

City of Cody City Council  
AGENDA

Thursday, June 27, 2013 – 4:15 p.m. (Action Meeting in Lieu of Regular Meeting on 7/2/13)  
Meeting Place: City of Cody Council Chambers – 1338 Rumsey Avenue, Cody, WY

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Meeting Called to Order  
Pledge of Allegiance  
Moment of Silence  
Roll Call  
Agenda Review and Approval  
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: Special Meeting Minutes on 6/13/13, and 6/20/13 and Regular Meeting Minutes on 6/18/2013.
- b. Approve Amendment No.1 to the professional services contract between the City of Cody and Engineering Associates for the Design, Bid and Construction Observation and Administrative duties associated with the 16<sup>th</sup> Storm Drain Project.
- c. Approve a request from Lance and Jackie Miner for a 90-day extension to file the Amended Plat of Railroad Subdivision.

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.

3. Public Hearing

4. Conduct of Business

- a. Approve vouchers and payroll in the amount of \$707,232.35.
- b. Consider a request from Nick and Mac Simpson to sell prepackaged ice cream and other frozen treats on City public right-of-way and consider either a \$25 vendor fee or an 80/20 percent split of gross sales.  
Staff Reference: Rick Manchester, Parks, Public Facilities and Recreation Director  
Spokesperson: Colin, Nick and Mac Simpson
- c. Consider a request from the adult softball leagues organized by the Cody Parks and Recreation Department, registering and paying the City league fee

of \$500/team, be exempt from paying the open container permit fee during league play.

Staff Reference: Rick Manchester, Parks, Public Facilities and Recreation Director

- d. Consider a request from the All Class Reunion Committee and the Cody Skylighters to grant permission for a small fireworks show on July 6<sup>th</sup> at approximately 9:30 p.m. in the south east parking lot behind Cassies's.

Staff Reference: Jenni Rosencranse, City Administrator

Spokesperson: Brent Holder

- e. Consider approving Change Order No 3 on Bid 2012-16, West Strip Water Main Extension, authorize the Mayor to sign the change order and approve the associated voucher in the amount of \$19,583.72 to Harris Trucking & Construction Company.

Staff Reference: Utana Dye, Engineering Tech II

- f. Consider approving the Boydston Subdivision Final Plat, a five-lot subdivision located on the west side of Date Street.

Staff Reference: Todd Stowell, City Planner

5. Tabled Items

6. Matters from Staff Members

7. Matters from Council Members

Adjournment

***Upcoming Meetings***

Special City Council Meeting: Thursday, July 11, 2013 @ 4:15 p.m. – Council Chambers

Regular City Council Meeting: Tuesday, July 16, 2013 @ 7:00 p.m. – Council Chambers

**City of Cody**  
**Council Proceedings**  
**Thursday, June 13, 2013**

A special meeting of the Cody City Council was held in the Council Chambers at City Hall in Cody, Wyoming on Thursday, June 13, 2013 at 4:15 p.m.

Present: Council President Steve Miller, Council Members Bryan Edwards, Jerry Fritz, Landon Greer, and Stan Wolz, City Attorney, Scott Kolpitcke, Acting City Administrator, Rick Manchester and Administrative Services Officer, Cindy Baker.

Absent: Mayor Nancy Tia Brown, Council Member Donny Anderson, and City Administrator, Jenni Rosencranse

Council President Miller called the meeting to order at 4:15 p.m.

Rick Manchester, Parks, Public Facilities and Recreation Director, provided background information on the plans for construction of a World War I Monument at the Veterans Memorial Park. Staff was given direction to add to the consent calendar of the Council Agenda for the June 18<sup>th</sup> meeting.

Cindy Baker, Administrative Services Officer provided the Governing Body with information on the s Yellowstone Snow Plowing cost, the notice from the Cody Chamber offering a refund of 50% of pledged amount. Staff was directed to invoice the Chamber, less \$2,500, this amount reflects half of the original pledge of \$5,000.

Council Members appointed to the Master Plan Committee review where Council Member Miller, Edwards and Greer. Todd Stowell, City Planner will provide those members with a copy of the plan.

Jim Davis, Park County provided the Governing Body with issues involving two parcels, located on 11<sup>th</sup> Street and Mountain View Drive. The Governing Body directed Jim to work with Steve Payne to locate utilities and Scott K and when they have something to present bring back to the Council for consideration.

The Governing Body discussed a reservation request at the Veterans Memorial Park. Rick Manchester provided background information on the locations and process the City currently has in place for a variety of parks or facilities. Staff was directed to provide the Governing Body with a list of appropriate parks that using through a reservation system would be beneficial and bring back at to the group at a future work session.

Cindy Baker, Administrative Services Officer discussed the option of a date or time change for the Regular Council Meeting scheduled for Tuesday, July 2<sup>nd</sup>. Consensus of the Governing Body was to hold the Regular Meeting on Thursday, June 27<sup>th</sup> at 4:15 p.m. in lieu of the July 2, 2013 meeting.

Governing Body reviewed Council Agenda for June 18, 2013. No action was taken.

There being no further discussion, the meeting adjourned at 5:20 p.m.

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Cindy Baker  
Administrative Services Officer

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Steve Miller  
Council President

**City of Cody  
Council Proceedings  
Thursday, June 20, 2013**

A special meeting of the Cody City Council was held in the Council Chambers at City Hall in Cody, Wyoming on Thursday, June 20, 2013 at 6:00 p.m.

Present: Mayor Nancy Tia Brown, Council Members Donny Anderson, Bryan Edwards, Jerry Fritz, Landon Greer, Steve Miller and Stan Wolz, City Administrator, Jenni Rosencranse, Administrative Services Officer, Cindy Baker and Assistant Administrative Services Officer, Sara Wead.

Absent: None

Mayor Brown called the meeting to order at 6:00 p.m.

After a welcome and brief overview by Mayor Brown, Jenni Rosencranse, City Administrator provided those in attendance with statistics, research and options as it relates to cost recover of handling the transfers between tenants. Several of those in attendance asked questions and provided possible alternatives to consider and/or research.

The Governing Body will take into consideration all that was presented and continue to work on this issue/concern. No action was taken.

There being no further discussion, the meeting adjourned at 7:55 p.m.

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Cindy Baker  
Administrative Services Officer

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Nancy Tia Brown  
Mayor

**City of Cody  
Council Proceedings  
Tuesday, June 18, 2013**

A regular meeting of the Cody City Council was held in the Council Chambers at City Hall in Cody, Wyoming on Tuesday, June 18, 2013 at 7:00 p.m.

Present: Mayor Nancy Tia Brown, Council Members Donny Anderson, Brian Edwards, Jerry Fritz, Landon Greer, Steve Miller and Stan Wolz, City Administrator Jenni Rosencranse, City Attorney Scott Kolpitzke and Administrative Services Officer, Cindy Baker.

Absent: None

Mayor Brown called the meeting to order at 7:05 p.m.

Council Member Miller made a motion seconded by Council Member Fritz to approve the agenda as presented. Vote was unanimous.

Council Member Miller made a motion seconded by Council Member Fritz to approve the consent agenda as presented including: approve Minutes of the Special Meeting from 5/30/13 and 6/6/13 and Regular Meeting Minutes from 6/4/13; approve vouchers and payroll in the amount of \$2,042,997.25; approve the request from the Optimist Club to provide a free children's festival in City Park on August 17, 2013, authorize closure of 10<sup>th</sup> Street between Sheridan and Beck Avenues, and approve the request contingent upon the recommendations and conditions outlined by staff.; approve the request from West Park Hospital and the Park County Animal Shelter to utilize a variety of City streets on August 17, 2013 beginning at 8:00 a.m. for a Tails to Trails 5K Fitness Run/Walk event, contingent upon the recommendations and conditions outlined by staff; approve the changes to the child care section of the Recreation Center Rules of the Game; approve the request from Gail Nace of the Silver Dollar Bar to allow retail liquor license holders to operate with modified hours on June 30<sup>th</sup>, July 2<sup>nd</sup>, July 3<sup>rd</sup> and July 4<sup>th</sup>, 2013 allowing retail liquor license holders to stay open until 4 a.m. conditional upon those who intend to operate till 4 a.m. must notify the City of Cody Administrative Services Officer of this intent by June 21, 2013, and designate the Chief of Police or his designee the authority to revoke the extended hours provision during these dates if a situation arises where it is necessary to close the establishments earlier; authorize the Mayor to accept and sign the BLM Right-of-Way land grant award (Serial# WYW-16600) for the Beck Lake Mountain Bike Park and Trail System; authorize the Mayor to accept and sign the Contract Amendment #1 which allows WYDOT to remove the ARS (Authority to Render Service) portion of the Powell/Cody Corridor Highway Project; authorize the Mayor to sign the Certificate of Substantial Completion for the Cody West Strip Water Main Extension; and approve the request form the Veterans Memorial Park Steering Committee to construct a World War I monument at the Veterans Memorial Park, contingent upon conditions listed. Vote was unanimous.

At 7:11 pm Mayor Brown began the public hearing to determine if it is in the public interest to determine if it is in the public interest to consider and approve the Fiscal Year 2013-2014 budget for the City of Cody. Jenni Rosencranse, City Administrator provided highlights on the priorities and changes in the FY 13-14 budget, as well as projects for the upcoming fiscal year. After calling for public comments three times and there being none further, Mayor Brown entered into the second public hearing at to determine if it is in the public's interest to renew 21 retail liquor licenses, 11 restaurant liquor licenses, 2 bar and grill liquor licenses, 3 limited (club) retail licenses, 2 microbrewery permits, and 1 winery permit for the period of August 1, 2013 through July 31, 2014. After calling for public comments three times and there being none further, Mayor Brown closed the public hearing at 7:28 pm.

Council Member Fritz made a motion seconded by Council Member Anderson to approve Renewal of 21 retail liquor licenses, 11 restaurant liquor licenses, 2 bar and grill liquor licenses, 3 limited (club) retail licenses, 2 microbrewery permits, and 1 winery permit for the period of August 1, 2013 through July 31, 2014. Vote was unanimous.

Council Member Wolz made a motion seconded by Council Member Greer to approve a new Taxi License to John Jones dba Crazy Horse Taxi Services through December 31, 2013. Vote was unanimous.

Council Member Greer recused himself from voting on the 29<sup>th</sup> Street Pathway Project item due to a conflict of interest and excused himself from the Council Chambers. Council Member Fritz made a motion seconded by Council Member Anderson to authorize the Mayor and Council to accept and sign the Right-of-Way and Utility Certificate associated

with the 29<sup>th</sup> Street Pathway Project. Vote was unanimous. Council Member Greer returned to the meeting.

**ORDINANCE 2013-THIRD AND FINAL READING AS AMENDED  
AN ORDINANCE AMENDING TITLE 8, CHAPTER 3, ARTICLES I and II OF THE  
CODY CITY CODE PERTAINING TO SEWERS AND SEWAGE DISPOSAL.**

Council Member Wolz made a motion seconded by Council Member Edwards to approve Ordinance 2013-13 on Third and Final Reading as amended. Vote was unanimous.

**ORDINANCE 2013-14 – THIRD AND FINAL READING AS AMENDED.  
AN ORDINANCE PROVIDING FOR THE ANNUAL APPROPRIATION OF MONEY FOR  
THE MAINTENANCE OF THE CITY OF CODY, WYOMING FOR THE FISCAL YEAR  
ENDING JUNE 30, 2014.**

Council Member Fritz made a motion seconded by Council Member Miller to approve Ordinance 2013-14 on Third and Final Reading as amended. Vote was unanimous.

**ORDINANCE 2013-15 – THIRD AND FINAL READING  
AN ORDINANCE PROVIDING FOR THE AMOUNT OF TAX LEVY FOR THE CITY OF  
CODY, WYOMING FOR THE FISCAL YEAR ENDING JUNE 30, 2014.**

Council Member Greer made a motion seconded by Council Member Anderson to approve Ordinance 2013-15 on Third and Final Reading. Vote was unanimous.

**RESOLUTION 2013-11**

**A RESOLUTION AMENDING THE CITY OF CODY FINAL BUDGET FOR FISCAL YEAR  
2012-2013.**

Council Member Fritz made a motion seconded by Council Member Greer to approve Resolution 2013-11. Vote was unanimous.

There being no further business, Mayor Brown adjourned the meeting at 7:55 pm

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Cindy Baker  
Administrative Services Officer

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Nancy Tia Brown  
Mayor

MEETING DATE: JUNE 27, 2013  
DEPARTMENT: PUBLIC WORKS  
PREPARED BY: STEPHEN PAYNE, PE  
DEPT. DIR. APPROVAL: SP 6/19/2013  
CITY ADM. APPROVAL: \_\_\_\_\_  
PRESENTED BY: STEPHEN W. PAYNE, PE

## **AGENDA ITEM SUMMARY REPORT**

### **AMENDMENT TO PROFESSIONAL SERVICES CONTRACT**

#### **ACTION:**

Staff requests that the Mayor and Council approve amendment No. 1 to the professional services contract with Engineering Associates for the Design, Bid and Construction Observation and Administration duties associated with the 16<sup>th</sup> Storm Sewer Project. Staff also requests that the Council authorizes the Mayor to sign amendment No. 1 to the professional services contract with said firm.

