

City of Cody City Council

AGENDA

Tuesday, October 1, 2019 – 7:00 p.m. (Pre-Meeting to begin at 6:45 p.m.)
Meeting Place: City of Cody Council Chambers – 1338 Rumsey Avenue, Cody, WY

Meeting Called to Order
Pledge of Allegiance
Moment of Silence
Roll Call
Mayor's Recognitions and Announcements

1. Consent Calendar

All items under the consent calendar will be acted upon in one motion unless a Councilmember or member of the public requests that an individual item be taken up under Conduct of Business.

- a. Approval of Minutes: Regular Minutes from September 17, 2019
- b. Approve Vouchers in the amount of \$6,535.00, noting expenses associated with one cent special purpose tax.
- c. Approve and authorize the Cody Lions Club to use the Bob Moore Parking Lot on Friday, November 22 through Sunday, November 24, 2019 for the Annual "Turkey Shoot". Authorize the discharging of .22 cal. Single shot target rifles for this event with conditions outlined by staff and proof of liability insurance for said event.
- d. Approve an open container request for Bob Moore Parking Lot (noon to 9 pm) for the Cody Lions Club for Friday November 22nd in conjunction with the set up for the Turkey Day Event.

2. Public Comments: The City Council welcomes input from the public. In order for everyone to be heard, please limit your comments to five (5) minutes per person. The Guidelines for the Conduct of City Council Meetings do not allow action to be taken on public comments.

- a. James Klessens Community Review Process

3. Public Hearing

4. Conduct of Business

- a. Approve Vouchers and payroll in the amount of \$1,052,243.84.

- b. Approve the preliminary and final plat for a 2-lot minor subdivision of City of Cody property at 5537 Highway 14-16-20 (City of Cody property containing the Park County Animal Shelter)

Staff Reference: Todd Stowell, City Planner

5. Tabled Items
6. Matters from Staff Members
7. Matters from Council Members
8. Adjournment

<p>October 8, 2019 - Tuesday – Special Work Session 5:00 p.m. October 15, 2019 - Tuesday – Regular Council Meeting 7:00 p.m.</p>
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City of Cody
Council Proceedings
Tuesday, September 17, 2019

A regular meeting of the Cody City Council was held in the Council Chambers at City Hall in Cody, Wyoming on Tuesday, September 17, 2019 at 7:00 p.m.

Present: Council Members Diane Ballard, Justin Baily, Jerry Fritz, Landon Greer, Glenn Neilson and Heidi Rasmussen, City Administrator Barry Cook, City Attorney Scott Kolpitzke, and Administrative Services Officer, Cindy Baker.

Absent: Mayor Matt Hall

Council President Greer called the meeting to order at 7:00 p.m.

Jack Tatum, Director of Park County Homeland Security was introduced.

Council Member Fritz made a motion seconded by Council Member Baily to approve the Consent Calendar as presented which included the approval of Minutes: Regular Minutes from September 3, 2019 and Special Work Session from September 10, 2019. approve Vouchers in the amount of \$232,413.84, noting expenses associated with one cent special purpose tax; authorize the Mayor to enter into and sign an agreement between the City of Cody and David & Sandra Allshouse and authorize the Mayor to sign the loan agreement between the Wyoming Business Council and the City of Cody for the Gunwerks project in the amount of \$3,000,000. Vote was unanimous.

At 7:04 p.m. Council President Greer opened a Public Hearing to consider if it is in the public interest to trade approx. 2,001 sq. ft. of City property located just south of the Old Trail Town entrance (1831 Demaris Street, Cody, WY) for approximately 2,001 sq. ft. of property at the west end of the Old Trail Town (Museum of the Old West) property, pursuant to Wyoming Statute §15-1-112(b). Each piece of property has an estimated value of \$8,000.00. Todd Stowell, City Planner provided information relating to this item. Attorney Collin Simpson provided reasoning as it relates to this land trade. After calling for comments three times and there being none, Council President closed the public hearing at 7:09 p.m.

Council Member Rasmussen made a motion seconded by Council Member Baily to approve Vouchers and payroll in the amount of \$1,766,099.64. Council Member Greer and Council Member Ballard recused themselves from the vote. Vote was unanimous from remaining Council Members.

Council Member Nielson made a motion seconded by Council Member Fritz to approve the Mayor to sign a boundary line adjustment survey and execute a deed on behalf of the City to trade approx. 2,001 sq. ft. of City property located just south of the Old Trail Town entrance (1831 Demaris St) for approx. 2,001 sq. ft of property at the west end of the Old Trail Town (Museum of the Old West property, pursuant to Wyoming Statute §15-1-112(b). Vote was unanimous

Council Member Rasmussen made a motion seconded by Council Member Ballard to approve the amended preliminary and Final Plat for the Beacon Hill Minor Subdivision, a 3-lot subdivision, subject to conditions. Council Member Nielson recused himself from the vote. Vote was unanimous from remaining Council Members.

There being no further action Council President adjourned the meeting at 7:26 p.m.

Landon Greer, Council President

Cindy Baker, Administrative Services Officer

Report Criteria:

Invoice Detail.Input date = 09/24/2019

Invoice.Batch = {NOT LIKE} *1"

Purchases with One Cent Special Use Sales Tax Funds

Border States

Wire

\$6,535.00

Total

\$6,535.00

MEETING DATE: OCTOBER 01, 2019
DEPARTMENT: CODY POLICE DEPT.
PREPARED BY: CHUCK BAKER, CHIEF
DEPT. DIR. APPROVAL: 10/01/2019
CITY ADM. APPROVAL: _____
PRESENTED BY: CHUCK BAKER, CHIEF OF
POLICE

AGENDA ITEM SUMMARY REPORT **2019, Annual Cody Lions Club Turkey Day Celebration**

ACTION

The Cody Lions Club is requesting the use of the Bob Moore Parking Lot beginning Friday, November 22nd through Sunday, November 24th, 2019. Use of the parking lot will include the discharging of .22 cal. single shot target rifles within a 12-station target "Turkey Shoot" and a separate 4-station "Turkey on a String" carnival style shooting games.

The Committee has submitted a layout with this summary. This layout will be reviewed and approved, noting any concerns or changes that may need to be made in order to maintain a safe environment for the discharging of the .22 cal. Single shot target rifles.

In addition to the use of the lot, the Cody Lions request the City provided barricades for use during the event as they have in the past.

The City of Cody Code contains the following provision:

5-4-1: DISCHARGING GENERALLY:

No person shall discharge any firearm or air gun of any type or description within the city, except by permission of the chief of police or the city council, granted for special occasions, except in proper position for firing salutes or by command of a proper military or police officer in the performance of official duty, or in a shooting range or gallery authorized by the governing body. Special occasions for which permission may be granted shall include, but not be limited to, parades, festivals, demonstrations, exhibits, mock gunfighter performances, wild west shows and rodeos. (1960 Compilation § 8-501; amd. Ord. 00-6)

BACKGROUND SUMMARY

During November of each year the Cody Lions Club has annually coordinated the "Lions Club Turkey Day Event" in the Bob Moore parking lot. This year will be the 48th annual event.

The event includes a variety of interactive carnival style games, concessions and raffles.

AGENDA ITEM NO. _____

FISCAL IMPACT

None.

ALTERNATIVES

1. Approve the request with listed conditions.
2. Deny the request.
3. Approve with modification of conditions to the request.

RECOMMENDATION

Staff recommends approval of the request with the listed conditions for the discharging of firearms as a carnival event.

Conditions;

- a. The firing of these weapons will only be permitted on the designated date, Saturday November 23rd, 2018 between the hours of 8:30 a.m. and 4:00 p.m.
- b. The temporary range will only be set up on the property of the Bob Moore Park lot located at 13th Street and Beck Avenue Cody, Wyoming 82414, and closed immediately after the program finishes.
- c. The range will use adequate backstops, bullet traps and barriers to prevent stray projectiles.
- d. Both shooting games will be managed controlled and supervised by an NRA Safety Officer with knowledge, skills, and attitude essential to organizing, conducting, and supervising safe shooting activities and range operations.
- e. The General Firearms Safety Rules, Turkey Shoot Rules, and Range Layout Notes submitted by the Cody Lions Club for this event will be strictly enforced and adhered to during the event.
- f. A single point of contact will be on site at all times during the event and their contact information will be provided to the Police Department.
- g. Any complaints received about the discharge of these weapons, safety violations, or injuries during the event will be forwarded to office of the Chief of Police.

ATTACHMENTS

- 1) Agenda Request Form
- 2) Cody Lions Club Turkey Day layout at Bob Moore Park – including;
 - a. Shoot Area Detail Diagram, layout notes and legend.
 - b. General Firearms Safety Rules
 - c. Turkey Shoot Rules.
- 3) Certificate of Liability Insurance

AGENDA & SUMMARY REPORT TO:

Chad Hopkin, Cody Lions Club – chopkin@gofirstbank.com

AGENDA ITEM NO. _____

City of Cody Agenda Request Form

In order to fully prepare the Council for their meetings, individuals wishing to appear before the Council are asked to complete the following information prior to placement on the agenda. You may be notified by mail, telephone or e-mail of the date you have been scheduled to appear. You may also be contacted by City staff prior to the meeting to see if your concerns can be addressed without appearing before the Council.

