CITY OF GILLETTE
Administration
P.O. Box 3003 • Gillette, Wyoming 82717-3003
Phone (307) 686-5203
www.gillettewy.gov

MEMORANDUM

TO: **Mayor and Members of the City Council**

FROM: **J. Carter Napier, City Administrator** JCN

RE: **General Information**

DATE: **May 12, 2017**

The following meetings are scheduled for the week of **May 13th – May 19th**

Tuesday, May 16th

6:00 p.m. City Council Pre-Meeting, Agenda Attached

- Winland Industrial Park Application to the Wyoming Business Council Discussion *
- Fire Department Fleet Funding Discussion *
- Overtime Parking Fines Discussion *
- City Employees Volunteering for National High School Finals Rodeo Discussion – John Aguirre *
- Review May 16th Agenda
- Executive Session
- City Hall – 3rd Floor Conference Room
- Dinner Served at 5:30 p.m.

6:30 p.m. Reception for Campbell County High School Champions

- Lobby in Front of Council Chambers

7:00 p.m. City Council Meeting

- City Hall - Council Chambers

Wednesday, May 17th

12:00 p.m. Law Enforcement Memorial

- Campbell County Sheriff's Office

Thursday, May 18th

3:00 p.m. Jon Hardy Memorial

- Gillette Police Department

1. **City Administrator Napier** will be **Out of the Office May 17-21, Utilities Director Glover** will be **Acting City Administrator** in his absence.

2. Attached please find **information requested by Councilman Barks** regarding **Insurance Costs Per Vehicle** dated **May 10, 2017** provided by **Administrative Services Director Boger**. *

3. Attached please find a **memorandum** regarding **Changes in Court Automation Fees HB0192** dated **May 11, 2017** provided by **Administrative Services Director Boger.**

4. Attached please find a **memorandum** regarding **Gurley Overpass Deck Sealant** dated **May 10, 2017** provided by **Development Services Director Hamilton**. *

5. Attached please find a **memorandum** regarding **Gillette Gun Club – Request for Natural Gas Service** dated **May 10, 2017** provided by **Planning Manager Cole**. *

6. Attached please find a **letter** regarding **Certificate of Achievement for Excellence in Financial Reporting** dated **May 4**, **2017** provided by the **Government Finance Officers Association.**

7. Attached please find **information** regarding **Results for the 2017 Coal Country Trash-A-Thon** provided by **Keep Gillette Beautiful**.

8. Attached please find **various resolutions** provided by **the Wyoming Association of Municipalities** (**WAM**).

9. Attached please find a **letter** regarding **Belle Ayr Mine** dated **May 2**, **2017** provided by the **Department of Environmental Quality**.

10. Attached please find the **agenda** for the **Planning Commission Meeting** dated **May 9**, **2017** and **meeting minutes** dated **April 25**, **2017** provided by **Development Services Director Hamilton**.

11. Attached please find a **news article** regarding **Business Council Board Meets in Hulett May 18** dated **May 11**, **2017** provided by the **Wyoming Business Council**.

12. Attached please find a **news article** regarding **Trump to Nominate Chatterjee, Powelson to Fill FERC Vacancies** dated **May 10**, **2017** provided by **Public Power Daily**.

13. Attached please find a **flyer** regarding the **Jon Hardy Memorial** on **May 18**, **2017** at **3:00 p.m**. at the **Gillette Police Department** provided by the **Gillette Police Department**.

14. Attached please find a **flyer** regarding **Kyle Petty Charity Ride Across America** on **Tuesday**, **May 16th** at **12:50 p.m**. at the **Maverik Country Store**, **1616 E. US Hwy 14/16**.

* Item previously discussed by Council

JCN/adw

CITY OF GILLETTE

Administrative Services Department
City Clerk Division
Karlene Abelseth, City Clerk/Print Shop
P.O. Box 3003 , Gillette, Wyoming 82717-3003
Phone (307) 686-5210 Fax (307) 686-4810
www.gillettewy.gov

Pre-Meeting – 6:00 p.m.
City Hall – 3rd Floor Conference Room
Tuesday, May 16, 2017
Dinner Served at 5:30 p.m.

Pre-Meeting Topic(s):

- Winland Industrial Park Application to the Wyoming Business Council Discussion*
- Fire Department Fleet Funding Discussion*
- Overtime Parking Fines Discussion*
- City Employees Volunteering for National High School Finals Rodeo Discussion – John Aguirre
- Review May 16th Agenda
- Executive Session

6:30 p.m. - Reception for Campbell County High School Champions (In the Lobby in Front of the Council Chambers)

* Item previously discussed by Council

Angela Williams <angelaw@gillettewy.gov>

Follow Up To Councilman Barks Question Re: Insurance Costs Per Vehicle

1 message

Pam Boger <pamb@gillettewy.gov> Wed, May 10, 2017 at 11:01 AM
To: Carter Napier <CarterN@gillettewy.gov>
Cc: Patti Davidsmeier <Patti@gillettewy.gov>, Angela Williams <angelaw@gillettewy.gov>

Hi,

Councilman Barks asked a question at last night's budget meeting as to what was the cost of insurance for City vehicles/equipment.

The City is a member of the WARM property pool. Presently, we pay .001789 per $1000 of coverage for a vehicle or piece of equipment. That translates to $54 a year to insure a $30,000 vehicle or piece of equipment or $107.34 to insure a $60,000 vehicle or piece of equipment, etc.

Please let me know if you need any further information.

--
Pamela L. Boger
Administrative Services Director
City of Gillette
PO Box 3003
Gillette, WY 82717
307-686-5230

CITY OF GILLETTE

Administrative Services Department - Risk Management Division
P.O. Box 3003 • Gillette, Wyoming 82717-3003
201 E. 5th Street - 3rd Floor
Phone (307) 686-5230 • Fax (307) 686-3298
www.gillettewy.gov

TO: J. Carter Napier, City Administrator

FROM: Pamela L. Boger, Administrative Services Director Pam

RE: Changes in Court Automation Fees HB0192

DATE: May 11, 2017

House Bill HB0192, which is effective as of July 1, 2017, will allow the City of Gillette to change the Court Automation Fee from the current amount of $10 to $25. However, the City's current Ordinance #3162 dated 8/6/2001, will need to be updated to reflect this change.

What does this mean for the City of Gillette?

For citations that go through Municipal Court, a $25 Court Automation Fee will be assessed. Of the $25 collected, $10 will be retained and $15 will be sent to the State Supreme Court. The $10 that is retained by the City may only be used for the sole purpose of defraying costs and expenses related to establishing and maintaining the Electronic Citation System as per WS§ 5-6-204.

Municipal Court balances their drawer at the end of each day and the funds are then forwarded to the Finance Department. The Finance Department sends the appropriate money to the State Supreme Court on a quarterly basis and will retain the $10 to cover future costs for the Electronic Citation System.

Based on the history from January 2017 to April 2017, it is estimated that approximately $25,000 will be generated for FY18 to cover future costs of the Electronic Citation System. This revenue will reduce the burden on the City's General Fund!

Please let me know if I can provide any further information.

