecke	Deposit Refund - 1753 Pop	45.52
999997	Karrick Clifford	Deposit Refund - 1143 Par	81.41
999997	Hope Eye	Refund - 1474 North Heigh	23.54
999997	Ty & Toni Caywood	Deposit Refund-1399 North	125.00
999997	Isaiah Maes	Deposit Refund-1349 N Mai	81.41
999997	Jade Redleaf	Deposit Refund-1349 N Mai	115.54
999997	Nick Summers	Deposit Refund-315 E Louc	60.37
999997	Lowder-Milk Mechanical LLC	Deposit Refund - 2074 Eas	67.48
999997	Vera Heide	Desposit Refund-914 w 10	42.79
999997	Timothy Brandt	Deposit Refund-1150 Avon	87.32
999997	Luis Cordingly	Deposit Refund-404 S Tsch	52.48
999997	Kelsie Tarver	Deposit Refund-1035 Sumne	98.14
999997	Scott Lee	Deposit Refund-2027 Summi	125.00
999997	Eddie Denise Piker	Deposit Refund-507 Jackso	99.63
999997	Lance Baker	Water Refund 1657 North H	5.90
999997	342, LLC	Deposit Refund-342 whitne	130.00
999997	Herman Terhaar	Refund-453 N Custer St.	58.93
999997	Eric Chumwalooky	Refund-1731 willow Trl	34.49
999997	Wolfe Auto Glass	Refund-347 N Main St.	365.59
999997	Austin Becker	Refund-429 E 7th St.	60.04
999997	Carroll Realty	Refund - 1343 Cove Ct.	39.75

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
999997	Cave Creek Ranch	SAWS Refund-1367 Big Goos	111.59
999997	Michael & Kathleen McNickle	Refund - 24 S Water St.	5.00
999997	Ruby Jean Hudson	Water Refund - 910 W 10th	59.36
100702	Pace Analytical Services LLC	Bac-T & Coliform analysis	457.00
100794	Pert's Towing	Recovered Sanitation Truc	255.00
100797	Pfitzer Pest Control LLC	Quarterly Pest Control -	142.83
100818	Powder River Power of Sheridan	STL403 - grease	14.16
100818	Powder River Power of Sheridan	w/c 7-8 - all thread	3.24
100818	Powder River Power of Sheridan	PVC discharge hose, hydra	130.18
100818	Powder River Power of Sheridan	Adapter Fitting - Streets	13.82
100818	Powder River Power of Sheridan	Adapter Fitting - Streets	28.16
100818	Powder River Power of Sheridan	Adapter Fitting - Streets	28.16
100818	Powder River Power of Sheridan	Various dept fleet suppli	4.44
100818	Powder River Power of Sheridan	Various dept fleet suppli	121.02
100818	Powder River Power of Sheridan	Various dept fleet suppli	325.59
101113	Quill LLC	Trifold towels and first	71.98
100853	Range	September Range bills int	2,800.35
101316	R.I REP CORP	3/4" meters and 1" meters	14,078.84
100955	Rocky Mountain Scale Works	Landfill Scale - calibrat	2,400.00
100956	Rocky Mountain Sign Design & P	Directional Signs for Tem	180.00
101335	Safeguard Business Systems Inc	Deposit slips for Muni Co	96.61
100989	Servall Uniform & Linen Supply	Clean Rugs for SFR 9-14-2	35.32
100989	Servall Uniform & Linen Supply	UM rug cleaning	104.19
100989	Servall Uniform & Linen Supply	UM rug cleaning	104.19
100989	Servall Uniform & Linen Supply	rugs, mops, etc. - Street	196.93
100989	Servall Uniform & Linen Supply	Bi weekly Rug Cleaning fo	40.56
100989	Servall Uniform & Linen Supply	Bi weekly Rug Cleaning fo	260.28
100989	Servall Uniform & Linen Supply	Rug Cleaning	195.64
100998	Sheridan Commercial Co	Screwdriver - Signs	21.00
100998	Sheridan Commercial Co	Velcro	20.47
100998	Sheridan Commercial Co	Door Handle - Streets	15.29
100998	Sheridan Commercial Co	Inner Tube - Streets	10.59
100998	Sheridan Commercial Co	Wire Pin - Streets	2.59
100998	Sheridan Commercial Co	Supplies for Parks Depart	426.78
100998	Sheridan Commercial Co	Trash Can, Lid, & Dolly -	125.93
100998	Sheridan Commercial Co	Green and Blue marking pa	101.78
100998	Sheridan Commercial Co	Cycle oil	35.73
100998	Sheridan Commercial Co	Cycle oil	37.12

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100998	Sheridan Commercial Co	Barbed adapter	.98
100998	Sheridan Commercial Co	Coupling, sprinkler repai	24.43
100998	Sheridan Commercial Co	UPS shipping charges for	60.48
100998	Sheridan Commercial Co	Pins for Roll Off 3-60	2.59
100998	Sheridan Commercial Co	US and wyo flag for out f	69.70
100998	Sheridan Commercial Co	Office Supplies	61.74
100998	Sheridan Commercial Co	Broom & Dust Pan - Servic	37.74
100998	Sheridan Commercial Co	WWTP Sheridan Commercial	1,112.96
100998	Sheridan Commercial Co	ups shipping charges	125.89
101001	Sheridan County Chamber of Com	Wyoming Tax Structure Bre	20.00
100150	Econowash LLC	Laundry - Service Center	42.00
100150	Econowash LLC	Laundry - Service Center	46.00
100150	Econowash LLC	WWTP Econ-o-wash Laundry	30.00
100153	Sheridan Express LLC	Hauled Tires for Recyclin	805.00
100163	Sheridan Newspapers Inc	Legal Ads for Landfill Sc	63.65
100163	Sheridan Newspapers Inc	Planning Ad - BOA Notice	47.64
100163	Sheridan Newspapers Inc	Planning Ad - PC Notice V	51.90
100163	Sheridan Newspapers Inc	Planning Ad - Notice CC R	39.84
100163	Sheridan Newspapers Inc	Eng. Ad - CH Carpet 41 Da	139.68
100163	Sheridan Newspapers Inc	Eng Ad - RFP Aerial Image	143.54
100163	Sheridan Newspapers Inc	Ad for Bids for 1/2-Ton T	151.87
100163	Sheridan Newspapers Inc	23 Pavement Maint - Ad fo	146.53
100163	Sheridan Newspapers Inc	103 N Gould - 41 Day Noti	147.70
100163	Sheridan Newspapers Inc	Landfill Scale - Ad for R	155.70
100163	Sheridan Newspapers Inc	Leag ad for Sheridan Inn	147.70
100163	Sheridan Newspapers Inc	Legal ad Bar and Grill No	42.29
100163	Sheridan Newspapers Inc	Legal ad City Council Min	867.54
100163	Sheridan Newspapers Inc	Legal ad City Employee sa	362.91
100163	Sheridan Newspapers Inc	Legal ad City Council Min	985.02
100163	Sheridan Newspapers Inc	Labor Day Ad 08/29/23	66.00
100189	Source Office & Technology	Utility Admin Office Furn	23,500.47
101162	SRM-Kodiak America	snow blower	163,000.00
100051	State of Wyoming	Crime Victims Surcharges	460.00
100051	State of Wyoming	risk management for Travi	2,460.59
101207	T-O Engineers LLC	On-Call GIS Services 8/1/	9,092.50
100319	Thomas J Klepperich	Judges July hours	3,675.00
100321	The Tire Guys Inc	w/c 701 - tire repair	47.50
100321	The Tire Guys Inc	GC496 - tire repair	42.95

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100321	The Tire Guys Inc	2-12 flat tire fix	26.00
100321	The Tire Guys Inc	3-79 tire repair	80.00
100321	The Tire Guys Inc	WP506 - tire repair	27.50
100321	The Tire Guys Inc	w/c 3-14 - new drive tire	374.00
100322	Tires for Reclamation Inc	Tire Recycling 09/20/23	1,573.00
100339	Trihydro Corporation	pavement maintenance	8,402.50
100339	Trihydro Corporation	2023 R&O - CA thru 8/26/2	1,427.25
100348	TW Enterprises Inc	Annual Servicing of Fire	555.20
100348	TW Enterprises Inc	Annual Servicing of Fire	560.64
100348	TW Enterprises Inc	City Hall generator repai	947.71
100350	Tyler Technologies Inc	implementation utility bi	1,304.00
100350	Tyler Technologies Inc	implementation Chuck Cole	652.00
100350	Tyler Technologies Inc	implementation Chuck Cole	652.00
101226	The United States Composting C	Professional Certificatio	115.00
100514	Visionary Communications	Broadband service 8/1/23	1,038.58
100514	Visionary Communications	Domain hosting for SPAC w	183.03
100514	Visionary Communications	Internet services for Par	922.07
100516	VRM Inc	1,500 Hour Service on TAN	2,026.00
100516	VRM Inc	Troubleshoot Oil Leaks and	12,803.78
100516	VRM Inc	250, 500 and 1,500 Servic	6,050.00
100035	WAMCAT	Renewal of memberships fo	150.00
101193	Wareings Motors Sheridan Inc	BD 2-74 - replaced transm	6,907.04
100526	Water Products & Solutions	5 Gallon Water - Service	17.50
100527	Weed Warriors	Contractual mowing variou	55.00
100527	Weed Warriors	Contractual mowing variou	200.00
100527	Weed Warriors	Contractual mowing variou	85.00
100527	Weed Warriors	Contractual mowing variou	85.00
100527	Weed Warriors	Contractual mowing variou	145.00
100527	Weed Warriors	Contractual mowing variou	105.00
100527	Weed Warriors	Contractual mowing variou	80.00
100527	Weed Warriors	Contractual mowing variou	175.00
100527	Weed Warriors	Contractual mowing variou	185.00
100527	Weed Warriors	Contractual mowing variou	80.00
100540	winsupply of Sheridan wy Co	Pipe for Compost Yard	402.00
100540	winsupply of Sheridan wy Co	Pipe for Compost Yard	6,454.28
100540	winsupply of Sheridan wy Co	Irrigation supplies for P	41.98
100540	winsupply of Sheridan wy Co	Irrigation supplies for P	156.00
100540	winsupply of Sheridan wy Co	Irrigation supplies for P	272.00

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: JH100322 10/03/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
100540	winsupply of Sheridan wy Co	Irrigation supplies for P	64.81
100540	winsupply of Sheridan wy Co	Irrigation supplies for P	84.00
100540	winsupply of Sheridan wy Co	Irrigation supplies for P	1,317.80
100540	winsupply of Sheridan wy Co	Irrigation supplies for P	16.20
100540	winsupply of Sheridan wy Co	Irrigation supplies for C	993.14
100540	winsupply of Sheridan wy Co	Irrigation supplies for C	422.60
100540	winsupply of Sheridan wy Co	Irrigation supplies for C	413.64
100540	winsupply of Sheridan wy Co	Irrigation supplies for C	413.64
100540	winsupply of Sheridan wy Co	Irrigation supplies for K	141.04
100540	winsupply of Sheridan wy Co	Irrigation supplies for C	242.37
100540	winsupply of Sheridan wy Co		76.52
100540	winsupply of Sheridan wy Co	Washington Park frost fre	357.07
100540	winsupply of Sheridan wy Co	Hydrant meter ball valve	480.56
100052	Wyoming Machinery Company	Landfill #LFE901 - 2022 C	8,950.00
100052	Wyoming Machinery Company	BGWTP #BGE-901 - CAT Fold	7,800.00
356 INVOICES		CHECK RUN TOTAL	636,656.38