Please provide the following detailed information relating to your concern or request. This form (and any relevant attachments) is due no later than seven days prior to a Council meeting to allow sufficient time for internal review. Council packets are prepared the Wednesday prior to the Tuesday meetings. Meetings are held the first and third Tuesday of each month. Please complete the following information in full and return to City of Cody PO Box 2200 Cody, WY 82414 (Fax 307-527-6532)

Name of person to appear before the Council Chad Hopkin

Organization Represented Cody Lions Club

Date you wish to appear before the Council 10/1/2019

Mailing Address PO Box 786 Telephone (307) 250-8446

E-Mail Address chopkin@gofirstbank.com

Preferred form of contact: Telephone _____ E-Mail

Names of all individuals who will speak on this topic Chad Hopkin

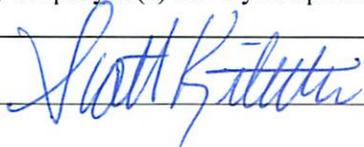
Event Title (if applicable) Turkey Day

Date(s) of Event (if applicable) 11/23/2019

Full description of topic to be discussed (include all relevant information, attach additional sheet if necessary) Annual Cody Lions Club Turkey Day Fundraiser

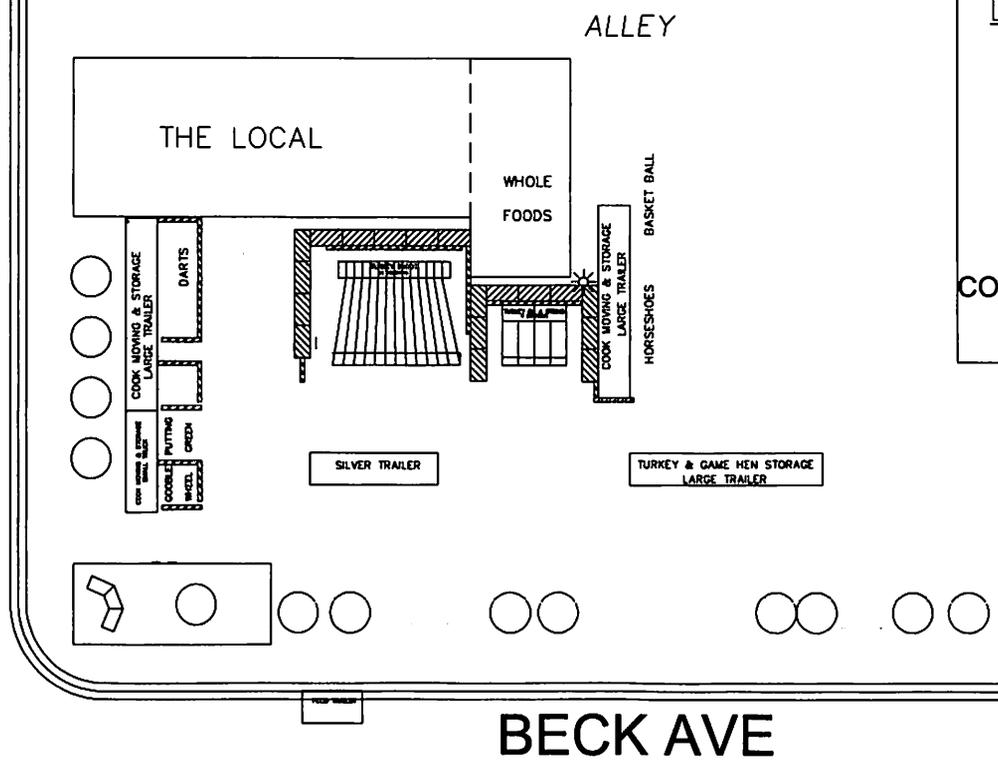
Closure of the Bob Moore Parking Lot from Friday, November 22 until 12:00 PM on Sunday, November 24 with traffic barricades and cones to be provided by the City's Streets Division; electricity; permission to discharge firearms associated with the event in the accordance with the attached safety plan, which has been provided to the Cody Police Department for review.

Which City employee(s) have you spoken to about this issue? Barry Cook and Chuck Baker

Signature  Date 9/19/2019

CODY LIONS CLUB TURKEY DAY LAYOUT AT BOB MOORE PARK

13TH ST



NOTES:

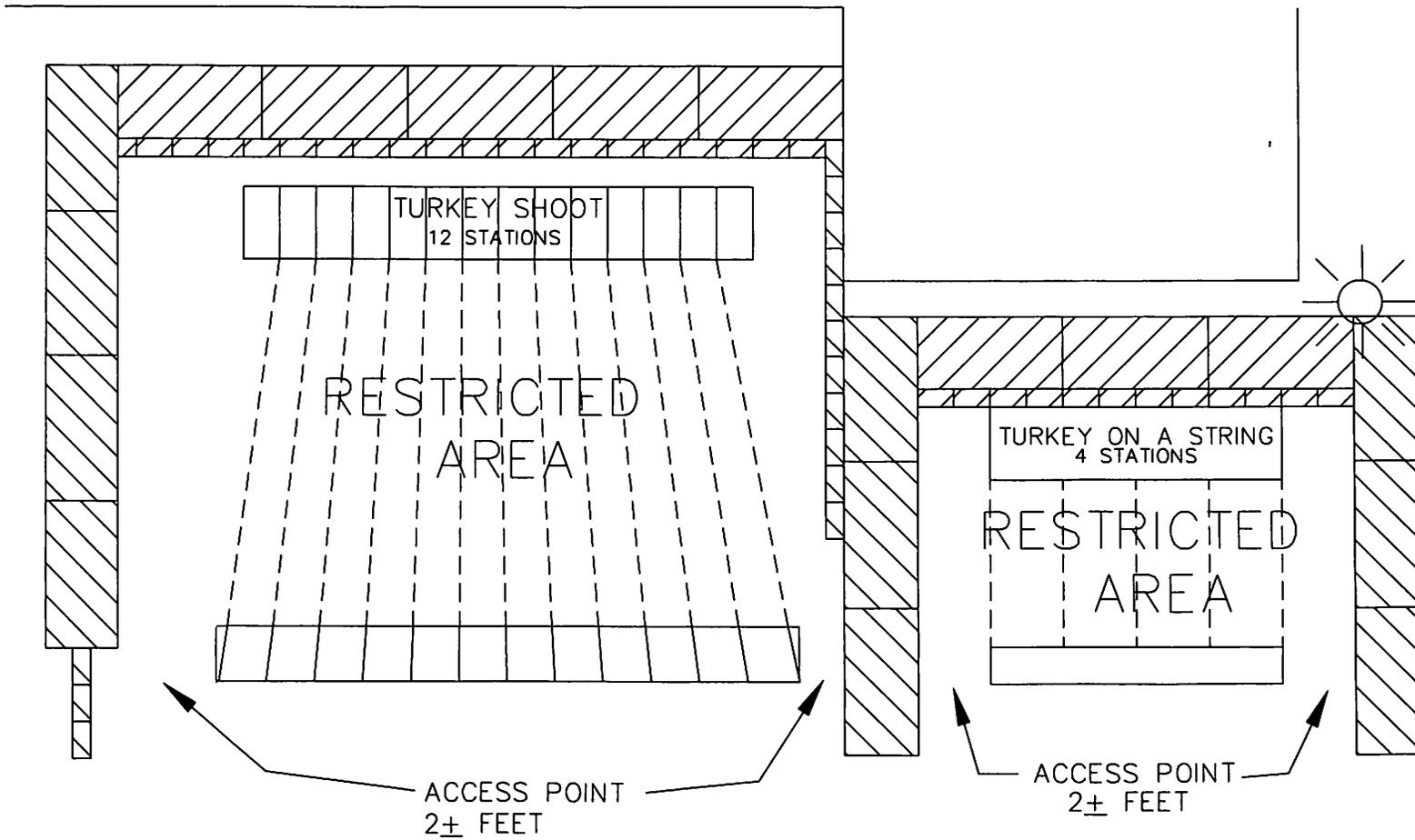
1. ALL RIFLES ARE TETHERED
2. ONLY CODY LIONS RIFLES ARE ALLOWED
3. ONLY CODY LIONS AMMUNITION IS ALLOWED
4. ACCESS BEHIND FIRING LINE IS RESTRICTED TO AUTHORIZED CODY LIONS CLUB MEMBERS
5. CODY LIONS CLUB RESERVES THE RIGHT TO REFUSE TO ALLOW ANYONE TO SHOOT

LEGEND:

- ▨ - LARGE STRAW BALE
- - SMALL STRAW BALE
- * - POWER POLE
- - POWER PEDESTAL
- - TREE
- - CITY SIGN

**CODY LIONS CLUB TURKEY DAY GENERAL LAYOUT.
SUBJECT TO CHANGE**

CODY LIONS CLUB
TURKEY DAY LAYOUT
AT BOB MOORE PARK
SHOOT AREA DETAIL



GENERAL FIREARMS SAFETY RULES

1. Handle all firearms as if they are loaded. Only CLUB OWNED .22 caliber rim fire rifles and ammunition will be used and allowed
2. Always keep firearms pointed in a safe direction.
3. Keep your finger out of the trigger guard until your sights are on the target and you have made the decision to fire.
4. Always be certain that your target and the surrounding area are safe before firing.
5. Safety "To Do's" with any firearm:
 - a. Keep the muzzle in a safe direction
 - b. Keep your finger off the trigger.
 - c. Open the action when done firing.
 - d. Make sure the firearm safety is ON
6. Be thoroughly knowledgeable of the operational and safety features of all of your firearms.
7. Before firing the firearm, be sure it is in good working order & that the bore is free of obstructions.
8. Always wear hearing and eye protection when shooting or observing.
9. Never use firearms while under the influence of alcohol or drugs; this includes prescription and non-prescription which caution use while driving or using heavy equipment.
10. Always transport your fire arm in a safe unloaded condition and in accordance with applicable laws.