#### **SUMMARY:**

In September, 2012 the City received proposals from four (4) of the engineering firms within the municipal bounds of the City of Cody to provide professional services for the 16<sup>th</sup> Street Storm Drainage Project. Engineering Associates was chosen as the firm to provide the professional services. At that time, the construction of the project was estimated at \$445,944 and the professional services contract was for \$59,820.

During the design phase of the project, the project scope was increased to address deteriorating curb, gutter and sidewalks. The scope was also increased to account for the complete reconstruction of the road. The changes to the scope increased the project cost and also increased the amount of time that will be required to inspect the project as well as the concrete and asphalt testing that will be required. Amendment No. 1 proposes a \$12,600 increase to the contract.

The City of Cody submitted a grant proposal to the State Lands and Investment Board for the construction of the 16<sup>th</sup> Street Storm Drainage Facilities from Alger Ave. to the alley north of the Walgreens store. The City was successful in receiving said grant in the amount of \$445,944. The City has also requested additional grant funds through the consensus funds program that were also authorized.

#### **FISCAL IMPACT**

In the FY13-14 budget, the Council has authorized the expenditure of \$621,926 to complete all required improvements for the 16<sup>th</sup> Street Storm Drainage Project and to pay for any professional services provided. On May 29, 2013, bids for Bid No. 2013-06, 16<sup>th</sup> Street Storm Drainage Project, were opened and publicly read aloud. The City received two (2) bids. Harris Trucking and Construction Company was the apparent low and responsive bidder and were awarded the bid in the amount of \$545,292. With this request, total professional services fees should be \$72,420. Approximately \$20,000 has already been expended on for professional services so there should be adequate buffer to address change orders that may occur later in the project by the contractor.

#### **ALTERNATIVES**

1. Approve Amendment No. 1 to the professional services contract to Engineering Associates as recommended by the Public Works staff.

#### **RECOMMENDATION**

Staff recommends that the Mayor and Council approve amendment No. 1 to the professional services contract with Engineering Associates for the Design, Bid and Construction Observation and Administration duties associated with the 16<sup>th</sup> Storm Sewer Project. Staff also recommends that the Council authorizes the Mayor to sign amendment No. 1 to the professional services contract with said firm.

#### **ATTACHMENTS**

Amendment No. 1

#### **AGENDA & SUMMARY REPORT TO:**

Theresa Gunn, PE – Engineering Associates

**AGENDA ITEM NO. \_\_\_\_\_**

**AMENDMENT NO. 1 TO SHORT FORM OF AGREEMENT BETWEEN  
OWNER AND ENGINEER FOR PROFESSIONAL SERVICES**

**Subject of Amendment:** Design and Construction Engineering Services

**1. Background Data:**

- a. Effective Date of OWNER-ENGINEER Agreement: September 18, 2012
- b. OWNER: City of Cody, Wyoming
- c. ENGINEER: Engineering Associates
- d. PROJECT: 16<sup>th</sup> Street Storm Drain Project

**2. Nature of Amendment** *[Check those that are applicable.]*

- Additional Services to be Performed by ENGINEER
- Modifications to Services of ENGINEER
- Modifications to Responsibilities of OWNER
- Modifications to Payment to ENGINEER
- Modifications to Time(s) for Rendering Services
- Modifications to Other Terms and Conditions of the Agreement

**3. Description of Modifications**

Attachment 1, "Modifications", consisting of 1 page.

OWNER and ENGINEER hereby agree to modify the above-referenced Short Form Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The effective Date of this Amendment is June 19, 2013.

**OWNER:**

CITY OF CODY

Signed By: \_\_\_\_\_

Printed Name: Nancy Tia Brown

Title: Mayor

Date Signed: \_\_\_\_\_

**ENGINEER:**

ENGINEERING ASSOCIATES

Signed By: 

Printed Name: Theresa Gunn, PE

Title: Project Manager

Date Signed: 6/19/13

This is **Attachment 1**, consisting of 1 Page, to Amendment No. 1\_, dated June 19, 2013.

## Modifications

A1. ENGINEER shall perform the following Additional Services:

- *City personnel requested the addition of numerous "repair" items to the area, including full width pavement replacement from Alger to Sheridan, replacement of alley aprons, curb and gutter, sidewalk, removal of post and handicap ramps. This required additional surveying, drafting, and quantity calculations, as well as amendments to the specifications and construction drawings.*

A2. The Scope of Services currently authorized to be performed by ENGINEER in accordance with the Agreement and previous amendments, if any, is modified as follows:

- *The Engineer has completed the design portions of the City requested items above. Also during construction, additional repair items will require construction observation, testing, verification of quantities and installation methods, and oversight by Engineer, as several areas within street will be replaced once they are uncovered if materials are poor to enhance the long term stability of the street.*

A3. The responsibilities of OWNER are modified as follows: N/A

A4. For the Additional Services or the modifications to services set forth above, OWNER shall pay ENGINEER the following additional or modified compensation. CHANGE Appendix 1, Paragraph A.3. to the following figures:

<b>Task</b>	<b>Description</b>	<b>Original Amount</b>	<b>Increased Amount</b>	<b>Revised Amount</b>
1	<i>Project Meetings</i>	<i>\$ 1,800</i>	<i>\$0</i>	<i>\$ 1,800</i>
2	<i>Design</i>	<i>\$ 8,800</i>	<i>\$ 1,400</i>	<i>\$10,200</i>
3	<i>Plan &amp; Project Manual</i>	<i>\$ 5,700</i>	<i>\$ 3,200</i>	<i>\$ 8,900</i>
4	<i>Bidding</i>	<i>\$ 3,900</i>	<i>\$0</i>	<i>\$ 3,900</i>
5	<i>Construction Administration</i>	<i>\$14,000</i>	<i>\$ 3,000</i>	<i>\$17,000</i>
6	<i>Resident Project Representative</i>	<i>\$25,620</i>	<i>\$ 5,000</i>	<i>\$30,620</i>
	<b>Total</b>	<b>\$59,820</b>	<b>\$12,600</b>	<b>\$72,420</b>

A5. The schedule for rendering services is modified as follows: N/A

A6. Other portions of the Agreement (including previous amendments, if any) are modified as follows: N/A

MEETING DATE:	JUNE 27, 2013
DEPARTMENT:	CITY PLANNER
PREPARED BY:	TODD STOWELL
CITY ADM. APPROVAL:	_____
PRESENTED BY:	TODD STOWELL

**AGENDA ITEM SUMMARY REPORT**  
**Final Plat Extension for Amended Plat of Railroad Subdivision**

**ACTION TO BE TAKEN**

Grant a 90-day extension to file the Amended Plat of Railroad Subdivision.

**OVERVIEW**

Section 11-3-3(A) of the subdivision ordinance states:

*“After the final plat is approved by the council, it shall be recorded in the office of the county clerk not less than one hundred (100) days after the date of approval by the council, or the approval shall be considered null and void, unless written application for an extension of time is made to and granted by the council. The ruling for an extension of time shall be made during a regularly scheduled council meeting.”*

The Amended Plat of Railroad Subdivision, located on the north side of Road 2AB, east of Pearson Avenue, was prepared for the purpose of incorporating Lot 9, a former railroad spur, into adjacent lots and correcting encroachment issues. The final plat has been signed by all property owners and submitted to the City. However, a condition of the final plat was that it be accompanied by all deeds for the property transfers depicted by the final plat. The applicant is still obtaining those deeds. The 100-day deadline will occur tomorrow. The applicant has requested an additional 90 days to complete the documents for the property transfers.

**STAFF COMMENTS**

The extension appears reasonable and is only necessary due to the complexity of the multiple property transfers involved. All other final plat requirements have been met.

**RECOMMENDATION**

Grant a 90-day extension for the Amended Plat of Railroad Subdivision.

**ALTERNATIVES**

Approve or deny the extension. Denial would result in the need for reapplication.

**ATTACHMENTS**

Extension Request and Final Plat

**FISCAL IMPACT**

None

**AGENDA & SUMMARY REPORT TO:** Lance & Jacqueline Miner

**AGENDA ITEM NO. \_\_\_\_\_**

6-24-13

From: Lance & Jacqueline Miner

To: Cody City Council

Dear Cody City Council members,

This letter is to ask for an extension of 90 days from the end of the deadline for filing and recording the amended railroad subdivision plat and deeds for boundary adjustments to the property on road 2AB.

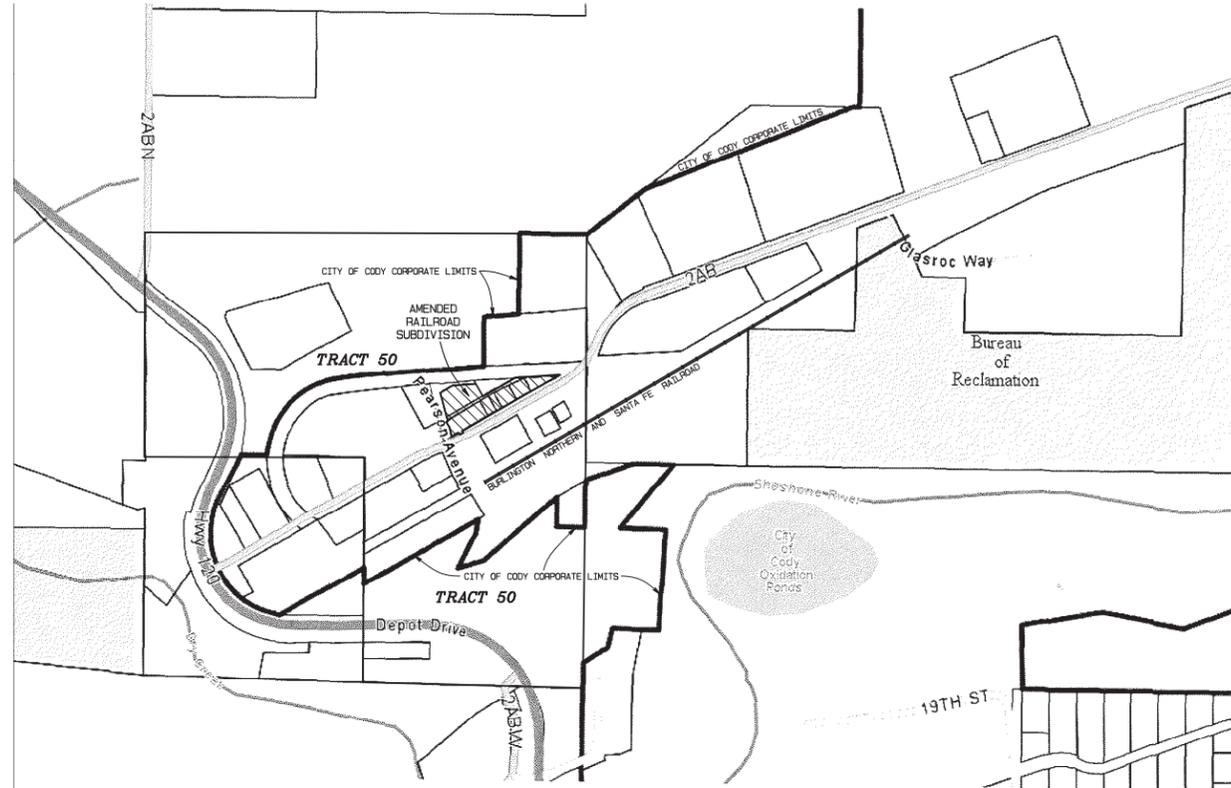
Thank you for your consideration in this matter.

Regards,

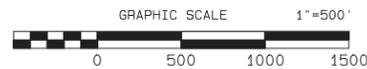
Lance Miner / Jacqueline Miner

T. 53 N., R. 101 W.  
(RESURVEY)

AMENDMENT, PARTIAL VACATION AND DEDICATION OF PLAT



VICINITY MAP



APPROVALS

CITY PLANNING AND ZONING BOARD

APPROVED AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

CHAIRMAN - RICK BRASHER

CITY COUNCIL APPROVAL

APPROVED AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY THE CITY COUNCIL OF CODY, WYOMING.

