

Thayne Town Council Meeting
July 21, 2021

FINAL

Council in attendance: Mayor Simpson, Councilwoman Passey, Councilman Heward, Councilman Woolley, Councilman Schwab, and Clerk Hillstead

Welcome: Mayor Devin Simpson

Pledge of Allegiance: Mayor Devin Simpson

Prayer: Councilwoman Passey

Approval of June 16, 2021 Council Meeting Minutes and the Adoption of July 21, 2021 Agenda as finalized.

Motion- Councilwoman Passey

Seconded- Councilman Woolley

Motion Carried

Public Comments

None were given.

Sunrise Engineering

TAP Projects

All work for both projects is complete except for the crosswalk striping and signs on VanNoy and Dana streets.

Wright/VanNoy Sidewalk Project-A final walk-through will be conducted. The original contract price was \$116,785 and the final project cost is \$104,995.76. DNS Excavation has submitted pay request #3 for the amount of \$28,016.07.

Mayor Simpson stepped out of the meeting

Pathway Lighting and Crosswalk Project-Light poles are installed, and final clean-up is underway. DNS will complete the striping after the VanNoy Parkway reconstruction is complete. The original contract price was \$61,598 and the final project cost is \$57,364.

Mayor Simpson returned to the meeting.

Motion to approve pay request # 3 for the Sidewalks Project from DNS Excavation for the amount of \$28,016.07.

Motion- Councilwoman Passey

Seconded- Councilman Woolley

Motion Carried

Motion to approve pay request # 1 for the Pathway Lighting and Crosswalks Project from DNS Excavation for the amount of \$48,035.80 pending legal review.

Motion- Councilman Woolley

Seconded- Councilman Schwab

Motion Carried

Community Center Parking Lot Improvements

A pavement report has been received and the asphalt meets specifications. Avail Valley Construction is expecting the pavement to “cure out” and Robert Hood suggested retesting in the spring at the one-year warranty review. The final change order was for the additional road base, pit run and the removal and replace of the north ramp. Change order #2 was for an additional amount of \$34,930.55. Pay request #3 was submitted by Avail Valley Construction for a total of \$59,210.58. The total project cost is \$296,308.55.

Mayor Simpson asked for any objection to combining the motion for the change order and pay request into one motion; none were given

Motion to approve change order # 2 for the Community Center Parking Lot Improvements Project for an additional amount of \$34,930.55 and to approve pay request #3 from Avail Valley Construction for the amount of \$59,210.58.

Motion- Councilwoman Passey

Seconded- Councilman Woolley

Motion Carried

VanNoy Street Paving and Drainage Improvements

Project has been awarded to HK Contractors and they will start work in September with an October 1st completion date. The agreement and bonds are in place.

Motion to allow Mayor Simpson to sign the agreement with HK for the reconstruction of VanNoy Parkway Project

Motion- Councilman Woolley

Seconded- Councilwoman Passey

Motion Carried

Meadows Booster Pump Project

Loan paperwork is back from the State. The project has a total of \$200,000. Robert submitted the engineering agreement from Sunrise Engineering.

Motion to allow Mayor Simpson to sign the engineering agreement with Sunrise Engineering for the Meadows Booster Pump Project.

Motion- Councilwoman Passey

Seconded- Councilman Woolley

Motion Carried

DeVonna Fraiser-Dana Trust

DeVonna introduced herself as the acting broker for Continental Real Estate and stated that she has been hired to sell 7 acres within the Town of Thayne for the Dana Trust. This property is currently under contract with the Senior Center but cannot get a title commitment until a zoning issue is resolved. DeVonna stated that all documents that she has shows that the entire property is zoned C-2 Commercial. Mayor Simpson stated that according to a Town of Thayne zoning map, the property is divided half being C-2 and the other half being AR-1 and the zoning was changed during Bob King’s term as Mayor. Mrs. Fraiser asked for the Town of Thayne to find exactly when that zoning change was completed. Ken Dana approached the podium to address the Council Members. Ken stated that in 2007 the zoning was changed to C-2 and included the entire 7-acre property. Ken also wanted to clarify with the Council that having a kitchen that

