

COUNCIL PROCEEDINGS

Work Session

June 10, 2014

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 Tuesday the 10th day of June 2014, 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: Kevin McGrath, Forrest Rothleutner, Tim Carsrud, Louise Carter-King, Ted Jerred, and Mayor John Opseth.

Council Member absent: Robin Kuntz.

Staff present: J. Carter Napier, City Administrator; Charlie Anderson, City Attorney; Kendall Glover, Utilities Director; Dustin Hamilton, Director of Community Development; Tom Pitlick, Finance Director; Kent Clark, Public Works Operations Manager; Wayne Lindgren, Utilities System Analyst; Mark Paxton, Wastewater Manager; Chuck Deaton, Lieutenant; Joe Lunne, Public Information Officer; Patti Davidsmeier, Community & Gov't Relations Manager; and Karlene Abelseth, City Clerk.

Warm Up Items

Mayor Opseth asked for warm up items. There were none.

Gillette Avenue Update and Tour

Due to inclement weather, the tour was not conducted. Development Services Hamilton gave an update on the Gillette Avenue Construction project and timeline.

Public Hearing to Consider the Gillette City Budget for FY2014-2015

Mayor Opseth opened into a public hearing for the consideration of the Gillette City Budget for FY2014-2015. No comments were made and Mayor Opseth closed the public hearing.

Ordinance Second Reading

ORDINANCE 14-16

AN ORDINANCE PROVIDING FOR THE ANNUAL APPROPRIATION OF MONEY FOR THE MAINTENANCE OF THE CITY OF GILLETTE, WYOMING FOR THE COMING FISCAL YEAR

It was moved by Councilwoman Carter-King and seconded by Councilman Jerred to approve the foregoing Ordinance on second reading. Mayor Opseth asked for discussion. Councilman McGrath reiterated his support of the budget with the exception of funds for a roof to cover the sand spreaders and spoke on behalf of Councilman Kuntz in his absence to reiterate his support of the budget with the exception of the one full-time employee and three seasonal employees for the Field of Dreams. Councilman Rothleutner stated he supports the budget; however, he will be abstaining from all budget matters pertaining to personnel. After the discussion, roll was called on the motion with the following results. Council Members voting aye: Carsrud, Carter-King, Jerred, McGrath, and Mayor Opseth. Councilman Rothleutner voted aye, however, abstained from budget matters pertaining to personnel. The Presiding Officer declared the motion carried.

Review June 17th Agenda Items

The group reviewed the agenda items for June 17th. Councilman Jerred asked about the Green Bridge Project Tour and what it entailed. City Administrator Napier explained that the Green Bridge Project is a follow up to Council's request to see the redevelopment of the private rail spur facility.

Budget Amendment Discussion

Finance Director Pitlick explained highlighted items within the budget amendment. He explained the amendment is approximately 4.2 million dollars. This dollar amount has offsetting revenues as it relates to grant monies and line item transfers. This total also includes \$350,000 for funding of the air service enhancement, \$85,000 sewer fund for unexpected equipment failures, and \$500,000 in the insurance fund for expenses incurred during the October snowstorm. Mr. Pitlick then explained the grant revenues. City Administrator Napier explained the Joint Powers budget presentation that included the Land Board and Fire Board. The Commissioners identified the directives that were provided in the letters and the City will take those letters and either adjust the budget accordingly, or meet with the Commissioners in order to come to a different conclusion. After further explanation, Mr. Napier stated that Council has one of two options that can be considered. The first option would be to send a letter to the two Boards and indicate that the Council concurs with the Commissioner's directives and will fund accordingly to the agreements that are in place, or request a meeting with the Commissioners to negotiate the funding that the City and the County would agree to appropriate to the Land Board and the Fire Board. If Council agrees to concur with what the County has proposed, money from the Fire Board allocation would need to be moved into the Land Board's allocation and notify the Boards accordingly. Councilman McGrath agrees with the tender replacements but inquired if it would interfere with the fleet vehicle rotation that is in place. City Administrator Napier did not have information as it relates to the Commissioner's proposal and how it would affect the vehicle rotation, but would do research in regard to the vehicle rotation and provide this information to Council. Councilman McGrath then inquired about the reduction of dollars as it relates to the monitoring of Fire Station One's foundation. Councilman McGrath feels that monitoring the foundation still needs to be done and doesn't feel as if the request for funds is adequate. He asked if City Staff could take a look at the foundation and give recommendations. City Administrator Napier voiced his concerns in regard to staff reviewing the cracks in the foundation and providing a "thumb nail sketch" of the issues. He went on to say that he believes that the Council would be interested in far more than a "thumb nail sketch" in regard to a synopsis of the concerns and does not want to burden Engineering staff to bring forth a proposal for Council as he does not believe it would be close to adequate in regard to the looming issues with Fire Station One. After further discussion, it was decided to assign Councilman McGrath, Councilman Jerred, and Mayor Opseth to meet with the Commissioners within the next few weeks in regard to this issue.