TURKEY SHOOT RULES

1. The RANGE SAFETY OFFICER (RSO) has absolute authority on the range.
2. No one is allowed to bring personal firearms or ammunition to the Turkey Shoot Event.
3. CEASE FIRE – Immediately, upon the order of a "Cease Fire";
 - a. Unload all firearms
 - b. Clear & open all actions
 - c. Lay the fire arm down
 - d. Stand back from the firing line
 - e. Do not handle the firearm during the cease fire
4. Be aware of your actions and the actions of your fellow shooters
5. Report safety violations to the RSO

THE CODY LIONS CLUB RESERVES THE RIGHT TO REFUSE TO LET ANY PERSON TO PARTICIPATE IN ANY TURKEY DAY ACTIVITY



City of Cody
Open Container Permit Application

Organization/Group: Cody Lions Club
Reservation Date: 11/22/2019 Number of People: 20 - 35
Starting Time: 12:00 PM Ending Time: 9:00 PM
Location: Bob Moore Memorial Parking Lot
Description of gathering: Turkey Day event setup

Fee: \$50.00

Received by: _____

Name of Representative: Scott Kitchen
Mailing Address: PO Box 786
City, State, Zip Code: Cody, WY 82414-0786
Telephone Number: (307) 899-2508 _____
Day Evening

*** Alcohol may not be served to or consumed by minors under the age of 21.

*** No fee may be charged for persons to consume alcohol.

*** Representative is responsible for obeying all park regulations.

Scott Kitchen
Representative Signature

City Approved By: _____ Date: _____

Report Criteria:

Invoice.Detail.Input date = 09/24/2019
Invoice.Batch = {NOT LIKE} "1"

Secondary Name	Invoice	Description	Invoice Date	Total Cost
ABBEY CARPET (123166)				
	1316	MATERIAL FOR GREEN REPLACEMENT AT MINI GOLF	07/02/2019	2,597.41
Total :				2,597.41
Total ABBEY CARPET (123166):				2,597.41
AFLALO, RAMI (131963)				
	15.1615.44	RFUND DEPOSIT	09/19/2019	102.20
Total :				102.20
Total AFLALO, RAMI (131963):				102.20
ANIXTER INC (130622)				
	4370273-00	Cabinet, sectionalizing, 3 ph 600 amp	09/12/2019	816.42
	4370273-00	Cabinet, sectionalizing, 3 ph 600 amp	09/12/2019	816.42
	4370273-00	Cabinet, sectionalizing, 3 ph 600 amp	09/12/2019	1,632.84
	4370273-00	FREIGHT	09/12/2019	.58
	4370273-00	FREIGHT	09/12/2019	.58
	4370273-00	FREIGHT	09/12/2019	107.21
Total :				3,374.05
Total ANIXTER INC (130622):				3,374.05
BAILEY ENTERPRISES INCORPORATED (130546)				
	083119	Fuel	09/16/2019	117.88
	083119	Fuel	09/16/2019	1,125.70
	083119	Fuel	09/16/2019	171.17
	083119	Fuel	09/16/2019	57.06
	083119	Fuel	09/16/2019	2,367.80
	083119	Fuel	09/16/2019	171.17
	083119	Fuel	09/16/2019	85.58
	083119	Fuel	09/16/2019	126.66
	083119	Fuel	09/16/2019	1,071.92
	083119	Fuel	09/16/2019	482.29
	083119	Fuel	09/16/2019	213.72
	083119	Fuel	09/16/2019	266.78
	083119	Fuel	09/16/2019	28.08
	083119	Fuel	09/16/2019	75.61
	083119	Fuel	09/16/2019	195.54
	083119	Fuel	09/16/2019	19.60
	083119	Fuel	09/16/2019	2,149.04
	083119	Fuel	09/16/2019	96.81
	083119	Fuel	09/16/2019	773.37
	083119	Fuel	09/16/2019	948.35
	083119	Fuel	09/16/2019	11.18
	083119	Fuel	09/16/2019	11.18
	083119	Fuel	09/16/2019	182.69
	083119	Fuel	09/16/2019	20.98
	083119	Fuel	09/16/2019	8.51
	083119	Fuel	09/16/2019	20.61
	083119	Fuel	09/16/2019	3,021.52

Secondary Name	Invoice	Description	Invoice Date	Total Cost
	083119	Fuel	09/16/2019	977.94
	083119	Fuel	09/16/2019	978.99
	083119	Fuel	09/16/2019	86.33
	083119	Fuel	09/16/2019	24.46
	083119	Fuel	09/16/2019	20.61
	083119	Fuel	09/16/2019	476.16
	083119	Fuel	09/16/2019	358.12
	083119	Fuel	09/16/2019	20.61
	083119	Fuel	09/16/2019	553.23
	083119	Fuel	09/16/2019	109.56
	083119	Fuel	09/16/2019	421.93
	083119	Fuel	09/16/2019	34.36
	083119	Fuel	09/16/2019	765.64
Total :				18,648.74
Total BAILEY ENTERPRISES INCORPORATED (130546):				18,648.74
BARHAM, CODY (131958)				
	9.0810.32	REFUND UTILITY DEPOSIT	09/16/2019	123.78
Total :				123.78
Total BARHAM, CODY (131958):				123.78
BARTON, MARCIE (129393)				
	2033	REC CENTER REFUND	09/11/2019	40.00
Total :				40.00
Total BARTON, MARCIE (129393):				40.00
BIOLYNCEUS, LLC (126954)				
	7951	PROBIOTIC SCRUBBER II	08/26/2019	9,933.46
Total :				9,933.46
Total BIOLYNCEUS, LLC (126954):				9,933.46
BLUE CROSS BLUE SHIELD OF WYOMING (1360)				
	INSURANCE OCT	INSURANCE PREMIUM - OCT 2019	09/23/2019	142,229.77
Total :				142,229.77
Total BLUE CROSS BLUE SHIELD OF WYOMING (1360):				142,229.77
BORDER STATES INDUSTRIES, INC (1420)				
	918458955	Wire, primary, 500MCM cu, jacketed, 25KV	09/05/2019	43,568.38
	918458957	CIA BRACKETS	09/05/2019	498.94
	918507440	Wire, primary 1/0 strd, jacketed,25KV	09/12/2019	4,705.20
	918507440	Wire, primary 1/0 strd, jacketed,25KV	09/12/2019	2,305.00
	918507440	Wire, primary 1/0 strd, jacketed,25KV	09/12/2019	4,104.00
	918507440	Wire, primary 1/0 strd, jacketed,25KV	09/12/2019	8,626.38
	918507440	Wire, primary 1/0 strd, jacketed,25KV	09/12/2019	1,436.00
	918507440	Wire, primary 1/0 strd, jacketed,25KV	09/12/2019	1,437.70
	918507440	Wire, primary 1/0 strd, jacketed,25KV	09/12/2019	392.10

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				67,073.70
Total BORDER STATES INDUSTRIES, INC (1420):				
C & C WELDING, INC (1690)				
	23369	REPAIR SANITATION TRUCK	08/06/2019	181.98
Total :				181.98
Total C & C WELDING, INC (1690):				181.98
CENTURY LINK (10091)				
	91919	UTILITIES - CENTURY LINK	09/19/2019	39.31
Total :				39.31
Total CENTURY LINK (10091):				39.31
CITY OF CODY (2260)				
	09302019	UTILITIES - CITY OF CODY	09/30/2019	2,213.70
	09302019	UTILITIES - CITY OF CODY	09/30/2019	12,103.07
	09302019	UTILITIES - CITY OF CODY	09/30/2019	128.61
	09302019	UTILITIES - CITY OF CODY	09/30/2019	443.93
	09302019	UTILITIES - CITY OF CODY	09/30/2019	493.13
	09302019	UTILITIES - CITY OF CODY	09/30/2019	891.01
	09302019	UTILITIES - CITY OF CODY	09/30/2019	10,485.67
	09302019	UTILITIES - CITY OF CODY	09/30/2019	10,832.64
	09302019	UTILITIES - CITY OF CODY	09/30/2019	32.27
	09302019	UTILITIES - CITY OF CODY	09/30/2019	6,724.38
	09302019	UTILITIES - CITY OF CODY	09/30/2019	6,658.97
	09302019	UTILITIES - CITY OF CODY	09/30/2019	47.65
	09302019	UTILITIES - CITY OF CODY	09/30/2019	1,363.09
	09302019	UTILITIES - CITY OF CODY	09/30/2019	1,089.36
	09302019	UTILITIES - CITY OF CODY	09/30/2019	1,089.36
	09302019	UTILITIES - CITY OF CODY	09/30/2019	515.18
	09302019	UTILITIES - CITY OF CODY	09/30/2019	1,145.31
	09302019	UTILITIES - CITY OF CODY	09/30/2019	39.00
	09302019	UTILITIES - CITY OF CODY	09/30/2019	26.60
	90419	RESTITUTION FROM KELLY WOOEWARD MC-1907-033	09/04/2019	195.00
Total :				56,517.93
Total CITY OF CODY (2260):				56,517.93
CLARK, RONALD W (131046)				
TOWN TAXI	91719	TIPSY TAXI VOUCHERS	09/17/2019	147.00
Total :				147.00
Total CLARK, RONALD W (131046):				147.00
CLEMENS JR, JEFF (131952)				
	2034	REC CENTER REFUND	09/11/2019	40.00
Total :				40.00

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total CLEMENS JR, JEFF (131952):				40.00
CODY YELLOWSTONE AIR IMPROVE RESOURCES (125574)				
	90919	OUTSIDE AGENCY FUNDING FY19-20	09/09/2019	5,000.00
Total :				5,000.00
Total CODY YELLOWSTONE AIR IMPROVE RESOURCES (125574):				5,000.00
COPENHAVER KATH KITCHEN KOLPITCKE LLC (3140)				
	83119	Legal Services	09/06/2019	3,384.88
	83119	Legal Services	09/06/2019	345.40
	83119	Legal Services	09/06/2019	759.87
	83119	Legal Services	09/06/2019	759.87
	83119	Legal Services	09/06/2019	828.95
	83119	Legal Services	09/06/2019	828.95
Total :				6,907.92
Total COPENHAVER KATH KITCHEN KOLPITCKE LLC (3140):				6,907.92
COPPER MOUNTAIN IRRIGATION LLC (131948)				
	18146	LIFT STATION PUMP REPAIR	08/28/2019	1,357.95
Total :				1,357.95
Total COPPER MOUNTAIN IRRIGATION LLC (131948):				1,357.95
CRISIS INTERVENTION SERVICE (3290)				
	90919	OUTSIDE AGENCY FUNDING FY19-20	09/09/2019	3,000.00
Total :				3,000.00
Total CRISIS INTERVENTION SERVICE (3290):				3,000.00
CROWELL, KIM (131955)				
	2035	REC CENTER REFUND	09/12/2019	180.00
Total :				180.00
Total CROWELL, KIM (131955):				180.00
DAMELIO, STEVE (130672)				
	2036	REC CENTER REFUND	09/12/2019	40.00
Total :				40.00
Total DAMELIO, STEVE (130672):				40.00
DEARBORN LIFE INSURANCE COMPANY (131563)				
	PREMIUM - SEPT	INSURANCCE - SEPT 2019	09/23/2019	357.08
	PREMIUMS - OCT	INSURANCE OCT 2019	09/23/2019	365.16
Total :				722.24
Total DEARBORN LIFE INSURANCE COMPANY (131563):				722.24