Pamela L. Boger, Administrative Services Director

CITY OF GILLETTE
Development Services
Engineering Division
201 E. 5th Street • Gillette, Wyoming 82716
Phone 307.686.5265
www.gillettewy.gov

MEMORANDUM

TO: J. Carter Napier, City Administrator JCN
Mayor & City Council

FROM: Dustin Hamilton, PE, Development Services Director

DATE: May 10, 2017

RE: Gurley Overpass Deck Sealant

At the Budget Workshop on May 9, 2017, City Council asked a question regarding the potential of a surface treatment on the Gurley Overpass Bridge Deck. Staff indicated that a surface treatment was planned in the upcoming Capital Improvements Plan (FY19/20) and the estimated cost was approximately $1.45M based upon estimates provided by staff in February as part of the CIP preparation.

I contacted WYDOT this morning to verify their recent numbers for epoxy overlays on bridge decks as they have multiple epoxy overlays ready for installation this construction season, and based upon their recent numbers, it appears there was an error in the units (SF vs. SY) in the numbers that staff used in the CIP estimating. The error results in a substantial cost savings over the original estimate of $1.45M.

I believe the actual cost of an epoxy overlay for the Gurley Overpass would be in the $200,000 to $300,000 range as a result of the corrected quantity units. I would recommend that we proceed as planned with the Gurley Overpass Barrier repairs this construction season, and then re-evaluate the CIP budget in the spring of 2018 and if funds allow, consider an epoxy overlay with a chip/coarse aggregate seal at that time.

If you have additional questions, please let me know.

CITY OF GILLETTE

Development Services Department
Planning Division
P.O. Box 3003 • Gillette, Wyoming 82717-3003
Phone 307.686.5281
www.gillettewy.gov

MEMO

DATE: May 10, 2017

TO: Carter Napier, City Administrator

FROM: Mike Cole, Planning Manager Michael H. Cole

COPY: Patrick Davidson, City Attorney
Dustin Hamilton, PE, Development Services Manager

RE: **Gillette Gun Club – Request for Natural Gas Service**

The Gillette Gun Club has requested the installation of a natural gas service line from Black Hills Energy (Source Gas), to be constructed at the location shown on the enclosed map. Since the City of Gillette owns the property, we have been asked by representatives of Black Hills Energy to approve the enclosed service line agreement. The City Administrator will sign the enclosed agreement on behalf of the City of Gillette.

In accordance with the separate Lease Agreement between the City and the Gillette Gun Club:

> *"No substantial improvement or alteration of the premises shall be made without the prior written consent of the City."*

At this time, City Staff has no concerns regarding the installation of the proposed natural gas service line providing the following conditions are met:

1. The Gillette Gun Club will be responsible for all costs associated with the design, permitting, construction, and future monthly charges for the proposed natural gas service.
2. The Gillette Gun Club will coordinate with Black Hills Energy to secure the necessary City of Gillette Building / Engineering Permit(s) associated with providing natural gas service to this facility.
3. The Gillette Gun Club will coordinate with Black Hills Energy to provide as-built drawings of the natural gas line and connection details upon completion.
4. The Gillette Gun Club will coordinate with Black Hills Energy to operate and maintain the natural gas service line and other facilities in accordance with the Lease Agreement between the City and the Gun Club.

Additionally, the City will not be responsible for any insurance, liability or environmental risk associated with the natural gas service line.

Please feel free to contact Dustin Hamilton if you have any questions.

Thanks,
Mike

Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 *fax:* 312.977.4806

May 4, 2017

The Honorable Louise Carter-King
Mayor
City of Gillette
PO Box 3003
Gillette, WY 82717-3003

Dear Mayor Carter-King:

We are pleased to notify you that your comprehensive annual financial report (CAFR) for the fiscal year ended 2016 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release is enclosed to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

Todd Buikema
Acting Director, Technical Services Center

GOVERNMENT FINANCE OFFICERS ASSOCIATION

NEWS RELEASE

FOR IMMEDIATE RELEASE

05/04/2017

For more information contact:
Todd Buikema, Acting Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
E-mail: tbuikema@gfoa.org

(Chicago, Illinois)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **City of Gillette** by Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management

An Award of Financial Reporting Achievement has been awarded to the individual(s) or department designated by the government as primarily responsible for preparing the award-winning CAFR.

The CAFR has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

Government Finance Officers Association is a major professional association servicing the needs of nearly 19,000 appointed and elected local, state, and provincial-level government officials and other finance practitioners. It provides top quality publications, training programs, services, and products designed to enhance the skills and performance of those responsible for government finance policy and management. The association is headquartered in Chicago, Illinois, with offices in Washington, D.C.

Results for the 2017 Coal Country Trash-A-Thon

From April 28-May 5, all Campbell County Schools were invited to participate in the event—the school with the most trash bags picked receives a pizza party.

On Saturday, May 6, Keep Gillette Beautiful held the Coal Country Trash-A-Thon at Dalbey Memorial Park.

- More than 430 bags of trash collected
- 35+ groups with 115+ community volunteers
- During this event our community picked up trash on more than 24 miles of roadway.
- The following schools joined the effort with hundreds of students participating, in total students collected 222 bags of trash. Students did a great job, in many cases picking up in a five to six block radius around their school. The school that collected most Conestoga Elementary cleaned up more than two miles of roadway on Union Chapel Rd and Garner Lake Rd.
    - CCHS – TBD
    - Conestoga – 87
    - Hillcrest – 34
    - Lakeview – 28
    - Pronghorn – TBD
    - Rawhide – TBD
    - Stocktrail – 25
    - Twin Spruce – 12
    - Wagonwheel – 36
    - Westwood – TBD
- It seems that the highlight of the event was the effort on Skyline Dr. (Highway 50) where the majority of a seven-mile stretch from the interstate south went from having significant litter to little or none. Thanks to the efforts of 4-H, Girl Scouts, Gillette Mayor and City Council, and several other groups, 71 bags of trash are no longer laying along that stretch of roadway.
- Total weight to the landfill was 2,160 pounds, with Campbell County absorbing $81 in tipping fees.

Community members involved with Trash-A-Thon

- Dan Barks
- Sarah Case
- Kim Fry
- Adrian Gerrits, Parks Board
- Christy Gerrits
- Eric Loredo
- Megan McManamen, Parks Board
- Felicia Messimer
- Doug Ninas
- Geno Palazzari
- Matt Stroot, Parks Board
- Troy Tyrell
- Robin Voigt, Parks Board
- Nello Williams
- Rollo Williams, Parks Board

Keep Gillette Beautiful Supporters/Sponsors

- Campbell County Local Government
- Campbell County Health
- Campbell County School District Number 1
- City of Gillette (Government)
- Connely's Scenic Landscaping & Nursery
- The Home Depot
- Pacific Steel & Recycling
- Western Waste

WAM RESOLUTION NO. 2017-01

A RESOLUTION OF THE WYOMING ASSOCIATION OF MUNICIPALITIES RELATING TO THE 62nd ANNUAL CONVENTION IN GILLETTE, WYOMING, JUNE 2017

WHEREAS, the 2017 Annual Convention of the Wyoming Association of Municipalities on May 31 – June 2, in Gillette, Wyoming has proven to be an outstanding session focusing on the education of elected officials and municipal staff members and enhancing the tools available to them in order to provide the best service to their communities; and

WHEREAS, the success of this Convention is due in large measure to the generous contribution of time, effort and resources on the part of the staff and elected officials from the City of Gillette and sponsors who hosted, planned, and arranged logistics and activities of the 2017 WAM Convention.