CHECK RUN SUMMARY

CHECK RUN: JH100322 10/03/2022

ACCOUNT	ORG DESC	ACCT DESC	
100-00-00-000-000-4611-	Gen Fund	Cemetery L	600.00
100-10-11-110-000-6403-	Court	Telecom Se	29.45
100-10-11-110-000-6601-	Court	Contractua	10,027.50
100-10-11-110-000-6801-	Court	Printing	96.61
100-10-12-121-000-6403-	Council	Telecom Se	54.50
100-10-12-121-000-6801-	Council	Printing	73.75
100-10-12-121-000-6803-	Council	Food	20.00
100-10-12-122-000-6201-	CA	Travel/Tra	399.57
100-10-12-122-000-6403-	CA	Telecom Se	41.03
100-10-12-122-000-6801-	CA	Printing	73.75
100-10-14-141-000-6101-	Clerk	Office Sup	121.11
100-10-14-141-000-6103-	Clerk	Technology	1,569.45
100-10-14-141-000-6202-	Clerk	Membership	150.00
100-10-14-141-000-6403-	Clerk	Telecom Se	27.25
100-10-14-141-000-6802-	Clerk	Advertisin	2,405.46
100-10-14-142-000-6403-	Treasurer	Telecom Se	68.13
100-10-14-143-000-6101-	Cust Serv	Office Sup	66.13
100-10-14-143-000-6403-	Cust Serv	Telecom Se	68.13
100-10-14-143-000-6601-	Cust Serv	Contractua	288.43
100-10-15-150-000-6601-	Legal	Contractua	15,814.81
100-10-16-160-000-6403-	HR	Telecom Se	27.25
100-10-17-170-000-6403-	IT	Telecom Se	33.73
100-10-18-181-000-6102-	GGB Maint	Copier Sup	429.23
100-10-18-181-000-6502-	GGB Maint	Rent/Lease	564.00
100-10-18-181-000-6601-	GGB Maint	Contractua	126.00
100-10-18-181-000-6701-	GGB Maint	Repairs/Ma	4,443.34
100-10-18-181-000-6704-	GGB Maint	Repairs/Ma	947.71
100-10-18-182-000-6403-	Engineer	Telecom Se	81.90
100-10-18-182-000-6601-	Engineer	Contractua	9,092.50
100-10-18-182-000-6704-0010A	Engineer	Repairs/Ma	170.99
100-10-18-182-000-6802-	Engineer	Advertisin	283.22
100-20-21-210-000-6101-	Police	Office Sup	61.74
100-20-21-210-000-6105-	Police	Uniforms/C	93.57
100-20-21-210-000-6111-	Police	Department	87.25
100-20-21-210-000-6201-	Police	Travel/Tra	244.50
100-20-21-210-000-6305-	Police	Insurance-	2,460.59
100-20-21-210-000-6401-	Police	Gas/Electr	145.94
100-20-21-210-000-6403-	Police	Telecom Se	778.92
100-20-21-223-000-6403-	PD Comm	Telecom Se	.15
100-20-23-230-000-6105-	Fire Admin	Uniforms/C	1,575.25
100-20-23-230-000-6109-	Fire Admin	Petroleum	259.35
100-20-23-230-000-6111-	Fire Admin	Department	1,134.68
100-20-23-230-000-6201-	Fire Admin	Travel/Tra	1,239.00
100-20-23-230-000-6403-	Fire Admin	Telecom Se	350.01
100-20-23-230-000-6701-	Fire Admin	Repairs/Ma	1,227.94
100-20-23-230-000-6704-	Fire Admin	Repairs/Ma	1,859.21
100-20-25-250-000-6111-	Bldg Insp	Department	233.90
100-20-25-250-000-6403-	Bldg Insp	Telecom Se	110.30
100-20-25-250-000-6704-0010A	Bldg Insp	Repairs/Ma	6,907.04
100-30-31-312-000-6101-	Road Maint	Office Sup	248.85

CHECK RUN SUMMARY

CHECK RUN: JH100322 10/03/2022

ACCOUNT	ORG DESC	ACCT DESC	
100-30-31-312-000-6102-	Road Maint	Copier Sup	82.49
100-30-31-312-000-6105-	Road Maint	Uniforms/C	2,842.93
100-30-31-312-000-6111-	Road Maint	Department	8,576.57
100-30-31-312-000-6113-	Road Maint	Shipping/F	1,160.00
100-30-31-312-000-6201-	Road Maint	Travel/Tra	134.50
100-30-31-312-000-6401-	Road Maint	Gas/Electr	825.63
100-30-31-312-000-6402-	Road Maint	Electric-O	167.42
100-30-31-312-000-6403-	Road Maint	Telecom Se	154.65
100-30-31-312-000-6602-	Road Maint	Contractua	3,539.76
100-30-31-312-000-6701-	Road Maint	Repairs/Ma	204.09
100-30-31-312-000-6704-	Road Maint	Repairs/Ma	37.50
100-30-31-314-000-7600-	SnowRemove	Cap Outlay	96,900.00
100-30-31-319-000-6105-	Signs	Uniforms/C	32.94
100-30-31-319-000-6107-	Signs	Tools	21.00
100-30-31-319-000-6701-	Signs	Repairs/Ma	272.22
100-30-35-350-000-6101-	Cem Admin	Office Sup	35.08
100-30-35-350-000-6111-	Cem Admin	Department	590.93
100-30-35-350-000-6403-	Cem Admin	Telecom Se	13.63
100-30-35-350-000-6702-	Cem Admin	Repairs/Ma	2,620.86
100-50-54-540-000-6105-	Park Super	Uniforms/C	135.01
100-50-54-540-000-6111-	Park Super	Department	692.25
100-50-54-540-000-6401-	Park Super	Gas/Electr	394.49
100-50-54-540-000-6403-	Park Super	Telecom Se	949.32
100-50-54-540-000-6601-	Park Super	Contractua	1,195.00
100-50-54-540-000-6702-	Park Super	Repairs/Ma	2,075.46
100-60-62-621-000-6403-	Plan Zone	Telecom Se	27.25
100-60-62-621-000-6802-	Plan Zone	Advertisin	139.38
100-70-73-731-000-6107-	ServiceCtr	Tools	1,073.23
100-70-73-731-000-6111-	ServiceCtr	Department	986.15
100-70-73-731-000-6111-0190D	ServiceCtr	Department	669.57
100-70-73-731-000-6111-0243D	ServiceCtr	Department	485.21
100-70-73-731-000-6111-0247D	ServiceCtr	Department	2.36
100-70-73-731-000-6113-	ServiceCtr	Shipping/F	69.55
100-70-73-731-000-6401-	ServiceCtr	Gas/Electr	1,872.15
100-70-73-731-000-6602-	ServiceCtr	Contractua	88.00
100-70-73-731-000-6802-	ServiceCtr	Advertisin	151.87
		FUND TOTAL	196,431.57
110-20-23-230-000-6108-	Fire Admin	Equip/Mach	4,556.08
110-20-23-230-000-6601-	Fire Admin	Contractua	535.32
110-20-23-230-000-6704-0010A	Fire Admin	Repairs/Ma	154.15
110-50-57-571-000-6601-	Collection	Contractua	2,500.00
110-50-57-571-000-6700-	Collection	Repairs/Ma	400.00
110-50-57-571-000-6809-	Collection	Miscellane	183.03
		FUND TOTAL	8,328.58
120-10-18-182-000-6601-	Engineer	Contractua	4,515.00
120-20-21-210-000-6111-	Police	Department	2,862.00

CHECK RUN SUMMARY

CHECK RUN: JH100322 10/03/2022

ACCOUNT	ORG DESC	ACCT DESC	
120-20-21-210-000-6502-	Police	Rent/Lease	11.20
120-20-21-210-000-6602-	Police	Contractua	195.64
120-20-21-210-000-6704-	Police	Repairs/Ma	48.99
120-30-31-314-000-7600-	SnowRemove	Cap Outlay	66,100.00
		FUND TOTAL	73,732.83
200-50-54-543-000-6111-0256A	Forestry	Department	3,613.40
		FUND TOTAL	3,613.40
400-10-14-142-000-7600-0097P	Treasurer	Cap Outlay	2,608.00
400-10-18-180-000-7130-0259P	GGBConsAcq	Cap Outlay	6,988.80
400-20-23-237-000-7600-0101P	Fire Bldgs	Cap Outlay	9,510.80
400-30-31-312-000-7400-0152P	Road Maint	Cap Outlay	9,976.28
400-30-31-315-000-7400-0166P	Bridges	Cap Outlay	10,928.00
400-30-34-340-000-7400-0169P	ParkingFac	Cap Outlay	147.70
400-50-52-521-000-7400-0180P	Pool Const	Cap Outlay	28,008.00
400-50-54-541-000-7400-0175P	Park Areas	Cap Outlay	8,143.00
400-50-54-541-000-7400-0181P	Park Areas	Cap Outlay	178.19
400-80-81-814-000-7400-0161P	BGWT	Cap Outlay	3,250.00
400-80-84-841-000-7400-0157P	Landfill	Cap Outlay	38,707.22
400-80-84-841-000-7400-0213P	Landfill	Cap Outlay	1,387.00
400-80-84-841-000-7400-0248P	Landfill	Cap Outlay	2,735.70
		FUND TOTAL	122,568.69
500-00-00-000-000-1101-	Water Fund	Accounts R	1,532.82
500-00-00-000-000-1300-	Water Fund	Due from C	223.66
500-00-00-000-000-2301-	Water Fund	Utility De	2,903.05
500-00-00-000-000-2302-	Water Fund	Hydrant/wa	1,415.47
500-80-81-810-000-6101-	WaterAdmin	Office Sup	71.14
500-80-81-810-000-6108-	WaterAdmin	Equip/Mach	14,100.28
500-80-81-810-000-6403-	WaterAdmin	Telecom Se	40.88
500-80-81-811-000-6101-	Source Sup	Office Sup	69.05
500-80-81-811-000-6103-	Source Sup	Technology	845.59
500-80-81-811-000-6105-	Source Sup	Uniforms/C	-23.00
500-80-81-811-000-6111-	Source Sup	Department	31.99
500-80-81-811-000-6112-	Source Sup	Postage	221.61
500-80-81-811-000-6401-	Source Sup	Gas/Electr	369.69
500-80-81-811-000-6703-	Source Sup	Repairs/Ma	610.00
500-80-81-812-000-6102-	Water Dist	Copier Sup	33.88
500-80-81-812-000-6111-	Water Dist	Department	18,072.98
500-80-81-812-000-6401-	Water Dist	Gas/Electr	685.74
500-80-81-812-000-6403-	Water Dist	Telecom Se	181.41
500-80-81-812-000-6601-	Water Dist	Contractua	708.38
500-80-81-812-000-6703-	Water Dist	Repairs/Ma	3,700.00
500-80-81-813-000-6103-	SWTP	Technology	9.57
500-80-81-813-000-6106-	SWTP	Chemicals	13,663.60
500-80-81-813-000-6111-	SWTP	Department	39.99

