

Town Council

February 17th 2009

*Clerks notes are a summary only of meeting.

A 6:00 pre-meeting was held, In attendance Troy Johnson; Shirley Brown; Mayor Victoria DeCora; Beau Taylor; Don Jorgensen; Deb Wolfley; and Clerk Whitney Heller.

Meeting called to order at 7:03 pm. Mayor DeCora led the Pledge of Allegiance. Clerk Whitney Heller called roll all present including Attorney Stefan Fodor.

Approval of Town council minutes January 20th 2009 and February 3rd 2009, approval of Planning & Zoning minutes January 27th 2009. **Beau Taylor Motions Don Jorgensen seconds all in favor.**

Planning & Zoning report: Melissa Wilson, Says the only thing Planning & Zoning is working on is updating new codes and waiting for a gentleman to get back with changes and then will submit to council. Mayor asks for any public comment. Beau Taylor asks if minor repair permit is being worked on Melissa says subdivision codes are being worked on.

Bob Ablondi update on third water well project: Mr. Ablondi had a meeting with Greys River Forest Service District. Primarily Bob felt like the meeting was going backward. We are now in the process of showing the Forest Service characteristics of a producing well. More documentation is needed for the Forest Service. Also Bob filed some paperwork with the State of Wyoming, and then will send to the Forest Service. Permits are satisfied with the State DEQ. With the funding provided it is beneficial for the town to take advantage of this well. Mike Hatchet will be taking over Chris Abernathy's place on the water project. Loan money is available for the 2 well upgrades. The report is still in draft form. In review of system, Greys River Rd is a main concern of main breaks. The main transmission line will be tapped off and serve other lines to service the town and bring water to northern side of town. Other improvements which include control upgrades instead of manual operation. There are concerns about rates and cost, but this will be a perfect opportunity to get grants and loans. Mayor DeCora asks if there is comment from public. Richard Jenkins asks about replacing pipes. Bob says will be adding pipes 8" 10" and 6" lines. The west side of the road has had some major breaks. Tiphany Gayhart asks why we need another transmission line when we have plenty of water. Bob says it's in regard to long term needs of the town, fire protection, and we want to add a line that will last for 20 years. And taking advantage of the funding available for the transmission line is the State funding. Tiphany says the town will still be responsible for repayment. Mr. Ablondi says the grant funding of 67% is very good funding and potential for 0% interest. Tiphany says as a citizen, she would like the town to consider the hard times the people in town going through in the economic situation and consider this and not putting any more burden on the citizens. Troy Johnson asks what is wrong with the old controllers. Bob says they have been unreliable. Troy says for the price of the controllers, we could pay someone at a cheaper rate to manually do the controls. (Discussion between council and public). Troy feels a transmission line that feeds a part that is not annexed feels we should not raise rates at this point. Stefan Fodor says at last

council we had WARWS here at last council and asks Bob Ablondi if he is familiar with the CUPS program and suggests to Bob to get with WARS and concur on analysis. Deb Says CUPS was sent to Town Hall last week.

Sunrise Engineering Contract: Deb Wolfley says changes were agreed upon and amended to with initials signed next to changes as requested by Attorney Stefan Fodor in contract. Mayor DeCora asks for a motion to sign contract with Sunrise Engineering. **Beau Taylor motions Don Jorgensen seconds. All favor. Motion carries.**

Sewer Committee Report: Josh Floyd and Committee members: Josh says he would like to thank everyone with their free time to the town, as a committee, they were unable to come up with a census at the end. We were not happy to put forth one plan, so at last meeting I asked everyone to email recommendations. Josh made a suggestion for committee and council to get together, have not received email from all members. Troy Johnson feels we need a public comment and discussion with the public. **Mayor DeCora ask for a motion to schedule a roundtable workshop with committee and council for February 26th 2009 and advertise for 7:00 pm. Troy Johnson makes motion Beau Taylor seconds. All favor.** Mayor DeCora would like more details before hand to her and council before workshop.