THEREFORE, BE IT RESOLVED by the Wyoming Association of Municipalities on this 2nd day of June 2017 in Gillette, Wyoming gratefully extends its appreciation to every person and organization with the City of Gillette who devoted time, effort and resources in the planning, arranging, providing and presenting of the programs and activities of the 62nd Annual WAM Convention.

RESOLUTION 2017-02

A RESOLUTION SUPPORTING THE WYOMING ASSOCIATION OF MUNICIPALITIES' LEGISLATIVE AGENDA AND THE ASSOCIATION'S EFFORTS IN SEEKING APPROPRIATION OF STATE FUNDING FOR ALL 99 WYOMING CITIES AND TOWNS DURING THE 2018 BUDGET SESSION OF THE WYOMING LEGISLATURE

WHEREAS, the 2018 Budget Session of the Wyoming Legislature is scheduled to commence in February 2018 and the Wyoming Association of Municipalities has developed a legislative agenda relating to municipal funding issues that will be considered by the Wyoming Legislature during the upcoming session; and

WHEREAS, all 99 Wyoming cities and towns, which comprise the membership of the Wyoming Association of Municipalities, rely on state sales and use tax revenues, ad valorem tax revenues and "over-the-cap" funding as the primary revenue support for funding local government operations and services of direct benefit to residents and businesses of their respective community; and

WHEREAS, municipal officials of Wyoming cities and towns are aware of decreasing energy related revenues and the current general Wyoming economy and realize that due to such decreasing revenues, funding challenges at both the state and local level will affect the ability to provide essential government operations and services for citizens; and

WHEREAS, Wyoming cities and towns have historically received and have relied upon "over-the-cap" revenue funding and the legislative agenda for the Wyoming Association of Municipalities strongly encourages continuation of this funding for the 2019-2020 biennium; and

WHEREAS, direct distribution discretionary funding provided by the "over-the-cap" state allocation is essential for both large and small Wyoming cities and towns to maintain vital services for its communities which involve the health, safety and welfare of its citizens; and

WHEREAS, State Legislators have supported funding in the past for programs that assist with local municipalities' economic development and economic diversification efforts, such as those offered through the Wyoming Business Council and those involving state-wide communications and technology development such as the WYOLINK and Unified Technology Network programs, and "over the cap" funding has assisted municipalities in promoting and utilizing these programs.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF CLEARMONT, WYOMING, THAT, the 2018 Wyoming Association of Municipalities' legislative agenda and the Association's efforts in seeking appropriation of state funding for all 99 Wyoming Cities and towns during the 2018 Budget Session of the Wyoming Legislature is hereby supported for the benefit of all Wyoming community residents and businesses.

RESOLUTION 2017-02 (cont.)

Presented, read and adopted this 17th day of April 2017.

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Chris Schock, Mayor

ATTEST:

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Krysti Dycus, Town Clerk

RESOLUTION No. 2017-03

A RESOLUTION SUPPORTING ANY EFFORTS TO RAISE THE TAX ON ALL MALT BEVERAGES TO THE NATIONAL AVERAGE OF TWENTY-EIGHT (28) CENTS PER GALLON

WHEREAS, increasing taxes on malt beverages will enhance state revenue; and

WHEREAS, evidence suggests that increasing the unit price of alcohol is effective in reducing excessive alcohol consumption, adolescent drinking, alcohol-impaired driving, and negative health consequences of alcohol abuse; and

WHEREAS, alcohol abuse in Wyoming is among the highest in the nation with alcohol being involved in 57.01% of all custodial arrests in 2015, and public intoxication accounted for 12.86% of all arrests statewide and driving under the influence (DUI) accounted for 23.46% of all arrests statewide; and

WHEREAS, the current tax on malt beverages (beer) in Wyoming is two (2) cents per gallon and tax on malt beverages has not been raised since 1935; and

WHEREAS, the national average tax on malt beverages is twenty-eight (28) cents per gallon.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF PAVILLION, WYOMING, that the Town of Pavillion wholeheartedly supports any efforts to raise the tax on all malt beverages in Wyoming to supplement Wyoming revenue.

PASSED, APPROVED AND ADOPTED by the governing body of the Town of Pavillion, Wyoming this 13th day of April 2017

TOWN OF PAVILLION, WYOMING

_____

Tex Frazier
Mayor

ATTEST:

_____

Beckie Hatcher
Clerk

RESOLUTION NO. 2017-04

A RESOLUTION REQUESTING THE WYOMING ASSOCIATION OF MUNICIPALITIES TO SUPPORT AND ADVOCATE THAT THE STATE OF WYOMING LEGISLATURE REINSTATE TAXATION ON FOOD PRODUCTS FOR FINANCIAL SUPPORT TO WYOMING CITIES, TOWNS AND COUNTIES

WHEREAS, in the 2006 Legislative Session food products were exempted from the sale tax collected by both state and local governments; and

WHEREAS, the impact of this sales tax exemption is multiplied by any local sales tax which local governments have in place resulting in reductions in both state shared revenues and locally collected revenues; and

WHEREAS, approximately 3.7% of sales tax collections in 2006-07 in Rawlins were relating to food sales, accounting to approximately $266,000.00 of revenues lost in FY 2006-2007; and

WHEREAS, sales taxation on food sales is a stable source of revenue to local governments that was removed by the legislature in 2006 and then partially funded with backfill payments for two biennium's; and

WHEREAS, backfill payments were terminated beginning on July 1, 2010, resulting in a significant loss in local government operating revenues.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAWLINS, CARBON COUNTY, WYOMING request that the Wyoming Association of Municipalities support and advocate the State of Wyoming Legislature to reinstate taxation on food products for financial support dedicated wholly to Wyoming Cities, Towns and Counties.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2017.

CITY OF RAWLINS, a Wyoming Municipal Corporation

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Robert L. Grauberger, Mayor

ATTEST:

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Marla K. Brown, City Clerk

RESOLUTION NO. 2017-05

A RESOLUTION TO THE WYOMNG ASSOCIATION OF MUNICIPALITIES ADVOCATING LEGISLATION TO REMOVE THE NON-TRANSIENT LODGING TAX EXEMPTION

WHEREAS, the Rawlins City Council requests the Wyoming Association of Municipalities to support and advocate that the State of Wyoming Legislature remove the transient lodging tax exemption; and

WHEREAS, Wyoming Statue §39-15-101 (xiv) identifies "transient guest" *means* a guest who *is not a resident of that county;* ~~remains for less than thirty (30) continuous days;~~ and

WHEREAS, Wyoming Statue §39-15-103 (G) states "the sales price paid for living quarters in hotels, motels, tourist courts and similar establishments providing lodging for transient guests"; and

WHEREAS, the City of Rawlins as well as other municipalities across the state is facing another economic downturn and a reduction in sales, use and lodging tax are impacting revenues to municipalities; and

WHEREAS, the unpredictability of the temporary workforce places demands on communities for housing, reduces the availability for lodging for tourists. This reduction in tourism impacts collection of visitor dollars to the local communities; and

WHEREAS, local municipalities are not granted taxing authority for their communities, and presently there are no other alternatives to collect revenues to provide essential services for communities who rely on lodging, sales and use taxes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAWLINS, CARBON COUNTY, WYOMING we request that the Wyoming Association of Municipalities support and advocate that the State of Wyoming Legislature remove the transient lodging tax exemption.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2017.

