



**AGENDA
CITY OF SHERIDAN
NOVEMBER 4, 2024
REGULAR COUNCIL MEETING START 5:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Invocation to be given by Joel Dingman - St. Peter's Episcopal Church
4. Roll Call of Members
5. Consideration of Agenda
6. Community Update
 - A. Compass Center for Families - Tiffany Resser, Executive Director
7. Comments from the Public
8. Consent Agenda
 - A. Reappointment of Daniel Kerbs to the Planning Commission for a 3-year term ending December 31, 2027.
 - B. Minutes of Regular Council Meeting October 21, 2024
 - C. Claims

OLD BUSINESS

9. Consideration of Second Reading of Ordinance 2288, Adopting Downtown Development District Overlay and Downtown Business District Overlay - City Planner Kelly Schroeder

NEW BUSINESS

10. Consideration of Resolution 39-24 Approving First Interstate Bank Diagonal Parking - City Engineer Thomas Morneau
11. Council Comments and Committee/Board Reports

12. Adjournment



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Executive

MEMORANDUM

RE: Reappointment of Daniel Kerbs to the Planning Commission for a 3-year term ending December 31, 2027.

From: Richard Bridger, Mayor

To: City Council

CC: Stuart J. McRae, City Administrator

Date: 11/04/2024

Staff Recommendation:

I recommend Daniel Kerb's reappointment to the Planning Commission for a three-year term ending December 31, 2027.



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Clerk

MEMORANDUM

RE: Minutes of Regular Council Meeting October 21, 2024
From: Ashlee Foster, City Clerk
To: City Council
CC:
Date:

Attachments

Minutes

COUNCIL CHAMBERS **5:30 P.M.** **October 21, 2024**

- | | |
|--------------------|---------|
| Mayor Rich Bridger | Present |
| Steven Brantz | Present |
| Andrew Patceg | Present |
| Greg Luhman | Present |
| Terry Weitzel | Present |
| Aaron Linden | Present |

- | | |
|--------------------|-----|
| Mayor Rich Bridger | Aye |
| Steven Brantz | Aye |
| Andrew Patceg | Aye |
| Greg Luhman | Aye |
| Terry Weitzel | Aye |
| Aaron Linden | Aye |

- A. Operation Green Light for Veterans Proclamation – Jennifer Rizer, Executive Assistant
- B. Child Development Center – Darci Larson, Executive Director
- C. The Sheridan Foster Parent Exchange – Carla Crayton, Executive Director
- D. Extra Mile America Day Proclamation – Jennifer Rizer, Executive Assistant on behalf of the Extra Mile America Foundation

A. Winter Operations Update – Operations Superintendent Trai Bryant

- A. Blaine Murphy shared concerns re: M1/M2 zoning and requested more time for the process
- B. Ted Boggess shared concerns regarding the process of M1/M2 and impacts on his business
- C. Jay Ralston shared concerns regarding M1/M2 for his property and the property of Ted Nolan
- D. James Schmidt discussed significant impact the M1/M2 rezone would have on his business and livelihood. Counter-proposed to implement I1 and I2 zones and leave the current M1 zoning
- E. Scott Gerber discussed his concerns about the lack of communication as it pertains to the M1/M2 process. Expressed concerns re: residential restrictions and outdoor storage

Public Hearing for Ordinance 2287, Adoption M-1 Mixed Use Employment District and M-2 Industrial District. Mayor Bridger opened the public hearing at 6:26 PM. City Planner Kelly Schroeder updated Council.

9A. COMMENTS FROM THE PUBLIC

A. Carla Kavey discussed concerns re: M1/M2 process. Does not clearly understand zoning as proposed and requested the topic be tabled until further clarification.

B. Renee Devona shared concerns that he has not been notified about any meetings or impacts to his property. He shared he is against the proposed zoning ordinance and would impact his care of horses

C. John Lieuallen shared his concerns for future generations and their ability to use the land as they see fit

D. Christine Berra shared that she feels the initial inventory, that everything has been based upon, has been flawed from the beginning. Concerns for timelines and tax implications.

E. James Schmidt shared again his suggestion of moving to I1 and I2 zoning to address future/new developments and leaving current M1 zoning alone.

Mayor Bridger ended the discussion at 7:20 PM.

- i. Consideration of First Reading of Ordinance 2287, Adopting M-1 Mixed Use Employment District and M-2 Industrial District.

Motion by Councilman Brantz to table action on Ordinance 2287 for additional review, seconded by Councilman Patceg. Voice Vote on motion to table the Ordinance: unanimous. Ordinance 2287 tabled.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye
Aaron Linden	Aye

- A. Public Hearing for Ordinance 2288, Adoption Downtown Development District Overlay and Downtown Business District Overlay. Mayor Bridger opened the hearing at 7:37pm. City Planner Kelly Schroeder updated the Council. Public Comment from Sheridan County Historic Preservation Commission. Mayor Bridger closed the hearing at 7:56pm.

- 1. Consideration of First Reading of Ordinance 2288, Adopting Downtown Development District Overlay and Downtown Historic District Overlay. Councilmember Patceg moved, seconded by Councilmember Weitzel to approve Ordinance 2288 on First Reading. Roll Call vote.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye
Aaron Linden	Aye

10. CONSENT AGENDA

- A. Ownership Member Transfer of Retail Liquor License #9 – Wyoming Downs OTB4, LLC
- B. Consideration of Resolution 38-24 Renewing the Unite Private Network (UPN) Franchise Agreement
- C. Consideration of Resolution 40-24 Authorizing Assignment of UPN Franchise Agreement to Ziply Fiber
- D. Reappointment of Catherine Reichert to the Board of Adjustment for a 3-year term ending December 31, 2027
- E. Minutes of Regular Council Meeting October 7, 2024
- F. Claims

Row Labels	Sum of AMOUNT
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307 Auto Glass LLC	254.98
UM202 - Windshield repair	79.98
WC701 - Passenger window repair-garbage truck	175.00
ABC Signs & Specialt	120.00
8 engraved name plates for promotions and new fire	120.00
Ace Hardware-Newkirk	115.78
Blower Nozzle	10.99
Elbows	11.95
Keys;Bolts	21.52
Streets - Drywall, grout, tape, misc supplies	71.32
All Valley Diesel	120.00
Streets - Tow for ST244	120.00
Amazon Capital Servi	926.95
Dewalt Drill Chuck	40.84
Ice packs (for samples) - WT	28.05
ITEM: DUROX - Heavy Duty Scissors, Multipurpose U	38.98
ITEM: Valterra T58 Twist-On Waste Valve, Mess-Fre	9.99
Muck Boots and knee pads	249.96
PTO switch for Parks grounds maintenance mower	18.38
Viewsonic SCADA Monitors	239.98
Wallop Park temp baskets and bandshell hand dryers	300.77
American Maid	750.00
Facility Cleaning Services WWTP	750.00
American Welding & G	98.61
Outside Lense Cover for Welder - LF	29.40
Shop - Type 18 plugs-square tip	69.21
Apex Mechanical	86,902.64
Boiler Upgrade - PD	86,902.64
A-Plus Services LLC	238.50
Vehicle tow	238.50
Associated Construct	1,212.50
Boiler Plant Upgrade Engineering-Police Dept	1,212.50
AT&T Mobility	1,616.47
Wireless for City - Oct 24	1,616.47
AVI Systems	2,950.00
Carousel Cloud Core Plan - 10 Licenses	2,950.00
B&B Leasing Company	157.43
Sharp Copier Model No BP50C26, Serial No 25059278	157.43
BALCO Uniform Co	1,085.68
2 Synergy Nomex IIIA Station Pants Navy for NLeibe	546.68
2-Pair of Synergy Nomex IIIA Station Pants Navy V	539.00
Bearcom	1,468.67
PD - Lightbar cap and lenses	18.00
PD108 - Install MOT remote mount cable	1,450.67
Bear's Paw Embroider	50.00
Embroidery for Colee H.	50.00
Becker First	899.85
BFRC-Regular Composite Structural Fire Helmets	899.85
Big Horn Sanitation	1,179.33
Malcolm Wallop Park, SCG, Huntington and Lyon's do	506.00
Monthly Port-A-Potty Rental-Landfill	220.83
South Park sanitation pump fee	452.50
Big Horn Tire	11,518.30
WC - Tires	10,762.30
WC320 - Tire repair	696.00
WC320 - truck tire diposal	60.00
Bighorn Design Studi	1,249.50