Discussion: (Proposed change to sewer ordinance). 2nd reading 185-Ordinance No. 2008-41 (replace & amend 178-Ordinance No. 2008-34) sewer. Mayor DeCora says that is a mute point at this point.

3rd Reading: 186-Ordinance No. 2009-42 Water Connection, Fees, Usage Rates, Billing & Collection Policy. Stefan Fodor states there is a Grandfather clause if TJs Sport and Pallisport sell there needs to be a connection fee paid. Troy Johnson says he was not aware of the new owners were not being billed and indeed he has been paying bill. Richard Jenkins says he prefers one meter per property. Stefan Fodor says those two business will not be in Grandfather clause because of being sold. Troy says he sold the property in 2000. Stefan Fodor says than TJS sports will stay as is. Stefan Fodor asks council if there is one property one pit and go back to that way. And it is the responsibility of the property owner to pay for their own water line hook up and monthly charges. (Discussion) Stefan says the only other edit is section 5 all fees are non refundable adjustment of leaks if there are 20% more from last year section 5B10 and section 5B4 procedural. Needs to be included in section 6. Mayor DeCora asks for public comment. Mayor asks for council comment. **Mayor asks for a motion to approve 3rd reading of 186-Ordinance No. 2009-42 with conditions and changes opposed here tonight. Beau Taylor motions. Troy Johnson seconded. All favor. Motion Carries.**

Department Updates:

Stefan Fodor encourages looking into \$34.80 a month on water fees and looking into the future. Don Jorgensen would like to reevaluate the charges also. Stefan Fodor says it is needed to sustain system.

Carla Stone: Request from Town Council that meter number was shut on 11/26/08 and is still being charged monthly and would like refund. And also the new meter on Parkway was having leaks; the average monthly rate was over \$ 500.00 when it should have been 176. Stefan Fodor says this issue was

raised a few months ago the old Ordinance-156 does not refund of any fees. Carla says there was a refund of fees. Mayor DeCora says she will review.

Deb Wolfley: Asks if Melissa Wilson addressed if P&Z could be held once a month. Mayor DeCora says a zoning administrator would greatly reduce the work load of P&Z. Beau Taylor agrees. Don Jorgensen says P&Z knows their work load more than anyone else and if they feel once a month is efficient and this needs to be scheduled. Mayor DeCora says if we do agree on a zoning administrator the council needs to agree what the duties are for this position. Mo Wilson says the administrator will make sure everything is all in order which will cut a lot of time for permits and then will be faster to forward to town council. Deb says there needs to be an outline on what duties are needed. Beau Taylor would like a breakdown of duties. Administrator would work with Jody Tibbitts in regard to fence signs. Troy Johnson does not feel that is necessary and wants P&Z to keep the approvals and not to have administrator for P&Z. Mo says administrator will only approve minor permits. Don Jorgensen agrees with Troy Johnson and said that is why you have a P&Z committee and everyone has different view of codes. And the P&Z has a check and balance. Mayor DeCora asks for a written job roster of administrator to further review for council.

Deb Wolfley: Civic Center discussion on parking. Plans were drawn up and with not having anything on enhancement; realistically this is not attainable unless there is a change on the variance or codes. Will get back with Architects in regard to parking on enhancement, or pursue a variance which will alleviate the parking concern. Fiber optic lines are concerns. Troy Johnson feels the last plan with parking on enhancement was best plan. Richard Jenkins asks how many parking spaces are needed. Deb Wolfley says 140. Richard says there are businesses across the street that may comply with your parking.

Deb Wolfley updates to council reminder of Parks & Recreation meeting next week. And what would the town like to do with a part time Recreation Director or having a volunteer will be topics of meeting.