CITY OF RAWLINS, a Wyoming Municipal Corporation

_____

Robert L. Grauberger, Mayor

ATTEST:

_____

Marla K. Brown, City Clerk

RESOLUTION NO. 2017-06

A RESOLUTION TO THE WYOMING ASSOCIATION OF MUNICIPALITIES ADVOCATING LEGISLATION TO CLARIFY THE LIEN AND ASSESSMENT PROCESS BY WHICH MUNICIPAL EXPENSES FOR ABATING NUISANCES AND DANGEROUS BUILDINGS MAY BE RECOVERED

WHEREAS, the Rawlins City Council requests the Wyoming Association of Municipalities to support and advocate that the State of Wyoming Legislature provide legislation to clarify a lien process for assessing municipal expenses for abating nuisances and dangerous buildings; and

WHEREAS, Wyoming Statute §15-1-103 permits cities to abate dangerous buildings; and

WHEREAS, Wyoming Statute §15-1-119 permits Municipalities to adopt any national building code which includes but is not limited to the 1997 Uniform Code for the Abatement of Dangerous Buildings; and

WHEREAS, the 1997 Uniform Code for the Abatement of Dangerous Buildings Section 905.1, provides the legislative body the authority to order said abatement costs by personal obligation of the property owner or assess said abatement costs against the property involved;

WHEREAS, the 1997 Uniform Code for the Abatement of Dangerous Buildings Section 905.3, provides that the legislative body of this jurisdiction orders that [charges] shall be assessed against the property, it shall confirm the assessment roll, and thereafter said assessment shall constitute a special assessment against and a lien upon the property; and

WHEREAS, the City of Rawlins as well as other municipalities across the state is facing another economic downturn and reduction in direct and indirect funding streams, the need to recoup these abatement costs is more vital than ever before; and

WHEREAS, the property is enriched by the removal and abatement of dangerous buildings; and

WHEREAS, this abatement shouldn't be wholly funded by public funds without a clear process in place for municipalities to recoup these abatement costs; and

WHEREAS, municipalities are created statutorily and all rights are enabled through legislation and Wyoming Statutes are silent regarding this special lien assessment relief; and

WHEREAS, Wyoming Statutes do not succinctly provide either a lien procedure or an assessment process on the real property involved thus hindering Municipalities ability to recoup expenses incurred by Municipalities as a result of abating nuisances and dangerous buildings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

RAWINS, CARBON COUNTY, WYOMING, we request that the Wyoming Association of Municipalities support and advocate for Wyoming legislation to clarify the lien and assessment process by which municipal expenses for abating nuisances and dangerous buildings may be recovered.

RESOLUTION NO. 2017-06 (cont.)

PASSED, APPROVED, AND ADOPTED this 4th day of April 2017.

CITY OF RAWLINS, a Wyoming Municipal Corporation

_____

Robert L. Grauberger, Mayor

ATTEST:

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Marla K. Brown, City Clerk

RESOLUTION NO. 2017-07

A RESOLUTION REQUESTING WY ASSOCIATION OF MUNICIPALITIES TO SUPPORT AND ADVOCATE LEGISLATION TO AMEND WYOMING STATUTE §15-1-113(a) CONTRACTS FOR PUBLIC IMPROVEMENTS AND §15-1-113(f) FORMS OF GUARANTEE

WHEREAS, the current law does not allow municipalities to obtain automobiles or trucks through the Wyoming State Bid process; and

WHEREAS, the governing body for the City of Rawlins requests language be added to Wyoming Statute §15-1-113(a) allowing municipalities to obtain through the Wyoming State Bid process purchases or leases of automobiles or trucks; and

WHEREAS, the governing body for the City of Rawlins requests to amend WY Statute §15-1-113(a) to read: "All contracts for any type of public improvement, excluding contracts for professional services or where the primary purpose is emergency work or maintenance, for any city or town or joint powers board wherein at least one (1) member is a municipality shall be advertised for bid or for response if a request for proposal or qualification for construction manager agent, construction manager at risk or design builder is used, if the estimated cost, including all related costs, exceeds a bid threshold of thirty-five thousand dollars ($35,000.00), except that a contract for the purchase or lease of automobiles or trucks shall be obtained through the Wyoming State Bid process or shall be advertised regardless of cost and if there is an automobile or truck for trade-in, it shall be included as a part of the advertisement and bid. The requirements of W.S.15-1-112(a) do not apply to any city or town trading in an automobile or truck on the purchase of a new automobile or truck.", and

WHEREAS, the current law does require bid guarantees for the purchases or leases of automobiles or trucks; and

WHEREAS, the government body for the City of Rawlins requests to amend WY Statute §15-1-113(f) to read: "In advertising for any bid, the forms of guarantee required under this section and approved by the city, town or joint powers board shall be specified. In addition, bidders shall be required to accompany each bid with a bid bond or if the bid is one hundred fifty thousand dollars ($150,000.00) or less, any other form of bid guarantee approved by the city, town or joint powers board, equal to at least five percent (5%) of the total bid amount, with sufficient surety and payable to the city, town or joint powers board. Except that a contract for the purchase or lease of automobiles or trucks shall not require a bid guarantee. The bid guarantee shall be forfeited as liquidated damages if the bidder, upon the letting of the contract to him, fails to enter into the contract within thirty (30) days after is presented to him for that purpose or fails to proceed with the performance of the contract. The bid guarantee shall be retained by the city, town or joint powers board until proper bond or other form of security satisfactory to the city, town or joint powers board to secure performance of the contract has been filed and approved. The right to reject any bid is reserved in all bid

RESOLUTION NO. 2017-07 (cont.)

advertisements. All bids shall be numbered consecutively before they are opened and no further bids may be received after the advertised time of opening bids in any bid is publically opened. The city, town or joint powers board shall give all persons who desire an opportunity to inspect all bids when they are opened. No bid may be considered unless accompanied by a bid guarantee in the required amount."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rawlins, Carbon County, Wyoming requests the Wyoming Association of Municipalities support and advocate for Wyoming legislation to amend Wyoming Statute §15-1-113(a) by adding language "shall be obtained through the Wyoming State Bid process or" and Wyoming Statute §15-1-113(f) by adding language "Except that a contract for the purchase or lease of an automobile or truck shall not require a bid guarantee."

PASSED, APPROVED AND ADOPTED this 4th day of April 2017.