Bldg. Dept. uniforms - vests, polos, shirts, jacke	908.00
Short and long sleeve tee shirts	341.50
Brian's Boot & Shoe	400.00
Boots- Troy Gilbert	200.00
Streets - Boots M Hauge	200.00
C & K Equipment	1,062.06
Bristles for Parks grounds maintenance toolcat	1,062.06
Carolina Software	550.00
Software Support Quarter Ending 12/31/24	550.00
Carquest Auto Parts	1,091.32
FD32-straight conn & hose mender	7.57
FD32-transmission	68.89
MP178-oil & air filter	14.56
MP23-oil filter	2.65
PK278-Harness	16.80
RC363- lube & air	87.44
RC363-air filter	12.84
Returned filter	(28.55)
Seafoam and Fuel Filters	82.79
Shop - Battery	7.01
Shop - Oil hub	41.92
Shop - Rad press tester	80.36
ST323-fuse blade & term adapter	3.98
ST323-oil & air filter	20.20
ST342-air 1 ea cqblu	66.38
ST342-fuel spin-on, crankcase, fuel	115.28
ST342-radial sea inner	20.70
ST496 Paver Starter Denso 12V	250.52
VM451-Fuel & oil filter	31.03
WC7002-air brake tubing	30.74
WC7002-Purge valve	52.93
WC701-Libe, By-pass lube, air	95.29
WC718-22 xtraclear	9.99
Carter Ehlis	106.00
Carter Ehlis Distribution I test	106.00
Caterpillar Financia	16,150.27
930K/RHN04080 Wheel Loader payment #9	16,150.27
CenturyLink Communic	4,160.81
Century Link 10.1.24 to 10.31.24	4,092.10
Telephone for cemetery 10.07.24	68.71
Certified Laboratori	280.45
HOC Xtreme ISO- Hydraulic Oil	280.45
Chemtrade Chemicals	17,542.52
Alum Sulfate (11.228 tons)	8,862.75
Alum Sulfate 22.503 Tons	8,679.77
CHS Inc.	17,075.10
Streets - Oil	17,075.10
CitySourced Inc	1,295.00
Granicus_SWAGIT	1,295.00
CMI-Teco	826.72
WC7002 - Modulator	348.63
WC701 - Glass	168.34
WC78 - Control valve, oil thermost	309.75
Column Software	1,158.71
Ad for Bids for UM Service Truck	409.17
Bid Advertising	282.32
Blacktooth Park Ph 4 - 41 Day Advertisement	321.32
Transportation Plan PM #2 Ad	145.90

Craig	280.00
Per Diem APWA Loveland CO September 24-27, 2024	280.00
Crescent Electric	58.78
Emergency Light- Generator Room	58.78
Croell Redi-Mix Inc	320.75
Streets concrete for 1100 Big Horn Ave	320.75
Daltons RV	43.76
Vent Cap (TS564)	30.94
Vent Lift Gear (TS564)	12.82
Dana Kepner Company	1,848.00
Meter swivel nut	1,848.00
Daniel Keller	147.50
Travel Reimbursement	147.50
Direct Electric	5,326.42
CH 3rd Flr Conf. Rm. - installed dimmer switch	447.00
Downtown Restrooms - installed light outside	225.30
Elevator Project - electrical work	4,654.12
Dog and Cat Shelter	25,000.00
Dog and Cat Shelter Quarterly Paymen	25,000.00
Employ LLC	6,399.89
Temporary Labor - recycling center	6,399.89
Employers Council	515.75
Background Screenings- Pre-Employment	515.75
Enviro-Clean Intermo	4,406.30
ST319 - Joystick	2,263.34
ST319 - Transmitter pres & temp	286.71
ST343 - Broom Wide Sweep	1,856.25
Farmers Co-op Oil Co	17,666.32
349.9 Gallons LP for BGWTP	617.22
9/12/2024 fuel delivery to Cemetery	554.20
9/20/2024 fuel delivery to KGC	576.51
9/6/2024 fuel delivery to KGC	349.10
Dyed Diesel Fuel for Emergency Generator- 229 gall	730.98
Fuel for Landfill 09/06/24	3,342.03
Fuel for Landfill 09/13/24	1,741.26
Fuel for Landfill 09/20/24	1,841.86
Fuel for Landfill 09/27/24	2,543.67
LP-Propane for Intake Facility	1,675.98
LP-Propane for Twin Lakes	516.35
Shop - 16.8 gal motor oil	41.16
Shop - bulk 15W40 oil & hyd oil	3,136.00
Floyd's Truck Center	5,194.39
Credit Brake shoe kit	(120.00)
Credit on Steer gear core	(620.00)
Returned (2) camshaft conv kit *D	(93.08)
UM301 - PTO Allison 10 Bolt	2,701.13
WC316 - Window regulator	1,254.61
WC37 - Steering cyl	2,071.73
Foot of the Bighorns	252.00
Running shoes for GNeeson 4-11-2024 - FY 24 Clothi	112.00
Running shoes for SPassini New Firefighter 7-31-20	140.00
Force America Distri	160.00
Streets - Dump Truck GPS	160.00
Gabe Legler	147.50
Meals Per Diem for GLegler WFA Instructor in Cheye	147.50
Gillette Contractors	2,819.50
Hymax coupling	2,819.50

Grainger Inc	1,143.04
2" Brass unions	279.85
LF324 - Air control valve	194.61
WC361 - 12gpm, 3-way hyd work section	668.58
Greenfold Services	1,960.00
Janitorial Services - Police Dept	1,960.00
Greensky Commercial	1,240.00
Streets - Janitorial services August	1,240.00
Hach Company	780.70
Reagent Sets, Chlorine free CL17	780.70
Hard Head Veterans	19,332.50
Balistic ATE Helmet	19,332.50
Hawkins Inc	14,818.37
Azone/Sodium Hypo and Soda Ash	7,333.95
Chemicals- Azone 15- 660 gallons, Soduim Bisulfite	7,484.42
Home Depot Credit Se	71.44
Supplies for archway install	71.44
InfoSend Inc	8,709.84
monthly/email fee - september 2024	266.10
process/print/mail - Aug 2024	4,136.81
process/print/mail bills - september 2024	4,306.93
Jack Roberts	200.00
Wellness Program Reimbursement	200.00
Jennifer Kindred	46.00
Test Reimbursement	46.00
Johnstone Supply	770.00
Freon Disposal 10/02/24	770.00
K Club Golf LLC	704.00
Employee Golf Tournament 2024	704.00
K.C. Painting	5,027.00
Rotary Park - repaint train parts	5,027.00
Kayana	280.00
Per Diem APWA Loveland CO September 24-27, 2024	280.00
Kois Brothers Equipm	772.57
RC363 - Control cable	576.55
WC718 - HL-Transducer	196.02
Lawson Products Inc	33.90
SNE458 - Nylon lock nut	33.90
Lease Servicing Cent	5,811.21
Contract payment - 2022 Case 836C Motor Grader	4,286.21
Contract payment - Case TV370B Compact Track Loaders	1,525.00
Lube Refiners LLC	71.16
PD111 - LOF service	71.16
Luckydog Recreation	1,155.41
Replacement part for Kendrick Park twister slide	1,155.41
Mark Conrad	106.00
Mark Conrad Distribution II Test	106.00
Merchant McIntyre	8,000.00
Infrastructure Grant Services - October 2024	8,000.00
Midland Implement Co	4,756.83
GC - Replaced hydr manifold, hydr fuilid & filter	3,592.58
GC - Toro tine-solid	756.00
GC - Toro wheel	254.04
GC - Toro wheel, valve, tire	154.21
Midwest Laboratories	168.00
Shipping Charges for Compost Samples 09/30/24	168.00
Montana Dakota Utili	33,762.69

