

MINUTES OF THE BOARD OF SHERIDAN COUNTY COMMISSIONERS

The Board met at 9:00 a.m., December 1, 2009, in regular session at the Sheridan County Courthouse, Sheridan, Wyoming. Chairman Rolston called the meeting to order and led everyone in the Pledge of Allegiance. Members present were Commissioners Terry Cram, Steve Maier, Mike Nickel, and Robert L. Rolston. Commissioner Tom Ringley was absent.

CONSENT AGENDA

There being no public comment on the items as read, the Board approved the Consent Agenda as published and authorized the Chairman to sign documents as required.

- a. Minutes of regular session, November 17, 2009;
- b. Right-of-way agreement 0920LA with Range Telephone Company to upgrade main line cable on CR #269, Lower Powder River Road;
- c. General County vouchers for November;
- d. County Airport vouchers for November.

NOVEMBER 2009

INTERIM MID-MONTH WARRANTS

VENDOR	AMOUNT	DESCRIPTION
ACT INC	\$3,203.07	PHONE SVC
ALLTEL	\$33.84	CELL PHONE SVC
AMERICAN FAMILY LIFE INS CO	\$1,176.73	NOV PREMIUM
CHARLES W BASSETT	\$3,971.04	COPIER, TRAILBLAZER LEASE PMTS
CIT-CO FEDERAL CREDIT UNION	\$5,964.70	MONTHLY PAYROLL TRANSFERS
DELTA DENTAL	\$7,984.45	NOVEMBER PREMIUM
DEX MEDIA WEST	\$34.81	ADVERTISING
EBMS	\$1,776.17	FLEX PLAN
EQUITABLE LIFE INS	\$103.00	NOVEMBER
FREMONT MOTOR SHERIDAN	\$25,410.57	2010 FORD F350
GREAT AMERICA NETWORKS	\$27.36	CONF CALLING
HOME DEPOT	\$45.96	PADLOCKS
ICMA RETIREMENT TRUST	\$4,772.08	NOVEMBER
KASER, MICK & JENNY	\$668.68	REZONE APPLICATION REFUND
MONTANA DAKOTA UTILITIES	\$8,977.12	UTILITIES
NCPERS GROUP LIFE INS	\$464.00	PRUDENTIAL LIFE
NORTH SHERIDAN TRAILER & EQUIPMENT	\$5,725.00	2010 LOAD MAX TRLR
ORCHARD TRUST	\$6,378.50	WYO DEFERRED COMP
POWDER RIVER ENERGY CORP	\$254.09	UTILITIES
QUIK SAK	\$131.25	FUEL
QWEST	\$4,243.79	PHONE SVC
RANGE TELEPHONE CO-OP INC	\$377.04	PHONE SVC
SHERIDAN AREA RURAL FIRE PROTECTION DIST	\$25,000.00	1% OPT SALES TAX
SHERIDAN CNTY TREAS HEALTH INS	\$115,254.40	HEALTH INS/FLEX PLAN FEE
SHERIDAN CNTY TREAS PAYROLL TAX	\$127,149.71	941
SMOKEY RIDGE FIRE SERVICES	\$3,983.43	WILDLAND FIRE MITIGATION PLAN
STATE FARM MUTUAL AUTO INSURANCE	\$225.00	ASSIGNMENT OF WAGES
TOWN OF CLEARMONT	\$50.00	UTILITIES
UNITED LIFE INSURANCE CO	\$1,467.75	NOVEMBER
VERIZON WIRELESS	\$1,228.94	CELL PHONE SVC
WRIGHT EXPRESS	\$7,902.85	FUEL
WYDOT	\$7.00	EXEMPT PLATES
WYO CHILD SUPPORT ENFORCEMENT	\$300.00	MONTHLY CHILD SUPPORT
WYO RETIREMENT SYSTEM	\$64,745.09	NOVEMBER
WYO WORKERS COMPENSATION DIV	\$4,805.38	NOVEMBER
WYOMING HERITAGE FOUNDATION	\$130.00	REGISTRATION
TOTAL MID-MONTH INTERIM WARRANTS PAID	\$433,972.80	

