

A Work Session Meeting of the City Council was held on Tuesday the 12th day of March 2019.

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

Warm Up Items

Councilman Neary congratulated the following teams for their wins at the State Tournament in Casper: Thunder Basin High School Girls' Basketball team for their Championship win, the Campbell County High School Boys' Basketball team for their 2nd place win, and the Campbell County Girls' Basketball team for their 3rd place win.

City Administrator Davidson informed Council that following an earlier conference call with the National Weather Service regarding the impending storm, it was determined that the City will be under a Level 1 Snow Emergency beginning at 6:00 p.m.

Councilman Carsrud addressed the Media's use of embellished headlines, specifically in regard to a recent Facebook headline entitled, "City finds extra cash in fund earmarked for EPA". Councilman Carsrud had no qualms with the facts of the article itself, but he felt that the headline implied that the City was incompetent in keeping track of City funds. Councilman Carsrud presented statistics and history of the referenced fund, dating back to 1987. He commended City Finance Staff for seven (7) consecutive years, of winning the Government Finance Officers Association (GFOA) Certificate of Achievement and Excellence Award, and reiterated that the City does not lose money and find it later; City Staff is accurate and transparent in accounting for all public funds. Councilman Carsrud stated that many people only read the headlines, and requested that the media stick to the facts and avoid embellishing headlines.

Building Abatement Update

Chief Building Official Rogers presented Council with an update of Gillette properties that are currently being monitored by the Building Inspection Division for structural and safety issues. City Administrator Davidson stated that updated information on the status of houses on Goldenrod Avenue will be provided to Council as it becomes available.

Warlow Drive Zoning Process Discussion

City Administrator Davidson reminded Council of the concerns of County homeowners regarding the March 5th Council agenda, Ordinance first reading, for the change of zoning from a combination of Mobile Home (MH) and Commercial (C1) to Light Industrial (I1) for a specific property on Warlow Drive. Development Service Director Muzzarelli outlined the intent of light industrial zone district regulations as not requiring intensive land coverage, or generating large volumes of traffic. Light industrial districts do not allow obnoxious sounds, glare, dust or odors. All I1 zoning regulations ensure compatibility with adjacent or nearby residential areas. Mr. Muzzarelli stated that the property is currently zoned C1, which would allow businesses such as animal hospitals, automobile or mobile manufactured home sales, service and repair shops, carpenter and cabinet shops, lumber yards, or department stores. Light industrial districts would allow animal hospitals, assembly and fabrication shops, industrial pipe yards, bottling plants, or grain elevators. The Planning requirements would vary, depending on the type of business. From a Staff point of view, the request to change the zoning to I1 meets all City zoning requirements. The Ordinance is for the rezoning change of the property. Future development of the property would require commercial/development plan review, which would address requirements for landscaping, including minimum bufferyard and minimum screening with fencing, vegetation, trees, berms or combination of screening methods, as required when a light industrial district abuts residential property. Outdoor storage of materials would be required to be enclosed in a solid fence or structure. Mr. Muzzarelli commented that the 2013 Comprehensive Plan's recommendation for the property was Light Industrial (I1) zoning.

Mayor Carter-King reminded Council that the Planning Commission's vote on this item was 4-3, and Council's vote on the first reading of the Ordinance was 5-2. Because she will not be in attendance at the March 19th Council meeting for second reading of the Ordinance, she asked if Council would consider tabling the Ordinance on second reading to allow for a full Council vote at the April 2nd meeting, or agree to vote the second reading of the Ordinance through, in her absence, to allow it to return for a full Council vote on third reading. It was the consensus of the Council to table the second reading of the Ordinance until the April 2nd meeting to allow for a full Council vote. Mayor Carter-

King requested that both the property developer and the adjacent land owners be notified of the postponement of the second reading of the Ordinance. Further discussion ensued regarding Parks Board landscaping requirements, code enforcement, bond posting, and long-term property plans.

Wastewater Rates Update

Utilities Director Cole gave an in-depth and detailed presentation on the proposed wastewater rate increases. The proposed rate increase would provide additional annual revenue of approximately \$400,000, with the greatest impact observed by 27 sewer customers that have 4” and larger water meters. Antelope Valley customer’s sewer rates would become volumetric after May 1, 2019. Director Cole stated that wastewater rates provide approximately five million dollars in annual revenue; by comparison, optional 1% sales tax revenue provides over 6.5 million dollars on average, annual basis for sewer capital projects. The presentation indicated that the typical, average residential sewer customer with a 1” or less City water meter, would see a wastewater rate increase of 8%, which equates to an increase of \$1.76 per month; other wastewater rate classes, with larger water meters, would see a proportionate increase. The City plans to add a new rate category for sewer customers with City water meters of 4” and larger, with the intention of adding a final rate category in 2020 for sewer customers with City water meters of 6” and larger. Mr. Cole pointed out that only the “fixed charge” would increase, the “usage” charge of \$2.88 per 1,000 gallons would remain the same. Discussion of comparison of Gillette’s residential utility rates with rates of comparable cities, and concerns regarding the rate increase ensued. Director Cole stated that Staff’s recommendation would be to approve the proposed wastewater rates with an effective date of May 1, 2019.

Lottery Proceeds

Mayor Carter-King announced that the lottery proceeds discussion would be moved to a future date.

Review March 19th Agenda

The group reviewed the upcoming agenda items.

Executive Session

Councilman Carsrud made a motion to move into an Executive Session to discuss Real Estate; seconded by Councilman Montgomery. All voted aye. The motion carried.

Adjournment

There being no further business to come before the Council, the meeting adjourned at 7:23 p.m.

Louise Carter-King, Mayor

(S E A L)

ATTEST:

Cindy Staskiewicz, City Clerk

Publish: March 20, 2019