electric bill for 9.05.24 to 10.8.24	16,783.70
Utility bills 8.27.24 to 9.30.24	16,978.99
Montana Department o	79.27
2024 Unclaimed Property	79.27
Morrison-Maierle Inc	669.00
Wetlands Dr. Pathway - Prof. Svcs. thru 9/27/2024	669.00
Motorola Solutions I	10,942.32
Admin phones/Callworks configuration - PD	2,309.00
Flex IBR maintenance	(2,703.47)
Flex statelink maintenance	(839.90)
Spillman Flex Maintenance	12,176.69
Napa Auto Parts	4,755.46
Battery Charger for Fuel Truck, LF263	51.99
CM - 15W40/Filler	73.99
Cr. for returned fuel module assembly - Inv #79834	(267.60)
LF476 - Pressure gauge	36.79
PK278 - Water pump/thermostat	208.27
PK278 Hi Temp Head	14.49
RC3-62 Blister Pack Capsules	15.29
RC363 AD-IP Style Repl cart	97.19
Shop - 12 PC Comb set	374.97
Shop - Adjustable wrench	523.96
Shop - Brake parts cleaner, electronic cleaner	84.15
Shop - Magnetic tray carlyle	62.97
Shop - Mechanics funnel	8.98
Shop - Retrieving tool	59.97
Shop - Sledge hammer, combs	2,042.70
ST301 - Lamp kit grommet/red lamp	54.87
ST323 - Fuse holder	7.99
ST496 Solenoid	58.49
SW266 - Fuel pump assembly	267.60
UA268 - LED Flasher, electrical connector	136.78
UA268 - Relay shrouded	40.58
UM326 Blower motor resistor	125.08
UM-326 Electrical connector	32.39
UM326 relay shrouded	71.17
WC 37 air brake chamber	129.58
WC314 Magnum HD shock	157.68
WC320 - Stemco	160.18
WC-711 2Stud Lamp w pigtail	102.58
WC-78 Halogen Sealed Beams	12.59
ww generator-oil & fuel filter	9.79
National Testing Net	195.00
Peace officer and dispatch testing	195.00
Nolan Leibee	531.00
Meals Per Diem for NLeibee WFA Cheyenne, WY Septem	265.50
Meals Per Diem for NLeibee WFA Sept 29-October 3,	265.50
Norco Inc	163.70
Shop cylinder rental Sep 2024	163.70
Novus Glass	55.00
PD103 - Windshield repair	55.00
Office Shop	2,047.57
3rd Floor Copier	250.04
Canon/IRAC5535i-III contract	12.23
Copier Charges for police department	344.56
Copier Lease Contract 3543-01: 9/15/24 - 10/14/24	117.15
Copier Lease Contract 3545-01: 9/15/24 - 10/14/2	29.07
Copier Lease Contract 3546-01: 9/15/24 - 10/14/24	215.00

Copier Lease Contract 3547-01: 9/15/24 - 10/14/2	18.28
Copier Leases- PD	131.93
Copier Leases, Records - PD	60.00
Monthly Copier Lease - LF	107.16
Pmt 52 of 60, Agreement #390	102.71
Pmt 6 of 60, Agreement #488 CH	444.92
Streets - Copier use charges	54.11
Streets Lease pymnt 52 of 60, Agreement #393	101.15
UM copier lease	59.26
Oklahoma State Treas	108.47
2024 Unclaimed Property	108.47
One-Call of Wyoming	543.00
(724) One-Call Tickets for Sept 24 CDC	543.00
Pace Analytical Serv	100.00
SAWS Coliform Test 47 Woodland Park	100.00
Paul Juergens	105.00
Replace lense for SCBA Mask for PJuergens-clothing	105.00
Pavement Markings	500.00
Restripe Smith Street Parking Lot	500.00
Peterbilt of Wyoming	781.86
Credit on core from 7-3-24	(78.40)
FD32 - Breather-crankcase	384.42
WC320 - Camshaft	213.23
WC320 - Kit-cam service, drive hub seal	262.61
Porter Muirhead Corn	25,000.00
Financial statement audit for FY23	25,000.00
Powder River Power C	461.14
ST319 - Hose fitting	19.86
WC37 - Clamps, Fitting, King Nipple	58.97
WC37 - Hose fitting, hose assembly	133.59
WC37 - Hoses, Hose fittings, hose assembly	184.16
WC37 - Multi purpose hose	64.56
Profess Dev. Academy	900.00
fall webinar series	900.00
Randall Engineering	3,585.00
Waterline Easement through Brooks St.	3,585.00
Range	3,366.82
Crime Stoppers Line	33.66
Telephone 9.1.24 to 9.30.24	3,333.16
SavATree, LLC	45,503.00
Kendrick Park Pool misc. - removed trees	26,218.00
Kendrick Park Pool misc. - stump grinding	5,838.00
Kendrick Park Pool misc. - tree treatment	600.00
Kendrick Park Pool misc. - trimmed trees	3,465.00
Kendrick Park Pool misc. -remove trees/grind stump	9,382.00
SAWSJPB	95,090.98
Annual contribution of 20" water line	69,319.98
SAWS PMFT Loan Princ & Int 24	25,771.00
Scott Passini	531.00
Meals Per Diem for SPassini WFA Cheyenne, WY Septe	265.50
Meals Per Diem-WFA-Cheyenne, WY SPassini Sept 29-O	265.50
Servall Uniform & Li	205.29
Rug Cleaning - PD	205.29
Sheridan Commercial	2,625.91
1inch torx bit	9.69
3Pk LG Hard Wall Hangers for station 9-30-2024 WDo	6.46
Bolts/Anchors	6.90

CH supplies - hanging strips	8.98
CH supplies - pic strips & bulbs	55.35
Clear tape	26.96
hand wash, paper towel - PD	142.16
Paint for Solid Waste Dumpsters	204.39
Paint Markers (2)	8.77
Shop - fasteners & anchors	9.96
Shop supplies for Parks Grounds Maintenance	607.62
Spray Can Holder	6.28
Streets - Trimmer Line	15.27
Supplies, Office Supplies	1,423.32
UM301 - Fasteners & anchors	10.56
UPS shipping - nodes	83.24
Sheridan County	1,685.52
City of Sheridan Opioids Settlement Transfer	1,230.52
Immunizations	385.00
Recorded - Parkway Plaza Condo	28.00
Recorded - Story House Village	21.00
Recorded - The Villages Ph II	21.00
Sheridan County Cham	75.00
Monthly Luncheon Attendance - S. Brantz, S. McRae,	75.00
Sheridan County Juve	65,000.00
Juvenile Justice Support FY25 1st Payment	65,000.00
Sheridan Econ-O-Wash	68.00
Laundry Services	18.00
Shop - Laundry services	50.00
Sheridan Media	210.00
Fall Free Landfill Day Ads 09/17 and 09/24	210.00
Sheridan Memorial	7,124.00
Annual Medical Exams for Firefighters 2024	7,124.00
Sheridan Memorial CI	2,673.00
Annual Medical Exams for Firefighters 2024	2,673.00
Sheridan Motor Inc	234.28
PD132 - replaced connector & repaired wiring	234.28
Sheridan Newspapers	936.00
Elevator Maint Display Ads	540.00
Fall Free Landfill Day Ads 09/21, 09/25 and 09/28	396.00
Sheridan Transportat	2,077.00
Safe Rides Sept 2024	2,077.00
Stantec Consulting S	755.50
Main St. - Const. Obs. 8/24/24 - 9/20/24	755.50
Stuart McRae	1,093.14
2024 ICMA Conference Employee Expense Reimbursemen	1,093.14
Sugarland Walk-In CI	860.00
Occupational Testing	860.00
Team Laboratory Chem	1,094.00
Fifty bags fine road patch	1,094.00
Texas Comptroller of	7.08
2024 Unclaimed Property	7.08
Tire Rama	972.24
WC314 - Tire repair	113.00
WC701 - Tire repairs & disposal	859.24
Tires for Reclamatio	1,513.00
Tire Recycling 09/09/24	1,513.00
Top Office Products	55.15
Notary Stamp	55.15
Toro NSN	175.00

KGC irrigation software fee for September 24	175.00
Total Comfort Heatin	3,884.95
8/9/24 Services on 4 cooling systems for routine m	3,345.00
Services to Cooling Systems-found Trane Unit with	539.95
Trai	280.00
Per Diem APWA Loveland CO September 24-27, 2024	280.00
TruGreen	125.00
Lawn Fertilizer	125.00
Tyler Technologies I	1,400.00
Go live support August 19, 2024	1,400.00
VRM Inc	440.00
LF486 - Repaired steps	440.00
WAM	210.00
WyoCMA Fall Workshop - Jennifer Rizer	105.00
WyoCMA Fall Workshop - S. McRae	105.00
Water Products & Sol	27.50
Shop - 5 gallons water	17.50
Shop - Dispenser rental	10.00
Wausau Equipment Co	136,340.00
Q-26701-7: Snow #SNE-904-906 - HXC V-Box Spreaders	136,340.00
Wex Bank	26,738.43
Fuel - 8/23/24 - 9/22/24	26,738.43
Winsupply of Sherida	169.91
Epoxy adapter	209.22
Invoice 501737 02 was paid twice	(232.50)
Irrigation supplies for cemetery	193.19
WYO Rides	168.00
Safe Rides Sept 2024	168.00
Wyoming Machinery	1,730.36
credit on parts	(2,871.86)
LF4003 - Bumper, screw, washer, nut	59.16
LF4003 - Cap As-Rain	42.32
LF4003 - cap&probe, white cyl	19.69
LF4003 - Cover	985.98
LF4003 - Glass-Landfill	232.88
LF4003 - Grid	288.96
LF4003 - Guard	1,370.51
LF4003 - precleaner	1,127.24
LF4003 - spacer + freight	87.46
LF4003 - truss screws	9.42
LF486 - Lube, filter, drain	398.29
Parts returned - cap & probe and white cyl no posta	(19.69)
Wyoming Welding	802.08
Repaired Fireman's Pole at fire station 9-19-2024	802.08
Yonkee & Toner LLP	12,782.50
City Attorney fees September 2024	12,782.50
Zowada Plumbing & He	114.00
CH - 2nd floor bathroom repair	114.00
Zowada Recycling & S	46.82
RC301 - 1x5' flat steel	46.82
Grand Total	825,634.92

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

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye

Terry Weitzel	Aye
Aaron Linden	Aye

OLD BUSINESS

No Old Business

NEW BUSINESS

11. Consideration of Resolution 37-24 Authorizing the Submission of an Energy Efficiency and Conservation Block Grant Application to the U.S. Department of Energy – City Engineer Thomas Morneau. Councilmember Patceg moved, seconded by Councilmember Luhman to approve the submission of the Energy Efficiency Conservation Block Grant Application.

