

Town of Encampment
Regular Meeting
November 12, 2015
7:00 p.m.

The Town of Encampment met in regular session at the Encampment Town Hall on Thursday November 12, 2015 at 7:00 p.m. with Mayor Greg Salisbury presiding. Council members present were Cindy Hamilton, Kimberly Loftice and Steve Reichert. Town personnel present were Doreen Harvey, Clerk/Treasurer and Ben Tieszen and Brandon Jones, Maintenance/Operators. Public Guests were Sue Jones, Carbon County Commissioner and Christy Smith and Gayle Wessel of the Grand Encampment Museum. Others present were Alyson Sneddon, owner, The Red Wagon, LLC. , Sandy Martin, Tami Schweitzer, Leroy Stephenson and Erik Gantt of the Saratoga Sun.

The meeting was called to order by reciting the Pledge of Allegiance.

AGENDA

Loftice moved to approve the agenda, Hamilton seconded and the motion was passed.

MINUTES

Loftice moved to approve the minutes of the October 8, 2015 regular meeting as presented, Reichert seconded and the motion was passed.

FINANCIAL STATEMENT/MONTHLY BILLS

Hamilton moved to approve the October 2015 Financial Statement and payment of the monthly bills including late bills to Intuit for \$268.17 and Sewer Company of America for \$388.68 and the payroll and contracted liabilities in the amount of \$21,645.38 for a total of \$47,071.61, Loftice seconded and the motion was passed.

PUBLIC GUESTS

Sue Jones, Carbon County Commissioner: Commissioner Jones was present to update the council on the status of the First Amendment of the South Central Wyoming Emergency Medical Services Joint Powers Board Agreement. She stated that at the Special Meeting held in Elk Mountain those present agreed that they wanted to see the agreement amended to add Hanna as a member and to add provisions for joining or leaving participation in SCWEMS, basically stating that you come in with nothing and that you leave with nothing. Jones noted that the Board thought it was important to add that they could match grants without waiting for unanimous support by resolution. The County felt that it was appropriate to include that in the amendment because the Board is a policy making body with powers and responsibilities. The time it takes for all entities to pass a resolution has caused missed funding opportunities. Jones stated further that since the Special Meeting Medicine Bow has asked to add other items to the amendment addressing how fees are determined and collected and requiring that each towns representative live within ten miles of the community they represent. Commissioner Jones informed the council that Carbon County passed the first amendment as initially presented at their October 20th meeting and a letter was sent to Medicine Bow and copied to all communities as to why their suggestions were not included in the amendment. The right to choose the representative that will best serve a community should be left with that community. Demographics on the board have the potential to be an issue for all communities at some time. Commissioner Jones reiterated that fees and collection of fees are policy making decisions and should be left up to the Board, not included in the Joint Powers Board Agreement. For example the county trades facility

space and Homeland Security Grant in-kind match for County fees. Those are things the Board should discuss.

Commissioner Jones also informed the council that the amendments to the Joint Powers Board Agreement must be passed unanimously. Carbon County, Saratoga and Riverside have already passed the amendment to date. The options as she sees them are for the council to pass the amendment as already passed by others, pass it with the additional terms that Medicine Bow has asked for or allowing the County Attorney to negotiate those terms as set, or to dissolve the Joint Powers Board and reform with those that want to participate. Commissioner Jones stated that we all need to not lose sight of the fact that we are in this agreement to provide a needed service. It is the hope that all entities will pass the draft as the County has and that Medicine Bow will reconsider their position for the good of the whole.

Mayor Salisbury stated that the Special Meeting decision was cut and dry and that this issue has been dragged out long enough. The Council thanked Commissioner Jones for the update.

Grand Encampment Museum- Christy Smith, Director; Gayle Wessel, Vice President: Ms. Smith informed the council that 2016 marks the 50th Anniversary of the Grand Encampment Museum. She presented a Resolution asking the Council to pass it in observation of the event. Hamilton moved to pass Resolution #2015-12 in observation of the Grand Encampment Museum's 50th Anniversary, Reichert seconded and the motion was passed.

PUBLIC HEARING- Amendment of Ordinance 17.36.020(h): At 7:12 p.m. Mayor Salisbury opened a Public Hearing for the purpose of taking public comment on the amendment of Ordinance 17.36.020(h) relating to the allowed uses in the Business District. The amendment is proposed as follows: 17.36.020 (H) Any allowed use in the R-1 or R-2 districts *with the exception of Mobile Homes which shall be restricted to established Mobile Home Parks. Mobile Homes located in the Business District as of the date of this title shall be considered a Legal Non-conforming Structure.*

Audience member Tami Schweitzer expressed her concern to the council that she has owned her property for years and that the use is a part of its current and historical use. Amending the Allowed Use will in affect deny her the first use of her property. When asked about the intent of the revision Mayor Salisbury informed her that it was to preserve open space in the Business District for future business development.

