

**COUNCIL WORK SESSION**  
Tuesday, May 25, 2021 at 4:30 p.m.  
City Hall - Council Meeting Room

AGENDA

1. Council Meeting Follow-up
2. Link Drive Request
3. Agenda Review
4. Legislative Review
5. Council Around the Table

Mayor Freel called the work session to order at 4:44 p.m. with the following Councilmembers present: Pollock, Lutz, Cathey, Knell, Engebretsen, Gamroth, Vice Mayor Pacheco and Mayor Freel. Councilmember Johnson was absent.

There was no follow-up from the last Council meeting.

City Manager Napier discussed a request from a property owner to provide City services to a property that is outside of City limits without requiring annexation and off-site improvements. City Manager Napier described the area as contiguous to City limits at 5051 Link Drive, which is in the area of Magnolia and Link Drive. He stated that the owner of the property would like access to City utilities by extending the water main approximately 50 feet without having the obligations required in the ordinance, as these would be very costly. The property owner is offering to sign an annexation agreement and to participate in an area-wide assessment district in the future. He then introduced Andrew Beamer, Public Services Director, to explain what the ordinance would typically require. The ordinance would require immediate annexation, extension of the water main, and bringing adjacent streets to City standards which would include installing curb, gutter, paving streets, sidewalks and street lights. Mr. Randall Hall, the broker that is representing the property owner, then explained that the property owner is trying to sell the property and cannot afford to pay for the costs associated with annexation. He explained that the defect on the property is that the property owner currently has to haul water from Evansville. He explained that there is a septic tank but a well is not allowed because of the proximity to City utilities.

Council then discussed whether or not it would be fair to allow this type of flexibility for the property owner when other property owners have been forced to annex. Mr. Beamer also explained that the property owner will need to connect to City sewer regardless because of the proximity of the current septic tank to City water. He also explained why the extension of the utility is required in order to prevent having to install water and sewer lines after the road is paved.

Deputy City Attorney Wallace Trembath explained that this case represents a unique circumstance which was anticipated when the ordinance was written and is the reason exceptions were allowed. City Manager Napier proposed allowing the property owner to tap into water and sewer utilities laterally without requiring the additional improvements, but requiring the cost of the extension. He also proposed requiring the property to annex immediately and sign on to a precondition to

participate in an assessment district in the future and to put this requirement on the deed. Council gave their thumbs up to move forward with these propositions.

Next, Council reviewed the agendas for upcoming work sessions and Council meetings. Councilmember Cathey asked about the one-way two-way conversion study item, and City Manager Napier stated that an explanation of this item would be added to pre-meeting agenda for next week.

Councilmember Engebretsen stated that she will be absent from the June 8<sup>th</sup> work session and asked for a copy of the international building code. Deputy City Attorney Trembath stated that the code is too large to email, but can be made available to look at anytime Councilmembers would like to stop by to read it.

Next, Council went around the table to discuss their respective board and committee meetings as well as other matters of public interest.

The meeting was adjourned at 5:52 p.m.

ATTEST:

CITY OF CASPER, WYOMING  
A Municipal Corporation

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Fleur Tremel  
City Clerk

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Steven K. Freel  
Mayor