

**CITY OF LANDER
WORK SESSION MEETING
COUNCIL CHAMBERS – CITY HALL
240 LINCOLN STREET
LANDER, WY 82520
September 27, 2016**

THE CITY OF LANDER IS AN EQUAL OPPORTUNITY EMPLOYER

Governing Body Present: Mayor Del McOmie, Council President Cade Maestas, Council Member Dan Hahn Council Vice President Monte Richardson, Council Members Mark Calhoun, Dick Hudson, Melinda K. Cox

Governing Body Absent:

City Staff Present: City Clerk Robin Griffin, Assistant Mayor RaJean Strube Fossen, Attorney Adam Phillips, Public Works Director/Engineer Lance Hopkin, City Treasurer Charri Lara, Chief of Police Bob Ceacle, Fire Administrator Nick Hudson

1. Healthy Rivers Presentation - Assistant Mayor RaJean Strube Fossen explained several initiatives that are being addressed with the Healthy Rivers Coalition. Initiatives are Section 205 with the Corps of Engineers, lining sewers and irrigation ditches, addressing future water supply concerns and future water rights for future growth. Kelsey Beck with the Popo Agie Conservation District discussed initiatives. Jen Lamb reviewed the basic purposes to improve water quality and quantity, partner and collaborate and leverage funds.
2. Housing Authority Presentation - Leonard Yost, Chairman of the Lander Housing Authority, explained the Housing Authority was created in the late 70's. Wyoming State Statutes allowed the City to create the Housing Authority for a specific purpose. He explained 30 units were built in the 1980's with a grant obtained by USDA - rural development. Within those 30 units there are 24 one bedroom apartments and 6-two bedroom apartments which are required that 2 people reside in those units. 17 units were added around 1985 and an office and meeting room was established at a later date. Eligibility is at least 62 years and low income and/or disabled at any age. Applications are available at the Pushroot office 140 Pushroot. There are waiting lists for both sizes of units. USDA inspects every two to three years and guidelines for residents are set by rural development.

Andy Gramlich, Chairman of the taskforce for Assisted Living, stated they reviewed the marketing study, noting that the study recommended assisted living, memory care and skilled nursing units. The study recommended 35 bed assisted living and it appears to be feasible. Members on the taskforce are Joanne Aldrich, Dave Kellogg, Dean McKee, Cora Lee Reynolds, Liz Lightner and Assistant Mayor RaJean Strube Fossen as staff liaison. Mr. Gramlich stated the taskforce is now looking at grants and to produce a business plan.

3. Lander Chamber of Commerce Agreements

Assistant Mayor RaJean Strube Fossen explained the lease agreement expired as of June 30, 2016, and it was time to address the license for the stage. She explained that she and Brian Fabel from the Chamber

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of Commerce had been working on a memorandum of understanding. Originally city staff thought that a benefit could be that the Chamber of Commerce take over the LCCC.

Mayor McOmie stated the lease agreement expired 7/14/16. Chamber Director Fabel stated the Chamber had been receiving a value of rent for free. Mayor McOmie stated it is considered part of the compensation. Mayor explained staff was unhappy with the MOU since the Chamber would not be available for concierge duties after 5pm and on weekends and the City would still be required to cover those times and be responsible for the janitorial work. The Mayor stated the City would try to fund a position this year to handle the Center and an MOU would still need to be signed for the Chamber to receive funds for this fiscal year. Council President Maestas stated the concierge service would need to continue after hours and on weekends.

City Attorney Adam Phillips explained a second option would be to hire facility director as a non-benefited position. The request for proposal would be for concierge duties, janitorial and general maintenance.

City Treasurer Lara stated the City is looking at changing the software to make it user friendly for city staff. She explained that right now the software is labor intensive on the city end. City Treasurer stated the debt owed on the Center is making the balance sheet negative. She stated next year there will be minimal donations. The City has a loan for the LCCC for \$1 million with a 50 year payback, there is a \$100,000 interest free loan to WAM Engery which has a 10 year pay back and Wyoming Business Council \$120,000 loan with a 5 year payback.

It was agreed that marketing is in the best interest of the community and the City Council believes the Chamber of Commerce is marketing our town and the Lander Community and Convention Center anyway.

Chamber Manager Fabel stated the Chamber considered the request from the City. This would require a position which would be about \$20,000 in addition to the commission portion a year.

Manager Fabel stated the Chamber's interest is in marketing Lander, its services, and future conference and convention service. The Chamber could recruit future events to come to Lander but there would be an outlay of years to proceed. The City is giving \$15,000 to the Chamber for this fiscal year for the Chamber to sell Lander and to help the Chamber's operation budget. Director Fabel stated the funds from the City covers and offsets \$65,000 of expenses to operate visitor services.

Assistant Mayor Fossen stated the third option is to operate without an MOU. Mayor McOmie stated he would like the MOU to be reviewed one more time, after the changes but the lease and license will be on the next regular meeting.

Planning Board and Board of Adjustments Bylaws

City Clerk Griffin reviewed the changes to the Planning Commission/Board of Adjustment bylaws.

Staff & Council Updates

Clerk Griffin explained that Charter Communications will be closing the Lander office to walk in traffic effective October 28, 2016.

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Assistant Mayor Fossen explained she and Brian Fabel of the Chamber will be attending the SLIB meeting in Cheyenne on October 6th to lobby for the Chamber Visitor's Center grant. She stated the LEDA plat is almost ready for review by the Planning Commission. "1% For" signs are available. Don Reynolds has been inducted into the Hall of Fame for State Parks and Recreation Commissions.

Fire Administrator Nick Hudson stated the department are reviewing different manufacturers for air pack. October is Fire Prevention month. At the department fire prevention night on October 13th the department will demonstrate two burn cells for public education on residential sprinklers. The department is reviewing their bylaws.

Public Works Director/Engineer Hopkin stated the Lander Streets projects are finishing. The High Pressure Water Line has the rodeo tank off-line and the City will be inspecting the tank while it is empty. The bypass and PRV's are working well. The City can begin filling the reservoir October 1st, and will begin to divert to Frye Lake until it is filled and then will fill the reservoir over the winter months. The street department has been working on many areas patching and replacing valley pans, curb and gutters. There was a discussion concerning the traffic cones on First Street. The area is still under evaluation. The Highway Department will be installing new larger street signs on Main Street in the near future.

Chief Ceerle stated in May the department requested donations for educational material for child safety and drug information. The School Resource Officers use those materials. This year there were 38 contributors totaling \$3500.

City Treasurer Lara explained that monies are available for the City to refinance the water treatment plant loan, which will save the City \$1 million in interest.

Attorney Phillips is finishing the lease agreement with Pushroot Community Garden.

Adjournment

There being no further business the meeting was adjourned at 8:45 p.m.

The City of Lander
A Municipal Corporation

By: _____
Del McOmie, Mayor

ATTEST:

Robin Griffin, City Clerk

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