Discussion ensued about the number of Mobile Homes affected both within established Mobile Home Parks and outside of them. Mayor Salisbury stated that the Town had attempted to preserve the open space in the Business District for business only but the potential need for a residential business had them leave the residential use in. He stated that he also understood the need for low income housing but some cannot afford to keep up with their maintenance. The intent is not to target existing Mobile Homes, but to address the fact that they are becoming harder to dispose of and that if they are not taken care of property values are affected. He stated that beautification or aesthetics are only a small part of the decision. There are many open parcels in the Business District and that the goal is to target and control what goes in that open space.

Ms. Schweitzer reiterated her concern that if their home was destroyed by fire or natural causes they face a loss of their investment because the cost to replace it with a modular or stick built home would be substantially more. If it is not replaceable it may make their property unsellable. She asked if the council would consider adding a provision to grandfather those having Mobile Homes allowing them to be replaced. Audience member Gayle Wessel asked how the council was not encouraging others to get a better Mobile Home in place of something that was deteriorated. Mayor Salisbury stated that allowing them to be replaced with a modular or stick built home will increase the property value. If an existing Mobile Home needs to be replaced there was always the Conditional Use process which will allow consideration of what is to be placed at that time. The Town does have Mobile Home standards and many of the existing older models do not meet them.

Mayor Salisbury asked the council if they agreed with his statements of what the Town was trying to accomplish. The council agreed. Mayor Salisbury asked if there were any further comments. Hearing no further comment the Mayor closed the hearing at 7:26 p.m. and thanked those that participated.

UNFINISHED BUSINESS

SCWEMS Joint Powers Board Agreement- 1st Amendment: Loftice moved to approve the SCWEMS Joint Powers Board Agreement 1st Amendment initial version as approved by Carbon County, Hamilton seconded and the motion was passed.

WYOWARN Mutual Aid Agreement: Clerk/Treasurer Harvey reported that Attorney Erickson has reviewed the agreement as to its form. Hamilton moved to approve the WYOWARN Mutual Aid Agreement, Reichert seconded and the motion was passed.

COMMITTEE REPORTS

Planning Commission: Minutes from their meeting were distributed to the council.

Public Works Department: A written report was submitted. Maintenance/Operators Tieszen and Jones offered to answer any questions.

ADDITIONS TO THE AGENDA

There were no additions to the agenda.

NEW BUSINESS

The Red Wagon, LLC- Alyson Sneddon, Owner- Renewal of Retail Space Lease: Ms. Sneddon informed the council that she was interested in renewing her lease. Mayor stated that things seemed to be going well. Ms. Sneddon confirmed that they were going even better than anticipated. Hamilton stated that she was very glad to hear that. Hamilton moved to renew the lease at the current terms, Loftice seconded and the motion was passed.

In other matters, Ms. Sneddon informed the council that in conjunction with Small Business Saturday on November 28th and commemorating the 125th Anniversary of the State of Wyoming the Red Wagon has set the goal of having 125 'selfies' taken at the Red Wagon on Small Business Saturday. They will have coffee, cookies and giveaways.

Ordinance 17.36.020(h)- 1st Reading of Amendment: Ordinance 17.36.020(h) was presented for first reading amending the allowed uses by restricting Mobile Homes in the Business District to established Mobile Home Parks. Ms. Schweitzer asked the council to consider amending the ordinance to allow replacement of existing Mobile Homes. Mayor Salisbury stated that the Town of Encampment is looking toward the future with this amendment. He made the suggestion that while the current council cannot bind a future council's decision, the Conditional Use process could be used to for possible replacement by ensuring a certain criteria were met.

Hamilton moved to approve the 1st Reading of Ordinance 17.36.020(h) as presented, Reichert seconded and the motion was passed.

Tiger Appreciation Day- Kim Loftice, Council: The Council expressed their congratulations to the Encampment Tigers on their 1-A State Volleyball Championship. Councilperson Loftice stated that it was an awesome 'edge of your seat' final game and that she is very proud of them all. She stated that she was planning a Tiger Appreciation event with cake, punch coffee and perhaps a DJ with some music for the kids. Some offers of donation toward the event were received. Discussion ensued about the date being set either for Thursday November 19th or Saturday November 21st prior to the formal dance. The details are in the works. Hamilton moved to approve up to \$500.00 for the event with donations taken to offset the expense, Reichert seconded and the motion was passed. The Town will place the event on the Facebook page and notify the newspaper when the date is finalized.

Organizational Service Contract- Encampment Riverside Library- \$250.00: Hamilton moved to approve the service contract with the Encampment Riverside Library in the amount of \$250.00 as budgeted, Reichert seconded and the motion was passed.

Resolution #2015-11- Carbon County Multi-Hazard Mitigation Plan: Clerk/Treasurer Harvey reported that the town has received a disk of the plan. The plan was reviewed and comments were submitted to the Carbon County Emergency Management Coordinator. Hamilton moved to approve Resolution #2015-11 adopting the Carbon County Multi-Hazard Mitigation Plan, Loftice seconded and the motion was passed.

