August 2, 2022

The Town Council met this day in work session at 6:00 p.m. with Mayor Paul Brooks presiding.
Mayor Brooks with Council Members Joe Wilson, Bradley Marchant Callie Hilty and Randy Stevenson present.

Public Hearing was opened at 6:00 p.m. Comments were heard as follows:

Dave Tonak-1519 Black Buttes Road: Would like to see what the project entails. Concerns are what type of industrial use is planned for the 48 acres. Is that much land needed for industrial use and are any provisions being planned for the residents who live next to the property.

Roger Croell, CEO of Croell Inc - 44 Rocky Ford Road: Mr. Croell stated a 300' buffer of land will be left as currently zoned for residential use. This section runs along the property lines of the neighboring residents and would extend residential use between existing residents and the industrial property. This would allow housing to be built next to the existing housing. Mr. Croell said he would put an appropriate road in place.
Mr. Croell stated his business has grown and continues to grow. This growth has caused the need for additional industrial zoned property for its operations.

Bill Myers- 810 S 21st Street: Mr. Myers stated he lives where he has enjoyed a beautiful view facing the Black Hills. His concerns are keeping the industrial growth further away from the residential area as to not distract from the scenery.

Rick Benavidez – 1613 Black Buttes Rd: Mr. Benavidez stated his concerns are how property values will be affected for his property with industrial park coming that close. Mr. Benavidez also stated if new houses will be built in the buffer zone they would have the same concerns.

Chuck Durfee – 1612 Black Buttes Rd: Mr. Durfee wanted clarification on what the industrial zoning would allow. He stated for an example he did not want an asphalt hot mix plant to go into operation.

City Attorney Mark Hughes read the industrial zone definition to the audience.

Brian Marchant General Manager for Croell Inc.- 685 Government Valley Road, stated there will not be an asphalt plant moved onto this location. Mr. Marchant explained that is simply not feasible when they can set that type of operation up in one of their quarries.

Council Member Joe Wilson-729 Theater Rd: Mr. Wilson stated he also lives where his property borders this zone change. Mr. Wilson asked due to the size of the property are future plans in the works to add other commercial business. Council Member Wilson stated while he supports growth of business for the town he would also like a balance to protect the residents that border this development. Mr. Wilson would like to see some type of privacy buffer that would keep the residential area appealing.

Mr. Marchant stated Croell will keep options open as to what types of business would be located in the development.

Council Member Callie Hilty inquired about property owned by Croell which borders the proposed zone change.

Patrick Donahue of Western Properties spoke representing Yellowstone L&R Ranch LLC: Mr. Donahue stated the 69.7 acres his clients' own borders North of the proposed zone change. Plans to move that development forward for residential use are being made. Preliminary plans are in the works. His clients would like to help the town of Sundance grow.

Jeremy Holt local realtor in Sundance supports the growth of town in that area. Mr. Holt feels future residential growth will not be hampered because it is next to industrial use.

Theresa Benavidez-1613 Black Buttes Road: Mrs. Benavidez stated the semi-truck traffic which travels in front her house is not desirable for a residential neighborhood. Mrs. Benavidez does appreciate the City's efforts to control dust, but it does not last. She says her concerns are with increased industrial development more traffic will use that road.

Mr. Durfee and Mr. Tonak echoed the semi traffic is noticeable in front of their property also on Black Buttes Road.

The Public Hearing ended at 6:40 p.m.

Mayor Brooks thanked those present for attending the Public Hearing. Mr. Brooks updated the Council and audience on Natural Gas. Mr. Brooks has recently traveled to Cheyenne and met with Black Hills Corporation on bringing this service to the town of Sundance. He feels this would be of significant importance to make growth more affordable for existing and new business as well as cutting costs for the school district.

The Work Session closed at 6:50 p.m.

The Town Council met this day in regular session at 7:00 p.m. with Mayor Paul Brooks presiding.
Roll call was taken by Mayor Brooks with Council Members Joe Wilson, Bradley Marchant, Callie Hilty and Randy Stevenson present.

Mayor Brooks appointed Jeremy Holt to the City Economic Development Board.

COUNCIL MEMBER MARCHANT MOVED, COUNCIL MEMBER WILSON SECONDED a motion to approve the Consent Agenda. All ayes, MOTION CARRIED.

