

A meeting of the City Council was held on Tuesday the 5th day of March 2019.

Present were Councilmen Brown, Carsrud, Lundvall, McLeland, Montgomery, Neary, and Mayor Carter-King; City Administrator Davidson; City Attorney Reyes; Directors Cole, Henderson, Hloucal, Muzzarelli, and Wilde; Managers Palazzari and Toscana; and City Clerk Staskiewicz.

Invocation and Pledge of Allegiance

The Invocation was led by Pastor Dan Holden of First Assembly of God Church. The National Anthem was performed by the *Campbell County Children's Chorale*, conducted by Becky Safora.

Approval of General Agenda

Councilman Montgomery made a motion to approve the General Agenda; seconded by Councilman Lundvall. All voted aye. The motion carried.

Approval of Consent Agenda

Pre-Meeting – February 19, 2019; Regular Meeting – February 19, 2019; Work Session – February 26, 2019; Executive Session – February 26, 2019.

Bills and Claims

Adecco Employment Services, 291.36; Albertsons, 6.99; Alex Rozier, 1,000.00; Allen, Kevin & Kelly, 7.46; AlSCO, 939.60; Anixter Power Solutions, 109,301.06; Anthony Reyes, 145.00; Architectural Specialties LLC, 561.45; Arete Design Group, 10,730.05; AT&T Mobility National Accounts, 4,481.62; AVI Systems, 342.56; AVP Consulting LLC, 56.91; Big Horn Tire Inc, 2,021.36; Bighorn Hydraulics Inc, 12.12; Black Cat Construction LLC, 5,724.56; Black Hills Energy, 73.74; Blue Cross Blue Shield of Wyoming, 44,887.09; Blue Cross Blue Shield of Wyoming, 11,740.05; Blue Cross Blue Shield of Wyoming, 19,148.86; Blue Cross Blue Shield of Wyoming, 31,761.64; Border States Electric, 1,025.00; Burns and McDonnell Corporation, 41,818.93; Campbell County Clerk Election, 9,098.84; Campbell County Coordinated Benefits Trust, 5,888.97; Campbell County Coordinated Benefits Trust, 137.50; Campbell County Hospital District, 250.50; Campbell County Joint Powers Fire Board, 133,789.77; Campbell County Landfill, 786.75; CBH Co-Op, 26.25; Centurylink, 231.56; Charles W Anderson, 4,000.00; Charles Ziemer, 100.00; Charter Media, 406.80; Cherry, Chantall, 100.79; City of Gillette - Petty Cash, 307.00; City of Gillette-Health Plan, 4,135.00; Clyde Owen, 100.00; Collection Professionals Gillette, 479.14; Collins Communications, Inc, 1,264.42; COP Wyoming LLC, 23,400.00; Craig Furman, 50.00; Crescent Electric Supply, 5,181.36; Cummins Rocky Mountain Inc, 3,756.37; Damori, Bernie A, 354.22; Dana Kepner Company Inc, 1,177.20; Delta Dental Of Wyoming, 21,456.70; Desert Mountain Corporation, 5,478.97; DOWL LLC, 1,385.00; Doyle Land Surveying, 1,000.00; DPC Industries Inc, 6,039.00; Easton, Kylee, 153.58; Electro-Test and Maintenance Inc, 2,745.00; Employment Testing Services Inc, 342.00; Energy Laboratories Inc, 180.75; Farmer Brothers Company, 287.04; Fastenal Company, 52.69; FedEx, 35.13; Ferguson Enterprises, Inc #1701, 31.50; Ferris, Kristin, 168.12; Galls, an Aramark Company, 1,025.00; Garry Ginn, 100.00; Gillette College, 125,000.00; Gillette Contractors Supply Inc, 4,688.39; Gillette Main Street, 2,500.00; Gillette Printing Company Inc, 218.90; Gillette Steel Center, 47.00; Gillette Winnelson Company, 39.84; GW Construction, LLC, 9,902.75; Hach Company, 1,892.12; HDR Inc - US Engineering Accounts Receivable, 15,558.85; Hladky Construction, 736.00; Homax Oil, 730.50; Home Fire Foods, 138.75; Hub International Mountain States Limited, 100.00; Hub International Mountain States Limited, 100.00; Inland Truck Parts, 379.53; Jack's Truck Center Inc, 1,138.05; Jason Materi, 15.00; Jeff Connor, 165.00; Johns, Ted & Jeannie, 10.82; Karen Johnson, 55.00; KOIS Brothers Equipment Company, 2,771.23; Lavra Lehan, 2,300.00; Louise Carter King, 64.98; Machine Products Inc, 504.00; Menards, 100.00; Michael Tiefenthaler, 15.00; Midland Implement Co Inc, 496.93; MII Life Insurance, Incorporated, 3,647.92; MII Life Insurance, Incorporated, 1,415.29; Mikelah Williams, 50.00; Montana Association of Health Care Purchasers, 1,367.60; Morrison Maierle Inc, 2,625.99; National Band & Tag Co, 868.80; Norco Inc, 1,108.81; One Call of Wyoming Corp, 132.25; Outliers Creative, LLC, 650.00; Parknpool Corp, 1,529.13; PCA Engineering Inc, 400.00; Penny Hansen, 50.00; Penrose, Tristan, 30.17; Petrey, Debra & Doyle, 162.04; Postal Pros Southwest Inc, 6,540.57; Powder River Energy Corporation, 3,558.62; Powder River Heating & Conditioning Corporation, 6,745.86; ProElectric Inc, 18,187.00; Purvis Industries, LLC, 75.09; Real Estate Systems, 350.00; Record Supply Inc Napa, 142.49; Ringer Law P.C., 12,450.00; Robert Olguin, 100.00; Sara Costello, 25.00; Schwartz, Dany, 76.48; Selena Nava, 50.00; Serowka, Alisha, 9.06; Sioux Falls Children's Home Society, 450.00; Skaggs Companies Inc, 847.50; Smith, Hank, 149.68; Source Office Products, 397.40; Southern Computer Warehouse, 564.02; Southwestern Equipment Company, 114,250.00; State of Wyoming - DCI, 15.00; Steven Peterson, 156.04; Structural Dynamics LLC, 994.00; Stuart C Irby Co, 615.27; Team Properties, 24.50; Technical Marketing Mfg Inc, 885.81; Thomas Englehaupt, 100.00; Thunder Rock LP, 86.41; Traffic Signal Controls Inc, 575.00; TW Enterprises Inc, 639.60; Tyler Technologies Inc, 550.00; U S Postal Service,