Request for Children Playing Signs: Clerk/Treasurer Harvey reported that there was a request made for Children Playing signs in the area of 8th and McCaffrey Avenue. Councilperson Hamilton reported that there were many other areas of Town that could also benefit from the signs. A suggestion of Wiley Avenue and Emerson Boulevard was given. Maintenance/Operator Tieszen indicated that the Public Works Department would be happy to place the signs if the council will let them know where. Mayor Salisbury asked that they be careful not to block the view or other signs with their placement.

2016 Music in the Park-August 6, 2016-Selection of Band: Clerk/Treasurer Harvey asked if the council would like to book the Teka Brock Band again or make another selection. With many calendars already filling up the band should be contacted. The Council unanimously agreed that the Teka Brock Band should be contacted.

Christy Smith and Gayle Wessel of the Grand Encampment Museum asked the council if they would consider allowing the all-school reunion and the Grand Encampment Museum 50th

Anniversary celebration to be held in conjunction with the Community BBQ event on August 6th. Those planning to attend will need to be notified of the date and given time to coordinate their vacations. The council agreed that all of the activity is good for the businesses and that with coordination and careful planning that the events could be held together.

Fire Department- Mid-Winter Fire School- up to six members: Clerk/Treasurer Harvey reported that there are four relatively new members on the department. The state will be covering the cost of tuition. Hamilton moved to approve up to six members to attend Mid-Winter Fire School and to cover expenses, Reichert seconded and the motion was passed.

Fire Department- Purchase of Three Sets of Bunker Gear- Up to \$5,000.00: Clerk/Treasurer and Fire Department Secretary Harvey reported that with the new members the Fire Department is in need of Bunker Gear. Two sets would cost \$3,800.00 or three sets could be just under \$5,000.00 including shipping. Reichert moved to approve up to \$5,000.00 for the purchase of Bunker Gear, Hamilton seconded and the motion was passed.

2016 Lighting Contest / Town Hall Holiday Hours: Clerk/Treasurer Harvey asked if the council would like to hold the Lighting Contest with prizes for 1st place at \$75.00, 2nd Place at \$50.00 and 3rd Place at \$25.00 as in the past. The judging of the contest would likely be Sunday December 20th at dark. Hamilton moved to approve the contest as stated, Loftice seconded and the motion was passed. Permission was also given for the Town Hall to be closed on the Friday after Thanksgiving.

Power Service, Inc- Repair Quote for Compressor- up to \$2,137.86: Maintenance/Operator Tieszen reported that Power Service, Inc. had been contacted about the compressor on a skid at the water plant. It is not kicking in as it should and it sets off alarms and things drain when it does not. They tried to trouble shoot this issue, but with the compressor being food grade Power Service is adamant it needs to be diagnosed. The quote is likely high as it includes all of the worse-case scenario's for the repair. Reichert moved to allow the repair of the compressor whatever the issue is, Hamilton seconded and the motion was passed.

Irrigation Outfall: Postponed pending a quote that was not received by meeting time.

Executive Session-Possible Litigation: At 7:45 p.m. Loftice moved to enter into Executive Session for the purpose of possible litigation, Reichert seconded and the motion was passed. Those in attendance were Mayor Salisbury and Councilpersons Hamilton, Loftice and Reichert.

At 8:05 p.m. Hamilton moved to return to Regular Session and to seal the minutes and place them in the safe, Reichert seconded and the motion was passed.

Mayor Salisbury stated that the council has discussed selling firewood from the two scrap piles at the mill site. The sale would not include dimensional lumber or any other product. He will contact the Public Works Department and ask that the clean up some of the other areas and put the dimensional lumber that is useable into a certain area with use of the fork lift. There will need to be some firewood collection signs made and some site preparation done.

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Reichert moved to sell firewood from the two designated scrap piles at a cost of \$20.00 per truck load or \$50.00 for up to a 16' trailer, Loftice seconded and the motion was passed.

CORRESPONDENCE

UPRSWDD, SCWEMS, WAM Minutes via email

Carbon Count Counseling Center- 1st Annual Veterans Outreach

Grand Encampment Museum-Thank you

Wyoming Business Council- CBDG Grant Memo

Carbon County WY. Risk Management Meeting-November 16: Clerk/Treasurer Harvey noted that Brooke Conner from the Risk Management Team has placed follow up calls to the Town from the email sent out about the meeting. The Town of Encampment will be mapped and she would like to have a representative of the Town participate in the process. Councilpersons Hamilton and Reichert will consider participation depending on whether conference call or travel to a meeting is required.

WY Community Foundation-GEOH Endowment Fund Quarterly Report

Next Regular Council Meeting December 10, 2015 at 7:00 p.m.

Next Planning Commission Meeting Thursday December 3, 2015 at 7:00 p.m.

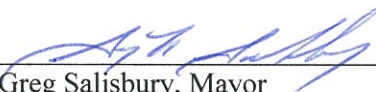
With no further business, Reichert moved to adjourn at 8:13 p.m., Hamilton seconded and the motion was passed.

Doreen Harvey, CMC
Clerk/Treasurer

Approved: December 10, 2015

Attest:


Doreen Harvey, CMC Clerk/Treasurer


Greg Salisbury, Mayor