serves the public would be considered a commercial kitchen that would then be required to be in a commercial zone. Mayor Simpson commented that technically that would be correct, but he would be willing to give a variance to allow a Senior Center to be in a residential zone along with a school or church. Ken then asked why the Mayor is wanting the Dana family to change from a C-2 zone to an AR-2 zone and get a variance for a building if the current zone allows such building. Mayor Simpson strongly reiterated that the Town of Thayne zoning map shows the property as two different zones and that needs to be corrected to be one zone. Mayor Simpson stated that he will not investigate the situation during a Council Meeting but will research for documents pertaining to the property and its zoning changes within the next three days.

Doug Child

Doug Child addressed the Town Council to request an amendment to phase one of the Meadows at Star Valley. The amendment would be pertaining to the performance bond that the Town of Thayne is requiring. The performance bond is to be 125% of the cost of phase 1. Mr. Child asked the Council to allow a cash bond and to put the funds in an escrow account. Doug would like to sell some of the lots that have infrastructure ready to help fund the cash bond account. Councilman Heward reminded Doug and the Councilmembers that lots are not allowed to be sold until the bond is in place. Mayor Simpson stated that Doug has a few lots that all infrastructure is installed that can be sold now. Councilman Heward also has concerns whether the sale of those couple of lots would be enough to cover the 125%. Mr. Child then introduced Greg Berdar would become a partner to help fund the project and the performance bond. Councilman Woolley added that he would like to have the Town Attorney review the agreement. The council members agreed to move forward with the agreement.

Jeffery Edwards

Jeffery submitted an application for a variance on his privacy fence that is being rebuilt on his property 408 Dana St. Currently the Town Code states that no fence shall be over six feet tall. Jeffery asked for a variance to allow him to reinstall an existing seven fence around his property. Mayor Simpson stated that he would not need a variance to put up the same fence that was recently taken down. Kris Allread added that only half of the property had the privacy fence that is currently being replaced but they would like to install the fence around the entire property.

Motion to grant Jeffery Edwards a variance for a 7ft fence at 408 Dana Street.

Motion- Councilman Heward
Seconded- Councilman Schwab
Motion Carried

Collin Humphreys Building Permit

A building permit application was submitted for lot #3 on Franklin Street; the building will be a duplex. Mayor Simpson stated that he has reviewed the application, and everything seems to be in order and asked for any questions from the Town Council. Councilman Heward added that since the structure is a duplex, there will need to be two separate hook-ups to water and sewer.

Motion to approve building permit for Collin Humphreys to build a duplex with the understanding that another water and sewer connection will need to be made.

Motion- Councilman Woolley
Seconded- Councilwoman Passey
Motion Carried

Frontier Development Building Permit

A building permit application was submitted for lots #12 and #13 in the Paul Subdivision; the buildings will be single family homes. Mayor Simpson stated that he has reviewed the applications, and everything seems to be in order and asked for any questions from the Town Council; none were given. Mayor Simpson asked for objections to looping the two building permits into one motion; none were given.

Motion to approve building permits for Frontier Development, LLC to build two single family homes.

Motion- Councilwoman Passey

Seconded- Councilman Heward

Motion Carried

Judge Larry Lawton

Judge Lawton stated that he had nothing new to report and asked for any questions from the Council.

Councilman Heward

Parks and Recreation Report

Heward stated that there are currently 318 kids signed up for soccer and football sign-ups are beginning. Heward mentioned that he is currently exploring different funding opportunities. Councilman Heward gave an update on the osprey that has made its home on the light structure at the ball fields. He would like to set up a pole SE of the Community Center and move the nest over and install a live webcam for the fish and game. Heward commented on the light pole that is in front of the old Hubbs building is cut and dented and needs to be fixed. Lower Valley Energy will replace the pole, but the Town of Thayne needs to repair the sidewalk. Mayor Simpson asked Heward to also proceed forward with the green power grant.

