

**CITY OF LANDER
WORK SESSION MEETING
COUNCIL CHAMBERS
240 LINCOLN STREET
LANDER, WY 82520
April 26, 2022**

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

Governing Body Present: Mayor Monte Richardson, Council Members John Larsen, Chris Hulme, Julia Stuble, Missy White, Melinda Cox, Dan Hahn

Governing Body Absent:

City Staff Present: City Clerk Tami Hitshew, City Treasurer Charri Lara, Public Works Director Lance Hopkin, Assistant Mayor RaJean Strube Fossen, Police Chief Scott Peters

1. Staff & Council Updates

Chief Peters All vehicles are striped and out on the roads. Violent crime is down to almost nonexistence.

Charri Lara- Reminded council that next Tuesday is a special budget meeting at 6:00 p.m. 5:30 will be a light dinner

Adam Phillips – Expressed gratitude to police department. Two of his sons were riding their bikes home and broke down on his bike. They were trying to carry their bikes home when a patrol officer stopped and helped them out.

Tami Hitshew – Mentioned needed to know who will be attending the summer WAM convention. Also clarified that at last council meeting Council Member Hulme had asked to amend work session minutes because he thought the mayor had said something instead of Council Member Stuble. He was incorrect on that. The minutes were correct as presented so no amendment were made.

John Larsen- We have worked hard over the last 3 years to get the city participation in our meetings and believes we have done a great job at that. Glad to see people are involved.

Melinda Cox – It is important to realize how nice it is to have people who are engaged in their community. The energy and environment task force has been very busy. Toured the sewer lagoons and have some ideas and will be getting with Lance on those. Concerned about the amount trash that ends up at the sewer ponds. This is something we need to be mindful of in the sense of there shouldn't be anything going down the toilet except toilet paper. Suggested it would be a great field trip for school age students to see. That would be a great education start. Thanked the police chief for the police fleet inventory. Dancing with the stars is having an event on May 6th which is open for a dress rehearsal. Tables are selling out quickly. May 7th is the main event. Great fund raiser for Community Entry Services and our community.

Missy White - Is great to see all the work the planning commission is doing and the seriousness and thoughtfulness on the question of how we supply water to people who live outside the city limits was a delight to see. Last week or two was national volunteer week and the number of hours and dedication and passion that people put in strictly on their own time to make Lander a better place in continues to blow her away and he is very much appreciative of that. She had a tour of the records that are kept in the vault and the volume of material there is. It would be nice to find grant funding to be able to digitize the files to make them more accessible. Talked about the banners on main street. The ones across main will end once the digital signs are working. The small banners on the light posts will need WYDOT's approval before we can hang them. The mayor and staff have put in a permit to be able to do that. She wanted to clarify the role of personnel privilege. It truly is any topics available to the council members. It is all

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fair game and the Mayor and Council personnel privilege and I don't think it was well understood by people at the last council meeting.

Julia Stuble – Attended the Popo Agie conservation district meeting. She mentioned to them the fire mitigation that Council Member Hahn had brought up at an early meeting. Others are aware of the issue. She talked about the letter the City of Lander was going to send to the Department of Interior about the alternate names for squaw creek, and mentioned it was not sent in by the deadline. Will have to look for other opportunities to share ideas. Looking forward to the presentations tonight.

Dan Hahn – He attended the school board meeting. Future business leaders of America are looking for donations to go to nationals. Lights on program will have a 3-week hunter safety course for 20 students in the 5th and 6th grade and it is free. Mentioned about a situation that happened in town and he reminded people don't be afraid to dial 911 if you have an emergency. Don't hesitate, just call.

Monte Richardson - Thanked everyone for attending. Thanked the department heads for all their hard work.

2. Lander Golf Course Presentation

Kevin Woods, Lander Golf board vice president passed out information about the golf course to council. Introduced the new director of golf, Greg Stimson, Val Layton, President of the board, Fred Cox Secretary/Treasurer, Don Dabich and Larry Larose Board members. Without the support from the city, the golf course wouldn't be self-sustaining. Talked about the water project they are looking at doing. Total estimated cost is \$220,000 project. Benefit of completing the project as one, project is a 60% savings from the supplier. This is our big ask. Explained a spreadsheet that Lance Hopkin had come up with explaining all the projects they are entertaining, and this is on a 10-year projection. Included on this is the water project, adding a chipping green, green covers, and upgrade to maintenance shop. The current maintenance shop is out of compliance. That cost would be \$250,000. The clubhouse roof needs repaired. There are some minor leaks. Talked to Tegeler Insurance about the roof. They said they will be getting in touch with the city. The total cost would be \$744,000. The ask would be \$74,400 a year for 10 years. That would complete these projects, maintain the course, and keep the facility in good condition. Mentioned the lease with the city says in the event there are substantial upgrades the tenant will negotiate with the landlord for cost sharing options. They are going to pursue different grants to help pay for the projects but need the help with funding from the city to get it all done. We lease the golf course on a four-year lease for \$10 a year. Every resource of money we receive is put back into the course. The golf course is a \$350,000 a year business. In the past the city has given us \$24,000 a year. We just are asking for help with funding. It says in the Lease that the tenants shall maintain at its own expense the personal property in good condition and repair and maintain that personal property in such a manner to prevent damage. We can maintain the course if we have pumps that work. If not, the foundation cracks. Would like to review the lease with the city and change a few things. We are more than willing to help facilitate and help maintain that asset that is a huge asset to the community. Talked about all the golf tournaments that are scheduled this summer. A lot of them are fundraisers. Economic development is something we are wanting to do. The lander golf course works well with the youth of our community. The high school golf team has full access to our course. Having a high school state tournament in Lander can generate \$75,000 to \$100,000. Talked about the improvements that have been made within the last 12 years to the course. Over 2,000 hours and over \$400,000 in cost and labor, equipment, and materials. We have one full time staff, Dean Staszak and a part time bookkeeper. Couldn't keep the course alive without volunteers. Gave a history on the golf course. Nick Sasso donated the property to the City in 1934 for the lower 5 holes. Then in 1975 to 1980 the board wanted to expand the course to 18 holes so the board facilitated a loan with the bank because a feasibility study

