

**COUNCIL WORK SESSION**  
Tuesday, June 14, 2022 at 4:30 p.m.  
City Hall – Council Meeting Room

AGENDA

1. Council Meeting Follow-up
2. Chris Navarro Art Installation
3. Personnel Budget Follow-up
4. Casper Business Center
5. Budget Amendment #3
6. Facility Study
7. Parkway Parking Resolution for Fees
8. Agenda Review
9. Legislative Review
10. Council Around the Table

Mayor Pacheco called the meeting to order at 4:37 p.m. with the following Councilmembers present: Knell, Pollock, Engebretsen, Gamroth, Knell, Sutherland, Vice Mayor Freel, and Mayor Pacheco. Councilmember Johnson arrived to the meeting at 4:59 p.m. and Councilmember Cathey arrived to the meeting at 5:17 p.m.

1. Council Follow-up

Councilmember Knell stated that his questions regarding the personnel budget were answered by the memo in the work session packet. He said that he believes the personnel budget is where it should be and Council can review the Graves Compensation Study at a later date.

2. Chris Navarro Art Installation

City Manager Napier discussed a proposal for an art installation to be located on City property. He stated that staff had not done very much research on the location for such a piece, but said the land around the Ford Wyoming Center may be the only place with enough space to accommodate the proposed art piece. He then introduced artist Chris Navarro to discuss the art installation. Mr. Navarro showed a short video that described utilizing old wind turbine blades to create different sculptures. The video showed options for different sculptures which included “Windhenge”, a replica of Stonehenge made out of wind turbine blades. Mr. Navarro explained that NextEra Energy has promised to fund the sculpture, but he will need a place to put the sculpture and was hoping to locate it on City property. He stated that he had approached Casper College, but they did not want the sculpture on college property, because they were worried it would attract to many people. He discussed how Carhenge, another Stonehenge replica located in Nebraska, attracts over 100K visitors per year, and how he thinks the Windhenge sculpture could do the same for Casper. The Windhenge sculpture would need half an acre of land and would be the first sculpture of its kind to be built out of wind turbine blades. Lighting around the sculpture would be powered by solar panels located on top of the structure. Councilmember Engebretsen asked if it could be built by the National Historic Trails Center in order to share that parking lot for visitors, and City

Manager Napier responded that National Historic Trails Center was not interested in this proposal when they were asked about that option. Council asked if Mr. Navarro would be willing to commit to this sculpture being exclusive and the only one of its kind, and he said he would commit to it being the only Windhenge in the United States. Council asked staff to research tourism data, location options for the different sculpture types, and funding partnerships with NextEra and to put an update of this item on a future work session.

### 3. Personnel Budget Follow-up

Next, City Manager Napier reviewed the FY23 personnel budget and explained why some employees will not get a full 8.5% wage increase/cost of living adjustment (COLA). He stated that if the budget allows, staff may come back to Council with another COLA request in January, which may apply to some of the redlined employees. City Manager Napier explained why promoted employees will not receive the same wage increase, including issues of wage compression and moving through their pay range too fast.

### 4. Casper Business Center

Next, City Manager Napier discussed space usage in the Casper Business Center. He explained that staff has been working on utilizing space in City Hall and the Casper Business Center as smartly as possible, and looking at options for sharing space. Staff is proposing relocating Police, Fire Administration, Municipal Court, Dispatch and IT to the Casper Business Center. He discussed other options that were considered, including putting public facing departments in the Casper Business Center and moving the Attorney's Office to the Business Center. He explained that these options were ultimately sidelined, because they would not provide much cost savings. There will be a satellite office for the City's prosecutor at Municipal Court, but the main City Attorney's Office will remain at City Hall. City Manager Napier then discussed the timeline for the project, explaining that the design will take up to twelve months to complete, and the construction is estimated to be eighteen to twenty-four months. Council gave their thumbs up to the general direction of the space usage in the Casper Business Center.

City Manager Napier then discussed the purchase of two air handlers for City Hall to be stored for later installation. He explained that the price of the air handlers continues to rise, and there are significant time delays for the delivery of the materials as well. Therefore, staff is proposing purchasing the equipment for future use. The air handlers will be purchased from the money set aside for the City Hall Safe Project. This equipment will need to be replaced in the near future, because the current equipment is deteriorating, and one of the air handlers has started leaking. Council gave their thumbs up to move forward with this purchase. Council also directed staff to do research on other materials that could be purchased in advance in order to decrease the impact of inflation.

