

**CITY OF LANDER  
WORK SESSION MEETING  
COUNCIL CHAMBERS – CITY  
HALL 240 LINCOLN STREET  
LANDER, WY 82520  
September 24, 2019**

**THE CITY OF LANDER IS AN EQUAL OPPORTUNITY  
EMPLOYER**

**Governing Body Present:** Mayor Monte Richardson, Council President Cade Maestas, Vice-President Dick Hudson, Council Members Dan Hahn, Chris Hulme, John Larsen, Missy White

**Governing Body Absent:** City Treasurer Charri Lara, Assistant Mayor Rajean Strube Fossen, City Attorney Adam Phillips

**City Staff Present:** City Sarah Edlund, Police Chief Thomas Shroyer, City Engineer Hopkin, Fire Administrator Fred Cox

Mayor Richardson called the meeting to order at 6:00 p.m.

1. Staff & Council Updates

City Clerk Edlund gave update on recommended staff concerns regarding subdivision regulations allowing for a variance from those regulations.

City Engineer Hopkin gave update on street work, working on finishing up paving portions of the projects. The City is starting the lining project, and is out for bid for the high pressure phase 2 project.

Council Member White, with streets that are scheduled with the next round of construction can we encourage homeowners to replace their old sewer lines?

We do this on a smaller scale that we offer to pay for the backfill and paving if they replace it before we finish that work. We also have looked at making the street cutting permit more expensive on the streets that have been fixed already.

Council President Maestas, almost the season for snow, what are our plans for communicating with the residents? How is our equipment?

We are getting new equipment this Thursday and they are supposed to handle ice better than our older equipment so hopefully this will assist on it not being piled up.

Chief Shroyer, have a lot of information to share with Council, first off the ruling from the 10<sup>th</sup> Circuit Court of Appeals, has taken the position that any woman who chooses to can appear topless in public. This is very concerning to me as we need more guidance regarding minor children. So the court has acknowledged that this maybe referred up to the Supreme court.

Sydney, can the states make this more restrictive than the feds? No this was brought forward by the City of Fort Collins and they said that the states cannot make this more restrictive.

Looking at making some changes to our job descriptions, they will be on the October work session and November voting session. NIBRs position we have talked about we have sent two

**CITY OF LANDER MISSION STATEMENT**

*To provide a safe, stable and responsive environment that promotes  
and supports a traditional yet progressive community  
resulting in a high quality of life.*

**VISION**

*Preserving the past while providing for the future*

employees to training. Currently work with the State of Wyoming to make sure we are in compliance.

Council Member White, the golf course board is doing well, hosted the cross country race on Thursday. Air service we have double the amount of reservations on the books for January than the same time as last year. The numbers bode well for the air service in Fremont County. Council Member Hulme, parks and recreation board met last night. Summer programs were full and brought in good revenue. Dog park fence is finished.

Mayor, Council President Maestas and his Maven crew took first in the One Shot, congratulations.

Council Member White, I would like to give a shout out to the Search and Rescue group and all the volunteers who gave their time during the search this last weekend.

2. New Development presentation by John Vance

John Vance, with Northwest Real Estate Capital Corp. We are based in Bosie Id. We are looking at a piece of property under contract. We are proposing doing a 40 unit low income housing development. They will have four units in each building, and the units will be one, two and three bedrooms. The primary funding for this source would be through the Wyoming Community Development Authority. For our application we are requesting a few items from the City, First would be a letter of support from the City. The rents would be set at 30 to 50 % of the renters income for the next 65 years. We have been doing these types of projects for the last 20 years and around 42 total projects. The second item we would need is to do a cost share of 50/50 with the city on the infrastructure for the roads, water and sewer, and sidewalks. This project will not move forward if we are not awarded the tax credits. The application for those credits are due Sept 30 with the award announcement in February of award and construction in July.

Council Member White, what is 30 to 50%?

The low would be approximately 315 a month.

Council President Maestas what is the residential zone next to it? It is adjacent to an R-2 zone. In discussions with Lance we would look at rezoning the residential area of this land to a residential zoning.

City Engineer Hopkin so the letter of support doesn't commit the city to anything?

No, that would come later the letter just shows that the City is willing to support the project.

Yes Council is in support of writing a letter in support of the project.

City Engineer Hopkin, there are some folks who do remember that this was an old dump site and there is funding with the EPA for those options.

