



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: Patrick G. Davidson, City Administrator
RE: General Information
DATE: July 20, 2018

*MLH
Acting CA*

The following meetings are scheduled for the week of **July 21 – July 27, 2018**

Tuesday, July 24th

6:00 p.m. City Council Work Session, Agenda Attached

- Gillette Regional Water Supply Project Update
- Executive Session
- City Hall – **Council Chambers**
- Dinner Served at 5:30 p.m. – **3rd Floor Conference Room**

Thursday, July 26th

12:00 p.m. Senior Center Luncheon

- Campbell County Senior Center

1. **City Administrator Davidson** will be **Out of the Office July 20 - 22, 2018**. **Finance Director Henderson** will be **Acting City Administrator** in his absence.
2. Attached please find a **letter** regarding **WAM Broadband Advisory Board Presentation** dated **July 18, 2018** provided by **City Administrator Davidson**.
3. Attached please find a **letter** regarding **Campbell County Fiscal Year 2018-2019 Budget** for the **Joint Powers Public Land Board** dated **July 3, 2018** provided by **Campbell County Commissioners Chairman Christensen**.
4. Attached please find a **letter** regarding **Campbell County Fiscal Year 2018-2019 Budget** for the **Joint Powers Fire Board** dated **July 3, 2018** provided by **Campbell County Commissioners Chairman Christensen**.
5. Attached please find **current information** regarding **Water and Electrical Use** provided by **Utilities Director Cole**.
6. Attached please find the **City of Gillette Development Summary Through the End of the Second Quarter 2018** provided by **Acting Development Services Director Cole**.
7. Attached please find **current sales tax information** provided by **Finance Director Henderson**.
8. Attached please find **information** regarding **WY Leadership in Carbon Management Technology Highlighted at Congressional Hearing** dated **July 17, 2018** provided by the **Wyoming Integrated Test Center**.

PGD/adw

	Work Session Tuesday, July 24, 2018 Meeting: 6:00 p.m. City Council Chambers

Dinner served at 5:30 in the 3rd Floor Conference Room

Agenda Topics:

- Gillette Regional Water Supply Project Update
- Review August 7th Agenda
- Executive Session

Upcoming Work Session Topics:

July 31 SPECIAL MEETING

- Joint Meeting with Planning Commission
 - Downtown Transitional Zone Overlay
- High Density Power Requests
- Public Hearing for Sale of American Lane Property
- **ACTION ITEM:** Agreement to Sell Property on American Lane
- Review August 7th Agenda
- Executive Session

August 14 - CANCELED

August 28

- Review September 4th Agenda
- Executive Session

September 11

- Employee Benefits Presentation
- Review September 18th Agenda
- Executive Session

September 25

- Review October 2nd Agenda
- Executive Session

October 9

- Review October 16th Agenda
- Executive Session

October 23 – CANCELED

October 30

- Review November 6th Agenda
- Executive Session

Upcoming Council Pre-Meeting Topics

August 7

- Quarterly Updates
 - Cam-Plex
 - Campbell County Fire Department
- Review August 7th Agenda
- Executive Session

August 21

- Reserves Policy Discussion
- Parking & Pathway Master Plan
- Review August 21st Agenda
- Executive Session

September 4

- Review September 4th Agenda
- Executive Session

September 18

- Review September 18th Agenda
- Executive Session

October 2

- Review October 2nd Agenda
- Executive Session

October 16

- Review October 16th Agenda
- Executive Session

Upcoming Activities

- **July 26** – Senior Center Luncheon
- **July 28** – NEWY Meeting
- **August 13-17** – Congressional Tour
- **August 23** – PFI City/County Charity Softball Game – 6:00 p.m. ECSC

City/County Meeting

New Agenda Items for August 7, 2018

1. Council Consideration for the Issuance of a Malt Beverage Permit for August 18th from 9:00 a.m. to 10:00 p.m., in Conjunction with Gillette Main Street's – Summer Festival & Car Show, Requested by Sam Clikeman.

(New Business – Minute Action)

2. Council Consideration for the Issuance of a Catering Permit for August 18th from Noon to Midnight, in Conjunction with Gillette Main Street's - Summer Festival & Car Show, Requested by The Railyard.

(New Business – Minute Action)

3. Council Consideration for the Issuance of a Street Closure Permit on August 27th, from 5:30 p.m. to 8:30 p.m., for the Zip Code Community Dinner Located on the 3rd Street Plaza, Requested by Gillette Main Street.

(New Business – Minute Action)

4. Council Consideration for the Acceptance of Public Improvements for the Winland Industrial Park Landowners Backflow Installation Project, Installed by Long's Plumbing & Heating, Inc., in the Amount of \$25,542.00 (1% Project).

(New Business – Minute Action)

5. Council Consideration of an Agreement Between the South Douglas Highway Water and Sewer District and the City of Gillette to Provide Sanitary Sewer Locate Services in the Stroup Mobile Home Park.

(New Business – Minute Action)

6. Council Consideration of a Resolution Approving and Authorizing the Amended Tonn Minor Subdivision, Subject to all Planning Requirements.

(New Business – Minute Action)



CITY OF GILLETTE

Administration

201 E. 5th Street • Gillette, Wyoming 82716
Phone 307.686.5203 • Fax 307.686.1593
www.gillettewy.gov

July 18th, 2018

Rick Kaysen
Executive Director
Wyoming Association of Municipalities
315 West 27th Street
Cheyenne WY 82001

RE: WAM Broadband Advisory Board Presentation

Dear Mr. Kaysen,

I appreciate you reaching out to me for comments and thoughts regarding your upcoming presentation to the newly formed Broadband Advisory Council.

I think it is important to understand the history of the Gillette municipal fiber optic system. In 2003 the City of Gillette began construction on a fiber optic network to connect different city-owned facilities to improve communications. These facilities include city buildings, water and wastewater facilities, pump stations, and electrical substations. At that time, fiber was placed on power poles. When new electrical lines were put in overhead or underground, fiber was also installed for future city growth.

In 2009, the plan grew to include contracts with the county emergency services and school district, as well as, internet service providers (ISP). The ISPs leased fibers to provide service to local businesses. The city put together an indefensible right of use (IRU) to allow the ISPs to lease dark fiber on the city fiber optic network.

The fiber network was not originally designed for private expansion. In 2015 in conjunction with the economic development council, the City of Gillette contracted out a broadband study. The results of the study showed that due to Gillette's relative small size and isolated location, the big telecommunication and cable providers were not willing to invest in broadband infrastructure. Therefore, the Gillette area businesses were suffering from a lack of access to business speed broadband. The Gillette City Council gave direction to city staff to explore public/private partnerships to improve broadband for the community.



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City Staff designed a plan to retrofit and build out the existing system to include individual raceways that could be occupied by any of the individual organizations using the fiber network. Extra raceways were included to allow access to traditional franchise utilities like telephone or cable companies if they so desired.

As we move forward we recognize that Wyoming municipalities of varying size have different broadband needs. We would like to discuss the needs of the larger communities, that have national and international business participants, who need to stay on the cutting edge to keep existing and attract new businesses. The following are some points that we feel are important to keep in mind as the new Broadband Advisory Council begins their work:

- As an unregulated industry, there should be no preference given to traditional franchise utilities who provide telephone or cable services. All companies should have the right to make an investment per City's right-of-way management policies.
- The State should not infringe on City's right to issue right-of-way and license agreements for broadband/fiber installation and service.
- The City should have the sole right to control fiber/broadband/wireless/tower construction within City Limits per adopted Zoning Ordinances.
- The goal should be to have AT LEAST 1 Gbps (up and down) service built out and available to all commercial and industrial areas.
- Free markets will dictate if high-speed service for residential areas is necessary, but the infrastructure should be there for the internet service providers to build out the last mile.
- As public funds will be used to build out infrastructure, the network transmission conduits should remain a public enterprise and be available for any private company to participate.
- Funding should be a direct disbursement with as little red tape as possible.

I would like to reiterate my appreciation that you have reached out for input from Gillette on this topic and I look forward to working with you and the Broadband Advisory Council to create the kind of broadband network in Wyoming that will help diversify the state economy.

Sincerely,

Patrick Davidson
City Administrator
City of Gillette



OFFICE

500 South Gillette Avenue
Suite 1100
Gillette, Wyoming 82716
(307) 682-7283
(307) 687-6325 FAX
www.ccgov.net

BOARD OF COMMISSIONERS

Mark A. Christensen, Chairman
Rusty Bell
G. Matthew Avery
Clark Kissack
Micky Shober

Robert P. Palmer, Commissioners
Administrative Director

3 July 2018

Mr. Jeff Esposito
General Manager
CAM-PLEX
1635 Reata Drive
Gillette, WY 82178

Dear Jeff,

The Board of Commissioners officially adopted the Campbell County Fiscal Year 2018-2019 budget during our June 19th meeting. Campbell County funding for the Joint Powers Public Land Board FY2018-19 budget, by category, is outlined below:

Operating -	\$2,720,628. (80%)
Capital -	\$ 74,000. (50%)
Fleet Depreciation -	\$ 237,500.
Capital Construction -	\$ 35,836.
Total:	<u>\$3,067,964.00</u>

The approved budget reflects adjustments for benefits and payroll expenses in the new fiscal year. The amounts outlined above are in accordance with the provisional letter provided on June 5th. Campbell County will administer the Fleet Depreciation account. Please present an actual invoice for any capital items to be purchased in the new fiscal year, for approved capital to be released.

