

OFFICE OF THE SHERIDAN COUNTY COMMISSIONERS  
SHERIDAN COUNTY COURTHOUSE, 9:00 A.M.  
AUGUST 21, 2007, SHERIDAN COUNTY, WYOMING

The Board of County Commissioners of Sheridan County, Wyoming met at 9:00 a.m., August 21, 2007, at the Sheridan County Courthouse, Sheridan WY. Members present were Chairman Terry Cram, Commissioner Steve Maier and Commissioner Robert L. Rolston. Chairman Cram called the meeting to order and led everyone in the Pledge of Allegiance.

#### AGENDA

The Board approved the Agenda as published, amended to include consideration of a well monitoring access agreement with Jeffrey and Judith Turner of Story; change orders 1 and 2 to the 3-Way contract for work on Lower Powder River Road, and a discussion on Badger Creek road and the possible need for decreasing the speed limit to 30 mph.

#### ANNOUNCEMENTS

Chairman Cram said that the Board had allocated \$2,000 from the public relations budget toward the Crow Indian Buffalo Feed scheduled for September 1, 2007.

Chairman Cram announced that Community Health Nurse/Manager Judy Stallman has received a promotion to regional Public Health Supervisor effective October 1. She will be based out of Sheridan and be responsible for the northeast Wyoming counties with consultation to Campbell County. The Wyoming Department of Health will be filling her position.

Chairman Cram responded to a concern voiced about property tax deferrals and its effect on the County's budget. He said that once the County grants a tax deferral to a landowner, the County may apply to the state to receive that taxable distribution with the deferral amount eventually paid back according to program rules. Chairman Cram said the status of our program will be determined shortly.

#### COMMENTS FROM THE PUBLIC

Bob Moore of Clearmont advised the Powder River Community Center board has been founded to renovate the old Arvada school into a community center. He said they would be submitting a grant application to assist in this endeavor and would appreciate help from the Commission. The planned new school is a 3000 foot modular for K through sixth grade with no space for community events. Fundraising has been underway for this project. No action was taken by the Board at this time.

#### CONSENT AGENDA

The Board approved the Consent Agenda as listed: (a) Minutes of special session on August 6, 2007; (b) Minutes of regular meeting on August 7, 2007; (c) ROW License 07-26 to Powder River Energy Corp. to cross SR-Buffero Creek Road to install a single-phase overhead power line; (d) ROW License 07-27 to Beneterra, LLC to cross Badger Creek Road to install an 8" waterline.

#### HOSPITAL BOARD

Upon further review after the appointment of William Huppert to the Hospital Board of Trustees on August 7, 2007, it was found his term expiration date was in error. The Board amended his term expiration from January 5, 2009 to July 2, 2012.

## COUNTY AIRPORT

The Board authorized the Chairman to execute an Airport Business Park Lease Agreement with Sheridan County Weed and Pest Control District subject to all terms and conditions stated. Weed and Pest shall build a new facility on lot LA-3, Block 3, of the Business Park, transferring title of its present buildings and improvements at 916 and 917 West Brundage Lane to the County, along with a monthly fee of \$921 starting with year 11 of the 30-year term.

The Board authorized the Chairman to execute a Lease Amendment to the Agreement, dated August 3, 2004, between the Airport and Sheridan County Road and Bridge Department, which deletes the language under Section IV Lease Fee, and replaces that with four paragraphs specifying the R&B Department shall pay the Airport an annual fee of \$25,000.

## SHERIDAN COUNTY LIBRARY SYSTEM

The Board authorized the Chairman to execute Resolution 07-08-020 in support of the Wyoming Library Association's Library Endowment Bill which, if passed by the legislature, will provide funding to the Sheridan County Library Foundation.

### RESOLUTION 07-08-020 WYOMING LIBRARY ASSOCIATION'S LIBRARY ENDOWMENT BILL

Whereas:

1. The geographic distribution and cyclical nature of Wyoming's minerals-based economy means many of Wyoming's public libraries often face economic constraints, which result in reduced service hours, staff and book budgets. Wyoming's recent economic situation has improved and public libraries desire to extend the influence of this favorable economic trend; and
2. The Wyoming Library Association is proposing a special library endowment bill, which would allow library foundations to raise endowment funds to be matched with state funds. The endowments would provide a stable source of funds to augment library services in each county; and
3. The economic well being of Wyoming counties can vary widely. In order to promote endowment building equity, the Wyoming Library Association proposes that the endowment program provide tiered match ratios, based on each county's total valuation.