Recreational Vehicles in a Mobile Home Park Ordinance Discussion

City Administrator Napier gave background information as it pertains to recreational vehicles in mobile home parks. Mr. Napier explained that there are mobile home park owners who are interested in an Ordinance provision that passed a sunset in regard to the allowance of RV vehicles to be served by mobile

home parks within the community. The Ordinance provision effectively allowed for the temporary use of RV's in a mobile home park during the time that housing was at its absolute premium. The question for Council is whether or not there is interest in passing a similar ordinance that would have the same provisions. Nick Mystrom, Vice President, Nodel Parks, and Phillip Hoy, owner of Hoy Mobile Home Park and High Plains Mobile Home Park, spoke to the Council in regard to an Ordinance as it relates to a sunset provision that has expired. Mr. Mystrom feels that the same conditions that precipitated the amendment to the Ordinance in 2006 are upon Gillette once again. He reported that Senior Planner Surface stated that there is an epidemic of RV's that are parking illegally in driveways and yards and feels that another sunset provision would eliminate some of this behavior. He asked Council to entertain the idea of amending the Ordinance to allow RV's to park in mobile home parks. Councilwoman Carter-King asked why the City doesn't allow for RV's to park in mobile home parks. City Attorney Anderson explained that RV's are regulated differently than mobile homes. Traditionally, RV's are regulated as camping units that are taken on vacations. The requirements for RV parks are not designed for year round living where mobile home parks are designed to accommodate permanent dwellings. Councilman McGrath voiced his concerns that if RV's are allowed to park within Mr. Mystrom's mobile home parks that Foothills Mobile Home Park will want the same allowance and he does not feel as if Foothills Blvd can sustain the extra traffic. Mr. Mystrom replied that there is a significant amount of infrastructure that needs to be changed from a mobile home site to an RV site and his guess would be that the 90 vacant spaces in Foothills Mobile Home Park would not be converted to RV spaces, but reiterated this was only a guess. After further discussion, City Administrator Napier introduced Phillip Hoy, owner of High Plains Campground and Hoy Mobile Home Park. Mr. Hoy stated that he has constructed his campground to operate during the winter. Allowing RV's to park within mobile home parks would take away from the campground market and leaves his sites empty during the winter. Councilman McGrath asked about the status of the campsite directly east of the Cam-Plex. City Administrator Napier replied that he is not sure how the Land Board would view this space being used in a similar way that it was a few years ago. Now that the Cam-Plex is within city limits, it now becomes an issue that the Council will need to address. Paul Foster, General Manager for the Cam-Plex, stated that this will be a topic of discussion at the Land Board Meeting and assured the group that it is not the intent of the Land Board to take away business from private owners. After further discussion, Council directed staff to draft an Ordinance revision for their consideration. Mayor Opseth also stated that the City also needs to put more pressure on those who are camping in driveways and in parking lots around the community.

Combustion Turbine Discussion

City Administrator Napier opened the discussion by informing the group of some upcoming critical deadlines. He went on to say that towards the end of August the City will be taking into its ownership the Combustible Turbine. Prior to this there are bonding issues that need to be addressed before this transaction takes place. The purpose of this discussion is to determine the bonding mechanisms to facilitate this transaction. July 10th is the first review with a bonding entity to discuss the City's rating and steps that need to be taken to ensure bonding will take place. Utilities Director Glover gave power cost history and cost comparisons between WYGEN III and CTII. Finance Director Pitlick explained the elements that make up the bonding

request of \$27,873,928. Utilities Director Glover explained the Phase I annexation costs of \$8,000,000. City Administrator Napier stated that he anticipates seeking other funds that would help relieve the debt burden and not need as much in terms of a bonding requirement. Mr. Napier stressed the deadline of July 10th to introduce this proposal to a bonding agency. D.G. Reardon, Regional Manager for Joy Global, expressed that Joy Global is seeking annexation into the city. Mr. Reardon explained that their long term goals are to incorporate Casper's facility in Gillette. Councilwoman Carter-King asked how long the annexation process would take. City Administrator Napier stated that the annexation process could be completed by the end of the year; however, that does not mean that City power would be available to Joy Global or any other business in the area. Utilities Director Glover added that the entire project would take approximately two to three years but could possibly serve some critical loads sooner.

Adjournment

There being no further business to come before the Council, the meeting was adjourned at 7:33 p.m.

John Opseth, Mayor

(S E A L)

ATTEST:

Karlene Abelseth, City Clerk

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