Jeff, on behalf of the Board of Commissioners, I want to thank you, Ms. Keuck, your Staff and the Joint Powers Public Land Board for the preparation and presentation of your funding request. The submission of budget information and ensuing discussions for the Fiscal Year 2018-2019 budget went well. We ask that you to continue to adhere to our Budget Message.

If you have any questions regarding the Joint Powers Public Land Board budget, please contact our office or the Office of the County Clerk. Congratulations on your new position, and we would welcome your feedback on the budget process.

Sincerely,

Mark A. Christensen
Chairman

xc: County Clerk



OFFICE
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BOARD OF COMMISSIONERS
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Rusty Bell
G. Matthew Avery
Clark Kissack
Micky Shober

Robert P. Palmer, Commissioners
Administrative Director

3 July 2018

Chief William Shank
Campbell County Fire Department
106 Rohan Road
Gillette, WY 82176

Dear Bill:

The Board of Commissioners officially adopted the Campbell County Fiscal Year 2018-2019 budget during our June 19th meeting. Campbell County funding for the Joint Powers Fire Board FY 2018-19 budget, by category, is outlined below:

	Operating -	\$3,401,596. (68.5%)
	Capital -	\$ 144,837. (49.5%)
	Vehicle Replacement -	<u>\$ 250,000. (49.5%)</u>
Total:		<u>\$3,796,433.00</u>

The approved budget reflects adjustments for benefits and payroll expenses in the new fiscal year. The amounts outlined above are in accordance with the provisional letter provided on June 5th. In addition, the County approved up to \$210,000 for three (3) Staff Vehicles through the Fire Department's Depreciation account. As outlined earlier, please present an actual invoice for any capital items to be purchased in the new fiscal year, for approved capital funding to be released.

Bill, on behalf of the Board of Commissioners, I want to thank you, Ms. Pierce, your Staff and the Joint Powers Fire Board for the preparation and presentations on your funding request. The submission of budget information and ensuing discussions for the Fiscal Year 2018-2019 budget were very insightful. We look forward to receiving the Joint Powers Fire Department long term Strategic Plan early this fall, including full and part time staffing. The Board of Commissioners ask that you to continue to adhere to our Budget Message.

If you have any questions regarding the Joint Powers Fire Board budget, please contact our office or the County Clerk. We welcome your feedback and suggestions on the budget process.

Sincerely,

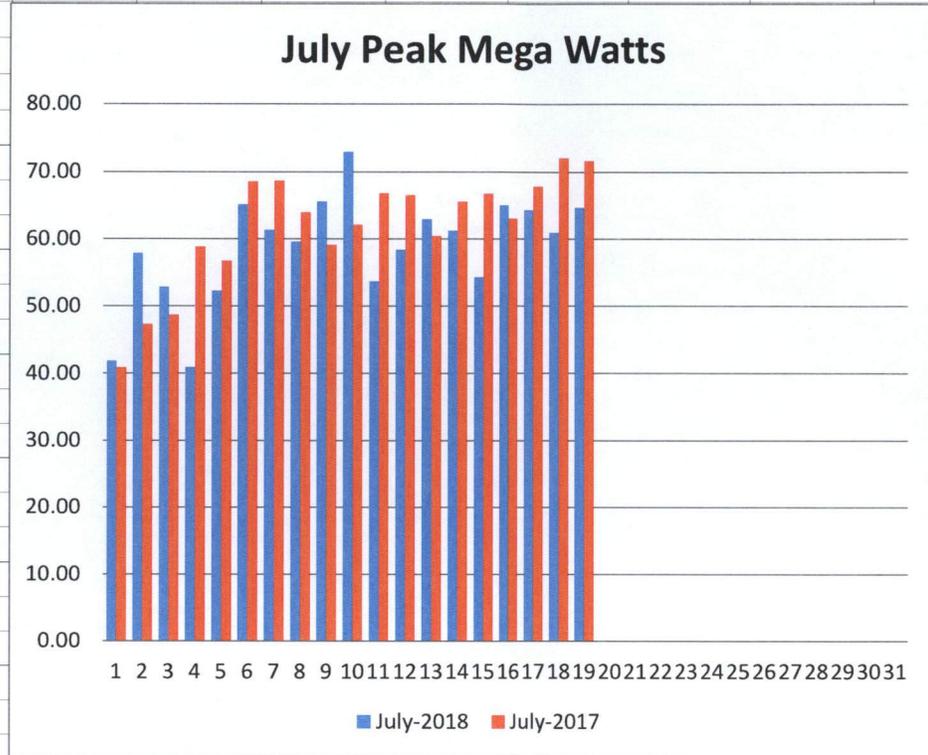
Mark A. Christensen
Chairman

xc: County Clerk

The mission of Campbell County is to provide quality, efficient, and cost-effective services for all Campbell County residents through sound decision making and fiscal responsibility.

Electrical Daily Peaks

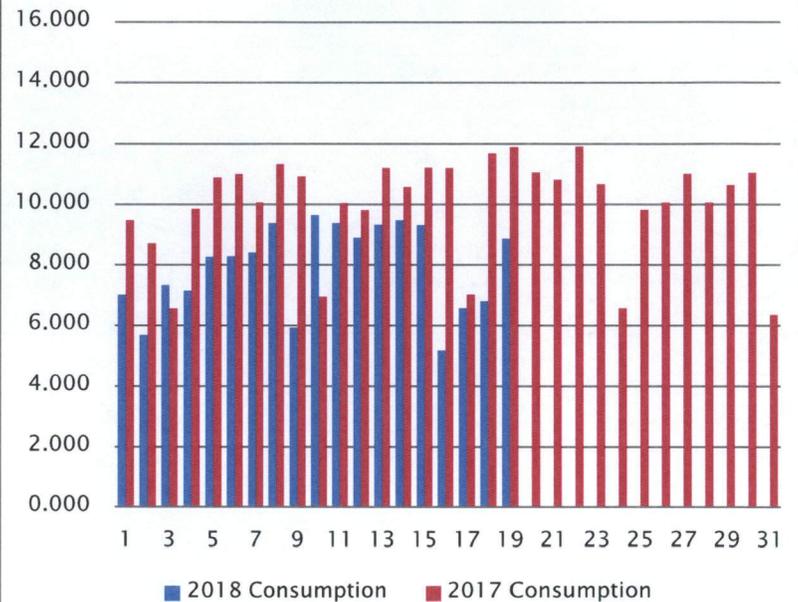
July	MW - 2018	MW - 2017
1	41.91	40.91
2	57.86	47.27
3	52.85	48.71
4	40.97	58.85
5	52.29	56.76
6	65.12	68.55
7	61.32	68.69
8	59.60	64.00
9	65.56	59.13
10	72.93	62.11
11	53.71	66.79
12	58.42	66.53
13	62.94	60.43
14	61.26	65.57
15	54.33	66.74
16	65.06	63.04
17	64.32	67.87
18	60.97	72.04
19	64.72	71.65
20	0.00	0.00
21	0.00	0.00
22	0.00	0.00
23	0.00	0.00
24	0.00	0.00
25	0.00	0.00
26	0.00	0.00
27	0.00	0.00
28	0.00	0.00
29	0.00	0.00
30	0.00	0.00
31	0.00	0.00
Min	40.97	40.91
Max	72.93	72.04
Avg	58.74	61.88



Water Daily Peaks

July 2018	Water Storage (Mgal)	Water Storage Loss/Gain	Water Production (MGD)	July 2018 Water Use	Consumption per Capita pop = 30947	July 2017 Water Use
1	19.780	0.300	7.314	7.014	223.303	9.481
2	19.776	-0.003	5.693	5.696	181.338	8.720
3	19.508	-0.269	7.058	7.327	233.277	6.557
4	19.431	-0.079	7.063	7.142	227.381	9.862
5	19.218	-0.215	8.056	8.271	263.307	10.891
6	19.257	0.012	8.304	8.292	263.999	11.002
7	19.186	-0.074	8.341	8.415	267.885	10.070
8	19.308	0.121	9.510	9.389	298.923	11.331
9	20.231	0.880	6.796	5.916	188.334	10.919
10	18.759	-1.469	8.184	9.653	307.318	6.942
11	19.447	0.670	10.052	9.382	298.692	10.048
12	19.437	-0.011	8.898	8.909	283.637	9.825
13	19.532	0.085	9.424	9.339	297.329	11.197
14	19.512	-0.021	9.459	9.480	301.798	10.576
15	19.899	0.383	9.703	9.320	296.715	11.214
16	21.036	1.133	6.314	5.181	164.939	11.208
17	20.222	-0.838	5.734	6.572	209.222	7.017
18	20.033	-0.197	6.597	6.794	216.290	11.686
19	19.398	-0.637	8.239	8.876	282.570	11.891
20	0.000	0.000	0.000	0.000	0.000	11.049
21	0.000	0.000	0.000	0.000	0.000	10.825
22	0.000	0.000	0.000	0.000	0.000	11.920
23	0.000	0.000	0.000	0.000	0.000	10.684
24	0.000	0.000	0.000	0.000	0.000	6.564
25	0.000	0.000	0.000	0.000	0.000	9.834
26	0.000	0.000	0.000	0.000	0.000	10.072
27	0.000	0.000	0.000	0.000	0.000	11.011
28	0.000	0.000	0.000	0.000	0.000	10.071
29	0.000	0.000	0.000	0.000	0.000	10.648
30	0.000	0.000	0.000	0.000	0.000	11.043
31	0.000	0.000	0.000	0.000	0.000	6.346
Min	18.759	-1.469	5.693	5.181	164.939	6.346
Max	21.036	1.133	10.052	9.653	307.318	11.920
Avg	19.630	0.448	7.934	7.946	252.961	10.016
Total		-0.231	150.739	150.969	4806.257	310.502

