

RECORD OF PROCEEDINGS

Meeting of the Evansville Town Council, Evansville, Wyoming

August 24, 2015

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.

The meeting was called to order by Mayor Phil Hinds at 7:00 p.m. and upon roll call the following were present: Mayor Phil Hinds, Council Members Doug White, Ernie Blackford, and Jory Delinger, Town Attorney Phil Willoughby, Town Engineer Shane Porter, Town Treasurer Peggy Nading, Chief of Police Tom Laughrey, Public Works Director Dan Adcock, Town Clerk Janelle Underwood, and interested citizens.

Council Member Joseph Knop asked to be excused.

Mayor Hinds led the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion was made by Doug White and seconded by Ernie Blackford to approve the agenda. Motion carried.

APPROVAL OF MINUTES: The minutes for the regular meeting on August 10, 2015, were presented for approval. Motion was made by Ernie Blackford and seconded by Jory Delinger to approve the minutes as written. Motion carried.

ORDINANCE #9-2015: An Ordinance Amending Chapter One of the Evansville Town Code. Second reading. Town Clerk Janelle Underwood read Ordinance #9-2015 by title only. Motion was made by Doug White and seconded by Jory Delinger to approve Ordinance #9-2015 on second reading. Motion carried.

APPROVAL OF CROWN CASTLE/AT&T LEASE AGREEMENT: Town Attorney Phil Willoughby advised the Mayor and Town Council that about a year ago, he had an opportunity to review the AT & T Cellular Tower Lease. He advised that in review of the lease, he noticed that there was an opportunity to cancel the lease but only in a short time frame. He also stated that the Town was receiving about nine hundred seventy four dollars (\$974.00) per month for the site lease and that AT & T had not been increasing the monthly lease fee annually to the Town as per the lease agreement. He stated that the total came to about eight thousand dollars (\$8,000.00) that was owed to the Town, which AT & T had paid. Town Attorney Phil Willoughby stated that negotiations then took place and that the final negotiation is that the Town will receive four thousand five hundred dollars (\$4,500.00) per month with an automatic increase of five percent (5%) each year. He stated that the term of the lease is for a ten (10) year period. Attorney Willoughby also advised that as part of the proposed lease agreement, if the tenant enters into any future sublease that Crown Castle agrees to pay the Town an additional fifty percent (50%) of rent collected from the sublease. He stated that it is also agreed that the area of the leased site will be fenced off, that Crown Castle cannot enter any other area of Town property without first gaining permission from the Town, and that the site lease will not interfere with any possible future expansion of a water tank. He stated that he needed authorization for the Mayor to enter into the site lease agreement.

Motion was made by Doug White and seconded by Jory Delinger to authorize the Mayor to execute the Crown Castle Site Lease. Motion made.

The Governing Body commended Attorney Willoughby for the outstanding job on the negotiations of the site lease agreement.

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APPROVAL OF BUSINESS LICENSES: Business License application for Concept Construction was presented to the Governing Body for approval. Motion was made by Ernie Blackford and seconded by Jory Delinger to approve the business license application for Concept Construction. Motion carried.

ENGINEER'S REPORT: Town Engineer Shane Porter advised the Governing Body that the Town advertised for bids for the Town Hall Parking Lot Improvement Project. He stated that the Town received three bids (3) and they are as follows:

Treto Construction - \$189,020.00
Installation and Services - \$185,974.25
Ramshorn Construction - \$196,401.02

Engineer Porter stated that Installation and Services was the low bidder and that the bid was complete. He stated that this project was been in the plans and budgeted for the last couple of years and that it was held up until the Fire Station Garage was built. He stated that the original project a year ago was budgeted at about one hundred fifty thousand dollars (\$150,000.00). He stated that additional concrete and hand rail work has been added and that has increased the price. He stated that he has talked to Treasurer Peggy Nading and that there is money available to complete the project.

Motion was made by Doug White and seconded by Ernie Blackford to award the bid to Installation and Services for the Town Hall Parking Lot Improvement Project in the amount of one hundred eighty-five thousand nine hundred seventy-four dollars and twenty-five cents (\$185,974.25). Motion carried.

Motion was made by Jory Delinger and seconded by Ernie Blackford to approve the Engineer's report. Motion carried.

PUBLIC COMMENTS: There were no public comments.

ADJOURNMENT: There being no further business, motion was made by Doug White and seconded by Ernie Blackford to adjourn at 7:11 p.m. Motion carried.

APPROVED: Phil Hinds

Phil Hinds, Mayor

ATTESTED: Janelle Underwood

Janelle Underwood, Town Clerk