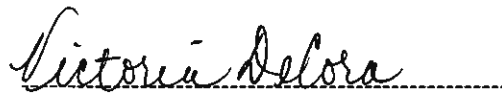
The Wyoming Rural Development will be returning for a follow up meeting on the 23rd at 7:30

Deb Wolfley says the Child Development Bid both bids came over on budget last 2 times sent out. Was thinking of a modular building which will meet State Qualifications? Construction manager was discussed and allowable. Time is of the essence, and Deb had contacted 2 people about construction manager position, John Campbell and Rob Wagner; John Campbell came in at the lower bid. John Campbell wanted to go out to bid at each individual trade. He has gotten information on individual trades. He felt he had enough information to send out to bid, there was a pre-bid meeting last week and several questions still came up which felt that more information was needed from Architect. Since then Teton Truss has offered assistance for a building proposal for this project. Kay Gogol and John Campbell met with Teton Truss this, not to solicit bids, but to get more information. Deb Wolfley says he chose John Campbell because he was lowest bidder, and made decision based on that. Mayor DeCora says this project has been approved since 2003 and has failed bids twice and then the stick built failed last summer. Beau Taylor is concerned (Discussion) Deb says after the meeting he talked to John Campbell and told him there was not enough information. Don Jorgensen says with out a good set of plans no one would be able to bid. Deb says the bidding will be set back 1-2 weeks, and bids could come

in first of March. Mayor DeCora says this is not ready for bid because we are still have not worked out stick building or steel. Deb says what was wanted, was to get bids in, to see if they were close to budget, and then send back to architect to finish a few details. Beau Taylor says these are not bid packets going out and change orders will trap us, we need to take these bids as estimate. Troy Johnson says when you open bids and then send to architect the guy that bid did not bid on those specs. Deb Wolfley says the information given to contractor John Campbell was trying to save the town money by not having the final full set of complete plans. John felt he had sufficient information for the people to bid on. (Discussion) Mayor DeCora says this project has been lingering so long and yes we need to put our heads together and help them out so this project will proceed. Troy Johnson says we should not set us out for trouble. Discussion Mayor DeCora says it is not the town decision this is a Lincoln County building and the Town donated the land. We have to work as a partner, the town needs to explore options and getting this building built. We need to figure this out and work it out. Mayor DeCora says this is the oldest grant on the books in Wyoming. If the construction manager isn't going to work out then let's figure out what is. Richard Jenkins says there is confusion here with this bid. Contractors showed up and there were many questions and there were no architectural drawing, no roof structure, there is no way to bid, and the walls were not spelled out. Just as Deb said they are still asking for options from Teton Truss. We can do this right. I am not sure anyone respects the way this bid went out and feels we need to start over, yes there is a budget but we can do it right. We look for low bidder and the civic center almost fell down and could have injured a lot of people because of lowest bid. (Discussion).Richard Jenkins request to fire project manager, you have an architect hired he should be doing his job. Shirley Brown says the key word is Child Development Building and we want the best for them and not having the roof caving in on them in 10 years. Mayor DeCora apologizes for her ignorance and feels we need to rethink the whole process yet there are other players in this, Kay Google and Lincoln County. She believes this was a miscommunication. Stefan Fodor asks why the plans are not drawn out, at some point you have to stop and decide on which plans and the town needs to take a leadership role. And who is going to get this done. Bid it like you would a normal bid or you would get burned in the end and it will cost the town money. Richard Jenkins asks so does this mean we will not need bids by Friday and we are not pursuing another contractor. Mayor DeCora says the contract between the Construction Manager was between Lincoln County. Richard Jenkins says Deb Wolfley was the one who chose John Campbell. Deb Wolfley says he would be happy to set something up to reevaluate Construction Manager. Mayor DeCora asks for a motion. **Beau Taylor motions to put bids on hold and to work with the CDC, Lincoln County, and resolve issue and move forward in an organized fashion. Beau Taylor and Shirley Brown will meet with Kay Gogol for solutions. Don Jorgensen seconds. All favor.**

Motion Carries Unpaid Bills: Beau Taylor Motions to pay. Shirley Brown seconds. VOTE: 4 yes; 1 oppose; 0 abstain; 0 absent. Motion Carried.

Don Jorgensen motions to adjourn regular meeting at 9:01 pm. Beau Taylor seconds. All favor motion carried.



Mayor, Victoria DeCora

ATTEST:


Whitney Heller, Town Clerk

*signing for Whitney Heller as
she was suspended at the
time of this being approved.*

