

RECORD OF PROCEEDINGS

Meeting of the Evansville Town Council, Evansville, Wyoming

March 8, 2021

The regular meeting of the Evansville Town Council of the Town of Evansville, County of Natrona, State of Wyoming, was held at 7:00 p.m. in the Council Chambers of the Town Hall.

Council Meeting Livestreamed via You Tube.

The meeting was called to order by Mayor Chad Edwards at 7:00 p.m. and upon roll call the following were present: Mayor Chad Edwards, Council Members Candace Machado, Michael Scott, and Cathy Stypa, Town Attorney Alia Scott, Town Engineer Shane Porter, Town Planner Scott Radden, Town Treasurer Lexi Erickson, Chief of Police Mike Thompson, Fire Chief Leo Malsom, Public Works Director Paul Hanson, Town Clerk Janelle Underwood, and interested citizens.

Mayor Chad Edwards led the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion was made by Michael Scott and seconded by Cathy Stypa to approve the agenda. Motion carried.

APPROVAL OF CONSENT AGENDA:

- A) Minutes for Regular Meeting February 25, 2021
- B) Approval of Business Licenses – A Bar J Construction, Casper Storage, Living Water Plumbing and Scorpio Logistics
- C) Approval of Bills

Motion was made by Cathy Stypa and seconded by Candace Machado to approve the Consent Agenda. Motion carried.

ORDINANCE #1-2021: An Ordinance Setting the Tax Levy for 2021. Third and final reading. Town Clerk Janelle Underwood summarized Ordinance #1-2021. Motion was made by Michael Scott and seconded by Cathy Stypa to approve Ordinance #1-2021 on third and final reading. Motion carried.

ORDINANCE #2-2021: An Ordinance Amending and Updating the Evansville Employee Handbook. Second reading. Town Clerk Janelle Underwood summarized Ordinance #2-2021. Motion was made by Michael Scott and seconded by Candace Machado to approve Ordinance #2-2021 on second reading. Motion carried.

DISCUSSION OF POTENTIAL LAND SALE & DEVELOPMENT: Attorney Peter Nicolaysen, representative of the North Platte Park Development, LLC. He stated that the North Platte Park Development, LLC submitted a bid for the purchase of the 19.71 acres of land that Evansville had advertised. He stated that the proposed development is for a total of eighty-three lots (83) with most lots averaging seven thousand five square feet (7,500). He stated there will have to be a significant amount of engineering of the area to determine the ground water and what areas could have basements, garden level basements and no basements. Mr. Nicolaysen stated that it is also going to require some dirt work and they would propose to take dirt from the Town property to the north of the proposed development site and move it to the south and then that area to the north where the dirt is removed would become the new retention pond. He stated that they believe that in working with the engineers that the retention area could become an attractive area. Mr. Nicolaysen stated that the walking path would stay in place and the roadway to the river park would be rerouted through the subdivision.

Mayor Edwards stated that his understanding is that the retention pond would funnel to the existing pond to the east which would open to a large area which would be seeded.

Keith Tyler stated that would be based on the engineering but was the plan.

Council Member asked if there would be any twin homes in this proposed development.

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Keith Tyler stated that while the development would require a zone change from R-1 to R-2 due to the size of some of the lots there would be no twin homes in this development.

Mayor Edwards stated that one of the requirements that would be in place just as it was in the Reshaw Subdivision would be requiring a Certified Elevation Certificate which shows the lowest floor elevation that is signed off by an engineer that would not allow a foundation to be constructed below that allowance. He stated that the contractors would also be required to install a sump hole for any potential groundwater. Mayor Edwards stated that it was his understanding that if the Town were to move forward with this proposed project that a contract could be negotiated, and the developer would have a sixty-day (60) window to conduct all the engineering and final concepts before coming back to the Governing Body before any further decisions are made.

After further discussion, motion was made by Cathy Stypa and seconded by Michael Scott authorizing the developer to proceed with presenting a contract to the Town of Evansville for further work on the proposed development. Motion carried.

PUBLIC HEARING – ZONING TEXT AMENDMENT 1-2021: Town Planner Scott Radden provided a Staff Report for the Governing Body on the Text Amendment to Zoning Ordinance – Adding UR & UA Zoning Districts to Article 5 and edits to all reference of “Mobile Homes” in Articles 3-6 of the Zoning Ordinance. He stated that this would be in line with possible future annexation of some agriculture-based properties adjacent to Evansville and it would be in the best interest of the Town to adopt zoning districts that would accommodate current uses on those lands. Mr. Radden stated that currently there are several areas within Evansville’s growth boundary that are adjacent to the existing corporate limits that have greater agricultural uses than what is currently allowed by any of the Town’s existing zoning districts and that by adding agriculturally based zoning districts to our current regulations, it would allow for a smoother transition in annexing properties with domestic, hoofed livestock, horses, or other allowable animals. He stated that the intent of an annexation is to bring in County areas that constitute a natural, geographical, economic, and social extension of the Town. Mr. Radden stated that annexing lands would mutually benefit each other, and the Town would receive more tax dollars and the properties would receive more services and savings in water and trash collection.

Town Planner Scott Radden also stated that the Town might want to look at the requirements regarding the age of mobile homes or manufactured homes that are allowed in Evansville and perhaps the twenty-year (20) rule should be removed because some homes that are newer than twenty years (20) may not be in as good of shape as an older home. He stated that it would be beneficial to look at the requirements that are in place at the Natrona County Building Department, especially since the Natrona County Building Department handles Evansville’s inspections.

Mayor Chad Edwards asked for any public comments for or against the proposed Text Amendments. There were no public comments. The Public Hearing was closed.

ORDINANCE #3-2021: An Ordinance Amending Zoning Regulations. First reading. Town Clerk Janelle Underwood read Ordinance #3-2021 by title only. Motion was made by Michael Scott and seconded by Cathy Stypa to approve Ordinance #3-2021 on first reading. Motion carried.

ABATEMENT OF 4680 E. YELLOWSTONE HIGHWAY: Chief of Police Mike Thompson stated that he and Fire Chief Leo Malsom have been working on getting the property cleaned up at 4680 E. Yellowstone Highway. He stated that the property is uninhabitable with rodents entering the home, holes in the floor, and mold as well as all the utilities have been disconnected. Chief Thompson stated that he and Fire Chief Malsom have been working with Attorney Alaina Stedillie to have the property declared a Public Nuisance. Chief Thompson advised that the Seventh Judicial District Court did declare this property a Public Nuisance and that the owner of the property is responsible for the cleanup. Chief Thompson stated that the owner of

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the trailer and camper as well as the owner of the property have refused to accept the certified mail that was sent to them concerning this abatement so the next step the Town had to take was to post a notice on the property. Chief Thompson stated that he would like to move forward with getting bids to move ahead with this abatement.

Motion was made by Cathy Stypa and seconded by Michael Scott authorizing Chief of Police Mike Thompson to move forward with quotes on the abatement of 4680 E. Yellowstone Highway. Motion carried.

PUBLIC COMMENTS: There were no public comments.

ADJOURNNMENT: There being no further business, motion was made by Michael Scott and seconded by Cathy Stypa to adjourn at 7:52 p.m. Motion carried.

APPROVED: _____



Chad Edwards, Mayor

ATTESTED: _____



Janelle Underwood, Town Clerk