

Town of Encampment
Regular Meeting
August 12, 2021
7:00 p.m.

The Town of Encampment met in regular session at the Encampment Town Hall on Thursday August 12, 2021 at 7:00 p.m. with Mayor Greg Salisbury presiding. Council members present were Stas Banach, Shannon Fagan-Craig and Gary Stull. Town personnel present was Doreen Harvey, Clerk/Treasurer; Kevin Shue, Police Chief and Bill Acord and Ben Freytag, Maintenance/Operators. Planning Commission members present were Steve Reichert and Ros Herring. Public Guests present were Lela Konecny and Rheyanon Morris of Meriwether Timber; Stacy Crimmins of the Platte Valley Arts Council; Koye Gilbert; Verloria Carlton and Vonda Wieberg; Bob Herring; Bob Kelley, Jon Nelson; Ton James and Andrea Zeller. Audience members were Dale Davis, Theresa Jones, Jn Nelson of North Fork Engineering and Josh Wood and Micky Jones of the Saratoga Sun. There were also a few unidentified individuals that entered during the meeting.

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

AGENDA

Fagan-Craig moved to approve the agenda with the additions, Stull seconded and the motion was passed.

MINUTES

Fagan-Craig moved to approve the minutes of the July 08, 2021 special and regular meetings as distributed, Banach seconded and the motion was passed.

FINANCIAL STATEMENT/MONTHLY BILLS

Clerk/Treasurer Harvey advised that at 8.33% of the new budget year revenues were at about 5.19% and expenses were at about 2.43%. She advised that the interest on WYOSTAR accounts had not yet posted. Stull moved to approve the July 2021 financial statement, the July 2021 payroll and contracted liabilities in the amount of \$26,393.81; late monthly bills in the amount of \$3,622.30 and the regular monthly bills in the amount of \$37,824.59, Fagan-Craig seconded and the motion was passed.

Black Mtn Software, Inc \$1,690.00
Blue-Cross/Blue-Shield \$4,046.64
Carbon County Eco. Dev. Corp. \$200.00
Carbon Power & Light \$3,610.50
Corkle Oil, LLC \$391.93
Down Home Concepts \$45.90
Evergreen Disposal \$22.50
Fairbanks, Cathy \$40.00
Ferguson Waterworks \$2,182.72
HACH \$514.47
Harvey, Doreen \$233.28
Herring, Jeff P. \$48.00
KTGA/KBDY \$520.00
MES- Rocky Mountains \$69.98
North Fork Engineering \$6,786.75
Olde Trading Post, LLC \$941.32
One-Call of Wyoming \$6.00
Perue Printing \$26.25
Posey Wagon Portable Toilet Svc \$520.00

Rawlins Times \$50.22
Riverside Garage & Cabins \$211.49
RNB State Bank \$28.00
Rocky Mountain Air Solutions \$1,168.75
Saratoga Auto Parts \$74.29
Saratoga Sun \$229.00
Thatcher Company \$1,969.99
Uline \$617.14
Union Wireless \$595.92
UPRSWDD \$9,080.00
Visa \$1,197.22
WAM \$578.33
Xerox Financial Services \$93.65
Xesi Document Solutions \$34.35
TOTAL \$37,824.59

PAYROLL TAXES AND LIABILITIES
AFLAC \$76.72
Workers Compensation \$560.69
WY Retirement System \$2,990.76

WY Retirement- VFD \$337.50
Unemployment Insurance \$86.26
US Treasury \$2,268.26
US Treasury \$2,290.12
WY Child Support \$393.00
Net Payroll \$17,393.50
TOTAL \$26,396.81

Late Monthly Bills
Corkle Oil \$762.70
Hach \$217.35
Platte Valley Clinic \$35.00
Riverside Garage \$332.88
Rocky Mountain Fire Systems \$360.00
Visa \$414.37
The Patti Fiasco \$1,500.00
TOTAL \$3,622.30