235.00; Varitech Industries Inc, 901.59; Verizon Wireless, 502.50; Verizon Wireless, 1,394.33; Verizon Wireless, 3,724.28; Vigil, Benjamin, 122.95; Wal-Mart, 78.36; Wal-Mart, 171.00; Warlow Drive Apartments, 25.00; Wastequip LLC, 2,397.04; Wesco Receivables Corp, 7,774.24; Wireless Advance Communication, 618.00; Wyoming Association Municipalities, 200.00; Wyoming Chapter of ARMA International, 150.00; Wyoming Dept. of Transportation, 22.00; Wyoming Peace Officer Assoc., 590.00; WYOSTAR, 482.50; Zane Fichter, 50.00

Authorization for the Mayor to sign an employment agreement between the City of Gillette and R. Douglas Dumbrill.

Councilman Carsrud made a motion to approve the Consent Agenda; seconded by Councilman Brown. All voted aye. The motion carried.

Approval of Conflict Claims

Councilman Montgomery made a motion to approve a conflict claim for Mayor Carter-King in the amount of \$462.38; seconded by Councilman Lundvall. Brown, Carsrud, Lundvall, McLeland, Montgomery, and Neary voted aye. Mayor Carter-King abstained. The motion carried.

Comments

Council – Councilman Carsrud reported on the success of the Gillette Wild High School Hockey team who will be representing Wyoming at the National Championship in Cleveland, Ohio. Councilman Neary congratulated the Campbell County High School and Thunder Basin High School basketball teams for their recent regional championships and advancement to the State Tournament in Casper.

Other Comments – Mayor Carter-King proclaimed the week of March 10-16, 2019 as National Girl Scout Week.

Communications Manager Palazzari gave a video presentation of past and future community events.