GENERAL COUNTY WARRANTS

VENDOR	AMOUNT	DESCRIPTION
A PLUS PLUMBERS	\$65.00	REPAIR
ABC SIGNS AND SPECIALTIES	\$510.00	GRAPHICS, SIGNS
ADLER WELDING & FABRICATION	\$425.00	INSTALL HITCH
ADSIT CONSTRUCTION	\$15,253.45	FENCING
ALSCO	\$405.04	MATS, MOPS, FRMS, HNDLS
AMERICAN MAID	\$2,410.00	CLEANING SVC
ANYTHING WOOD	\$605.00	SNOW RMVL, YARD WORK
A-PLUS SERVICES LLC	\$140.00	TOW ABANDONED VEHICLES
APPLIED CONCEPTS INC	\$3,696.00	COUNTING UNITS
ARNEY, NICKIE	\$105.87	EXP REIMB
AUZQUI, PAUL	\$2,500.00	LANDOWNER AGREEMENT
BEEBE, MARY	\$14.85	MILEAGE
BERRY, DAVID	\$390.00	DEP CORONER, CONT LABOR
BINOS GROCERY	\$561.45	SUPPLIES
BLACK BEAR CONSTRUCTION	\$6,424.15	SHERIDAN CNTY PARKING LOT REHAB
BLOEDORN LUMBER	\$48.27	NAILS
BOB BARKER CO	\$199.17	TROUSERS
BOB L NEILL	\$2,099.50	TRANSCRIPT FEE
BRITAIN WORLD TRAVEL	\$379.20	AIRFARE
BUGGY BATH CAR WASHES	\$200.00	CAR WASH TOKENS
BURGESS DESIGN GROUP	\$1,399.50	MARKETING
CARLSON, KATIE	\$102.85	MILEAGE
CARQUEST AUTO PARTS	\$41.56	HND CLNR
CARR, THOMAS	\$1,000.00	STG FACILITY LEASE PMT
CARTRIDGE WORLD	\$135.38	CRTDGS
CBM FOOD SERVICE	\$19,122.04	INMATE MEALS
CDW GOVERNMENT INC	\$5,443.89	UPGRADES, PWR MODULE
CHAMPION FERRIES FUNERAL HOME	\$4,240.00	PHONE, RENT, SERVICES
CITY LANDFILL	\$203.67	TRASH
CITY OF SHERIDAN	\$668.90	UTILITIES, VIN
CLEMENS EXTERIORS INC	\$2,159.00	ROOF WORK
CNA SURETY	\$1,650.00	BONDS
COLLINS COMMUNICATIONS	\$70.00	INTERNET
COMPUTER SOFTWARE ASSOCIATES	\$2,831.94	PROGRESS SUPPORT, WEBHOST
COOPERATIVE EXTENSION SERVICE	\$4,893.00	PAYROLL
CORRECTIONAL HEALTHCARE MGMT	\$17,056.43	INMATE MEDICAL
CRESCENT ELECTRIC SUPPLY CO	\$39.00	LAMPS
CULLIGAN OF SHERIDAN	\$138.00	WATER
DAVIS & CANNON	\$2,219.26	LEGAL
DCM CONSTRUCTION LLC	\$3,340.00	SLIDE AREA WORK, HAUL MATERIAL
DELL MARKETING	\$1,527.21	WORKSTATION
DOWL HKM	\$450.00	GRAVEL ANALYSIS
DRIVE TRAIN INDUSTRIES	\$117.66	PARTS
DRM INC	\$101,340.53	CLEAR CRK BRIDGE RPLCMNT
EAST RIDGE TOWING	\$35.00	TOWING
ED HAMMER INC	\$461.54	OIL CHNGS, REPAIRS
ENTECH INC	\$24,083.31	SHERIDAN CNTY FRGNDS PH 1A DES, CR 80
FARMERS CO-OP OIL	\$2,395.95	FUEL
FASTENAL	\$1,996.86	PARTS
FECK, SUSAN	\$54.45	MILEAGE
FEDEX	\$43.11	SHIPPING
FERRIES, JAY	\$600.00	CONTR LABOR
FERRIES, MARK	\$600.00	CORONER
FIBERPIPE	\$33.94	PAGING
FIRESTONE STORE	\$37.56	WHL BALANCE
FLAHARTY, JAN	\$173.32	LEGAL
FLETCHER CONSTRUCTION CO	\$25,610.55	SHERIDAN CNTY PARKING LOT REHAB
FLYNN, ALLISON	\$93.32	EXP REIMB
GALLS	\$321.41	LIGHTS, BRKTS
GASES PLUS NORCO	\$344.50	SUPPLIES
GEM REFRIGERATOR CO	\$14,364.20	FREEZERS, REFRIGERATORS
GREASE MONKEY	\$304.89	OIL CHNGS