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determined we could meet the repayment. Reality, we couldn't. Through the city, joint powers board and the bank came up with a plan and if the board would sign over the loan, the property that was purchased from Hugh Jones, the bank would forgive the loan. So, Lander received an 18 holes golf course and didn't cost a lot of money. There are a few people that have offered to help write grants. The city has the ability and aware of more opportunities to acquire these grants more that the golf board does. The golf course is a multimillion-dollar asset that belongs to the city that a volunteer board maintains and runs. Economic Development comes from the high school tournaments and the other tournaments. Golf teaches responsibility and discipline, honesty and encourages quiet time, develops emotional control. Golf teaches patients and respect. The golf course is a multi-use facility. Allows the high school cross country track team, sledding and fat tire bike trails on the course. Talked about the budget. Would like to have the lease agreement revised of maintaining the capital facility is just not on the board. We have a bigger ask this year because of the scope of projects. Missy White thanked for all the information. Appreciate the partnership for the cross-country ski team. Proactive in looking for grant funds for the projects. Concerned about the 10-year funding. Ask what the golf board is looking at to mitigate expenses and increase revenue so what kinds of new activities and new options might the golf course board do so the long term ask has a little more funding from the golf board by increase revenues for that. Melinda Cox- thanked Kevin for the presentation. She said our course is really nice and does believes it is an asset to our community. Golf trending a couple years ago it was kind of a dying sport, but Covid has revived golf. Seeing if there are other ways to bring in more income. That Land is ideal and is there potential for the land. It is an asset, and we need to quit treating it like it is a liability and move forward on encouraging that outdoor recreation. Further discussion definitely is a must. It feeds into our strategic plan about economic growth, economic development and where we are headed as a community. Mayor Richardson- ask is the \$74,400 on top of what we already give you. The total ask would be the \$74,400. Julia Stuble- Thanked Kevin for the wealth of information. Wanted clarification of the ask. Are you asking for \$220,000 for the water project or \$74,400? Kevin said the \$220,000 is included in the spreadsheet. The golf board does not qualify for federal grants. Julia Struble asked if there were any grants that would fit this project that could help out. RaJean Strube Fossen said ARPA outdoor recreation funds, MOVE or LIFT might be opportunities. Dan Hahn suggested the council digest this information and then we a get together and try to figure something out. He feels we need to take care of the course. I know there has been tons of volunteer hours spent trying to run it, so I think we need to take care of you. Suggest looking at this information and not letting it die and try to figure out a solution.

3. Update on Riverton Air Service

Kevin Kershiznik, Executive Director for ID Inc., which is the economic development arm for the City of Riverton introduced himself and said tonight he is attending under the position of Fremont Air Service Team Member. Kyle Butterfield, Public Works Director for The City of Riverton introduced himself and also serves as a member of the Fremont Air Service Team. Also present was Ernie Over, member of the Fremont Air Service Team and editor for Wyo Today. Air service is a partnership, and the City of Lander has been a partner in air service in Fremont County for several years. The State of Wyoming has also been a partner with the airline provider who is SkyWest airlines. They have been in business for 50 years this year. Being partnered with United express, Fremont County has connection to the national transportation network. Our community needs to be connected for quality of life and economic development. In 2019 41 million passengers were carried across the nation. During covid it went down to 20 million but last year it increased to 35 million passengers. Another highlight about our partner is they are the regional carrier with the largest fleet of RJ200 aircraft. It is