MAYOR - NANCY TIA BROWN

ATTEST: CINDY BAKER  
ADMINISTRATIVE SERVICES OFFICER

STATE OF WYOMING } SS  
COUNTY OF PARK

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY NANCY TIA BROWN, MAYOR, AND CINDY BAKER, ADMINISTRATIVE SERVICES OFFICER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, STEVEN D. FOLLWEILER, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF AMENDED RAILROAD SUBDIVISION (LOTS 1, 2, 3, 4, 5, 7, 8 AND 9) WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND CITY STATUTORY PROVISIONS AND REGULATIONS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

HOLM, BLOUGH AND COMPANY  
BY: STEVEN D FOLLWEILER (AGENT)  
WYOMING REGISTRATION NO. 3154 LS



RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AND FILED

FOR RECORD AT \_\_\_\_\_ M. UNDER DOCUMENT NUMBER \_\_\_\_\_ IN PLAT CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_

JERRI TORCZON  
PARK COUNTY CLERK AND RECORDER

BY: DEPUTY COUNTY CLERK

KNOW ALL PERSONS BY THESE PRESENTS, THAT LANCE GARRISON MINER AND JACQUELINE LEE MINER ARE THE OWNERS AND PROPRIETORS OF LOT 1 AND LOT 9 AND THOSE PORTIONS OF BURLINGTON STREET AND PEARSON AVENUE AS DESCRIBED IN DOCUMENT NO. 2010-3146 AND THAT HELEN KEEVER, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE KEEVER FAMILY LIVING TRUST DATED JANUARY 30, 2004, AND ANY AMENDMENTS THERETO, IS THE OWNER AND PROPRIETOR OF THE WEST SIXTY (60) FEET OF LOT 2 AND THAT KB RENTALS, LLC IS THE OWNER AND PROPRIETOR OF THE EAST FORTY FEET OF LOT 2 AND THAT CHARLES C. MILLER AND CATHEEN J. MILLER ARE THE OWNERS AND PROPRIETORS OF LOT 3 AND THAT CN PROPERTIES, LLC IS THE OWNER AND PROPRIETOR OF LOT 4 AND LOT 5 AND THAT GREG PENDLEY IS THE OWNER AND PROPRIETOR OF LOT 7 AND LOT 8 OF THE RAILROAD SUBDIVISION AS SHOWN ON THE PLAT THEREOF FILED IN PLAT CABINET "E" AT PAGE 11 IN THE RECORDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING.

THEREFORE, PURSUANT TO WYOMING STATUTE 34-12-108, LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 7, LOT 8 AND LOT 9 OF THE RAILROAD SUBDIVISION ARE HEREBY VACATED AND WITH THE PLAT DESCRIBED AS THE RAILROAD SUBDIVISION FILED IN PLAT CABINET "E" AT PAGE 11 IN THE RECORDS OF SAID PARK COUNTY CLERK AND RECORDER, SAID PLAT IS NOW BEING AMENDED TO RE-DESCRIBE LOT 1 AND A PORTION OF LOT 9 AND BURLINGTON STREET AND PEARSON AVENUE AS LOT 101, AND THE WEST SIXTY (60) FEET OF LOT 2 AND A PORTION OF LOT 9 AS LOT 102-A, AND THE EAST FORTY (40) FEET OF LOT 2 AND A PORTION OF LOT 9 AS LOT 102-B, AND LOT 3 AND A PORTION OF LOT 9 AS LOT 103, AND LOT 4 AND A PORTION OF LOT 9 AS LOT 104, AND LOT 5 AND A PORTION OF LOT 9 AS LOT 105, AND LOT 7 AND A PORTION OF LOT 9 AS LOT 107, AND LOT 8 AND A PORTION OF LOT 9 AS LOT 108 OF THE AMENDED RAILROAD SUBDIVISION (LOTS 1, 2, 3, 4, 5, 7, 8 AND 9) AS SHOWN HEREON.

AND, BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF CODY, STATE OF WYOMING FOR THE USE BY THE PUBLIC, THE RIGHTS OF WAY AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE CITY OF CODY FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ESTABLISHMENT OF CITY STREETS AND ROADS OR ACCEPTANCE OF STREETS OR ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE CITY OF CODY.

THE ABOVE AMENDMENT TO SAID LOT 1 AND LOT 9 OF THE RAILROAD SUBDIVISION AND THOSE PORTIONS OF BURLINGTON STREET AND PEARSON AVENUE AS DESCRIBED IN DOCUMENT NO. 2010-3146 AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, LANCE GARRISON MINER AND JACQUELINE LEE MINER HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

LANCE GARRISON MINER JACQUELINE LEE MINER

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS  
COUNTY OF PARK }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY LANCE GARRISON MINER AND JACQUELINE LEE MINER.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THE ABOVE AMENDMENT TO SAID WEST SIXTY (60) FEET OF LOT 2 OF THE RAILROAD SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, HELEN KEEVER, TRUSTEE, HAS CAUSED HER NAME TO BE HEREON SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

HELEN KEEVER, TRUSTEE

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS  
COUNTY OF PARK }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY HELEN KEEVER, TRUSTEE, UNDER THE KEEVER FAMILY LIVING TRUST DATED JANUARY 30, 2004.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THE ABOVE AMENDMENT TO SAID EAST FORTY FEET OF LOT 2 OF THE RAILROAD SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, KEITH A. GRANT AND BROOK GRANT, OWNERS AND MANAGERS OF KB RENTALS, LLC HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

KEITH A. GRANT, OWNER AND MANAGER BROOK GRANT, OWNER AND MANAGER

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS  
COUNTY OF PARK }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY KEITH A. GRANT AND BROOK GRANT, OWNERS AND MANAGERS OF KB RENTALS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THE ABOVE AMENDMENT TO SAID LOT 3 OF THE RAILROAD SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, CHARLES C. MILLER AND CATHEEN J. MILLER HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CHARLES C. MILLER

CATHEEN J. MILLER

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS  
COUNTY OF PARK }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY CHARLES C. MILLER AND CATHEEN J. MILLER.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THE ABOVE AMENDMENT TO SAID LOT 4 AND LOT 5 OF THE RAILROAD SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, LYNDON N. WINKLER AND NANCY J. WINKLER, MEMBERS/MANAGERS OF CN PROPERTIES, LLC, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

LYNDON N. WINKLER MEMBER/MANAGER OF CN PROPERTIES, LLC NANCY J. WINKLER MEMBER/MANAGER OF CN PROPERTIES, LLC

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS  
COUNTY OF PARK }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY LYNDON N. WINKLER AND NANCY J. WINKLER, MEMBERS/MANAGERS OF CN PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THE ABOVE AMENDMENT TO SAID LOT 7 AND LOT 8 OF THE RAILROAD SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, GREG PENDLEY HAS CAUSED HIS NAME TO BE HEREON SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

GREG PENDLEY

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS  
COUNTY OF PARK }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY GREG PENDLEY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

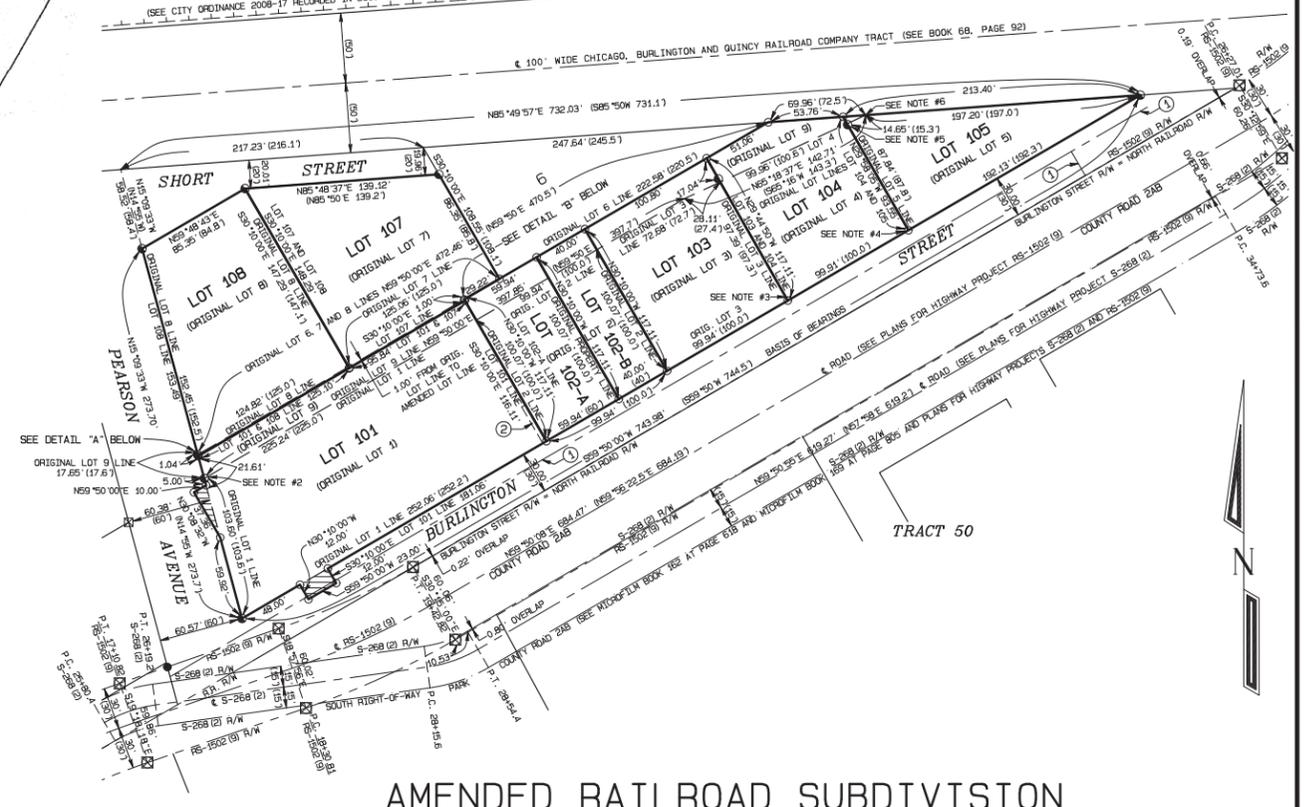
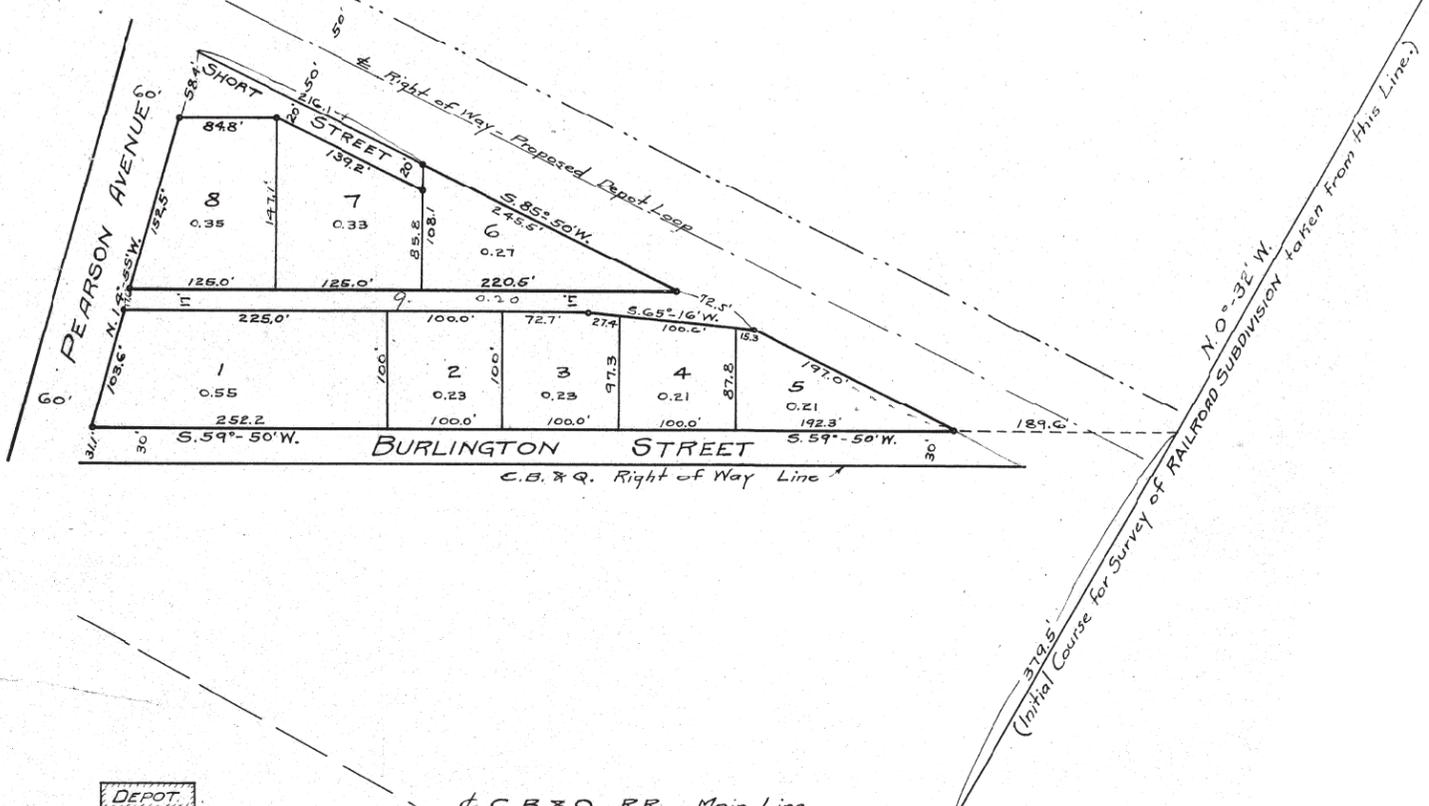
THIS AMENDED PLAT IS FOR THE PURPOSE OF INCORPORATING LOT 9 OF THE RAILROAD SUBDIVISION INTO THE ADJOINING LOTS AND CORRECTING ENCROACHMENT ISSUES ONTO LOT 9.