Unfinished Business

Ordinance 2nd Reading

ORDINANCE 19-03

AN ORDINANCE APPROVING AND AUTHORIZING AN AMENDMENT TO ORDINANCE 3661 AND ASSOCIATED VILLAS AT LEGACY RIDGE PLAT TO BE KNOWN AS THE AMENDED PLANNED UNIT DEVELOPMENT, THE VILLAS AT LEGACY RIDGE, PHASE I, TO THE CITY OF GILLETTE, WYOMING

Councilman Carsrud made a motion to approve the foregoing Ordinance on second reading; seconded by Councilman Brown. Councilman Montgomery made a motion to postpone the item at the request of the parties until the April 16, 2019 Council meeting; seconded by Councilman Lundvall. Administrator Davidson provided an explanation regarding the postponement. All voted aye to postpone the second reading of the Ordinance until April 16, 2019. The motion carried.

New Business

Minute Action

Councilman Carsrud made a motion to approve a bid award for the Wastewater Treatment Plant Anaerobic Digester Cleaning and Coating Project to R.C.S. Construction, Inc., of Rapid City, South Dakota, in the amount of \$475,538.24; seconded by Councilman Montgomery. Administrator Davidson provided an explanation regarding the consideration. All voted aye. The motion carried.

Councilman Brown made a motion to approve a professional services agreement for construction phase services for the Wastewater Treatment Plant Anaerobic Digester Cleaning and Coating Project with Morrison-Maierle, Inc., in the amount of \$25,376; seconded by Councilman Montgomery. All voted aye. The motion carried.

Councilman Neary made a motion to approve a bid award for the Wastewater Treatment Plant Ultra-Violet Disinfection Building Addition Project to Van Ewing Construction, Inc., in the amount of \$485,000; seconded by Councilman Carsrud. Administrator Davidson provided an explanation regarding the consideration. All voted aye. The motion carried.

Councilman Neary made a motion to accept public improvements for the Gillette Police Department Dispatch Remodel Project, Installed by Hladky Construction, Inc., in the amount of \$68,991.07; seconded by Councilman Montgomery. All voted aye. The motion carried.

RESOLUTION 2686
A RESOLUTION APPROVING AND AUTHORIZING THE
FINAL PLAT KNOWN AS LOTS 1B, 1C, & 1D, SOUTHSIDE
BUSINESS PARK II; TO THE CITY OF GILLETTE, WYOMING,
SUBJECT TO ALL PLANNING REQUIREMENTS.

Councilman Carsrud made a motion to approve a Resolution approving and authorizing the final plat known as lots 1B, 1C, & 1D, Southside Business Park II, located in the Southside Business Park II Subdivision, to the City of Gillette, Wyoming, subject to all Planning requirements; seconded by Councilman McLeland. Administrator Davidson provided an explanation regarding the consideration. All voted aye. The motion carried.

Councilman Brown made a motion to approve a bid award for the Alley Pavement Management System 2019 Project to Mountain Peak Builders, LLC, in the amount of \$81,792 (1% Project); seconded by Councilman Montgomery. Administrator Davidson provided an explanation regarding the consideration. All voted aye. The motion carried.

Councilman Carsrud made a motion to accept development improvements for the Antelope Valley Business Park Water System Improvements Project, installed by DRM, on behalf of the Developer, Antelope Valley Business Park, LLC; seconded by Councilman Lundvall. Administrator Davidson provided an explanation regarding the consideration. All voted aye. The motion carried.

Ordinance 1st Reading

ORDINANCE 19-04
AN ORDINANCE TO AMEND CHAPTER 3, SECTION 3-6 OF THE GILLETTE CITY
CODE TO RENAME THE SECTION SOCIAL HOST ORDINANCE, ADD DEFINITIONS
AND MAKE VARIOUS REVISIONS.

Councilman Brown made a motion to approve the foregoing Ordinance on first reading; seconded by Councilman Carsrud. Rhea Parsons of the Campbell County Prevention Council explained that changing the title to “Social Host Ordinance” would help in their efforts to educate the public that it is illegal to provide alcohol to minors. All voted aye. The motion carried.