Secondary Name	Invoice	Description	Invoice Date	Total Cost
DONHAM, JEFFERY (130987)				
	2037	REC CENTER REFUND	09/12/2019	20.00
Total :				20.00
Total DONHAM, JEFFERY (130987):				20.00
ENGINEERING ASSOCIATES (4140)				
	390100	CODY STREET TESTING	08/30/2019	884.59
	390100	CODY STREETS TESTING	08/30/2019	393.50
Total :				1,278.09
Total ENGINEERING ASSOCIATES (4140):				1,278.09
ENNIST III, ROBERT F (131798)				
BIG HORN FOOD SERVICES	36626	CAN LINERS FOR CITY HALL	07/01/2019	71.94
BIG HORN FOOD SERVICES	37499	JANITORIAL SUPPLIES	08/26/2019	431.54
Total :				503.48
Total ENNIST III, ROBERT F (131798):				503.48
FORWARD CODY WYOMING, INC (127450)				
	091319	GUNWERKS MANUFACTURING FACILITY - ENGINEERING	09/13/2019	417,705.00
Total :				417,705.00
Total FORWARD CODY WYOMING, INC (127450):				417,705.00
FREDERICK, LAUREL (131382)				
	090419	RESTITUTION FROM DEBRA HODSON MC-1706-037	09/04/2019	50.00
Total :				50.00
Total FREDERICK, LAUREL (131382):				50.00
GEER, LAURA (131959)				
	2041	REC CENTER REFUND	09/13/2019	180.00
Total :				180.00
Total GEER, LAURA (131959):				180.00
HARRIS TRUCKING AND CONSTRUCTION (129345)				
WYOMING STEEL SERVICES LLC	005603	RECYCLING HAULING	09/09/2019	475.00
Total :				475.00
Total HARRIS TRUCKING AND CONSTRUCTION (129345):				475.00
HARRIS TRUCKING AND CONSTRUCTION CO. (4780)				
	132790	ASPHALT PATCHES - CASPER DR	07/28/2019	1,000.16
	132946	ASPHALT PATCHING - 16TH & BLEISTEIN	08/18/2019	1,540.81
	132947	ASPHALT - HORSESHOE DR	08/18/2019	2,731.82
Total :				5,272.79

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total HARRIS TRUCKING AND CONSTRUCTION CO. (4780):				5,272.79
HENRY, BOBBIE (131655)				
	2042	REC CENTER REFUND	09/13/2019	100.00
Total :				100.00
Total HENRY, BOBBIE (131655):				100.00
HOCHHALTER, SYRINGA (131924)				
	2039	REC CENTER REFUND	09/12/2019	80.00
Total :				80.00
Total HOCHHALTER, SYRINGA (131924):				80.00
HOPKIN, TESS (131956)				
	2038	REC CENTER REFUND	09/12/2019	120.00
Total :				120.00
Total HOPKIN, TESS (131956):				120.00
J W LANDSCAPES INC (131929)				
	824989	SOFTBALL FIELD REPAIR	09/15/2019	5,632.00
Total :				5,632.00
Total J W LANDSCAPES INC (131929):				5,632.00
KINCHELOE PLUMBING AND HEATING (5750)				
	150710	SEWER CAMARA & LOCATE SEWER LINE	08/13/2019	350.00
Total :				350.00
Total KINCHELOE PLUMBING AND HEATING (5750):				350.00
KNAPP, BRYAN C (131950)				
	15.1920.31	REFUND UTILITY DEPOSIT	09/09/2019	121.89
Total :				121.89
Total KNAPP, BRYAN C (131950):				121.89
LEISURE IN MONTANA INC (131545)				
	SAL9654-2	REAGENT TEST KIT	08/23/2019	271.54
	SAL9654-2	IMPELER FOR LEISURE POOL PUMP	08/23/2019	1,145.18
Total :				1,416.72
Total LEISURE IN MONTANA INC (131545):				1,416.72
MSPS (127866)				
MOUNTAIN STATES PIPE & SUPPLY	INV12633	ltron 100W ERT, W/PLUG	08/30/2019	4,050.00
MOUNTAIN STATES PIPE & SUPPLY	INV12633	Kamstrup 5/8" x 3/4" meter	08/30/2019	6,100.00
MOUNTAIN STATES PIPE & SUPPLY	INV12633	SHIPPING	08/30/2019	132.91

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				10,282.91
Total MSPS (127866):				10,282.91
NELSON, BRANDI (131949)				
	09102019	REFUND CASH BOND FOR RONALD FOWLER MC-0801-012	09/10/2019	3,000.00
Total :				3,000.00
Total NELSON, BRANDI (131949):				3,000.00
NORTHWEST PIPE (7400)				
	1196440	ANTI-SIPHON VACUUM BREAKER	09/03/2019	238.70
	1196447	PUNGER KIT	08/29/2019	196.92
	7200901	6" x 12" MJ solid sleeve	09/09/2019	276.48
Total :				712.10
Total NORTHWEST PIPE (7400):				712.10
ONE-CALL OF WYOMING (127665)				
	53076	ONE - CALL FEES	09/09/2019	41.06
	53076	ONE - CALL FEES	09/09/2019	41.06
	53076	ONE - CALL FEES	09/09/2019	41.06
	53076	ONE - CALL FEES	09/09/2019	41.07
Total :				164.25
Total ONE-CALL OF WYOMING (127665):				164.25
PARK COUNTY COURT SUPERVISED TREATMENT (127346)				
	90919	OUTSIDE AGENCY FUNDING FY19-20	09/09/2019	7,000.00
Total :				7,000.00
Total PARK COUNTY COURT SUPERVISED TREATMENT (127346):				7,000.00
PARK COUNTY PUBLIC HEALTH (7720)				
	1452	HEP B VACCINATION	09/04/2019	20.00
Total :				20.00
Total PARK COUNTY PUBLIC HEALTH (7720):				20.00
PAVEMENT MAINTENANCE INC (7825)				
	19-174	STRIPING SENIOR CENTER	09/05/2019	1,000.00
Total :				1,000.00
Total PAVEMENT MAINTENANCE INC (7825):				1,000.00
PERRY, JENNI (131961)				
	2044	REC CENTER REFUND	09/13/2019	100.00
Total :				100.00

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total PERRY, JENNI (131961):				100.00
PROFFIT, DOUGLAS J (128647)				
PROFFITS ENTERPRISES LLC	9659	HILL MOWING/CLEANUP	08/31/2019	2,125.00
Total :				2,125.00
Total PROFFIT, DOUGLAS J (128647):				2,125.00
PROFORCE LAW ENFORCEMENT (127755)				
	386063	TASER HOLSTERS	08/29/2019	128.00
Total :				128.00
Total PROFORCE LAW ENFORCEMENT (127755):				128.00
QUALITY ASPHALT PAVING, INC (125010)				
	1966	ASPHALT PATCHING - HORSESHOE, CEDAR, MASHIE, HRT MTN	08/13/2019	3,500.00
	1966	ASPHALT PATCHING - 16TH & BLEISTEIN	08/13/2019	350.00
Total :				3,850.00
Total QUALITY ASPHALT PAVING, INC (125010):				3,850.00
RAPID FIRE PROTECTION, INC (129543)				
	15444	FIRE SUPPRESSION SYSTEM INSPECTION	08/27/2019	270.00
	15497	FIRE SUPPRESSION SYSTEM INSPECTION	08/30/2019	465.00
Total :				735.00
Total RAPID FIRE PROTECTION, INC (129543):				735.00
RENFORS, MICHELLE (131957)				
	2040	REC CENTER REFUND	09/12/2019	140.00
Total :				140.00
Total RENFORS, MICHELLE (131957):				140.00
ROCKY MOUNTAIN POWER (7570)				
	091819	UTILITIES - ROCKY MOUNTAIN POWER	09/18/2019	28.89
	091819	UTILITIES - ROCKY MOUNTAIN POWER	09/18/2019	292.63
Total :				321.52
Total ROCKY MOUNTAIN POWER (7570):				321.52
SABER PEST CONTROLL LLC (131183)				
	E118	PEST CONTROL - ELECTRIC	09/04/2019	80.00
	P130	PEST CONTROL - PUBLIC WORKS SHOP	09/04/2019	50.00
	P130	PEST CONTROL - PUBLIC WORKS SHOP	09/04/2019	25.00
	P130	PEST CONTROL - PUBLIC WORKS SHOP	09/04/2019	25.00
	R129	PEST CONTROL - RECYCLING/SANITATION	09/04/2019	60.00
	W129	PEST CONTROL - WASTEWATER DEPT	09/04/2019	50.00
Total :				290.00

