

PUBLIC NOTICE

REGULAR MEETING OF THE CITY COUNCIL OF WORLAND March 21, 2017

A regular meeting of the City Council of Worland, Wyoming convened in the Council Chambers in City Hall at 7:00 p.m. on March 21, 2017. Mayor Jim Gill presided and the Councilmembers in attendance were Loresa Brinkerhoff, Bud Callaham, Keith Gentzler, Jacquelyn Ernest, Lisa Fernandez, Michele Rideout, Dennis Koch and Mike Neuffer. Also present were: Superintendent of Public Works, Brian Burky; Chief of Police, Gabe Elliott; City Attorney, Kent Richins; City Engineer Representative, Mike Donnell; Planning Advisor, Ron Vanderpool and Clerk/Treasurer, Tracy Glanz. Councilmember Mandy Horath was absent.

There were eight (8) visitors present for this meeting of the City Council.

Sami Pierce and Maggie Grzybowski of Brownie Scout Troop #1631 led the Council and Visitors in the Pledge of Allegiance.

Mayor Gill declared a Quorum present with Councilmember Horath excused and asked for review and approval of the agenda.

Motion: to approve the agenda.
By: Councilmember Callaham.
Second by: Councilmember Koch.
Vote: The motion passed unanimously.

The minutes of the March 7, 2017 regular meeting stand approved as published.

Motion: To approve all vouchers and authorize payment for payroll, utility charges, refunds for City Services, recording fees, postage and other miscellaneous items, during the month of March, before normal City Council approval on the first Tuesday of April and approve the Consent Agenda with Warrant Register for February, 2017, Council Work Session Minutes of March 13, 2017 and Payroll Voucher for the period ending March 12, 2017; PAYROLL 3/12/17 - \$61,489.15.
By: Councilmember Koch.
Second by: Councilmember Callaham.
Vote: The motion passed unanimously.

CITY OF WORLAND/UTILITIES COMMISSION FEBRUARY 2017

Bentchmark Computer, Computer, \$515.00; Big Horn Basin Tire & Off Road, Parts, \$24.72; Big Horn Co-Op, Supplies, \$59.39; Big Horn Redi Mix, Rock, \$1,960.00; Bill's Lock & Key, Door Knobs, \$178.00; Black Mountain Software, Certification, \$100.00; Bleodorn Lumber, Supplies, \$27.25; Bobcat of The Big Horn Basin, Parts, \$393.34; Buer Electric, Parts, \$782.00; CARQUEST Auto Parts, Parts, \$622.09; City Clerk - Petty Cash, Postage, \$52.58; Cloud Peak Veterinary Services, Boarding, \$650.00; Creed Inspection, Crane Inspection, \$866.83; Donnell & Allred, Engineering/Scans, \$7,918.33; Five Solutions, Services, \$6,555.00; Frandson Safety, Parts/Supplies, \$445.20; Frontier Tire, Tires, \$806.92; Hach Company, Reagent Set, \$282.84; Hasco Industrial Supply, Supplies, \$1,139.03; Hawkins, Inc., Chlorine, \$653.34; Honnen Equipment, Parts, \$45.09; Jack's Truck & Equipment, Parts, \$123.30; Jadeco Inc, Services, \$791.78; JV Lumber, Supplies, \$39.46; Kennedy Ace Hardware, Hardware, \$293.81; Motor Supply, Inc., Parts, \$970.83; Murdoch Oil, Oil, \$65.77; Newman Traffic Signs, Signs, \$446.11; Norco, Inc., Supplies, \$243.84; Normont Equipment, Parts, \$2,030.18; Northern Wyoming Daily News, Advertising, \$1,352.40; Northwest Pipe Fittings, Inc., Parts, \$1,675.16; One Call of Wyoming, Tickets, \$37.75; P & S Machine, Repairs, \$385.92; Quill Corporation, Supplies, \$119.84; Reese & Ray's IGA of Worland, Supplies, \$6.20; Rockmount Research & Alloys, Parts, \$185.39; Russell Industries, Parts, \$534.80; S & H Glass, Repairs, \$40.00; Serlkay Printing, Supplies, \$35.00; Signs of Sutherland, Signs, \$96.00; Sunshine Office Products, Supplies, \$1,883.43; The Office Shop, Supplies, \$507.80; The Radar Shop, Services, \$756.00; Tractor & Equipment, Parts, \$150.10; T W Enterprises, Maintenance, \$4,818.68; United Parcel Services, Shipping, \$11.30; US Identification Manual, Manual Updates, \$82.50; Valli Information Systems, Maintenance, \$170.61; Virile Electric, Services, \$612.50; Washakie CO Solid Waste, Municipal Waste, \$36.54; Washakie County Public Health, Flu Shot, \$25.00; Washakie County Treasurer, Officer/Salary, \$1,841.65; Washakie Garage, Towing, \$50.00; Waste Systems, Parts, \$1,022.06; Worland Cleaners & Supply, Inc., Supplies, \$425.95.