HAINES, MARGIE	\$100.00	TEMP WATER SVC
HARNISH, AMY	\$223.30	MILEAGE
HEALY LAW FIRM	\$709.00	LEGAL
HININGER, SCOTT	\$132.42	EXP REIMB
INDUSTRIAL TOWEL INC	\$34.28	TOWELS
INTERMOUNTAIN CONSTRUCTION	\$1,323.15	ROAD BASE
JACKSON HOLE SCIENTIFIC INVESTIGATIONS	\$4,922.38	INVESTIGATION
JB STORAGE CONTAINERS	\$135.00	STG CONT RENT
JLN NETWORKING	\$2,367.00	HDWR, SFTWR, SPILLMAN MAINT
JWS ENERGY, LLC	\$25,206.35	BEAVER CRK RD, SOLDIER CRK, KEYSTONE RD
KANE FUNERAL HOME INC	\$83.00	CERTS
KBM&M INC. BIG HORN SANITATION	\$110.05	PORTABLE TOILET
KELLY-CRESWELL	\$4,337.07	PARKING LOT STRIPER
KILPATRICK CREATIONS	\$541.50	JACKETS, SHIRTS, CAPS
KINNAIRD LAW OFFICE	\$168.75	LEGAL
KNECHT HOME CENTER	\$7.90	SUPPLIES
L & R ULTRASONICS MFG CO	\$305.80	CLNG SOLUTION
LANNANS SUPPLY CO	\$93.64	MATERIAL
LEGERSKI, CARRIE	\$11.00	MILEAGE
LIESINGER, RODNEY	\$57.00	MEALS
LINDBERG, LORETTA	\$35.75	MILEAGE
LOW VOLUME ROAD CONSULTANTS	\$600.00	WORKSHOP
MARTINIZING DRY CLEANING	\$7.79	CLEAN JKT
MASTERCARD	\$10,191.35	NOV BILLS
MATTHEW BENDER & CO	\$288.00	CRT RULES
MEMORIAL HOSPITAL	\$18,463.37	INVOL HOSP, FIXED COST PMT
MERCK & COMPANY INC	\$1,141.04	VACCINES
MIKES ELECTRIC INC	\$471.19	REPLACE SWITCH, THERMOSTAT
MULLINAX	\$9,430.81	MATERIAL
MURPHY, RAY	\$90.00	CONT LABOR
NAPA AUTO PARTS	\$754.42	PARTS
NATIONAL BUSINESS SYSTEMS	\$344.61	VEH LIC POSTCARDS
NDAA	\$465.00	MEMBERSHIPS
NICKEL, MIKE	\$80.30	MILEAGE
NOVUS AUTO GLASS	\$55.00	WNDSHLD RPR
OREILLY AUTOMOTIVE	\$9.48	WIPER BLADES
OXFORD INC	\$30,029.45	CALCIUM CHLORIDE
PAETEC	\$27.70	PHONE SERVICE
PC MALL GOV	\$12,705.36	WORKSTATIONS
PHOTO FINISH INC	\$9.99	ENLARGEMENTS
PLAINS TIRE COMPANY	\$1,331.49	TIRES, REPAIRS
POWDER RIVER POWER	\$40.02	COUPLERS
PRILL BROTHERS INC	\$117.00	SERVICE
PRO LINE CONCRETE INC	\$49,017.98	COMMUNITY HEALTH ADA PARKING
QUARTERMASTER	\$209.65	SHIRTS
QUILL CORPORATION	\$268.96	SUPPLIES
ROSCOE STEEL & CULVERT CO	\$26,517.76	MATERIAL
ROSSELOTT, CLINT	\$217.80	MILEAGE
S & S BUILDERS LLC	\$50,251.90	W BRUNDAGE LN RECONST
SANOFI PASTEUR INC	\$830.12	VACCINES
SCHONENBACH, KATHIE	\$97.90	MILEAGE
SECURITY TRANSPORT SERVICES	\$2,415.00	INMATE TRANSPORT
SHERIDAN AREA WATER SUPPLY	\$328.25	WATER
SHERIDAN CNTY AIRPORT	\$18,366.67	FIXED COST, LEASE PMTS
SHERIDAN CNTY CLERK	\$223.38	EXP REIMB
SHERIDAN CNTY FAIR ASSN	\$41,666.67	FIXED COST PMT
SHERIDAN CNTY FULMER PUBLIC LIBRARY	\$114,500.00	FIXED COST PMT
SHERIDAN CNTY JUSTICE OFFICE	\$165.00	TUTORING SVC
SHERIDAN CNTY PLANNING DEPT	\$95.05	EXP REIMB
SHERIDAN CNTY PUBLIC HEALTH	\$100.00	EMP VACCINATION
SHERIDAN CNTY TREASURER	\$1,499.91	PROP TAX
SHERIDAN COMMERCIAL CO	\$687.83	SUPPLIES
SHERIDAN COMPUTER INC	\$33.95	CTDG
SHERIDAN HIGH SCHOOL	\$171.27	COPYING, BULK MAILING