PUBLIC GUESTS

Lela Konecny- Meriwether Timber: Ms. Konecny did a PowerPoint presentation asking the council to consider leasing the mill site to Meriwether Timber and distributed a copy of it to the council. The presentation covered, in-part, a Statement of Purpose, experience, goals and objectives, market summary, opportunities they would offer, information on resources required, sales projections, requirements for personnel, machinery, finances and potential products and services as well as their perceived risks and rewards. She finished by asking the council to “begin now” by taking the appropriate steps to award the lease to Meriwether Timber. Discussion began with Fagan-Craig noting that Meriwether Timber was formed in June of 2021 and asking Ms. Konecny who Meriwether Timber has heled in the past. Ms. Konecny referenced Riverton project including a feed lot and tiny houses. Banach asked how she knew and did her due diligence on the machinery at the mill without electricity. She stated that the lack of power is an open item. She noted she had been to the site and gave a time frame that she believed the mill could be open, which was in two months. Professionals and mechanics have been on site and looked at the equipment. Banach noted that the site is still under the current lease. Discussion turned to credibility with the demand to lease “right now” sending up a red flag according to councilman Banach. He thanked her for the information she handed out, but said that it was last minute and that there had not been time to review it for content. Ms. Konecny stated that she thought she had done her due diligence on the matter. It was reiterated that the information was all very last minute and that more time was needed to review and consider the information, so that questions could be asked. It did not really seem to be a proposal. Clerk/Treasurer Harvey clarified for the council that Ms. Konecny had not been given an actual application and requirements for the Business Park because the site is currently under lease, but that she would be given one at the end of the meeting and that it was also on the Town’s website.

Electricity at the site was also discussed with council advising that the entire site did not yet have electricity due to vandalism. The council noted they will consider any additional information provided

Stacey Crimmins, President, Platte valley Arts Council: Ms. Crimmins advised that PVAC was working on a large art project and was seeking letters of support for a grant application. She noted that the plan was for 5 or 6 murals or sculpture to be created and installed by local artists. She asked the council to consider a letter of support to be provided by September 1st. Ms. Crimmins fielded questions from audience members advising that the project would likely go out to call in October, but that funding would not be awarded until February, at which time the art and locations would be discussed. the council agreed that a letter of support would be prepared.

Ms. Crimmins also reported that they had just installed the completed mural on the highway in Encampment. That project was a collaboration with PVAC and the preschool children, who collected and assembled plastic bottle lids. She noted that a Memorandum of Understanding would be presented to the town outlining that the art was owned by the arts council and that they would need to be notified if in needed to be moved, etc.

Councilman Banach asked if Ms. Crimmins had noticed the “Greetings from Wyoming Mural” on the building as you drive into town. She noted that she had and that the Arts Council will be creating a brochure encouraging people to visit all art around the county, including a statement about the artist giving them recognition for their work. The council thanked her for all she is doing and for taking the time to attend the meeting.

Koye Gilbert- Fence at Grand Encampment Cemetery: Councilman Stull reminded the council about the topic of the fence at the Grand Encampment Cemetery that was discussed a few months back. Some research was done on the cemetery and some names of those that are buried there were found. Mr. Gilbert introduced himself to the council and advised them about the scope of the Congressional Award project he was working on. Old posts would be removed, bucks would be stood back up and buck and rail would be added to the front. He advised that he had a few options for the purchase of supplies in addition to the quotes that he had presented, one being through the Harmony Mill, another with a guy working on Jack Creek, by the truck load, or perhaps cutting some himself. Fagan-Craig noted that she thought it was a great project. Pricing options were discussed. the council agreed that it was a great project and was giving back to the community. Stull moved to allocate up to \$3,200.00 for material and fuel for going back and forth, Fagan-Craig seconded and the motion was passed with Mayor Salisbury adding that the Congressional Award program was a great program.

Verlora Carlton, Vonda Wieberg- Senior Center Parking Lot: Ms. Carlton advised the council that the were present for support, guidance and permission on the straightening out and adding of rock to the parking lot, clarifying that they are not asking for funding. She noted that the land for the senior center was leased from the town. Mayor Salisbury noted that they needed to be sure that the parking lot and rock was compacted solid so that snow removal did not become an issue. They noted that it would be ¾” rock. The town will try and watch when they do snow removal. Fagan-Craig moved to allow the improvements to the parking lot, Stull seconded and the motion was passed.

Bob Herring- Brush Creek Ranch P.U.D: Mr. Herring updated the council on his actions while attending the Public Hearing before Carbon County Planning and Zoning. He provided the town with a copy of a letter that was not included in the original PUD packet and read some information for their consideration. He noted that the ground water in the area of the development is connected to the waters of the Upper Platte River. He advised that he thought it was really the equivalent of 160 houses contained within the 16 units. He noted the use of generators, questioned containment for fuel tank storage and talked about transport of the fuel and guests. He noted that language of “may or may not” in the application was giving an open-ended time frame for construction. He advised that in his opinion past actions and no clear plan and inconstancies lead to the need to ask the county to deny the application until it is amended. He advised that he will go before the county on September 14th with the 14-page amendment and ask the again to deny the application based on the need for more information. The council thanked him for the information and for his efforts on the issue.