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total SABER PEST CONTROLL LLC (131183):				290.00
SCHUH, TIM (131962)				
	2045	REC CENTER REFUND	09/13/2019	60.00
Total :				60.00
Total SCHUH, TIM (131962):				60.00
SYSTEMS GRAPHICS INC (129162)				
ADVANCED INFO SYSTEMS	14886	OUTSOURCE BILLS	09/05/2019	8.79
ADVANCED INFO SYSTEMS	14886	OUTSOURCE BILLS	09/05/2019	54.33
ADVANCED INFO SYSTEMS	14886	OUTSOURCE BILLS	09/05/2019	49.74
ADVANCED INFO SYSTEMS	14886	OUTSOURCE BILLS	09/05/2019	49.41
ADVANCED INFO SYSTEMS	14886	OUTSOURCE BILLS	09/05/2019	61.40
ADVANCED INFO SYSTEMS	14901	OUTSOURCE BILLS	09/11/2019	16.13
ADVANCED INFO SYSTEMS	14901	OUTSOURCE BILLS	09/11/2019	99.68
ADVANCED INFO SYSTEMS	14901	OUTSOURCE BILLS	09/11/2019	91.26
ADVANCED INFO SYSTEMS	14901	OUTSOURCE BILLS	09/11/2019	90.65
ADVANCED INFO SYSTEMS	14901	OUTSOURCE BILLS	09/11/2019	112.64
Total :				634.03
Total SYSTEMS GRAPHICS INC (129162):				634.03
TECH PRODUCTS (126248)				
	87186	POLE TESTING TAGS	08/30/2019	604.13
	87187	STORAGE BOX FOR PLE TAGS	08/30/2019	186.96
Total :				791.09
Total TECH PRODUCTS (126248):				791.09
THE OFFICE SHOP INC (7440)				
	119191	COPIER CONTRACT - POLICE DEPARTMENT	09/10/2019	1,438.36
Total :				1,438.36
Total THE OFFICE SHOP INC (7440):				1,438.36
THYNG, BRADLEY DEAN (130885)				
PARADISE STUDIO	090119	TECH SERVICE- CONCERTS IN THE PARK	09/01/2019	2,500.00
PARADISE STUDIO	090119	AUDIO EQUIPMENT RENTAL FOR BANDSHELL	09/01/2019	400.00
Total :				2,900.00
Total THYNG, BRADLEY DEAN (130885):				2,900.00
US POSTMASTER (129112)				
	09122019	2 MONTHS POSTAGE FOR UTILITY BILLING	09/12/2019	3,700.00
Total :				3,700.00
Total US POSTMASTER (129112):				3,700.00
WERNER, NIKKI (131951)				
	2032	REC CENTER REFUND	09/11/2019	50.00

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				50.00
Total WERNER, NIKKI (131951):				50.00
WESCO RECEIVABLES CORP (131137)				
WESCO DBA:WESCO/KVA/MODERN	364867	GUY INSULATORS	08/30/2019	145.20
WESCO DBA:WESCO/KVA/MODERN	364867	GUY INSULATORS	08/30/2019	580.80
WESCO DBA:WESCO/KVA/MODERN	367007	HARD HAT LIGHT CHARGER	09/04/2019	54.53
Total :				780.53
Total WESCO RECEIVABLES CORP (131137):				780.53
WILLIAMSON, LAURALIN (131960)				
	2043	REC CENTER REFUND	09/13/2019	120.00
Total :				120.00
Total WILLIAMSON, LAURALIN (131960):				120.00
WYOMING DEPARTMENT OF TRANSPORTATION (130279)				
WYDOT FINANCIAL SERVICES	110331	COST SHARE - IMPROVEMENTS ALONG BIG HORN AVE	09/03/2019	40.72
WYDOT FINANCIAL SERVICES	110701	COST SHARE - IMPROVEMENTS ALONG BIG HORN AVE	09/03/2019	11.16
Total :				51.88
Total WYOMING DEPARTMENT OF TRANSPORTATION (130279):				51.88
ZEMKE, AHSLEY (131953)				
	17.9969.11	REFUND UTILITY DEPOSIT	09/03/2019	125.16
Total :				125.16
Total ZEMKE, AHSLEY (131953):				125.16
ZENNER PERFORMANCE (131954)				
	0048512-IN	HYDRANT METERS	08/30/2019	14,801.83
Total :				14,801.83
Total ZENNER PERFORMANCE (131954):				14,801.83
Grand Totals:				813,419.07

Report GL Period Summary

GL Period	Amount
09/19	813,419.07
Grand Totals:	813,419.07

Vendor number hash: 7659292
Vendor number hash - split: 15934692

<u>Terms Description</u>	<u>Invoice Amount</u>	<u>Discount Amount</u>	<u>Net Invoice Amount</u>
Total number of invoices:	80		
Total number of transactions:	175		
<u>Terms Description</u>	<u>Invoice Amount</u>	<u>Discount Amount</u>	<u>Net Invoice Amount</u>
Open Terms		.00	806,884.07
Grand Totals:		.00	
		Payroll 0918/19	245,359.77
			----- 1,052,243.84

Report Criteria:

Invoice.Detail.Input date = 09/24/2019
Invoice.Batch = {NOT LIKE} "1"

MEETING DATE:	OCTOBER 1, 2019
DEPARTMENT:	COMMUNITY DEVELOPMENT
PREPARED BY:	TODD STOWELL
CITY ADM. APPROVAL:	_____
PRESENTED BY:	TODD STOWELL

AGENDA ITEM SUMMARY REPORT

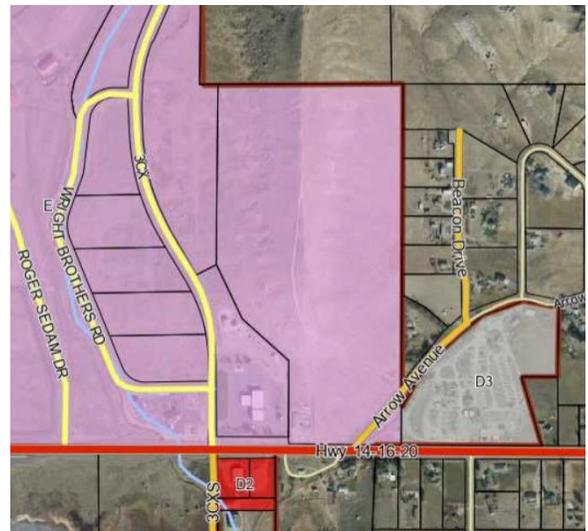
Benny’s Place Minor Subdivision, a 2-lot Subdivision of 5537 Highway 14-16-20

ACTIONS TO BE TAKEN

Approve the preliminary plat and final plat for a 2-lot minor subdivision of City of Cody property at 5537 Highway 14-16-20 (City of Cody property containing the Park County Animal Shelter).

SUMMARY

The City of Cody and Park County Animal Shelter have worked with the Airport Board and FAA to have a portion of City airport property released from FAA jurisdiction, so that the Park County Animal Shelter can construct a new facility. This subdivision would create a lot (Lot 1) around the released property so that it can be sold. The balance of the property (Lot 2) would remain in City of Cody ownership and subject to FAA and Airport Board management. Lot 2 contains the flashing beacon on Beacon Hill and the site of a proposed water tank, scheduled to be constructed next year.



Both the preliminary plat and final plat are presented for review. The Planning and Zoning Board recommends approval subject to conditions noted at the end of this report. The following analysis was provided to the Board.

Topics:

Zoning Standards:

The property is in the Industrial (E) zoning district, which does not have any zoning standards for building setbacks, building height, minimum lot area, minimum lot width, or maximum lot coverage. The new property line will not create any building code setback violations.

Access:

Access to the existing animal shelter is directly from Highway 14-16-20 (Greybull Highway). Access to the new animal shelter facility and Lot 2 is planned from Arrow Avenue. The first 65 feet or so off the highway has an asphalt surface in relatively good shape. Beyond that is a combination of broken asphalt, gravel, and asphalt millings. Arrow Avenue has received limited maintenance from the County, and no maintenance from the City. The survey revealed that Arrow Avenue is not physically aligned within the dedicated right-of-way, to the extent that a portion of the road is outside of the right-of-way, on the City airport property.

AGENDA ITEM NO. _____

Rather than relocate Arrow Avenue, the right-of-way is proposed to be shifted. At this time, additional right-of-way can be dedicated along the east side of Lot 1, along the existing fence line. The shifting of the right-of-way on Lot 2 will require Airport Board and perhaps FAA approval. The airport intends to obtain authorization for that shift as part of their airport plan update currently underway. However, so as to not delay the subdivision, it is requested that the process to shift the right-of-way on Lot 2 be allowed to occur later, after the subdivision occurs.

Improvement of Arrow Avenue along the subdivision frontage with a paved surface (minimum 24 feet wide, which is the current width) is a subdivision requirement. Timing will be in conjunction with a building permit for the lot being developed.

Utilities:

The preliminary plat and this map depict the existing utility situation. The light green line is the sewer. From the "M" (manhole) on the line in front of the existing animal shelter to the west is typical gravity flow sewer. The portion to the east is a pressurized sewer line from the KOA lift station. A sewer easement is provided for Lot 2 to access the manhole, if Lot 2 is ever developed.

The heavy blue line (not the parcel lines) is a City water main. If Lot 2 is ever developed, the plan would be to extend the main to the east, and along Arrow Drive, in the easement and right-of-way provided. The dark green and pink lines are power lines—the dark green line is underground power and the pink in the middle of the property above ground. The existing animal shelter (Lot 1) is fed from a transformer at the SW corner of the property. The overhead line to Lot 2 is for the beacon on Beacon Hill. If Lot 2 is further developed the power demand will determine if the existing line can be used, or if it will be necessary to run a new line from the red box next to Arrow Avenue. Easements are provided to allow either option.



SUBDIVISION REGULATIONS

Applicable subdivision ordinance requirements are as follows. Staff comments follow each requirement. When a variance from the standard is involved, it is noted.

11-4-2: STREETS, ALLEYS AND EASEMENTS:

A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.

Comment- No new public streets or alleys are proposed. The plan for the shifting of the Arrow Avenue right-of-way is described above.

B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.

Comments- Arrow Avenue is specified as a "rural" roadway in the city master street plan, which calls for a 32-foot wide paved road with side ditches. Arrow Avenue is currently a 24-foot wide gravel road, except for the paved section off of the highway. As Arrow Avenue is maintained by the County, and they specify only a 24-foot wide gravel surface, we propose a variance be authorized to require only a 24-foot wide road, with a paved surface and side ditches.