AMENDED PLAT OF  
RAILROAD SUBDIVISION  
(LOTS 1, 2, 3, 4, 5, 7, 8 AND 9)

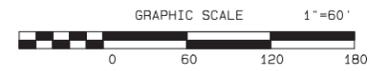
WITHIN THE CITY OF CODY  
AND LOCATED IN TRACT 50  
T. 53 N., R. 101 W., 6TH P.M.  
PARK COUNTY, WYOMING (RESURVEY)



Tract 50, Sec. 30, T. 53 N. R. 101 W. (Resurvey)  
SE 1/4 NW 1/4 Sec. 29, T. 53 N. R. 101 W. (Original Survey)



AMENDED RAILROAD SUBDIVISION  
(LOTS 1, 2, 3, 4, 5, 7, 8 AND 9)



NOTES

- BEARINGS ARE BASED ON A BEARING OF S59°50'W BETWEEN THE EAST CORNER OF ORIGINAL LOT 5 AND THE S.W. COR. OF ORIGINAL LOT 1.
- FOUND A 1/2" IRON PIPE BEARING N59°50'00"E 0.15' FROM THE TRUE N.W. COR. OF ORIGINAL LOT 1. THIS MONUMENT WAS USED TO DETERMINE THE POSITION OF THE ORIGINAL LOT LINE BETWEEN LOT 1 AND LOT 9.
- FOUND A 1/2" IRON PIPE BEARING N29°44'50"W 2.93' FROM THE TRUE S.E. COR. OF ORIGINAL LOT 3. THIS MONUMENT WAS USED TO DETERMINE THE POSITION OF THE ORIGINAL LOT LINE BETWEEN LOT 3 AND LOT 4.
- FOUND A REBAR WITH ALUMINUM CAP SET BY THIS FIRM DURING A PREVIOUS SURVEY BEARING N29°58'05"W 0.20' FROM THE TRUE S.E. COR. OF ORIGINAL LOT 4. RESET TO TRUE POSITION. THIS MONUMENT WAS USED TO DETERMINE THE POSITION OF THE ORIGINAL LOT LINE BETWEEN LOT 4 AND LOT 5.
- FOUND A 1/2" IRON PIPE BEARING S29°58'05"E 0.79' FROM THE TRUE N.E. COR. OF ORIGINAL LOT 4. THIS MONUMENT WAS USED TO DETERMINE THE POSITION OF THE ORIGINAL LOT LINE BETWEEN LOT 4 AND LOT 5.
- FOUND A REBAR WITH ALUMINUM CAP (REJECTED) BEARING S72°58'15"E 1.04' FROM THE TRUE ANGLE POINT ON THE NORTH LINE OF ORIGINAL LOT 5. THIS REBAR WITH ALUMINUM CAP REPLACED A SPIKE FOUND DURING A PREVIOUS SURVEY DONE BY THIS FIRM.
- THE ALIGNMENT OF THE ROAD AS SHOWN ON THE PLANS FOR HIGHWAY PROJECT S-268 (2) WAS DETERMINED BY USING MONUMENTS FOUND AT STATION 44+00 AT 30 FEET LEFT AND 30 FEET RIGHT ACCORDING TO THE PLANS FOR S-268 (2) AND MONUMENTS FOUND AT STATION 2+50 AT 30 FEET LEFT AND 30 FEET RIGHT ACCORDING TO THE PLANS FOR RS-1502 (9).
- PARK COUNTY ROAD 248 WAS OBTAINED BY PARK COUNTY FROM THE STATE HIGHWAY COMMISSION OF WYOMING (SEE MICROFILM BOOK 162 AT PAGE 618 AND MICROFILM BOOK 169 AT PAGE 805).
- NEW STRUCTURES CONSTRUCTED WITHIN THE SUBDIVISION SHALL COMPLY WITH CURRENT ADOPTED BUILDING CODE AND MUNICIPAL CODE REQUIREMENTS, SPECIFICALLY THOSE PERTAINING TO SETBACKS AND/OR BUILDING SEPARATIONS.

CENTERLINE DATA FOR S-268 (2)

STA. P.C. 25+80.4 TO P.T. 26+19.2	Δ=22°13'00" R=100.00' L=38.78'	Δ=22°13' R=100.00' L=38.78'
STA. P.T. 26+19.2 TO P.C. 28+15.6	N82°03'55"E 196.41'	(N80°11'E 196.41')
STA. P.C. 28+15.6 TO P.T. 28+54.4	Δ=22°13'00" R=100.00' L=38.78'	Δ=22°13' R=100.00' L=38.78'

CENTERLINE DATA FOR RS-1502 (9)

STA. P.T. 17+10.82 TO P.C. 18+30.81	N71°01'05"E 120.13'	(N71°08'26.8"E 119.99')
STA. P.C. 18+30.81 TO P.T. 19+42.82	(NON-TANGENT CURVE)	Δ=11°12'25" R=72.96' L=111.90' LCH=85°28'04"E 111.73' Δ=11°12'04.3" R=72.96' L=112.01'

EASEMENTS OF RECORD

- RIGHT-OF-WAY FOR THE ROCKY MOUNTAIN GAS COMPANY TO LAY, MAINTAIN, OPERATE AND REMOVE A PIPELINE DATED AUGUST 8, 1928 AND RECORDED IN BOOK 77 AT PAGE 385.
- RIGHT-OF-WAY EASEMENT FOR PACIFIC POWER & LIGHT COMPANY DATED APRIL 14, 1982 AND RECORDED IN MICROFILM BOOK 71 AT PAGE 531. 3 FEET WIDE BY 30 FEET LONG.
- RIGHT-OF-WAY EASEMENT FOR PACIFIC POWER & LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE DATED JUNE 20, 1984 AND RECORDED IN MICROFILM BOOK 101 AT PAGE 96. (LOCATION UNCERTAIN)

LEGEND

- 5/8" REBAR WITH 2" ALUM. CAP SET ○
- T-RAIL FOUND ⊠
- REBAR WITH ALUM. CAP FOUND ●
- 1/2" IRON PIPE FOUND ⊙
- HIGHWAY MONUMENT FOUND ⊞
- CITY OF CODY CITY LIMITS SHOWN THIS ( )
- RECORD DIMENSIONS SHOWN THIS ( )
- INDICATES THAT PORTION OF BURLINGTON STREET AND PEARSON AVENUE DECEDED TO MINER - SEE DOCUMENT NO. 2010-3146

AREAS OF AMENDED LOTS

LOT NO.	SQUARE FEET	ACRES
LOT 101	27,923	0.64±
LOT 102-A	7,019	0.16±
LOT 102-B	4,685	0.11±
LOT 103	11,754	0.27±
LOT 104	11,104	0.25±
LOT 105	8,986	0.21±
LOT 107	14,706	0.34±
LOT 108	15,601	0.36±

PRELIMINARY COPY

PLAT OF  
RAILROAD SUBDIVISION  
CODY, PARK COUNTY, WYOMING.  
LINCOLN LAND CO., BURLINGTON, IOWA.  
Howard F. Bell, Civil Engineer.  
Cody, Wyoming.  
Scale: 1" = 100'