Bob Kelley- Brush Creek Ranch P.U.D: Mr. Kelley advised the council that his comments had more to do with the protection of the watershed, not the P.U.D. He noted that the advisory or steering committee needed to meet and take some steps. First, he wanted to know if the Wyoming Water Development Commission had been contacted. Mayor Salisbury indicated he was working on the issue. Secondly, Mr. Kelley also noted that he also would like to see a workshop between Wyoming Association of Rural Water Systems, Saratoga Encampment Riverside Conservation District, the council and the planning commission to come up with a strategy for September 14th meeting. He also advised that the Watershed Protection Plan was for all development, not just the current P.U.D. he discussed interim DEQ policy making, the North Fork of the Encampment is a tributary to the Platte and keeping water quality “as-is” not just for drinking water but for pollutant discharge. He noted that SERCD has a lot of expertise and knowledge of EPA agencies and programs for the rest of the watershed under Wyoming Conservation Land Trust, the Forest Service and other agencies.

Mayor Salisbury noted that he has met with the towns engineer and that most all of the suggestions have been considered already. Mr. Kelly noted that he thought that communications were lost when the old committee was disbanded and that the new committee should make it a point to attend meetings and be put on mailing lists of other agencies so that the agencies were all aware of the existence of the Watershed Protection Committee. He also advised that as many council members as possible should attend the meeting in September. The council thanked him for the information.

Jon Nelson- Non-Conforming Structure: Mr. Nelson noted that he would like to ask the council for clarification on a zoning ordinance. He advised was considering the purchase of a home that was on a two lot non-conforming parcel. The minimum is now three lots to improve in that district. He noted that it looked like he would be limited or unable to improve if the structure was damaged or destroyed. He had been told he could not rebuild even if he met the setbacks in the existing code. Councilman Banach noted that it was 2-lots required to develop, but that this was an existing structure. It was noted that he is not asking to create a parcel it is already there and developed. Mayor Salisbury noted that if the structure was less than 75% destroyed it would be allowed to be rebuilt meeting the current setbacks. Title 17.48.080(b) was noted as reference, seeming that it could and that perhaps it was meant more for fences or simple things that would not inflict harm on the property owner. The decision was made to have the clerk contact the town attorney asking if a residential structure were destroyed could a conforming structure be built on the non-conforming lot.

Andrea Zeller: Ms. Zeller was present to express her concern about the length of time the help wanted sign was posted at the town hall, asking who was running the water plant. She was advised that Bill Acord and Ben Freytag with the oversight of Katrina Nuhn and Billy Zeiger who have the proper certifications for oversight and that there are operators in Saratoga with the proper certifications as well. Councilman Banach noted that the oversight is to make sure that we remain DEQ compliant with filing and chemicals noting that there are records of what is being done at the water plant.

Mayor Salisbury advised that the town is in the process of taking interviews. By January, Bill Acord will be compliant. Ms. Zeller expressed her concerns about health and safety and what was in place if there were problems. It was reiterated that there is oversight and individuals helping to help meeting the guidelines of DEQ and that the Town of Encampment is in compliance. Council members noted that they too, drink the water and are aware of the importance of maintaining the system. Mayor Salisbury advised that the town has turned over three personnel within 2 years and cannot compete with the wages being offered by other industries. Ms. Zeller continued to express concerns about other elements of health and safety. Councilman Banach noted that he had toured the plant with maintenance/operator Bill Acord and that he is extremely confident that the plant is properly supervised and that he is keeping accurate records. It was noted that she could arrange to tour the plant if she would like. The Council expressed their memories of the water plant in the 1970's and how far it has come since that time. It was reiterated that the town is doing everything they can. Time constraints for licensing are DEQ timelines which need to be met. The council advised that they appreciated her concerns and thanked her for attending the meeting.

Tom James- TNT Timber Products: Mr. James stated that he was the current tenant of the mill and that he had provided the council with his revised business plan. He noted that he and partner Tyrone Konecny had 34 years of experience in numerous positions in the industry, along with OSHA

management experience and 22 years in lumber sales. He noted that he anticipated the small mill operation would be 2-3 days a week for the first 3-6 months with 6 employees; then 5 days a week with 8-10 employees. After twelve months they would like to revamp the large mill and add an additional 8-10 employees. He noted that the mill is capable of rough cut and dimensional lumber and with the housing market on the rise the sales opportunities would be there. He also noted that the cleanup at the mill site would continue and that he had been in contact with Brewer, the company that custom built the saw to come in and go through the saw to make sure it operates properly when electricity is returned to the site. The council had been provided with proof of that contact and that the delay was on their end. Mr. James noted that the small mill is missing some parts due to the vandalism and that he intended to get it back to specification and working properly. Mr. James continued that in the long term, he sees 16-20 jobs and employees that will benefit local businesses as well as having 75 clients to offer 1st rate products to, with continuous one on one service.