Items "C" through "O" are standards that relate to construction of new public streets and are not applicable to this project—the street alignment that exists meets those standards.

P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys...

Comment: The configuration of the subdivision does not lend itself to alleys, and the size of the lots are adequate to allow garbage collection and utilities to be located within the lots. A variance to the alley requirement is proposed.

Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B of this title by the planning and zoning board, and the city council. ...

Comment: The master street plan does not specify curb, gutter, sidewalk for Rural roads. There is a separated pathway identified for rural roads, but as there: is no sidewalk or pathway to tie into on either the state highway or Arrow Avenue; the City limits do not extend further north on Arrow Avenue; and, the County does not require any pedestrian facilities, a variance to the sidewalk/pathway requirement is proposed.

R. Street cross section: The minimum typical street cross section for each type of street shall be as shown on the master street plan...

Comment: As noted above, the street cross section will be used, except it is proposed that the width of pavement be reduced from 32 feet to 24 feet, and the pathway/sidewalk would not be provided.

Items "S" through "T" are standards that relate to streets and drainage that are not applicable to this project.

U. Lot Requirements:

1. Lots shall be sited to meet the requirements of the appropriate zoning.

Comment: Met (no minimum in Industrial "E").

2. Every lot shall abut upon or have access to an approved street or cul-de-sac.

Comment: Met, subject to improvement of Arrow Avenue along the lot frontages—upon development of each lot.

3. Side lot line shall be at approximately right angles to the street line on which the lot faces.

Comment: Met.

4. Strip lots...will be prohibited.

Comment: Met.

V. Blocks:... Comment: Met.

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Section 11-5-1, DEVELOPMENT AND IMPROVEMENT also includes standards for construction. Applicable sections are listed below.

F. Sanitary Sewer: ...Each lot within the proposed subdivision shall be connected to a minimum eight-inch (8") diameter sewer main by a minimum four-inch (4") diameter sewer service line. The service lines shall be extended from the sewer main to the property line according to city standards. The use of individual septic systems will not be permitted when a sanitary sewer main is available...

Comment: Lot 1 currently has access to a sewer main. Due to the airport-related restrictions on Lot 2, Lot 2 is unlikely to be developed with a use that would require sewer, unless it were released from FAA jurisdiction as occurred with the area of Lot 1. An easement is provided to allow sewer to be extended to Lot 2, but construction of a sewer line to Lot 2 would not occur until Lot 2 needed it (in conjunction with a building permit). A variance to postpone engineering of the sewer line extension until such time as that would occur is proposed.

G. Storm Sewer...

Comment: Minor subdivisions are exempt from the storm water policy. The City storm water policy manual will require a drainage plan for any development on the lots.

H. Water: All water mains will be designed and constructed according to city approved specifications and the city standards. The system will connect each lot within the proposed subdivision to a minimum six-inch (6") diameter main by the use of a minimum three-fourths inch (3/4") copper service line. The service lines shall be extended from the main to the property line according to city standards. ...

Comment: Lot 1 has access to the existing water main, and fire hydrant. As with sewer, Lot 2 is not expected to need domestic water, but if additional land on Lot 2 is released from FAA jurisdiction, the plan would be to extend the water main in the easement provided, over to the easement along Arrow Avenue, and into Lot 2. That would occur when Lot 2 had the need for domestic water (in conjunction with a building permit). A variance to postpone engineering of the water line extension until such time as that would occur is proposed.

I. Fire Hydrants...

Comment: An existing hydrant is located at the end of the water line, in the southwest area of Lot 1. The water extension to Lot 2 would include hydrants per city and DEQ spacing standards.

J. Open Drains, Irrigation Ditches: All open drains and irrigation ditches shall be buried or, if possible, eliminated.

Comment: There is an open ditch across the southeast portion of Lot 2. As Lot 2 is currently restricted from most development due to the airport/FAA management, and the ditch is small and not in an urban setting, a variance to the requirement is proposed.

K. Utilities: All utilities (electrical service, natural gas, telephone, cable TV, etc.) shall be installed underground, whenever possible, in the streets, alleys or utility easements shown on the final plat. All buried utilities will be placed before the finished surface is placed on the streets or alleys ... It will be the developer's responsibility to ensure that all utilities necessary or reasonably expected are placed within the proposed subdivision.

Comment: Met.

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M. Street Lighting...

Comment: Street lighting is not part of the "rural" road section.

N. Public Use Areas: ...

Comment: Minor subdivisions are exempt from this requirement.

Variances

The subdivision ordinance specifies the following regarding variances: *" If during the approval process of a proposed subdivision it can be shown that strict compliance with the requirements of this title will result in extraordinary hardship to the subdivider due to unusual topography or other similar land conditions, or where the subdivider can show that variances will make a greater contribution to the intent and purpose of this title, the commission and council may, upon written request and proper justification, grant a variance to this title so that substantial justice may be done and the public interest secured; provided, that any such variance will not have the effect of nullifying the intent and purpose of this title."*

The stated purpose of the subdivision ordinance is: *" It is the intent and purpose of this title to promote orderly and systematic development of lands to the advantage of the subdivider, future property owners and the general population of the city. It shall establish guidelines and minimum standards to assist the subdivider and promote the development of a safe and healthy living environment."*

Other:

The property apparently has no surface water rights—no Cody Canal assessment on this portion of airport per title report.

RECOMMENDATION:

The Planning and Zoning Board recommends that the City Council grant the variances noted in the staff report, which are requested primarily due to the development limitations currently found on Lot 2, and because the area to the north that is beyond the subdivision is not within an identified annexation area and therefore there is no plan to extend City utilities to that area. In addition, allow Lot 2 to postpone the payment of any subdivision utility fees until such time as any development occurs on Lot 2 that needs such utilities.

The Board further recommends that the City Council approve the preliminary and final plat subject to the following conditions:

1. Work with staff to correct/update a few labels and notes on the preliminary and final plat. Provide corrected copies for the City council review. *(Met. The copy provided has been updated.)*
2. Dedicate the right-of-way for Arrow Avenue, centered on the existing alignment (30 feet from centerline), through Lot 1. Also, shift the utility easement on the east side of Lot 1 to follow the shifted right-of-way. *(Reflected on updated plat.)*
3. Include a note on the final plat that subdivision improvements are required in conjunction with issuance of a building permit for development on each lot—including paving of the Arrow Avenue frontage to a 24-foot width, with shoulders and side ditches. Lot 2 is responsible for

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extension of utilities to serve any development on the lot that needs such utilities. (*Reflected on updated plat.*)

The Board further recommends the City Council authorize the vacation of an unused electrical easement (Doc. #1999-5893), as reflected on the final plat. The easement was used before the service to the existing animal shelter building was changed to an underground service.

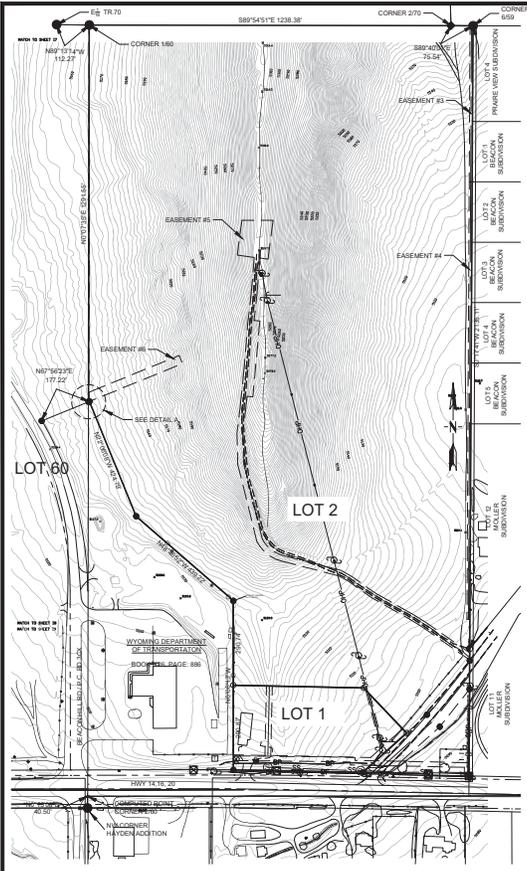
ATTACHMENTS

Plat drawings. Not attached, but available: Title report, FAA release for area of Lot 1.

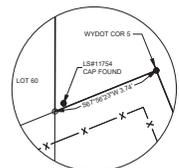
AGENDA & SUMMARY REPORT TO:

Park County Animal Shelter
Morrison-Maierle

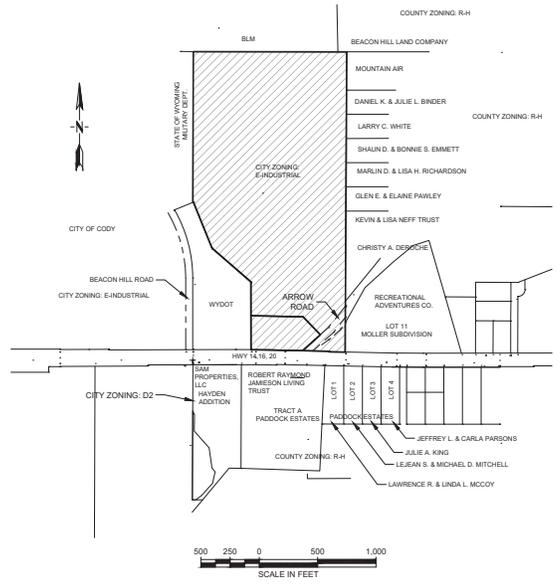
H:\PLANNING DEPARTMENT\FILE REVIEWS\MAJOR-MINOR SUBDIVISION\2019\SUB2019-08 BENNY'S PLACE\STAFF REPORTS\AGENDA SUMMARY BENNY'S PLACE PRELIM AND FINAL.DOCX