TOTAL REGULARS..... \$45,944.61

Aflac, Insurance, \$716.03; AT & T, Long Distance, \$603.13; AT & T Mobility, Cell Phones, \$474.22; Arnold, Quintal, Overpayment, \$81.01; Bentchmark Computer, Maintence - January, \$900.00; Big Horn Co-op, Scale Tickets, \$25.00; Big Horn Co-op, Gasoline, \$2,190.34; Big Horn Water, Rental, \$91.70; Big Horn Reg. Joint Powers Board, Monthly EDU, \$33,443.84; Big Horn Rural Electric, Electrical Charges, \$47.52; Blue Cross Blue Shield, Insurance, \$75,411.45; Davis, Jeramie, Deposit Refund, \$180.50; FasCorp, Compensation, \$2,880.00; Fort Dearborn Life Insurance, Disability Insurance, \$399.74; GoplaygolfWorland, Management Fee, \$15,000.00; Goodies, Liquor License Refund, \$1,017.43; Hake Realty, Lease Agreement - February, \$1,300.00; High Plains Power, Inc., Power, \$1,763.22; Inberg-Miller Engineers, 15th Street Sewer, \$4,475.00; Internal Revenue Service (IRS), Payroll Tax Deposit, \$49,279.83; Kenco Security & Technology, Alarm, \$82.00; Little, Kim Maree, Deposit Refund, \$28.98; Mauna Towers, Site Rental, \$98.26; Murdoch Oil, Inc., Gasoline/Diesel, \$7,735.62; NCPERS Wyoming, Insurance, \$64.00; Oliver, Tonya, Deposit Refund, \$100.63; Pinacle Bank, Visa Charges, \$1,146.24; Rocky Mountain Power, Electricity, \$24,466.05; Ron's Sanitation, Contract Jan. Pioneer Sq, \$4,000.00; RT Communications, Phone Service, \$1,707.99; Shuman, Christopher, Deposit Refund, \$26.97; Signs of Sutherland, Graphics, \$1,155.94; SWI, LLC, Parts, \$772.96; The Church of Jesus Christ, Utility Refund, \$4,866.85; UWYO/T2C, Registration, \$305.00; U.S. Postmaster, Feb. Billing/Postage, \$811.65; Verizon Wireless, Cell Phone Service, \$792.63; Washakie County Clerk, Filing Fees, \$24.00; Washakie County Clerk of Court, Child Support, \$633.93; Washakie County Treasurer, General Purpose Tax-State, \$76,831.66; Washakie County Treasurer, Comm Center/Crim Justice, \$19,516.75; West River Road Imp. Dist., Administration Fee, \$95.00; Worland Health Club, Membership, \$105.00; WYDOT, Registration & Plates, \$5.00; Wyoming Dept. of Workforce, Workers' Comp, \$5,810.06; Wyoming Gas Company, Services, \$6,534.42; Wyoming Retirement Systems, Retirement, \$29,971.31; Wy Assn of Rural Water Systems, Conference, \$385.00; Wyoming State Supreme Court, Technology Fee, \$140.00; Wyoming Tech Transfer Center, Workshop, \$65.00; Young's Body Shop, Repairs, \$5,859.02.

