

COUNCIL PROCEEDINGS

Work Session

August 12, 2013

6:00 p.m.

A Work Session meeting of the City Council of the City of Gillette, County of Campbell, State of Wyoming, was held on Monday the 12th day of August 2013, in the 2nd Floor Community Room at City Hall, pursuant to due notice and call. The Presiding Officer called the meeting to order and upon roll call the following were found to be present:

Council Members present: Ted Jerred, Kevin McGrath, John Opseth, Forrest Rothleutner, Louise Carter-King, and Mayor Tom Murphy.

Council Member absent: Robin Kuntz.

Staff present: J. Carter Napier, City Administrator; Charlie Anderson, City Attorney; Pamela L. Boger, Administrative Services Director; Dustin Hamilton, Director of Engineering and Development Services; Jim Hloucal, Chief of Police; Mike Cole, Utilities Project Manager; Michael Foote, Sustainability Coordinator; Evan Byrd, Management Analyst; Joe Lunne, Public Information Officer; and Karlene Abelseth, City Clerk.

Antelope Valley Business Park Water Service for Fire Suppression

Utilities Project Manager Cole gave background information concerning the Antelope Valley Business Park District and their request of water service for fire suppression. Mr. Cole stated that during staff discussions with the Antelope Valley Business Park customers there was an indication that this particular district proposed becoming an outside retail City water customer. He went on to say the District also indicated a desire to pay for the incremental up-size cost to install a 12" or 16" water line, and would pay for the cost(s) associated with upgrading its existing water system to City standards. There was discussion concerning metering for each customer and each individual property owner would enter into a City agreement for outside retail water which may or may not include pre-annexation requirements. Mr. Cole stated that after speaking with the District's representatives, staff expressed concerns of having water available and turning it over immediately. He went on to say that there are things that could be done to improve the infrastructure and enter into an interim development agreement that addresses the various costs associated with the project. The District stated they would continue to serve its customers from its existing well through the new pipeline system. Councilman Rothleutner asked if there would be any water quality issues. Mr. Cole stated that he didn't believe there would be any water quality issues. Mayor Murphy asked for confirmation that within the agreement the District would improve their water infrastructure to City standards. Mr. Cole affirmed that the District would improve their infrastructure to City standards and at some point would dedicate it to the City. Mayor Murphy asked if \$60,000,000 for all the water districts is going to be sufficient. After an explanation of the process, Mr. Cole stated when comparing apples to apples, he felt it would be an adequate amount of money.

Gillette College Agreement MOU

City Administrator Napier explained the draft Memorandum of Understanding pertaining to operations and support of the Gillette College. Mr. Napier stated the agreement is separated

into two major sections. The first part of the agreement is dedicated to memorializing the patterns that the partners have pursued concerning capital construction on the campus. The second part of the agreement describes what the partners have done from a financial contribution standpoint. Mr. Napier pointed out that if there were cataclysmic drops in revenues, then all parties would have the opportunity to analyze what revenues they had available to contribute to sustaining the College. He stated that if all the partners sign the agreement, that indeed it would prevent the College from having to approach each entity, each year for funding, unless they are requesting additional funding than what is established in the agreement. City Administrator Napier stated that the purpose of tonight's discussion is to obtain feedback from Council concerning the agreement and the agreement could be prepared as a formal consideration for the September 3rd meeting. Mayor Murphy stated this would give Council time to review the agreement and at the next Work Session, discuss it as a warm up item.

CC Sheriff's Office MOU

Chief Hloucal and Sheriff Pownall explained the proposed MOU between the Police Department and Sheriff's Office pertaining to law enforcement responsibilities during Cam-Plex events. Sheriff Pownall assured the group that the Sheriff's office would work together with the Gillette Police Department and maintain their presence during larger events at the Cam-Plex as requested by the Campbell County Public Land Board; the Police Department would assist the Sheriff's Office in delivery of law enforcement services. Councilman Jerred asked if the differences between the City and County's Ordinances were worked out. Chief Hloucal stated that there aren't many City Ordinances that don't have a matching State Statute attached to it and went on to say that it wouldn't be any different than what is done today by assisting the Sheriff's office within City limits. Chief Hloucal assured the Council the two entities would work together to provide consistent law enforcement.

HVAC Discussion

Administrative Services Boger and Ronnie Zimmerman presented information concerning the current HVAC system. A mandatory walk through relating to the HVAC system was conducted. Only one bid was received from Powder River Heating & Air Conditioning as the prime contractor. There were three sub-contractor bids that were received; the lowest bid was received from Johnson Controls at \$742,581. The second lowest bid was received from Temperature Technologies at \$937,107. In the best interest of the City, for a variety of reasons, staff is recommending the acceptance of Temperature Technologies bid. Ms. Boger then informed Council that an additional \$194,000 is being requested and carry over monies would need to be used. She is working with the Finance Director concerning this matter. City Administrator Napier recommended that formal consideration of this agreement be moved to the September 3rd meeting to ensure the additional funding is available.

New Agenda Item Discussion

The group discussed the agenda items for the August 19th Council Meeting. During the review of the agenda items, Mayor Murphy requested that staff make it a goal to notify residents well in advance of City projects that may affect their neighborhood. Mayor Murphy also requested more follow through be conducted

pertaining to contacting prior applicants for Board positions. He went on to say that most prior applicants, when interviewed, have expressed their interest in serving on other Boards.

Adjournment

There being no further business to come before the Council, the meeting was adjourned at 7:25 p.m.

Tom Murphy, Mayor

(S E A L)

ATTEST:

Karlene Abelseth, City Clerk

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