PLAN - LOT 1 & LOT 2



DETAIL A

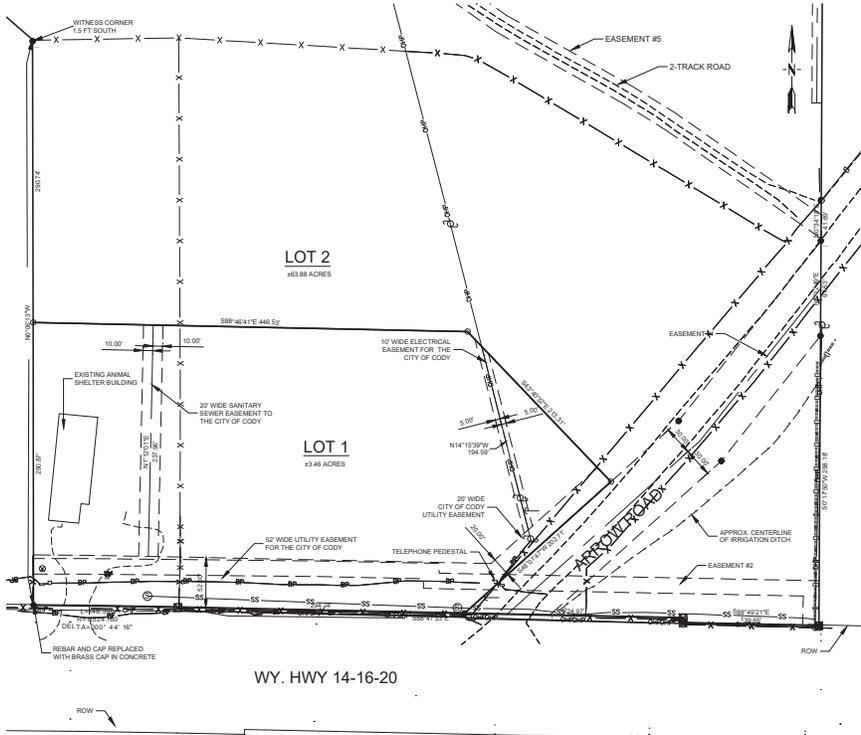


VICINITY MAP

LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED

Lots 3 and 4, Section 4, Township 52 North, Range 101 West, 6th P.M., Park County, Wyoming.

Exceeding Therefrom:
 Any portion of land contained in the following Deeds recorded in Park County Office of Clerk and Recorder:
 January 15, 1969 in Book 332, Page 488
 July 18, 1978 in Book MF 31, Page 217
 July 18, 1978 in Book MF 31, Page 219
 April 02, 2008 in Book MF 502, Page 885
 July 17, 2003 as Doc #2003-8415



PLAN VIEW

EASEMENTS REPORTED WITHIN TITLE POLICY
 EASEMENTS WITHIN LOT 3 AND 4, SECTION 4, TOWNSHIP 52 NORTH, RANGE 101 WEST, 6TH P.M. (RESURVEY) AS LISTED IN TITLE INSURANCE POLICY FROM PARK COUNTY TITLE DATED JUNE 11, 2019

PLAT LOCATION	TITLE PAGE #	GRANTED TO	BOOK/PAGE (OR DOC #)
1	27	COUNTY OF PARK, STATE OF WYOMING 60' WIDE ROAD EASEMENT (ARROW)	BOOK 387 PAGE 227
(UNPLOTTABLE)	29	CODY GAS COMPANY, A DIVISION OF COASTAL STATE GAS CORP., BLANKET EASEMENT WITH STATE GAS CORP. BLANKET EASEMENT WITH NO WIDTH	BOOK 32 PAGE 958
2	30	THE MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY, 10' WIDE TELEPHONE LINE EASEMENT	BOOK MF 33 PAGE 602
3	31	PACIFIC POWER & LIGHT COMPANY, 10' WIDE POWERLINE EASEMENT	BOOK MF 152 PAGE 482
4	32	PACIFIC POWER & LIGHT COMPANY, 10' WIDE POWERLINE EASEMENT	BOOK MF 158 PAGE 941
(UNPLOTTABLE)	34	PACIFIC POWERLINE EASEMENT, MOST LIKELY FROM EXISTING POLE #04701 TO EXISTING ANIMAL SHELTER BUILDING, TO BE VACATED.	1999-5803
5	40	CITY OF CODY, WY, VARIABLE WIDTH EASEMENT TO SERVICE AIRPORT BEACON	2019-864
6	41	CITY OF CODY, WY, 30' WIDE EASEMENT TO ACCESS WATER TANK AREA	2019-865

APPROVALS

CITY PLANNING AND ZONING BOARD
 APPROVED AS OF THE _____ DAY OF _____, 2019 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.
 CHAIRMAN _____

CITY COUNCIL APPROVAL
 APPROVED AS OF THE _____ DAY OF _____, 2019 BY THE CITY COUNCIL OF CODY, WYOMING.
 MAYOR - MATT HALL

ATTEST: _____
 ADMINISTRATIVE SERVICES OFFICER

CITY OF CODY

PRELIMINARY PLAT SHOWING BENNY'S PLACE MINOR SUBDIVISION

A SUBDIVISION OF LOT 3 & 4, SECTION 4, TOWNSHIP 52 NORTH, RANGE 101 WEST, 6TH P.M. (RESURVEY), WITHIN THE CITY OF CODY, PARK COUNTY, WYOMING

- LEGEND**
- HIGHWAY MONUMENT FOUND
 - REBAR & ALLUM. CAP FOUND
 - REBAR WITH 2" P. CAP SET
 - 1" IRON PIPE
 - BRASS CAP FOUND
 - EDGE OF GRAVEL
 - POWER POLE
 - WATER VALVE
 - MH - SANITARY SEWER
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - SANITARY SEWER LINE
 - BURIED POWER
 - OVERHEAD POWER
 - WATER LINE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - FENCE - MISC.
 - EASEMENT



- NOTES:**
- NOT ALL UTILITIES WERE LOCATED NOR SHOWN ON THIS PLAT.
 - THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON. BASIS OF BEARINGS IS BASED ON CITY OF CODY DATUM.
 -

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING
 COUNTY OF PARK

I, EDWARD C. REED ON BEHALF OF MORRISON MAIERLE OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME ON AUGUST 10 THROUGH 13, 2019. THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WYOMING L.S. REGISTRATION NO. 14635
 MORRISON MAIERLE
 BY EDWARD REED (AGENT)



Morrison Maierle
 1452 Riverside Avenue
 Cody, WY 82414
 Phone: 307.587.6281
 www.morrisonmaierle.com

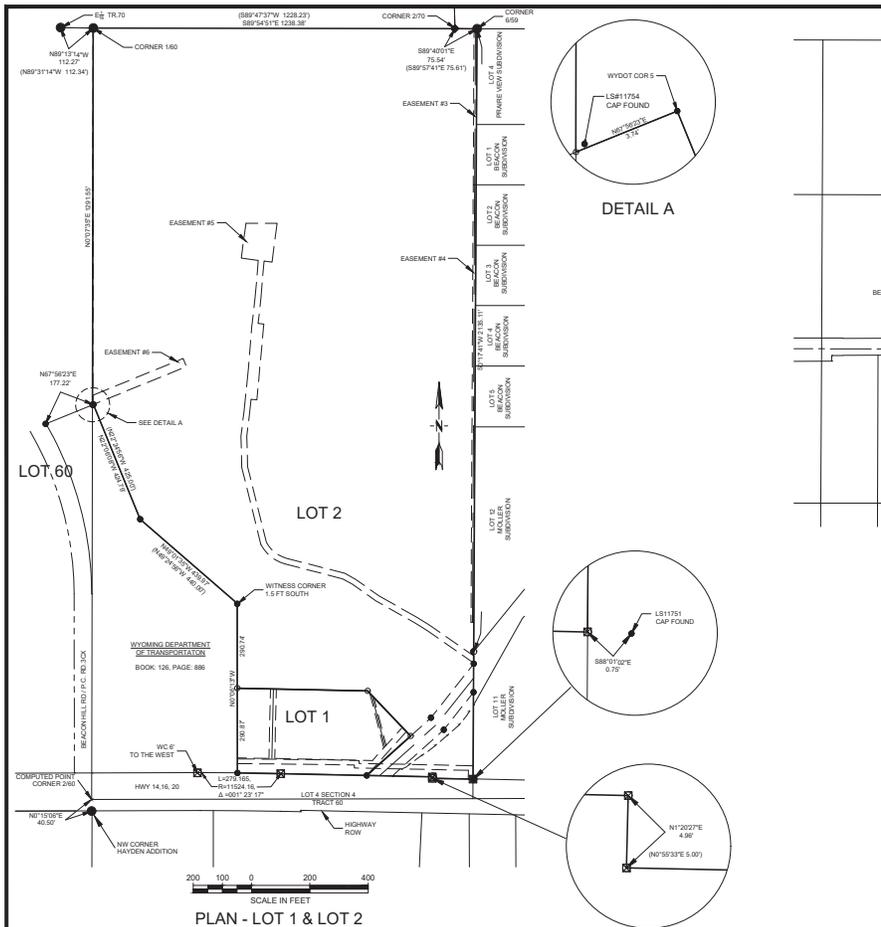
FIELD WORK: ECR, MAS DATE: 08-04-2019
 DRAWN BY: ECR SCALE: SEE DRAWING
 CHECKED BY: RBB PROJ. #: S177.001