Mayor Rich Bridger	Aye
Steven Brantz	Aye
Andrew Patceg	Aye
Greg Luhman	Aye
Terry Weitzel	Aye
Aaron Linden	Aye

12. Council Comments and Committee/Board Reports.

- A. The Council discussed boards and commissions.
 - a. Councilmember Patceg inquired about the Safe Streets Grant
 - b. Councilmember Luhman mentioned Sheridan Public Arts events including the Halloween Sculpture Contest, and the special screening of the PBS Special re: Davinci’s horse and the continued support of county with Brooks St. Project
 - c. City Administrator Stu McRae spoke about upcoming meetings regarding the Transportation Plan and Chamber of Commerce Government Affairs.

13. Mayor Bridger adjourned the meeting at 8:09 P.M.

APPROVED:

 Richard Bridger, Mayor

ATTEST:

 Ashlee Foster, City Clerk



CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Treasurer

MEMORANDUM

RE: **Claims**
From: Darla Hawkins, Treasurer
To: City Council
CC:
Date:

Attachments

Claims

Row Labels	Sum of AMOUNT
AT&T Mobility	\$ 600.60
AT&T 911 service Sep 13-Oct 12	\$ 120.12
PD 911 service Sep 13-Oct 12 2024	\$ 480.48
CenturyLink Communic	\$ 689.47
Telephone for November 24	\$ 689.47
Dowl	\$ 3,132.50
Transportation Plan Update	\$ 3,132.50
First Federal Saving	\$ 23,491.63
12 count AA batteries	\$ 23.31
Attendance Express	\$ 70.05
CBrutlag-Credit Card Charges for September 2024	\$ 228.14
CREDIT CARD - EVT Certification, Battery maintaine	\$ 129.99
CREDIT CARD - Misc dept supplies, ACPA Concrete tr	\$ 346.22
DBomar Credit Card Charges for September 2024	\$ 21.00
DygonSept2024	\$ 4,136.52
Fried-Credit Card Charges for September 2024	\$ 635.50
GJohnston Credit Card Charges for September 2024	\$ 748.99
HC cc 09/24 - recording, membership, food, plates	\$ 782.89
Hotel room refund	\$ (158.19)
ICMA/WyoCMA Meals	\$ 185.29
IMSA Training	\$ 1,650.00
IT Software Expenses	\$ 804.56
Keystone Reservation refund	\$ (55.40)
KJohnson Credit Card Charges September 2024	\$ 581.27
Mobile Device Management software, criminal/traffi	\$ 3,092.62
Name Plates, Operational Manuals, ASC Boards Certi	\$ 359.80
Norprene Tubing, from VWR International Inc.	\$ 1,671.03
Office Supplies, Resource Study, Training	\$ 926.94
Printer for Camera truck, food during emergency re	\$ 298.14
Printer/Scanner, Hotel Res for Mayor, ICMA Conf Me	\$ 2,784.28
September 2024, Grinder for Solid Waste	\$ 249.00
September 2024, TV Base, Moving Totes, Storage Con	\$ 1,026.99
T. Jordan ICC Cert Renewal	\$ 100.00
Tax refund	\$ (185.94)
Tax refund for hotel stay	\$ (25.68)
Training and Travel	\$ 342.47
Tree plotter software and Gateway IQ software fees	\$ 1,924.90
UT Economic Dev Tour, Working Lunches	\$ 471.96
WAMCAT Training clerk	\$ 185.00
Weed and Pest telecom services Sept24	\$ 139.98
Grainger Inc	\$ 1,852.40
Bulk container, self dumping hopper 6,000lbs (2)	\$ 4,184.54
Hydronic unit heater	\$ 4,211.38
Moddrwrcab, 37"x60"x28" dark blue, 10drwr	\$ 3,698.80

Refund - bulk container, vista green, solid, 48in	\$	(1,025.26)
Refund - freight adjustment	\$	(340.16)
Refund - hydronic unit heater	\$	(4,211.38)
Refund - moddrwrcab,37"x60"x28", dark blue, 10drwr	\$	(3,619.30)
Refund - self dumping hopper, red, 6,000lbs	\$	(1,809.56)
Refund - self dumping hopper, red, 6,000lbs	\$	(1,306.88)
Self dumping hopper, red, 6,000lbs	\$	2,070.22
Home Depot Credit Se	\$	3.47
Water dispenser for Weed and Pest - rest of pmt	\$	3.47
John Deere Financial	\$	2,709.16
(5) Pair of Jeans for Joy F.	\$	283.95
(5) Pair of Pants for Patrick D.	\$	209.96
Alex Patterson: Work Pants/ Uniforms	\$	72.98
Bar and chain oil, 2 cycle engine oil for Weed and	\$	82.07
Bolts/Tape Measure	\$	29.07
Credit for jack	\$	(15.00)
Gauge for Air Compressor	\$	54.98
Grass seed, bushings, trimmer line	\$	87.95
Grease Gun Kit	\$	259.99
Jack 15in 5000# side wind tub	\$	69.99
LF263 - HF pump kit 20gpm 12v DC	\$	574.99
Matt Burtis: Work pants	\$	64.98
Pants- Calen Bell	\$	139.97
Shovels and Rake	\$	110.45
Steel Toe boots - Calen Bell	\$	169.95
Swivel jack for Weed and Pest	\$	54.99
Tow Rope for Grinder LF476	\$	9.99
Uniform supplies for Community Forestry	\$	239.95
Uniforms/ Clothing	\$	207.95
Klay Condos	\$	314.17
Gerber Gear Center-Drive Multitool FY 2024 Clothin	\$	143.09
Petzl ACTIK Core Headlamp FY 2024 Clothing Allowan	\$	79.49
WX Valor Sun Glasses for KCondos FY 2024 Clothing	\$	91.59
Lakeside Equipment C	\$	236,000.00
WWTP Rotomat - Lakeside Raptor Fine Screen	\$	236,000.00
Montana Dakota Utili	\$	17,943.91
MDU electric bills 9/10/24to 10/14/24	\$	3,367.81
Utilities 9.16.24 - 10.22.24	\$	14,576.10
Peterbilt of Wyoming	\$	(365.60)
Refund for cartridges - coupons were not included	\$	(365.60)
Range	\$	3,317.49
Long distance for October 24	\$	3,317.49
Wyoming Regional EMS	\$	12,854.70
Ambulance Serv - Sept 2024	\$	12,854.70
Grand Total	\$	302,543.90



CITY OF SHERIDAN, WYOMING

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

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

Planning

MEMORANDUM

RE: Consideration of Second Reading of Ordinance 2288, Adopting Downtown Development District Overlay and Downtown Business District Overlay - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

CC:

Date: 09/13/2024

Recommendation:

Planning Commission voted unanimously to recommend approval of the proposed ordinance at their October 14th meeting.

Staff also recommends approval of the proposed ordinance.

Background:

In June of 2023, the Sheridan City Council created the Sheridan Downtown Business District Zoning Committee with the purpose of identifying and recommending to the City Governing Body, Ordinance changes to address, if desirable, the following:

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

The City hired Ayres Associates to assist with this evaluation, lead community outreach efforts, and recommend the necessary zoning code updates.

Ayres visited the City of Sheridan in December 2023 and hosted a drop-in community outreach event at Java Moon downtown where the community was invited to learn more about the project and share their thoughts on what they wanted to see for downtown. Ayres also toured the downtown area with members of the Committee and met with the Chamber of Commerce to learn more about the businesses and history of downtown. Ayres then put together an initial set of recommendations and visited Sheridan again in March of 2024 to host another community drop-in event at Java Moon where attendees were invited to provide feedback on the direction of the project.