Therefore, Be It Resolved that:

1. We, the Board of Sheridan County Commissioners, endorse the Wyoming Library Association's efforts to establish a Wyoming public library endowment challenge program, and will participate to the fullest extent possible to support its passage in the Wyoming Legislature.
2. We, the Board of Sheridan County Commissioners, endorse the Wyoming Library Association's proposal, which provides a two-to-one match for Sheridan County Library Foundation.
3. We urge all Sheridan County residents, community organizations, and government bodies to publicly endorse and support passage of a Public Library Endowment Challenge Bill.

APPROVED AND ADOPTED this twenty-first day of August, 2007.

## BOARD OF COUNTY COMMISSIONERS

Sheridan County, Wyoming  
/s/Terry Cram, Chairman

Attest:  
/s/Audrey Koltiska, County Clerk

## SWINYER VARIANCE; V-07-006

Robin DeBolt, Land Development Coordinator, advised that Ronald and Margaret Swinyer requested a variance from the 35-acre minimum requirement per dwelling in the Agricultural zoning district for property located off Misty Moon Lane. Ms. DeBolt gave the land ownership history which resulted in two non-conforming lots being created on April 21, 1987 through a bank foreclosure. The Swinyer property is one of these lots at 25.08 acres. The Board approved the Swinyer Variance with the following conditions: (1) The Swinyers shall establish a 40-foot access to the parcel and shall have the easement recorded in the Sheridan County Clerk's office prior to receiving a zoning permit; (2) There shall be no further division of the 25.08 acre parcel unless the property is rezoned from Agricultural; (3) The Swinyers shall apply for and receive zoning and septic permits, paying all required fees. The Chairman shall execute Findings of Fact which shall be mailed to the Swinyers.

The Commissioners noted that there are many illegally created lots in the county and these only come to light when owners apply for a zoning permit. This issue may be addressed through the County's Comprehensive Plan, currently being revised.

## WELL MONITORING, STORY

In conjunction with the Department of Environmental Quality study being conducted in Story, the county expects to enter into approximately twelve agreements with landowners who have agreed to allow the county and its consultants access to their property to conduct water quality testing. Tests will not be conducted on domestic water but on irrigation or extra wells. The Board approved agreements with Bessie Eychaner Trustee, #4 Easy Street; Gillian S. Switzer, 50 Ponderosa; and Jeffrey L. and Judith S. Turner, 17 Penrose Lane.

## BRUNDAGE LANE

The Board authorized the Chairman to execute a professional services contract with Vista West Engineering, LLC, jointly with the City of Sheridan, for design work for the Brundage Lane reconstruction project, with costs to be billed at 46% of the estimated project cost of \$165,635. Administrative Director Renee Obermueller said Vista West will pursue with WYDOT for a categorical exclusion regarding the need for an environmental impact statement.

## MYDLAND ROAD, CR 80

The Board authorized the Chairman to execute a professional services agreement with Entech, Inc. to perform feasibility studies for improvements to portions of Mydland Road in three phases; costs shall be in the amount of \$24,000 for phase 1, with phases 2 (construction documents) and 3 (construction administration) to be negotiated. Phase 1 will provide pavement rehab recommendations, drainage solutions, feasibility of paving Holloway Avenue to become the access point from Dana Avenue, feasibility of placing stop signs at 15<sup>th</sup> and 16<sup>th</sup> and Taylor, and the project cost estimate.

## LOWER POWDER RIVER ROAD

The Board authorized the Chairman to sign Change Orders 1 and 2 to the 3-Way, Inc. contract, in an increased amount of \$3,150 for Change Order 1 (install additional culverts) and an increased amount of \$8,281.50 for Change Order 2 (removal of fencing and extension of culvert). This brings the total project cost to \$320,142.19

**BADGER CREEK ROAD**

The Board discussed the need to reduce the speed limit on Badger Creek Road to 30 mph. Public Works Director Bruce Yates said that with increased traffic on the road, a reduction in speed to match Lower Prairie Dog would be helpful to reduce deterioration of the roadbed. He said mag chloride has not been applied pending culvert work. The Board asked Mr. Yates to evaluate and make a recommendation by September 4, 2007.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned at 10:21 a.m.

**BOARD OF COUNTY COMMISSIONERS**  
Sheridan County Commissioners

ATTEST:

---

Audrey Koltiska, County Clerk

---

Terry Cram, Chairman