DATE: 08-04-2019
 SCALE: SEE DRAWING
 CLIENT: CITY OF CODY

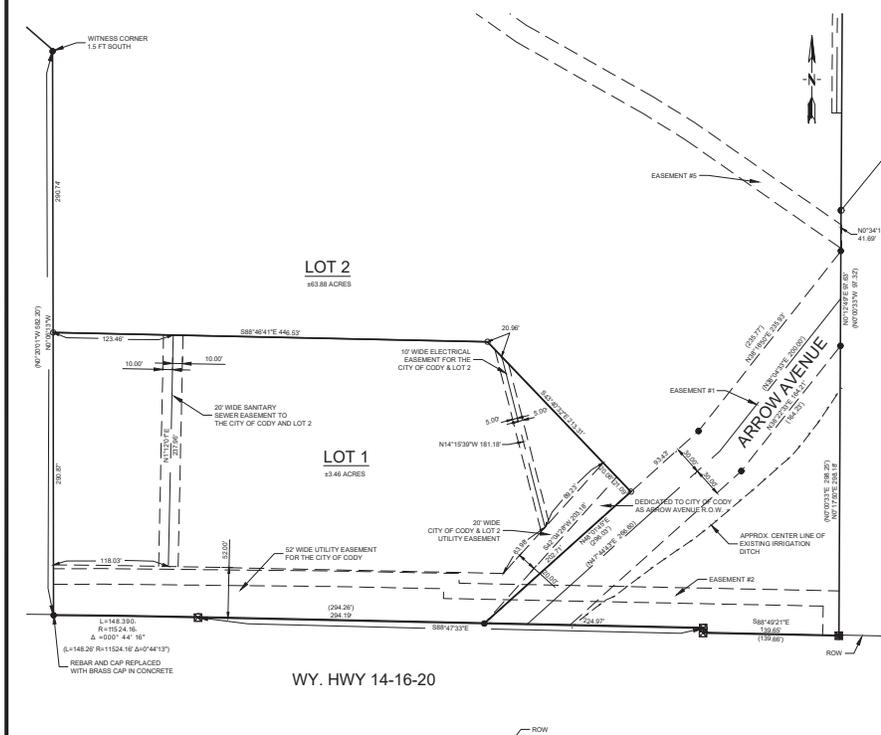
1/4 SEC. SECTION TOWNSHIP RANGE
 4 4 52N 101W

5th PRINCIPLE MERIDIAN
 PARK COUNTY, WYOMING

PLOTTED DATE: Sep/12/2019
 SHEET 1 OF 1



PLAN - LOT 1 & LOT 2



WY. HWY 14-16-20

LEGEND

- HIGHWAY MONUMENT FOUND
- REBAR & ALUM. CAP FOUND
- REBAR WITH 2\"/>



APPROVALS

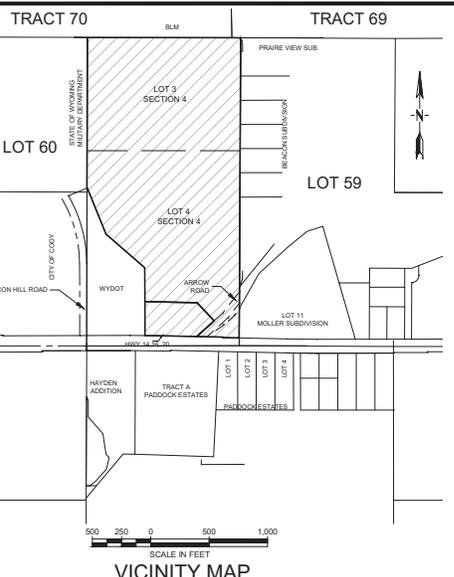
CITY PLANNING AND ZONING BOARD
 APPROVED AS OF THE _____ DAY OF _____ 2019 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

CITY COUNCIL APPROVAL
 APPROVED AS OF THE _____ DAY OF _____ 2019 BY THE CITY COUNCIL OF CODY, WYOMING.

CLERK AND RECORDER'S ACCEPTANCE
 THIS RECORD OR SURVEY SHOWING THE BOUNDARY ADJUSTMENT SURVEY WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____ 2019 FILED FOR RECORDING IN PLAT CABINET _____ AT PAGE _____ AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER _____

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING
 COUNTY OF PARK
 I, EDWARD C. REED ON BEHALF OF MORRISON MAERLE OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME ON AUGUST 10 THROUGH 13, 2019 THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WYOMING L.S. REGISTRATION NO. 14635
 MORRISON MAERLE
 BY EDWARD REED (AGENT)



VICINITY MAP

LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED:

Lots 3 and 4, Section 4, Township 52 North, Range 101 West, 6th P.M., Park County, Wyoming.

Excepting Therefrom:
 Any portion of land contained in the following Deeds recorded in Park County office of Clerk and Recorder:
 January 15, 1999 in Book 133, Page 488
 July 18, 1978 in Book MF 31, Page 217
 July 18, 1978 in Book 31, Page 218
 April 22, 1998 in Book MF 126, Page 889
 July 17, 2003 as Doc # 2003-6415

CERTIFICATE OF OWNER

STATE OF WYOMING
 COUNTY OF PARK } ss
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT AS LEGAL REPRESENTATIVE FOR THE CITY OF CODY DESCRIBED LANDS WITHIN DEED RECORDED AS BOOK 228, PAGE 571 OF THE DEED RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER AND DESCRIBED AS FOLLOWS:
 LOTS 3 AND 4, SECTION 4, TOWNSHIP 52 NORTH, RANGE 101 WEST, 6TH P.M., (RESURVEY)

EXCEPTING THEREFROM
 BOOK 332, PAGE 488
 BOOK 31, PAGE 217-219
 BOOK 126, PAGE 888
 DOC # 2003-6415

AND WE HEREBY CERTIFY:
 THAT WE ACKNOWLEDGE AND AGREE TO THE MINOR SUBDIVISION SURVEY SHOWN HEREON;
 THAT THE PURPOSE OF THIS MINOR SUBDIVISION SURVEY IS TO CREATE TWO LOTS KNOWN AS LOT 1 AND LOT 2 OF BENNY'S PLACE MINOR SUBDIVISION;

THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON; THAT THE LOT LINES AS THEY APPEAR ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES NOTED; AND THAT PORTION OF LOT 1 AS SHOWN ON PLAT AS ARROW AVENUE RIGHT OF WAY EASEMENT RECORDED AS DOCUMENT 1999-869 HAS BEEN WAIVED; THAT SAID LANDS ARE SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE SOLE PURPOSE OF CREATING THIS MINOR SUBDIVISION IS TO CREATE THESE LOTS AS SHOWN HEREON, AND THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

IN WITNESS WHEREOF, THE SAID OWNER, BENNY'S PLACE MINOR SUBDIVISION, HAVE CAUSED THEIR NAMES TO BE HEREBY SUBSCRIBED THIS _____ DAY OF _____ 2019.

MATT HALL (MAYOR OF CITY OF CODY)

ACKNOWLEDGMENT

STATE OF WYOMING
 COUNTY OF PARK } ss
 THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2019 BY
 WITNESS MY HAND AND OFFICIAL SEAL:
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

EASEMENTS REPORTED WITHIN TITLE POLICY

EASEMENTS WITHIN LOT 3 AND 4, SECTION 4, TOWNSHIP 52 NORTH, RANGE 101 WEST 6TH P.M. (RESURVEY) AS LISTED IN TITLE INSURANCE POLICY FROM PARK COUNTY TITLE DATED JUNE 11, 2019

PLAT LOCATION	TITLE PAGE #	GRANTED TO	BOOK/PAGE (RI/SEC)
1	27	COUNTY OF PARK, STATE OF WYOMING 60' WIDE ROAD EASEMENT (ARROW)	BOOK 387 PAGE 227
(UNPLOTTABLE)	29	CODY GAS COMPANY, A DIVISION OF COASTAL STATE GAS CORP. BLANET EASEMENT WITH STATE GAS CORP. BLANET EASEMENT WITH NORTH	BOOK 327 PAGE 358
2	30	THE MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY. 16' WIDE TELEPHONE LINE EASEMENT	BOOK MF 33 PAGE 602
3	31	PACIFIC POWER & LIGHT COMPANY. 10' WIDE POWERLINE EASEMENT	BOOK MF 152 PAGE 482
4	32	PACIFIC POWER & LIGHT COMPANY. 10' WIDE POWERLINE EASEMENT	BOOK MF 158 PAGE 341
(UNPLOTTABLE)	34	PACIFICORP POWERLINE EASEMENT. MOSTLY LIKELY LOCATED FROM EXISTING POLK942791 TO ANIMAL SHELTER BUILDING. TO BE VACATED	1999-8993
5	40	CITY OF CODY, WY. VARIABLE WIDTH EASEMENT	2019-864
6	41	CITY OF CODY, WY. 30' WIDE EASEMENT TO ACCESS WATER TANK AREA	2019-865

NOTES:

- NOT ALL UTILITIES WERE LOCATED NOR SHOWN ON THIS PLAT. THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.
- SUBDIVISION IMPROVEMENTS ARE REQUIRED IN CONNECTION WITH ISSUANCE OF A BUILDING PERMIT FOR DEVELOPMENT ON EACH LOT, INCLUDING PAVING OF THE ARROW AVENUE FRONTAGE TO A 24 FOOT WIDTH, WITH SHOULDERS AND SIDE DITCHES.
- LOT 2 OWNERS ARE RESPONSIBLE FOR EXTENSION OF UTILITIES TO SERVE ANY DEVELOPMENT ON LOT 2 THAT NEEDS SUCH UTILITIES.
- BASES OF BEARINGS IS CITY OF CODY DATUM.

CITY OF CODY

FINAL PLAT SHOWING

BENNY'S PLACE MINOR SUBDIVISION

A SUBDIVISION OF LOT 3 & 4, SECTION 4, TOWNSHIP 52 NORTH, RANGE 101 WEST, 6TH P.M.. (RESURVEY), WITHIN THE CITY OF CODY, PARK COUNTY, WYOMING

	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	4	4	52N	101W
FIELD WORK: ECR, MAS DRAWN BY: ECR CHECKED BY: RBB	DATE: 08-04-2019 SCALE: SEE DRAWING PROJ. #: S177.001	6TH PRINCIPLE MERIDIAN PARK COUNTY, WYOMING	PLOTTED DATE: Sep/25/2019 CLIENT: CITY OF CODY	SHEET 1 OF 1