ORIGINAL PLAT

FILED IN PLAT CABINET "E" AT PAGE 11

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
<b>ACE HARDWARE</b>							
<b>2390</b>							
	258262	DOOR KICKS	06/05/2013	14.98	14.98	07/03/2013	
	258370	REPAIR IRRIGATION	06/06/2013	16.36	16.36	07/03/2013	
	258389	MESH	06/06/2013	13.99	13.99	07/03/2013	
	258447	SHOP SUPPLIES IRRIGATION	06/07/2013	32.98	32.98	07/03/2013	
	258518	STAKE DOWN SOCCER GOALS	06/07/2013	8.98	8.98	07/03/2013	
	258724	IRRIGATION REPAIRS	06/10/2013	12.98	12.98	07/03/2013	
	258726	HOE	06/10/2013	19.49	19.49	07/03/2013	
	258768	SUPPLIES	06/11/2013	46.97	46.97	07/03/2013	
	258769	REPAIR IRRIGATION	06/11/2013	.59	.59	07/03/2013	
	258793	MATERIAL & SUPPLIES	06/11/2012	.69	.69	07/03/2013	
	258804	REPAIR PLAYGROUND EQUIP -	06/11/2013	5.59	5.59	07/03/2013	
	258846	LAVA ROCK - SPIRIT MTN WAT	06/11/2013	31.74	31.74	07/03/2013	
	258882	SHOP SUPPLIES	06/12/2013	2.19	2.19	07/03/2013	
	258915	GARDEN HOSE FOR ROLLER	06/12/2013	22.99	22.99	07/03/2013	
	258922	SUPPLIES	06/12/2013	11.49	11.49	07/03/2013	
	258924	SURGE PROTECTION	06/12/2013	9.49	9.49	07/03/2013	
	258925	MATERIAL & SUPPLIES	06/12/2013	2.20	2.20	07/03/2013	
	258930	SUPPLIES	06/12/2013	7.20	7.20	07/03/2013	
	258940	RESTROOM CLEANING & SUPP	06/12/2013	62.14	62.14	07/03/2013	
	259099	MOWING SUPPLIES	06/14/2013	15.99	15.99	07/03/2013	
	259099	BUG B GONE	06/14/2013	10.99	10.99	07/03/2013	
	259107	CREDIT FOR RETURNED ITEM	06/14/2013	15.99-	15.99-	07/03/2013	
	259127	PAINT FOR SIGNS	06/14/2013	4.49	4.49	07/03/2013	
	259129	LAVA ROCK - SPIRIT MTN WAT	06/14/2013	21.16	21.16	07/03/2013	
	259136	SHOP TOOLS	06/14/2013	31.98	31.98	07/03/2013	
	259287	BUSHING - EL TAMPER	06/17/2013	3.58	3.58	07/03/2013	
	259363	BULBS	06/17/2013	10.49	10.49	07/03/2013	
	259368	OFFICE SUPPLIES	06/17/2013	9.98	9.98	07/03/2013	
	259438	SPRAY PAINT (SIGNS)	06/18/2013	9.48	9.48	07/03/2013	
	259444	LITHIUM BATTERIES - BOMB TE	06/18/2013	9.98	9.98	07/03/2013	
	259511	ANT SPRAY	06/19/2013	5.99	5.99	07/03/2013	
	259526	HOLD DOWN STRAPS	06/19/2013	3.98	3.98	07/03/2013	
	259527	HOLD DOWN STRAPS	06/19/2013	1.00	1.00	07/03/2013	
	259726	SUPPLIES	06/21/2013	15.47	15.47	07/03/2013	
Total 2390:				461.61	461.61		
<b>ADVANCED INFO SYSTEMS</b>							
<b>129162</b>							
	10611	CYCLE 1 OUTSOURCE BILLS	06/12/2013	401.68	401.68	07/03/2013	
	10624	CYCLE 2 OUTSOURCE BILLS	06/22/2013	185.24	185.24	07/03/2013	
Total 129162:				586.92	586.92		
<b>ALBERTSONS</b>							
<b>430</b>							
	02323	ASAP PROGRAM	05/03/2013	25.63	25.63	07/03/2013	
Total 430:				25.63	25.63		
<b>ALSCO</b>							
<b>126551</b>							
	933817	RUGS - CITY HALL	06/04/2013	50.63	50.63	07/03/2013	
	935238	TOWELS	06/10/2013	47.99	47.99	07/03/2013	
	937025	TOWELS	06/17/2013	47.99	47.99	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
	937090	RAGS - REC CENTER	06/18/2013	90.87	90.87	07/03/2013	
	937447	RUGS - CITY HALL	06/18/2013	50.63	50.63	07/03/2013	
Total 126551:				288.11	288.11		
<b>AMERICAN PUBLIC POWER ASSN</b>							
<b>610</b>							
	238507	2013-14 APPA DUES (PREPAY F	05/31/2013	2,677.36	2,677.36	07/03/2013	
Total 610:				2,677.36	2,677.36		
<b>AMERICAN WELDING &amp; GAS, INC.</b>							
<b>128592</b>							
	02280203	CO2	06/10/2013	34.44	34.44	07/03/2013	
	02280204	FACESHIELD	06/10/2013	33.42	33.42	07/03/2013	
	02283032	CO2	06/12/2013	34.44	34.44	07/03/2013	
	02287836	CO2	06/18/2013	36.29	36.29	07/03/2013	
Total 128592:				138.59	138.59		
<b>B &amp; F WATER ASSOC.</b>							
<b>129687</b>							
	17105110	REFUND CREDIT BALANCE	06/13/2013	20.64	20.64	07/03/2013	
Total 129687:				20.64	20.64		
<b>BAKER, CINDY</b>							
<b>129714</b>							
	061313	REIMBURSE - NOTARY RENEW	06/13/2013	30.00	30.00	07/03/2013	
Total 129714:				30.00	30.00		
<b>BETTER BODY FITNESS</b>							
<b>127727</b>							
	11785	FITNESS EQUIPMENT	05/30/2013	1,279.00	1,279.00	07/03/2013	
Total 127727:				1,279.00	1,279.00		
<b>BIG HORN PAINT</b>							
<b>1180</b>							
	0058370	PAINT SUPPLIES	06/13/2013	156.98	156.98	07/03/2013	
Total 1180:				156.98	156.98		
<b>BIG HORN WHOLESALE</b>							
<b>1210</b>							
	7778	SUPPLIES	06/10/2013	659.47	659.47	07/03/2013	
	7786	MATERIAL & SUPPLIES	06/10/2013	48.92	48.92	07/03/2013	
	7801	MATERIAL & SUPPLIES	06/11/2013	368.10	368.10	07/03/2013	
	7858	CLEANING & BATHROOM SUPP	06/13/2013	176.89	176.89	07/03/2013	
	7948	MATERIAL & SUPPLIES	06/19/2013	429.23	429.23	07/03/2013	
Total 1210:				1,682.61	1,682.61		
<b>BINNS, GLENN S</b>							
<b>129715</b>							
	2126014	REFUND OVERPAYMENT ON A	06/11/2013	75.84	75.84	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
Total 129715:				75.84	75.84		
<b>BLAKEMAN PROPANE, INC</b>							
<b>4125</b>							
	3053	PROPANE	06/18/2013	9.05	9.05	07/03/2013	
Total 4125:				9.05	9.05		
<b>BLOEDORN LUMBER</b>							
<b>1590</b>							
	1138240	SAFETY GLOVES FOR TRIMME	06/06/2013	12.72	12.72	07/03/2013	
	1148537	SPIKES / DRILL BIT	06/11/2013	13.02	13.02	07/03/2013	
	1148537	SPIKES / DRILL BIT	06/11/2013	3.19	3.19	07/03/2013	
	1153026	SUPPLIES	06/13/2013	19.96	19.96	07/03/2013	
	1153349	PAINT FOR SIGNS	06/13/2013	11.78	11.78	07/03/2013	
Total 1590:				60.67	60.67		
<b>BLUE CROSS BLUE SHIELD OF WY</b>							
<b>1360</b>							
	061713	INSURANCE PREMIUM	07/01/2013	107,454.11	107,454.11	07/03/2013	
	061713	INSURANCE PREMIUM	07/01/2013	1,038.65-	1,038.65-	07/03/2013	
Total 1360:				106,415.46	106,415.46		
<b>BOONE'S MACHINE SHOP</b>							
<b>1400</b>							
	53946	METAL STRAP	06/12/2013	20.00	20.00	07/03/2013	
Total 1400:				20.00	20.00		
<b>BRONNENBERG, PAT</b>							
<b>129724</b>							
	061913	WITNESS FEES - MC-1303-032	06/19/2013	15.00	15.00	07/03/2013	
Total 129724:				15.00	15.00		
<b>BRONNENBERG, TAMMY</b>							
<b>129725</b>							
	061913	WITNESS FEES - MC-1303-032	06/19/2013	15.00	15.00	07/03/2013	
Total 129725:				15.00	15.00		
<b>CALIFORNIA STATE DISBURSEMENT</b>							
<b>128390</b>							
	062113	#0670159928	06/21/2013	46.15	46.15	06/21/2013	
	062113	#0670361793	06/21/2013	23.07	23.07	06/21/2013	
Total 128390:				69.22	69.22		
<b>CITY OF CODY</b>							
<b>2260</b>							
	061413	UTILITIES	06/14/2013	453.55	453.55	07/03/2013	
	062113	UTILITIES	06/21/2013	1,951.10	1,951.10	07/03/2013	
	062113	UTILITIES	06/21/2013	114.55	114.55	07/03/2013	
	062113	UTILITIES	06/21/2013	1,142.58	1,142.58	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
	062113	UTILITIES	06/21/2013	5,420.54	5,420.54	07/03/2013	
	062113	UTILITIES - REC CENTER	06/21/2013	3,169.81	3,169.81	07/03/2013	
	062113	UTILITIES - REC CENTER	06/21/2013	9,509.43	9,509.43	07/03/2013	
	062113	UTILITIES	06/21/2013	1,772.37	1,772.37	07/03/2013	
	062113	UTILITIES	06/21/2013	7,671.74	7,671.74	07/03/2013	
	062113	UTILITIES	06/21/2013	831.67	831.67	07/03/2013	
	062113	UTILITIES	06/21/2013	482.43	482.43	07/03/2013	
	062113	UTILITIES	06/21/2013	4,353.01	4,353.01	07/03/2013	
Total 2260:				36,872.78	36,872.78		
<b>CITY OF CODY</b>							
<b>127400</b>							
	061113	ALCOHOL COMPLIANCE CHEC	06/11/2013	19.07	19.07	07/03/2013	
	061113	ALCOHOL COMPLIANCE CHEC	06/11/2013	9.45	9.45	07/03/2013	
	061113	NOTARY FEE - J BRAKKE	06/11/2013	14.00	14.00	07/03/2013	
Total 127400:				42.52	42.52		
<b>CIVICPLUS</b>							
<b>129304</b>							
	139179	WEB HOSTING / SUPPORT	07/01/2013	4,399.80	4,399.80	07/03/2013	
Total 129304:				4,399.80	4,399.80		
<b>CLARK, JONATHAN</b>							
<b>129716</b>							
	30227	REC CENTER REFUND	06/07/2013	90.00	90.00	07/03/2013	
Total 129716:				90.00	90.00		
<b>CODY CAB</b>							
<b>129079</b>							
	061413	TIPSY TAXI VOUCHERS (12-13)	06/14/2013	161.00	161.00	07/03/2013	
Total 129079:				161.00	161.00		
<b>CODY WINNELSON COMPANY</b>							
<b>2850</b>							
	127345-00	RV DUMP / COPPER	05/21/2013	402.85	402.85	07/03/2013	
	127829-00	HYDRANT EXTENSION	06/13/2013	531.92	531.92	07/03/2013	
Total 2850:				934.77	934.77		
<b>COWAN CONSTRUCTION</b>							
<b>3240</b>							
	PAY EST #3	SANITATION BUILDING PAY ES	06/11/2013	107,118.00	107,118.00	07/03/2013	
Total 3240:				107,118.00	107,118.00		
<b>CRUM ELECTRIC</b>							
<b>3300</b>							
	1450067-00	BATTERIES FOR BACKUPS (DO	06/11/2013	154.00	154.00	07/03/2013	
	1450339-00	NEW SERVICES	06/05/2013	155.83	155.83	07/03/2013	
	1450487-00	MATERIAL & SUPPLIES	06/12/2013	14.08	14.08	07/03/2013	
	1451782-00	NEW SERVICES	06/10/2013	288.50	288.50	07/03/2013	
	1452742-00	AIRPORT WATER MAIN	06/12/2013	159.79	159.79	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
	1453477-00	GOLF COURSE SERVICE	06/14/2013	32.19	32.19	07/03/2013	
	1453514-00	SUPPLIES	06/14/2013	42.20	42.20	07/03/2013	
Total 3300:				846.59	846.59		
<b>CUSTOM DELIVERY SERVICE</b>							
<b>3343</b>							
	172080	SHIPPING	05/31/2013	22.77	22.77	07/03/2013	
	172080	SHIPPING	05/31/2013	32.09	32.09	07/03/2013	
Total 3343:				54.86	54.86		
<b>D.W. LATIMER, INC</b>							
<b>129661</b>							
	2169	SAND SLURRY 719 16TH ST - R	06/03/2013	132.85	132.85	07/03/2013	
Total 129661:				132.85	132.85		
<b>DASH MEDICAL GLOVES</b>							
<b>127577</b>							
	INV0801227	GLOVES / SUPPLIES	06/11/2013	149.80	149.80	07/03/2013	
Total 127577:				149.80	149.80		
<b>DENNY MENHOLT CHEVROLET</b>							
<b>129672</b>							
	10152	ALL DOOR LOCK	05/02/2013	131.80	131.80	07/03/2013	
	40917	DIAGNOSE CODE ON ENGINE	06/06/2013	43.73	43.73	07/03/2013	
Total 129672:				175.53	175.53		
<b>DISCOUNT SCHOOL SUPPLY</b>							
<b>124006</b>							
	D17534770101	REC PROGRAM SUPPLIES	05/21/2013	664.30	664.30	07/03/2013	
Total 124006:				664.30	664.30		
<b>EAGLE OF CODY PRINTING</b>							
<b>123442</b>							
	61313	ENVELOPES	06/13/2013	389.00	389.00	07/03/2013	
	61313D	DEPOSIT SLIPS	06/13/2013	102.00	102.00	07/03/2013	
	61713	CONCERTS IN THE PARK POST	06/17/2013	329.00	329.00	07/03/2013	
Total 123442:				820.00	820.00		
<b>ECOLAB PEST ELIM. DIV.</b>							
<b>128686</b>							
	9568869	PEST CONTROL - REC CENTER	06/10/2013	61.00	61.00	07/03/2013	
	9568869	PEST CONTROL - REC CENTER	06/10/2013	61.00	61.00	07/03/2013	
	9568870	PEST CONTROL - AUDITORIUM	06/10/2013	70.00	70.00	07/03/2013	
Total 128686:				192.00	192.00		
<b>ELECTRO TEST AND MAINTENANCE</b>							
<b>4060</b>							
	13-109	MINSKE SUBSTATION	06/14/2013	9,803.00	9,803.00	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
Total 4060:				9,803.00	9,803.00		
<b>ENERGY WEST</b>							
<b>2630</b>							
	061013	UTILITIES	06/10/2013	70.22	70.22	07/03/2013	
	061013	UTILITIES	06/10/2013	402.73	402.73	07/03/2013	
	061013	UTILITIES	06/10/2013	28.05	28.05	07/03/2013	
	061313	UTILITES	06/13/2013	323.17	323.17	07/03/2013	
	061313	UTILITES	06/13/2013	23.97	23.97	07/03/2013	
	061813	UTILITIES	06/18/2013	21.25	21.25	07/03/2013	
	062113	UTILITIES	06/21/2013	202.98	202.98	07/03/2013	
Total 2630:				1,072.37	1,072.37		
<b>ENGINEERING ASSOCIATES</b>							
<b>4140</b>							
	3306016	16TH ST STORM DRAIN	06/07/2013	1,317.22	1,317.22	07/03/2013	
	3306017	TWO TOUGH GUYS SURVEY	06/07/2013	280.50	280.50	07/03/2013	
	3306018	GOLF COURSE CABLE EASEM	06/07/2013	880.50	880.50	07/03/2013	
	3306020	SANITATION BUILDING MATERI	06/07/2013	1,048.25	1,048.25	07/03/2013	
	3306046	CODY STAMPEDE GROUND - C	06/07/2013	2,548.12	2,548.12	07/03/2013	
Total 4140:				6,074.59	6,074.59		
<b>EZ-LINER INDUSTRIES</b>							
<b>123401</b>							
	050247	FILTER PARTS - CURB MAINT	06/14/2013	178.54	178.54	07/03/2013	
Total 123401:				178.54	178.54		
<b>FASTENAL COMPANY 01WYCDY</b>							
<b>126018</b>							
	WYCDY48068	SUPPLIES - BAKER HUGHES	06/06/2013	11.47	11.47	07/03/2013	
	WYCDY48073	NUTS & BOLTS	06/06/2013	1.58	1.58	07/03/2013	
	WYCDY48101	AERATOR REPAIRS	06/07/2013	10.21	10.21	07/03/2013	
	WYCDY48103	SHOP SUPPLIES	06/07/2013	17.45	17.45	07/03/2013	
	WYCDY48238	PROTECTIVE GLOVES WEED S	06/14/2013	34.67	34.67	07/03/2013	
	WYCDY48238	PROTECTIVE GLOVES WEED S	06/14/2013	136.34	136.34	07/03/2013	
Total 126018:				211.72	211.72		
<b>FOOD SERVICE OF AMERICA</b>							
<b>123727</b>							
	4459497	OFFICE SUPPLIES	06/05/2013	148.65	148.65	07/03/2013	
Total 123727:				148.65	148.65		
<b>FREMONT BEVERAGES INC</b>							
<b>127301</b>							
	402129	Drink Syrups	06/03/2013	222.00	222.00	07/03/2013	20004
	402129	12 OZ CUPS	06/03/2013	55.00	55.00	07/03/2013	20002
Total 127301:				277.00	277.00		
<b>FREMONT MOTOR CODY INC</b>							

