

RECORD OF PROCEEDINGS

Meeting of the Evansville Town Council, Evansville, Wyoming

April 14, 2014

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 Philip G. Hinds at 7:00 p.m. and upon roll call the following were present: Mayor Philip G. Hinds, Council Members Doug White, Tiffany Rayner, Ernie Blackford and Jennifer Fowler, Town Attorney Phil Willoughby, Town Engineer Shane Porter, Town Planner Scott Radden, Town Treasurer Peggy Nading, Interim Chief of Police Tom Laughrey, Public Works Representatives Brian Boettcher and Dale Brown, Fire Chief Leo Malsom, Town Clerk Janelle Underwood, and interested citizens.

Mayor Hinds led the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion was made by Jennifer Fowler and seconded by Tiffany Rayner to approve the agenda. Motion carried.

APPROVAL OF MINUTES: The minutes for the regular meeting on March 24, 2014, were presented for approval. Motion was made by Ernie Blackford and seconded by Jennifer Fowler to approve the minutes as written. Motion carried.

APPROVAL OF PHILIPS 66 PIPELINE RIGHT-OF-WAY CONTRACT: Town Attorney Phil Willoughby stated that Philips 66 is planning on changing the route of their current pipeline. He stated that the purpose is to get some of the pipeline out of residential areas. Attorney Willoughby stated that the proposed pipeline will be bored underneath the roadways as well as under the detention ponds. He stated that he has reviewed the contract and that everything appears to be acceptable.

Ed Brooks with Philips 66 showed the Governing Body the proposed route of the pipeline. He stated that there are areas that the pipeline will be as deep as twenty-two (22') feet and that the pipe will be an eight inches (8") in diameter.

Motion was made by Tiffany Rayner and seconded by Jennifer Fowler authorizing the Mayor to execute the Philips 66 Pipeline Right-of-Way Contract. Motion carried.

NATRONA COUNTY CONSERVATION DISTRICT – LISA OGDEN: Lisa Ogden with the Natrona County Conservation District spoke to the Governing Body about what the Natrona County Conservation District is and what they do. She spoke about the goals that are in place, the efforts on limiting the amount of selenium that enters the North Platte River, and the efforts to get the North Platte River off of the Wyoming Department of Environmental Quality impaired waters list. Ms. Ogden handed out packets about the Natrona County Conservation District to further explain their purposes and goals. She also invited the Governing Body to attend the Legislative Breakfast that will be held this fall after elections and that she would love to have them attend the breakfast to see some of the upcoming projects.

APPOINTMENT OF PLANNING AND ZONING COMMISSION MEMBER: Mayor Hinds stated that Planning and Zoning Commission Member Liz Gentile resigned from the Commission and stated that he would like to nominate Greg Schuetz to take her place.

Motion was made by Doug White and seconded by Jennifer Fowler to approve the nomination of Greg Schuetz to the Planning and Zoning Commission. Motion carried.

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APPROVAL OF METROPOLITAN PLANNING ORGANIZATION AGREEMENT: Town Attorney Phil Willoughby stated that the Metropolitan Planning Organization Agreement is an agreement that involves the transportation needs and planning among all of the entities within Natrona County. He stated that attached to the agreement is a map that is very hard to read. He stated that there are also references in the agreement that involve growth boundaries which is important to Evansville given the lawsuit that took place several years ago that Evansville won concerning the ability to annex property into the Town of Evansville. Attorney Willoughby stated that he had reviewed a couple of files concerning the growth boundaries and that he had received a letter from the Casper City Manager re-assuring that the Metropolitan Planning Agreement is not to be confused with the 2006 Growth Boundaries that has been agreed upon. He stated that by receiving the letter from the City Manager, he feels that the agreement is acceptable.

Motion was made by Jennifer Fowler and seconded by Ernie Blackford to authorize the Mayor to execute the Metropolitan Planning Organization Agreement. Motion carried.

APPROVAL OF GEOGRAPHIC INFORMATION SYSTEM AGREEMENT: Town Planner Scott Radden stated that the Geographic Information System Agreement is an agreement for all of the municipalities to input and access information through GEOSMART – Casper. He stated that the information that is stored in the data base is items such as location and sizes of water lines, location of sewer mains, fire hydrant locations, etc. He stated that the Geographic Information System (GIS) is a benefit for the municipalities and is something that has taken several years to put together.

Town Attorney Phil Willoughby advised that he reviewed the agreement and recommended the Mayor's signature.

Motion was made by Jennifer Fowler and seconded by Tiffany Rayner authorizing the Mayor to execute the Geographic Information System Agreement. Motion carried.

APPROVAL OF AT&T LEASE AGREEMENT ASSIGNMENT TRANSFER TO CROWN CASTLE: Town Attorney Phil Willoughby advised the Governing Body that he had reviewed an assignment transferring the Lease Agreement from A T & T to Crown Castle for the cell phone tower located behind the Home Depot. He stated that he had reviewed the proposal and stated that the transfer is acceptable for the Mayor to execute.

Motion was made by Ernie Blackford and seconded by Doug White authorizing the Mayor to execute the Lease Agreement transferring the lease from A T & T to Crown Castle. Motion carried.