Tongue River Communications-Customer Deposits Payable $16.52; Ace Radiator-Streets Maint $626.00; AT &T-Water, Garbage, Mayor $342.32; Bearlodge Engineering-Water-3rd and Cleveland $4150.00; Caselle Inc-Computer Support $1421.00; City Clerk Treasurer- Admin Postage $22.10; Crook County Family Violence & Sexual Assault Services-Admin Family Violence $1500.00; Crook County Natural Resources Dist-Garbage-Free Landfill Day $2000.00; Crook County Sheriff Service $23,750.00; Crook County Weed & Pest-Streets $17.49; CW Waste-Garbage Gate Fee, Garbage Recycling $16,778.11; Energy Laboratories Inc-Water Testing $64.00; Geographic Innovations-Water Misc Exp $2000.00; Grossenburg Implement Inc-Cemeteries- Equipment & Maint $73.57; Hartl Electric-Streets-Light Maint, Pool System Repairs $2142.37; Hawkins Water Treatment Water-Chlorine Supply, Pool Chemicals $1329.91; Hot Iron Inc-Water AML Tank $106,789.14; Mark Hughes- Admin City Attorney Retainer $2000.00; Intrado Interactive Services Corp-Adm-Misc $1249.99; Karen's Delivery Company- Streets Misc $22.00; Local Government Liability Pool-Adm Insurance $3887.00; Marco-Copy Machine $257.92; Norris Design-WBC Central Park $1038.60; Northwest Pipe Fittings-Water Supplies $568.61; One-Call of Wyoming -Water One Call $44.25; Powder River Energy-Admin, Street Lights, Tennis Courts, Softball, Water, Sewer, Garbage, Daycare, Pool, Fire, Amb, Parks $12,889.35; Rain Retail Software-Computer $887.04; Range Telephone-Admin, Fire & Ambulance, Garbage, Public Safety, Pool, $808.35; Rolling Metal-Shop Gas, Shop Diesel, Garbage $2377.58; Security Insurance-Fire Insurance $2601.00; Security State Bank-Water AML Kid Tank $11,865.46; Serendipity Floral & Gift-Mayor & Council -Misc $79.00; State of Wyoming -Dept of Enterprise Technology Services-Adm Records Management $.51; Summit Sign and Supply Inc-Street Supplies $120.00; Sundance Hardware-Pool Supplies, Water Supplies, Admin Janitorial $358.89; Sundance Times-Admin-Advertising, Garbage Landfill, Streets -$1267.75; Town Of Moorcroft-Garbage Landfill Charges $1552.71; Tracy Motor-Parks Supplies $152.80; Trihydro Corp- Water-AML Kid Tank $2519.75; Trihydro Corp-Water Engineer & Planning $3644.25; Trihydro Corp-Water City Engineer $2000.00; US Postal Service-Bulk Mailing Utility Bills $293.99; Vicki Schommer-Adm Misc $72.00; Visa #5235 SR Babe Ruth, Pool Supplies, Pool Training, SR Sports Equip $1088.52; Visa #5219- Admin Misc Exp, Admin Computer Support, Parks, Mayor & Council Travel & Training, Adm Travel & Training $912.67; Visible Difference - Admin Janitorial $1400.00; Volunteer Firemen's Pension Fund-Fire Dept Retirement-$393.75; Wolff's Plumbing & Heating $600.00; Wonderware- Water Misc, Sewer Misc, Garbage Misc. 34.95; Payroll-Administration, Maintenance, Pool, Recreation -Payroll-$50,027.91; BC/BS-Health Insurance-$9,306.20; City of Sundance-Flex-$496.30; EFTPS-$14,786.77; Great-West Trust-Deferred Comp-$1690.00; NCPERS-Life Ins-$112.00; Sundance State Bank-SKCC-$400.00; Sundance State Bank-Direct Deposit-$7.45; Symetra-Long Term Disability-$350.19; Wyoming Retirement System-$7194.77; Wyoming Workers Compensation-$1408.21. TOTAL $305,791.02

Approve Minutes of the City Council Regular Meeting of July 5, 2022, as published. Approve the July adjustment report. Approve the July Paid Invoice report. Approve the August Unpaid Invoice Report. MOTION CARRIED (per consent agenda).

City Engineer Karla Greaser updated the council on the Sundance Kid Tank project is on line and nearing completion. Fencing and reclamation is finishing up. MS Greaser has been working with City staff on the ARPA Grant for 3rd Street water project application.

COUNCIL MEMBER MARCHANT MOVED, COUNCIL MEMBER WILSON SECONDED a motion to allow the Mayor to sign a certification for the 3rd St Grant. All Ayes, MOTION CARRIED.

COUNCIL MEMBER MARCHANT MOVED, COUNCIL MEMBER WILSON SECONDED a FRIENDLY AMMENDMENT to the motion to allow Mayor Brooks to sign certifications adding Cleveland Street Project, Ryan Street Project and the Capital Improvement Plan. All Ayes, MOTION CARRIED.