July Water Use (MGD)





2018 Developing Gillette
City of Gillette Development Summary
Through the End of the Second Quarter 2018



WILLIAMS LAW OFFICE
604 S. GILLETTE AVENUE

City of Gillette Planning Division
201 East 5th Street
Gillette, WY 82716

307-686-5281
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COMING SOON-DEVELOPMENT SUMMARY DIGITAL DASHBOARD

2018 Commercial Projects Under Construction or Completed

Williams Law Office, 604 S Gillette Avenue	Completed
Dickey's BBQ, 804 E 2 nd Street	Completed
RC Ranch Business Park, 560 Running W Drive	Under Construction
Flight Zone Trampoline Park, 4901 Tanner Drive	Under Construction
Marshall's, 2610 S Douglas Hwy	Under Construction
Domino's Pizza, 400 W 2 nd Street	Under Construction
Thunder Basin High School Maintenance Building	Under Construction

2018 Commercial Projects

New Commercial Construction Permits 2018 Year-to-Date and Comparison with Yearly Totals 2013 – 2018

2018: 6	2018 Valuation: \$ 1,090,000
2017: 19	Valuation: \$ 8,640,988
2016: 12	Valuation: \$28,705,078
2015: 29	Valuation: \$78,254,824
2014: 23	Valuation: \$82,610,443
2013: 27	Valuation: \$30,643,901

Commercial Additions and Alterations 2018 Year-to-Date and Comparison with Yearly Totals 2013 – 2018

2018: 30	2018 Valuation: \$7,574,040
2017: 50	Valuation: \$6,602,142
2016: 52	Valuation: \$11,725,119
2015: 67	Valuation: \$41,655,772
2014: 90	Valuation: \$24,505,678
2013: 58	Valuation: \$10,323,461

*Does not include Commercial Re-Roof Projects

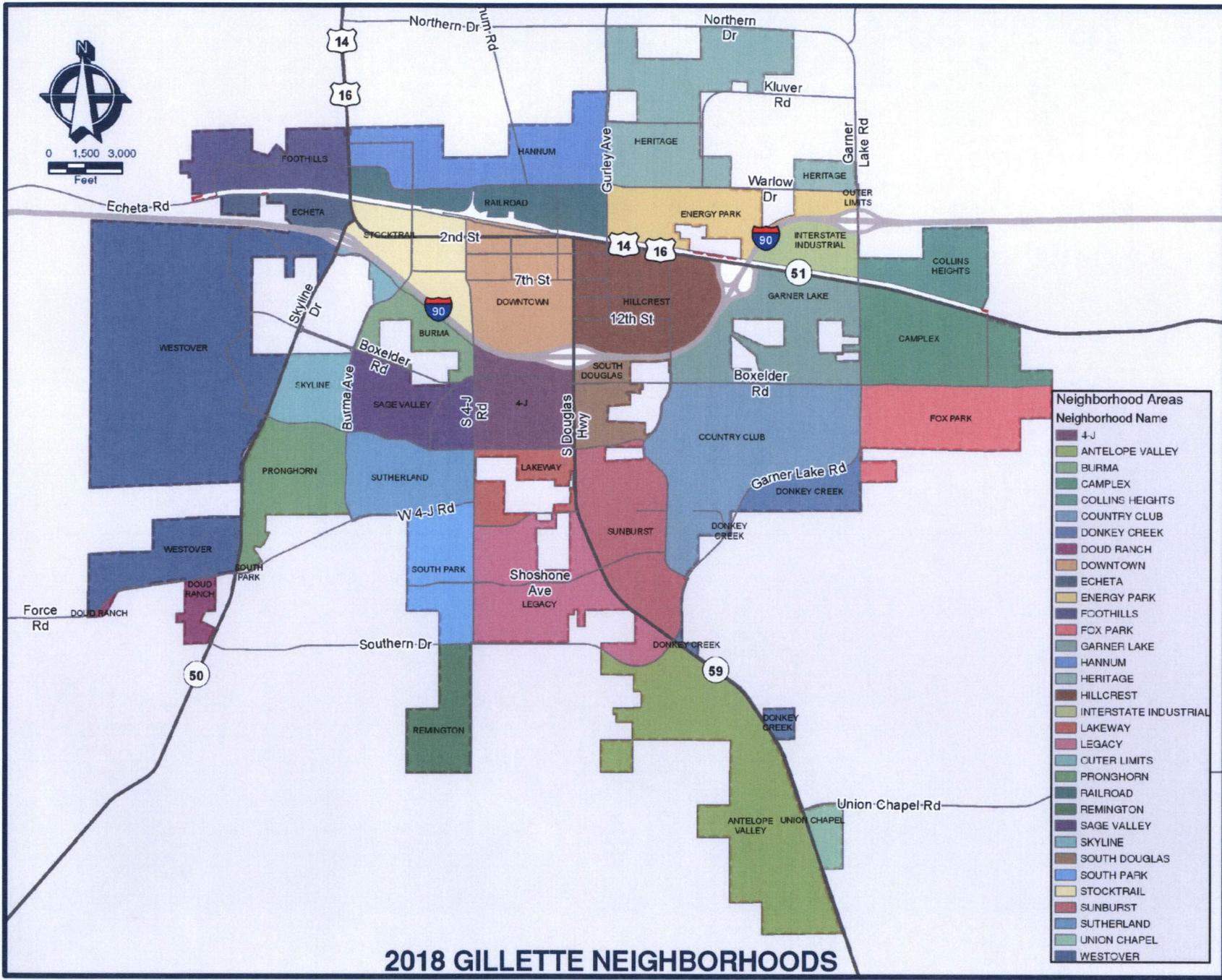
New Housing and Estimated Population

New Housing Units Permitted by Type and Neighborhood

January 1 – June 30, 2018

Neighborhoods (See Map)	Single-Family Units Constructed	Multi-Family Units Constructed	Total Single- Family Units	Total Multi- Family Units	Total All Units	Estimated Population
4-J	0	0	649	332	981	2,148
ANTELOPE VALLEY	0	0	471	152	623	1,364
BURMA	0	0			0	
CAMPLEX	0	0			0	
COLLINS HEIGHTS	0	0	175		175	383
COUNTRY CLUB	1	0	306	112	418	915
DONKEY CREEK	0	0			0	
DOUD RANCH	1	0	108		108	237
DOWNTOWN	0	0	802	355	1,157	2,534
ECHETA	0	0	143		143	313
ENERGY PARK	0	0			0	
FOOTHILLS	0	0	771	331	1,102	2,413
FOX PARK	1	0	434		434	950
GARNER LAKE	2	0	53		53	116
HANNUM	0	0	235	123	358	784
HERITAGE	2	0	1,222	292	1,514	3,316
HILLCREST	0	0	957	538	1,535	3,362
INTERSTATE INDUSTRIAL	0	0	106		106	232
LAKEWAY	1	0	6		6	13
LEGACY	0	0	474	136	610	1,336
OUTER LIMITS	0	0			0	
PRONGHORN	1	0	161	174	335	734
RAILROAD	0	0	321	112	433	948
REMINGTON	0	0	224	216	440	964
SAGE VALLEY	0	0	652	14	666	1,459
SKYLINE	0	0	3		3	7
SOUTH DOUGLAS	0	0	12	140	152	333
SOUTH PARK	5	0	307	336	643	1,408
STOCKTRAIL	0	0	196	266	462	1,012
SUNBURST	12	0	574	4	578	1,266
SUTHERLAND	0	0	548	96	644	1,410
WESTOVER	0	0	888	92	980	2,146
WIND DANCER	0	0				
TOTAL for Year	26	0	10,838	3821	14,659	32,103
% For Year	100%					

(Population Estimate based upon a population distribution of 2.19 persons per dwelling unit)



Neighborhood Areas	
Neighborhood Name	
[Color]	4-J
[Color]	ANTELOPE VALLEY
[Color]	BURMA
[Color]	CAMPLEX
[Color]	COLLINS HEIGHTS
[Color]	COUNTRY CLUB
[Color]	DONKEY CREEK
[Color]	DOUD RANCH
[Color]	DOWNTOWN
[Color]	ECHETA
[Color]	ENERGY PARK
[Color]	FOOTHILLS
[Color]	FOX PARK
[Color]	GARNER LAKE
[Color]	HANNUM
[Color]	HERITAGE
[Color]	HILLCREST
[Color]	INTERSTATE INDUSTRIAL
[Color]	LAKEWAY
[Color]	LEGACY
[Color]	OUTER LIMITS
[Color]	PRONGHORN
[Color]	RAILROAD
[Color]	REMINGTON
[Color]	SAGE VALLEY
[Color]	SKYLINE
[Color]	SOUTH DOUGLAS
[Color]	SOUTH PARK
[Color]	STOCKTRAIL
[Color]	SUNBURST
[Color]	SUTHERLAND
[Color]	UNION CHAPEL
[Color]	WESTOVER

2018 GILLETTE NEIGHBORHOODS

**New Housing Units Permitted
2013 – 2018**

2018 Year-to-Date and Comparison with Yearly Totals 2013-2017

Year	Total New Housing Permits Issued
2018	26
2017	17
2016	19
2015	160
2014	183
2013	129

Valuation: The total valuation for all new housing permits issued year-to-date (2018) is **\$6,433,000.00**.