CHECK RUN SUMMARY

CHECK RUN: JH100322 10/03/2022

ACCOUNT	ORG DESC	ACCT DESC	
500-80-81-813-000-6112-	SWTP	Postage	213.00
500-80-81-813-000-6113-	SWTP	Shipping/F	338.00
500-80-81-813-000-6201-	SWTP	Travel/Tra	423.00
500-80-81-813-000-6401-	SWTP	Gas/Electr	4,084.81
500-80-81-813-000-6601-	SWTP	Contractua	3,169.60
500-80-81-814-000-6103-	BGWT	Technology	192.99
500-80-81-814-000-6106-	BGWT	Chemicals	7,128.13
500-80-81-814-000-6113-	BGWT	Shipping/F	128.50
500-80-81-814-000-6401-	BGWT	Gas/Electr	1,784.91
500-80-81-814-000-7600-	BGWT	Cap Outlay	7,800.00
500-80-81-815-000-6111-	SAWS	Department	6,106.50
500-80-81-815-000-6401-	SAWS	Gas/Electr	675.48
		FUND TOTAL	91,552.70
510-00-00-000-000-1101-	Sewer Fund	Accounts R	118.61
510-80-82-820-000-6101-	SewerAdmin	Office Sup	47.44
510-80-82-820-000-6108-	SewerAdmin	Equip/Mach	9,400.19
510-80-82-820-000-6403-	SewerAdmin	Telecom Se	27.25
510-80-82-821-000-6111-	WW Collect	Department	1,815.32
510-80-82-821-000-6401-	WW Collect	Gas/Electr	38.36
510-80-82-821-000-6403-	WW Collect	Telecom Se	120.94
510-80-82-821-000-6601-	WW Collect	Contractua	53.48
510-80-82-821-000-6703-	WW Collect	Repairs/Ma	983.40
510-80-82-822-000-6106-	WW Treat	Chemicals	9,089.12
510-80-82-822-000-6107-	WW Treat	Tools	179.97
510-80-82-822-000-6108-	WW Treat	Equip/Mach	4,750.70
510-80-82-822-000-6111-	WW Treat	Department	3,690.95
510-80-82-822-000-6113-	WW Treat	Shipping/F	403.37
510-80-82-822-000-6401-	WW Treat	Gas/Electr	26.77
510-80-82-822-000-6403-	WW Treat	Telecom Se	261.49
510-80-82-822-000-6602-	WW Treat	Contractua	3,056.45
510-80-82-822-000-7500-	WW Treat	Cap Outlay	1,488.54
		FUND TOTAL	35,552.35
520-00-00-000-000-1101-	SW Fund	Accounts R	24.84
520-80-83-830-000-6102-	SW Admin	Copier Sup	56.35
520-80-83-830-000-6201-	SW Admin	Travel/Tra	147.00
520-80-83-830-000-6802-	SW Admin	Advertisin	129.65
520-80-83-831-000-6101-	Sanitation	Office Sup	27.68
520-80-83-831-000-6105-	Sanitation	Uniforms/C	188.95
520-80-83-831-000-6111-0010A	Sanitation	Department	9,104.40
520-80-83-831-000-6113-	Sanitation	Shipping/F	230.18
520-80-83-831-000-6403-	Sanitation	Telecom Se	13.63
520-80-83-831-000-6602-	Sanitation	Contractua	402.10
520-80-83-831-000-6704-0010A	Sanitation	Repairs/Ma	421.50
520-80-83-832-000-6101-	Recycling	Office Sup	23.37
520-80-83-832-000-6102-	Recycling	Copier Sup	138.00
520-80-83-832-000-6109-	Recycling	Petroleum	226.98

CHECK RUN SUMMARY

CHECK RUN: JH100322 10/03/2022

ACCOUNT	ORG DESC	ACCT DESC	
520-80-83-832-000-6111-	Recycling	Department	213.34
520-80-83-832-000-6111-0010A	Recycling	Department	65.55
520-80-83-832-000-6401-	Recycling	Gas/Electr	901.95
520-80-83-832-000-6602-	Recycling	Contractua	147.10
520-80-83-832-000-6603-	Recycling	Contractua	5,411.25
520-80-84-841-000-6105-	Landfill	Uniforms/C	319.95
520-80-84-841-000-6111-	Landfill	Department	7,553.02
520-80-84-841-000-6111-0010A	Landfill	Department	3,623.39
520-80-84-841-000-6113-	Landfill	Shipping/F	192.45
520-80-84-841-000-6204-	Landfill	Licenses/F	115.00
520-80-84-841-000-6403-	Landfill	Telecom Se	247.44
520-80-84-841-000-6601-	Landfill	Contractua	1,739.50
520-80-84-841-000-6602-	Landfill	Contractua	2,764.78
520-80-84-841-000-6704-	Landfill	Repairs/Ma	20,879.78
520-80-84-841-000-7600-	Landfill	Cap Outlay	8,950.00
		FUND TOTAL	64,259.13
530-30-32-320-000-6111-	Weed Admin	Department	114.32
530-30-32-320-000-6704-0010A	Weed Admin	Repairs/Ma	27.50
		FUND TOTAL	141.82
540-50-53-530-000-6111-	Golf Admin	Department	141.04
540-50-53-530-000-6401-	Golf Admin	Gas/Electr	2,382.79
540-50-53-530-000-6502-	Golf Admin	Rent/Lease	37,448.53
540-50-53-530-000-6704-0010A	Golf Admin	Repairs/Ma	42.95
		FUND TOTAL	40,015.31
700-00-00-000-000-2104-	AgencyFund	Crime Vict	460.00
		FUND TOTAL	460.00
CHECK RUN SUMMARY TOTAL			636,656.38

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

DETAIL INVOICE LIST

CASH ACCOUNT: 99000 1012

CHECK RUN: PP092223 09/21/2023

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
101267	Alina M Gaona	Janitorial Services for P	1,165.00
101267	Alina M Gaona	Janitorial Services for P	1,200.00
100413	AT&T Mobility	AT&T bills for August and	8,734.43
100639	CenturyLink Communications LLC	Cemetery and SWTP August	1,944.18
100074	Farmers Co-op Oil Co	Tank rental for Pro Shop	65.00
100045	First Interstate Bank - Master	software subscriptions	43.21
100045	First Interstate Bank - Master	Spectrum bill for weed an	137.97
100045	First Interstate Bank - Master	Bluehost Software	19.99
100021	Montana Dakota Utilities Co	partial MDU bills	4,048.12
100367	Vertical Door Solutions Inc	repair to landfill garage	855.07
100516	VRM Inc	Labor to Replace Pin in B	800.00
100516	VRM Inc	Labor to Perform 1,000 Ho	1,355.00
100516	VRM Inc	Troubleshoot Starting Issu	1,290.00
100516	VRM Inc	Labor for Landfill Methan	1,146.25
14 INVOICES			CHECK RUN TOTAL 22,804.22

CHECK RUN SUMMARY

CHECK RUN: PP092223 09/21/2023

ACCOUNT	ORG DESC	ACCT DESC	
100-10-14-141-000-6104-	Clerk	Software &	43.21
100-10-17-170-000-6104-	IT	Software &	19.99
100-10-18-181-000-6401-	GGB Maint	Gas/Electr	1,936.94
100-10-18-182-000-6403-	Engineer	Telecom Se	89.50
100-20-21-210-000-6403-	Police	Telecom Se	31.90
100-20-23-230-000-6403-	Fire Admin	Telecom Se	110.70
100-20-25-250-000-6403-	Bldg Insp	Telecom Se	635.09
100-30-31-312-000-6111-	Road Maint	Department	6,939.96
100-30-31-312-000-6401-	Road Maint	Gas/Electr	212.14
100-30-31-312-000-6402-	Road Maint	Electric-O	867.20
100-30-31-312-000-6403-	Road Maint	Telecom Se	141.36
100-30-35-350-000-6401-	Cem Admin	Gas/Electr	167.71
100-30-35-350-000-6403-	Cem Admin	Telecom Se	63.02
100-50-54-540-000-6401-	Park Super	Gas/Electr	205.36
100-50-54-540-000-6602-	Park Super	Contractua	2,365.00
100-70-73-731-000-6403-	ServiceCtr	Telecom Se	56.80
	FUND TOTAL		13,885.88
500-80-81-810-000-6403-	WaterAdmin	Telecom Se	128.56
500-80-81-812-000-6401-	Water Dist	Gas/Electr	553.61
500-80-81-812-000-6403-	Water Dist	Telecom Se	126.73
500-80-81-813-000-6403-	SWTP	Telecom Se	1,907.02
500-80-81-814-000-6403-	BGWT	Telecom Se	67.30
500-80-81-815-000-6401-	SAWS	Gas/Electr	105.16
	FUND TOTAL		2,888.38
510-80-82-820-000-6403-	SewerAdmin	Telecom Se	85.71
510-80-82-821-000-6403-	WW Collect	Telecom Se	49.73
510-80-82-822-000-6403-	WW Treat	Telecom Se	30.94
	FUND TOTAL		166.38
520-80-83-831-000-6403-	Sanitation	Telecom Se	47.13
520-80-83-832-000-6401-	Recycling	Gas/Electr	52.68
520-80-83-832-000-6601-	Recycling	Contractua	800.00
520-80-84-841-000-6403-	Landfill	Telecom Se	94.24
520-80-84-841-000-6704-	Landfill	Repairs/Ma	4,646.32
	FUND TOTAL		5,640.37
530-30-32-320-000-6403-	Weed Admin	Telecom Se	158.21
	FUND TOTAL		158.21
540-50-53-530-000-6502-	Golf Admin	Rent/Lease	65.00
	FUND TOTAL		65.00

CHECK RUN SUMMARY

CHECK RUN: PP092223 09/21/2023

ACCOUNT	ORG DESC	ACCT DESC
CHECK RUN SUMMARY TOTAL		22,804.22

** 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

City Administrator

MEMORANDUM

Project Name: Appointment of Cody Sinclair to the Sheridan Educational and Economic Development Board (SEEDA) to fill the remainder of Patrick Henderson's term expiring December 31, 2024.
From: Jennifer Rizer, Executive Assistant
To: Mayor and Council
CC:
Date: 10/02/2023

Recommendation:

Please see the attached Appointment Memo.

Attachments

Appointment Memo



Office of the Mayor
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4202



MEMORANDUM

DATE: October 2, 2023
FROM: Mayor Richard Bridger
TO: City Council
RE: Appointment of Cody Sinclair to the Sheridan Educational and Economic Development Association (SEEDA)

Fellow Council Members:

I hereby recommend the appointment of Cody Sinclair to the Sheridan Educational and Economic Development Association Joint Powers Board to fill the remainder of Patrick Henderson's term expiring December 31, 2024.