3. Fremont County Alliance Against Domestic Violence and Sexual Assault

Sydney Allred, We are ramping up for Domestic Abuse Awareness Month. Our main fund raising event this year we are looking to reconstruct our facility in Riverton. We are fully functioning but our building is not ADA accessible. We have been very busy this year and this has only encouraged our need to fix our building. We are looking at the community development block grant due in Jan. We are looking for a letter of support from the City that you see a need for our services and would support us in improving our facilities. There will

**CITY OF LANDER MISSION STATEMENT**

*To provide a safe, stable and responsive environment that promotes  
and supports a traditional yet progressive community  
resulting in a high quality of life.*

**VISION**

*Preserving the past while providing for the future*

not be an interruption of our services as we move forward on this project. Our purple ball is on October 19th and it is our 3<sup>rd</sup> Annual purple ball, this is our main fundraiser for the year. We have incredible support from the community for our event. We rely on volunteers and our local business owners are wonderful to us. The number one reason victims return to their abuser is due to financial crisis. So that we have someone looking to create more affordable housing is wonderful. We are also presenting a new award this year in honor of the creator of our shelter. This is going to be presented to someone in our community who gives of themselves. So if you know of someone who is deserving of this award we will be taking nominations up until a week before the event.

#### 4. Fire and Police Department Radios

Chief Shroyer, our radios have around a 10 year lifespan. The sheriff's department approached us that they are going to upgrade their system and are looking at doing one large purchase. Our radios that we use are obsolete and once they update the software at dispatch our radios probably will not work with their system. The cost that we are looking at is about 350,000 this would include all officers having a portable radio and each vehicle having a radio, every fire fighter a portable and all of their vehicles as well. Our old radios would then go to public works and they could utilize them as needed. Motorola is including a 5 year warranty with their quote.

Fire Administrator Cox, financing is a big portion of this. We could lease these or utilizing a loan from enterprise to pay for these. The lease purchase first payment would be August of 2020.

Council President Maestas how many units are we talking?

Chief Shroyer, 24 portables with an additional 4 with a higher grade for the SRO communications for the PD, and 30 mobiles for the vehicles. For the Fire department there are 22 portables and 9 mobiles and 6.

Council Member Hahn, these will last 12 years so by the time we get them paid off we will need to be buying new ones. Should we look at setting funds aside each year for a equipment replacement plan.

Council Member Larsen so does homeland security have any kind of grant programs?

The program that we are looking at is the same one they send you to when you look for grant programs.

Our radios are still operating but as they go down after 2019 parts will not be available.

Council Member Hahn we need to plan for a long term solution for our programs that allow for replacement when this equipment goes down we need to have a replacement plan in place.

Council President Maestas for me it's not a matter of what or why it's a matter of number. We are looking at equipment do we really need that many? Is there places where we can decrease these numbers? Can officers share radios, we are looking at our fleet which is very heavy do we really need that many?

Can the school provide the radios for those that need to be utilized in the schools?

That may be an option.

#### 5. Strategic Planning

##### **CITY OF LANDER MISSION STATEMENT**

*To provide a safe, stable and responsive environment that promotes and supports a traditional yet progressive community resulting in a high quality of life.*

##### **VISION**

*Preserving the past while providing for the future*

Mike Kusiek, we spent 3 sessions together to look at what the council wants to get done in the next five years, a three year plan and then a one year plan. In the next five years we want a current infrastructure and replacement plan in place.

Council Member Hulme after our council sessions did you have a session with staff? This is the beginning of that. Lance have you had a chance to look at this yet? No we haven't looked at this yet.

Council President Maestas, when Rajeon comes back if she could cross reference the master plan and see where these fit in with that.

City Engineer Hopkin as an over planning document for infrastructure, we can do a Cadillac plan or we can continue to do as much as we can with the money we have.

Council President Maestas part of this is developing a plan that we need to save for replacement projects.

Council President Maestas if there is a safety and security issue then those issues need to be brought fourth to the Council for a request for funds out of the reserve. Our goal is to implement plans so that we are not always putting out fires.

City Engineer Hopkin, we have over 700,000 dollars in unfunded deprecation in the City per year. And working on a plan to go forth to implement details of this needs to be at a staff level.

Council letters of interest for the open seat are due on October 3<sup>rd</sup>. And then we will do a group interview on the work session of the 22<sup>nd</sup> of October and then council will make a decision on the next voting session.

There being no further business the meeting was adjourned at 8:09 p.m.

The City of Lander  
A Municipal Corporation

By: \_\_\_\_\_  
Monte Richardson, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Edlund, City Clerk

**CITY OF LANDER MISSION STATEMENT**

*To provide a safe, stable and responsive environment that promotes  
and supports a traditional yet progressive community  
resulting in a high quality of life.*

**VISION**

*Preserving the past while providing for the future*