After this second visit, Ayres provided initial recommendations to the City for adopting two overlay districts within the Zoning Ordinance - a Downtown Business Overlay District and a Downtown Development Overlay District.

Discussion:

The code updates articulated in the attached draft Ordinance 2288 are summarized here:

1. Adopt the Downtown Business Overlay District

This overlay district applies to the historic core of downtown, including Main Street. Use regulations stipulate that certain uses such as two-family dwellings, marijuana sales and related uses, and vehicle sales shall follow the Special Exemption process and be reviewed by the Board of Adjustment prior to approval. Prohibited uses in the district include establishments containing six or more skill-based amusement games, one-family dwellings, outdoor storage as a primary use, and heavy industrial uses.

Dimensional criteria for this district are intended to create conditions that match the historic look and feel of downtown. This includes no minimum lot sizes, reduced or eliminated setback requirements, and building heights that are compatible with existing district character.

Off-street parking requirements for nonresidential uses do not apply to existing buildings so long as additional square footage is not added. For all other situations, applicants may submit a parking analysis that describes their plans for addressing parking needs.

2. Adopt the Downtown Development Overlay District

This overlay district applies to the transitional areas outside the historic downtown core. Use regulations stipulate that certain uses such as vehicle sales, one-family dwellings, and two-family dwellings shall follow the Special Exemption process and be reviewed by the Board of Adjustment prior to approval. Prohibited uses in the district include establishments containing six or more skill-based amusement games, outdoor storage as a primary use, and heavy industrial uses.

Dimensional criteria for this district are intended to create conditions that provide for a smooth transition away from the historic downtown area. This includes no minimum lot sizes, reduced setback requirements, and building heights that are compatible with existing district character.

Off-street parking requirements for nonresidential uses do not apply to existing buildings so long as additional square footage is not added. For all other situations, applicants may submit a parking analysis that describes their plans for addressing parking needs.

The original set of recommendations for these two overlay districts also included design criteria. After consideration, staff determined it would be better to adopt the design criteria as a separate technical document similar to the Entryway Corridor standards. This will create a more visual resource that will be easier for property owners and prospective developers to use. It will also be easier to update over time. Given that this will require more time to assemble, design criteria for the Downtown Business District and Downtown Development District are not being considered for adoption at this time.

Attachments

Draft Ordinance

ORDINANCE NO 2288

AN ORDINANCE amending the City of Sheridan Municipal Ordinances, Specifically;

WHEREAS, the City of Sheridan Governing Body has determined that certain zoning code provisions are in need of adopting regarding Downtown Sheridan;

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

Appendix A Section 9E Downtown Business Overlay District is hereby adopted to read:

A. Definition

The Downtown Business District shall be defined as that area bounded by, and including, the bounding portions of the following streets and their intersections: Brooks Street on the west, Dow Street on the north, Scott and Broadway Streets on the east, and Burkitt Street on the south.

B. Purpose

The Downtown Business Overlay District is intended to promote and preserve the vibrant, historic nature of downtown Sheridan. Through flexible dimensional criteria, intentional use restrictions, and smart design guidelines, this overlay district will ensure that the beloved elements of local character are considered in the upkeep of historical structures and creation of compatible styles of development into the future.

C. Applicability

1. General

The uses and criteria outlined in this section governing the Downtown Business Overlay District apply to all properties within the district. In cases where the base zone district criteria differ from Downtown Business Overlay District criteria, the criteria listed in the Downtown Business Overlay District shall apply.

2. Nonconforming Uses and Structures

Within the Downtown Business Overlay District established by these regulations and amendments that may later be adopted, there may exist uses and structures which were lawful before these regulations were adopted, but which would be affected by the terms of these regulations or future amendments. In this case, Municipal Code Appendix A, Section 11 governing Nonconforming Uses shall apply.

D. Dimensional Criteria – Height and Area Regulations

The dimensional criteria outlined in this section are intended to create conditions that match the historic look and feel and existing development of Downtown. Smaller lot sizes, reduced setbacks, and maximum building heights will encourage a diversity of building types that are compatible with the historic nature and existing development of Downtown.

1. Lot Size – There shall be no minimum lot size for any use.

2. Front Setback – There shall be no minimum front setback for any use. A maximum front setback of 10' shall apply to all uses.

3. Rear Setback – There shall be no minimum rear setback for any use.

4. *Side Setback* – There shall be no minimum side setbacks for any use.
5. *Building Height* – The maximum building height for all buildings and uses shall be equal to the maximum building height listed in the base zone district. Building elements such as elevator projections, steeples, spires, and architectural elements may be allowed to extend an additional fifteen (15) feet above the maximum height upon review and approval by the Board of Adjustment. The Board of Adjustment shall make their determination based on whether such exceptions impact the public health, safety, or welfare.
6. *Building and Fire Code Requirements* – All structures shall adhere to adopted building and fire code requirements such as fire separation and emergency and accessible ingress and egress.

E. Use Regulations

1. Permitted Uses. The following uses shall be permitted:
 - a. Any use listed in the base zone district, unless otherwise specified in this Section as a Special Exemption Use or Non-Permitted Use.
 - b. Multiple family dwellings
2. Special Exemption Uses. The following uses shall require additional review and approval by the Board of Adjustment, as outlined in Municipal Code Appendix A, Section 14:
 - a. Two-family dwellings
 - b. Filling station
 - c. Marijuana sales and related uses
 - d. Places of assembly
 - e. Public garage
 - f. Outdoor vehicle storage or sales; or similar use
 - g. Outdoor storage where greater than 5% of the lot is used as storage as a secondary use
 - h. Accessory dwelling units
3. Non-Permitted Uses. The following shall not be permitted:
 - a. Any establishment containing more than six (6) skill-based amusement games as defined at W.S. 11-25-102(a)(xix) or electronic systems or devices as provided for at W.S. 11-25-102(a)(v); or similar uses
 - b. One-family dwellings
 - c. Outdoor storage as a primary/principal use
 - d. Heavy Industrial uses, as defined by these regulations and specified as a Special Exemption Use in Municipal Code Appendix A, Section 9, M-2 Industrial District

F. Parking Regulations

1. Number of Spaces Required:
 - a. Off-street parking requirements for nonresidential uses located within the Downtown Business District shall not apply to existing buildings or reuse of existing buildings that do not result in additional square footage.

- b. In all other situations or as required by the Public Works Director, the applicant shall provide a parking analysis that includes at a minimum the following information.
 - 1) The anticipated number of parking spaces the additional square footage or new structure will require to minimize impacts to existing properties.
 - 2) How the applicant plans to address their parking need either through available on-street spaces, a nearby public parking lot, a shared parking agreement, or a cash-in-lieu payment as enacted by the city for the acquisition and creation of additional downtown parking.
 - c. When parking spaces are provided or required, accessible parking shall be provided in compliance with the Americans with Disabilities Act (ADA compliance).
2. On-Street or Public Lot Parking Credit
 - a. Credit for publicly-owned off-street parking spaces must be located within 750 feet of the property.
 - b. Credit for on-street parking spaces must be located within 350 feet of the property. For residential uses, credit may only be given where overnight parking is allowed.
 3. Parking Restrictions

All parking restrictions outlined in the base zone district and in Municipal Code Appendix A, Section 10, Subsection 16 shall apply.

G. Signage

Signage requirements outlined in Chapter 3, Article 3-II, Section 3-14 of the Sheridan Municipal Code shall apply to the Downtown Business Overlay District.

Appendix A Section 9F Downtown Development Overlay District is hereby adopted to read:

A. Definition

The Downtown Development Overlay District shall be defined as the area outlined in the exhibit below:



B. Purpose

The Downtown Development Overlay District is intended to protect the transitional area between the Downtown Business District and the rest of Sheridan. Through flexible dimensional criteria, intentional use restrictions, and smart design guidelines, this overlay district will encourage styles of development that are compatible with the beloved character of Downtown while also enabling a diversity of uses, building types, and design styles within the transitional area.

C. Applicability

1. General

The uses and criteria outlined in this section governing the Downtown Development Overlay District apply to all properties within the district. In cases where the base zone district criteria differ from Downtown Development Overlay District criteria, those criteria listed in the Downtown Development Overlay District shall apply.

2. Nonconforming Uses and Structures

Within the Downtown Development Overlay District established by these regulations and amendments that may later be adopted, there may exist uses and structures which were lawful before these regulations were adopted, but which would be affected by the terms of these regulations or future amendments. In this case, Municipal Code Appendix A, Section 11 governing Nonconforming Uses shall apply.

D. Dimensional Criteria – Height and Area Regulations

The dimensional criteria outlined in this section are intended to create a smoother transition away from the Downtown Business District to the Downtown Development District and beyond. Smaller lot sizes, reduced setbacks, and building heights will encourage a diversity of building types and densities that will balance both old and new.

