

A Special Meeting of the City Council was held on Tuesday the 13th day of February 2018.

Present were Councilmen Barks, Carsrud, Kuntz, Lundvall, Montgomery, Neary, and Mayor Carter-King; Administrator Davidson; Attorney Reyes; Directors Cole, Henderson, Hloucal, VonEye and Wilde; Managers Palazzari and Toscana; and City Clerk Abelseth.

Action Item

RESOLUTION 2650

A RESOLUTION IN SUPPORT OF A COMMERCIAL AIR SERVICE IMPROVEMENT PLAN FOR THE STATE OF WYOMING

Councilman Carsrud made a motion to approve the foregoing Resolution in support of a commercial air service improvement plan for the State of Wyoming; seconded by Councilman Montgomery. Administrator Davidson provided an explanation regarding the consideration. All voted aye. The motion carried.

Big D Oil Kwik Shop at Crestview Discussion

Administrator Davidson reported that there have been complaints from adjacent homeowners of semi-trucks idling in the parking lot of the Kwik Shop. Those affected by the noise are inquiring what can be done. City Code, presently, does not prohibit the idling of vehicles on private property. Citizens living in this area have mentioned that this could be a zoning issue. In past annexations, the City's approach to zoning was to maintain the status quo of businesses and residences; the current zoning for this area is CP. Director VonEye provided an explanation of a CP zoning district. Administrator Davidson reported that staff reached out to Big D Oil, and several homeowners in the area, asking them to be present for this meeting. Roger and LeAnn Brown spoke to the Council, stating that they have had discussions with Big D. However, Big D's response has been that they don't care. He added that Council stated that this could cause a hardship on Big D, however, this is also putting a hardship on the homeowners. Big D began as a Kwik Shop making it acceptable for a CP zoning. Then the truck stop was added which he feels makes it a zoning issue rather than a noise issue. Director VonEye clarified that the current CP zoning does not allow for the use of extended parking of vehicles. How staff handled this situation upon annexation, as with all City annexations, is typically, there is no retroactive enforcement of the zoning ordinance to the properties in the annexation area. He provided a few examples such as allowing septic tanks to remain in place until they fail prior to hooking up to the City's sanitary sewer line; not requiring graveled surface driveways to be paved until there is substantial improvement to the lot; building urban street sections with curb and gutter, that would otherwise be a requirement of today's standards. Since these requirements, traditionally, have not been required after an annexation, staff wrote a letter to Big D acknowledging their non-conforming use of parking the trucks; Big D has not responded formally to the letter. However, the trucking company has spoken with staff, acknowledging that they knew that Big D received the letter, and seemed to want to entertain anything that they could do to minimize the impact. General discussion ensued. After the discussion, Council suggested writing another letter stating that this issue was discussed, and Council would like to speak with representatives of Big D, as well as the homeowners that are directly affected.

Crestview / Antelope Valley Park Discussion

Administrator Davidson reported that the County has provided the City with draft deeds for the parks. The largest issue with regard to the parks is the acquisition of water for the parks. Antelope Valley will be discussing this issue and will provide the City with answers regarding water. Crestview has taken a slightly different approach. The Board responded to the City's request regarding water for the parks, and stated until the City addresses Crestview's water and sewer systems, in writing, they will not take action for providing water to the park. Administrator Davidson reminded Council of what Crestview asked for prior to annexation, and added that Crestview was asked to attend this meeting. From the beginning of the annexation discussions, Crestview asked that their water system be left alone and that they be allowed to maintain their own water system. The City proceeded forward with the annexation and the instruction from Crestview to keep their water system. Crestview was setting themselves up to become a regional water customer. In December, the City found out that Crestview had changed their mind and was actively looking to become a City water customer. Crestview's Board is now using this as a bargaining position for the City to obtain water to the park. He then reminded Council of discussions regarding Crestview's sewer system, which is a lagoon system. There were discussions if, when the time came, the City would be interested in reclaiming it, or looking at partial funding. Clearly, it was not going to be dollar for dollar and the City was not going to take over full responsibility. Determining the nature and extent of the lagoon, it appears that there are preliminary reports that the water from the lagoon could enter the City's sewer system, but we are not in a position to take on the solids, and the City has not received paperwork or negotiated a price for this. The letter that the City

received from Crestview would indicate that until the City has committed, in writing, to both of these facets of the operation for the water system and the sewer system, they are unwilling to address the issue of water for the park. General discussion ensued. During the discussion, Administrator Davidson reported that the Board has invited Directors Cole and VonEye, as well as himself to a meeting on March 8th with regard to reducing the District’s water system and wastewater system and transferring it to the City. Administrator Davidson reiterated the fact that the City is not in a position to discuss taking over their water system until 2020-2021. The same holds true for the lagoon system and these issues need to be addressed separately. Mayor Carter-King reminded the group that the Board stated they would be fine with their lagoon for at least five to six years. Councilman Barks stated that the issues with the District’s water and sewer system and watering the parks are two different issues, and it seems that the Board is trying to tie these two issues together. He added that Council will deal with the park and with the water and sewer issues separately and he wants staff to take this message to the Board during the March 8th meeting.

Utility Rate Discussion

Finance Director Henderson provided a power point presentation regarding the Electrical, Water and Solid Waste funds. She reported that unless the County raises the tipping fees, there is no need to increase solid waste fees. Depending on the outcome of the 1% tax vote, there should be no increases needed this year, except for wastewater fees.

Street Cut Ordinance Discussion

Civil Engineer Antonich provided a power point presentation regarding fee adjustments for cut permits. He provided information pertaining to current fees and proposed fee adjustments. General discussion ensued. After the discussion, Council directed staff to bring forth the Ordinance with the proposed changes for consideration.

Review February 20th Agenda

The group reviewed the upcoming agenda items for February 20th.

Adjournment

There being no further business to come before the Council, the meeting adjourned at 8:15 p.m.

(S E A L)

ATTEST:

Karlene Abelseth, City Clerk
Publication date: February 21, 2018

Louise Carter-King, Mayor