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a 50-seat jet. The Legislature established the air service enhancement program our communities participated in that program. But we no longer participate in that, we now participate in capacity purchase program. Kyle gave a performance update. Talked about the enplanement report and cumulative growth. 2021 has had the most enplanements. Talked about the Capacity Purchase Program that the State of Wyoming purchased three years ago. \$15 million is put into a capacity purchase account through the efforts of one of our local representatives and another \$8 million was put into that account just this session. Credit goes to Representative Larsen who was our champion at the legislature to get that through. This is how the state is helping our community stay connected, but we still have to put our skin in the game. The Revenue guarantee required for air service; the state covers ratio is 60/40. Minimum revenue guarantee (MRG) is made up of three components. Dry cost, fuel cost and revenue from tickets. Take the dry cost, fuel cost, and subtract the revenue from tickets to get the minimum revenue guarantee for that flight. From the minimum revenue guarantee component, we are doing great air service this year to date, we have had a total bill of \$382,000 and that is being offset by the ½ cent economic development tax. Monies collected to date from ½% tax is \$636,868.50. Talked about the Pilot shortage that happened during the holidays. This has been a problem with all airlines. In February they reduced the flights to one flight a day. Kyle talked about the FY23-FY25 Contract. We asked for \$5 million out of the ARPA funds to go to local communities but unfortunately that did not pass so we looked at solutions moving forward. MRG Finances FY2023. Block hour will increase from 2518 to 3400. Fuel costs will increase because rising oil costs. Revenue from tickets. Talked about the options to manage MRG. Flights increase only as demand increases. Funding MGR. Appropriate ticket increases. Increase % from Economic Development tax contribution to air service. 30-40% of allocation to towns/county. When we went to the legislature for the ARPA funds, their response was we are using our companies to help with our state costs, the communities should use their opportunities to help with their mission. The other option is like what we had in the past is that communities can provide funds from their general fund. We will keep you posted as the contract gets finalized. We know you are in your budget process, and we want to come to a solution together. Kevin said they did go to the federal legislators, and they are looking at the Essential Air Service but likely that is going to be a long-term play. Representative Larsen moved that through the legislature and so we have the state portion of 60% covered. We are down to 40%. When the sales tax was passed initially, the intent was the very first portion of that tax went to air service and ground transportation. One solution would be to take that the 70% allocation going to the municipalities and the county and take about 30 to 40% of that to be able to cover the MRG in its entirety. We think that would be the best long-term solution. The other would be the general fund like we have done it the past. With Lander, Riverton, and the County. Charri Lara asked Kevin if the 30 to 40% is that in addition to the 20% or are you wanting your percentage to be 30 or 40%. Kevin said it would be in addition to. Charri asked how that could be done when the ballot measure was specific to the percentages. Kevin said what they are trying to do is take the 70% allocation through the county and all the municipalities. Kevin said if FGAG would agree to this, they would take the 30 or 40% allocation straight off the top of those funds collected to use for air service. We could put that into the existing MOU between the county and the municipalities. We can't amend the ballot verbiage that has to stay the same. That is the way we think the mechanism could work for sales tax. We will be attending the FGAG meeting on Thursday and present to them. We also would be happy to go to a LIFT, LEDA and MOVE committees and present to them as well. Julia Stuble said the way the ballot language reads the city does allocation the funds. The question would be if we want this request to go through the application process. Dan Hahn said what scares him is the number of flights out of Riverton. If they cancel flights in Riverton, then you can't make your connecting flights. He does want it to work and supports you.

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Kyle Butterfield said we have had some local issues, but we are on the right track. Chris Hulme appreciates all the work they have done and giving us the update on the flight service. Said we are still moving the number of people that we were in the past because of the number of seats in the planes. Missy White agrees we are moving more people than we have been out of Fremont County. Asked if they would send power point presentation to review. Ernie Over mentioned an interesting fact in looking at the flights, 50% of the flyers come from Lander.

4. Discuss ARPA funds and water projects

Lance Hopkin gave a brief update on the upcoming projects. We have a total of 10 different projects that are designed right now that we are combining into a \$7.5 Million dollar project. We will apply for the infrastructure and ARPA funds when the state releases them. No guarantee on what we will receive in funds. Just because we are lumping them together, doesn't mean we will receive a large sum of money. We have been holding back on the optional sales tax money and have around \$4.5 million dollars of those funds. He is concerned about the additional expenditures with the cost of construction what that is going to mean for our water tank project. Some of the costs of the projects are Fifth street end to end estimated cost is over \$6 million. Mentioned all the streets that are part of the upcoming projects. We are addressing the sewer lagoon trash issue. Looking at a system that will remove the trash and debris. Waiting on final estimates from engineers to come in. Very difficult to predict cost right now plus there is a shortage of materials. We will continue to apply and push these projects forward and see what happens. Very hesitate to put these names to the community right now because we aren't sure when they will be completed. We will be first in the ranks to apply when it does open up. Have talked with Anne about a press release to get to the public and will put one out when the time is right. These projects will have to be phased out to get them done over 2 to 3 different years. A lot of this money will have to be spent by 2026. Gives a little time to plan it. Will keep the council updated and the process moves along. Missy White said the estimated price for 5th street is pretty stunning. Approximately 2 miles of street for \$6 Million dollars. We have 52 miles of streets to fix in Lander. So, we will need a lot of money to fix all those streets. Julia Stuble wanted clarification on what funds we are waiting on to apply for. Lance said we are still waiting on the infrastructure funds and that will be completely separate. This is just the ARPA money that were set aside for infrastructure.

Adjourned 8:47 p.m.

The City of Lander
A Municipal Corporation

Monte Richardson, Mayor

ATTEST:

Tami Hitsheew, City Clerk

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