

COUNCIL WORK SESSION
Tuesday, May 9, 2017, 4:30 p.m.
Casper City Hall
Council Meeting Room

AGENDA

1. Council Tours Hogadon Lodge
2. Disposition of Historic Municipal Garage Discussion
3. City Manager Report
4. Future Agenda Review
5. Council Around the Table
6. Executive Session – Personnel

Mayor Humphrey called the meeting to order at 4:30 p.m. with the following Councilmembers present: Walsh, Powell, Huckabay, Morgan, Pacheco, and Mayor Humphrey. Councilmembers Johnson and Hopkins were absent.

At 4:30 p.m. Council departed to Hogadon Lodge for a tour of the new facility. Council reconvened at 6:25 p.m. in the Council Meeting Room for the remainder of the work session.

Interim City Manager Becher stated that Councilmember Hopkins informed her that he was available via phone during the executive session if Council needed him.

Next, Interim City Manager Becher passed out handouts related to the disposition of the historic municipal garage from the old Firestation No. 1. She gave background on the property and explained that the initial proposal was a simple swap between Lot 1 (city-owned parking) and Lot 2 (owned by Phirehouse Deux, LLC). The Downtown Development Authority (DDA) had approached the entities about swapping the parking lots in order to provide parking for the plaza. After this initial proposal, an embedded garage stall from Firestation No. 1 was discovered within the Plains Furniture building, which is owned by the City. Phirehouse Deux, LLC proposed at a work session last year that the City swap the embedded garage lot (Lot 3) for Lot 2 instead, because they own the rest of the original fire station and wanted to restore the garage stall. The current swap could also possibly include a temporary lease agreement for parking spaces in Lot 1 while the stall is under construction. After this presentation, Council directed staff to do structural and asbestos assessments of the property. City staff's structural assessment concluded that demolition could be done in order to separate the old structure from the Plains Furniture building. Staff also found asbestos throughout the Plains Furniture building which could be disposed of in the landfill along with other demolition waste. Because Lot 3 includes the embedded stall, abatement for that lot was calculated separately from demolition costs for the rest of the Plains Furniture building and totaled \$25,000. The abatement for Lot 3 would not necessarily be the responsibility of the City if it is swapped or sold. The appraisal for Lot 3 in its current condition was \$68,000. The appraisal for Lots 1 & 2 was \$52,500 each.

Councilmember Walsh asked what the City has to gain by doing this swap, and Interim City Manager Becher responded that it will allow the DDA to finish the plaza project. Councilmember Huckabay asked about the demolition and purpose of the Plains Furniture building moving forward. Interim City Manager Becher replied that staff's proposal for that property will be part of another future presentation and will include demolition costs. She explained that the property was initially purchased with the intention of utilizing it for parking purposes. City Attorney Luben explained that when negotiating the swap it will need to be equalized so that the City is not giving a donation. Council directed staff to develop a contract for the swap to be brought back to Council for approval.

Next, Interim City Manager Becher passed out sales tax reports for the month of April. She stated that the draft budgets are currently in the process of being printed and staff will get them back on Thursday, and Councilmembers agreed that they will each come to City Hall to pick up their copies on Friday.

Interim City Manager Becher reviewed the agenda for the regular Council meeting scheduled on May 16, 2017.

Councilmember Powell asked about the contract negotiation with the firefighters union. Assistant City Manager Belser explained that the biggest change involved disability banks and that there were no changes to compensation.

Council went around the table to discuss issues related to their respective board and commission meetings. Several members of Council stated that they had received complaints about motorcycle noise, and discussed steps that could be taken to solve this problem including working with motorcycle groups on public service announcements. The practicality of enforcing a noise ordinance was also discussed.

At 7:21 p.m., it was moved by Councilmember Pacheco, seconded by Councilmember Huckabay, to adjourn into executive session to discuss issues related to personnel. Motion passed.

At 8:24 p.m., it was moved by Councilmember Morgan, seconded by Councilmember Walsh, to adjourn the executive session. Motion passed.

The work session was adjourned at 8:24 p.m.

ATTEST:

CITY OF CASPER, WYOMING
A Municipal Corporation

Tracey L. Belser
City Clerk

Kenyne Humphrey
Mayor