CITY OF SHERIDAN, WYOMING

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

City Administrator

MEMORANDUM

Project Name: Reappointment of Nancy Drummond to the Board of Adjustment (BOA) for a 3-year term expiring December 31, 2026.

From: Jennifer Rizer, Executive Assistant

To: Mayor and Council

CC:

Date: 10/02/2023

Recommendation:

Please see the attached Appointment Memo.

Attachments

Appointment Memo



Office of the Mayor
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4202



MEMORANDUM

DATE: October 2, 2023
FROM: Mayor Richard Bridger
TO: City Council
RE: Reappointment of Nancy Drummond to the Board of Adjustment (BOA)

Fellow Council Members:

I hereby recommend the reappointment of Nancy Drummond to the Board of Adjustment for a 3-year term expiring December 31, 2026.



CITY OF SHERIDAN, WYOMING

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

Fire Rescue

MEMORANDUM

Project Name: Fire Prevention Week - Fire Chief Gary Harnish
From: Gary Harnish, Fire Chief
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 10/02/2023

Background:

Please see the attached proclamation.

Attachments

Fire Prevention Week Proclamation



PROCLAMATION Fire Prevention Week



WHEREAS, the City of Sheridan is committed to ensuring the safety and security of all those living in and visiting our state; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,800 people in the United States in 2021 according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 338,000 home fires; and

WHEREAS, cooking is the leading cause of home fires in the United States and fire departments responded to more than 166,400 annually between 2016 and 2020; and

WHEREAS, two of every five home fires start in the kitchen with 31% of these fires resulting from unattended cooking; and

WHEREAS, more than half of reported non-fatal home cooking fire injuries occurred when the victims tried to fight the fire themselves; and

WHEREAS, children under five face a higher risk of non-fire burns associated with cooking than being burned in a cooking fire; and

WHEREAS, Sheridan's residents should turn pot handles toward the back of the stove; always keep a lid nearby when cooking; keep a three-foot kid-free zone around the stove, oven, and other things that could get hot; watch what they heat; and set a timer to remind them that they are cooking; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires almost in half; and

WHEREAS, Sheridan's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Sheridan's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2023 Fire Prevention Week™ theme, "Cooking Safety Starts With YOU. Pay Attention To Fire Prevention™," effectively serves to remind us to stay alert and use caution when cooking to reduce the risk of kitchen fires.

NOW, THEREFORE, the City of Sheridan, Wyoming hereby proclaims October 8–14, 2023 as Fire Prevention Week and encourages all citizens to check their kitchens for fire hazards and use safe cooking practices during Fire Prevention Week 2023, and to support the many public safety activities and efforts of the City's fire and emergency services

IN WITNESS WHEREOF, I, Richard Bridger, Mayor of the City of Sheridan, Wyoming, have hereunto set my hand and seal of the City of Sheridan to be affixed this 2nd day of October in 2023.

A handwritten signature in blue ink that reads "Richard Bridger".

Richard Bridger, Mayor
City of Sheridan





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 55-23 Establishing Scaled Residential Water Plant Investment Fees - Utilities Director Dan Roberts
From: Dan Roberts, Utilities Director
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 10/02/2023

Recommendation:

Staff recommends that the City Council approve Resolution 55-23 establishing utility rates and fees for water service. This Resolution supersedes prior resolutions and establishes a scaled, water plant investment fee (PIF) structure for residences utilizing ¾" water meters.

Background:

The City Utilities Department recently completed a plant investment fee (PIF) study with the aim of developing a sliding scale water PIF schedule for residential housing units. Four PIF scaling methods were developed and presented to the City Council in May and again in September 2023. The sliding scale PIF structures developed and discussed are described as follows:

1. EDU (Our Current Structure - based on meter size)

- All residential dwelling units charged a fixed fee per equivalent dwelling unit (EDU) for water and sewer, based on meter size. Our current schedule does scale upward based on meter size, but not downward as a ¾" meter is the minimum meter size and has sufficient capacity for most residences and its associated lot.

2. EDU/EIU (based on meter size and scaled on irrigable area and average irrigation demand)

- For interior water and sewer usage - All residential dwelling units charged a fixed fee per EDU for water and sewer, based on meter size.
- For exterior water usage - All residential dwelling units charged a fixed fee per equivalent irrigation unit (EIU) for water, based on irrigable area and irrigation demand relative to the average residential home.

3. EAU (scale based on home square footage and irrigable area)

- For interior water and sewer usage - All residential dwelling units charged a fee per equivalent area unit (EAU) for water (\$132/EAU) and sewer (\$273/EAU), for each 250 square foot increment (250 sf = 1 EAU) of proposed developed square footage.
- For exterior water usage - All residential dwelling units charged a fee of \$81 per EAU for water, based on irrigable lot area.
- *EAU is equal to 250 square feet.

4. EDU/EAU (based on meter size and scaled on irrigable area and irrigation demand)

- For interior water and sewer usage - All residential dwelling units charged a fixed fee per EDU for water and sewer, based on meter size.
- For exterior water usage - All residential dwelling units charged a fee per EAU for water, based on irrigable

area and irrigation demand.

- *EAU is equal to 250 square feet.

The EAU method (#3 above) scales PIF's based on increments of dwelling unit square footage and the associated lot's irrigable square footage. This method received the most positive feedback from the City Council and other Stakeholders, such as the Big Horn Home Builders, as being the PIF structure that would best meet the desired objective of establishing scalable PIFs that align with and support housing affordability. During the September 11, 2023 Study Session, the City Council requested that new sliding scale water PIFs, adopting the EAU structure, be established and brought before them, via Resolution, for formal consideration of adoption.

Discussion:

Water plant investment fees of the City of Sheridan are established through resolution along with all other water rates and fees. Resolution 55-23 being presented for consideration is a new water rate resolution establishing all water rates and fees. All rates and fees are restated, and the same, as approved through prior resolution with exception to the plant investment fees. New plant investment fees have been established, in accordance with the EAU method of calculation, for water PIFs associated with residences using a ¾" residential water meter. The new PIFs are established under Section 2 of Resolution 55-23 which is attached and provided to the City Council for consideration.

Attachments

Resolution 55-23

CITY OF SHERIDAN
RESOLUTION 55-23

UTILITY RATES FOR WATER SERVICE

A Resolution establishing and directing the levy, charge and collection of connection charges and utility rates for water service; and establishes a scaled plant investment fee structure for residential 1” x ¾” water meter sizes, as defined and authorized by Sections 28-1, 4.5 and 35 of the Sheridan City Code. This Resolution supersedes previous Resolutions 23-22, 18-21, 33-19 and 45-07 and amends the Master Fee Schedule when in conflict.

WHEREAS, Resolution 23-22 established connection charges, plant investment fees and utility rates for City water service; and

WHEREAS, Resolution 55-23 maintains the same water connection charges, utility rates and fees previously authorized through Resolution 23-22; and

WHEREAS, The City Council desires to approve a water plant investment fee (PIF) structure where the cost of a 1” x ¾” residential water meter PIF will scale in a fairer and more equitable fashion by considering the size of the residence being served as well as the size of the lot area that’s irrigable; and

WHEREAS, the water utility rates will automatically adjust in accordance with the approved 5-year rate plan to be effective July 1st of each corresponding year; and

WHEREAS, the scaled plant investment fees for 1” x ¾” residential water connections, as established herein, will become effective upon approval of Resolution 55-23.

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

Water utility fees and charges in Section(s) 1, 2, and 5 will remain as established herein until changed through resolution.

Unless otherwise amended by resolution, water utility rates, fees and charges in Section(s) 3 and 4 will be adjusted annually by the following percentages:

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

Section 1.

All consumer connections to the City water main and all water meters shall hereafter be made, at the expense of the consumer, in accordance with the following schedule of service charges according to the circumstances for the connection:

Line & Meter Size	Meter Fee ⁽¹⁾	Tapping Fee ⁽²⁾	Radio Read ⁽³⁾	Total
1” line with 3/4” meter	\$ 180.00	\$190.00	\$200.00	\$ 570.00
1” line with 3/4” RDM* meter	\$ 429.08	\$190.00	\$200.00	\$ 745.35
1” line with 1” meter	\$ 240.00	\$190.00	\$200.00	\$ 630.00
1-1/2” line with 1-1/2” meter	\$ 460.00	\$245.00	\$200.00	\$ 905.00
2” line with 2” meter	\$ 585.00	\$313.00	\$200.00	\$1,098.00
3” meter	\$2,100.00	N/A	\$200.00	\$2,300.00
4” meter	\$3,250.00	N/A	\$200.00	\$3,450.00
6” meter	\$5,800.00	N/A	\$200.00	\$6,000.00
8” meter	\$9,950.00	N/A	\$200.00	\$10,150.00

*RDM = Remote Disconnect Meter

- (1) The water department of the City shall supply all water meters. When the developer has stubbed out a water service line to the lot as part of the water main infrastructure installation, the tapping fee shall be waived.
- (2) For water services 2” or smaller, connection to the City water main shall be made by

the water department of the City. All connections larger than 2” shall be made by a licensed utility contractor at the expense of the consumer.

(3) Purchase and installation of radio read units is required on all new meter installations.

Charges for other installations or changes in installation shall be by agreement between the consumer and the water department.

Meter fee service charges shall include the furnishing of the water meter, installation and inspection thereof and necessary maintenance, repair or replacement of the meter resulting from ordinary wear and tear. All excavation and backfilling shall be furnished by the consumer, including charges for paving cuts.

Tapping fee service charges shall include furnishing the corporation cock, tapping saddle, installation and inspection thereof. All excavation and backfilling shall be furnished by the consumer, including charges for paving cuts.

Section 2.

Plant Investment Fee for Connection to the Municipal Water System

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

Water Pipe x Water Meter Size	Customer Class	AWWA M22 Max Flow Rates (gpm)	3/4" equivalency ratio	Water Plant Investment Fee (PIF)	
				Inside City	Outside City
1" x 3/4"	Small Commercial Base Fee	30	0.41	\$1,230.00	\$1,537.50
1" x 3/4"	Commercial/Other	30	1.00	\$3,000.00	\$3,750.00
1" x 3/4"	Residential	30	≤ 1.00	*Calculated/ Scaled	1.25 x Inside City
1" x 1"	All	50	1.67	\$5,010.00	\$ 6,262.50
1½" x 1½"	All	100	3.33	\$9,990.00	\$12,487.50
2" x 2"	All	160	5.33	\$15,990.00	\$19,987.50
3" x 3"	All	350	11.67	\$35,010.00	\$43,762.50
4" x 4"	All	630	21.00	\$ 63,000.00	\$78,750.00
6" x 6"	All	1,300	43.33	\$129,990.00	\$162,487.50
8" x 8"	All	2,400	80.00	\$ 240,000.00	\$300,000.00

*Water PIF for a ¾” residential water meter size shall be determined as follows:

Adopted Criteria:

- Livable Area = finished and unfinished areas to include garages and unfinished basements.
- An Equivalent Area Unit (EAU) = 250 square feet (sf)
- Water PIF for Residence Livable Area (Interior) = \$132/ EAU
- Interior EAUs = sf of Livable Area (rounded down to nearest 250 sf)/ 250 sf
- Water PIF for Irrigable Lot Area (Exterior) = \$81/ EAU
- Exterior EAUs = sf of irrigable lot area (rounded down to nearest 250 sf)/ 250 sf

PIF Calculation:

*Water PIF = (Interior EAU x \$132) + (Exterior EAU x \$81)

If a water PIF for a ¾” residential water meter size is calculated to be greater than the PIF for a 1” meter size, as listed in the Table of this Section, then the PIF for a 1” meter size shall be charged and a 1” meter provided.

