

A Work Session Meeting of the City Council was held on Tuesday the 14th day of May 2019.

Present were Councilmen Brown, Carsrud, McLeland, Montgomery, and Mayor Carter-King; Administrator Davidson; Attorney Reyes; Directors Cole, Henderson, Muzzarelli, and Wilde; Managers, Birk, Jensen, Molder, Schoen, D. Wasson, Lt. Deaton, Palazzari and Toscana; Financial Analyst/Accountant Palmer, Grants/Payroll Specialist Lenz, and City Clerk Staskiewicz.

Warm Up Items

Public Works Director Wilde informed Council that Wyoming Department of Transportation's street striping contractor improperly striped the intersection of Gillette Avenue and 2nd Street, and they will work to correct the error. Director Wilde also stated that the Bulldogs will host "The Boys of Summer Baseball Tournament" with 39 teams from Montana, South Dakota, Nebraska, and Wyoming, at the Energy Capital Sports Complex. Director Wilde added that three (3) additional tournaments are currently scheduled for the Complex this summer.

Councilman Montgomery reminded citizens that school will soon be out for the summer and to use caution when driving and watch for bicycles and children playing.

YES House Community Development Block Grant (CDBG)

Tatyana Walker, Development Director, and Sherri England, Executive Director of the YES House, informed Council of Community Development Block Grant funding they are seeking for the remodel of the Boys' Cottage Residential/Group Home and the Crisis Shelter. Development Director Walker stated that the USDA & Department of Agriculture inspected the facilities and determined health concerns with three (3) kitchens and two (2) common areas. The total cost of the project, including demolition costs, would be \$270,599. Mayor Carter-King expressed concern that sponsoring this project would hinder the City from receiving block grant funding for other projects. City Administrator Davidson informed Council that the City's sponsorship would be a formality of having a governmental entity assisting with the receipt of the funds and ensuring accountability, and there would be no foreseeable funding consequences for the City. Administrator Davidson stated that the public hearing and consideration of the grant would be brought before Council at the May 21, 2019 Council meeting.

Wastewater Condition Assessment

Utilities Director Cole notified Council that a Resolution would be presented for consideration on the May 21st agenda, to address the sale of surplus wood chips at the yard-waste site at the Wastewater Facility. Approval of the Resolution would allow contractors and residents to purchase a maximum of 50 cubic yards of wood chips per month, at a cost of \$20 per cubic yard.

Director Cole informed Council that HDR Engineering was in the final stages of completing an assessment of the Wastewater Treatment Plant. Director Cole introduced DelRon Peters, Heath Turbiville, and Nick Van Wyhe of HDR Engineering. Mr. Turbiville outlined the process of the facility assessment, including goals, objectives, priorities, and procedures for achieving the goals. Mr. Peters addressed the aging infrastructure and the previous improvements and updates completed in 1984 and 2005. Mr. Van Wyhe presented Council with the high priority recommendations. He reported that the high priority items were all to address issues with the original facility built in 1974. The top ten (10) projects recommended for completion over the next five (5) years included: 1A - upgrade to headworks/WWTF entrance/compost facility & screening; 1B - replace solids thickening equipment; 1C - dewatering redundancy; 1D - safety items; 1E - electrical/safety; 1F - replace corroded site piping and valves; 1G - roof replacement and HVAC improvements; 1H - boiler replacement and heat exchange redundancy; 1I - primary clarifiers improvements; 1J - redundant UV system. Projects 1A and 1B were recommended for completion in the upcoming fiscal year with an estimated cost of \$11,500,000. The medium priority projects recommended for completion in 5-10 years included: 2A - electrical upgrades; 2B - replacement of PC splitter box gates; 2C - RAS and digester improvements; 2D - redundant UV; 2E - expansion of compost concrete. The low priority projects recommended for completion in 10-20 years included: 3A - building improvements; 3B - expansion of compost concrete.

Mr. Turbiville presented Council with funding sources, which included the Wyoming Office of State Lands and Investments; EPA & Wyoming SRF; U. S. Department of the Interior, Office of Surface Mining Reclamation and Enforcement; and the WIFIA Program. He stated that the WIFIA Program offered funding for large municipal projects with payments deferred until the completion of the project. The next steps would be to pursue a preliminary design, identify the construction phasing, and determine

the 20-year investment. City Administrator Davidson confirmed it was important to know the priorities, leverage available funds, and work toward completion.

Interstate Industrial Special Improvement District

City Administrator Davidson gave Council a brief overview of the special improvement district process. Mr. Davidson informed Council that the public hearing for the assessment would be held on May 28th, at a Special Meeting. Mayor Carter-King expressed concern that the public hearing was not scheduled for a Council meeting in the Council Chambers, and requested that the meeting date be amended. City Attorney Reyes informed Council that the public hearing had already been advertised for May 28th and letters had been sent to all property owners notifying them of the upcoming meeting. Attorney Reyes advised that it would not be judicious to change the established public hearing date. He suggested that the meeting be held on the advertised date and move the location to the Council Chambers. Attorney Reyes explained that anyone intending to dispute or contest the assessment, must do so in writing, prior to the public hearing. Only those that submit a written objection would be allowed to speak to their objection at the public hearing.

City Engineer Joe Schoen presented Council with details regarding the history of the project, and information regarding the State Revolving Fund loan in the amount of \$2,050,000 (with 25% principal forgiveness) through the State Loan and Investment Board (SLIB) in February of 2017, which led to the formation of the Local Improvement District (LID) in November of 2017. Mr. Schoen pointed out that the project has been completed, and the City now owns and maintains the water, sewer, and streets in the subdivision. The local improvement funds will be utilized for repayment of the SLIB loan. Engineer Schoen explained the formation of the local improvement district and the process leading to the finalization of the LID. Engineer Schoen reported that the “worst-case scenario” estimated assessment in May of 2017 was \$46,458 per property. Project costs for the water main and appurtenances was \$1,768,012.44. Due to the 25% principle forgiveness on the DWSRF loan in the amount of \$441,372.37, and a one-time payment of \$45,000, which decreased the total project cost, and the additional costs of \$30,785.67 for the loan origination fee and interest payment, the total assessment cost was \$1,312,425.74 for all 44 parcels. The actual assessment for each parcel calculates to \$29,827.86, which can be paid in full, without interest, within 30 days of approval of the ordinance. Property owners can choose to pay 15 equal annual payments, with an interest rate of 2.5% (which is the same interest rate that the City was charged for the loan with DWSRF). The first assessment would be due one (1) year from the date of the approval of the 3rd reading of the ordinance.

Mayor Carter-King agreed that the public hearing could proceed on March 28th. She requested that City Engineer Schoen give a PowerPoint presentation at that meeting to inform property owners of the process.

Council Agenda Review

Council reviewed and discussed the upcoming Council agenda items.

Adjournment

There being no further business to come before the Council, the meeting adjourned at 7:30 p.m.

(S E A L)

ATTEST:

Cindy Staskiewicz, City Clerk

Louise Carter-King, Mayor

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