TOTAL SPECIALS..... \$384,417.88
GRAND TOTAL..... \$430,362.49

Doug Hicks informed that Council that the clean up project along 15 Mile Road will be on March 25, 2017 at 9:00 a.m. Mayor Gill directed Mr. Hicks to get with Superintendent of Public Works Burky to arrange use of a trailer and/or truck and thanked him for taking on the project.

A letter from the Worland Board of Adjustment & Planning Commission (BAPC) recommended a modification to Chapter 24 zoning regulations, Table 24-9-2. Planning Advisor Ron Vanderpool addressed the Council and explained the need for the modification. Baker-Hughes requested the placement of a manufactured and modular office structure in a light industrial district. The previous Chapter 24 allowed for this type of structure as a "use by right" in light industrial and heavy industrial zones. The current Table 24-9-2 does not plainly provide the same intent or options. The BAPC gave Baker-Hughes a 90-day special exemption to give the Council time to review and change the table by resolution. Discussion followed; Resolution #2017-2 was presented for approval.

RESOLUTION #2017-2

AMENDING WORLAND CITY CODE ARTICLE III, SECTION 24-9-2: TABLE – ZONING DISTRICT REGULATIONS

A RESOLUTION AMENDING TABLE 24-9-2 BY INSERTING

PUBLIC NOTICE

ONE (1) TABLE ROW LINE THAT REFERENCES; MANUFACTURED OFFICE UNITS, EQUAL TO OR LESS THAN TEN (10) YEARS OLD (= < 10 YEARS OLD) TEMPORARY OR PERMANENT PLACEMENTS AND BY ADDING A “P” (USES PERMITTED BY RIGHT) IN THE SAME LINE UNDER THE SPECIFIC COLUMNS “LI-LIGHT INDUSTRIAL” COLUMN AND “HI-HEAVY INDUSTRIAL” COLUMN.

BE IT RESOLVED by the Governing Body of the City of Worland, Washakie County, Wyoming:

WHEREAS, on May 3, 2016, the Governing Body of the City of Worland passed, on third and final reading, Ordinance No. 834, establishing an assortment of new regulations within Chapter 24 of the Worland City Code entitled “Zoning;”

WHEREAS, in particular, Section 24-9: District Classifications of the Worland City Code authorizes the Governing Body to modify Table 24-9-2 through resolution as advised and recommended by the Worland Board of Adjustment and Planning Commission;

WHEREAS, The Worland Board of Adjustment and Planning Commission have heard from the public and believe it is in the best interest of the citizens and business owners to modify the table to reflect the insertion of the new information concerning “Manufactured Office Units” equal to or less than ten (10) years old and adding the “P” under the “LI” column and under the “HI” column;

WHEREAS, the Worland Board of Adjustment and Planning Commission did move and approve to submit a formal recommendation to the Governing Body of the City of Worland, of which was delivered to the Mayor in letter form; and

WHEREAS, this resolution does provide for a friendlier approach to businesses seeking to locate or relocate within the City Corporate Boundaries;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Worland that these amendments to Table 24-9-2 contained within EXHIBIT “A” attached hereto and made part hereof, shall be and are hereby immediately adopted.

IT IS HEREBY DECLARED that it is in the best interests of the citizens of the City of Worland to pass this Resolution and that doing so provides opportunity for present and future business owners and the public in general.

PASSED, APPROVED AND ADOPTED this 21ST day of MARCH 2017.

CITY OF WORLAND, WYOMING
A Municipal Corporation

By: _____
JAMES R. GILL - Mayor

ATTEST:

TRACY A. GLANZ – Clerk

Motion: to pass, approve and adopt Resolution #2017-2.
By: Councilmember Koch.
Second by: Councilmember Gentzler.
Vote: The motion passed unanimously.

Mayor Gill asked for volunteers for the budget committee and appointed Councilmember Gentzler, Councilmember Koch and Councilmember Rideout to the committee.

Mayor Gill thanked Councilmember Koch for attending the WAM Region III meeting in Lovell last week. The meeting was informative and there were issues brought up that may affect Worland in the near future.