CITY OF RAWLINS, a Wyoming Municipal Corporation

_____

Robert L. Grauberger, Mayor

ATTEST:

_____

Marla K. Brown, City Clerk

RESOLUTION NO. 2017-08

A RESOLUTION TO CREATE UTILITY AND OTHER MUNICIPAL SERVICES LIEN AUTHORITY FOR MUNICIPALITIES AND JOINT POWERS BOARDS

WHEREAS, municipalities in Wyoming have become aware of problems relating to the ability of the municipalities and joint powers boards to collect past due utility and other municipal service bills; and

WHEREAS, the current law of the State of Wyoming allows irrigation districts, water and other improvement districts to create liens under the right circumstances or have statutorily been granted automatic and perpetual liens under certain circumstances; and

WHEREAS, there is nothing similar to the creation of a lien found in zoning regulations or any other powers granted to a municipality or joint powers board in current state laws of the State of Wyoming;

NOW, THEREFORE, BE IT RESOLVED that the Town of Pine Bluffs supports such legislation as may be necessary to provide authority to a municipality or joint powers board to create a lien arising from past due bills for public utilities and other municipal services necessary to correct hazardous conditions.

PASSED, APPROVED, AND ADOPTED THIS 17th DAY OF APRIL 2017.

_____

William Shain, Mayor

ATTEST:

_____

Carleen Graves, Clerk

RESOLUTION 17-09
FOR WAM CONSIDERATION

A RESOLUTION TO CREATE AN OPTIONAL GENERAL REVENUE TAX FOR A SPECIFIED PURPOSE

WHEREAS, many municipalities in Wyoming are struggling to address the operating needs of their communities through existing taxing methods; and

WHEREAS, citizens of these municipalities have a higher comfort level if they can be assured that any additional general revenue tax will be used to fund priorities identified by the community that may include such broad initiatives as transportation, housing, street repair and maintenance; and

WHEREAS, the current taxing ability allows for either an unrestricted general revenue tax or a specific purpose tax that can only be used for capital construction and not for operations; and

WHEREAS, the current taxing ability limits the combined total of both the general revenue tax under §39-15-204(a)(i), the specific purpose tax under §39-15-204(a)(iii), and the economic development tax under §39-15-204(a)(vi) to 3% with specific limits within each tax type;

NOW, THEREFORE, BE IT RESOLVED that the Town of Jackson supports, and urges WAM and WCCA to support, an optional general revenue tax for a specified purpose that can be used for capital and operational expenses, that is not included in the cap on taxes to 3% as noted in §39-15-204(a)(iv), that allows such a tax to be implemented in increments of one-tenth of one percent (.1%) not to exceed a rate of 2%, and that would follow the same imposition and removal procedures as a general revenue tax as identified in §39-15-204(a)(i).

APPROVED ON THE 3RD DAY OF APRIL, 2017.

TOWN OF JACKSON

By: _____
Mayor Pete Muldoon

ATTEST:

THE TOWN OF JACKSON INCORPORATED SEAL 1914 TETON COUNTY WYOMING

_____
Sandra P. Birdyshaw, Town Clerk

Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.

Matthew H. Mead, Governor

Todd Parfitt, Director

May 2, 2017

Mayor
City of Gillette
201 East 5th St.
Gillette, WY 82716

RE: Public Notice for an Amendment to Contura Coal West, LLC, Belle Ayr Mine, Permit No. 214-T8; TFN 5 3/160

Dear Honorable Mayor:

The Department of Environmental Quality, Land Quality Division (LQD) has determined that the Belle Ayr North Amendment Application for the Belle Ayr Mine Permit No. 214-T8 is technically adequate as per W.S. §35-11-406(h). Four weeks of Public Notice followed by thirty (30) days of Public Comment were initiated on April 14, 2016. The end of this opportunity for public review will be May 31, 2017. The Belle Ayr North Amendment Application proposes to add approximately 1,478.7 acres northwest of the existing permit area. A copy of the public notice is attached.

This letter is being sent to you to fulfill the notification requirements of our program. It is being provided for informational purposes and is not a request for review.

Should you or your staff have any questions regarding this final public process, please contact me at 307-675-5616.

Sincerely,

Mark Rogaczewski
District III Supervisor

mr/
attachment: Copy of Public Notice
xc: Cheyenne LQD Copy (w/o attachment)

2100 West 5th Street • SHERIDAN, WY 82801
(307) 673-9337 • FAX (307) 672-2213

Public Notice

Contura Coal West, LLC of Gillette, WY has applied for a coal mining permit amendment from the Land Quality Division of the Department of Environmental Quality for the State of Wyoming. The coal mining permit amendment area will be located in portions of Sections 17, 18, 19, 20, 21, and 28, T. 48 N., R. 71 W., and Section 13, T. 48 N., R. 72 W., Campbell County, Wyoming. The area is approximately 16 miles southeast of Gillette, Wyoming. This area can be found on The Gap and The Gap SW USGS quadrangle maps. The proposed operation began in 1974 and is estimated to continue until 2033. The land, after mining, will be returned to grazing land and wildlife habitat. Information regarding the proposed mining operation and reclamation procedures may be reviewed in the Office of the Land Quality Division of the Department of Environmental Quality in Cheyenne and Sheridan, Wyoming or the Campbell County Clerk's Office in Gillette, Wyoming. Written objections to the proposed mining operation must be received by the Administrator of the Land Quality Division, Department of Environmental Quality, 200 W. 17th Street, Suite 10, Cheyenne, WY 82002, before the close of business May 31, 2017. The Director may hold an informal conference if requested, hear the complaint and take action on the application in accordance with the Department's Rules of Practice and Procedure. The complainants shall have a right of appeal to the Environmental Quality Council where the complaint will be heard a second time. A conference shall be held if the Director determines that the nature of the complaint or the position of the complainants indicates that an attempt to informally resolve the disputes is preferable to a contested case proceeding. An informal conference or a public hearing shall be held within twenty (20) days after the final date for filing objections unless a different period is stipulated to by the parties. The Council or Director shall publish notice of the time, date and location of the hearing or conference in a newspaper of general circulation in the locality of the proposed operation once a week for two (2) consecutive weeks immediately prior to the hearing or conference. The hearing would be conducted as a contested case in accordance with the Wyoming Administrative Procedure Act (W.S. §16-3-101 through §16-3-115), and the right of judicial review would be afforded as provided in that act. All parties as given in W.S. §35-11-406(j) will be mailed a copy of this notice. The Wyoming Oil and Gas Commission will be mailed a copy of the application mine plan map as required by W.S. §35-11-406(j).

4/14, 4/17, 4/24, 5/1

CITY OF GILLETTE
PLANNING COMMISSION

Tuesday, May 9, 2017
7:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

CALL TO ORDER

APPROVAL OF MINUTES

1. Pre-Meeting Workshop Minutes April 25, 2017

   Meeting Minutes April 25, 2017

CASE NO. 17.016CSP

County Subdivision Plat - Tonn Subdivision

OLD BUSINESS

NEW BUSINESS

DIRECTOR'S REPORT

ADJOURNMENT

CHAIRMAN
Clark Sanders
VICE-CHAIRMAN
Jennifer Thomas
BOARD MEMBERS
Todd Mattson
Jim Nielsen
Cindy Reardon
Brenda Green
www.gillettewy.gov

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CITY OF GILLETTE
PLANNING COMMISSION
May 9, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 5/9/2017 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes April 25, 2017

Meeting Minutes April 25, 2017

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

Click to download
Workshop Minutes
Meeting Minutes

CITY PLANNING COMMISSION

MINUTES OF THE PRE-MEETING WORKSHOP
ENGINEERING CONFERENCE ROOM – CITY HALL
April 25, 2017 – 6:00 p.m.