Section 3.

The following rates and base fees are established and shall be charged and paid on a monthly basis for all metered water service from the municipal water system. *The indicated base allowance is included in the base fee, applied based upon meter size:*

WATER UTILITY RATES
Monthly Base Charges

Meter Size (inches)	Base Allowance (Gallons)	Monthly Base Fee	
		Inside City	Outside City
≤ ¾	1,500	\$19.89	\$24.86
1	3,000	\$23.45	\$29.32
1½	6,000	\$29.14	\$36.40
2	9,000	\$34.81	\$43.50
3	22,000	\$58.33	\$72.93
4	37,000	\$86.89	\$108.62
6	75,000	\$158.29	\$198.86
8	150,000	\$318.16	\$397.71

(a) *Excess Water Charges.* For water use in excess of the base allowance included in the monthly base fee, charges shall be assessed based upon two tiers as follows:

Tier 1 - Water use above the base allowance identified in (a) shall be charged the following Tier 1 rate per 1,000 gallons up to Tier 1 water use allowance for each meter size as identified below.

Charge Per 1,000 Gallons	
Inside City	Outside City
\$1.92	\$2.43

Meter Size (inches)	Tier 1 Water Use (Gallons)
≤ ¾	6,000
1	11,000
1½	22,000
2	34,000
3	85,000
4	141,000
6	281,000
8	561,000

Tier 2 – the following water use charge shall be applied for each 1,000 gallons of water use in excess of the base allowance and the Tier 1 water allowance identified above.

Inside City	Outside City
\$2.63	\$3.29

A statement for charges for water service shall be dated and sent out to users at regular intervals. 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.

Owners or agents in charge of business blocks or other buildings occupied by more than one tenant using water through a single meter shall be required to pay one corresponding water 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 charges.

If the City executed all agreements with the owner or developer of property, wherein utility facilities are installed with sufficient excess capacities in order to serve other properties, the City

shall be entitled to collect from the owners or developer of such other properties served, amounts proportional to the service rendered. Such collection shall be for the benefit of the party contracting for, and installing, the oversized facility.

Such agreements shall be for a fixed period of time and may include interest or other charges above the amount expended.

Section 4.

Bulk Water Sales Use

The City of Sheridan offers potable water for purchase at bulk water facilities located on KROE Lane and Washington Park, or through hydrant meters issued by the City.

Charges and payments

Charge accounts with PIN number access are available to Sheridan area consumers and are billed on a monthly basis for consumption. A \$100 deposit is required to establish an account and is refunded or applied to the last balance upon cancellation of the account.

In limited cases, the City may issue a hydrant meter and bill based upon metered use. A \$600 deposit is required before the meter is issued and is refunded or applied to the balance upon cancellation of the account.

If an account is delinquent, the City reserves the right to rescind permission to use the bulk water facilities or hydrant meters. All past due balances must be paid in full prior to service being reinstated.

The following use fee shall be charged and collected for water purchased from any bulk water facility or hydrant meter:

\$20.50 per 1,000 gallons

Special Conditions

- (a) Any misuse of the water facility or hydrant meter, including wasting water, tampering with or failing to provide adequate protection for a meter, will result in termination of access privileges.
- (b) The City Governing Body may, at its discretion, waive water use fees for City sponsored construction projects that need access to potable water.
- (c) The City of Sheridan reserves the right to modify the water rates and fees identified above. Rates and fees shall be reviewed annually.

Section 5.

Service Charges.

A service charge of \$40.00 shall be assessed for each account that requires termination of water service. An additional service charge of \$40.00 shall be assessed for re-activation of water service that was previously turned-off. These service charges shall be assessed each time service is terminated or re-activated either at the customer's request, or for other reasons as identified within Chapter 28 of Sheridan City Code. Non-emergency services requested after standard business hours (Monday - Friday, 8:00 a.m. – 5:00 p.m.) will be assessed a fee of twice the current rate.”

Late Fees for non-payment.

A late fee shall be applied to the unpaid balance of the utility bill for each account that is not paid within five (5) calendar days of the due date. Late fees will be assessed at a rate not to exceed 1.5% per month or 18% per year. Late fees will accumulate and be assessed on a monthly basis until the account balance is paid, or until such time payment is tendered by a collection agency, under contract with the City.

Non-Owner Utility Account Deposit.

As authorized by section 28-2 of the Sheridan City Code, customers who do not own the real estate or a substantial equity therein will be required to post a deposit of \$125.00; an estimate equal to two months of services, as a guarantee of payment. This deposit shall be returned to such customers upon discontinuance of service and payment of their account in full.

PASSED, APPROVED AND ADOPTED this 2nd day of October, 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

Utilities

MEMORANDUM

Project Name: Consideration of Resolution 56-23 Establishing Scaled Residential Sewer Plant Investment Fees - Utilities Director Dan Roberts
From: Dan Roberts, Utilities Director
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 10/02/2023

Recommendation:

Staff recommends the Mayor and City Council approve Resolution 56-23 establishing utility rates and fees. This Resolution supersedes prior resolutions and establishes a scaled, sewer plant investment fee (PIF) structure for residential dwellings utilizing ¾" water meters.

Background:

The City Utilities Department recently completed a plant investment fee (PIF) study with the aim of developing a sliding scale sewer PIF schedule for residential housing units. Four PIF scaling methods were developed and presented to the City Council in May and again in September 2023. The sliding scale PIF structures developed and discussed are described as follows:

1. EDU (Our Current Structure - based on meter size)

- All residential dwelling units charged a fixed fee per equivalent dwelling unit (EDU) for water and sewer, based on meter size. Our current schedule does scale upward based on meter size, but not downward as a ¾" meter is the minimum meter size and has sufficient capacity for most residences and its associated lot.

2. EDU/EIU (based on meter size and scaled on irrigable area and average irrigation demand)

- For interior water and sewer usage - All residential dwelling units charged a fixed fee per EDU for water and sewer, based on meter size.
- For exterior water usage - All residential dwelling units charged a fixed fee per equivalent irrigation unit (EIU) for water, based on irrigable area and irrigation demand relative to the average residential home.

3. EAU (scale based on home square footage and irrigable area)

- For interior water and sewer usage - All residential dwelling units charged a fee per equivalent area unit (EAU) for water (\$132/EAU) and sewer (\$273/EAU), for each 250 square foot increment (250 sf = 1 EAU) of proposed developed square footage.
- For exterior water usage - All residential dwelling units charged a fee of \$81 per EAU for water, based on irrigable lot area.
- *EAU is equal to 250 square feet.

4. EDU/EAU (based on meter size and scaled on irrigable area and irrigation demand)

- For interior water and sewer usage - All residential dwelling units charged a fixed fee per EDU for water and sewer, based on meter size.
- For exterior water usage - All residential dwelling units charged a fee per EAU for water, based on irrigable

area and irrigation demand.

- *EAU is equal to 250 square feet.

The EAU method (#3 above) scales PIF's based on increments of dwelling unit square footage and the associated lot's irrigable square footage. This method received the most positive feedback from the City Council and other Stakeholders, such as the Big Horn Home Builders, as being the PIF structure that would best meet the desired objective of establishing scalable PIFs that align with and support housing affordability. During the September 11, 2023 Study Session, the City Council requested that new sliding scale sewer PIFs, adopting the EAU structure, be established and brought before them, via Resolution, for formal consideration of adoption.

Discussion:

Sewer plant investment fees of the City of Sheridan are established through resolution along with other sewer rates and fees. Resolution 56-23 being presented for the City Council's consideration establishes a new sewer rate resolution for all sewer rates and fees. All rates and fees are restated, and the same, as approved through prior resolution with exception to the plant investment fees. New plant investment fees have been established, in accordance with the EAU method of calculation, for sewer PIFs associated with residences using a ¾" residential water meter. The new PIFs are established under Section 1 of Resolution 56-23 which is attached and provided to the City Council for consideration.

Attachments

Resolution 56-23

CITY OF SHERIDAN
RESOLUTION 56-23

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, 28-23 and amends the Master Fee Schedule when in conflict.

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

WHEREAS, Resolution 56-23 maintains the same connection charges, utility rates and fees previously authorized through Resolution 28-23; and

WHEREAS, The City Council desires to approve a sewer plant investment fee (PIF) structure where the cost of a sewer PIF based on a ¾” residential water meter will scale in a fairer and more equitable fashion by considering the size of the residence being served; and

WHEREAS, the sewer utility rates will automatically adjust in accordance with the approved 5-year rate plan to be effective July 1st of each corresponding year; and

WHEREAS, the scaled plant investment fees for residential sewer connections, as established herein, will become effective upon approval of Resolution 56-23.

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 established until changed through resolution.

Unless otherwise amended by resolution, sewer utility rates, fees and charges in Section 2 will be adjusted annually by the following percentages:

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)	¾" equivalency ratio	Sewer Plant Investment Fee (PIF)	
				Inside City	Outside City
¾"	Small Commercial	30	0.41	\$1,020	\$2,040
¾"	Commercial/Other	30	1.00	\$2,500	\$5,000
¾"	Residential	30	≤ 1.00	*Calculated/ Scaled	2 x Inside City
1"	All	50	1.67	\$4,180	\$8,360
1½"	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.					

* Sewer PIF for a ¾” residential water meter size shall be calculated as follows:

Adopted Criteria:

- Livable Area = finished and unfinished areas to include garages and unfinished basements.
- An Equivalent Area Unit (EAU) = 250 square feet (sf)
- Sewer PIF = \$273/ EAU
- Total EAU’s = sf of Developed Livable Area (rounded down to nearest 250 sf)/ 250 sf

PIF Calculation:

*Sewer PIF = Total EAU x \$273

If a sewer PIF for a ¾” residential water meter size is calculated to be greater than the PIF for a 1” meter size, as listed in the Table of this Section, then the PIF charged shall be limited to that of the 1” water meter size.

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 were 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:

<i>Service</i>	<i>Fee</i>
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><div>S</div><div>=</div><div>$V_s \times (Z (BOD_5 - 225) + Y (SS - 225))$</div></div> <div>Where:</div> <div><div>S</div><div>=</div><div>Surcharge in dollars.</div></div> <div><div>V_s</div><div>=</div><div>Sewage volume in 1000 gallons.</div></div> <div><div>Z</div><div>=</div><div>Unit charge for BOD (Z = 0.0007273).</div></div> <div><div>BOD_5</div><div>=</div><div>Five-day biochemical strength index in milligrams per liter (mg/l) by weight.</div></div> <div><div>255</div><div>=</div><div>Allowed BOD_5 strength in mg/l by weight.</div></div> <div><div>Y</div><div>=</div><div>Unit charge for suspended solids (Y = 0.001818).</div></div> <div><div>SS</div><div>=</div><div>Suspended solids strength index in mg/l by weight.</div></div> <div><div>225</div><div>=</div><div>Allowed SS strength in mg/l by weight.</div></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 2nd day of October, 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

Public Works

MEMORANDUM

Project Name: Consideration of Easement on Alger Street - Public Works Director Hanns Mercer
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 09/20/2023

Discussion:

On April 17, 2023, Council approved Resolution 19-23 granting staff to work with Cady House LLC to develop a Sidewalk Use Rental Agreement. It has been determined that the improvements will remain in perpetuity to serve as ADA access to several buildings. Thus, it has been determined that an encroachment easement more appropriately suits the needs for development.