COUNCIL MEMBER MARCHANT MOVED, COUNCIL MEMBER STEVENSON SECONDED a motion to approve the Croell Zone Change from High Density Residential to Industrial. All ayes, MOTION CARRIED.

City Attorney Mark Hughes discussed the 10 % fuel surcharge submitted from CW Waste for contracted services.

COUNCIL MEMBER MARCHANT MOVED, COUNCIL MEMBER HILTY SECONDED a motion to approve a 10% increase for fuel surcharge submitted from CW Waste. All Ayes, MOTION CARRIED

Discussion was held.

COUNCIL MEMBER HILTY MOVED, COUNCIL MEMBER STEVENSON SECONDED a motion to allow City Attorney Mark Hughes to re write the garbage and recycle contracts held by CW Waste to include the fuel surcharge. All Ayes, MOTION CARRIED.

Discussion was held on covering the garbage hauled to the C & D pit. Public Works Director Mac Erickson said the current equipment has served the purpose but is in need of replacement.

COUNCIL MEMBER WILSON MOVED, COUNCIL MEMBER MARCHANT SECONDED a motion to allow the Mayor to sign RESOLUTION NO 13, 2022. A RESOLUTION AUTHORIZING THE CITY OF SUNDANCE TO LEASE, WITH AN OPTION TO PURCHASE, CERTAIN EQUIPMENT FROM SUNDANCE STATE BANK. All Ayes, MOTION CARRIED.

COUNCIL MEMBER WILSON MOVED, COUNCIL MEMBER STEVENSON SECONDED a motion to approve the following Catering Permits: Pokey's Bar & Smokehouse, located at Deluxe Harley Davidson, Dime Horseshoe Bar, 3rd Street, Dime Horseshoe Bar, Front of Hughes Law and Dime Horseshoe Bar in Front of Dime Horseshoe Bar. All Ayes, MOTION CARRIED.

Discussion was held on the safety of having vendors set up on the West side of 3rd Street on Rally Wednesday.

COUNCIL MEMBER HILTY MOVED, COUNCIL MEMBER STEVENSON SECONDED a motion to allow vendors to set up on the sidewalk, on 3rd Street, for Rally Wednesday providing they have business owners consent and keep a distance of no more than one half the width of the sidewalk. All Ayes, MOTION CARRIED.

COUNCIL MEMBER STEVENSON MOVED, COUNCIL MEMBER WILSON SECONDED a motion to accept the July 25, 2022 land use minutes as presented pulling items B, D & E. All ayes, MOTION CARRIED.

Discussion was held regarding an application to build a garage within the flood plain.

COUNCIL MEMBER MARCHANT MOVED, COUNCIL MEMBER HILTY SECONDED a motion to approve a variance for Dan Harmon to build a garage at 302 Alabaster St, providing he submits an approved flood plain elevation certificate. All ayes, MOTION CARRIED.

Discussion was held regarding an application for a storage container.

COUNCIL MEMBER STEVENSON MOVED, COUNCIL MEMBER HILTY SECONDED a motion to deny an application from Kenneth Sutton for a storage container in Tenke Trailer Park. All ayes, MOTION CARRIED.

Discussion was held regarding an application for a home in the High Mile mobile home park.

COUNCIL MEMBER STEVENSON MOVED, COUNCIL MEMBER WILSON SECONDED a motion to approve a setback variance for Jessica Sanford , Lot #5 124 High Mile Rd. All Ayes, MOTION CARRIED.

COUNCIL MEMBER HILTY MOVED, COUNCIL MEMBER STEVENSON SECONDED a motion to move forward with a proposed zone change application for Sundance Rentals. The request is for a change to Highway Business on 27th Street. All Ayes, MOTION CARRIED.

Building Permits issued:

Harold Coggswell	30 x 40 Post Frame building	92 Government Rd
Dan Harmon	30 x 34 garage	302 Alabaster Street
Jessica Sanford	New Home	124 Hi Mile Rd
Sundance Community Church	Fence	104 n 10th Street

Department Head Reports:

Public Works Director Mac Erickson reported the Sundance Kid Tank is now on line. The seeding and fence needs to be finished. New plantings have been planted in Sundance Square. The final inspections need done to complete that job. Mr. Erickson has been working with Trihydro on the 3rd Street project.

Meeting Adjourned 7:30 p.m.

Mayor _____
Paul Brooks

Deputy Clerk _____
Helen Engelhaupt

SEAL)