SHERIDAN IRON WORKS	\$108.30	MATERIAL
SHERIDAN LOCK & KEY	\$57.80	INSTALL LOCK
SHERIDAN MEDIA	\$1,776.00	ADVERTISING
SHERIDAN MOTOR	\$360.35	SPARE TIRE HOIST
SHERIDAN PRESS	\$6,252.10	ADVERTISING
SHERIDAN WINNELSON CO	\$1,178.48	SENSOR KIT, SOCKET, SUP
SHERWIN WILLIAMS	\$34.84	SUPPLIES
SHIPTONS BIG R	\$582.49	MATERIAL, SUPPLIES
SOURCE OFFICE PRODUCTS	\$748.49	SUPPLIES
SPAHN, BOBBIE	\$20.35	MILEAGE
SPEARFISH AMBULANCE SERVICE	\$24.00	CPR CARDS
STEVE MOSSER, INC	\$86,999.50	HAUL ROAD BASE
STEVES TRUCK SERVICE	\$194.07	REPAIRS
STRAHAN, HUNTER & ASSOCIATES PC	\$329.67	HEALTH OFFICER, SCREENING
SWANSON SERVICES CORP	\$2,742.77	COMMISSARY ORDERS
SYSCO FOOD SERVICES OF MONTANA	\$232.09	SUPPLIES
TAYLOR QUARRY LLC	\$837.67	PIT RUN
THE BIG HORN MOUNTAIN RADIO NETWORK	\$519.00	ADVERTISING
THE COUNTRY BOUNTY	\$128.00	ADVERTISING
THE TROPHY CASE	\$21.00	NAME TAGS
THOS. Y PICKETT & CO	\$1,200.00	VALUATION CONTRACT
THYSSENKRUPP ELEVATOR	\$868.79	ELEV MAINT
TIRE-RAMA CORPORATE OFFICE	\$1,729.45	TIRES
TOP OFFICE PRODUCTS	\$3,937.36	COPY CHGS, SUPPLIES
TSP INC	\$58,595.45	COM HLTH BLDG UPGR, CRTHS 3 & 4 FLR REN
VALLEY MOTOR HONDA	\$89.34	OIL CHNG, REPAIRS
VALLEY MOTOR LEASING INC	\$2,451.54	LEASE PMTS
VISTA WEST ENGINEERING	\$26,243.42	W BRUNDAGE LN
VOLUNTEERS OF AMERICA	\$25.00	SCREENING
WACO	\$300.00	DUES
WPCI	\$178.50	RANDOM POOL MGMT, SCREENING
WAREHOUSE MARKET	\$47.75	SUPPLIES
WAY OIL COMPANY	\$815.64	FUEL, PUMP
WENDY MORT	\$18.70	MILEAGE
WEST PAYMENT CENTER	\$2,376.35	INFO CHG, BOOKS
WESTERN WATER CONSULTANTS	\$17,285.38	SHERIDAN CNTY BRIDGE EVAL
WILLIAMSON, WANDA	\$169.40	MILEAGE
WILLIS, KENTZ	\$123.83	EXP REIMB
WYATT, AMY	\$16.50	MILEAGE
WYOMING ELECTRIC	\$3,317.21	DEMO OLD, INSTALL NEW
WYOMING LAW ENFORCEMENT ACADEMY	\$450.00	TRAINING
WYOMING MACHINERY CO	\$12,845.51	COMPACTOR RENTAL, PARTS
ZOWADA PLUMBING & HEATING	\$18,460.00	INSTALL FIRE LINE & WATER SVC
ZOWADA RECYCLING & STEEL	\$318.00	MATERIAL
TOTAL GENERAL COUNTY WARRANTS	\$968,408.53	

