

## **SPECIAL COUNCIL WORK SESSION**

Wednesday, May 22, 2019 at 4:30 p.m.

Council Meeting Room

### AGENDA

1. Plains RFP
2. Food Truck Parking Lot
3. Budget Review

Mayor Powell called the work session to order at 4:30 p.m. with the following Councilmembers present: Johnson, Freel, Huber, Pacheco, Hopkins, Walsh, Lutz, and Mayor Powell. Councilmember Bates entered the meeting at 5:05 p.m.

Mayor Powell discussed adding a Council comment period after the public comment at Council meetings. Council discussed that it can be intimidating and inappropriate to debate citizens at the podium. Council agreed from this point forward to only ask clarifying questions directly to citizens while they are at the podium and to save statements for the Council comment period that will occur directly after the public comment period.

Next, City Manager Napier responded to audit questions that were brought up at the regular Council meeting last night. He explained the process for booking unfunded liability with regard to retirement and stated that it does not represent an operational deficit. Tom Pitlick, Financial Services Director, then explained the competency statement in the audit. He stated that this is standard terminology, and reflects the type of accounting that the City does. The City is currently working on the process with auditors to help the staff meet the competency standard.

Next, Fleur Tremel, Assistant to the City Manager/City Clerk, explained that insurance is required for special events. This is outlined in the special event guide which was adopted by resolution in 2018. The associated insurance fees are not paid to the City.

Next, City Manager Napier discussed a proposal from FLAG Development for the Plains property. The proposal includes construction of a multi-use area mixing residential and commercial offices. Their original proposal included contingencies that would have driven the price down, and the City Attorney advised against recommending that offer. FLAG Development then withdrew the contingencies and proposed a price that is more reflective of a middle ground offer of around \$500K with conditions of where are/as is. Councilmembers Freel and Bates abstained from discussion and voting on the issue. Staff proposed a draft MOU for 75 days, and Council agreed that they would like to move forward with formal adoption of the MOU. The next step would be a formal agreement for the sale of the property which will include a public hearing.

City Manager Napier discussed food truck parking at the following parks: Crossroads, North Casper ball fields, Mike Sedar, and Highland Park. These parks were chosen

because there is a natural need for concessions and there is an ample amount of parking available. He showed sample signs that would create zones in the lots for the food trucks. Citizens would still be allowed to park in those areas, but it would provide a separate area for suggested food truck parking. He added that they are meeting with the State tomorrow regarding the Goodstein Lot, which may provide another space for food trucks to park. Council agreed to move forward with the signage and parking areas at the parks proposed.

Next, City Manager Napier reviewed some budget items. He stated that he had neglected to state that a Special Waste Technician position had been added in the FY20 budget. He also proposed using some of the funding that would have been allocated to a CATC Bus for the CATC bus barn roof replacements. He explained that the rotation for vehicles has changed to 10 years for matching funds, so this year the funding would not be used to purchase two buses. One bus could be replaced with matching federal funds and the remaining \$30K would go towards roof replacement. Council gave their thumbs up to move forward with this allocation in the budget.

City Manager Napier then discussed the cost implication for employee bonuses, stating that the difference between a gross check versus a net check would be \$300-\$400 per employee. He stated that after employee net pay bonuses for part time and full time employees, there would still \$1.4M leftover to be put back into operational reserves for the General Fund. Council gave their thumbs up for net pay employee bonuses. Councilmember Walsh abstained from this discussion and vote.

Councilmember Walsh clarified that the Council Fund has money in it set aside for pay for performance, and this money is parked in that fund until it is allocated.

The meeting was adjourned at 5:34 p.m.

CITY OF CASPER, WYOMING

ATTEST:

A Municipal Corporation

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Fleur D. Tremel

City Clerk

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Charles Powell

Mayor