City Attorney Kent Richins presented a Lease Agreement by and between the City of Worland and Madden Farms, LLC for property located at the Airport; it includes 56 farmable acres. Typically, farmland is leased for \$80.00 to \$100.00 per acre, but to keep the land productive and eliminate the growth of weeds the amount agreed upon is \$25.00 per acre. The term of the lease is ten (10) years at \$1,400.00 per year. Mr. Madden will be responsible for replacing a culvert, at his expense, that he eliminated previously. This will allow the City access to the property. Discussion followed.

Motion: to approve the proposed lease agreement with Madden Farms, LLC. for a term of ten (10) years.
By: Councilmember Callaham.
Second by: Councilmember Ernest.
Vote: The motion passed unanimously.

City Attorney Richins asked the Council to read through the proposed Water Ordinance and highlighted four (4) items including Section 2, 23-6 (failure to pay sewer bill), Section 17 (residential meter vaults), Section 21 (fee for hydrant meter use), and a possible increase to water rates. The rest of the changes to the current water ordinance are minor corrections. Discussion followed. It was noted that water rates have not been increased since 2009.

City Attorney Richins presented Resolution #2017-3 for review explaining that this resolution will vacate the alley designated on the plat and dedicate to the public an area that is currently being used as an alley. The area in question is located at the city shop on city property; a map was provided for review. Discussion followed.

RESOLUTION #2017-3
VACATING AN ALLEY AND DEDICATING AN ALLEY

A RESOLUTION VACATING A PARCEL OF REAL PROPERTY CONSISTING OF A PORTION OF AN ALLEY RUNNING EAST AND WEST OFF OF FIRST STREET BETWEEN CULBERTSON AVENUE AND GRACE AVENUE WORLAND, WASHAKIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” (PLAT AND LEGAL DESCRIPTION) ATTACHED HERETO.

A RESOLUTION DEDICATING A PARCEL OF REAL PROPERTY CONSISTING OF THE EAST 20 FEET OF LOT ELEVEN, BLOCK 11, PULLIAM ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING, RUNNING NORTH AND SOUTH OFF OF GRACE AVENUE BETWEEN FIRST STREET AND SECOND STREET, WORLAND, WASHAKIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” (PLAT AND LEGAL DESCRIPTION) ATTACHED HERETO.

BE IT RESOLVED by the Governing Body of the City of Worland, Washakie County, Wyoming:

VACATING AN ALLEY

WHEREAS, the City of Worland owns a parcel of land approximately 0.065 acres in size, more or less, commonly known as a portion of real property running east and west off of First Street between Culbertson Avenue and Grace Avenue, Worland, Washakie County, Wyoming;

WHEREAS, this parcel of property is bordered on the north and south by real property owned by the City of Worland consisting of the City Shop and other improvements. This “alley” has not been used as an alley and is a natural and logical area for an extension of city shop business;

PUBLIC NOTICE

WHEREAS, it is in the best interests of the City of Worland to vacate said real property so that the same can be incorporated into the city shop property. Said real property does not otherwise serve any public purpose, other than for the location of city shop business, and ownership of the land upon which it sits is of significant value to the City of Worland;

WHEREAS, it is proposed that the real property described in EXHIBIT “A” (Plat and Legal Description) be vacated and that said parcel of land be incorporated into the real property located to the north and south of said real property owned by the City of Worland;

WHEREAS, vacation of the real property described herein is in the best interests of and for the benefit of the City of Worland and its citizens and that the property will be put to beneficial use by the CITY OF WORLAND, a Wyoming Municipal Corporation, the adjacent landowner located north and south of said property.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Worland that, for good and valuable consideration, the real property described in EXHIBIT “A” (Plat and Legal Description) shall be and is hereby vacated and the same shall be deeded, if necessary, and shall become the property of the CITY OF WORLAND, the adjacent property owner to the north and south. Said conveyance is subject to any and all easements of record. It is hereby declared that it is in the best interests of the City of Worland to vacate said described real property; that such vacating does not abridge or destroy any of the rights and privileges of other landowners; and that said parcel of land is hereby declared vacated. Said real property does hereby revert to the adjacent landowner, the CITY OF WORLAND. The Mayor is authorized, on behalf of the City of Worland, to execute any and all documents which may be necessary to accomplish this matter, including this Resolution, to be filed with the Washakie County Clerk's Office, and a Quitclaim Deed, if necessary.