AIRPORT WARRANTS

VENDOR	AMOUNT	DESCRIPTION
A PLUS PLUMBERS	\$227.75	REPLACE TANK
ACT	\$479.37	PHONE SERVICE
ALAMO GROUP	\$391.64	PIN ASSY
ALLTEL	\$33.65	CELL PHONE SERVICE
BRESNAN	\$50.90	INTERNET SERVICE
BURGESS DESIGN GROUP	\$2,374.00	AIRPORT PROMOTION
CARQUEST AUTO PARTS	\$65.95	PARTS
CIRCLE S SANITATION	\$336.00	TRASH COLLECTION
CITY OF SHERIDAN	\$840.93	UTILITIES
CRAFTCO METALS SERVICES	\$13.40	MATERIAL
CREATIVE EMBROIDERY	\$445.50	LOGO SHIRTS
DEPT OF ENVIRONMENTAL QUALITY	\$600.00	YEARLY TANK FEES
DOUGLAS PORTABLE TOILETS	\$99.00	PORTABLE TOILET
FSH COMMUNICATIONS	\$140.00	PAYPHONE SERVICE
GASES PLUS	\$1,265.99	SUPPLIES
HOME DEPOT	\$985.35	MATERIAL, SUPPLIES

INDUSTRIAL TOWEL	\$25.44	TOWELS
JERLIEA PHILLIPS, CPA	\$150.00	FINANCIAL SURVEY
KB COMMERCIAL PRODUCTS	\$705.86	SUPPLIES
KNECHT HOME CENTER	\$92.85	SUPPLIES
MASTERCARD	\$2,259.32	GATE REPAIR, BOLLARDS, MEALS
MONTANA DAKOTA UTILITIES	\$3,596.34	UTILITIES
NAPA AUTO PARTS	\$30.16	SUPPLIES
POWDER RIVER POWER	\$236.98	PARTS
S & S BUILDERS LLC	\$210,457.54	RECONSTRUCT GA APRON
SCA PETTY CASH	\$84.44	REIMB PETTY CASH
SHERIDAN POSTMASTER	\$128.00	POSTAGE
SHERIDAN SAW SERVICE	\$41.25	PARTS
SHERWIN WILLIAMS	\$47.98	PAINT, SUPPLIES
SHIPTONS BIG R	\$272.05	SUPPLIES
SNOQUIP	\$37.71	SEAL
STEVES TRUCK SERVICE	\$168.40	PUMP
THE SIDING CO	\$765.00	RAIN GUTTERS
TINA JO SMITH	\$47.30	MILEAGE
TOP OFFICE PRODUCTS	\$1,450.00	SHREDDER
VISTA WEST	\$28,903.50	FUEL FARM, GA APRON, TERM PARKING LOT
WALMART	\$245.67	SUPPLIES
WESTCOAST SALES & MARKETING	\$495.31	PARTS
WPCI	\$100.00	RANDOM POOL MGMT
TOTAL AIRPORT WARRANTS	\$258,690.53	

AGENDA

The Board approved the agenda as published.