Attachments

Legal description
Grant of Easement
Exhibit

LEGAL DESCRIPTION

EXHIBIT "A"

September 28, 2023

Record Owner: *HISTORIC CADY, LLC*

Re: Access Easement from the City of Sheridan

An access easement situated in Main Street and Alger Street, Corrected Plat of Grinnell Addition, to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said access easement being more particularly described as follows:

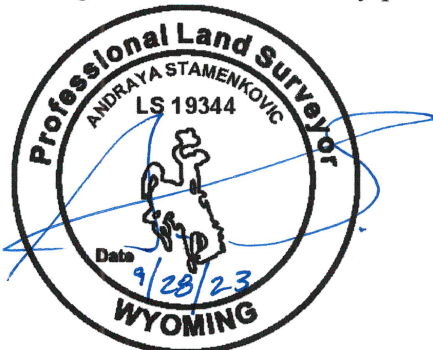
BEGINNING at the southwest corner of Block 3, Corrected Plat of Grinnell Addition (Monumented with a 2" Aluminum Cap per PLS 6812), being the intersection of the north line of Alger Street (AKA Alger Avenue) and the east line of Main Street; thence S89°35'34"E, 125.00 feet along the south line of said Block 3, and said north line of Alger Street to the southeast corner of Lot 14, Block 3 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°26'20"W, 23.00 feet to a point; thence N89°35'34"W, 116.90 feet parallel with said south line of Block 3 to a point; thence N30°21'33"W, 25.59 feet to a point; thence N00°26'13"E, 5.00 feet to a point; thence N32°55'07"E, 5.00 feet to a point; thence S89°33'47"E, 2.31 feet to a point lying on the east line of said Main Street and the west line of said Block 3; thence S00°26'13"W, 8.20 feet along said east line of Main Street, and said west line of Block 3 to the **POINT OF BEGINNING** of said easement.

Said access easement contains 2,881 square feet of land, more or less.

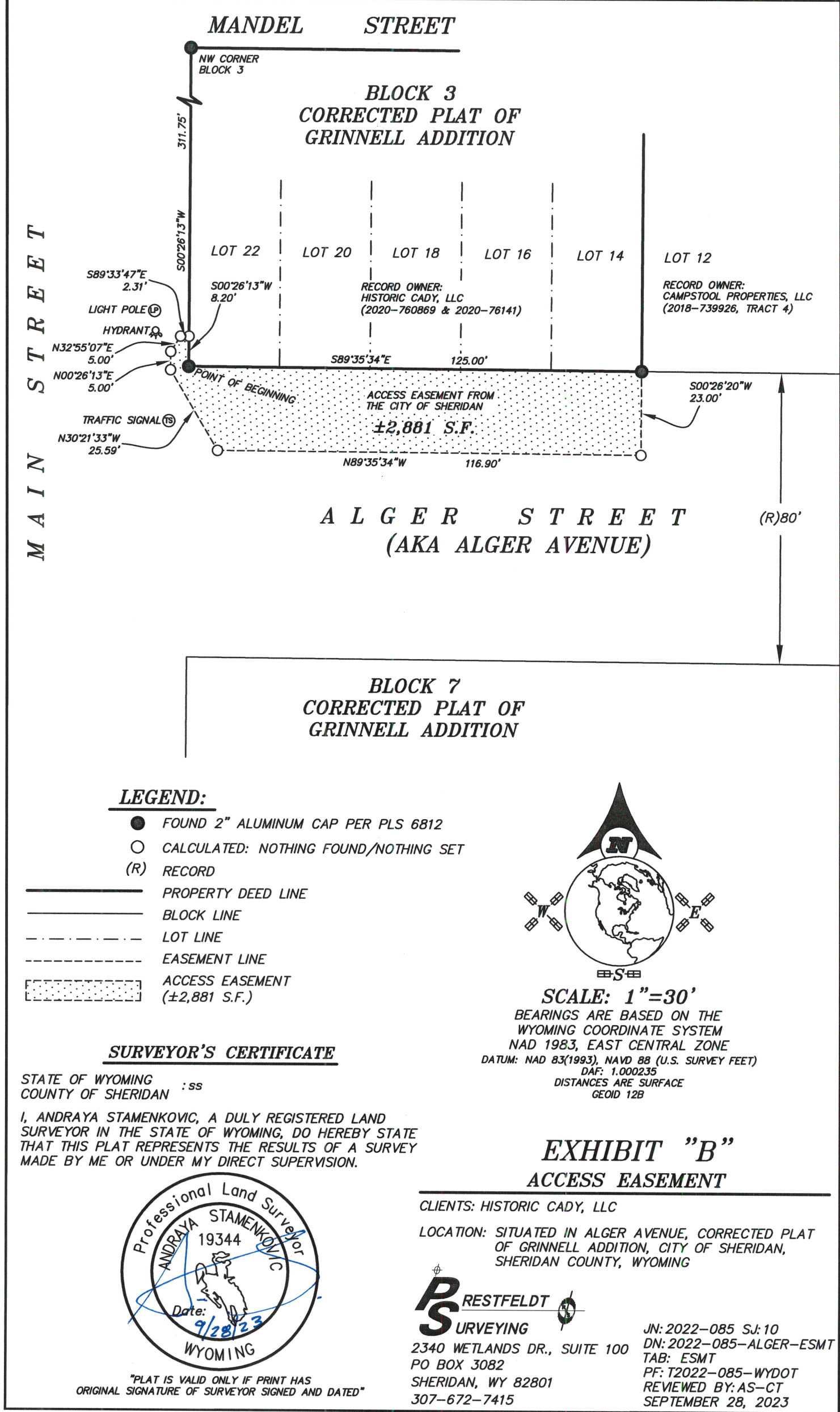
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Andraya Stamenkovic, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



GRANT OF EASEMENT

This Grant of Easement (“Easement”), effective this _____ day of September, 2023, from City of Sheridan, a Wyoming municipal corporation (sometimes “City” herein), as the “Grantor,” whose address is 55 E. Grinnell Plaza, Sheridan, WY 82801, and to the Historic Cady, LLC, a Wyoming limited liability company as “Grantee,” whose address is 1 E. Alger Street, Ste. 201, Sheridan, WY 82801.

For and in consideration of ten dollars (\$10.00 US) and other good and valuable consideration bargained for and exchanged, Grantor conveys and warrants to Grantee an easement across the following-described real property which is described herein as “the Easement”:

See Exhibit “A” attached to this Instrument and expressly incorporated herein by this reference.

(the “Easement”) herein. Grantee’s use of the Easement is subject to the following:

1. Easement Purpose. The purpose of this Easement is to provide Grantee the ability to provide access to the Historic Cady building, establish a place for the serving of food and sale of retail goods. The City Governing Body finds these uses are beneficial to the economic and cultural vitality of the Sheridan historic downtown.

2. Rights of Use. Grantor grants to Grantee, and its assigns, successors, authorized invitees and guests, the right of entry, ingress and egress upon real property subject to the Easement. The Easement shall be used in a manner beneficial to the Grantee which includes, but is not limited to, food and drink sales and services, retail sales and services.

The Easement is subject to the following restrictions:

- a. The Easement shall not be used in a manner which constitutes any material violation of the City adopted code or any material violation of Federal, State law; and,
- b. The Easement shall not be used for the purpose which are not beneficial to the public and the economic and cultural vitality of the Sheridan historic downtown; and,
- c. Grantee shall not construct any permanent structure or fixture upon the Easement without the prior approval of the City of Sheridan Public Works Director. Proposed construction or alteration that is in compliance with City Code may only be denied by the City upon a finding that the proposed construction constitutes a threat or harm to the general public or public infrastructure. All work and construction which has already been permitted is deemed approved by the City for purposes of this Easement.

3. Maintenance: Grantor shall have no obligation of maintenance or repair to the Easement. Grantee shall be solely responsible for all maintenance, repair, and replacement, as may be necessary to maintain all improvements on the Easement. Grantee shall provide all snow and ice removal services necessary for compliance with City of Sheridan Code. Should the City access or utilize the Easement for the purpose of maintenance or repair of public infrastructure, all damage to the Easement shall be repaired by the City at the City’s cost.

4. Exclusivity. This Easement is expressly granted with the Grantor’s intent that it be exclusive in favor of the Grantee provided, however, that the City reserves the perpetual right of ingress and regress for its purposes and for ongoing reasonable and necessary utility maintenance and repair.

5. Binding Effect. The term of the Easement shall be perpetual and shall run with and burden the real property described in Exhibit “A” and shall run with and benefit the real property owned by the Grantee adjacent to the real property described in Exhibit “A.”

6. Indemnification. Grantee shall indemnify and shall hold Grantor harmless from any legal actions or claims of any form that involve the grant of this Easement. Grantor fully and expressly reserves, and does not waive, any right(s) or defense(s) it may claim pursuant to or arising out of the Wyoming Government Claims Act.

7. Ordinance Adoption. This Easement shall be read to conform with the adopted City Code as may be amended by the City Governing Body. Should a valid binding City Code provision be adopted after the date of this Easement and result in the Grantee no longer being able to utilize the Easement as intended by this Easement, the Easement will be deemed terminated and subject to paragraph 8(b) and paragraph 8(b) shall apply.

8. Termination. This Easement may be terminated by the parties by a signed written agreement or by the parties otherwise only as follows:

a. The City may, upon one hundred eighty (180) days prior signed written notice, to Historic Cady and its successor(s) or assign(s), acquire all or a material part of the Easement property for a proposed City use only if the City establishes:

(i) The public interest and necessity require the specific City acquisition in the same manner and to the same standard as would be required for the City to invoke and exercise the use of eminent domain consistent with Wyoming law; and,

(ii) The specific City acquisition is planned or located in the manner that will be most compatible with the greatest public good and the least private injury to HC, LLC, and its successor(s) or assign(s); and,

(iii) The specific City acquisition is necessary to serve the public interest.

b. Upon the City having established the aforementioned conditions exist, the City shall be required to compensate the Grantor for losses consistent with an eminent domain proceeding and Wyoming law.

9. Binding. This Easement shall be binding upon the parties hereto and upon their respective successors and assigns.

Remainder of this page intentionally blank.

In witness whereof Grantor signs this Grant of Easement on the date above written.

CITY OF SHERIDAN

Richard Bridger, City of Sheridan Mayor

ATTEST: _____
Cecilia Good, City of Sheridan Clerk

STATE OF WYOMING)
) §§
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Richard Brider, Mayor of the City of Sheridan, this ____ day of _____, 2023.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

In witness whereof Grantee signs this Grant of Easement and accepts the conditions described herein on the date above written.