- 1. Lot Size* – There shall be no minimum lot size for any use.
- 2. Front Setback* – There shall be no minimum front setback for any use, unless abutting a residential district outside the Downtown Development Overlay District. In this case, a minimum of 5' front setback shall apply. A maximum front setback of 10' shall apply to all uses.
- 3. Rear Setback* – There shall be no minimum rear setback for any use, unless abutting a residential district outside the Downtown Development Overlay District. In this case, a minimum 15' rear setback shall apply.
- 4. Side Setback* – Side setback requirements shall remain equal to side setback requirements listed in the base zone district.
- 5. Building Height* – The maximum building height for all buildings and uses shall be equal to the maximum building height listed in the base zone district. Building elements such as elevator projections, steeples, spires, and architectural elements may be allowed to extend an additional fifteen (15) feet above the maximum height upon review and approval by the Board of Adjustment. The Board of Adjustment shall make their determination based on whether such exceptions impact the public health, safety, or welfare.

6. *Building and Fire Code Requirements* – All structures shall adhere to adopted building and fire code requirements such as fire separation and emergency and accessible ingress and egress.

E. Use Regulations

1. Permitted Uses. The following uses shall be permitted:
 - a. Any use listed in the base zone district, unless otherwise specified in this Section as a Special Exemption Use or a Non-Permitted Use.
 - b. Multiple family dwellings
2. Special Exemption Uses. The following uses shall require additional review and approval by the Board of Adjustment, as outlined in Municipal Code Appendix A, Section 14.
 - a. Places of assembly
 - b. Outdoor vehicle storage or sales; or similar use
 - c. Outdoor storage where greater than 15% of the lot is used as storage as a secondary use
 - d. One-family dwellings
 - e. Two-family dwellings
 - f. Accessory dwelling units
3. Non-permitted Uses. The following uses shall not be permitted:
 - a. Any establishment containing more than six (6) skill-based amusement games as defined at W.S. 11-25-102(a)(xix) or electronic systems or devices as provided for at W.S. 11-25-102(a)(v); or similar uses
 - b. Outdoor storage as a primary/principal use
 - c. Heavy Industrial uses, as defined by these regulations and specified as a Special Exemption Use in Municipal Code Appendix A, Section 9, M-2 Industrial District

F. Parking Regulations

1. Number of Spaces Required - Nonresidential Uses
 - a. Off-street parking requirements for nonresidential uses located within the Downtown Development District shall not apply to existing buildings or reuse of existing buildings that do not result in additional square footage.
 - b. In all other situations or as required by the Public Works Director, the applicant shall provide a parking analysis that includes at a minimum the following information.
 - 1) The anticipated number of parking spaces the additional square footage or new structure will require to minimize impacts to existing properties.
 - 2) How the applicant plans to address their parking need either through available on-street spaces, a nearby public parking lot, a shared parking agreement, or a cash-in-lieu payment as enacted by the city for the acquisition and creation of additional downtown parking.
 - c. When parking spaces are provided or required, accessible parking shall be provided in compliance with the Americans with Disabilities Act (ADA compliance).

2. On-Street or Public Lot Parking Credit
- a. Credit for publicly-owned off-street parking spaces must be located within 750 feet of the property.

b. Credit for on-street parking spaces must be located within 350 feet of the property. For residential uses, credit may only be given where overnight parking is allowed.
3. Parking Restrictions
- All parking restrictions outlined in the base zone district and in City Ordinance Appendix A, Section 10, Subsection 16 shall apply.

G. Signage

Signage requirements outlined in Chapter 3, Article 3-II, Section 3-14 of the Sheridan Municipal Code shall apply to the Downtown Development Overlay District.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2024

ATTEST:

Richard Bridger, Mayor

Candace Ainslie, Deputy City Clerk

State of Wyoming)

)SS

County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2024 by _____.

Notary Public

My commission expires _____.



CITY OF SHERIDAN, WYOMING

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

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

Public Works

MEMORANDUM

RE: Consideration of Resolution 39-24 Approving First Interstate Bank Diagonal Parking - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

CC:

Date: 10/02/2024

Recommendation:

Staff recommends the Mayor and City Council approve Resolution 39-24 for diagonal parking on the north side of W. Works Street between S. Brooks Street and the alleyway to the west. In addition, the City will enter into an agreement with the developer.

Staff requests that the 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:

First Interstate Bank is located at 24 S. Brooks Street and is bound by W. Works Street, W. Loucks Street, and S. Brooks Street. W. Works Street currently has on street parallel parking on both sides of the road. First Interstate Bank desires to improve the parking on W. Works Street for use by the bank and the community to improve downtown parking.

Discussion:

The owner wants to design and construct improvements to W. Works Street on the site of the First Interstate Bank Building. Currently, this stretch of W. Works Street serves as a driveway for the bank drive-thru and there is no parallel parking here. The space would allow for four parallel parking spots. Adding diagonal parking at this location would allow for six diagonal parking spaces along the north side of W. Works Street.

Parking spaces and the sidewalk located outside the City right-of-way on the First Interstate Bank property will be in an easement and will require an agreement between the owner and the City.

Funding:

This project will be privately funded and managed by the developer. All improvements will need to be designed per City Standards.

Attachments

Resolution 39-24

Exhibit A-Diagonal Parking

Agreement

Public Use Easement

Easement Survey

**CITY OF SHERIDAN
RESOLUTION 39-24**

A RESOLUTION ALLOWING DIAGONAL PARKING ON THE NORTH SIDE OF WEST WORKS STREET BETWEEN SOUTH BROOKS STREET AND THE ALLEYWAY TO THE WEST.

WHEREAS, City Ordinance 16-18(c) allows the City Governing Body to designate diagonal parking along certain portions of the street by resolution; and

WHEREAS, the First Interstate Bank, f/k/a Bank of Commerce, located at 24 Brooks St., Sheridan, Wyoming, has requested an alteration to the adjacent portion of the City’s right-of-way along West Works Street to accommodate diagonal parking as demonstrated in the proposed plans, attached hereto as **Exhibit A**.

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

1. That the north portion of West Works Street adjacent to the property located at 24 Brooks St., Sheridan, Wyoming between South Brooks Street and the first alleyway to the west shall be designated as diagonal parking as shown in **Exhibit A**. However, said designation, present and future, shall be conditional on First Interstate Bank granting and maintaining a public use easement over and across said diagonal parking and the sidewalk to the north of the diagonal parking, as shown on **Exhibit A**, for the benefit of the public.
2. The Public Works Director is authorized to approve said public use easement and enter into any necessary agreements to establish the diagonal parking as shown in **Exhibit A**, enforce the Governing Body’s intent under this Resolution, and resolve other reasonably related issues.