ANNOUNCEMENTS

There were no announcements.

PUBLIC COMMENT

There was no comment on matters not on the agenda.

COUNTY AIRPORT

Chairman Rolston opened a public hearing at 9:04 a.m. to receive comment on a loan application to the Wyoming Department of Environmental Quality. Grants Administrator Mike Mackey advised that this project would complete two portions of the City's water distribution system in the Airport area, addressing pressure issues. He said the airport plans improvements to the taxi-ways and runways under federal grants and the water main extensions need to be completed before that work may go forward. For this reason, he said the County has agreed to fund, design and construct these waterlines with a loan through the Wyoming Drinking Water State Revolving Fund which requires that the applicant receiving the funds, to own the infrastructure being constructed. The City will provide all operation and maintenance service at no charge to the County. Commissioner Cram noted that the County would be building onto a City system that would not otherwise be done if not for this loan. Mr. Mackey said the waterline improvements would benefit the Airport by providing redundancy for better fire protection in addition to addressing existing water pressure issues. Upon repayment of all loan funds, the County will transfer ownership of the system to the City. No one else spoke to this issue and the hearing was closed at 9:07 a.m. The Board approved submission of the loan application for this purpose, in an amount up to \$500,000.

The Board also authorized the chairman to execute a Cooperative Agreement with the City of Sheridan setting forth the terms and conditions by which the County will complete installation of these waterlines, and stating the City agrees to operate and maintain the water line system, with the County retaining ownership only until the loan is repaid. Commissioner Cram said the loan is for twenty years at 2-1/2 % interest, which, depending on the economy, could be paid back within five years.

PATHWAY PROJECT

Mr. Mackey commented that the County had applied for and has been granted funds through WYDOT's Transportation Enhancement Activities-Local ("TEAL") program for a pathway project connecting the Airport Business Park to the pathway on West Brundage Lane. The Board accepted the grant award and authorized the chairman to execute the agreement with WYDOT, which requires a \$40,000 match, in an amount not to exceed \$160,000, for a term to December 31, 2010.

LAND USE FEE SCHEDULE

Chairman Rolston opened the public hearing at 9:11 a.m. to receive comment on this proposal to list all fees associated with land use into one document, deleting specific dollar amounts referenced in each of the governing documents. Public Works Director Rod Liesinger advised that these fees had been reviewed relative to actual expenses to provide the services. He recommended that fees be increased to help cover County costs. He noted that no adjustments had been made to most of these fees for many years. No one else spoke to this issue and the hearing was closed at 9:14 a.m. The Board approved the increased fee amounts, as specified in Resolution 09-10-138 giving its intent to amend these fees. In a separate motion, the Board approved Resolution 09-12-158 authorizing the adoption of a Sheridan County Land Use Fee Schedule, thereby incorporating into one document all land use fees referenced in the County's governing documents.

DIVISION OF LAND RULES

Chairman Rolston opened the public hearing at 9:16 a.m. to receive comment on this amendment that would delete direct reference to specific dollar amounts of fees mentioned in the document. No one else spoke to this issue and the hearing was closed at 9:17 a.m. The Board approved Resolution 09-12-159, adopting the amended language proposed by Resolution 09-10-140 to the Rules and Regulations Governing Division of Land in Sheridan County.

ZONING RULES

Chairman Rolston opened the public hearing at 9:18 a.m. to receive comment on this amendment to delete direct reference to specific dollar amounts of fees mentioned in the document. No one else spoke to this issue and the hearing was closed. The Board approved Resolution 09-12-165, adopting the amended language proposed by Resolution 09-10-139 and a change in title to Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Rules").

