

COUNCIL WORK SESSION

Tuesday, February 28, 2017, 4:30 p.m.

Casper City Hall

Council Meeting Room

AGENDA

1. Baseball Field Leasing Policy Discussion
2. Spectra Casper Events Center Seating (Brad Murphy, Rick Hontz, Todd Vigil)
3. Property Tax No Cost Alternatives to Stimulate and Diversify Local Economies (Woody Giles)
4. Casper Housing Authority – Loan for Purchase of Roosevelt School (Liz Becher, Joy Clark)
5. Semi-Annual Entity Funding Status (Liz Becher, Fleur Tremel)
6. City Manager Report
7. Future Agenda Review
8. Council Around the Table

Mayor Humphrey called the meeting to order at 4:32 p.m. with the following Councilmembers present: Councilman Pacheco, Johnson, Murphy, Huckabay, Powell, Walsh, Hopkins, and Mayor Humphrey.

City Manager McDonald introduced Dan Coryell, Parks Manager, to discuss the follow-up for the baseball and softball field leasing policy discussion. Mr. Coryell told Council that he met with the Young Guns and Cobras baseball/softball youth groups after the last Council meeting, and they expressed that they would be willing to improve the Sycamore fields and maintain them themselves as part of the lease agreement. Councilman Walsh asked if there would be an ownership issue if the youth groups were to make improvements to the fields. City Attorney Luben stated that it would be written into the contract that when the lease ends, that improved property still belongs to the City. Councilman Morgan asked if those groups had presented a financial figure of how much money they could contribute to improve the fields, and Mr. Coryell stated that they did not, but that staff could get a figure to Council of the cost of making the fields playable. Councilman Pacheco stated that he had concerns about the long-term maintenance of the facility and putting that extra burden on staff. City Manager McDonald stated that the groups said they would be willing to take care of maintenance and that this could be written into the agreement. Councilman Hopkins stated that the City needs to look into uniform leasing for all of the fields and focus on the long term problems associated with all of the baseball field leases. Council agreed to move forward with allowing Staff to start working with the groups on a lease agreement for the Sycamore fields.

Next, Mayor Humphrey introduced Brad Murphy, General Manager of Casper Events Center for Spectra Venue Management, to discuss the Casper Events Center seating. Mr. Murphy began by

explaining that since the seating was upgraded in 2012/2013, there has been an increase in complaints about the seats being uncomfortable and a decrease in event attendance. The majority of complaints are about the decreased leg room and the decreased seat width. He then introduced Todd Vigil, of Hussey Seating Company, to discuss the proposed solutions for these issues, which include removing cup holders, replacing seat backs, enhancing the ADA sections, and adding hairpin handrails. Mr. Vigil stated that the combination of the seat back angle and the foam thickness have caused the decreased leg room, and correcting these issues will help to alleviate this problem. The new seating will also increase the width of many of the current seats, and they will be spaced further apart. The new seating capacity would be decreased by these changes, but because there are very few full house or half house sell out events, the changes would have little impact. The changes would also include premium seating that would include small tables and wait service. These seats would cost more and would provide an increased food revenue. The total cost of all the recommendations would be \$832,796, and the return on that investment is projected to take 4.38 years.

Councilman Powell asked why these space issues were not brought up when the new seats were purchased in 2012/2013. Mr. Vigil explained that the City's contract for those seats specified a one for one chair replacement, not taking into account the increased chair size, and did not allow for any alterations in seating configurations by the contractor. Council discussed the proposed changes and the long term economic value of accepting these proposed changes to make the seating more fan-friendly and increase the event attendance numbers. Some Councilmembers also expressed reluctance to spend this amount of money considering the current economic climate in Wyoming.

City Manager McDonald explained that if Council would like to move forward with pursuing this project, the funding would come from the Opportunity Fund. He also explained that if Council decided to move forward, it would only be to give staff direction to pursue looking into these changes and would not mean approving the purchase of the chairs right now. Council gave staff direction to pursue the proposed seating changes.

