

COUNCIL WORK SESSION  
Tuesday, June 28, 2022 at 4:30 p.m.  
City Hall – Council Chambers

AGENDA

1. Council Meeting Follow-up
2. Ford Wyoming Center & Hogadon Management Contract Amendment
3. One Cent Funding Recommendation
4. SRO Program
5. Agenda Review
6. Legislative Review
8. Council Around the Table

Vice Mayor Freel, acting as Mayor Pro Tem, called the meeting to order at 4:34 p.m. with the following Councilmembers present: Cathey, Knell, Pollock, and Gamroth. Councilmember Sutherland participated virtually. Councilmember Johnson joined the meeting at 4:56 p.m. Mayor Pacheco and Councilmember Engebretsen were absent.

1. Council Meeting Follow Up

There were no items for Council follow-up from City Manager, Carter Napier. Councilmember Knell asked for clarification on the Parking Ordinance and if any more amendments are coming before the third reading. City Manager Napier said he is not aware of anything more to be added. Councilmember Pollock asked for clarification on the amendment passed at the previous council meeting. Councilmember Cathey explained that the amendment he proposed included 12ft driving lanes and 8ft parking lanes to be added to the language. Mr. Henley confirmed that the amendment language contains a total of 24ft for driving lanes and 16ft for parking.

2. Ford Wyoming Center & Hogadon Management Contract Amendment

City Manager Napier discussed time is approaching for formal considerations that would extend City of Casper arrangements with OVG360, previously Spectra, for managing operations at the Ford Wyoming Center and Hogadon for the next five to ten years. He then introduced the Director of Parks, Recreation, and Public Facilities, Zulima Lopez, to discuss the amendment. Ms. Lopez began by pointing out that the general terms have not changed with one exception to the Hogadon Basin terms. She continued discussing that active work is being done with OVG360 and the City to help address concerns with Hogadon food and beverage service and efforts to align operating hours better with concession hours to make it more agreeable for skiers and overall operations for both OVG 360 and the City of Casper. She explained that despite these efforts, there may need to be changes made to the management of operations at Hogadon. Therefore, the proposed amendment includes an escape clause that will allow the City to cut ties for beverage and concession operations with OVG 360 at Hogadon. The amendment includes early termination fees that would apply if there were no cause for termination. If termination occurs during or before FY24, the fee would be \$15,000 which is equal to OVG 360's management fee for the year. Termination costs incurred would lower in FY25 to \$7500 and in FY26 to \$3750 and no fee would

be issued if terminated after that date. However, the City would be forfeiting a \$50,000 capital contribution that OVG 360 is willing to provide to the City on July 1, 2027 should the City continue the agreement for the entire length of the initial agreement. Councilmember Knell asked if night skiing is creating an issue with the alignment of the hours. Ms. Lopez explained there is not a direct correlation between night skiing and food and beverage service; the challenge has been with OVG360 to find a balance between financial benefits, staffing, and meeting customer needs. Ms. Lopez did elaborate that the Hogadon portion of the agreement would not affect the current agreement for operations at the Ford Wyoming Center. Council discussed types of events, profits, as well as profit-sharing and whether Hogadon employees are employed by OVG 360 or the City of Casper. Ms. Lopez clarified those pieces. Council gave their thumbs up to move the amendment forward for formal consideration at the next Council meeting.

### 3. One Cent Funding Recommendation

City Manager, Napier began by introducing the staff-proposed recommendations for the \$64.5 M that is estimated to be collected throughout the life of One Cent #17. City Manager Napier stated this will be a two-phase discussion, and tonight's purpose is to seek direction and input from Council. Based on this discussion, staff will prepare a resolution for formal consideration. He explained that the resolution is a contract with the community as to how One Cent #17 funds would be spent should it pass in November. He explained that department heads are here to discuss in detail any of the projects that Council would like elaboration on. He gave an overview of the proposal, including the top four areas of concern from the surveys given to citizens and Council in previous weeks. Those areas included Fire, Water, Police and Streets. With the utilization of 66% or \$42,505,000, of the funds for those top priorities, leaving \$29,095,000 to be divided among the remaining categories, including some community assistance programs that have been moved into the City's allocation. Council asked questions regarding some of the allocations, and many of these questions were tabled for each department head to give further explanations on. City Manager Napier expressed that he would be open to receiving Council's direction at this time.