Community Center Report

Bids to get the new carpets at the Community Center cleaned are being gathered, roughly cost about \$1,400. The handrail needs to be reinstalled on the north entrance. Councilman Heward stated that he is working on the sign for the business park and will get a ballpark cost. Clerk Hillstead has been working with Silver Star on the phone system for the Town Hall and Community Center. The current phone system is very outdated and if it was updated there is a potential monthly savings of \$200 after the initial set-up costs.

Water Report

The Town's current SCADA system is a 2007 system. Councilman Heward and Cliff have working to get a quote to update and upgrade the system.

Councilman Schwab

Sewer Report

No report.

Councilman Woolley

Streets Report

Councilman Woolley stated that he is looking forward to the reconstruction of VanNoy parkway and in the meantime would like to possible take care of some seal jobs throughout town while HK has their equipment here. Woolley would like to work on Hemmert Ave but will get a rough estimate to determine if it will have to be bid out.

Councilwoman Passey

Fire Department Report

Truck 5 is back and in service. The Fire Department is gearing up for their annual golf tournament. Cliff stated that he has been working on the fire hydrants. Mayor Simpson added that he would like to bring all the Town's hydrants up to standard and have the firemen check the hydrants each summer.

EMS Report

The Service had a life flight training at the sewer facility that went well.

Mayor Simpson

Ordinance #364 – White Barn Annexation

Mayor Simpson asked for any questions or comments on the proposed ordinance; none were given.

Motion to approve Ordinance 364 White Barn Annexation on 3rd and final reading.

Motion- Councilwoman Passey

Seconded- Councilman Schwab

Motion Carried

Mayor Simpson asked the Council if they were able to review the new building permit application and if there were any changes that need to be made. Councilman Schwab stated that he felt there are questions on the application that would provide unnecessary information. Mayor Simpson asked the members of the Council to take a closer look at application and eliminate unnecessary information. Mayor Simpson tabled the second reading of the application until next month's meeting.

Town Updates

Mayor Simpson presented updated Fire Protection Agreement with Star Valley Ranch. There was one change that was made. The original contract stated that the Town of Thayne had priority over everything else. Star Valley Ranch asked to have that statement removed. Mayor Simpson stated that he expects the Fire Department to prioritize emergencies. Simpson asked for any questions regarding the updated contract; none were given

Motion to allow Mayor Simpson to sign the Fire Protection Agreement with Star Valley Ranch

Motion- Councilman Schwab

Seconded- Councilwoman Passey

Motion Carried

Mayor Simpson gave an update on the highway access requested for the new fire hall. WYDOT has granted the new access with the stipulation that it will be a fire hall access only. It was suggested that the Town install the access soon so that it can be figured into the plans for the new highway.

The Town has received a letter of understanding from Succentrix Business Advisors-Wade Hirschi. Wade helps prepare the Town of Thayne for the yearly audits and with a few other

various financial needs. Simpson asked for any questions from the council. Clerk Hillstead will contact Wade to find out what his hourly rate is before the agreement is signed.

Mayor Simpson touched on the July 4th activities and mentioned to the Council that the live feed of the parade had roughly 9,000 views.

The Council was notified that the Town of Thayne received \$34,000 from the ARPA funding. We are currently investigating what those funds can be used on.

Mayor Simpson asked the Council for dates to hold a special meeting for Kevin Paul's zoning change. The first meeting will be on the regularly scheduled August Council Meeting. A second reading will be held on September 1st at 7:00 pm and the third reading will be on the regularly scheduled September meeting.

