

COUNCIL WORK SESSION

Tuesday, September 13, 2016, 4:30 p.m.

Casper City Hall

Council Meeting Room

AGENDA

1. Executive Session – Litigation
2. CBI – Economic Development Presentation / CAEDA (Joe Coyne)
3. Rezoning South Poplar Corridor (Liz Becher, Craig Collins)
4. FY16 Consolidated Annual Performance & Evaluation Report (CAPER) (Joy Clark)
5. Community Promotions Follow-Up (Fleur Tremel, Liz Becher)
6. Budget Review (V.H. McDonald)
7. City Manager Report
8. Future Agenda Review
9. Council Around the Table

Mayor Sandoval called the meeting to order at 4:40 p.m. with the following Councilmembers present: Councilman Cathey, Johnson, Heili, Pacheco, Humphrey, Miller, Hopkins, Powell and Sandoval.

Mayor Sandoval stated that there was a scheduling issue with attorney John Masterson, so the Executive Session will be rescheduled.

Council went around the table to discuss their respective board meetings. Councilman Powell discussed the W.A.M. (Wyoming Association of Municipalities) Board Meeting that he and City Manager McDonald attended earlier today. He said that W.A.M. is taking a proactive stance with issues related to municipal funding as well as liquor license issues, such as caps on the number of licenses. W.A.M. is currently working on a document that will be used to prepare for the next legislative session. City Manager McDonald stated that the bids came in much higher than expected for the symphony park project, so that project cannot move forward at this time.

Next, Mayor Sandoval introduced Joe Coyne of Community Builders Inc. (CBI) to present on economic development. Mr. Coyne stated that he gave a similar presentation at a W.A.M. meeting earlier this year, and Councilman Powell thought the information would be applicable to Casper's City Council. He discussed what the building blocks of economic development are and the resources that are available for communities throughout the process. Organizations and agencies such as the Wyoming Economic Development Association, Wyoming Business Council, and Department of Workforce Services all provide support to communities and business owners/developers in order to assist in community and economic development. He explained how economic development goes beyond the financial aspect, and requires leadership and civic development as well.

Councilman Powell asked what Mr. Coyne would encourage this Council to do to help with Casper's economic development. Mr. Coyne responded that Council should not walk away from economic development during this financial downturn, and should send a positive message to the community about Casper's development. He added that Council needs to address all of the building blocks and not just concentrate on recruitment of new businesses. Councilman Powell asked what

Mr. Coyne's opinions are on sales tax exemptions aimed at economic development. Mr. Coyne responded that the State will probably remove some exemptions and expand taxes on services in order to increase revenue and cover the economic shortfall, and explained that this will have a big effect on business development and will hurt diversification. Mayor Sandoval asked how Council can help businesses with the state laws that prohibit use of public funds for private businesses. Mr. Coyne responded that Council can help businesses indirectly by improving the environment in which they are working through improving infrastructure.

Next, Mayor Sandoval introduced Liz Becher, Assistant City Manager/Community Development Director, and Craig Collins, City Planner, to present on rezoning of the South Poplar corridor. Ms. Becher stated that there have been public comments about changing this area from the current form based code and rezoning it to a C2. The Old Yellowstone District Advisory Board is in favor of the rezoning. The C2 designation would allow for multiple uses, residential and business. Councilman Hopkins stated that the only major difference between the two zoning designations is that C2 allows for residential or almost any business. Councilman Powell asked how close Poplar Street is to maximum carrying capacity, and if these changes could prevent long term changes the City may need to implement in the future in order to accommodate increased traffic. Ms. Becher responded that the new west belt loop has helped to decrease the traffic on Poplar Street, and the added turn lanes at the CY and Poplar intersection have helped prevent bottlenecking of traffic as well. The City will be receiving traffic reports from WYDOT that will show the specific levels of traffic. Council decided to move forward with the zone change.

Next, Joy Clark, Community Development Technician, presented on the FY16 Consolidated Annual Performance & Evaluation Report (C.A.P.E.R.). She explained that C.A.P.E.R. is a summary of what has been completed for the C.D.B.G. (Community Development Block Grant) over the past year and how funds were distributed and expended. The major highlights from the past year were the replacement of a new heating system and roof at LifeSteps, expansion of residual funds, improved access to transportation services through token outlet, and home rehabilitation projects. She then discussed what C.D.B.G. goals have been accomplished and what the upcoming goals are.

Next, Liz Becher, Assistant City Manager/Community Development Director, followed-up with Council about the community promotions allocation for the biathlon request that was tabled at the last work session. For the original community promotions vote this year, Council allocated about \$4,300 for timing devices for the biathlon group. She stated that in 2015, Council awarded the Casper Sporting Alliance \$35,000 for two timing systems, and one of those was to be used for the biathlon course and housed on the mountain. One system was purchased in August of last year and the other was purchased in July of this year. In July, the biathlon group asked for \$11,500 for a new timing system for the 2016 community promotions allocation. The timing systems purchased by the Casper Sporting Alliance do not have enough depth to meet the needs of the biathlon course, therefore, the course cannot be used for Olympic sanctioned races. The other timing system cannot be retrofitted to meet these needs. Councilman Humphrey expressed concern that the specifications were not communicated, and that a timing system was purchased that does not work for the biathlon timing system which was Council's intended purpose in the initial awarding of those

funds. Councilman Heili stated that this will be the third time that Council is allocating money for the timing systems when the one cent funding for the biathlon is considered. Councilman Cathey stated that these groups needs to be held accountable for a lack of due diligence. The original one cent funding contract for the biathlon course stated that they would be getting the timers from the Casper Visitor's Bureau, and maybe that is who they need to look to now. Councilman Powell stated that he would like to revote on the amount to allocate to the biathlon, because he would like to allocate more. The low amount he awarded was due to the confusion with the Casper Sporting Alliance's timers. Council agreed that they will revote on the amount for this request via email to Staff.

Next, City Manager McDonald reviewed the City's budget. He stated that Staff still has not finished the final budget report from FY16 due to the Budget Administrator leaving City employment. The sales tax revenue report for September was less than projected, but is still very consistent for the first quarter. W.A.M. is looking at local funding, and will have to look at and work through what will happened after the end of the cap funding ends in 2018. Councilman Powell asked if the FY17 budget is at risk of overestimation. City Manager McDonald responded that there is a risk, but that the City does have reserves for that purpose. When the economy stabilizes a little more, the City will be able to better predict sales tax revenue.

Next, City Manager McDonald gave the City Manager Report. He stated that the Spectra contract is being pushed to a special meeting on September 27, 2016, and the final draft should be back today from Spectra. The budget amendment to pay the management fee for that contract will also be on the September 27 agenda. The work session on that date will start at 4:30 p.m., then at 6:00 p.m. the Spectra items will be voted on in the special meeting, then there will be a press conference directly following the special meeting. If Council votes in favor of the Spectra contract, Spectra will begin management of the Casper Events Center on October 1, 2016. He then stated the he met with Casper ranch representatives this afternoon about the annexation. They brought in a competent financial analysis firm to analyze the proposed annexation and are also funding a \$40,000 traffic study. The legislative revenue committee will be meeting to review some things, such as tax exemption, in a couple of weeks. They will also be discussing local government revenue.

Next, City Manager McDonald reviewed the agenda for the Regular Council Meeting on September 20, 2016.

Mayor Sandoval adjourned the work session at 7:25 p.m.

ATTEST:

CITY OF CASPER, WYOMING
A Municipal Corporation

Tracey L. Belser
City Clerk

Daniel Sandoval
Mayor