ORDINANCE 19-05
AN ORDINANCE PROVIDING FOR THE VACATION OF A 6’ PORTION
OF A 20’ WIDE PUBLIC ACCESS AND UTILITY EASEMENT LOCATED
IN LOT 3A, LAKESIDE SUBDIVISION, AS SHOWN ON EXHIBIT “A” MAP,
IN THE CITY OF GILLETTE, WYOMING, SUBJECT TO ALL
PLANNING REQUIREMENTS.

Councilman Carsrud made a motion to approve the foregoing Ordinance on first reading; seconded by Councilman McLeland. Administrator Davidson provided an explanation regarding the consideration. All voted aye. The motion carried.

Public Hearings and Considerations

Mayor Carter-King opened a public hearing for the amendment of the district zoning map of the City of Gillette, Wyoming, for a parcel located in the S1/2NE1/4 of Section 24, T50N, R72W of the 6th P.M., City of Gillette, Wyoming, from M-H, Mobile Home District and C-1, General Commercial District to I-1, Light Industrial District, subject to all Planning requirements. Ken Ferguson, representing County home owners in the Los Caballos Service and Improvement District, requested to go on the record to correct a statement made at the February 26th Planning Commission meeting. Mr. Ferguson said that he incorrectly stated that before the property was annexed into the City, the County had stopped the previous development of the property. The County approved the development plans for the land, but upheld Los Caballos Service and Improvement District’s request of a solid fence, the full length of the property’s northern boundary, and maintenance of a green zone on the south side of the 6’ fence. The Developer, at the time, could not afford to meet their requirements and the other requirements established by the County. Mr. Ferguson expressed concerns of allowing light industrial park development 80 feet from his front door, and requested that Council consider denial of the development. Councilman Neary asked for clarification on the required buffer between County and City property. City Attorney Reyes commented that this particular property does not fall within the buffer requirements because the property is located in the City; the buffer requirement applies to the need for County property to be one half a mile from adversely affecting a property within the City. Mayor Carter-King asked Mr. Ferguson if any type of development would be acceptable. Mr. Ferguson’s preference was to only allow residential development, which would keep the north side of Warlow Drive as residential. Jeff Hogsed, property developer, addressed Council with the history of the property and presented Council with the Master Plan for the area, which identifies the use of the property. Mr. Hogsed stated that the plan is to subdivide the property into eight (8) lots for development of a light industrial park. He stated that there

would be a 40' buffer containing evergreen trees as a requirement in the covenants and restrictions within the deed. The developer's intent is to create an industrial park that falls within the guidelines of the City's Master Plan. City Administrator Davidson stated that the development of the property would require a site plan review, at the Planning Department level, which would have screenings to ensure that all regulations were met for industrial property abutting a residential area. Mayor Carter-King stated that Council would proceed with the first reading of the Ordinance, and requested further information from the Planning Commission and City Staff, regarding the property, for subsequent Ordinance readings. No further comments were made and the public hearing was closed.

ORDINANCE 19-06
AN ORDINANCE TO AMEND THE DISTRICT ZONING MAP
OF THE CITY OF GILLETTE, WYOMING,
A PARCEL LOCATED IN THE S1/2NE1/4 OF SECTION 24,
T50N, R72W OF THE 6TH P.M., CITY OF GILLETTE, WYOMING,
FROM M-H, MOBILE HOME DISTRICT AND C-1, GENERAL
COMMERCIAL DISTRICT TO I-1, LIGHT INDUSTRIAL DISTRICT.
SUBJECT TO ALL PLANNING REQUIREMENTS

Councilman Carsrud made a motion to approve the foregoing Ordinance on first reading; seconded by Councilman Brown. Councilmen Neary, McLeland, Montgomery, Brown, and Mayor Carter-King voted aye. Councilmen Carsrud and Lundvall voted nay. The motion carried.

Adjournment

There being no further business to come before the Council, the meeting adjourned at 8:03 p.m. The next regularly scheduled meeting will be held on March 19, 2019, Council Chambers, City Hall.

This meeting can be viewed in its entirety at <http://www.gillettewy.gov/CityCouncilVideos.html>. Minutes can be viewed at <http://www.gillettewy.gov/CityCouncilMinutes.html>.

(S E A L)

ATTEST:

Louise Carter-King, Mayor

Cindy Staskiewicz, City Clerk

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