Councilman Banach noted that he would like more specifics like what he sees happening in the next three years. He would like to be able to compare proposal to proposal and see proof of funding and resources. Not just verbal presentations. Specifics, reference letters. Mr. James noted that they have made every lease payment on time and have not asked for money, they are doing improvements on their own. Mayor Salisbury noted that when the vandalism happened right at the beginning of the lease the it was estimated that it would have taken \$400,000.00 to repair it. The insurance company did not cover the incident. Mr. James noted that they were almost done they were also vandalized a second time, causing further delay. He noted that he is a local and a native and he understands what we are trying to do with the business park. Mr. Banach reiterated that he would like more information to consider. He wanted to be a good steward of town money.

UNFINISHED BUSINESS

Sewer Lagoon Improvement Project: Mr. Nelson advised that there was not much of an update as he was otherwise engaged in the watershed issue. He noted that the headworks building design is in process with the structural engineers.

Brush Creek Ranch Planned Unit Development- Watershed Protection- Aerial Mapping \$1,185.00 and professional services: Clerk/Treasurer Harvey presented the council an invoice from North Fork Engineering for professional services in the amount of \$3,130.90. Mayor Salisbury noted that he, Mr. Nelson and Jeb Steward had been working on the issue. They were meeting with agencies and trying to get them to consider the development as a whole. The issue was immediate and there were costs involved. Banach noted that it seemed to be justified and effective. Mr. Nelson noted that the summary with the invoice shows the charges for everything done. He noted that he would be happy to answer any questions if council members would like to contact him. Mayor Salisbury noted that it is an ongoing issue and that there would be more costs citing that Carbon County was the first line of control to make sure the permits are issued before they approve the application. County Commissioner Barkhurst advised from the audience that he appreciated all of the interest and involvement and asked that they come to the meeting on September 14th at 3:30 p.m. at the Platte Valley Community Center, citing that there may be things they have missed. Stull moved to approve the expense of \$4,315.90, covering the invoice for professional services and the aerial mapping update, Fagan-Craig seconded and the motion was passed.

COMMITTEE REPORTS

Police Department- Kevin Shue, Chief: a written report was submitted.

Planning Commission: Clerk/Treasurer Harvey advised the minutes were in their packet and that the next Planning Commission meeting has been moved to September 8th to try and limit late applications due to the holiday.

Department of Public Works: New employee Ben Freytag was introduced. He advised that it was a long learning process and that there is a good variety of things. He noted that Bill was a good teacher. Mayor Salisbury noted that there are a few more applicants and that there will be interviews.

Clerk/Treasurer- Doreen Harvey: Clerk/Treasurer Harvey advised the council that she hoped to be on vacation Friday and the following week. Deputy Clerk Marth Ralston would be in the office.

Parks & Recreation: Mayor Salisbury thanked everyone for their help with the community BBQ stating that it went very well. He estimated about 270 people were served. It was a great turnout and he thanked the town crew for all of their efforts.

ADDITIONS TO THE AGENDA

Gayle Wessel- Emailed Question: The council asked the clerk to have Ms. Wessel attend a council meeting in person.

NEW BUSINESS

Fire Hall Roof- Repair or Replacement: Clerk/Treasurer Harvey advised that two quotes had been received. One from Circle H Roofing in the amount of \$23,500.00 and one from Pro-Roofing America out of Colorado in the amount of \$36,689.84. The residential bid preference would need to be applied. The council noted that Circle H Roofing was the low bid on the project. They asked the clerk to ask the contractor for a couple of letters of reference. Banach moved to accept the bid, subject to the letters of reference, Fagan-Craig seconded and the motion was passed.

Remount Analytical- Additional pH Probes, Cables- \$2,305.66 plus freight: Clerk/Treasurer Harvey noted that there was a typo on the agenda the cost of the parts was actually \$2,805.66 as shown in the quote. Banach noted he thought the expense justified and that it was appropriate to have one in reserve at the water plant. Banach moved to approve the expense at \$2,805.66 plus freight, Stull seconded and the motion was passed.