Mayor Simpson stated that he has met with Sheriff Johnson regarding police coverage. The County would have two contracts that the Town could accept. The first is to pay a lump sum of \$30,000 a year and the second is to pay hourly with a max limit. The ticket revenue will come back to the town with either contract. There has been an ad in the paper for a part time police officer and there has been a couple of applications received. The applications and County contracts will be discussed further at next month's meeting.

Mayor Simpson received a sealed offer for the purchase of lot #1 of the Thayne Business Park from Mark Johnson. Councilwoman Passey opened the sealed offer and stated that Mr. Johnson would like to offer \$225,000 for lot #1. Mark's plan is to build a new building for his dental office. Mayor Simpson stated that he has met with Mark several times and that he is aware of the building rules with the lot. The Town Council agreed upon a down payment of \$500. Mayor Simpson added that he would like the funds from the sale to be used on VanNoy Parkway and the Community Center sprinkler system.

Motion to accept Mark Johnson's offer of \$225,000 for lot #1 of the Thayne Business Park.

Motion- Councilwoman Passey

Seconded- Councilman Heward

Motion Carried

Mayor Simpson asked the Town Council to look over the proposed fireworks ordinance and it will be discussed further at next month's meeting.

The Town of Thayne received a letter from the City of Kemmerer asking for a letter of support for the nuclear power plant. Simpson asked the Council if they wanted to support Kemmerer in their efforts to bring the power plant to Lincoln County. The Council is support.

An issue has come up with the ownership of Hemmert Drive. As of now, the Town of Thayne does not own the road but only have an easement. Town Attorney Kevin Voyles is currently working on a legal description and will get the ownership corrected.

Mayor Simpson gave a Wyo Star update and asked for any questions or if any changes should be made; none were given.

Mayor Simpson brought to the Town Council a question from the owners of the White Barn Subdivision. Would the Town allow one bore under Dana Street for the water, but then split the line for the two homes that are to be built with separate connection fees. The Council agreed to allow one bore for water under the road with the line size of 2". Mayor Simpson suggested installing a 6" line under the road and installing a fire hydrant on the north side of Dana Street for future development. The Town of Thayne would pay the difference in cost from 2" to 6". Cliff will reach out to suppliers and get the cost difference.

Mayor Simpson proposed an idea to the Council Members of moving the Town Hall offices and Council Chambers over to the Community Center and selling the current Town Hall building to the Senior Center. Mayor Simpson and Councilman Heward have measured the current Cutter Racing Museum and the clerk's office would fit and still be able to keep the museum. The mayor's office would then go across the hall with the chambers being in the conference room to the south. Councilman Woolley expressed concerns for reducing the size of the museum where it was a donation to the Town of Thayne. Woolley stated that we would need to get the blessing from the Crook family before anything is done. Mayor Simpson was given approval to talk with the Senior Center about purchasing the current Town Hall building.

Motion to issue checks to be ratified at the next council meeting.

Motion- Councilwoman Passey
Seconded- Councilman Heward
Motion Carried

Motion to pay bills.

Motion- Councilman Heward
Seconded- Councilwoman Passey
Motion Carried

Motion to adjourn meeting.

Motion- Councilman Woolley
Seconded- Councilman Schwab
Motion Carried

Meeting Adjourned at 8:38 P.M.

General Bills:

Triple H Landscaping	repairs and maintenance	\$1,799.50
Avail Valley Construction	community center parking project	\$128,541.82
Dylan Johnson	reimbursement	\$16.33
Wyoming Retirement System	retirement	\$2,390.20
Silver Star Communications	telephone/internet	\$1,806.44
SVHS Football	cc carpet removal	\$2,000.00
Thayne True Value	maintenance	\$885.50