APPROVAL OF DEPARTMENTAL MONTHLY REPORT: The Treasurer's report, Emergency Services report, Public Works report, and Police report were presented to the Governing Body in writing. Motion was made by Tiffany Rayner and seconded by Doug White to approve the departmental monthly reports. Motion carried.

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APPROVAL OF SITE PLAN 1-2014 – JUMP CRAZE: Town Planner Scott Radden advised that Shawn McCoul, Upward Holding, LLC, is under contract to purchase Lot 25, Evansville Business Park II, Town of Evansville. He stated that Upward Holding, LLC, would like to build an industrial building to accommodate an indoor trampoline park in Evansville and that it would be the first trampoline park in the State of Wyoming. Mr. Radden stated that the zoning on this property is Light Industrial (I-L) which does not include this type of business as permitted or conditional use. However, there are similar permitted uses within I-L Zoning District such as “Family-type” permitted uses with the I-L Zoning District to include: Convenience stores, offices, RV parks, restaurant and convenience food restaurants, wholesale businesses, and training schools. Mr. Radden stated that the Planning and Zoning Commission met on April 1, 2014. He stated that the Commission forward a “do pass” recommendation to the Town Council to approve the Site Plan to construct an 11,000 square foot industrial building and associated parking lot on Lot 25, Evansville Business Park II, Town of Evansville, subject to the following conditions:

1. That the owner fulfills any requirements of utility providers.
2. That prior to the issuance of building permits, all comments and required actions shall be completed to the satisfaction of the Town Engineer and Public Works Director.
3. That prior to obtaining building permits to construct, the Owner signs a Site Plan Agreement which will be recorded with the Natrona County Clerk’s office stating construction will comply with all design provisions as shown on the Site Plan including parking, landscaping, replanting, drainage and other improvements required by the Town of Evansville.
4. The Owner obtains all required building permits, and complies with all Evansville Code and inspection requirements, and State and Federal regulations.

Motion was made by Tiffany Rayner and seconded by Doug White to approve Site Plan 1-2014 for Shawn McCoul, Upward Holding, LLC, for a trampoline park. Motion carried.

APPROVAL OF SITE PLAN 2-2014 – TEXAS ROADHOUSE: Town Planner Scott Radden advised that Texas Roadhouse Restaurant is under contract for purchase of Lot 27 & 28, Evansville Business Park II, Town of Evansville, contingent upon approval of the Town. He stated that the owners would like to build a commercial building to accommodate the Texas Roadhouse Restaurant and an associated parking lot. Mr. Radden stated that the Zoning on this property is Commercial - Highway Business (C-4) which does include this business type as a permitted use. Mr. Radden stated that the Planning and Zoning Commission met on April 1, 2014. He stated that the Commission forward a “do pass” recommendation to the Town Council to approve the Site Plan to construct a 7,163 square foot commercial building and associated parking lot on Lots 27 & 28, Evansville Business Park II, Town of Evansville, subject to the following conditions:

1. That the owner fulfills any requirements of utility providers.
2. That prior to the issuance of building permits, all comments and required actions shall be completed to the satisfaction of the Town Engineer and Public Works Director.

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3. That prior to obtaining building permits to construct, the Owner signs a Site Plan Agreement which will be recorded with the Natrona County Clerk's office stating construction will comply with all design provisions as shown on the Site Plan including parking, landscaping, replanting, drainage and other improvements required by the Town of Evansville.

4. The Owner obtains all required building permits, and complies with all Evansville Code and inspection requirements, and State and Federal regulations.

Motion was made by Ernie Blackford and seconded by Tiffany Rayner to approve Site Plan 2-2014 for Texas Roadhouse Restaurant for Lot 27 & 28, Evansville Business Park II. Motion carried.

APPROVAL OF BUSINESS LICENSES: Business License applications for American Heating and Air Conditioning, C.B. Plumbing, Chorniak Concrete and Construction, Copperleaf Custom Builders, and Shimmer and Shine. After review of the applications, motion was made by Tiffany Rayner and Ernie Blackford to approve the licenses for American Heating and Air Conditioning, C.B. Plumbing, Chorniak Concrete and Construction, Copperleaf Custom Builders, and Shimmer and Shine. Motion carried.

APPROVAL OF BUILDING PERMITS: Building Permit applications #4034 through #4037 were presented to the Governing Body for approval. The applications were for new construction, re-roof permits, and to park a trailer. After review of the permits, motion was made by Tiffany Rayner and seconded by Ernie Blackford to approve permits #4034 through #4037. Motion carried.

ENGINEER'S REPORT: Town Engineer Shane Porter stated that he had nothing to report.

BILLS FOR APPROVAL: Bills were presented to the Governing Body for approval. Motion was made by Tiffany Rayner and seconded by Doug White to pay all bills and draw treasury upon the same. Motion carried.

PUBLIC COMMENTS: There were no public comments.

ADJOURNMENT: There being no further business, motion was made by Tiffany Rayner and seconded by Jennifer Fowler to adjourn at 7:41 p.m. Motion carried.

APPROVED: 
Phil Hinds, Mayor

ATTESTED: 
Janelle Underwood, Town Clerk