**Final Certificate of Occupancy Issued
2013 – 2018**

2018 Year-to-Date and Comparison with Yearly Totals 2013-2017

Year	Final Certificates of Occupancy Issued
2018	22
2017	45
2016	60
2015	138
2014	151
2013	140

Note: The Final Certificate Occupancy means that the building is approved for permanent occupancy.

**Residential Additions and Alterations*
2013 – 2018**

2018 Year-to-Date and Comparison with Yearly Totals 2013-2017

Year	Number of Permits	Valuation
2018	45	\$822,900
2017	95	\$3,319,327
2016	81	\$2,359,860
2015	134	\$2,970,439
2014	103	\$1,886,018
2013	105	\$2,391,665

*Does not include Residential Re-Roof Projects.

**Single Family Real Estate Summary - Total Active Residential Listings per Zip Code
End of Second Quarter 2018 as of 06/29/2018 @ 11:10 a.m.**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	13	5	18
\$ 100,000.00	\$ 199,999.99	56	61	117
\$ 200,000.00	\$ 299,999.99	44	80	124
\$ 300,000.00	\$ 399,999.99	10	44	54
\$ 400,000.00	\$ 499,999.99	1	15	16
\$ 500,000.00	\$ 599,999.99	1	7	8
OVER	\$ 600,000.00	1	6	7
TOTAL		126	218	344

Source: Campbell County Board of Realtors and the Multiple Listing Service (MLS)

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the 2nd quarter of 2018 has *decreased* from **12.6%** in the 1st quarter 2018 to **11.7%** in the 2nd quarter of 2018. 27 apartment complexes participated in the vacancy survey. Of the 2,200 available units in the survey, 257 units were vacant at the time survey.

The vacancy rate for mobile/manufactured home units in manufactured home parks in the 2nd quarter of 2018 has *increased* to **17.9%** compared to **9.0%** in the 1st quarter of 2018. 8 Mobile/RV parks participated in the vacancy survey. Of the 957 available units in the survey, 171 units were vacant at the time of survey.

Rental Vacancy Rate by Quarter 2013 – 2018 by Percent Vacant

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2018	12.6	11.7			12.2%
2017	23.4	21.0	21.5	19.3	21.3%
2016	12.0	22.4	26.0	26.5	21.7%
2015	3.7	5.9	8.2	9.3	6.8%
2014	4.4	1.3	0.7	1.3	1.9%
2013	12.5	9.1	4.9	4.5	7.7%
Manufactured and Mobile Home Parks					
2018	9.0	17.9			13.5%
2017	16.1	17.2	16.6	11.9	15.54%
2016	9.9	22.6	15.7	15.9	16.0%
2015	9.2	9.1	9.6	9.1	9.3%
2014	6.4	6.3	5.5	4.8	5.7%
2013	7.9	6.6	7.5	6.4	7.0%

The **combined, weighted-average rental vacancy rate** for rental stock surveyed at the end of the 2nd quarter of 2018 is **12.6%**.



City of Gillette Planning Division
201 East 5th Street
Gillette, WY 82716

307.686.5281
www.gillettewy.gov
Cityplan@gillettewy.gov

Coming Soon....A Digital Development Summary A collaborative effort between planning & GIS

The screenshot displays a 'Group Gallery' interface with a search bar and 'View on ArcGIS Online' link. It features six application tiles, each with a thumbnail, title, and 'gisadmincity' branding. The tiles are:

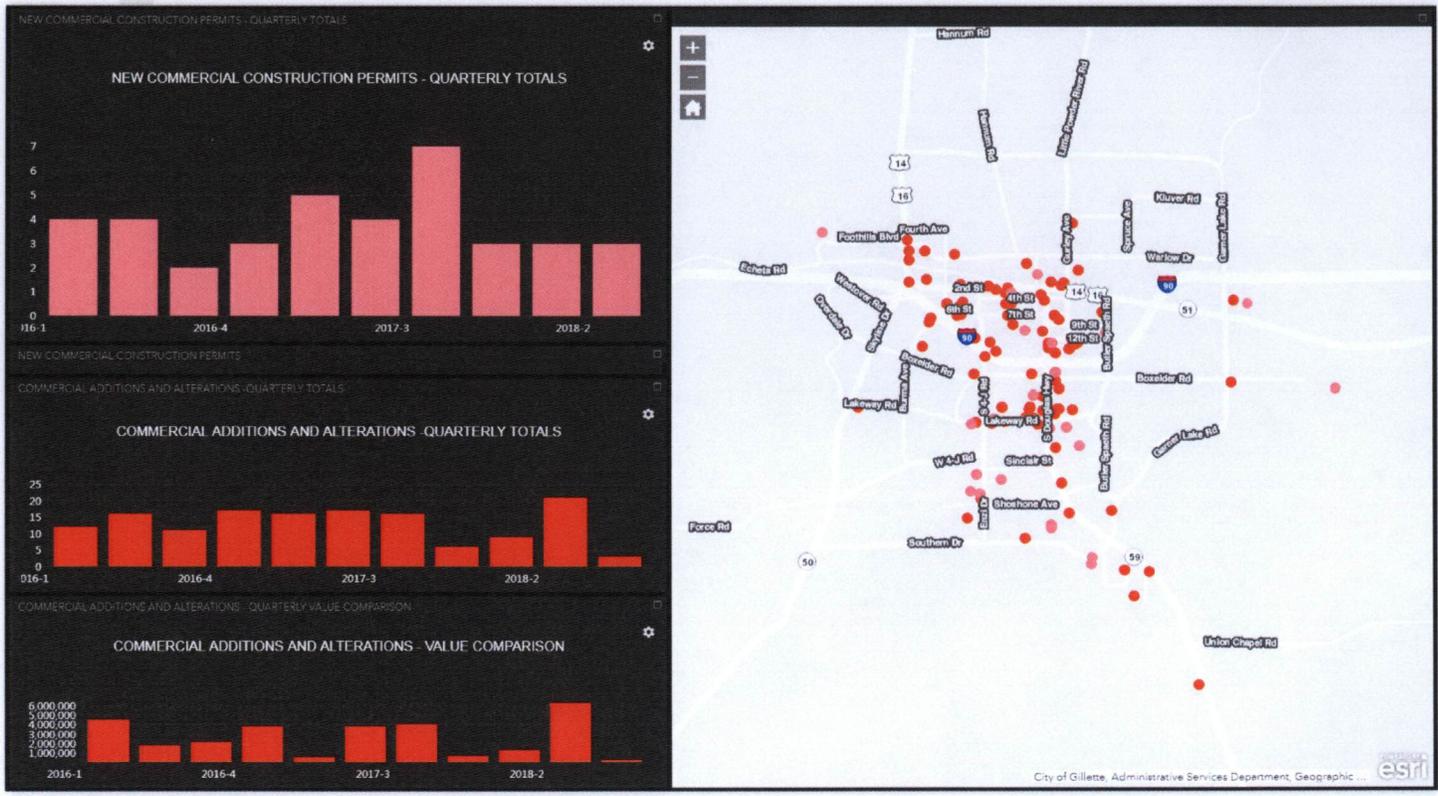
- Population Estimates and Dwelling Unit Count
- Active Planning Cases
- City Zoning & Zoning Distribution
- Commercial Development
- Rental History Dashboard
- Residential Development

The interface includes navigation arrows and a page number '1' at the bottom center.