The April 25, 2017, Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 6:00 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Planning Commission Members present were Chairman Clark Sanders, Vice-Chair Jennifer Thomas, Jim Nielsen, Todd Mattson and Cindy Reardon. Those present from the City of Gillette were Mike Cole, Planning Manager; Natalie Buchwald, and Jill McCarty, Administrative Assistant.
Discussion was held on the cases to be presented at the regular meeting to follow.

The Pre-Meeting Workshop adjourned at 6:59 p.m.

Minutes taken and prepared by:

Jill McCarty
Administrative Assistant

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
April 25, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Vice-Chair Jennifer Thomas, Todd Mattson, Cindy Reardon, and Jim Nielsen.

Commission Members Absent: Brenda Green

Staff Present: Mike Cole, Planning Manager, Natalie Buchwald, Planner, and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:02 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Jennifer Thomas to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of April 11, 2017. Motion carried 5/0.

17.013DP DEVELOPMENT PLAN-Hampton Inn & Suites

Natalie Buchwald presented Case No. 17.013DP

The owner is requesting the construction of a new eighty-two (82) unit, four (4) story Hampton Inn & Suites to be located on Lots 2A and 2B, Block 1, of Westover Hills Subdivision Phase 1, more simply known as 2300 & 2312 Westover Road.

The vacant 3.69-acre property was originally platted as Lot 2 of the Westover Hills Subdivision Phase 1 in 1980. In 1988 the original Lot 2 was split into Lot 2A and Lot 2B. No development has ever taken place on either of the two lots. Both lots are currently zoned C-1, General Commercial. This proposal is compatible with the Land Use Plan as the Land Use Plan envisions this area to develop as General Commercial.

The four (4) story hotel is proposed to be constructed entirely on Lot 2A while Lot 2B will be utilized for access to the hotel, parking, and landscaping. However, there will be parking and landscaping on Lot 2A as well. Regarding parking and access, eighty-two (82) spaces are required and eighty-two (82) spaces have been provided including adequate handicap parking. A Cross Parking and Access Agreement is required for this project because parking for the hotel exists on both Lot 2A and Lot 2B. Due to the height of the building and architectural features, the Fire Department is requiring that the outer-east driving lane be a required fire lane and therefore marked as such. Landscaping is adequate for the site. The Parks and Beautification Board approved the landscape plan during their meeting on April 13, 2017.

Chairman Sanders asked if there were any called received by the City regarding this case, and Natalie said the City did not receive any calls.

Jim Nielsen wanted it to be noted for the landscaping portion of the site to be paid attention to for site distance and obstructions for vehicles coming out of the approach.

There were no further questions from the commission or the public on this

case.

Todd Mattson made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 5/0.

17.011Z- ZONING MAP AMENDMENT- Portion of Tract D, Ash Meadows Phase I

Natalie Buchwald presented Case No. 17.0011Z

The agent, on behalf of the owner, is proposing to rezone a 9.79-acre portion of Tract D, Ash Meadows Subdivision Phase 1 from M-H, Mobile Home District to I-1, Light Industrial District.

Tract D was created as part of the Ash Meadows Subdivision Phase I. Ash Meadows Subdivision Phase I and Phase II were preceded by the approval of a Preliminary Plat. The Preliminary Plat proposed mobile home lots on the entire area including Tract D; Tract D is currently vacant. Northern Drive was shown bordering the land on the north on all plats. The portion of Tract D that is being proposed to be rezoned is 9.79 acres of the existing 23.4-acre lot. The minimum zoning district size for an I-1, Light Industrial District is 5 acres. In 2015, a similar rezoning request was proposed for this location. At that time the agent proposed that a 15.40-acre portion of Tract D be rezoned from M-H, Mobile Home District to I-1, Light Industrial District. That request was not approved by the Planning Commission and, at the time, the applicant decided not to move forward with the rezone request for consideration by the City Council.

The City of Gillette's adopted Land Use Plan designates this area as residential with Manufactured and Mobile Homes. Outside of City limits, in Campbell County, to the north and to the east all land is zoned as A-L, Agricultural. The City-County Joint Land Use Plan designates the areas in the County to the north as Mining (active coal lease area) and to the east as Residential. This proposed rezone is not compatible with the adopted Land Use Plan as the area south of Northern Drive in both the City of Gillette and Campbell County is all envisioned to be residential.

Staff recommends denial of this proposed Zoning Map Amendment for a portion of Tract D, Ash Meadows Subdivision Phase I from M-H to I-1 because it conflicts with the future Land Use Plan for this area. However, Staff recommends the agent consider three other options for this area to accommodate the intended use of providing parking to support the adjacent residential uses. These three options include:

1. A Zoning Text Amendment to allow for "parking of vehicles" as a permitted use in the M-H, Mobile Home District; provided the proposed "off-street parking" complies with the surfacing, design, use and maintenance within Section 9 of the City's Zoning Ordinance.
2. Rezone the area from M-H, Mobile Home District to R-2, Single & Two Family Residential District. This would allow the area to retain the residential zoning, but also allows for "parking of vehicles" as a permitted use in the R-2 district.
3. Rezone the area from M-H, Mobile Home District to R-4, Multi Family Residential District. This would allow the area to retain

the residential zoning, but also allows for "parking of vehicles" as a permitted use in the R-4 district.

Staff will support any one of the three aforementioned options.

Chairman Sanders asked if there were any questions from the commission or the public on this case.

Bret Wolz, Agent for the applicant, was in attendance and said he had not been informed beforehand that the case was going to be recommended for denial by City staff. Bret said the area is being contemplated as an RV storage area, with an access off of Northern Drive, and said the area would never be accessed off of the Ash Meadows Subdivision. Bret stated it was being petitioned to change the zoning not only because of market changes, but also because of land use changes happening in the area.

Chairman Sanders asked Bret if the owner would be agreeable to changing the zoning to an R-2. Bret said he was given no chance to ask the owner of that possibility.

Cindy Reardon asked if the zoning was approved for outdoor storage and parking, could it be changed in the future to some other form of light industrial. Mike Cole said that could be a possibility in the future, as it is undeveloped land currently. The residential character could be preserved however, while still allowing for RV parking with a different residential rezoning that allows for parking or storage of vehicles.

Jim Nielsen asked if the zoning were to be denied by the Planning Commission, would the case still be able to move forward for consideration by the City Council with one of the three options offered by City staff. Mike Cole said it could move forward, but if it were to be denied by Council then it could not be reconsidered for a period of one year afterwards. A rezone application to fit the area that would have the endorsement of the Commission that is also compatible with the land use plan could potentially be approved by City Council.

Terri Triebs, a homeowner in Ash Meadows, was present and inquired what was being considered at the meeting, and whether or not the rezoning had already taken place. Chairman Sanders said currently the Commission still needed to vote on the rezoning. Terri said when she purchased her home it was with the understanding the subdivision was for mobile homes, with zoning for other types of homes possible. Terri said light industrial was not expected in the area, and was curious what other options were being proposed. Chairman Sanders said other types of zoning that would allow parking were proposed by staff. Terri asked who the individual(s) were requesting the rezoning. Bret said it was a group who were not willing to be named until the rezoning was approved.