City Manager Napier introduced Ms. Lopez to discuss her department's allocation. She began by explaining what is needed operationally to maintain safety and increase the efficiency of facilities and amenities. She discussed parks and playgrounds with a requested amount of \$3.1M. This request included cemetery; urban forestry; fleet replacements; park and playground irrigation; and equipment and amenity upgrades including tennis courts and pickleball. This amount also included \$1M towards trails. Councilmember Gamroth raised a question on the amounts around the proposed pickleball courts pointing out the recent agreement with NCSD (Natrona County School District) for the Beverly Tennis Courts Complex plans. Ms. Lopez clarified that FY24 is when the One Cent #17 funds kick in, and the Beverly Tennis Complex would be completed before those funds are available. Councilmember Gamroth also asked about the ADA (American Disabilities Act) playground additions and if the amounts included are taking into consideration partnering with non-profits to receive potential contributions. Ms. Lopez explained that they have gotten a tentative commitment from the Rotary Club to fund around \$125K in playground equipment improvements, \$50K of which would be allocated to an ability playground with the remainder of the funds going towards Adventure Playground as requested by Rotary Club.

Councilmember Cathey asked about the trail's request of \$1M, and how much of that is for maintenance versus expansion. Ms. Lopez explained that Council can help determine those amounts. She stated that historically, it was \$1.5M with \$200K in administration, \$850K in new additions, and the remaining funding for maintenance. Councilmember Cathey expressed that there has to be a time to stop expanding and start maintaining. Councilmember Knell expressed concern as well and stated that he thinks the money should instead be used for streets. Several Councilmembers agreed that these items are wants and not needs. Councilmembers Knell and Cathey expressed the need to focus on what is needed and the maintenance of our city over the expansion of it, as well as the duty and due diligence of searching for other funds and ways of paying for some of these items that are wanted. Councilmembers agreed and asked for figures to be put together for parks and facility maintenance. They also asked for any information on possible grants for these items if they cannot be funded with One Cent.

Ms. Lopez reiterated the need for some of these items in regards to safety, including items listed in sports and physical fitness. She highlighted the recent assessment made by structural engineering at the Aquatics Center regarding the decking and roofing from the moisture barrier not being properly installed during the initial building thus leaving the roof unstable and severely compromised. The amount needed for this is \$1.9M which is included in two areas of the proposal.

Councilmembers discussed swimming and other programs and why these specific programs were not present on the surveys. Councilmember Pollock asked City Manager Napier if an audit had been done on the pools about the number of facilities versus population. City Manager Napier agreed that Casper is overserved on community pool capacity. Ms. Lopez expanded further on the committed user-base of the pools and specifically the population that pools like Marion Kriner serve. She emphasized the importance of both the outdoor pools and the Recreation Center and stated that the City offers access to programs for underprivileged citizens. She also clarified that operations and funding for the Ice Arena, Aquatics Division and Recreation Center are independent of each other. Ms. Lopez also agreed with completing further assessments of public pools. She said priority would be focused on decommissioning Washington Pool given its proximity to the Aquatics Center and its high operating costs. Councilmembers agreed that there needs to be further analysis and discussions on cost-cutting in these areas.

Ms. Lopez moved on to discussing the public buildings proposal and the investigative approach being made to determine maintenance and or replacement requirements including the purchase of inspection equipment. Ms. Lopez explained that the majority of large items in this section concerning roof and fire suppression system replacements are due to them reaching their life expectancy. Also included in this discussion were water and HVAC system repairs and replacements to prevent catastrophic failures that could lead to extreme damage and costs arising from the failure of those systems. She explained the investigative techniques being used, including deep cleanings of HVAC systems to allow for thorough inspections of systems and their efficiencies to determine if maintenance or replacements are needed.

Councilmember Pollock brought up concerns about the conditions of City buildings as well as questions on funding differences in previous budget years. She asked where funds would come from for those repairs and maintenance if they are not funded by One Cent. Ms. Lopez responded

that historically each fund requested maintenance dollars to do significant replacements such as roofs. The Public Building Repairs section of the proposal offers a more centralized approach to facility maintenance. In addition, the Buildings and Structures Division is responsible for the day-to-day maintenance, and their budget would take on some of those emergency repair costs. City Manager Napier added that Council has enjoyed the benefit of surplus One Cent dollars from previous cycles and that surplus from One Cent #14 and #15 was kept aside to be used for the previously described situations. He stated that it is anticipated that One Cent #16 will provide an additional \$5M once that cycle is complete.

Director of Support Services, Tracey Belser, then discussed the cyber security proposal and provided a review of her department's projects that are requesting Once Cent funds. These included storage system upgrades, server data resiliency, and network switch replacements, all of which are at the end of their expected life cycles. She explained that the upgrades are required to maintain security within our systems and that cloud security and data backup systems are also required for cyber security purposes as well as to ensure proper functioning systems. Councilmember Cathey questioned if these upgrades will still be used when and if IT moves to the Casper Business Center. City Manager Napier confirmed that no matter where IT is located these items are needed and will be used for the entirety of their life expectancies. Councilmember Cathey asked if these items are included in the cost and budgets associated with the Casper Business Center, and City Manager Napier confirmed that they are not.