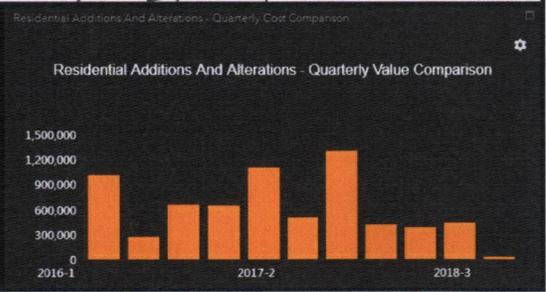
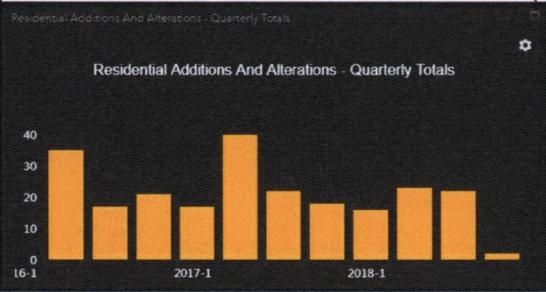
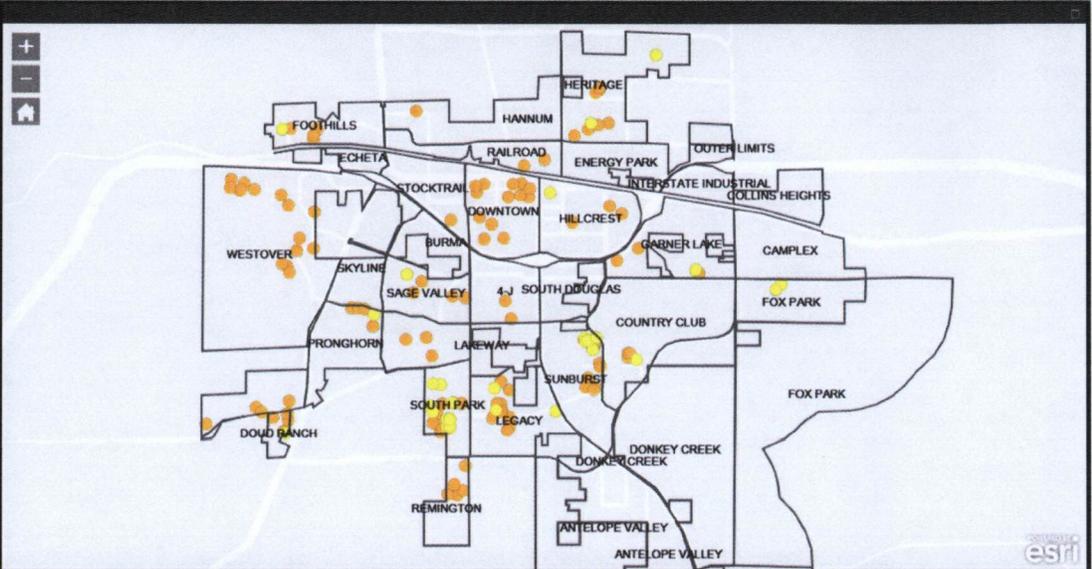
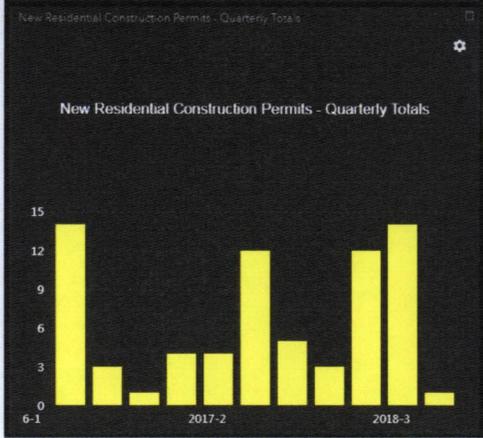
The gallery includes multiple applications showing trends and locations .



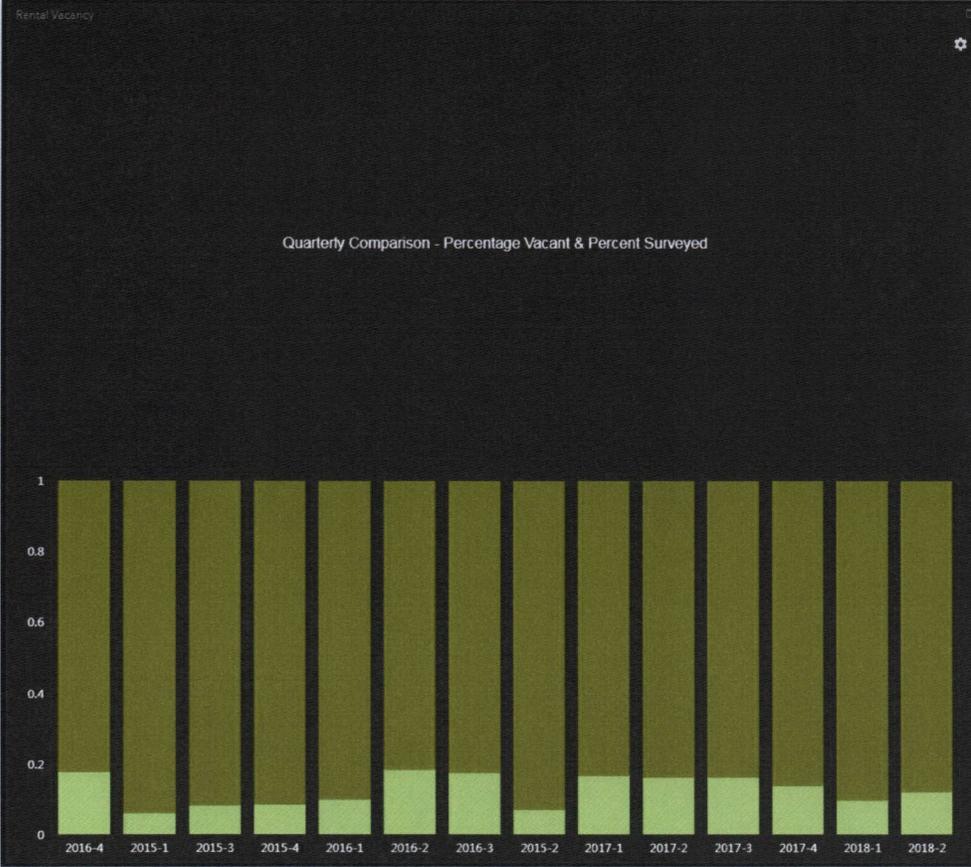
Showing population trends and dwelling unit count.



Showing real time quarterly updates for new commercial projects as well as commercial additions and alterations.



Showing real-time residential development in the City of Gillette By Neighborhood



Also includes a quarterly comparison of vacancy rates for managed housing.

Active Planning Cases

Legend

Active Planning Cases

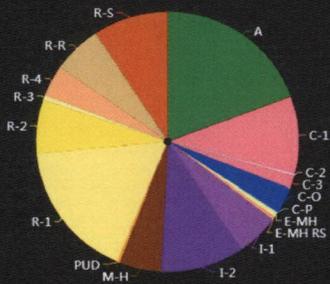
Planning Projects

- Annexation Plat
- Board of Adjustments
- Commercial Site Plan
- Condominium Plat
- County Subdivision Plat
- Development Plan
- Final Plat
- Final PUD Plat
- Tower Application
- Unidentified
- Vacation
- Zoning Map Amendment
- Zoning Text Amendment



A glimpse of 'Active Planning Cases'