### 5. Budget Amendment #3

Next, City Manager Napier discussed the final amendment to the FY22 budget. The amendment includes the purchase of the Casper Business Center, off-setting revenues, new appropriations required due to inflation, and reducing budgets that were double-allocated. Council gave their

thumbs up to move the budget amendment forward for formal approval at next week's regular Council meeting.

#### 6. Facility Study

City Manager Napier introduced consultants from Alpha Facilities Solutions to discuss the facility condition assessment. He stated that the consultants will walk Council through the data that was gathered and the second phase of the discussion will include an analysis of the data and staff's recommendations, including a plan and analysis for how to prioritize and address the most important facility needs in the next four to five years.

The consultants then reviewed the Executive Summary of the Facility Condition Assessment, which included life cycle and estimated replacement dates for all of the major systems; prioritization of the needs; and suggestions for testing systems that may have needs. The consultant explained that testing is based on life safety systems and the life cycle of the system, but that if the systems are tested and are functioning, the replacement suggestions would no longer apply. Councilmember Knell expressed concern that the presentation did not include information on what the needs are for each of the buildings now as opposed to what the needs will be in the coming future. The consultants explained that there were more detailed assessments done for each of the facilities and that the Executive Summary is just a summarization of the needs. Zulima Lopez, Parks, Recreation, and Public Facilities Director, added that each of the facility reports included an inventory of the assets as well as a detailed assessment of needs replacements. She explained that those reports are very long and detailed which is why each of those reports were not included in the packet. Councilmembers asked questions regarding the accuracy of the replacement values and life cycle estimates. Ms. Lopez then reviewed the spreadsheet that detailed staff's projections and a strategy of how to move forward. It showed proposals for assessments on buildings that show concerns over the next four years plus budgets of 10% of the Alpha's cost estimate of all repairs that could potentially be needed. The assessments for high and medium priority systems included roofs, doors/windows, elevators, plumbing, domestic water distribution, sanitary waste, rain drainage, HVAC, fire protection, electrical service, lighting, and security. Council discussed the need for a fund like the Perpetual Care Fund to better assist facility needs in the future. Council gave their thumbs up to budgeting 10% of the cost estimates for facilities needs.

#### 7. Parkway Parking Resolution for Fees

Next, City Manager Napier discussed the resolution for fees for the parkway parking ordinance. He explained that the resolution will be considered after the third reading of the ordinance is passed. Council discussed waiving the \$100 initial fee and just implementing a \$25 annual fee for the parkway parking permit. City Manager Napier explained that the initial proposal was analogous to a building permit process, because staff will evaluate the parkway location and make sure it meets safety and structural design standards. Vice Mayor Freel stated that he opposes the entire parkway permit process and feels the City should not require permits to park in parkways. Council discussed why the permit process is important including guaranteeing a parking spot for property owners. Council gave their thumbs up to only requiring a \$25 annual permit fee in the

resolution. They agreed any further discussion on the ordinance would take place during the second reading at the regular Council meeting.

8. Agenda Review

Council reviewed the agenda for upcoming Council meetings and work sessions. Councilmember Gamroth asked about the components of the uncollectible accounts receivable discharge, and Finance Director Jill Johnson explained that it includes many things including unpaid utility bills, fines, and liens.

9. Legislative Review

City Manager Napier discussed the resolutions submitted by Casper to the Wyoming Association of Municipalities (WAM) for this year's legislative agenda. He stated that all of Casper's resolutions were adopted except for the pharmacy benefit manager item. This item will still be followed and supported, just not through the WAM Resolution process.

10. Around the Table

Next, Council went around the table to discuss their respective board and committee meetings as well as matters of public interest. Councilmember Gamroth asked for an update from Bird Scooters, and City Manager Napier stated this will be added to a future work session agenda.

The meeting was adjourned at 8:04 p.m.

ATTEST:

CITY OF CASPER, WYOMING  
A Municipal Corporation

\_\_\_\_\_  
Fleur Tremel  
City Clerk

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Ray Pacheco  
Mayor