HISTORIC CADY, LLC

By: _____
Lars Christer Johansson, Managing Member

STATE OF WYOMING)
) §§
COUNTY OF SHERIDAN)

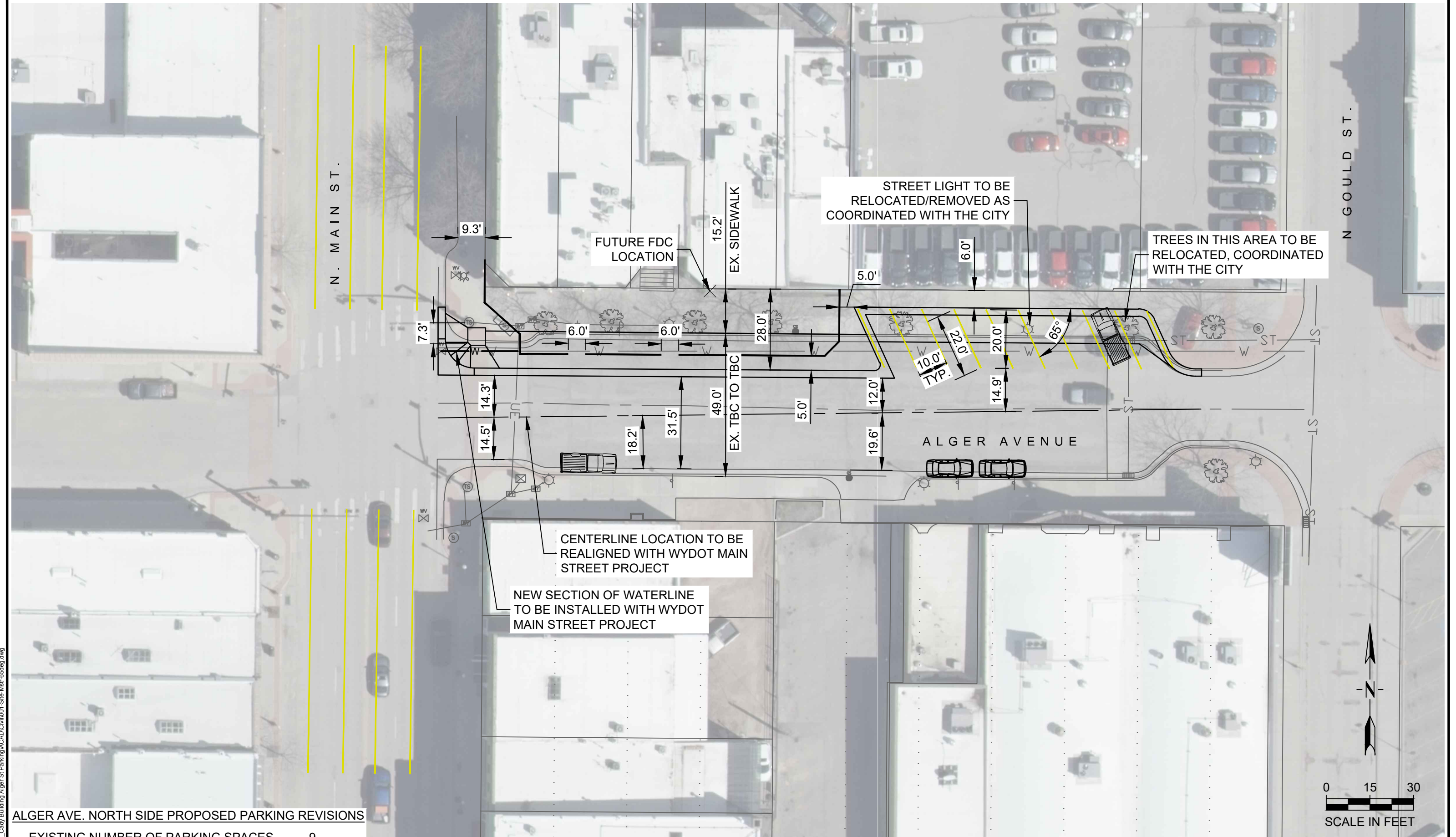
The foregoing instrument was acknowledged before me by Lars Christer Johansson, Managing Member and authorized agent of and for the Historic Cady, LLC, this ____ day of _____, 2023.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT “A” – Easement Property Description



ALGER AVE. NORTH SIDE PROPOSED PARKING REVISIONS

EXISTING NUMBER OF PARKING SPACES	9
REVISED NUMBER OF PARKING SPACES	9
NEW CONCRETE SIDEWALK (SF)	1,879
NEW CONCRETE PAVEMENT (SF)	927
NEW CURB & GUTTER (LF)	319

 engineers • surveyors • planners • scientists Plotted by katelyn lollar on Apr/12/2023	 1470 Sugarland Drive, Suite 1 Sheridan, WY 82801  307.672.9310  www.m-m.net COPYRIGHT © MORRISON-MAIERLE, 2023	DRAWN BY: KRL DSGN. BY: RE APPR. BY: RE DATE: 03/2023	SHERIDAN	CADY BUILDING ALGER AVENUE PARKING WYOMING	PROJECT NO. 10317
		65° ANGLED PARKING OPTION (NO PARALLEL PARKING)			FIGURE NUMBER 1



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 PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision - Public Works
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 08/29/2023

Recommendation:

Staff received a positive recommendation from the Planning Commission regarding approval of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. The applicant, Cove Court manor LLC, is requesting to subdivide .17 acres from 1 lot into 3 lots, zoned R-3 Residence District. Located at 1342-1344 Cove Ct. (PIN 56842140100600).

Background:

The applicant, Ronald Elliott of Cove Court LLC, is requesting to subdivide .17 acres from 1 lots into 3 lots. Zoned R-3 Residence District. Located at 1342-1344 Cove Ct. (PIN 56842140100600).

The property is listed as Lot 8, Block 1 of the Hill Pond Subdivision. The zoning is R-3 Residence District.

Variances being requested for the following:

- Depth to front ratio shall not exceed 2.5 to 1 per City Code - Appendix B - Article 5 - 505(C)(1)
 - Lot 5 - 2.65 to 1
 - Lot 6 - 3.75 to 1
 - Lot 7 - 4.08 to 1
- Access to a publicly dedicated street shall consist of frontage of at least 25 feet per City Code - Appendix B- Article 5 - 505(C)(5)
 - Lot 6 - 24.91'

The surrounding properties are single-family homes zoned R-3 per City zoning. The applicant is proposing to subdivide Lot 8 into 3 lots. The applicant is proposing the following residential lot sizes:

- Lot 5 – 2486 square feet
- Lot 6 – 1908 square feet
- Lot 7 – 2844 square feet

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 with the requested variances.

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.

Water and sewer lines already exist in the Cove Court right-of-way. Future water and sewer connections will tap into these lines.

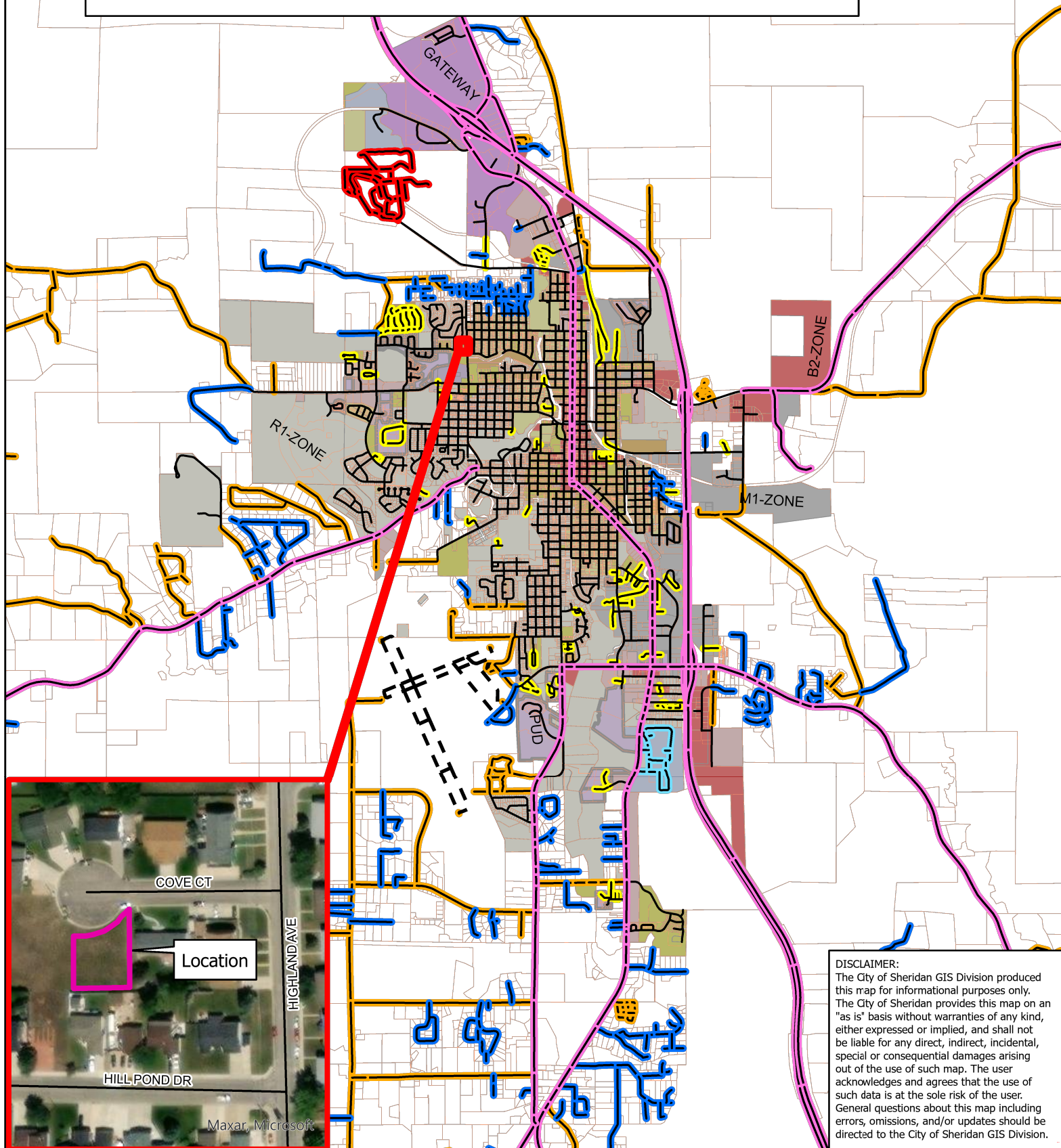
Staff sent out 59 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property.

Nearest neighbors voiced concerns regarding parking and wildlife.

Attachments

Aerial
Variance Request
Resolution 46-23
Final Plat
Site Plan

Cove Court Manor II Subdivision



Aug 7, 2023

To: City of Sheridan

55 Grinnell Plaza

Sheridan, WY 82801 Planning Division

Re: Variance application for

Lot 8 Block 1 Hillpond Subdivision

1384, 1386, 1388 Cove Court

In an attempt to address the need for affordable housing, I am proposing a minor subdivision of lot 8 into thirds.