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
4370	123696	FUEL ADDITIVE	06/12/2013	21.57	.00		
Total 4370:				21.57	.00		
<b>FUN EXPRESS</b>							
<b>129411</b>							
	657429309-01	CAMP & REC PROGRAMS	05/16/2013	243.60	243.60	07/03/2013	
	657798559-01	ANNIVERSARY PARTY	06/06/2013	130.40	130.40	07/03/2013	
Total 129411:				374.00	374.00		
<b>GARY'S VACUUM &amp; STAMPS</b>							
<b>4480</b>							
	93279	ENCLOSURE STAMPS (8) / NOT	06/13/2013	178.50	178.50	07/03/2013	
Total 4480:				178.50	178.50		
<b>GDA ENGINEERS</b>							
<b>4620</b>							
	6/14/13 00001	WEST STRIP WATER MAIN PRO	06/14/2013	600.00	600.00	07/03/2013	
Total 4620:				600.00	600.00		
<b>GRAINGER</b>							
<b>4635</b>							
	9158515057	AIR DAMPER (BERT'S OFFICE)	06/04/2013	41.63	41.63	07/03/2013	
	9158515065	MATERIAL & SUPPLIES	06/04/2013	19.54	19.54	07/03/2013	
	9163809529	MATERIAL & SUPPLIES	06/10/2013	84.06	84.06	07/03/2013	
Total 4635:				145.23	145.23		
<b>H B I INSURANCE</b>							
<b>12306</b>							
	52229	SURETY BOND - C BAKER	06/17/2013	50.00	50.00	07/03/2013	
Total 12306:				50.00	50.00		
<b>HAMILTON, MAKAYLA</b>							
<b>129727</b>							
	303179	REC CENTER REFUND	06/17/2013	65.00	65.00	07/03/2013	
Total 129727:				65.00	65.00		
<b>HANNIFIN, WILMA</b>							
<b>129717</b>							
	302508	REC CENTER REFUND	06/10/2013	89.10	89.10	07/03/2013	
Total 129717:				89.10	89.10		
<b>HARRIS TRUCKING &amp; CONST. CO</b>							
<b>4780</b>							
	123343	W PARK HOSPITAL PATHWAY	05/15/2013	5,000.00	5,000.00	07/03/2013	
	123410	ASPHALT	05/28/2013	528.20	528.20	07/03/2013	
	123410	ASPHALT	05/28/2013	1,431.17	1,431.17	07/03/2013	
	123410	ASPHALT	05/28/2013	9,957.82	9,957.82	07/03/2013	
	PAY EST #3 -	WEST STRIP WATER PROJECT	06/03/2013	100,276.93	100,276.93	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
	PAY EST #3 -	RETAINAGE PAY OUT	06/03/2013	6,803.70	6,803.70	07/03/2013	
Total 4780:				123,997.82	123,997.82		
<b>HEARTLAND PAPER COMPANY</b>							
<b>128769</b>							
	G294342-1	MOPS	06/10/2013	48.68	48.68	07/03/2013	
Total 128769:				48.68	48.68		
<b>HEYDENBERK, TRAPP</b>							
<b>129033</b>							
	061913	REIMBURSE FOR TOBACCO C	06/19/2013	10.29	10.29	07/03/2013	
Total 129033:				10.29	10.29		
<b>HOMAX OIL SALES, INC.</b>							
<b>129090</b>							
	CL45917-IN	FUEL - EL DEPT	05/31/2013	1,251.28	1,251.28	07/03/2013	
	CL45917-IN	FUEL - EL DEPT	05/31/2013	901.36	901.36	07/03/2013	
	CL45917-IN	FUEL - WATER DEPT	05/31/2013	188.27	188.27	07/03/2013	
	CL45918-IN	FUEL - SR CENTER	05/31/2013	1,365.75	1,365.75	07/03/2013	
	CL45919-IN	FUEL - ADMIN	05/31/2013	243.42	243.42	07/03/2013	
	CL45920-IN	FUEL - PD	05/31/2013	3,144.82	3,144.82	07/03/2013	
	CL45921-IN	FUEL - PARKS	05/31/2013	473.03	473.03	07/03/2013	
	CL45921-IN	FUEL - PARKS	05/31/2013	2,190.00	2,190.00	07/03/2013	
	CL45922-IN	FUEL - FAC MAINT	05/31/2013	352.28	352.28	07/03/2013	
	CL45923-IN	FUEL - REC CENTER	05/31/2013	88.22	88.22	07/03/2013	
	CL45923-IN	FUEL - ADMIN	05/31/2013	102.12	102.12	07/03/2013	
	CL45924-IN	FUEL - STREETS	05/31/2013	28.48	28.48	07/03/2013	
	CL45925-IN	FUEL - COMM DEV	05/31/2013	100.98	100.98	07/03/2013	
	CL45926-IN	FUEL - STREETS	05/31/2013	3,554.19	3,554.19	07/03/2013	
	CL45926-IN	FUEL - STREETS	05/31/2013	954.40	954.40	07/03/2013	
	CL45926-IN	FUEL - SANITATION	05/31/2013	88.76	88.76	07/03/2013	
	CL45927-IN	FUEL - SANITATION	05/31/2013	6,843.26	6,843.26	07/03/2013	
	CL45927-IN	FUEL - SANITATION	05/31/2013	413.21	413.21	07/03/2013	
	CL45928-IN	FUEL - WATER DEPT	05/31/2013	188.27	188.27	07/03/2013	
	CL45928-IN	FUEL - WATER DEPT	05/31/2013	1,080.88	1,080.88	07/03/2013	
	CL45929-IN	FUEL - WASTE WATER	05/31/2013	795.41	795.41	07/03/2013	
	CL45929-IN	FUEL - WASTE WATER	05/31/2013	380.12	380.12	07/03/2013	
Total 129090:				24,728.51	24,728.51		
<b>HOPKINS LIFE AND SAFETY</b>							
<b>5080</b>							
	9847	SAFETY SUPPLIES	06/13/2013	51.24	51.24	07/03/2013	
	9848	FIRST AID SUPPLIES	06/13/2013	157.37	157.37	07/03/2013	
Total 5080:				208.61	208.61		
<b>ICMA RETIREMENT-457-#303143</b>							
<b>5170</b>							
	792401	Contributions	06/21/2013	5,809.53	5,809.53	06/21/2013	
Total 5170:				5,809.53	5,809.53		

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
<b>JENSEN PLUMBING</b>							
<b>129455</b>							
	6226	GAS VALVE REC/BOILER #2	06/17/2013	312.63	312.63	07/03/2013	
Total 129455:				312.63	312.63		
<b>JONES, MELINDA</b>							
<b>129718</b>							
	302506	REC CENTER REFUND	06/10/2013	89.10	89.10	07/03/2013	
Total 129718:				89.10	89.10		
<b>JONES, SHAWN</b>							
<b>129719</b>							
	302509	REC CENTER REFUND	06/10/2013	99.00	99.00	07/03/2013	
Total 129719:				99.00	99.00		
<b>KIEFER</b>							
<b>124429</b>							
	298750	PROGRAM EQUIPMENT	06/10/2013	753.55	753.55	07/03/2013	
Total 124429:				753.55	753.55		
<b>KOIS BROTHERS EQUIPMENT</b>							
<b>5830</b>							
	97483	BELTS D10 SEWER JET	06/10/2013	797.09	797.09	07/03/2013	
Total 5830:				797.09	797.09		
<b>KOSMANN, KRISTIN</b>							
<b>129726</b>							
	14222035	REFUND UTILITY DEPOSIT	06/20/2013	163.26	163.26	07/03/2013	
Total 129726:				163.26	163.26		
<b>L.N. CURTIS &amp; SONS</b>							
<b>127560</b>							
	3134828-00	UNIFORM ALLOWANCE C01	06/10/2013	79.18	79.18	07/03/2013	
Total 127560:				79.18	79.18		
<b>LARRY'S SMALL ENGINE</b>							
<b>126160</b>							
	052313	PARKS TILLER CABELS (LESS	05/23/2013	46.84	46.84	07/03/2013	
Total 126160:				46.84	46.84		
<b>LONG BUILDING TECH INC</b>							
<b>125191</b>							
	SRVCE006232	REPAIRS TO OVEN	06/06/2013	105.00	105.00	07/03/2013	
	SRVCE006233	AHU OPERATION - REC CENTE	06/06/2013	157.50	157.50	07/03/2013	
	SRVCE006234	FREQUENCY DRIVE REPLACE	06/10/2013	3,102.22	3,102.22	07/03/2013	
Total 125191:				3,364.72	3,364.72		

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
<b>MC CUMBER LOCKSMITH SHOP</b>							
<b>6390</b>							
	SR 23326	KEYS	06/12/2013	3.40	3.40	07/03/2013	
Total 6390:				3.40	3.40		
<b>MCQUEEN, RONALD</b>							
<b>129143</b>							
	20066030	REFUND CREDIT BALANCE	06/13/2013	10.72	10.72	07/03/2013	
Total 129143:				10.72	10.72		
<b>MIDLAND IMPLEMENT CO</b>							
<b>6640</b>							
	716231001	IRRIGATION REPLACEMENT PA	06/04/2013	1,550.34	1,550.34	07/03/2013	
Total 6640:				1,550.34	1,550.34		
<b>MOUNTAIN WEST INC</b>							
<b>6930</b>							
	024291	UNIFORMS - BRETT TRUDO	06/05/2013	140.92	140.92	07/03/2013	
	024313	SWIM CHALLENGE - PROGRAM	06/10/2013	70.27	70.27	07/03/2013	
	024322	HERSHEY TRACK	06/11/2013	174.23	174.23	07/03/2013	
Total 6930:				385.42	385.42		
<b>NELSON, LAWRENCE R</b>							
<b>129720</b>							
	14328513	REFUND CREDIT BALANCE	06/13/2013	94.70	94.70	07/03/2013	
Total 129720:				94.70	94.70		
<b>NORCO, INC.</b>							
<b>128948</b>							
	11616167	CO2	06/11/2013	188.98	188.98	07/03/2013	
	11632652	CO2	06/14/2013	147.11	147.11	07/03/2013	
Total 128948:				336.09	336.09		
<b>NORTHERN GARDENS</b>							
<b>7340</b>							
	068702	MAIN STREET FLOWER POTS	06/03/2013	179.40	179.40	07/03/2013	
	068784	SOD - SPIRIT MTN.	06/06/2013	70.20	70.20	07/03/2013	
	071175	CITY PARK FLOWER BEDS	05/28/2013	180.70	180.70	07/03/2013	
	071189	SOD - CITY PARK	05/30/2013	316.20	316.20	07/03/2013	
Total 7340:				746.50	746.50		
<b>NORTHWEST PIPE</b>							
<b>7400</b>							
	1126426F	SHIPPING - CADWELD CHARGE	06/07/2013	22.77	22.77	07/03/2013	
	1132503	ANODES - AIRPORT WATER MA	06/04/2013	480.00	480.00	07/03/2013	
	1134628	CADWELD CHARGES	06/05/2013	96.60	96.60	07/03/2013	
Total 7400:				599.37	599.37		