Wendy Dornan who lives on the outskirts of Ash Meadows was also present, and said when she purchased her home it was with the understanding she would just be looking out to her neighbors. She said right now the neighborhood is quiet and peaceful, it is a family development. Whatever could be built in an industrial zoning, she was concerned a lot of noise would be a part of it. She also felt changing the

zoning could also potentially change the value of the homes.

Nadine Fralick, who lives to the east of the development, was also present and said she did not think the zoning should be changed for the area. Bret Wolz stated he wanted to comment Nadine owned the property with a conditional use permit from the County that was next to the area being requested for rezoning.

Todd Mattson asked what the best action for the Commission would be, whether to table the case or take a vote. Mike said if additional information or time was felt was needed, tabling the item would be an option. If it was felt the Commission had enough information, then a vote could be taken. Bret Wolz requested the case be tabled, and asked for staff to meet with him about the case.

Chairman Sanders asked if the item were tabled, would it come back with the same conditions, or should it be denied and come back with a new application. Mike Cole said if the item were to be tabled, staff could work with the applicant to revise the application. With direction from the Planning Commission staff and the applicant could revise the application into something to their liking for future consideration.

Wendy Dornan asked if the client was a citizen of Gillette, as she was concerned Gillette would not profit from the rezoning change if they were not. Mike Cole said the agent was representing the interest of the land owner for the development and/or the interests of a future owner if a purchase agreement were to be negotiated among the parties.

Jim Nielsen said he did not want to see a residential feeling area change to an industrial type area. If no interest were to be there for storage, he would like to keep the area where future development of homes could still happen.

Cindy Reardon asked if there was an indication to the homeowners there was potential for industrial to be considered for the area. Bret said there was no intention for industrial, it was the intention to build mobile homes. He said the economy is different now than it was in 2006 when the development first started. The current owner, Albert Howell, is currently in his 80s and would like to simplify his estate. Wendy Dornan said she was under the understanding the owners were Mr. Howell and his son-in-law. Nadine Fralick also stated there was a realtor sign on the property currently that stated the proposed rezoning area was commercial land.

Jennifer Thomas made a motion to table the item. Todd Mattson seconded the motion. An oral vote was taken for the tabling with a recommendation of staff to meet with the agent for alternatives to the rezoning, for discussion to be a residential zoning to allow the storage of motorhomes, boats, etc. Amended to be heard at the May 23, 2017, Planning Commission meeting. Motion carried 5/0.

<u>17.014Z-ZONING MAP AMENDMENT-Lot 12, Block 4, Northside Addition</u>

Natalie Buchwald presented Case No. 17.014Z

The owner is seeking approval to rezone Lot 12, Block 4, of the Northside Addition from R-2, Single & Two Family Residential District to A, Agricultural District.

David Bundy, the owner, wishes to rezone the lot so the zoning is contiguous with the other property he owns to the east, which are also zoned A, Agricultural. The lot was originally established in 1920, and has never been developed. The Land Use Plan envisions this area as a mixture of Multifamily Residential and Industrial. This proposed rezone conflicts with the future Land Use Plan for this area.

Staff recommends denial of this Zoning Map Amendment to rezone Lot 12, Block 4, of the Northside Addition from R-2, Single & Two Family Residential District to A, Agricultural District because the proposed rezone conflicts with the future Land Use Plan for this area, and because the proposed rezone does not meet the minimum zoning district size for the Agricultural zoning district. However, there is another option staff recommends the owner consider. The applicant can prepare and submit a Minor Subdivision Final Plat to consolidate the property being proposed for a rezone along with other, adjacent property in common ownership into a single lot. To coincide with the subdivision plat, request a Zoning Map Amendment to adjust the zoning for the entire consolidated lot to either R-2, Single & Two Family Residential District, or R-4, Multi Family Residential District. Both districts allow for residences as permitted uses as well as accessory uses that support the permitted use like a shop, pole barn or detached garage. Natalie said no phone calls or emails were received by City staff regarding the case.

Chairman Sanders asked if there were any questions from the commission or the public on this case. Richard Doyle, agent for the case, was present and said he was not informed beforehand by staff of the recommendation for denial of the rezoning. He said the owner had started to build a separate building, when he was told by the City he needed a different zoning for the building. He felt this was the direction they were given by staff.

Mike Cole said the issues with the rezoning are both the size of the lots, as well as the comprehensive land use plan does not call for continued agricultural use in the area. Richard Doyle said the size of the lots would be close to what was necessary, and the homestead existed a long time before the comprehensive plan. Chairman Sanders asked if the goal could be reached with a minor subdivision. Richard Doyle said more time would be needed to complete a different application for review by the Planning Commission and City Council.

David Bundy, owner of the property, was present and stated he was surprised by the recommendation for denial, and was told the rezoning would be the easiest way to complete the building being built on his property. David Bundy said he was concerned if the property with the residence was changed from being zoned Agricultural, then he would no longer be able to keep horses on the property, which he does for 5 to 6 months throughout the year.

Mike Cole said if the zoning were approved as Agricultural District, it was not known if a building permit could be issued without consolidating the lots. Mike said considering horses were being kept on the property it might work to zone the proposed lot as agricultural, and also have a minor subdivision plat applied for to consolidate Lot 12 and Tract A3. However,

Mike did indicate that a building permit for an accessory structure that did not support the permitted use for either the existing R-2 zoning district or proposed Ag zoning district will be difficult to approve. For an accessory structure in the R-2 zoning district, a residential use on the existing lot first needs to be established. Likewise, for an accessory structure in the Ag zoning district, an agriculture use needs to be first established as well. Consolidation of the vacant lot with the existing lot with the house through a minor final subdivision plat would support a permit for an accessory structure with the residential use already established.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 5/0.

NEW BUSINESS

Planning Manager Mike Cole said there would be one new case at the next Planning Commission on May 9, 2017.

ADJOURNMENT

The meeting adjourned at 8:24 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.

Angela Williams <angelaw@gillettewy.gov>

Fwd: Business Council board meets in Hulett May 18

1 message

ADMN ADMN <admn@gillettewy.gov> Thu, May 11, 2017 at 2:57 PM
To: Angela Williams <angelaw@gillettewy.gov>

For G.I.
---------- Forwarded message ----------
From: **Wyoming Business Council** <WY-Business-Council@public.govdelivery.com>
Date: Thu, May 11, 2017 at 2:44 PM
Subject: Business Council board meets in Hulett May 18
To: admn@gillettewy.gov

The State of Wyoming's Economic Development Agency

214 W. 15th St. | Cheyenne, WY | 307.777.2800

Wyoming BUSINESS COUNCIL

For release: May 11, 2017

Ron Gullberg
Communications Director
ron.gullberg@wyo.gov | Office: 307.777.2833 | Cell: 307.286.9519

Business Council board meets in Hulett May 18

The Wyoming Business Council Board of Directors will consider a Business Ready Community (BRC) grant request during its May 18 meeting beginning at 8 a.m. in the Greater Hulett Community Center.

