

**CITY OF LANDER  
WORK SESSION MEETING  
COUNCIL CHAMBERS – CITY  
HALL 240 LINCOLN STREET  
LANDER, WY 82520  
August 27, 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 Staff Present:** City Attorney Adam Phillips, Assistant Mayor RaJean Strube Fossen, City Treasurer Charri Lara, City Sarah Edlund, Police Chief Thomas Shroyer, City Engineer Lance Hopkin

1. Staff & Council Updates

City Clerk gave brief update on Contractor license requirements.

Attorney Phillips and Engineer Hopkin discussed condemnation of buildings and requirements the city has to follow regarding these steps.

Council President Maestas we need to be very careful of what we try to impose on private property owners regarding their homes.

Treasurer Lara, we just finished up our transfer to the cloud with our financial system, we will now be able to enter maintenance orders online now. Our fuel system is installed at the airport and we are working on finishing up the credit card system. The City would like to outsource the water bills. Currently it takes the Water Clerk three days to process the bills and this would decrease her overtime. The WAM executive committee is going to see the revenue community for the legislature and they are going discuss the different ways that cities can increase revenue.

Engineer Hopkin, we are getting most of the streets paved that have been prepped, and then they will start Fremont street. Starting pre-work meetings regarding the lining on 2<sup>nd</sup> street, and the HPWL phase 2 is getting ready to kick off and hopefully construction will take place in October.

Assistant Mayor Strube Fossen, the Fly-in is on September 7<sup>th</sup> and will be having a car show, war birds and an acrobatic show as well.

Chief, have new AEDs up in all our city buildings. The department did hire an SRO officer, Jason Cox. We will start integrating him into the schools next week. We did offer a job to another officer and hopefully he will start Sept 8<sup>th</sup>. Council Member Larsen, how many officers are you down now? One.

Council Member Hahn, the lander Flyin and Car Show next Saturday is a great event.

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*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*

Council Member Hulme, there was a lot up by the one stop and I was wondering if the City had something to do with that?

Fred Cox has been very active on the Code enforcement.

Council President Maestas, Thursday night is the last Lander live of the year. She is a good act and the whole event is good and a great event and addition to our community.

Council Vice President Dick Hudson, I had a complaint from a lady today regarding the large events that are being held at our City Park. She was concerned that we are not charging enough regarding the care of the parks after these events.

Engineer Hopkin, we recently had the park property surveyed and I think we have a lot more than what we anticipated. We are going to have to make some better decisions regarding the use of our land and what we need to do for future use. The drill field might be coming available in the next few years. Dan, if they have it surveyed can we take a field trip to the park to see what land is ours.

Council President Maestas, I would like to see the numbers on that, regarding sales and lodging tax that are bought in during these times like 4<sup>th</sup> of July, climbers fest and brew fest.

Treasurer Lara, the sales tax website doesn't break down to the week but it does by the month.

Council Vice President Dick Hudson on our website donation have we had anyone use it?

Engineer Hopkin a few have mentioned they used it, but we don't have those numbers. We did lose an event this year in a baseball tournament did move to Riverton due to a event taking place at the same time.

Council Member White, Lander area pathways board has been quite a couple of months. Golf course board is doing well and was up 21k from last year due to greens fees, membership fees, and the food and alcohol sales.

Council Member Larsen, the Chamber of Commerce has chosen Owen Sweeney for the director, effective after Labor Day. Still no contact with LOTRA, they are frustrated with the amount of help they have been getting from members. They have done a great job this year.

The Montessori school is starting building and is progressing.

Monte, just want to say thank you to the folks who work down here, and Fred Cox as he is working very hard on the code enforcement, plus doing his other job

## 2. Sage West Health Care and Visionary Communications presentation

John Ferellie, we are establishing a link between our Riverton facility and our Lander facility.

We are proposing installing two towers one on the Lander hospital and one in Riverton, there is a provision regarding the height on the hospital, so they may install others in the future.

Engineer Hopkin Visionary has already approached us regarding providing additional services to our residences here in town. Everything will be via microwave a tower in Beaver Rim. The City cannot charge a franchise fee for over the air microwave internet.

## 3. Update on Subdivision Regulation Changes

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Steve Bauman, I would like to re-enforce what Lance said regarding the master plan for the City Park area. It is a really good idea. Last year in 2018 the legislature at the request of Albany county changed state statute regarding the 1 mile limit outside of city limits and removing it from the cities ability to make comment on what happens outside the city limits. Steve reviewed the changes in state statute and what they mean in regards to the effect on City Subdivision Regulations. The County Commissioners did not want to change the way their planning commission operated in cooperation with the Cities. But the cities code needs to be updated to be in line with the new state statutes. So with this in mind the planning commission rewrote that portion of the subdivision regulations and also reviewed the existing regulation and made a few changes to the current one. The suggestion by the commission was to remove that section related to the plotting requirements and to replace it with state statute. In addition to that we have a section in the regulations that relates to one of the exemptions to subdivision regulations and that is taking what is a platted city lot and splitting it without having to replat that plot. The reason that this causes issues is it takes a difficult parcel of land and makes it a easy portion to identify. It also removes the planning commissions' ability to see if it has easements and see if everything is correct. So that in mind the commission agreed to change the subdivision regulations to require the splitting of lots to be a replat. So that section of the regulations is also being requested to be removed.

Currently the city does not charge for the division of real property but if we move to this the clerk would recommend that we look at a fee that is less than the final plat fee.

Engineer Hopkin this would allow for the city to have more input as a replat this would be a good thing from that point of view.

Council President Maestas, it should add burden to the process but the lines on the ground should never be more important than personal property rights. This should not be a burden to the homeowner in paperwork, fees, and if it's done right it should be good.

Under the vacations portion under the regulations it is more for county the state has a provision for the city to be able to do it through ordinance, per section 15-3-405. I would also recommend removing that section and replacing it with the section regarding to Cities.

In the mobile home section there was some requirement for sidewalks, street lights and it is recommended to be removed.

Currently none of the mobile home parks have infrastructure and due to the nature of that type of housing and providing lower cost housing when we add requirements it increases the cost of the homes.

Engineer Hopkin this needs to be moved from resolution to ordinance. Also phasing development projects have come up lately and I would recommend that we take a close look at that process and the cities concerns and make sure infrastructure is completed and installed for these projects. Also looking at a zoning recommendation for the subdivisions.

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4. Economic Development Tax and 1% Infrastructure Tax

Assistant Mayor Strube Fossen, FCAG voted to promote a quarter cent economic development tax and to get it on the ballot and it will appear on the ballot at the same time as the 1 cent infrastructure tax. FCAG met with the County Commissioners and we are still in the planning stages as of yet. It could also be passed on the primary ballot to keep the taxes off one ballot.

5. Community Center Marque Board

We are looking into having a tech come out and see what they can do to fix it.

There being no further business the meeting was adjourned at 7:55 pm.

The City of Lander  
A Municipal Corporation

By:   
Monte Richardson, Mayor

ATTEST:

  
Sarah Edlund, City Clerk

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