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
<b>NORTHWEST SIGN RECYCLING</b>							
<b>129058</b>							
	STMT 6/4/13	SIGN HYDRO STRIPPING	06/04/2013	1,380.21	1,380.21	07/03/2013	
Total 129058:				1,380.21	1,380.21		
<b>OFFICE SHOP, THE</b>							
<b>7440</b>							
	19573	COPIER - PD	06/10/2013	362.85	362.85	07/03/2013	
	19574	COPIER - SHOP	06/10/2013	31.02	31.02	07/03/2013	
	19574	COPIER - SHOP	06/10/2013	31.02	31.02	07/03/2013	
	19574	COPIER - SHOP	06/10/2013	31.02	31.02	07/03/2013	
	19574	COPIER - SHOP	06/10/2013	31.02	31.02	07/03/2013	
	19574	COPIER - SHOP	06/10/2013	31.02	31.02	07/03/2013	
	19574	COPIER - SHOP	06/10/2013	31.02	31.02	07/03/2013	
	19575	COPIER - REC CENTER	06/10/2013	2,749.09	2,749.09	07/03/2013	
	19576	COPIER - CITY HALL	06/30/2013	1,381.93	1,381.93	07/03/2013	
	19578	COPIER - SHOP	06/10/2013	286.06	286.06	07/03/2013	
Total 7440:				4,966.05	4,966.05		
<b>OPATZ ELECTRIC MOTOR REPAIR</b>							
<b>7470</b>							
	15998	COUPLING SLEEVE	06/19/2013	57.75	57.75	07/03/2013	
Total 7470:				57.75	57.75		
<b>OPTIMUM</b>							
<b>129339</b>							
	060713-REC	INTERNET - REC CENTER	06/07/2013	74.90	74.90	07/03/2013	
	060713-REC	CREDIT TO ACCOUNT	06/07/2013	1.12-	1.12-	07/03/2013	
Total 129339:				73.78	73.78		
<b>OSTBY, CASSANDRA</b>							
<b>129728</b>							
	303171	REC CENTER REFUND	06/17/2013	30.00	30.00	07/03/2013	
Total 129728:				30.00	30.00		
<b>PITNEY BOWES INC</b>							
<b>126886</b>							
	8683311-JN13	POSTAGE MACHINE LEASE	06/13/2013	616.38	616.38	07/03/2013	
Total 126886:				616.38	616.38		
<b>POWELL VALLEY COMMUNITY EDUC.</b>							
<b>8115</b>							
	060313	BALING WIRE - RECYCLE CENT	06/03/2013	1,687.50-	.00		
Total 8115:				1,687.50-	.00		
<b>POWELL VALLEY RECYCLING</b>							
<b>127122</b>							
	060313	BALING WIRE - RECYCLING CE	06/03/2013	1,687.50	1,687.50	06/25/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
Total 127122:				1,687.50	1,687.50		
<b>PRO-BUILD</b>							
<b>128149</b>							
	957556	CITY PARK FLOWER BEDS	06/05/2013	6.04	6.04	07/03/2013	
Total 128149:				6.04	6.04		
<b>QUALITY ASPHALT PAVING INC</b>							
<b>125010</b>							
	1272	ASPHALT	05/15/2013	3,745.75	3,745.75	07/03/2013	
Total 125010:				3,745.75	3,745.75		
<b>RIMROCK AUTO GROUP</b>							
<b>127678</b>							
	5162779	ELECT FUEL LINES	06/14/2013	300.31	300.31	07/03/2013	
Total 127678:				300.31	300.31		
<b>ROCKY MOUNTAIN POWER</b>							
<b>7570</b>							
	061713	UTILITIES	06/17/2013	36.45	36.45	07/03/2013	
	061713	UTILITIES	06/17/2013	243.04	243.04	07/03/2013	
Total 7570:				279.49	279.49		
<b>ROGER'S SPORT CENTER</b>							
<b>124586</b>							
	54853	TRIMMING SUPPLIES	06/14/2013	28.49	28.49	07/03/2013	
Total 124586:				28.49	28.49		
<b>RON'S EXXON</b>							
<b>8760</b>							
	0165238	PROPANE	06/14/2013	10.39	10.39	07/03/2013	
	0165275	PROPANE (LESS SALES TAX)	06/05/2013	20.44	20.44	07/03/2013	
Total 8760:				30.83	30.83		
<b>SHERRILL, JEFFERY</b>							
<b>129701</b>							
	111440.32	REFUND UTILITY DEPOSIT	06/13/2013	69.46	69.46	07/03/2013	
Total 129701:				69.46	69.46		
<b>SHERWIN-WILLIAMS COMPANY</b>							
<b>127725</b>							
	1048-6	PAINT SUPPLIES	06/14/2013	189.96	189.96	07/03/2013	
Total 127725:				189.96	189.96		
<b>SHOSHONE OFFICE SUPPLY</b>							
<b>9140</b>							
	0096581	PAPER (LESS SALES TAX)	05/06/2013	223.25	223.25	07/03/2013	
	0096605	TONER (LESS SALES TAX)	06/07/2013	123.99	123.99	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
	0096623	OFFICE SUPPLIES	06/13/2013	107.62	107.62	07/03/2013	
	0096675	REC PROGRAMS	06/06/2013	48.84	48.84	07/03/2013	
	0096718	TONER	06/13/2013	90.99	90.99	07/03/2013	
	0096721	SUPPLIES	06/14/2013	3.66	3.66	07/03/2013	
	0096774	SUPPLIES	06/21/2013	5.30	5.30	07/03/2013	
	0096800	SUPPLIES	06/11/2013	6.10	6.10	07/03/2013	
	0096810	SWIM LESSON SUPPLIES (LES	06/11/2013	89.34	89.34	07/03/2013	
	0096958	TONERS (8)	06/14/2013	1,086.35	1,086.35	07/03/2013	
	0096959	SUPPLIES	06/14/2013	3.66	3.66	07/03/2013	
	0096997	TONER / COPER PAPER / SUPP	06/14/2013	1,102.19	1,102.19	07/03/2013	
Total 9140:				2,891.29	2,891.29		
<b>SLEIGHRUNNER PROPERTIES LLC</b>							
<b>129721</b>							
	6018035	REFUND CREDIT BALANCE	06/13/2013	114.73	114.73	07/03/2013	
Total 129721:				114.73	114.73		
<b>SPORTS ILLUSTRATED</b>							
<b>125837</b>							
	2-66333079	SUBSCRIPTION 3 YEARS REC	06/18/2013	119.25	119.25	07/03/2013	
Total 125837:				119.25	119.25		
<b>THE UPS STORE</b>							
<b>6240</b>							
	3802	EVIDENCE SHIPPING	06/18/2013	9.34	9.34	07/03/2013	
	4626	EVIDENCE SHIPPING	06/12/2013	18.68	18.68	07/03/2013	
Total 6240:				28.02	28.02		
<b>TWO TOUGH GUYS SERVICES, LLC</b>							
<b>126515</b>							
	9696	RECYCLING CENTER GLASS	05/28/2013	124.00	124.00	07/03/2013	
	9720	RECYCLING CENTER GLASS	06/17/2013	148.00	148.00	07/03/2013	
Total 126515:				272.00	272.00		
<b>WAL MART COMMUNITY BRC</b>							
<b>10330</b>							
	000192	OFFICE / SQUAD ROOM SUPPL	06/11/2013	201.47	201.47	07/03/2013	
	001876	SAFETY SUPPLIES	06/14/2013	20.16	20.16	07/03/2013	
	01877	REC PROGRAMS	06/14/2013	60.14	60.14	07/03/2013	
	04713	CAMP	05/31/2013	143.02	143.02	07/03/2013	
	04713	CAMP	05/31/2013	63.96	63.96	07/03/2013	
	05496	CAMP	06/06/2013	169.19	169.19	07/03/2013	
	08457	SAFETY SUPPLIES	06/14/2013	19.32	19.32	07/03/2013	
	08458	OFFICE SUPPLIES	06/14/2013	15.84	15.84	07/03/2013	
	08459	GATORAID	06/14/2013	11.96	11.96	07/03/2013	20008
	08459	BOTTLED WATER	06/14/2013	3.68	3.68	07/03/2013	20009
	08459	Fruit Snacks	06/14/2013	32.70	32.70	07/03/2013	20026
	08459	Snack Cakes	06/14/2013	31.00	31.00	07/03/2013	20027
	08459	Chips	06/14/2013	9.98	9.98	07/03/2013	20031
	08459	Crackers	06/14/2013	2.78	2.78	07/03/2013	20034
	08459	Pizza	06/14/2013	15.68	15.68	07/03/2013	20045
	08459	Ramen Soup	06/14/2013	21.24	21.24	07/03/2013	20050

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
	08459	Hot Dogs	06/14/2013	8.88	8.88	07/03/2013	20053
	08592	CAMP	06/13/2013	101.54	101.54	07/03/2013	
Total 10330:				932.54	932.54		
<b>WALKER, JOAN</b>							
<b>129722</b>							
	3242023	REFUND CREDIT BALANCE	06/13/2013	141.31	141.31	07/03/2013	
Total 129722:				141.31	141.31		
<b>WATCO POOLS</b>							
<b>10370</b>							
	16127	REPAIR THERAPY SOLENOID	05/31/2013	387.58	387.58	07/03/2013	
	16188	REPAIR POOL VACUUM	06/06/2013	305.60	305.60	07/03/2013	
Total 10370:				693.18	693.18		
<b>WILSON, ALEXANDRIA</b>							
<b>129729</b>							
	20059025	REFUND UTILITY DEPOSIT	06/20/2013	206.09	206.09	07/03/2013	
Total 129729:				206.09	206.09		
<b>WIND RIVER TRENCHING, INC</b>							
<b>129696</b>							
	061313	OLIVE GLENN CABLE PROJECT	06/13/2013	4,266.00	4,266.00	07/03/2013	
	1213	OLIVE GLENN CABLE PROJECT	06/05/2013	6,588.00	6,588.00	07/03/2013	
Total 129696:				10,854.00	10,854.00		
<b>WIRTHWEIN, CHASETTE</b>							
<b>129723</b>							
	3135021	REFUND CREDIT BALANCE	06/13/2013	132.45	132.45	07/03/2013	
Total 129723:				132.45	132.45		
<b>WOODWARD TRACTOR CO</b>							
<b>10660</b>							
	84403	SHOP SUPPLIES	06/04/2013	31.68	31.68	07/03/2013	
	84440	REMOVE STUMPS FROM PARK	06/05/2013	65.00	65.00	07/03/2013	
Total 10660:				96.68	96.68		
<b>WYOMING FIRE SAFETY</b>							
<b>10830</b>							
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	12.00	12.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	18.00	18.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	391.00	391.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	185.00	185.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	6.00	6.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	92.00	92.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	341.00	341.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	161.00	161.00	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	191.50	191.50	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	191.50	191.50	07/03/2013	
	33542-33543	FIRE EXT MAINT. BLDGS / VEHI	06/14/2013	473.00	473.00	07/03/2013	

Vendor Name Vendor No	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Inventory Number
Total 10830:				2,062.00	2,062.00		
<b>YANKEE CAR WASH 128282</b>							
	053113	CAR WASHES - ADMIN	05/31/2013	23.00	23.00	07/03/2013	
	053113	CAR WASHES - PD	05/31/2013	105.37	105.37	07/03/2013	
	053113	CAR WASHES - COMM. DEV.	05/31/2013	10.00	10.00	07/03/2013	
	053113	CAR WASHES - ELEC. DEPT.	05/31/2013	34.37	34.37	07/03/2013	
Total 128282:				172.74	172.74		
<b>YELLOWSTONE WILDLIFE SANCTUARY 129410</b>							
	060613	CAMP	06/06/2013	114.00	114.00	07/03/2013	
Total 129410:				114.00	114.00		
Grand Totals:				480,811.89	482,477.82		

Payroll \$224,754.53

TOTAL \$707,232.35

## Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

MEETING DATE: JUNE 27, 2014  
DEPARTMENT: PARKS, RECREATION, AND  
PUBLIC FACILITIES  
PREPARED BY: RICK MANCHESTER,  
DIRECTOR  
PRESENTED BY: RICK MANCHESTER

## AGENDA ITEM SUMMARY REPORT

### Simpson Frozen Treats Sales

#### **ACTION TO BE TAKEN:**

Authorize Nick and Mac Simpson to sell prepackaged ice cream and other frozen treats on City public right-of-way. At Council discretion this could be a \$25 vendor fee or it could be an 80/20 of gross sales split.

#### **SUMMARY OF INFORMATION:**

The Simpson brothers would like to sell from a portable ice cream cart on City streets. They will not violate WY-DOT regulations and will not obstruct pedestrian flow. The City Council can authorize the sales on City street corners behind the imaginary line connecting store fronts or other City owned ROW. The Simpsons would also like to sell in City Park and at Bell Plaza. City Park will not be available during summer concerts or other events unless they purchase a vendor permit from event organizers.

The City Council has approved two options in the past; a \$25 vendor permit or an 80/20 of gross sales contract. If the contract is preferred, the boys will be required to track separately sales on public area and sales on private area. If the lump sum is preferred, separate tracking is not required.

#### Requested locations for approval

1. Street Corners behind store front line between 10<sup>th</sup> and 14<sup>th</sup> Streets on Sheridan Ave. on City ROW bulb outs.
2. 12<sup>th</sup> street and Beck Ave.
3. City Park during times that others have not reserved the facility such as City concerts, Optimist Youth Event, July 4<sup>th</sup> festival. These events are not organized by the City so the boys will be required to get permission or pay an event permit to the organizer prior to selling during reserved events at City Park.
4. Bell Plaza next to Plush Pony



The Simpsons would like permission to set their own schedule and sales locations between 7am and 10pm.

#### **FISCAL IMPACT**

The City could charge a \$25 vendor fee, execute an 80/20 contract of gross sales, or allow it for no charge. The Baker Brothers Water generated about \$120 for the City portion of their contract.

#### **ALTERNATIVES**

**AGENDA ITEM NO. \_\_\_\_\_**

1. Direct staff to generate a contract and permit the Mac and Nick Simpson to sell frozen treats at identified locations for either an 80/20 contract or a lump sum vendor fee.
2. Modify the list of locations, times, and fees
3. Get permission to make sales from privately owned property.

**ATTACHMENTS**

1. Agenda Request form

**AGENDA & SUMMARY REPORT TO:**

Colin Simpson, 201 Rio Vista, Cody WY 82414  
[Csimpson@SKElaw.com](mailto:Csimpson@SKElaw.com)

# 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 Colin Simpson  
Organization Represented MAC + VICK SIMPSON  
Date you wish to appear before the Council 6/27/13  
Mailing Address 201 Rio Vista Cody Telephone 307-272-7894  
E-Mail Address CSimpson@SKELAW.com  
Preferred form of contact: Telephone  E-Mail   
Names of all individuals who will speak on this topic MAC + COLIN  
\_\_\_\_\_  
Event Title (if applicable) \_\_\_\_\_  
Date(s) of Event (if applicable) \_\_\_\_\_  
Full description of topic to be discussed (include all relevant information, attach additional sheet if necessary) OBTAIN PERMIT TO SELL ICE CREAM AND OTHER FROZEN PRODUCTS FROM AN ICE CREAM CART IN DOWNTOWN CODY  
\_\_\_\_\_  
Which City employee(s) have you spoken to about this issue? \_\_\_\_\_  
Signature [Signature] Date 6/21/13

MEETING DATE: JUNE 27, 2013  
DEPARTMENT: PARKS, RECREATION &  
PUBLIC FACILITIES  
PREPARED BY: DOYLE STOUT  
PRESENTED BY: RICK MANCHESTER

**AGENDA ITEM SUMMARY REPORT**  
Recreation Department Adult Softball Leagues  
Open Container Permit

**ACTION TO BE TAKEN:**

Request that teams registering and paying the City league fee (\$500/team) are not required to pay the open container permit fee during league play. This exemption applies to adult leagues organized by the Cody Parks and Recreation Department and played at the E. Sheridan Softball Complex. Non-City league tournaments will be required to pay the \$50 permit fee.

