

COUNCIL PROCEEDINGS

Work Session

September 9, 2013

5:57 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 9th day of September 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: John Opseth, Forrest Rothleutner, Louise Carter-King, Robin Kuntz, Ted Jerred, and Mayor Tom Murphy.

Council Member absent: Kevin McGrath.

Staff present: J. Carter Napier, City Administrator; Charlie Anderson, City Attorney; John Aguirre, Human Resource Director; Pamela L. Boger, Administrative Services Director; Kendall Glover, Utilities Director; Dustin Hamilton, Director of Engineering and Development Services; Tom Pitlick, Finance Director; Sawley Wilde, Public Works Director; Chuck Deaton, Lieutenant; Mike Cole, Utilities Project Manager; Joe Lunne, Public Information Officer; Patti Davidsmeier, Community & Gov't Relations Manager; and Karlene Abelseth, City Clerk.

Warm Up Items

Councilman Kuntz asked staff to look into replacing the rumble strips at the intersection of Garner Lake Road and Boxelder Road and possibly installing a flashing red light at the intersection as well. City Administrator Napier affirmed that he would look into this.

Executive Session

It was moved by Councilman Opseth and seconded by Councilman Kuntz to move into an Executive Session to discuss litigation. Roll was called on the motion with the following results. Council Members voting aye: Carter-King, Kuntz, Jerred, Opseth, Rothleutner, and Mayor Murphy. The Presiding Officer declared the motion carried and the group moved into an Executive Session at 6:00 p.m.

The Work Session resumed at 6:15 p.m.

Central Pavilion Roof Replacement

City Administrator Napier opened the discussion by giving a brief overview of the request and then introduced the Cam-Plex's General Manager, Larry Gaffey. Mr. Gaffey reported that late into the budget season, they had found several leaks in the roof. The County Engineer inspected the roof and provided recommendations. Mr. Gaffey explained various issues that were causing the roof to leak and stated that at this point no serious structural damage to the building or structural metal damage to the roof have been detected. He went on to say that estimates have been obtained from Lowe's Roofing; an estimate to repair the roof, and an estimate to replace the roof. It was recommended by Lowe's Roofing to install an EDPM Overlay to the roof that would extend the life of the roof another 15 years. Mr. Gaffey stated that this building is used heavily, and is requesting assistance from the Council for funding. He went on to say that last week, he had attended a Commissioner's Meeting

to request funds and the Commissioners agreed to fund 50% of the replacement for the roof. Additional discussion concerning the timeline and insulation factor took place. Councilman Kuntz voiced concerns about paying an entity construction management costs that may not understand fully what they are overseeing. Councilman Jerred asked if the Land Board will be setting up a fund for budgeting purposes to cover unforeseen expenses in the future. Mr. Gaffey explained that an assessment of each of the roofs on all of the buildings has been done to determine build dates and life expectancy dates, and to determine if there are any warranties, and contact has been made with the Campbell County School District to speak to their maintenance staff to determine how they maintain the roofs on all of their buildings. Mr. Gaffey went on to say that they are also assessing the HVAC system, machinery and major infrastructure items such as valves, to ensure that these issues are addressed during the budgeting period, and do not become an emergency. Councilman Opseth stated that he recollects seeing an unlimited, 20 year warranty on materials and labor and questioned if this warranty would include hail damage. Mr. Gaffey reported that the 20 year warranty would only cover materials and workmanship and \$3,100 was the estimate received for a 15 year hail warranty. Mr. Gaffey reported that the Commissioners have agreed to fund \$161,437 and is requesting that the Council fund the same amount. After additional discussion, it was the consensus of the Council to move forward with the project and assist with the funding. Council requested, in response to Councilmen Kuntz and Jerred's concerns, that Mr. Gaffey provide additional information in regards to staff members of PCA Engineering, who would be qualified and has had experience with overseeing roofing projects of this nature. Council would like this information available in the upcoming General Information Packet.

Killarney Park Discussion

City Administrator Napier reminded the Council of past discussions concerning Killarney Park and went on to inform Council of four general options regarding this piece of property; 1) go through the bid process again, 2) maintain the park as currently maintained, 3) install some sort of facility, or 4) make it a no maintenance facility. Public Works Director Wilde updated the Council on maintenance that has been completed this year concerning the property and what it would take to bring the property up to grade in order to install a pathway. Roger Gregson and Duane Dierks spoke to the Council concerning Killarney Park and gave their history regarding the property. Both Mr. Gregson and Mr. Dierks invited the Council to look at the property first hand. Mr. Gregson remarked that the Council would not like this property next to their homes. After further discussion, the Council decided to re-visit this issue during the upcoming budget session.

Itinerant Merchant Discussion

City Administrator Napier informed the Council of calls that he had received from local businesses concerning the current Ordinance that's in place which requires them to obtain a solicitor's license. Councilman Rothleutner stated that he spoke with a local business owner who wants to hang a few door hangers but does not feel that he should be required to obtain a solicitor's license as he is a local business that pays taxes. City Attorney Anderson explained that one of the challenges with an Ordinance like this is trying to keep the rules the same for

local businesses as well as out-of-town businesses. Mr. Anderson gave some history of how the Ordinance came to be and stated that the Itinerant Merchant Ordinance actually focuses on sales themselves and is not directed towards handing out leaflets. It would depend on whether someone is at home, and if so, are the merchants going to sell; then it is considered door to door sales. Mr. Anderson went on to say it becomes a difficult area for the Clerk and the Police to manage because it is indistinct. Councilman Jerred asked how it affects those who are campaigning. Mr. Anderson stated that the Ordinance does not apply to political campaigning or religious materials being handed out. Councilman Kuntz stated that he interprets promotional materials or pamphlets handed out as solicitation; if there is the possibility of a sale, then he feels it is solicitation. After further discussion, no direction was given by Council to change the Itinerant Merchant Ordinance.

Council Agenda Items for September 16th

The group discussed the upcoming agenda items for September 16, 2013.

Adjournment

There being no further business to come before the Council, the meeting was adjourned at 7:45 p.m.

Tom Murphy, Mayor

(S E A L)

ATTEST:

Karlene Abelseth, City Clerk

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