

COUNCIL PROCEEDINGS

Council Pre-Meeting
p.m.

November 17, 2015

6:00

A Pre-Meeting of the City Council of the City of Gillette, County of Campbell, State of Wyoming, was held on Tuesday the 17th day of November 2015, in the third floor conference room, 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: Dan Barks, Tim Carsrud, Ted Jerred, Robin Kuntz, Kevin McGrath, and Mayor Louise Carter-King.

Also present: Newly appointed Billy Montgomery.

Staff present: J. Carter Napier, City Administrator; Charlie Anderson, City Attorney; John Aguirre, Human Resource Director; Pamela L. Boger, Administrative Services Director; Patrick Davidson, Asst. City Attorney; Kendall Glover, Utilities Director; Dustin Hamilton, Development Services Director; Sawley Wilde, Public Works Director; Chuck Deaton, Lieutenant; Geno Palazzari, Communications Manager; Patti Davidsmeier, Community & Gov't Relations Manager; and Karlene Abelseth, City Clerk.

Warm Up Items

Councilman Barks thanked McKayla Hilgart for her news reporting services and wished her well.

Newly appointed Councilman Billy Montgomery thanked the Council for selecting him to fill the Ward II City Council vacancy seat.

Country Club Golf Course Discussion

City Administrator Napier gave background information on the Country Club Golf Courses' fund raising efforts and sale of their liquor license. In keeping with the agreement that Council approved several months ago, the request would necessitate a \$262,000 match. The golf course has a proposal with regard to potentially expanding the concept of matching funds that the Golf Course would raise for the Back Nine Project. He then introduced Steve Crow. Mr. Crow reported that the liquor license was sold for \$220,000 and the remainder was raised through donations to the Club. Currently, the Club is working on selling a parcel of land, along the Butler Spaeth extension, that could, potentially, raise in excess of \$100,000. Mr. Crow is seeking clarification on what would constitute a source for matching funds. He stated that the Club will need an additional 18 acres of land and reported on land the Club is currently looking at. The seller of the land believes the land is worth \$5,000 per acre and would sell the land to the Club for \$3,000 per acre if the City would match the difference. Mr. Crow added that the Club would be willing to pay for an appraisal of the land. He then reported that the Club will need approximately, 15,000 yards of sand to do bunkers, greens and T-boxes. There is a sand pit located close to the Golf Club and the owner indicated that he would be willing to donate all, or a portion of the \$4.00 per yard cost of the sand to be delivered to the Club, which would be approximately \$60,000. He asked if the Council would be willing to consider matching all, or a percentage of that "in kind" donation. Additionally, there are approximately, six local contractors that would be used to develop the golf holes. These

contractors have indicated a \$10,000 to \$20,000 reduction in their pricing if the Council would be willing to match those funds. Councilman Jerred wanted to clarify that the matching funds have already been set aside and this is not a request for additional funds. Mr. Crow agreed that was correct. Discussion regarding a study of the golf holes, that was already done, took place. Councilman Barks asked about the current agreement regarding the partnership. Mr. Napier replied that, in his estimation with what was approved, he doesn't envision that this perspective of matching funds was anticipated. If Council is comfortable that this is what they had in mind, then he would expect that direction from Council. However, up until now, he doesn't feel like this is what Council had in mind. Mayor Carter-King stated that she recollects that Council was talking dollar for dollar and would be leery of getting into matching price differences. She added that this would set a precedence. After further discussion, it was decided that Council would discuss this matter at a later date.

Retail Liquor License Discussion

Brent Eischeid and Kyle Gillett presented information regarding the renovation proposed for the Chophouse. Mr. Eischeid stated that significant progress relating to the proposed project has taken place. He understands there are requirements and deadlines that need to be met regarding the remodeling efforts, and he will be meeting with Asst. Attorney Davidson to finalize the requirements and deadlines with regard to the retail liquor license. "As build's" and design concepts are in progress. Mr. Gillett then provided a presentation of the proposed renovation and added, if possible, they are hoping not to do the renovation in phases. After the presentation of the design, Councilman Jerred asked for an estimated completion date. Mr. Eischeid replied that currently, they are in the process of submitting plans to the City and hopefully, by March, obtain permits. As far as completion dates, the amount of holes in the walls needed to accommodate the lighting was not anticipated. This has become more evident and will require additional thought as to the way the renovation is done. If he recalls, from their previous presentation, a completion date of no later than the end of 2017 was given. Every effort will be made to keep the restaurant open during the renovation and updates would be provided to Council on a regular basis. Mr. Gillett added that the renovation would be done in one contiguous phase, rather than three phases. Concern was expressed by City Administrator Napier regarding the completion date. He added, what was indicated during Mr. Eischeid's last presentation, is that construction commitments be tied to the issuance of the liquor license. Mr. Eischeid concurred that he understood, by the language in the agreement, that these commitments are tied to the liquor license and the dates given for completion would not be exceeded, period. Mayor Carter-King asked if the commitment verbiage would be part of the consideration. City Attorney Anderson stated that the commitments have been put into letter form, and it is anticipated that Mr. Eischeid will sign the letter. The letter will be entered into the record of the meeting, and passed out for Council to review what Mr. Eischeid has agreed to do; the renewal of the liquor license would be contingent upon following that plan. Mr. Eischeid reminded the Council that the Bar & Grill Liquor License that is currently held by the Chophouse, would be relinquished back to the City if the retail liquor license is issued to them.

Review November 17th Agenda

Mayor Carter-King reported, due to the time, the Mobile Technology presentation would need to be rescheduled. City Administrator Napier reported that a couple changes would be needed regarding the upcoming Regular meeting's agenda.

Adjournment

There being no further business to come before the Council, the meeting adjourned at 6:47 p.m.

Mayor Louise Carter-King

(S E A L)

ATTEST:

Karlene Abelseth, City Clerk

Publish date: November 25, 2015