Ms. Belser then discussed the largest request for the fiber optics project for City of Casper facilities. Ms. Belser explained that the City's 20-year agreement with Spectrum expires in FY26. This expiration along with an assessment made in 2015 of what the City's future needs will be sprouted a plan to secure funding for the fiber optics project, but so far, nothing has come to fruition. She explained that the City does not qualify for certain grants related to this type of project due to rules on service providers and area coverage. The project is estimated to cost \$2M and some of these One Cent funds could give the City a boost towards this goal. City Manager Napier added that this project is probably most closely aligned with Council goals as it relates to trying to give the business community the support and lift they need from a technological standpoint.

Police Chief, Keith McPheeters, then discussed his department's requests. He stated that back in March, the department approached Council with concern over their vehicle crisis and the outdated and heavily used vehicles needing to be replaced. At that time, a five-year plan was presented on how they could replace the fleet without incurring major expenses to the City. He expanded that during the bid process for a severely damaged vehicle there was a 28% increase in the cost accompanied by anticipated increases in the cost of equipment that needed to be installed on the vehicles. With the discovery of these costs, a new plan has been adopted to include the continued utilization of the 2013 models for another year in an attempt to extend them as much as possible and hold off until the upcoming One Cent funding opportunity.

In addition to the funds requested for Police vehicles, Chief McPheeters discussed the purchase of a refurbished armored vehicle to assist in rescue operations. He expressed that the Police Department's proposal has strictly been kept to the replacement of the aging fleet and to equipment the Police Department needs. Councilmember Gamroth expressed his surprise that the fleet

replacement was entirely covered by the One Cent fund and asked how long this has been the case and if it is the same for other communities and their budgets. He also asked where funds would be found for replacement vehicles should the One Cent vote fail. Chief McPheeters responded by expressing the importance of One Cent and how vital it is for our community across the board for multiple departments. Councilmember Gamroth also asked for an explanation of the need for the armored vehicle. Chief McPheeters explained that the vehicle usually costs around \$300K, but this one is refurbished and does come with a warranty offered from the manufacturer. Chief McPheeters described a recent incident when assisting a neighboring agency that encountered gunfire from a suspect. He explained the benefit of the armored vehicle owned by Natrona County to block gunfire toward police and residents during that incident. He stated that having two of these vehicles in the County would alleviate the problem that was encountered during that incident when the vehicle needed to pull away for another tactical advantage and left officers vulnerable to the gunfire. He continued by detailing the ever-changing environment in the country and our community and escalating incidents explaining that being able to utilize a tool such as this one not only serves and benefits local operations but provides a maximum amount of coverage to facilitate those rescue operations.

Councilmember Sutherland asked about Metro funding not being included in the proposal and asked where the funds would come from and what the plan is to make progress in that area. Chief McPheeters responded that funds were not included in the proposal for Metro projects including a new building for Metro. He intentionally put those on the proposal without requesting One Cent Funds to get the conversation started on what it would take to get funds. In regards to the other items, Chief McPheeters explained they are creatively looking at other options and possibly other entities that share a burden of those expenses with Metro. City Manager Napier reiterated the importance of One Cent passing and the fact that there is not an answer on how to fund these items being discussed tonight without One Cent funding. Councilmember Pollock stated that she was uncomfortable with leaving Metro out of the equation with this One Cent cycle and explained that a step needs to be taken towards changing that. Councilmember Sutherland brought up the facility assessment study and the fact that it did show that Metro is a high-needs area. Councilmember Pollock also reiterated a lack of some relevant survey questions, as Councilmember Gamroth had expressed earlier in discussions of the Recreation Center and pools. She suggested that areas like Police, Fire, and Metro should be broken down further into more detailed questions and not lumped together in the survey. She stated that if the survey had been utilized as such that it most likely would have shown support for funding at Metro and requested that more funding be given to Metro.

Next, Interim Fire Chief, Jacob Black, discussed the Fire Department's funding proposal. Chief Black started by discussing the dire situation of Fire Station One and the request for \$1M to design and replace the 46-year-old building. He elaborated on the many projects the building has had to undergo in the past few years, explaining that asbestos and black mold were discovered during a flooring renovation and ensuing mitigation had to be performed due to these conditions. He then discussed the importance of the \$1.25M replacement of the Engine 5 Quint Machine. Chief Black explained this as an aerial device on a pumper that would be in addition to their primary device downtown. He discussed the placement of the device at Fire Station Five to benefit that part of

town. It would also perform as a highly needed backup device in the instance of a fire at a high-rise building downtown allowing optimal operations on multiple sides to assist in that scenario. He also discussed other items on the proposal including the replacement of Engine 1 for \$750K, Rescue 1 at \$600K, and the replacement of Brush Five at \$400K. Mr. Black also discussed the possibility of being able to make Engine 1 last until the next One Cent cycle due to its mileage and conditions. Other items added in the proposal included the necessary replacement of EMS equipment including cardiac monitors which have reached the end of their shelf life as well as a compressor and extrication equipment. Councilmember Cathey asked for clarification on the items that were not included and where funding was planned for those, and Chief Black explained that some of the items will come out of safety funds.