Board members will also relay information from their various advisory committees on issues like industrial, business, technology and community development in Wyoming.

If unable to attend the Business Council board meeting in person, please register for the live video feed at http://tinyurl.com/wbchulett.

Those who wish to listen via telephone may call 855-459-2716.

To speak during the meeting, please call Communications Director Ron Gullberg at 307-777-2833 or send email to wbc-conference@wyo.gov prior to 4 p.m. on May 17. Please state your name, the topic about which you would like to speak and the phone number from which you will call so you can be unmuted at the appropriate time.

Board meeting materials are available for review at http://wyomingbusiness.org/boardbook.

BUSINESS READY COMMUNITY (BRC) GRANT APPLICATIONS

Business Council staff review each application, conduct site visits, or conference calls in the case of planning grants, and make presentations to a board subcommittee before making final recommendations to the full board.

About the Program: The Wyoming Business Council administers the Business Ready Community grant and loan program, which provides financing for publicly owned infrastructure that serves the needs of businesses and promotes

economic development within Wyoming communities.

The Business Council board is required by statute to forward BRC grant and loan recommendations to the State Loan and Investment Board (SLIB) for final approval. The SLIB is comprised of the five statewide elected officials: the governor, secretary of state, state auditor, state treasurer and state superintendent of public instruction.

The SLIB will make final decisions on the BRC project request at its 8 a.m. meeting on June 15 in Cheyenne.

Community Readiness

- **Campbell County** requests a $1,500,000 grant for a 4,000 square-foot steel lab and office building and associated infrastructure for the new Advanced Carbon Products Innovation Center facility. The innovation center will provide space and a steady supply of raw product to drive research and value-added manufacturing of Wyoming raw minerals. This project is expected to create 10 to 20 direct jobs in the next five years. (Staff recommends full funding of the project as requested.)

For more information about these projects, visit the Wyoming Business Council website, www.wyomingbusiness.org, or call 1-800-262-3425.

About the Wyoming Business Council: *Our mission is to increase Wyoming's prosperity. We envision a Wyoming where industries are strong, diverse and expanding. Small business is a big deal. Communities have the highest quality of life. Wyoming is the technology center of the High Plains. Wyoming knows no boundaries. Please go to www.wyomingbusiness.org for more information.*

###

- Aaron+Sopko.JPG

Wyoming BUSINESS COUNCIL

Questions?
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PublicPowerDaily

Trump to nominate Chatterjee, Powelson to fill FERC vacancies

From the May 10, 2017 issue of *Public Power Daily*
Originally published May 9, 2017

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By Jeannine Anderson
News Editor

On Monday evening, President Trump announced his intent to nominate Republicans Neil Chatterjee and Robert Powelson to fill two of the three vacant commissioner slots at the Federal Energy Regulatory Commission. If confirmed by the Senate, the two nominees would restore a quorum to the agency.

Chatterjee is a long-time congressional staffer in the House and the Senate, who is currently the senior energy adviser to Senate Majority Leader Mitch McConnell, R-Ky. Powelson has been a member of the Pennsylvania Public Utility Commission since 2008. He is a former chairman of the PUC and was elected president of the National Association of Regulatory Utility Commissioners in November 2016 for a one-year term.

The FERC has lacked a quorum of three commissioners since early February, after the departure of Commissioner Norman Bay, who had been chairman for the previous two years. Bay announced his resignation after President Trump announced that he was naming Commissioner Cheryl LaFleur as the agency's chairman.

The American Public Power Association and a number of other groups said in early February that the lack of a quorum at FERC threatened a state of inaction at the commission that "could have profound negative impacts for the nation's electric, natural gas, and oil customers."

In late February, a group of House lawmakers urged President Trump to promptly nominate at least one individual to serve as a commissioner. They noted that under federal law, in order to take formal action, FERC must have a minimum of three sitting commissioners, but as of Feb. 3, 2017, it had only two commissioners — Cheryl LaFleur and Colette Honorable.

Commissioner Honorable, whose term will expire in June 2017, announced on April 28 that she has decided not to seek another term on FERC. If her seat has not been filled by the time her term runs out, she could stay on at the commission until a successor comes aboard, up to the end of the current congressional term, should she wish to do that.

The last time the Senate confirmed a FERC commissioner was in 2014, when Norman Bay's nomination was confirmed. The process was contentious and took six months.

If confirmed, Chatterjee's term would last until June 30, 2021, and Powelson's term would last until June 30, 2020.

The commission is bipartisan: no more than three commissioners can be from the same political

party. The president designates one member as chairman.

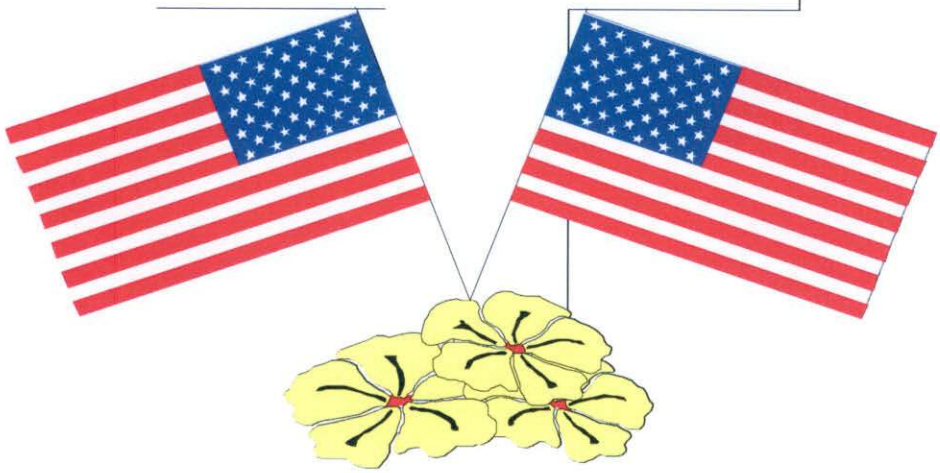
It has been reported that a third opening at FERC is likely to go to Kevin McIntyre, who co-leads the global energy practice run by the Washington, D.C. law firm of Jones Day, and who may be President Trump's pick to be chairman of FERC.

MEMORIAL

It is with special pride & honor that we pay tribute to the officer of our Police Department who gave his life while serving the City of Gillette.

May his heroic deed never be forgotten.

Jon Hardy



May 18, 2017 - 3:00 p.m.
Gillette Police Department
PLEASE JOIN US

BE THERE TO MEET:

Kyle Petty, Celebrity Riders, Sponsors and more!

Where: Maverik Country Store 1616 E. US Hwy 14/16, Gillette, WY 82716

When: Tues., May 16 at 12:50 p.m. *Recommended fan arrival by 12:30 p.m.

The Ride's Beneficiary:

VICTORY JUNCTION
founded in honor of Adam Petty
a seriousfun camp

Since 1995, more than 7,950 riders have logged 11.6 million cumulative motorcycle miles and raised $17.5 million for Victory Junction and other children's charities. As a result of the Ride, more than 7,985 children have attended camp at no cost.

For more information visit:
www.kylepettycharityride.com