Zoning Districts - Percentage Distribution



Query By Zone Type

Select the Zone Type From the DropDown

Results

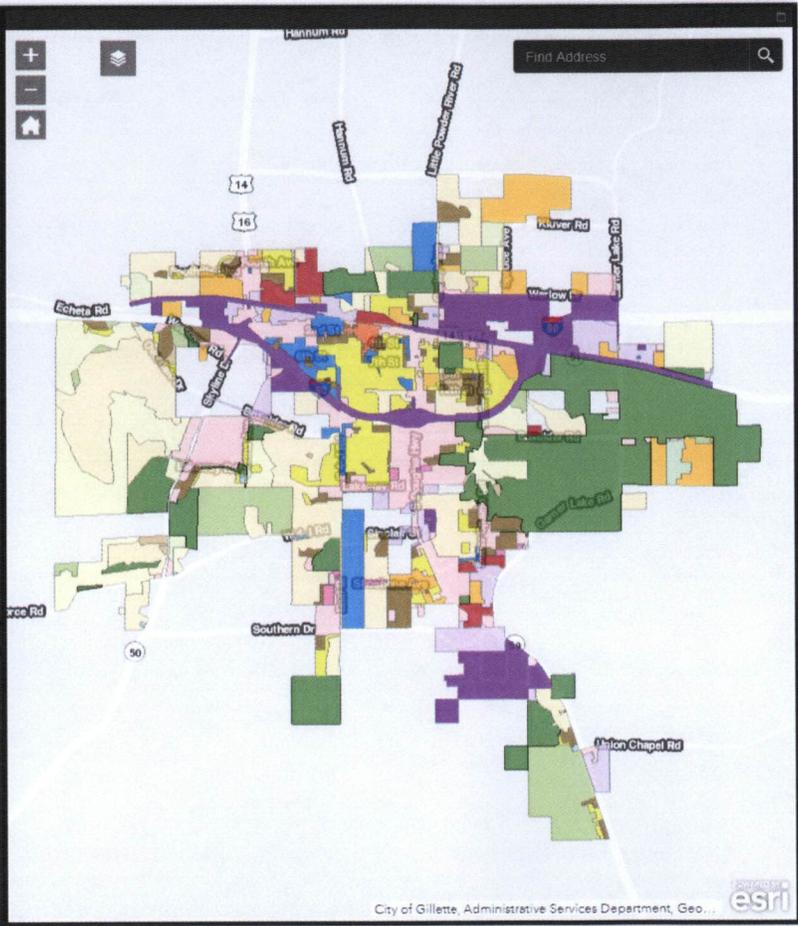
Zoning Districts

Query criteria

Zone Code Label is

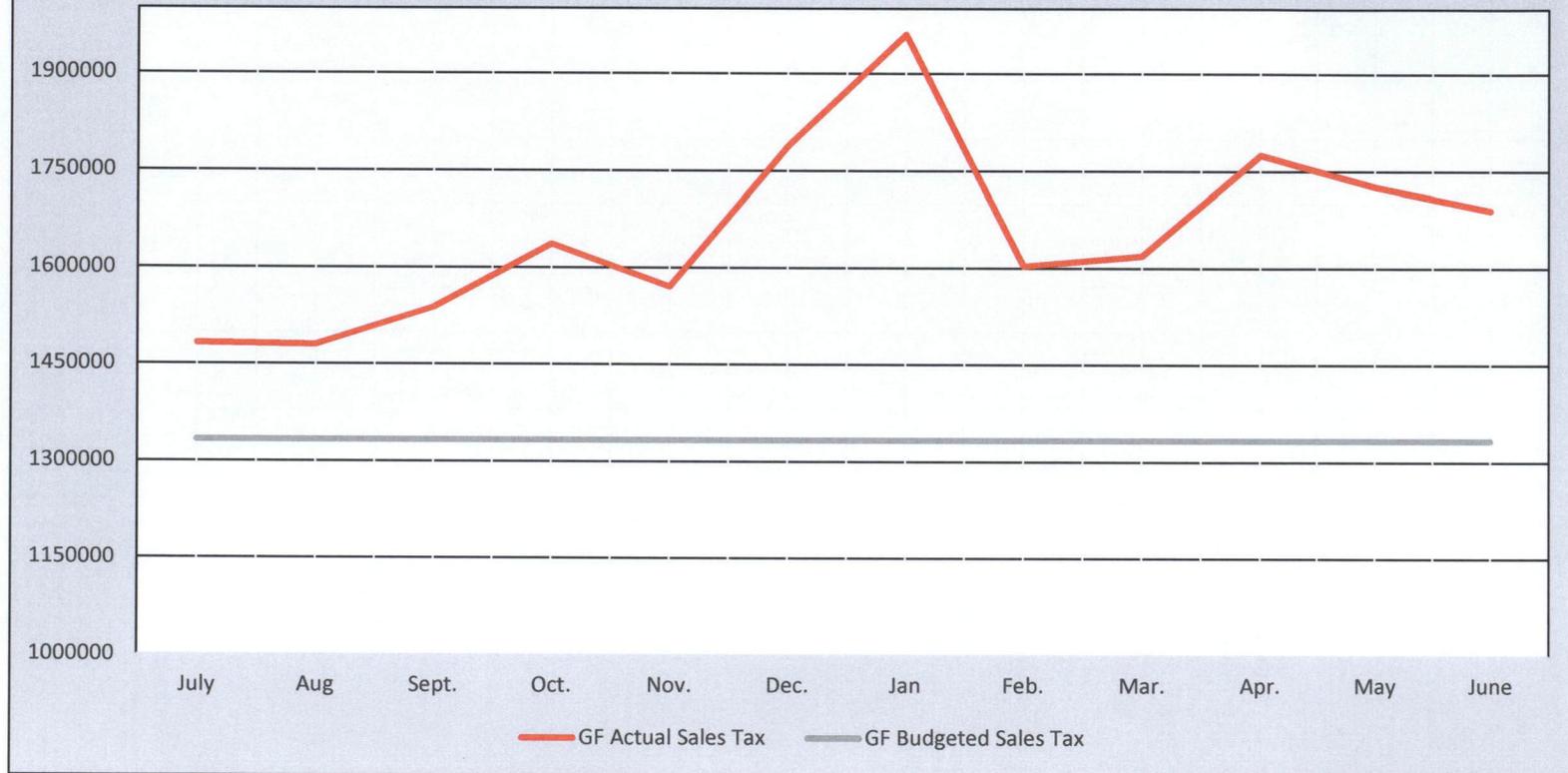
A

Apply

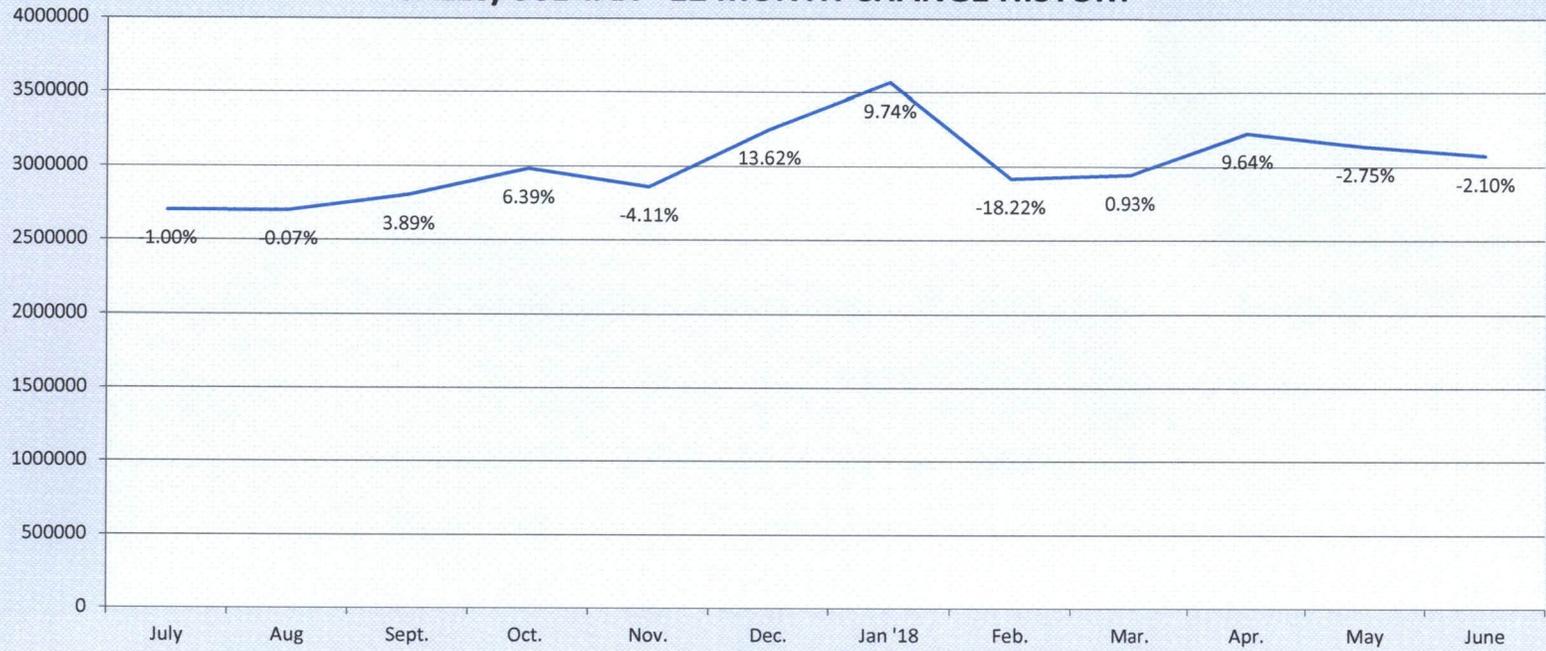


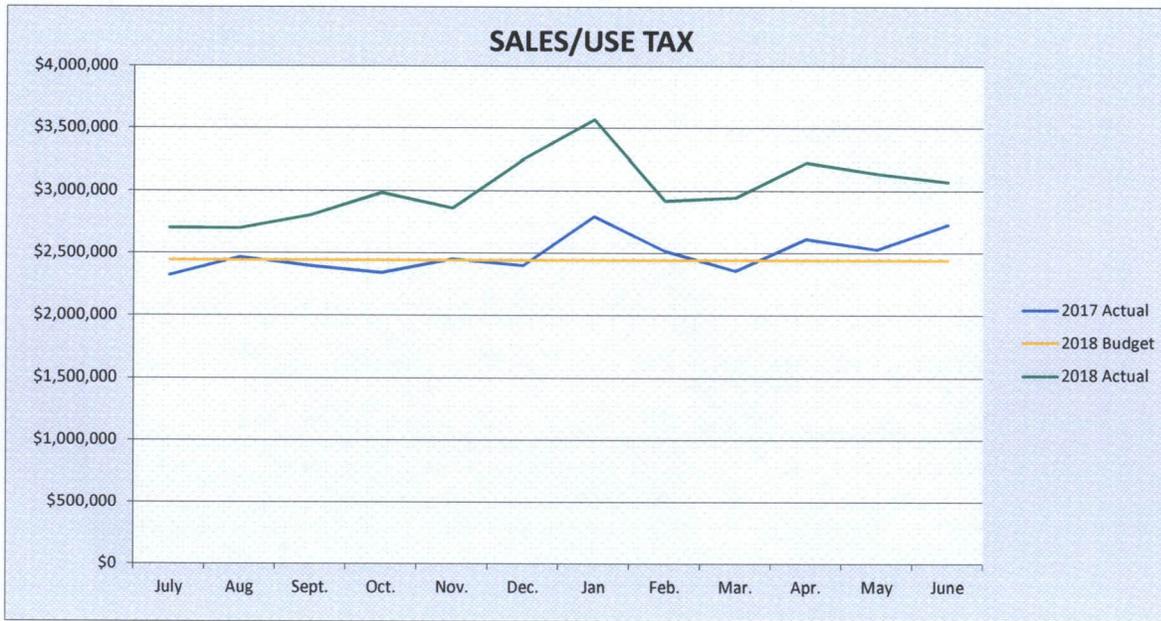
Zoning districts and percentage distribution within the City of Gillette.

