

COUNCIL WORK SESSION

Tuesday, November 14, 2017 at 4:30 p.m.

Casper City Hall
Council Meeting Room

AGENDA

1. Ash Street Building Purchase Proposal #1 (Liz Becher)
Ash Street Building Purchase Proposal #2 (Liz Becher)
Ash Street Building Purchase Proposal #3 (Liz Becher)
2. Downtown Casper: Current Status and Future Visioning
(Kevin Hawley)
3. Snow Plowing/Briefing Procedures (Shad Rodgers)
4. TENTATIVE: Hogadon Concessions (Dan Coryell)
5. Council Around the Table

Mayor Humphrey called the meeting to order at 4:38 p.m. with the following Councilmembers present: Pacheco, Johnson, Laird, Walsh, Hopkins and Mayor Humphrey. Councilmembers Powell, Huckabay, and Morgan were absent.

City Manager Napier stated that there were three presentations prepared tonight in response to the request for proposals (RFP) that went out for the Ash Street portion of the Plains Furniture purchase. He stated that the bids will be opened tonight by the Mayor, but there will be no voting tonight or public comment tonight. He then introduced Liz Becher, Community Development Director, to elaborate on the process. Ms. Becher stated that each of the proposals is from a small business that has met all requirements of the RFP and has secured financing. She added that each business is ready to move in within 30 days and each bid is above appraisal value.

Mayor Humphrey opened a bid from Ashby Construction (ACI) and welcomed David Kelly, owner of ACI, to the podium. Mr. Kelly stated that his company is interested in purchasing the former Milo's Toyota building. He reviewed the site plan, which included space for the ACI business as well as multiuse space for other businesses and/or residential living space.

Mayor Humphrey then opened a bid from Frosted Tops and invited Kirsten Bott, owner of Frosted Tops, to present on her proposal. Ms. Bott stated that her proposal is for the purchase of the former Milo's Toyota building. She reviewed her proposed renovation plans for the building, which included parking spaces and an outdoor patio area in addition to the cake bakery. She stated that her company needs this larger space in order to expand her business.

Mayor Humphrey then opened a bid for 1890 Craft Apparel and 1890 Screen and Stitch and welcomed, Scott Cotton, owner of the companies, to present on his proposal. Mr. Cotton stated that his proposal was for the purchase of the former Ka-Lark building. He reviewed his plans for the 1890 brand as well as the growth of the company. He stated that the Ka-Lark building will fit the size and personality of the 1890 business and reviewed the plans for the renovation of the building, which included the purchase of an automatic press, an apparel/art gallery, and a bouldering park.

Next, City Manager Napier introduced Kevin Hawley, Executive Director of the Downtown Development Authority, to discuss the status and future visioning of downtown Casper. Mr. Hawley stated that he would like Council to evaluate other options for the Plains Furniture block as a whole before accepting bids from small businesses. He then reviewed several projects that utilized public/private partnerships in Colorado that have utilized similar spaces for parking garages, plazas, hotel/convention centers, etc. He requested that Council postpone a decision until the true value of the land can be determined and the City completes its downtown parking study.

Next, City Manager Napier began the discussion on snow plowing. He stated that some adjustments have been made to the Streets Division in the General Fund but that snow-plowing services should not be impacted by these changes. He then introduced Shad Rodgers, Streets and Traffic Manager, to brief Council on the snow-plowing plan for this year. Mr. Rodgers reviewed the process by which the roads are plowed and reviewed the routes. He stated that usually this is completed within three days. He stated that the amount of snow and the number of snow events dictates the ultimate cost of snow plowing. Mr. Rodgers then discussed a proposal for an ordinance amendment that would specifically prohibit private companies and citizens from plowing snow into City right-of-ways. He stated that this has become a problem, because City staff has to plow those streets multiple times, which is a cost burden. He stated that much of the problem comes from businesses plowing their parking lots and placing that snow into the street. Council directed Interim City Attorney Chambers to look into options for enforcing the issue of citizens plowing snow into right-of-ways.

Next, City Manager Napier discussed concessions at Hogadon Lodge. He stated that the City is in negotiations with Spectra to run the concessions, including restaurant, bar, and catering services, at Hogadon. A contract has not been completed, and was therefore not included in the packet to Council. He stated that there is a timeliness issue because Hogadon will soon be opening, but that if Council is not prepared to give direction on this item tonight that is fine. If Council does want to give direction, this item could be put on the November 21, 2017 Regular Council Meeting agenda for formal consideration. City Manager Napier then introduced Dan Coryell, Parks Manager, to elaborate on the proposed Hogadon concession contract. Mr. Coryell stated that an RFP for Hogadon food and beverage services was issued in September, and the City received two bids. The City selected Spectra's proposal from the two proposals that were received. He stated that the Hogadon contract would be an amendment to the existing five-year contract that the City has with Spectra for management of the Events Center. The amendment would extend the Events Center contract by one year, so that both the Events Center and Hogadon would be on the same five-year contract timeline. The management fee for Hogadon would be \$35K and the City would receive a portion of the profit from food and beverage sales. Representatives from Spectra stated that the awarding of the resort liquor license to Hogadon would be strong consideration in moving forward with the contract. Council directed staff to move forward with presenting a contract with Spectra for a formal vote at the next regular Council meeting.

Next, City Manager Napier discussed consensus funding. He stated that staff along with the Mayor and Vice Mayor tried to renegotiate Casper's portion of the consensus funding, but the other entities did not want to give Casper a greater share. Councilmembers Walsh and Johnson stated that they do not support the Events Center seating portion of the proposal and asked if each project could be voted on separately. Council discussed the need to keep the metal detectors

and ADA seating portion of the Events Center plan. Councilmember Napier stated that Council has the flexibility to move in whatever direction they see fit, but that it needs to be made clear to the other entities that the portion of Casper's allocation that is not spent on a Casper project at this time will be saved for Casper to use in the future. Mayor Humphrey stated that Casper is at risk of losing that money in the future if Council does not decide to spend it at this time. City Manager Napier added that consensus funding can only be used for certain types of projects and cannot be used for operational expenses or as an injection into reserves. Council decided to move forward with voting on this item at the next Council meeting and to discuss the specific portions of the funding during the pre-meeting.

Next, Council went around the table to discuss their respective board and committee meetings and share ideas and concerns related to public matters of interest. Councilmember Walsh asked that more information be provided to Council before they make decisions. He also asked what the purpose of the Ash Street proposals was tonight, since no decisions were made. City Manager Napier stated that tonight's presentations were informational and that a summary memo will be presented at a future work session for Council to consider their options. He stated that Council will need to think about whether they want to award a bid for these properties to small businesses or whether they would prefer to view the block as a whole as was discussed by Mr. Hawley. Councilmember Pacheco asked that information that is provided to the City by different organizations, such as the Youth Empowerment Council, be disseminated to Council as requested.

The work session adjourned at 6:58 p.m.

ATTEST:

CITY OF CASPER, WYOMING
A Municipal Corporation

Fleur D. Tremel
City Clerk

Kenyne Humphrey
Mayor