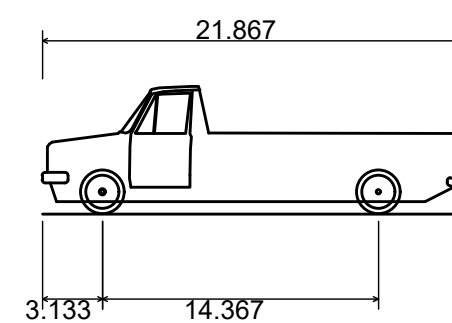
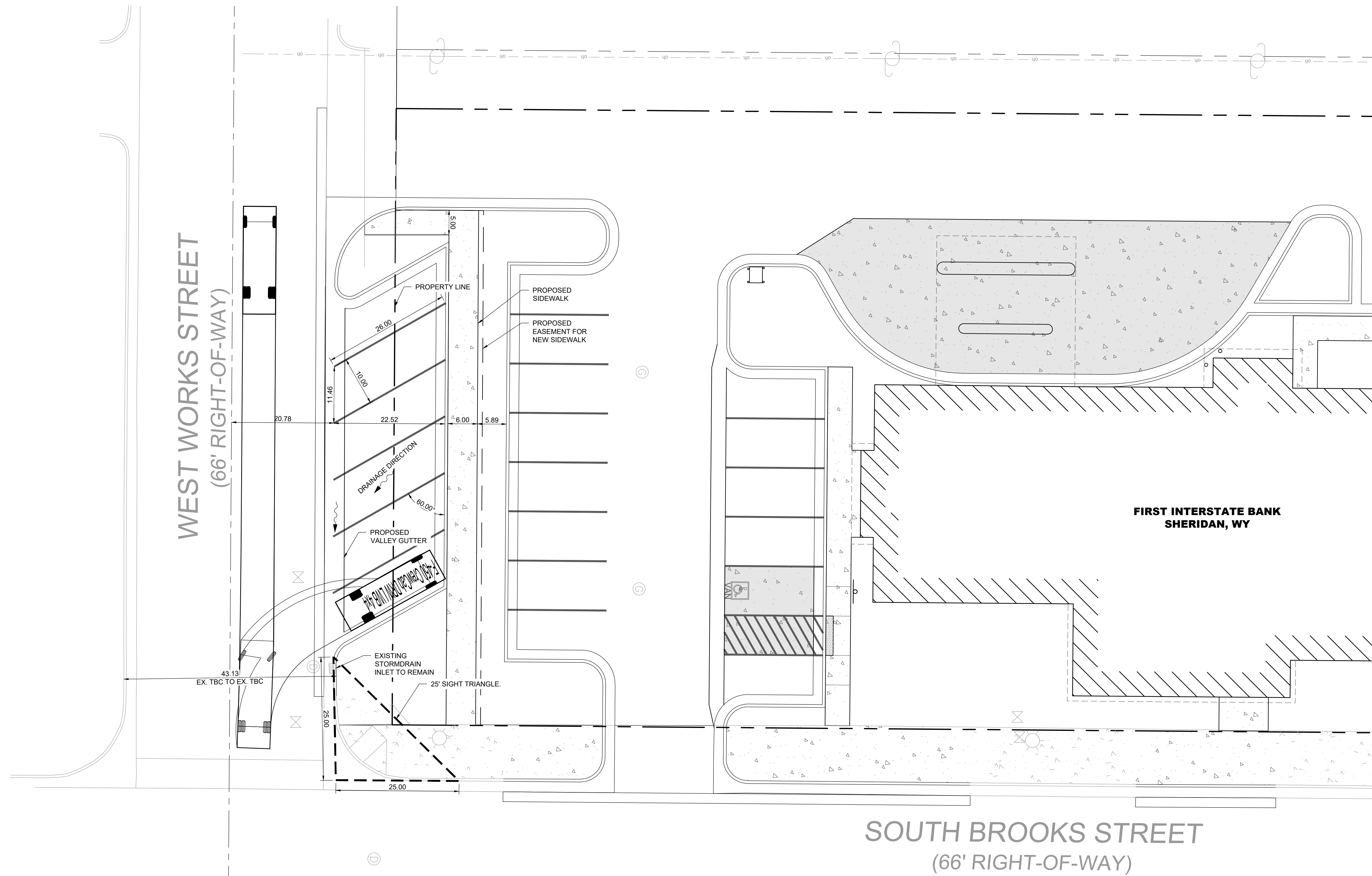
PASSED, APPROVED, AND ADOPTED this _____ day of November 2024.

City of Sheridan

Richard Bridger, Mayor

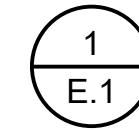
ATTEST:

Ashley Foster, City Clerk

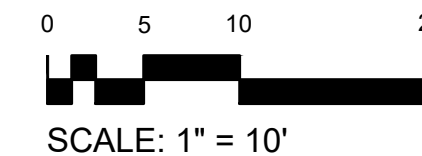


F-450 CrewCab DRW LWB 4x4
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

21.867ft
6.658ft
6.650ft
0.650ft
6.658ft
5.00s
29.250ft



VEHICLE TRACKING EXHIBIT



TERMS AND CONDITIONS FOR IMPROVEMENTS AND DIAGONAL PARKING

These Terms and Conditions are hereby entered into and agreed to by First Interstate Bank, f/k/a Bank of Commerce, whose address is P.O. Box 30918, Billings, MT 59116 (the “Bank”).

WHEREAS, the Bank wishes to improve and utilize, at its expense, a portion of the City of Sheridan, Wyoming’s (the “City”) right-of-way along West Works Street that is adjacent to the Bank’s property located at 24 Brooks St., Sheridan, Wyoming (the “Bank Property”) and that portion of the Bank Property that is adjacent to said right-of-way. The proposed plan for the Bank’s improvements is shown on the attached **Exhibit A** (the “Project”);

WHEREAS, the Project includes diagonal parking and new sidewalks that will provide additional downtown parking for the benefit of the Bank’s customers and the public;

WHEREAS, the Bank has submitted a request to the City to make the improvements within the City’s right-of-way and for the designation of diagonal parking by the City;

WHEREAS, the City desires to accommodate the Bank’s improvements and deems them a significant improvement to downtown public parking and are in the public interest; and

WHEREAS, the City’s staff are presenting a resolution for the designation of diagonal parking along West Works Street adjacent to the Bank Property.

THEREFORE, in consideration of the City designating diagonal parking, the Bank hereby agrees as follows:

1. **Public Use Easement.** Upon the City designating diagonal parking along the north portion of West Works Street that is adjacent to the Bank Property, the Bank shall execute and deliver to the City the public use easement attached hereto as **Exhibit B** (the “Public Use Easement”). The Bank shall not begin construction on the Project until the Public Use Easement has been executed and delivered to the City. As such, the City will not issue the Bank the necessary building permits for the Project until the Public Use Easement has been executed and delivered.

2. **Construction & Improvements.** The Bank at its sole expense shall build and construct the improvements for the Project in accordance with the plans approved by the City. Before commencing construction of any changes or deviations from the said plans approved by the City, the Bank shall provide the City with the changes or deviations for approval. The Bank shall not commence construction on any changes or deviations from the approved plans until the City has approved said changes.

The Bank shall be solely responsible for all damage and repairs to the City’s right-of-way, utilities, infrastructure, and property as a result of or related to the Project. The Bank guarantees, at its sole expense, that all construction on the City’s right-of-way and for the Project is completed pursuant to City Code, done in a workmanlike manner, and timely. As such, the City will not issue

to the Bank the Certificate of Occupancy for the Project until the City's right-of-way and the Project is completed pursuant to City Code and done in a workmanlike manner.

3. **Maintenance/Repair.** Pursuant to City Code, the Bank shall at all times keep the adjacent City's rights-of-way (with the exception of the public streets) and the area within the Public Use Easement clean, maintained, and in good repair.

4. **Indemnification and Release.** The Bank and the Bank's employees, agents, successors, and guests shall assume the risk of any and all liability arising from the Project; the use of the Bank Property; the use of the City's right-of-way; and the construction on the Project, Bank Property, and City's right-of-way. To the maximum extent permitted by law, the Bank and the Bank's employees, agents, successors, and guests shall hold harmless, defend, and indemnify the City and the City's employees, agents, and successors from any and all claims, demands, or causes of action arising out of or related to the Project; the use of the Bank Property; the use of the City's right-of-way; and the construction on the Project, Bank Property, and City's right-of-way. To the maximum extent permitted by law, the Bank and the Bank's employees, agents, successors, and guests release the City and the City's employees, agents, and successors from any and all liability for damages arising out the Project; the use of the Bank Property; the use of the City's right-of-way; and the construction on the Project, Bank Property, and City's right-of-way.

5. **No Waiver.** The failure of the City to insist on a strict performance of any of the terms and conditions hereof shall not be deemed a waiver of the rights or remedies that City may have regarding that specific term or condition nor deemed a waiver of any prior or subsequent breach.

6. **Default.** In the event of any such default by the Bank, the City shall be entitled to all costs and expenses incident to the enforcement of the City's rights hereunder including reasonable attorney's fees. The duties and obligations imposed by these Terms and Conditions and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights, and remedies otherwise imposed or available by law.

7. **Severability.** If any provisions of these Terms and Conditions are determined to be illegal; prohibited; or rendered unenforceable by law, state or federal, shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions of these Terms and Conditions.

8. **Governing Law, Jurisdiction & Venue.** The construction, interpretation, and enforcement of these Terms and Conditions shall be governed by the laws of the State of Wyoming. The Courts of the State of Wyoming shall have jurisdiction over these Terms and Conditions and the parties, and the venue shall be the Fourth Judicial District, Sheridan County, Wyoming.

9. **Complete Agreement and Effective Date.** This document constitutes the complete terms and conditions between the parties and supersedes any prior negotiations, representations, or agreements, either written or oral. Changes, modifications, revisions, or amendments to these Terms and Conditions shall only be effective and enforceable if executed in writing and duly authorized by both parties. The effective date of these Terms and Conditions is

the date it is executed by the Bank.

DATED this 11.00 date of October 2024.

**FIRST INTERSTATE BANK, f/k/a
Bank of Commerce**

Signed by:
By: Brian D. Bergler
25CB36F006F3450...