GROUNDWATER PROTECTION AREAS

Chairman Rolston opened the public hearing at 9:19 a.m. to receive comment on amendments to the Zoning Rules that would incorporate language addressing groundwater protection areas (GPA). Mr. Reid said Class 5 vulnerability areas of the county are most sensitive to contamination from a variety of sources. He said goal 2.2 of the Comprehensive Plan is to take steps to maintain the quality and quantity of water. This was one of the top five priority items identified by the community. Mr. Reid commented that the acreage limits in these areas would be governed by the type of sewage treatment system installed, whether conventional or an enhanced system. He described the factors that were considered by the Wyoming Department of Environmental Quality when determining the various vulnerability classes for the county. He said the proposed rules would act as an overlay to existing zoning to ensure a higher standard for groundwater protection. Mr. Muller discussed the science and merits of the various waste water treatment systems available

The County Commissioners voiced concerns regarding the effect of density on groundwater quality and the opportunity for more density with enhanced systems, the science of the enhanced water treatment systems and their need for inspection, and the advisability of setting acreage limits for the proposed GPA at this point in time. Mr. Reid noted that the County's consultant is working now on proposals for cluster development and conservation design. The Commissioners thought the results of the study should be reviewed before setting acreage limits for groundwater protection.

Brian Kuehl, Upper Road resident, remarked that Sheridan is changing and asked why not take action today on this issue as outlined in tables 3-2 and 3-3 of the Comprehensive Plan. The proposal would establish one unit per five acres rather than the existing one unit per two acres without central water/wastewater treatment on conventional lots; and, with central water/wastewater treatment on clustered development lots, one unit per five acres to a possible one unit per 3.5 acres. Edward Schunk commented that not every parcel of ground classified as Class 5 vulnerability is the same. He suggested the County continue to look at soil percolation results to determine where waste water rules should be more stringent. Mr. Schunk also urged clustered development rather than allowing distance between homes causing increased costs for sewer lines and other utilities. John Best, Brinton Road resident, asked about the possibility of vacating a lot from an Agricultural zoned subdivision, consisting of less than 35 acres. Mr. Reid said, if vacated, the lot would become a parcel that might not be permitted for a new dwelling. The hearing was closed at 10:15 a.m.

Commissioner Nickel moved to set this proposal on the Table and that the temporary freeze imposed should continue. He cited the Governor's "Building the Wyoming We Want" symposium as a gauge of the public's interest in open space. The Commissioners agreed, saying that there are unanswered questions and that this proposal will have a major effect on future development. The current studies/projects

on riparian and floodplain mapping, clustered development and conservation design, and the Legislature's consideration of tax incentives to provide open space should provide the required information to properly consider this proposal.

COUNTY ROADS

The Board authorized the Chairman to execute an agreement with Vista West Engineering for design services for improvements to Metz Road (CR62), Swaim Road (CR56), Paradise Park Road (CR72), and a portion of Upper Road (CR113), in an amount not to exceed \$48,470.

PASS CREEK QUARRY

The Board awarded a contract for stockpiling and crushing of gravel from this pit to McMurray Ready Mix Company, in the amount of \$441,272, the low bidder for this work.

COUNTY COURTHOUSE

Administrative Director Renee Obermueller reported that the County has reserves in place to continue the renovation of the Courthouse. Improvements to the third and fourth floors would allow upgrades to the District Courtroom and Clerk of District court and allow all employees in the Public Works Department to be together. She said the low bid was almost half that of the engineering estimate. Continuing renovation ensures the needed improvements will be done economically and help keep local contract crews employed. The Board authorized the Chairman to execute the bid award to O'Dell Construction, at \$943,200.

PREDATOR MANAGEMENT

Upon the recommendation of the Predator Management District of Sheridan County, the Board appointed Terry Cram to a three-year term as Member-at-large, term running to December 31, 2012.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:30 a.m.

BOARD OF COUNTY COMMISSIONERS
Sheridan County, Wyoming

Attest:

Robert L. Rolston, Chairman

Audrey Koltiska, County Clerk