GENERAL FUND SALES TAX ACTIVITY-FY 2017/18



SALES/USE TAX - 12 MONTH CHANGE HISTORY





	FY 2017 ACTUAL	FY 2018 ACTUAL	% CHANGE
July	\$2,319,649	\$2,700,990	16.44%
Aug	\$2,466,559	\$2,698,981	9.42%
Sept.	\$2,397,197	\$2,803,899	16.97%
Oct.	\$2,343,302	\$2,983,133	27.30%
Nov.	\$2,452,481	\$2,860,598	16.64%
Dec.	\$2,399,681	\$3,250,348	35.45%
Jan	\$2,792,880	\$3,567,080	27.72%
Feb.	\$2,516,411	\$2,917,094	15.92%
Mar.	\$2,356,508	\$2,944,255	24.94%
Apr.	\$2,614,276	\$3,228,177	23.48%
May	\$2,530,592	\$3,139,245	24.05%
June	\$2,728,281	\$3,073,278	12.65%
TOTAL	\$29,917,817	\$36,167,078	20.89%

FY17 YTD	\$29,917,817	20.89%
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YEAR TO DATE SALES TAX RECEIPTS (June):

FY 2016	FY 2017	FY 2018
\$37,012,710	\$29,917,817	\$36,167,078

YTD BUDGET
\$29,300,000

% Over/(Under) Budget: 23.44%



Angela Williams <angelaw@gillettewy.gov>

Fwd: WY Leadership in Carbon Management Technology Highlighted at Congressional Hearing

1 message

ADMN ADMN <admnm@gillettewy.gov>
To: Angela Williams <angelaw@gillettewy.gov>

Tue, Jul 17, 2018 at 4:21 PM

For GI

----- Forwarded message -----

From: **Integrated Test Center** <info@wyomingitc.org>

Date: Tue, Jul 17, 2018 at 2:20 PM

Subject: WY Leadership in Carbon Management Technology Highlighted at Congressional Hearing

To: admnm@gillettewy.gov



NEWS RELEASE
July 17, 2018

Contact: Sarah Young
sarah.young@wyo.gov
307-287-7160

WY Leadership in Carbon Management Technology Highlighted at Congressional Hearing



Washington, DC – Wyoming’s leadership in advancing carbon management technology was highlighted today at a hearing in Washington, D.C. where congressional leaders took note of the innovative Wyoming Integrated Test Center (ITC) public-private partnership that resulted in one of the first testing facilities in the United States that could host large pilot scale projects.

“Technology is apolitical and the U.S. can make its greatest impact by investing in technology development that can be utilized around the world,” said Executive Director of the Wyoming Infrastructure Authority (WIA), Jason Begger. “Every credible energy analysis from the UN Intergovernmental Panel on Climate Change to the Department of Energy (DOE) acknowledges large amounts of coal will be used globally for the foreseeable future. Technology is the best way to ensure these countries have access to power, yet can meet environmental goals.”

Begger testified before the U.S. House of Representatives Committee on Science, Space and Technology Subcommittees on Energy and Environment today. The hearing, entitled “The Future of Fossil: Energy Technologies Leading the Way,” brought together scientists and leaders in energy technology to look at innovative solutions being pioneered in the United States to ensure a viable, long-term future for the nation’s fossil fuels. Other panelists included Dr. Roger Aines, senior scientist at the Atmospheric, Earth and Energy Division, Lawrence Livermore National Laboratory, Dr. Klaus Brun, program director at the Machinery Program, Fluids & Machinery Engineering Department, Southwest Research Institute and Ms. Shannon Angielski, executive director of the Carbon Utilization Research Council.

In his testimony, Begger noted that federal research around the globe has helped drive many of the most important technologies of the last sixty years, from touch screen glass and GPS to microwave ovens and the internet. Early government support can make a significant difference in progressing new and innovative technologies.

“Last year, Apple celebrated the ten-year anniversary of the first iPhone model. This first version came with 4 GB of memory, a 2-megapixel camera, no flash, no zoom and no video camera,” said Begger. “Today’s iPhone X Plus has up to 256 GB of storage, facial recognition, multiple cameras and HD video recording capabilities. Yes, today’s CCUS technology is expensive and still evolving, but as we know, technology gets better and less expensive over time.”

The ITC is just one of a number of Wyoming programs aimed at commercializing next generation coal technologies. Wyoming has invested millions over the past 15 years to conduct the basic and applied research necessary to understand all of the various components of a large-scale CCUS project.

The ITC celebrated its official completion with a dedication ceremony in Gillette in May, marking the construction end of this pioneering private-public partnership and launching a new chapter in innovative research and testing. The ITC will provide space for researchers to test Carbon Capture, Utilization and Sequestration (CCUS) technologies using actual coal-based flue gas from the Dry Fork Station near Gillette.

In 2014, with the support and encouragement of Governor Matt Mead, the Wyoming State Legislature allocated \$15 million in funding for the design, construction and operation of an integrated test center to study the capture, sequestration and management of carbon emissions from a Wyoming coal-based power plant. An additional \$5 million commitment from private industry was required under the appropriation, which has since been secured from the Tri-State Generation and Transmission Association in addition to \$1 million from the National Rural

Electric Cooperative Association. Basin Electric Power Cooperative is providing additional in-kind contributions including engineering and construction management services at the Dry Fork Station host site, which is jointly owned by Basin Electric and the Wyoming Municipal Power Agency.

Below please find the written testimony submitted by Begger.

-End-

**Written Testimony Submitted to the United States House of Representatives Committee on Science
Subcommittee on Energy**

Developing and Deploying Advanced Clean Energy Technologies

Submitted by Jason Begger, Executive Director, Wyoming Infrastructure Authority, July 17, 2018

The Wyoming Infrastructure Authority is a state instrumentality created by the Wyoming Legislature in 2004 to promote and assist in the development of energy infrastructure. Under our legislative authority, we work to construct electrical transmission lines, advanced generation facilities and coal export terminals. We also have the ability to issue up to \$1 billion in industrial revenue bonds to assist with project financing.

Currently, our largest project is the Wyoming Integrated Test Center (ITC), which was officially dedicated in May 2018. The ITC is a private/public partnership between the State of Wyoming, Basin Electric Power Cooperative, Tri-State Transmission and Generation Association and the National Rural Electric Cooperatives Association (NRECA). We have also received various in-kind contributions from Black Hills Energy and Rocky Mountain Power.

The ITC is a post-combustion, flue gas research facility located at Basin Electric's Dry Fork Power Station near Gillette, Wyoming. It will be the largest facility of its kind in the United States, delivering up to 20 MWe worth of scrubbed flue gas to researchers testing Carbon Capture, Utilization, and Storage (CCUS) technologies. The power plant will provide flue gas to six small research bays, each capable of hosting tests up to 0.4 MWe and a large test bay that can host two demonstration projects with a cumulative total of 18 MWe.

We have raised \$21 million in funding, \$15 million from the State of Wyoming, \$5 million from Tri-State G&T, and \$1 million from NRECA. \$14.9 million has been budgeted for capital construction and approximately \$900,000 for annual operating costs, providing us with the resources to construct and operate the ITC for 7 years. While we believe there is an important role for the Federal Government to play in advancing technology and we would welcome such a partnership, not one cent of federal funding has been utilized at the ITC.

The State of Wyoming is the nation's largest coal producer, producing approximately 300 million tons in 2016. While this is still a significant amount of production, it is down from the peak in 2008 of 480 million tons, a drop of 37.5%. Coupled with similar drops in crude oil and natural gas prices and production, Wyoming has experienced significant reductions in tax revenues.

Given fossil energy's prominent role in the state, investment in carbon control technologies by Wyoming may seem unusual, but it all stems from Governor Matt Mead's directive to move beyond the political rhetoric surrounding climate change science and focus on discovering technological solutions to ensure the long-term economic viability of Wyoming's fossil energy resources. Reviewing where Wyoming could make the most impact in carbon management technology development, it was discovered that there are no testing facilities in the United States that could host pilot scale project greater than a few megawatts. In fact, the Department of Energy (DOE) has funded testing projects at Technology Centre Mongstad (TCM) in Norway due to the lack of a suitable site in the U.S.

National Carbon Capture Center (NCCC) is a DOE funded facility that is operated by Southern Company at one of their coal-fueled power plants near Wilsonville, AL. They are the preeminent facility in the United States on carbon management, but the largest test they can host is about 1.5 MWe. Most utilities say they need to see a successful test at greater than 10 MWe before having the comfort to construct a commercial facility.

Large pilot testing does occur in the United States, but it is very difficult for researchers to obtain permission to test at an operating power plant. The ITC aims to eliminate this hurdle by having the offtake equipment and relationship with the utility in place to become a "plug and play" facility for CCUS technologies. The ITC formalized a two-year cooperative agreement with NCCC to tap into their expertise and gain access to the researchers who have been successful at smaller scales and are ready to scale up their projects.

The ITC is just one of a number of Wyoming programs aimed at commercializing next generation coal technologies. Wyoming has invested millions over the past 15 years to conduct the basic and applied research necessary to understand all of the various components of a large-scale CCUS project.