Star Valley Quick Stop	fuel	\$223.99
ALSCO	uniforms	\$95.00
All Star Auto	parts	\$99.99
Valley Tech	computer maintenance	\$219.00
Wyoming West Fire	maintenance	\$320.00
SVI Media	subscription	\$115.00
Star Valley Ski Doo	repairs	\$33.46
Team Lab	supplies	\$584.00
TGB Landscaping and Irrigation	repairs	\$1,809.00
Hastings Ace Hardware	recreation supplies	\$50.32
Shari Hofhiens	spin instructor	\$35.00
Rebecca Hutchinson	reimbursement	\$125.13
Lampshade Studio	July 4 th	\$305.00
Lincoln County Sheriff's Office	communications	\$743.00
Lincoln Self Reliance	June cleaning	\$630.00
Lower Valley Energy	electricity	\$4,228.25
Luthi & Voyles	legal	\$290.00
One-Call of Wyoming	dig tickets	\$45.00
Peavler's Mountain Star	repairs	\$74.64
Pioneer Equipment	repairs and equipment	\$6,220.65
Prater View Chiropractic	DOT Physical	\$130.00
Kathy Robinson	spin instructor	\$40.00
Simply Trees	parks maintenance	\$7,275.00
Star Valley Disposal	waste removal	\$395.61
Gem State Paper and Supply	paper products	\$113.06
Caselle	maintenance	\$728.00
Sherly Deyholos	spin instructor	\$127.50
Fenton's Office Solution	fenton's maintenance	\$42.41
Ferguson Waterworks	water meter supplies	\$1,485.00
Town of Thayne	July 4 th coins	\$50.00
Star Valley Insurance	July 4 th insurance	\$1,313.42
Office of State Lands and Investments	DWSRF #241 origination fee	\$1,000.00
Energy Labs	lab testing	\$555.00
WAMCAT	yearly subscription	\$65.00
Wyoming Department of Workforce Services	worker's compensation	\$1,555.07
Wyoming State Lands and Investments	yearly loan payments	\$35,665.82
Town of Afton	lab testing	\$27.00
Dearborn National	life insurance	\$88.08
Valley Wide COOP	propane	\$325.27
TGB Landscaping and Irrigation	parts	\$785.00
Dry Creek Enterprises	July 4 th	\$75.00
Silver Creek	tools and equipment	\$332.95
SVI Media	advertising	\$2,285.00
Blue Cross Blue Sheild of Wyoming	retirement	\$633.92
Wyoming Association of Municipalities	yearly membership	\$470.22
Riverside Greenhouse	flowers	\$1,990.00
Frontier Fence	sewer fencing	\$7,201.00
Salaries		\$15,072.87

EMT Bills:

Town of Thayne	GPS Service	\$48.49
Star Valley Cleaning	cleaning service	\$59.00
Wyoming Department of Workforce Services	worker's compensation	\$421.04
Valley Market	supplies	\$48.59
Star Valley Quick Stop	fuel	\$209.45
Caselle	payroll application	\$45.00
Hitch-n-stitch	uniforms	\$707.12
Thayne True Value	office expense	\$21.15
Lower Valley Energy	electricity	\$87.71
Wyoming Retirement System	retirement	\$225.00
John White	fire assistance	\$100.00
Tedd Jenkins	fire assistance	\$40.00
Mackey Asher	fire assistance	\$20.00
Toby Merritt	fire assistance	\$20.00
Emergency Medical Products	supplies	\$205.32
Star Valley Disposal	waste removal	\$60.00
Silver Star Communications	telephone/internet	\$138.75
Salaries		\$1,740.06

Fire Department Bills:

Town of Thayne	GPS Services	\$112.19
Star Valley Quick Stop	fuel	\$60.76
Silver Star Communications	telephone/internet	\$64.99
L.N. Curtis	tools and equipment	\$458.00
Lower Valley Energy	electricity	\$80.77
Star Valley Cleaning	cleaning service	\$69.00
Wyoming Retirement System	retirement	\$468.75
Vehicle Lighting Solutions	tools and equipment	\$2,131.58
Wyoming Department of Workforce Services	worker's compensation	\$831.06
Thayne True Value	maintenance	\$20.99
Apparatus Equipment & Service	tools and equipment	\$22,624.72