Next Mayor Humphrey introduced Woody Giles to discuss property tax no cost alternatives to stimulate and diversify the local economy. Mr. Giles described a property tax system based on land value tax and removal of taxes from machines and buildings, which could allow for land development and building renovations without tax penalization. He described how other communities that have utilized this type of system have benefited through increased land development while remaining revenue neutral. He stated that there is a specialist who the City could hire to do an analysis of how this system could work in Casper. Council discussed how property tax assessments are not done at the municipal level. State legislation would need to be passed in order to change the current system. Councilman Hopkins explained that this issue is in the arena of the Wyoming Tax Payers Association, and that the assessment system is written into the Wyoming Constitution. He suggested that Council become better educated about how the current system works and what changes to it would entail before making any decisions. Council directed staff to investigate the current tax system and to present this information to Council to

help them understand the topic better. City Manager McDonald stated that Staff will prepare some basic property tax information for Council.

Next, Mayor Humphrey introduced Liz Becher, Assistant City Manager, to discuss the loan purchase of Roosevelt School for the Casper Housing Authority (CHA). She began by summarizing Council's previous direction to staff determine the loan terms between the City and CHA for this purchase for permanent supportive housing for veterans. Staff researched the current Treasury bond rates, and came up with loan terms of 3% interest over a 15 year term. The Natrona County School District would like to close on this purchase by March 15, 2017, so with Council's approval, this will move forward to the floor for an official vote at next week's Regular Council meeting. Council was given the necessary documents before work session and staff is available to take questions from Council tonight. Councilman Walsh asked if there has been any progress with the VA about this being the location for the new VA Clinic contract. Kim Summerall-Wright, Executive Director of the Casper Housing Authority, stated that they have had several conversations with the VA, but that they are not allowed to commit to anything until the bidding process is complete. Council gave their thumbs up for the loan to move forward to be voted on next week with the discussed terms.

Next, Ms. Becher briefed Council on the semi-annual entity funding status. She explained that Council has expressed that they would like periodic updates about the status of the funded agencies and have also asked that agencies provide quarterly reports that include quantitative and qualitative data. She stated that tonight's presentation is focused mostly on agencies funded through the one cent funding, and the community promotions annual funding will be discussed in more detail at a later date. The agencies attended a mandatory training to learn the new reporting requirements. Ms. Becher then passed out a summary of the agencies and their services, as well as their responses on outcomes-based questions from the quarterly reports. Their answers and explanations are intended to help Council and citizens to know the impact these agencies have on their target populations. Ms. Becher explained that this presentation was focused on outcomes and the next presentation will be more focused on the financial aspects of agency funding. Staff is also asking agencies to provide data for operational vs programming uses of the funding. Council asked that when Staff compiles these reports to include information about delinquent reporting from agencies. Council also asked that agencies provide outcomes data that is the specific result of City funding. Councilman Walsh also asked that agencies provide information for how they define homelessness as there is not a specific standard that is being utilized by all agencies.

Next, City Manager McDonald gave the City Manager's report. He stated that Doug Follick, Leisure Services Director, will be retiring at the end of this week. Leisure services will be transitioning to a division of the Public Services Department. Fleur Tremel, Deputy Assistant City Manager, will be taking over administration of the Casper Events Center Spectra contract. The sewer line insurance letters that use the City's logo have gone out, and if Council is asked about this service, the rates that our referred to are not the City's rates. The Police Department awards ceremony was held this week. Staff is currently working on compiling State legislation that has been passed and determining what the impacts of these decisions will be on the City.

Next, City Manager McDonald reviewed the agenda for the regular Council meeting on March 7, 2017.

Next, Council went around the table to discuss their respective board and commission meetings. Council discussed how best to do their goal setting, and Mayor Humphrey stated that leadership will get together to come up with an option that will be time-friendly and work best for everyone. Councilman Powell stated that he has received questions about how the new bar and grill license legislation will impact Casper, and stated that as far as he can tell the City will have six additional licenses starting July 1, 2017 to disburse. City Manager McDonald stated that the issuing criteria for these licenses may need to be revisited prior to that date. Councilman Morgan suggested holding liquor license holders accountable for paying their liquor license taxes late by adding those late payments to the demerit scale. Council agreed that they would like this added to the demerit scale. Mayor Humphrey asked that Council give her their feedback on the board and commission appointments by next week.

Mayor Humphrey adjourned the meeting at 7:18 p.m.

ATTEST:

CITY OF CASPER, WYOMING
A Municipal Corporation

Tracey L. Belser
City Clerk

Kenyne Humphrey
Mayor