The University of Wyoming School of Energy Resources works on small scale, academic research; the Wyoming Pipeline Initiative is working to pre-permit corridors for CO2 pipelines; the Wyoming Enhanced Oil Recovery Institute researches the reservoir geology and is identifying carbon sinks for EOR opportunities and the Center for

Economic Geology Research has active grants with the Department of Energy to study permanent geologic sequestration.

The one constant variable for all of these state entities is a push to commercialization. Every project needs to continuously track costs and economics, because without a demonstrable path to commercialization, all you have is an interesting idea. Strong partnerships with the private sector, especially those industries that would ultimately be a customer of the technology, helps ensure our research objectives are aligned with their economic needs. A great example of how this has been successful for Wyoming is the ITC's Technical Advisory Committee. This committee is comprised of representatives from major utilities who are involved in the technology evaluation processes for their various companies and they provide this expertise to reviewing applications for technologies wishing to test at the ITC. If a utility does not see a particular technology as something they would employ, it is not given priority.

Carbon management is a two-phase process. First, the CO₂ must be economically and efficiently captured from the source. In the case of a coal-fueled power plant, about 12% of the exhaust gas is CO₂. In a plant such as Dry Fork Station, which utilizes state of the art scrubbers, low NOX burners, bag houses and activated carbon to remove the sulfur dioxide, nitrous oxides, particulates and mercury, the remainder of the flue gas is largely water vapor.

The second phase is utilizing the CO₂ in some capacity. Generally, the CO₂ is compressed into a supercritical liquid that can be more easily transported by pipeline or truck. The largest consumer of CO₂ is currently EOR. It can also be injected into suitable geologic formations for permanent disposal or converted into some other product.

There are a number of different capture technologies, although the most commercial post-combustion CO₂ capture technologies are liquid amine systems. The Boundary Dam and Petra Nova CCUS projects utilize amines to capture CO₂ for use in EOR. TCM in Norway and NCCC are leading research on solution-based CO₂ capture. In Wyoming, we didn't want to duplicate work already being done; we wanted to compliment other test centers by providing a place to scale up current laboratory research or look at other novel technologies.

In April 2018, Wyoming, the Japanese Ministry of Environment, the Japan Coal Research Center (JCOAL) and Kawasaki Heavy Industries (KHI) announced an agreement to test KHI's solid sorbent technology at the Wyoming ITC. This multi-year project will first test the chemical properties such as absorption and degradation rates of the sorbent. If successful, this could lead to additional systems testing, such as utilizing the sorbent in a fluidized bed system.

The Wyoming ITC also has a relationship with Membrane Technology & Research, Inc. (MTR). MTR is one of ten teams selected for a Department of Energy large pilot demonstration program, which will award up to \$40 million to two promising technologies. MTR's technology utilizes selectively permeable membranes to separate the CO₂ from the flue gas. It looks more like a reverse osmosis water treatment facility than an industrial plant.

One technology that has received support from Wyoming is cryogenic carbon capture. The various components in flue gas freeze and vaporize at different temperatures. This technology involves freezing the flue gas and capturing CO₂ as a frozen solid. Early tests have shown a 99% CO₂ capture rate, costing less than \$30/ton and less than a 15% parasitic load. This method has also proven to be very successful at removing sulfur dioxide, nitrous oxide and mercury. While we've seen promising results on a small scale, further funding is necessary to test this as a larger pilot project.

One of the most exciting partnerships we've developed is with the XPRIZE Foundation. XPRIZE organizes and administers competitions looking to solve complex engineering challenges. One of the best-known XPRIZE competitions was the Ansari XPRIZE, which awarded \$10 million to the first team to fly three people to space and back twice within 14 days.

The NRG COSIA Carbon XPRIZE will award \$20 million in prizes to the teams that are best able to convert CO₂ into other valuable products. Originally, 47 teams from seven countries submitted their concepts to convert CO₂ into things like carbon nanotubes, methanol, building materials, fish food and plastics. The goal is to turn CO₂ into an asset valuable enough to create an economic incentive to capture CO₂.

Earlier this year, ten teams advanced to the final round of the competition based upon their technical and economic merit. Five will test at the ITC on coal derived flue gas and five will test in Canada at a natural gas facility. In 2020, the grand prize winners will be announced. When you add together all the funds the teams have already raised, the prize money and the costs of the facilities, the total Carbon XPRIZE investment is about \$70 million dollars.

The five teams coming to Wyoming are from five different countries: The United States, Canada, India, China and the United Kingdom.

Based in India, Breathe is producing methanol, a common fuel and petrochemical feedstock, using a novel catalyst. Carbon Capture Machine, based in Aberdeen, Scotland, is the team is producing solid carbonates with applications to concrete and building materials. C4X is a Chinese team producing chemicals and bio-composite foamed plastics. The American team comes from the University of California Los Angeles (UCLA) and they will produce building materials that absorb CO₂ during the production process to replace concrete. Lastly, Carbon Cure, based in Canada, is producing stronger concrete.

One common theme among all of the finalists is that they are producing products with large markets. With the large amount of CO₂ that needs to be managed, the success of conversion technology hinges upon having a large market. While ultimately, we hope there will be a suite of conversion technologies, if everyone made a single product with a limited customer base, the market would be flooded and the economic model would collapse.

While on the surface, the prize money itself is not a significant amount in the overall energy R&D space, the competition model provides a few advantages. First, it provides a mechanism to vet technologies. Only the projects that work advance. Secondly, it sets an aggressive timeline. If they don't meet certain benchmarks, they don't advance. Thirdly, it opens the door to entrepreneurs and small inventors. Access to capital isn't an immediate barrier to entry. Lastly, the notoriety and public recognition for winning the competition will attract investors.

The model of providing a cash prize, following the testing, is a 180 degree turn from the current grant-based model of funding R&D. However, it is hard to argue with the XPRIZE's success with the Ansari XPRIZE competition. One \$10 million prize spurred 27 teams to invest over \$100 million in technology development. Eventually, Richard Branson licensed the technology to create Virgin Galactic and today, the private space travel industry is worth \$2 billion, only 22 years after the idea for a competition was created in 1995.

Stable, predictable and adequate funding is necessary to commercialize these technologies. On average, it costs about \$2-3 million per MW to scale up, meaning that a large pilot could easily cost over \$50 million. In the U.S., most researchers rely of cost-shares with DOE. However, the amount of funding available and timing varies and can swing widely depending upon the priorities of the President in office.

Congress may need to look at establishing a program to scale-up the most promising technologies. Finding funding to support a new program is always a challenge, however, the coal mined in the U.S. provides an opportunity. The majority of coal mined in the United States is owned by the federal government and leased to companies. These companies pay a variety of taxes, including federal mineral royalties, bonus bids, Abandoned Mine Land Fees and Black Lung Taxes. Every year, the mineral royalties and bonus bids bring in about \$500 million. Over a ten-year authorization, half of that could provide about \$2.5 billion to fund carbon management research.

Last year, Apple celebrated the ten-year anniversary of the first iPhone model. This first version came with 4 GB of memory, a 2-megapixel camera, no flash, no zoom and no video camera. Today's iPhone X Plus has up to 256 GB of storage, facial recognition, multiple cameras and HD video recording capabilities. Yes, today's CCUS technology is expensive and still evolving, but as we know, technology gets better and less expensive over time.

We need to begin to think about energy technology the same way we think about the technologies we utilize and take for granted every day and recognize the important contributions early government support provided to make them reality. Touch screen glass, which is a staple of today's smart phones, was developed in the United Kingdom funded Royal Radar Establishment in the 1960's for air traffic control use. GPS, canned food, microwave ovens, the internet, microchips, vaccines and nylon are items all developed by federal research.

Technology is apolitical and the U.S. can make its greatest impact by investing in technology development that can be utilized around the world. There is considerable debate over the future of coal within the United States. However, every credible energy analysis from the UN Intergovernmental Panel on Climate Change to DOE acknowledges large amounts of coal will be used globally for the foreseeable future. Technology is the best way to ensure these countries have access to power, yet can meet environmental goals.

I appreciate the opportunity to provide written comments.

About the ITC

The ITC is a public-private partnership designed to foster the next generation of energy technology. The ITC provides space for researchers to test Carbon Capture, Utilization and Sequestration (CCUS) technologies using actual coal-based flue gas from the Dry Fork Station near Gillette.

In 2014, with the support and encouragement of Governor Matt Mead, the Wyoming State Legislature allocated \$15 million in funding for the design, construction and operation of an integrated test center to study the capture, sequestration and management of carbon emissions from a Wyoming coal-based power plant. An additional \$5 million commitment from private industry was required under the appropriation, which has since been secured from the Tri-State Generation and Transmission Association in addition to \$1 million from the National Rural Electric Cooperative Association. Basin Electric Power Cooperative is providing additional in-kind contributions including engineering and construction management services at the Dry Fork Station host site, which is jointly owned by Basin Electric and the Wyoming Municipal Power Agency.

The ITC is one of a handful of such facilities around the world and only the second one in the United States. While many carbon capture technologies are being developed and studied in laboratory settings, the ITC will be one of the few research and testing facilities at an operating coal-fired powered plant. The ITC allows for real world testing at an active power plant and alleviates typical concerns over being able to transfer technology from a lab to a plant.

Wyoming Integrated Test Center

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