Next, Jolene Martinez, Assistant to the City Manager, discussed the \$2M request for the Platte River Restoration Project. She began by describing that the most important resource in Casper and the world is clean, fresh water and that is what the River Restoration Project is about. She stated that previous One Cent funds have been put towards efforts to protect water wells, including protection of infrastructure and buildings. This is an ongoing effort and with grant funding accompanied by One Cent Funds, these efforts prove not only crucial but successful in the protection of City water.

Next, the Director of Public Services, Andrew Beamer, discussed an overview of the top areas of concern from citizens and the Council including streets, water and sewer. Mr. Beamer began by explaining that priorities may shift to marry sewer and water projects with street projects. He highlighted that the I-25 project will be a priority due to WYDOT and its current construction. Mr. Beamer then explained that detailed full inspections and analysis would be performed before projects were bid out and that the majority if not all of these projects will be contracted out. Councilmember Knell asked how these funds should be split appropriately. Council discussed that the amount being requested this cycle is lower than in previous years. Councilmember Knell questioned City Manager Napier on where additional funds can be pulled from to get streets to a dollar amount that would be of more benefit. Council agreed with pulling funds from elsewhere and/or infusing the amount with the surplus One Cent funds needs to be looked into to reach a higher goal. They directed staff to look into this option.

Next, Community Development Director, Liz Becher, discussed her department's One Cent requests, including a \$2M request to fund transportation and bus services with a \$500K base operations cost for bus and transit. She explained how the rising cost of fuel and insurance prices have caused operational costs to rise over the past year. Councilmember Knell asked if there was a possibility to scale back a little with the anticipation of fuel cost balancing out in the future. Ms. Becher discussed how the department has been looking into alternative solutions based on Federal Transportation Administration guidelines, including a bid on an electric bus system. She stated that although future prices may lower, she does not foresee prices decreasing in the coming year. Council discussed fuel surcharges and increasing ticket prices. They asked for further information on fuel surcharges but did not show interest in increasing fare prices due to the population that the buses serve. The Council directed staff to gather more information on other grants and nonprofits that may purchase tokens for their specific riders. Ms. Becher discussed the possibility of

purchasing a license plate reader to improve the function of the parking garage as well as the repair or replacement of the parking garage elevator. Council brought up sponsorship questions and if there was still a possibility of selling ad space inside the parking garage to provide income for the garage. City Attorney Henley clarified that possible sponsorships may be an option, but there are specific parameters to this that need to be researched.

With the conclusion of the One Cent Proposals, Council directed staff to do homework on moving funds from other departments to streets, cutting back where possible, actual amounts of surplus available, looking into the surcharge information, and more information on stormwater funds. City Manager Napier said there will be a follow-up discussion at the next work session.

#### 4. SRO Program

City Manager Napier discussed the 2022/2023 academic school year contract regarding School Resource Officers (SRO). Police Chief McPheeters expanded on the subject letting the council know the school district has requested an additional two SRO's be added for this coming school year. This would increase the total number of SRO's to seven and one SRO Supervisor. Under the provisions of the agreement, the expenses of the salaries, benefits, equipment and vehicles would be shared with NCS D covering 75% and the City of Casper covering 25% of the cost. Councilmember Knell said he would like to see a solid agreement with some protections in place if the school district has funding issues and later wants to scale back the number of SRO's as they have done in the past. A few questions were brought up on the benefit of this and if this is what our community wants. Chief McPheeters expressed this has always been beneficial to both the City and NCS D and stated that this is a great program and should continue to be supported.

#### 5. Agenda Review

City Manager Napier asked to defer the agenda review and Council agreed.

#### 6. Legislative Review

City Manager Napier asked to defer the Legislative Review as well and Council agreed.

#### 8. Council Around the Table

Councilmember Cathey announced he accepted a request on behalf of the Mayor and Vice Mayor to give a formal welcome to the 2022 Miss Wyoming America Pageant on Saturday, June 25<sup>th</sup>. He said the pageant had five contestants and around forty spectators.

There being no further business, the work session adjourned at 8:40 p.m.

ATTEST:

CITY OF CASPER, WYOMING  
A Municipal Corporation

---

Fleur Tremel  
City Clerk

---

Ray Pacheco  
Mayor