Design will include 3 attached approximate 1700 sqft 3 bedroom townhome units.

Each will include an attached single car garage. Surface drainage is carefully designed and allows for an expanded concrete driveway area in front of each unit providing 2 tandem parking spaces.

Sincerely,

Ronald A. St. Louis, Pres.

Cove Court Manor, LLC

SIGNATURE

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or final plat approval. I hereby authorize the listed agent to act on my behalf throughout the City review and approval process for this application and supporting documents. I understand that all communication regarding this application and supporting documents will be transmitted to my listed agent, unless I specify differently in writing.

(Signature of Property Owner)

Thomas M. O'Leary, Pres

Aug 7 2025
(Date)

(Signature of Property Owner)

Coe Court Manor, LLC

Aug 7 2023
(Date)

APPLICATION INFORMATION

Pre-application Conference

Pre-application conferences are recommended prior to submittal of variance applications. The purpose of these meetings is to discuss the requested variance, and to become familiar with city code requirements and procedures. Applicants are strongly encouraged to avail themselves of the City's Development Review Committee (DRC), which allows the applicant to speak with all City divisions that may review the variance application. Pre-application and DRC appointments can be scheduled by contacting Sue Goodman, Planning Technician, at (307) 675-4226 or by e-mail at sgoodman@sheridanwy.net.

Submission review

All applications are subject to completeness review prior to acceptance by the Planning Office for routing and review. The variance application checklist details the required number of copies and documents needed to complete the application submittal. In order to ensure clarity and efficiency in the review process, application submissions will be received by appointment only. The applicable checklist must be submitted with this application. Incomplete application submissions will not be accepted, and will be returned to the applicant.

Contested Case Hearings

Since Board of Adjustment meetings may involve appeals of City staff interpretations or enforcement of the Zoning Ordinance, a meeting may be conducted as a contested case hearing governed by the Board of Adjustment bylaws and state law. Contested cases require additional time and preparation on the part of City staff, as well as securing the services of a court reporter.

Public Hearings and Notice

Variance requests require a single hearing before the Board of Adjustment. Public hearings require notice through newspaper legal ads, nearby property mailings, and signs posted on the property. The City Planning Division will submit the ad for the paper and notify nearby property owners. Due to press and Board of Adjustment requirements, legal notification must be placed approximately three weeks prior to the public hearing. No public hearing will be scheduled until the application has been deemed complete, and staff review comments have been addressed.

**CITY OF SHERIDAN
RESOLUTION 46-23**

A RESOLUTION approving PL-23-31, the final plat of the Cove Court Manor II Subdivision, dividing .17 acres from 1 lot into 3 lots. Zoned R-3 Residence District. Located at 1342-1344 Cove Ct.

WHEREAS, the minor plat of the Cove Court Manor 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 final plat of the Cove Court Manor II Subdivision, dividing .17 acres from 1 lot into 3 lots on the property located at 1342-1344 Cove Ct.

In approving the Cove Court Manor 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.

In addition to approving the Cove Court Manor II Subdivision, the City Council is also approving a depth-to-front ratio variance and a variance for the frontage. The depth-to-front ratio for Lot 5 of 2.65 to 1, Lot 6 of 3.75 to 1, and for Lot 7 of 4.08 to 1. The dedicated street frontage for Lot 6 will be 24.91 feet.

PASSED, APPROVED, AND ADOPTED this 18th of September 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk



LOCATION MAP
(NO TRUE SCALE)

SITE LOCATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	60.00'	78.12'	72.71'	N 66°34'25" E	74°35'44"
C7	59.90'	31.04'	30.69'	N 89°03'07" E	29°41'15"
C8	60.02'	24.91'	24.73'	N 62°20'22" E	23°46'42"
C9	60.18'	22.17'	22.04'	N 39°51'40" E	21°06'26"

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED COVE COURT MANNER LLC BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS COVE COURT MANOR II MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING A SUBDIVISION OF LOT 8, OF BLOCK 1, HILL POND SUBDIVISION, CITY OF SHERIDAN, BEING LOCATED IN THE BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE N 08°08'33" W, 2061.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8 SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89°30'53" W, 80.00 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 00°15'26" W, 81.81 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTH LINE OF COVE COURT RIGHT-OF-WAY; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 78.12 FEET, A DELTA OF 74°35'44" AND A CHORD OF N 66°34'25" E, 72.71 FEET ALONG SAID SOUTH LINE OF COVE COURT RIGHT-OF-WAY; THENCE N 89°17'26" E, 12.84 FEET ALONG SAID COVE COURT RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 00°25'06" E, 110.18 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±7238 SQUARE FEET MORE OR LESS

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

STATE OF WYOMING)
COUNTY OF SHERIDAN)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COVE COURT MANNER LLC
(MEMBER)

THE UNDERSIGNED THE CHAD M. BRENT PROFIT SHARING, 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 FILED 2022-776769, 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.

STATE OF WYOMING)
COUNTY OF SHERIDAN)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

(CHAD M. BRENT PROFIT SHARING)

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 SHERDAN, WYOMING THIS _____ DAY OF _____, 2023.

ATTEST: CITY CLERK

MAYOR

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 RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)ss

I HERBY 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 _____.

COUNTY CLERK

STAMP RECEIVING
NUMBER

NOTES

- ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- NO EXISTING BUILDINGS (RAW LAND)
- ALL LOTS ARE ZONED R-3
- LOT 6 WILL SHARE A FIREWALL WITH TOWNHOMES ON LOT 5 AND LOT 7

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of COVE COURT MANOR II MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

REGISTERED LAND SURVEYOR

NO. 14250



51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

DATE OF PREPARATION: AUGUST 8, 2023

RECORD OWNER: COVE COURT MANOR LLC
22 EAST LOUCKS ST, SHERIDAN, WY

COVE COURT MANOR II MINOR SUBDIVISION

FINAL PLAT OF
THE SUBDIVISION OF LOT 8 OF BLOCK 1, HILL POND SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY,
LOCATED IN NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±7238 SQ. FT (±0.17 ACRES)

LEGEND

- FOUND CORNER AS NOTED
- CALCULATED CORNER
- SET 1.5" AC LS 14250
- ALUMINIUM CAP

P.O.B. POINT OF BEGINNING



UTILITY EASEMENT

BOUNDARY OF THIS SUBDIVISION

ADJOINING LOT LINE

INTERIOR LOT LINE

SETBACKS

N



0.0' 7.0' 14.0'

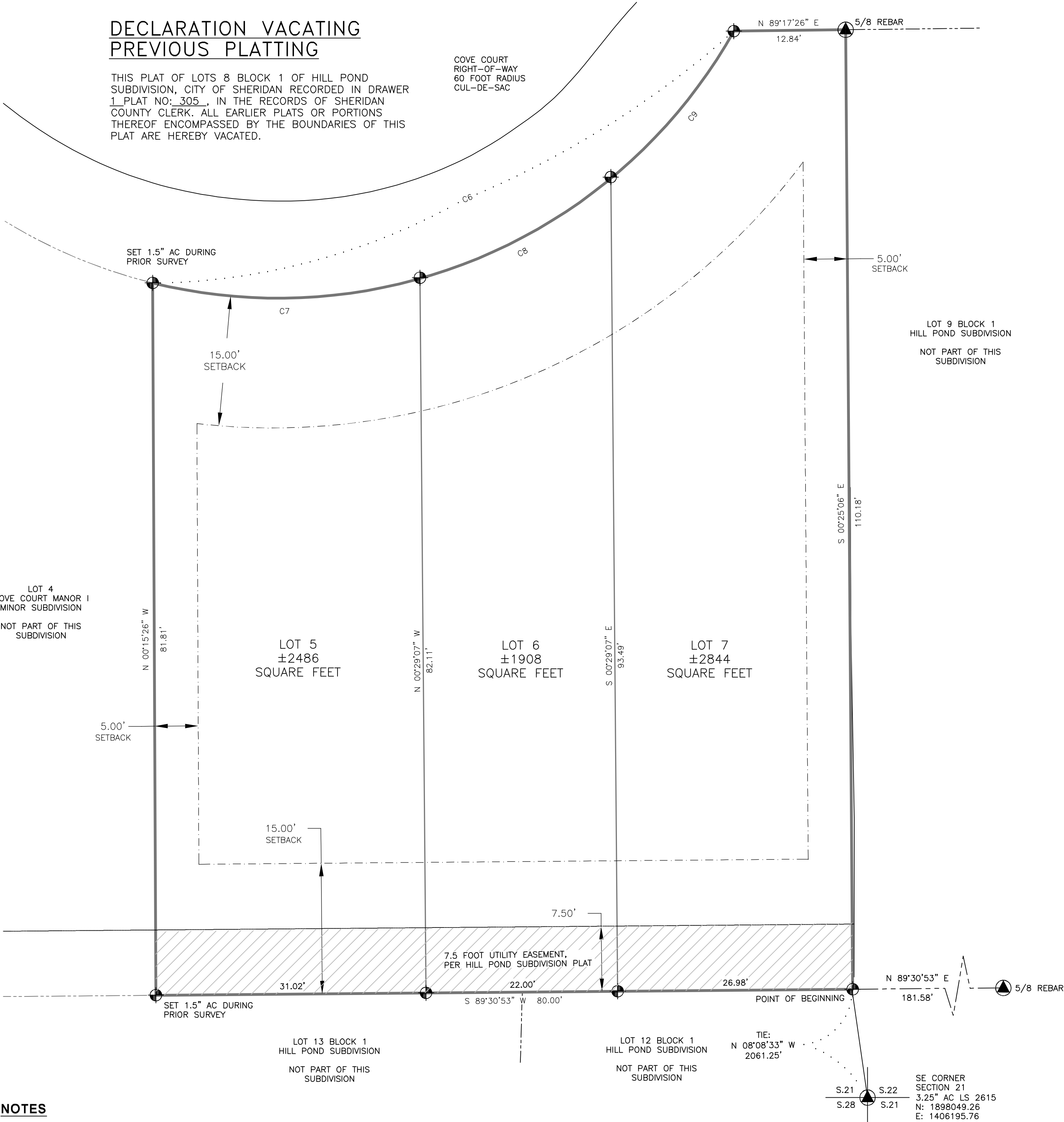
SCALE: 1"=7'

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

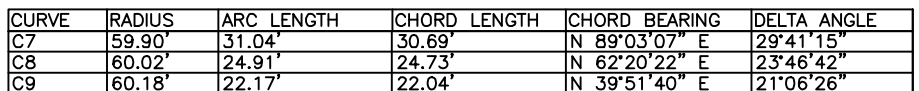
DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT OF LOTS 8 BLOCK 1 OF HILL POND SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER 1 PLAT NO. 305, IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

COVE COURT
RIGHT-OF-WAY
60 FOOT RADIUS
CUL-DE-SAC



FOR LOT 8, BLOCK 1 OF HILL POND SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING,
LOT 8 CONTAINING ±7238 SQUARE FEET (±.17 ACRES)



Cannon Consulting LLC
Making every shot count

DIRECTION OF FLOW

Date: 1/23/23