Norco- Tank Lease renewal: Clerk/Treasurer Harvey noted that lease options were 1-year \$360.00; 5-year \$461.50 and 10-year \$532.50. She noted that the town had chosen the 10-year lease last time. Mayor Salisbury asked the Public Works Department to obtain a quote on the cost of purchasing the tanks as opposed to leasing them in order to save money in the long run.

RV Park Electrical Service: Clerk/Treasurer Harvey noted that the transformer at the RV park blew when there were several large RVs at the site running air conditioning. One unit had three air conditioners. She noted that Carbon Power and Light had advised that the town could consider upgrading the service to 200-amp which would involve the cost of pulling an electric permit and the cost of an electrician to do the work. They could also choose to do nothing as this is the first time that issue has happened. There have been a lot of Big RVs using it. Banach questioned whether the site pays for itself, offering possible options for paying, such as a pay as you go service keeping someone from abusing the site. Harvey noted that there are donation boxes on the site, a 3-day camping limit and that it does pay for itself. Mayor Salisbury noted that he thought the town could look into and

make the upgrade and then see if they want to go further. Stull moved to look into the cost of the upgrade to a 200-amp service, Fagan-Craig seconded and the motion was passed. Councilman Stull advised that he would contact Carbon Power & Light and look into the issue.

Doggett Greenhouse- Building Permit for Greenhouse: Planning Commission Ros Herring noted that the greenhouse is a long-term viable business in the business park. The Planning Commission reviewed the application and had no issues with it. Banach moved to approve the application, Fagan-Craig seconded and the motion was passed.

Lions Club- Malt Beverage Permit- Chug & Tug Tractor Pull- Sept. 11& 12, 2021: Clerk/Treasurer Harvey noted that a complete application and fee has been received. Stull moved to approve the malt beverage permit for the two-day event, Fagan-Craig seconded and the motion was passed.

Chez Booze- Catering Permit- Copper Days Festival Dance- Sept. 12, 2021: Clerk/Treasurer Harvey noted that a complete application and fee were received for the dance on September 12th at the Opera House. She clarified part of the difference between the catering permit and the malt beverage permit was that the catering permit allowed the sale of hard liquor. Fagan-Craig moved to approve the permit, Banach seconded and the motion was passed.

Organizational Service Contracts- Encampment Preschool \$1,250.00; Grand Encampment Museum \$1,200.00: Clerk/Treasurer Harvey noted that the contracts were in the annual budget. Fagan-Craig moved to approve the annual service contracts as presented, Banach seconded and the motion was passed.

Rafters in Building on Greenhouse Parcel Sagging: It was noted that the sagging rafters were historical damage and that they were not caused by the greenhouse. Mayor Salisbury suggested that they just needed to be reinforced. It was noted that the side header is also broken. It is unknown when the damage was caused. Banach moved that the Town take steps to repair the rafters in the building, Stull seconded and the motion was passed.

Ordinance 9.04.130-Noises Prohibited- 1st Reading of Amendment: Clerk/Treasurer Harvey noted that item *F. Use of engine compression brakes prohibited. No person shall operate or use any vehicle engine compression brakes within the town limits.* would be added to the ordinance, and the subsequent items re-lettered and references in the section to “city” be changed to “town”. She noted that the language had been taken from other codified ordinances and reviewed by the Chief of Police and the judge. As an ordinance the process to pass it would be three readings and a public hearing. Stull moved to approve the 1st reading of ordinance 9.04.130 as amended, Banach seconded and the motion was passed.

Executive Session- Personnel: at 9:10 p.m. Stull moved to go in into executive session for the purpose of discussing personnel, Fagan-Craig seconded and the motion was passed. Those in attendance were Mayor Greg Salisbury and Council Members Stas Banach, Shannon Fagan-Craig and Gary Stull. At 9:34 p.m. Stull moved to return to regular session, Banach seconded and the motion was passed.

CORRESPONDENCE:

WAM, WARWS, UPRSWDD, CCVC, CCSPTJPB, SCWEMS, WYDOT, Wyoming Business Council info & newsletters.

Happy Birthday Encampment Ditch- 121 Years Old July 23rd

WAM Energy Lease Program

Wyoming Community Foundation-GEOH Fund

With no further business, Banach moved to adjourn at 9:35 p.m., Fagan-Craig seconded and the motion was passed.

Doreen Harvey, CMC

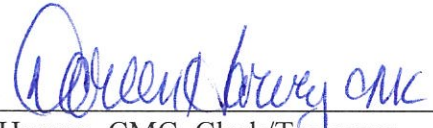
Clerk/Treasurer

Approved: September 9, 2021



Greg Salisbury, Mayor

Attest:



Doreen Harvey, CMC, Clerk/Treasurer