**SUMMARY OF INFORMATION:**

The adult softball coed league plays 2-3 evenings/week during July & August. This league has operated without incident for 15 years. Next year the men's league is scheduled to play from May through July and if there is enough interest the women league will also play May through July.

The current policy and new fee requires a \$50 open container permit each day there are league games. Teams have expressed significant dissatisfaction with the current policy and will not join the league if they are required to pay an additional \$50 per night of league play. The men's league decided to stay in Powell in part because of the open container permit requirement policy. There are six coed teams willing to register and pay the \$500 league fee but will not join if they are required to pay the additional \$50 per night open container permit. The league fee in 2012 before full cost recovery policy was \$225 per team.

**FISCAL IMPACT**

Loss of revenue for permit but the increased registration fee covers the cost of the program. This loss is made up if teams register for the league.

**ALTERNATIVES**

1. Approve the request.
2. Grant the request with modifications.
3. Do not grant the request.

**AGENDA ITEM NO. \_\_\_\_\_**

MEETING DATE:	JUNE 27, 2013
DEPARTMENT:	PUBLIC WORKS
PREPARED BY:	STEPHEN W. PAYNE
DEPT. DIR. APPROVAL:	_____
CITY ADM. APPROVAL:	_____
PRESENTED BY:	STEPHEN W. PAYNE

**AGENDA ITEM SUMMARY REPORT**

**CHANGE ORDER NO. 3 ON BID 2012-16 THE WEST STRIP WATER MAIN EXTENSION**

**BACKGROUND**

Staff requests that the Mayor and Council approve Change Order No. 3 for Bid 2012-16. Bid 2012-16 covers the West Strip Water Main Extension. Change Order No. 3 deals with three (3) items – 1) the installation of a water service and new 10” plug 2) Project Reconciliation and 3) Materials Reconciliation. Change Order No. 3 entails a \$19,583.72 increase to the contract. Staff also requests that the Council authorize the Mayor to sign the attached change order.

**SUMMARY**

Construction on the West Strip Water Main Extension Project began in early April. This is the 3rd change order for the construction of the project. Change Order No. 1 dealt with five tie-in connections to existing mains and services along the West Strip. Change Order No. 2 dealt with the relocation of a fire hydrant that was found to be leaking and some exploratory excavation work to correct a tie-in connection that did not fit with what was in the field. And this change order is as outlined above.

**FISCAL IMPACT**

The original contract price with Harris Trucking for the West Strip Water Main Extension stipulated an original contract price of \$299,587.13. Change Orders No. 1 and No. 2 entailed a requested \$17,457.06 increase to the contract. This change order and final pay estimate for the project adds \$19,583.72 to the contract. The total for the contract, with the change orders is now \$336,627.91. The engineering estimate when bidding this project was originally estimated to Cost \$320,135 without change orders. The project is still well below the estimate for the project as grant funded. The Wyoming Water Development Commission grant will cover 67% of all costs incurred. They have been notified of the proposed change order and have acknowledged the need for this and all previous change orders and their willingness to pay their share.

**ALTERNATIVES**

There are no alternatives for the improvements outlined in Change Order No. 3.

**RECOMMENDATION**

Staff recommends that the Council approve Change Order No. 3 for Bid 2012-16. Bid 2012-16 covers the West Strip Water Main Extension. The Change Order entails a \$19,583.72 increase to the contract. Staff also recommends that the Council authorize the Mayor to sign the attached change order.

**ATTACHMENTS**

1. Change Order No. 3

**AGENDA & SUMMARY REPORT TO:**

GDA

**AGENDA ITEM NO. \_\_\_\_\_**

MEETING DATE: JUNE 27, 2013  
DEPARTMENT: CITY PLANNER  
PREPARED BY: TODD STOWELL  
CITY ADM. APPROVAL: \_\_\_\_\_  
PRESENTED BY: TODD STOWELL

## **AGENDA ITEM SUMMARY REPORT** **5-Lot Final Plat—Boydston Minor Subdivision**

### **ACTION TO BE TAKEN**

Approve the Boydston Minor Subdivision Final Plat—a five-lot final plat located on the west side of Date Street.

### **SUMMARY OF INFORMATION**

Joe Boydston has submitted the Final Plat for the Boydston Minor Subdivision. The Planning and Zoning Board has recommended approval of the Final Plat, subject to a number of conditions, at their June 25, 2013 meeting. A copy of the final plat application and the staff report to the Planning and Zoning Board is attached.

The recommended conditions of approval include:

- 1) Payment of applicable water and electrical fees must occur prior to final plat approval by Council.
- 2) Add the following note to the final plat: "The developer of this subdivision (Joseph Boydston) is responsible for the widening of Date street and installation of curb and gutter along the frontage of this subdivision. Construction according to the approved plans must occur and be accepted by the City of Cody in writing before any building permit for new construction will be issued for any lot in this subdivision."
- 3) Provide two mylar originals of the final plat for recording, with a corrected legal description.
- 4) All conditions of the preliminary plat approval remain in effect, except as modified herein.
- 5) The addition of an acceptable TCT letter.

As of the time of this staff report, Conditions 1 and 5 have yet to be met.

A more detailed analysis of the final plat is provided in the staff report to the Planning and Zoning Board, which is attached. The agreement for detachment of irrigation water rights mentioned in that staff report has been provided.

### **ATTACHMENTS**

Planning and Zoning Board Packet.

### **FISCAL IMPACT**

No measureable financial impacts to the City are anticipated from the act of subdividing the property.

**AGENDA ITEM NO. \_\_\_\_\_**

**ALTERNATIVES**

Approve, conditionally approve, or deny the final plat.

**RECOMMENDATION**

The Planning and Zoning Board recommends approval of the final plat, subject to the conditions noted above. The timing of compliance with Conditions 1 and 5, if not completed by Council meeting, could be modified so that they must be completed prior to the mayor signing the final plat.

**AGENDA & SUMMARY REPORT TO:**

Joe Boydston and Sage Civil Engineering.

H:\PUBLIC WORKS\COUNCIL INFORMATION\COUNCIL INFO. 2013\AGENDA SUMMARY FINAL PLAT BOYDSTON SUBD.DOC

**CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
STAFF REPORT**

<b>MEETING DATE:</b>	JUNE 25, 2013	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	
<b>SUBJECT:</b>	BOYDSTON MINOR SUBDIVISION—A FIVE-LOT FINAL PLAT APPLICATION. SUB 2013-03	RECOMMENDATION TO COUNCIL:	X
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT OVERVIEW**

Joseph Boydston, as property owner, has submitted the final plat application for the Boydston Minor Subdivision, a five-lot minor subdivision. The 4.84 acre property is located on the west side of Date Street, immediately south of Big Horn Avenue. The final plat reflects the exact lot layout depicted by the preliminary plat.

The property is zoned Open Business/Light Industrial (D-3). Lots 1, 3, and 5 are vacant, while Lot 2 has the former Joe's Auto repair facility (currently vacant building) and a barn/accessory dwelling. Lot 4 contains a residence built in 1996. The application indicates that the proposed usage of the lots is commercial/residential.

**STAFF COMMENTS:**

The conditions required with the preliminary plat approval are listed below, with staff comments.

**SUBDIVISION REGULATIONS**

1. Prior to consideration of the final plat by the Planning and Zoning Board and City Council, submit the utility letters as required by City of Cody Code 11-3-3(B)(2). Be sure to include written correspondence from the irrigation/ditch company explaining the situation with the existing ditches and any necessary easements, and verifying that all of their requirements for the subdivision have been satisfied.

*Status- Utility letters have been received from Optimum, Energy West, and Cody Canal. The letter from TCT is still pending, but should be provided before Tuesday's meeting. In summary, their comments were:*

*Optimum can supply cable. The developer would need to provide a trench, which is typically a joint trench with other electrical services.*

*Energy West can supply gas from the main line in Date Street. Service to the property lines can be provided by Energy West, and each property owner would be financially responsible for the installation of the line beyond that point.*

*Cody Canal indicates that no distribution system is needed if the water rights are detached, as now proposed.*

2. The piping/covering of the irrigation ditch.  
*Status—The application indicates that all irrigation ditches serving this property and the Becky's Addition subdivision to the northwest will be abandoned and the irrigation water rights detached from the properties. The detachment is still in the application process, so the subdivision ordinance requires that the affected property owners enter into an agreement with a WY licensed engineer or surveyor to complete the detachment process. The affected properties are owned by Joseph Boydston, except for Lot 1 of Becky's Addition, which is owned by ALCO Corp Inc. The agreement between Joe Boydston and Sage Civil Engineering has been provided, but we need assurance that ALCO Corp Inc. is agreeable to the detachment from their property. If such assurance is not provided, the final plat cannot be approved as presented (If ALCO does not detach their water rights the irrigation easement would need to be added back to the drawing and the ditch piped).*
3. Provide utility easements as required by the utility providers. At a minimum, provide a 10-foot utility easement along Date Street.  
*Status—The new 10-foot utility easement along Date Street is shown. No other additional easements were required by the utility providers.*
4. The language on the final plat for the irrigation easement must be expanded to indicate the property or entity to which the easement is granted.  
*Status—With the detachment of the irrigation water rights, this condition is no longer applicable.*
5. Note the variances granted on the final plat.  
*Status—Met. See list at right side of final plat. Variance C is added to reflect Council's decision to not require sidewalk installation with the subdivision improvements—Development on the lots may still be subject to sidewalk installation.*
6. If a variance to the construction or timing of Date Street is not granted, the applicant must submit with the final plat application engineering plans for the construction of Date Street to city standards.  
*Status—Engineering plans for the widening of Date Street to the local access standard, including curb and gutter, have been submitted and are acceptable to the Public Works Director.*
7. Sewer, water, and power are available and are to be provided to each lot as specified by the City as part of the subdivision. Payment of ¾" or larger water connections for Lots 1, 3 and 5, and applicable electrical service fees must occur prior to final plat approval by Council. Installation of the sewer services to Lots 1, 3,

and 5, and payment of applicable sewer fees, must be completed prior to any building permit or development on the lot.

*Status—Not yet met. Payment of water and electrical fees must occur prior to final plat approval by Council. Installation of the sewer services (and any other utilities under the road) should occur prior to the widening of Date Street, so as to avoid the need to cut into the new asphalt.*

8. If some form of variance is granted for the construction of Date Street, one or more of the following will be applicable...

*No variance to the construction of Date Street was granted. Only a variance for construction of the sidewalk at this time was granted.*

9. If improvement of Date Street is to occur with lot development, the applicant shall either provide the engineer's estimated cost for the street improvements along the frontage of Lots 2 and 4 to the city prior to the mayor signing the final plat (so the city can have the improvements made); or, provide a performance bond for construction of these segments of street by the developer's contractor, prior to the mayor signing the final plat.

*Not applicable, as construction is required prior to development on the lots.*

*Based on the procedures and requirements of the subdivision ordinance, staff's understanding of the street improvement process is as follows. It is noted so that all parties are aware of what is expected.*

*Construction of the street improvements (widening, curb, and gutter) is the responsibility of the developer (Joseph Boydston). The plans for such improvements have been approved, subject to a stamped set of plans being submitted to the City prior to construction. Construction of the street improvements can occur after final plat approval, but must occur before any building permit for new construction is issued for any lot within the subdivision. Construction is considered complete when the improvements are accepted by the City in writing. Improvement of individual street segments is not acceptable, as improvements are to be done as a subdivision (or subdivision phase)—not on a lot by lot basis. Sales of lots can occur, but again, the lots cannot be further developed until the required street improvements are completed. Street construction methods, reporting, submittal of as-built drawings, and bonding for the one-year guarantee period will all need to be done according to City code.*

*To inform purchasers of the requirement for street improvements prior to issuance of any building permit, it is recommended that the following note be added to the final plat.*

*"The developer of this subdivision (Joseph Boydston) is responsible for the widening of Date street and installation of curb and gutter along the frontage of this*

*subdivision. Construction according to the approved plans must occur and be accepted by the City of Cody in writing before any building permit for new construction will be issued for any lot in this subdivision."*

**OTHER:**

The final plat drawing appears to otherwise contain all components needed to be recorded (signature lines, dedication, surveyor stamp, etc.). There is a typo in the legal description with a few numbers transposed, which the surveyor will fix on the final mylar print.

**ATTACHMENTS:**

Final Plat Application

**RECOMMENDATION:**

Recommend approval of the final plat to the City Council and have the Planning and Zoning Board chairman sign the final plat mylar, subject to the following conditions:

1. Provide written assurance that ALCO Corp Inc. is agreeable to the detachment of water rights from their property (Lot 1 of Becky's Addition) prior to Council consideration of the final plat.
2. Payment of applicable water and electrical fees must occur prior to final plat approval by Council.
3. Add the following note to the final plat: "The developer of this subdivision (Joseph Boydston) is responsible for the widening of Date street and installation of curb and gutter along the frontage of this subdivision. Construction according to the approved plans must occur and be accepted by the City of Cody in writing before any building permit for new construction will be issued for any lot in this subdivision."
4. Provide two mylar originals of the final plat for recording, with a corrected legal description.
5. All conditions of the preliminary plat approval remain in effect, except as modified herein.