DEDICATING AN ALLEY

WHEREAS, the City of Worland owns a parcel of land approximately 0.064 acres in size, more or less, commonly known the east 20 feet of Lot Eleven, Block 11, Pulliam Addition to the City of Worland, Washakie County, Wyoming, running North and South off of Grace Avenue between First Street and Second Street, Worland, Washakie County, Wyoming, being more particularly described in EXHIBIT “A” (Plat and Legal Description) attached hereto.

WHEREAS, this parcel of property is owned by the City of Worland and is bordered on the east and west by real property owned by the City of Worland consisting of City Shop property on the west and vacant property on the east. This property has been used as an alley by the public and is a natural and logical area for a public alley;

WHEREAS, it is in the best interests of the City of Worland to dedicate said real property so that the same can be used by the public as an alley. Said real property does not otherwise serve any public purpose and is of significant value to the citizens of the City of Worland for use as an alley;

WHEREAS, it is proposed that the above described real property be dedicated as an alley for public use;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Worland that, the real property described in EXHIBIT “A” (Plat and Legal Description), commonly known the east 20 feet of Lot Eleven, Block 11, Pulliam Addition to the City of Worland, Washakie County, Wyoming, running North and South off of Grace Avenue between First Street and Second Street, shall be and is hereby dedicated as an alley for public use. Said conveyance is subject to any and all easements of record. It is hereby declared that it is in the best interests of the City of Worland to dedicate said described real property for public use as an alley; that such dedication does not abridge or destroy any of the rights and privileges of other landowners; and that said parcel of land is hereby declared dedicated. The Mayor is authorized, on behalf of the City of Worland, to execute any and all documents which may be necessary to accomplish this matter, including this Resolution, to be filed with the Washakie County Clerk's Office.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2017.

CITY OF WORLAND, WYOMING
A Municipal Corporation

By: _____
JAMES R. GILL - Mayor

ATTEST:

TRACY A. GLANZ - City Clerk

Motion: to pass, approve and adopt Resolution #2017-3.
By: Councilmember Gentzler.
Second by: Councilmember Callaham.
Vote: The motion passed unanimously.

City Attorney Richins stated that he received a letter from the Attorney for the property owner about the Schlumberger issue. A work session will need to be scheduled so that all parties can discuss the issue.

City Engineer Representative Mike Donnell stated that the Court-house sewer project is done; the DEQ allowed the city to do the project prior to approval of the application, due to the nature of the problem, as long as “as built” drawings are sent in upon completion. The City Engineer's office is working on the annual well flow report to the State Engineer's office. WYDOT will be starting the ADA project to replace all four (4) corners on Big Horn Avenue and 15th Street on Monday; the project may take up to three (3) weeks to complete. The City of Worland project on the 100 block of North and South 15th Street will compliment this project.

Superintendent of Public Works Burky informed the Council that the sewer project between North 9th and North 10th Streets is nearing completion with pipe bursting in the alley behind Pioneer Square. There was a sewer blockage on the south side of town over the weekend; it took the city crew about four (4) hours to clear. Work on the new irrigation system at the Worland Community Center Complex has started and the VFW is just getting started on the picnic shelter at Veteran's Park.

Mayor Gill requested an executive session to discuss a personnel issue.

Motion: to enter into executive session at 7:53 p.m. to discuss a personnel issue.
By: Councilmember Callaham.
Second by: Councilmember Gentzler.
Vote: The motion passed unanimously.

Motion: to leave executive session at 8:15 p.m.
By: Councilmember Callaham.
Second by: Councilmember Koch.
Vote: The motion passed unanimously.

There being no further business to come before the Council, the meeting adjourned at 8:15 p.m.

James R. Gill, Mayor

ATTEST:
Tracy A. Glanz, Clerk/Treasurer

March 30, 2017