Name: Brian D. Bergler

Title: SVP Corporate Real Estate

PUBLIC USE EASEMENT

First Interstate Bank, a foreign corporation, f/k/a Bank of Commerce, whose address is P.O. Box 30918, Billings, MT 59116, hereinafter referred to as “Grantor,” for good and valuable consideration received, hereby conveys and grants to the **City of Sheridan Wyoming**, a municipal corporation, whose address is 55 Grinnell Plaza, Sheridan, WY 82801, and its successors and assigns, hereinafter referred to as “Grantee,” a perpetual, non-exclusive easement and right-of-way (the “Easement”) for the purpose of public ingress, egress, and parking in, over, and across the following described real estate owned by Grantor situate in Sheridan County, Wyoming:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 11, TO THE TOWN (NOW CITY) OF SHERIDAN, BEING PART OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

THENCE ALONG THE SOUTH LINE OF SAID LOT AND NORTH RIGHT-OF-WAY OF WEST WORKS STREET, N89°37'00"W, 105.54 FEET; THENCE LEAVING SAID LINE N00°24'04"E, 17.86 FEET; THENCE S89°39'19"E, 105.56 FEET TO THE WEST RIGHT-OF-WAY OF BROOKS STREET AND EAST LINE OF LOT 16; THENCE ALONG SAID LINE S00°27'55"W, 17.93 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 1,88 SQUARE FEET OR 0.043 ACRES, MORE OR LESS.

The above-described real estate is shown on the survey attached hereto as **Exhibit A**.

Terms and Conditions. The Easement is subject to the following terms and conditions:

1. **Use:** The Easement shall be used for parking, ingress, and egress by the general public.
2. **Maintenance.** Grantor is responsible for all maintenance, repair, and upkeep of the Easement. Grantor shall keep the Easement and sidewalk clean and clear of any and all obstacles, including but not limited to snow, that would impede the public's access or use of the Easement as provided in City Code. To the extent Grantee believes that the Easement needs any maintenance or repairs, Grantee may perform the necessary maintenance and repairs within the Easement at Grantee's discretion.
3. **Indemnification and Release.** The Grantor and the Grantor's employees, agents, successors, and guests shall assume the risk of any and all liability arising from the use of the Easement. To the maximum extent permitted by law, Grantor and Grantor's employees, agents, successors, and guests shall indemnify, defend, and hold harmless Grantee and Grantee's employees, agents, and successors from any and all claims, demands, or causes of action arising out of the use of the Easement. To the maximum extent permitted by law, Grantor and Grantor's employees, agents, successors, and guests release Grantee and Grantee's employees, agents, and successors from any and all liability for damages arising out of the use of the Easement.

4. **Non-Exclusive.** The Easement is non-exclusive and shall not preclude Grantor from using the Easement or from granting the right to other persons and parties to use the Easement or the roadway (except as the same may be necessary for the purposes herein granted to Grantee).

5. **Binding.** The Easement shall be perpetual and shall run with the lands subject to the Easement. The terms, conditions, and provisions herein shall be binding upon and shall benefit the parties and their heirs, successors, and assigns.

DATED this _____ day of _____ 2024.

GRANTOR:

**FIRST INTERSTATE BANK, f/k/a
Bank of Commerce**

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____
2024 by _____,
of First Interstate Bank, f/k/a Bank of Commerce.

WITNESS my hand and official seal.

Notary Public

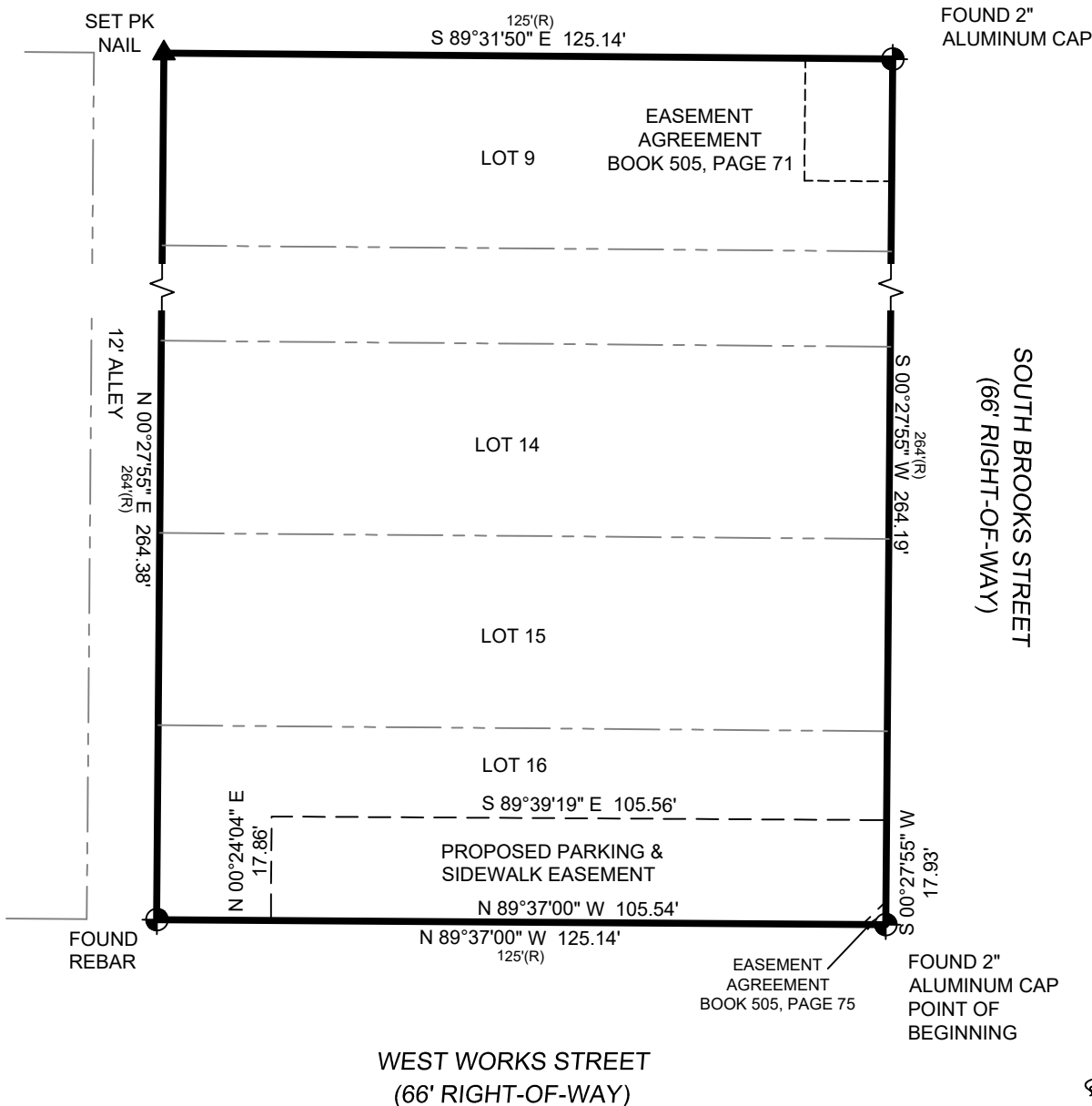
My Commission Expires: _____

PARKING & SIDEWALK EASEMENT EASEMENT

LOTS 9-16, BLOCK 11, TO THE TOWN (NOW CITY) OF SHERIDAN, BEING PART OF THE SE ¼ OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

LEGEND:

- FOUND MONUMENT AS NOTED
- SET PK NAIL



EASEMENT DESCRIPTION:

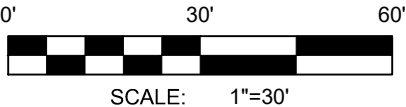
BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 11, TO THE TOWN (NOW CITY) OF SHERIDAN, BEING PART OF THE SE ¼ OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

THENCE ALONG THE SOUTH LINE OF SAID LOT AND NORTH RIGHT-OF-WAY OF WEST WORKS STREET, N89°37'00"W, 105.54 FEET; THENCE LEAVING SAID LINE N00°24'04"E, 17.86 FEET; THENCE S89°39'19"E, 105.56 FEET TO THE WEST RIGHT-OF-WAY OF BROOKS STREET AND EAST LINE OF LOT 16; THENCE ALONG SAID LINE S00°27'55"W, 17.93 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1,88 SQUARE FEET OR 0.043 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

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



JASON D. LEVANEN
PLS#10287

ACCESS & UTILITY EASEMENT

LOTS 9-16, BLOCK 11, TO THE TOWN (NOW CITY) OF SHERIDAN, BEING PART OF THE SE ¼ OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

OWNER/CLIENT:
FIRST INTERSTATE BANK

»»» Arrow
Survey Group, Inc.
Sheridan, WY 82801 (307) 751-7543

DP: 24-089 First Interstate Bank	Sheet 1 of 1
Date: 10/28/2024	