

**BOARD OF COUNTY COMMISSIONERS
MINUTES OF PROCEEDINGS
April 1, 2014**

The regular meeting of the Board of County Commissioners was brought to order at 5:30 p.m. by Chairman Bill McDowell. Those in attendance were Commissioners Forrest Chadwick, Terry Wingerter, Rob Hendry, and Matt Keating; County Attorney Bill Knight; Deputy County Attorney Heather Duncan Malone, County Clerk Renea Vitto and Commissioners' Assistant Michelle Maines.

Chairman McDowell presented the WY National Guard & Youth Program with a Proclamation proclaiming April as the Month of the Military Child.

Commissioner Hendry moved to approve the Minutes of Proceedings for March 18, 2014. Commissioner Wingerter seconded the motion. Motion carried.

Commissioner Hendry moved to approve the payment of bills in the amount of \$869,305.87. Commissioner Wingerter seconded the motion. Motion carried.

Contracts, Agreements, Resolutions:

A. Resolution 12-14 Naming Elected Officials Salaries: January 5, 2015 through January 7, 2019

Attorney Knight reported salaries for elected official have to be set every four years by June. Resolution has been approved as to form by the County Attorney's office.

Commissioner Chadwick moved for approval of the Resolution. Commissioner Hendry seconded the motion. Motion carried.

B. Agreement between NC BOCC & Caspar/Pope Joint Venture – Maintenance/Repairs at Townsend Justice Center

Attorney Knight reported this agreement is for outside maintenance and repair of the Townsend Justice Center in the amount of \$48,213.00. Agreement has been approved as to form by the County Attorney's office.

Commissioner Chadwick moved for approval of the Agreement. Commissioner Hendry seconded the motion. Motion carried.

C. Agreement between the NC BOCC & Western States Fire Protection Co-HOJ 3rd Floor Fire Sprinkler System

Attorney Knight reported this agreement is in the amount of \$63,400 to install a sprinkler system in the old jail as required by City Code for space to be used for storage. Agreement has been approved as to form by the County Attorney's office.

D. Agreement between the NC BOCC & APi Systems Integrators-HOJ 3rd Floor Sprinkler Monitoring

Attorney Knight reported this agreement is in the amount of \$1,244.09 to install a monitoring system for the sprinkler system in the old jail. Agreement has been approved as to form by the County Attorney's office.

Commissioner Wingerter moved for approval of both Agreements. Commissioner Keating seconded the motion. Motion carried.

E. Resolution 13-14 Renaming Lilo Road to Rainmaker Drive

Trish Chavis, Development reported this was a request from the owner to change name to better suit the area; this is the only shop on the road; once approved all notifications will be made. Attorney Knight reported Resolution has been approved as to form by the County Attorney's office.

Commissioner Hendry moved for approval of the Resolution. Commissioner Wingerter seconded the motion. Motion carried.

F. Ratification of Office Lease Agreement between True Drilling LLC & NC c/o Sheriff's Office-North Garage Bay

Attorney Malone reported this is a two year renewal lease agreement in the amount of \$9,072/year for equipment that cannot be stored outside. Lease Agreement has been approved as to form by the County Attorney's office.

Commissioner Wingerter moved to ratify the Lease Agreement. Commissioner Hendry seconded the motion. Motion carried.

G. Amendment Number One to the CenturyLink Loyal Advantage Agreement

Attorney Malone reported this includes items that should have been included in the original agreement. Additional services will be received with increase of \$260 month Agreement has been approved as to form by the County Attorney's office.

Commissioner Chadwick moved for approval of the Agreement. Commissioner Keating seconded the motion. Motion carried.

Public Hearings:

A. Notice of Application for Transfer of Ownership of County Retail Liquor License: Sloane's General Store, LLC d/b/a Sloane's General Store transferred to Brian & Jennifer Black of Black Ops, LLC, dba Sloane's General Store

Clerk Vitto reported as of 2/4/2014 Yolanda and Ron Strand have sold the business to Brian and Jennifer Black. To date the Blacks have been managing operators of the liquor license. If the transfer is approved the Blacks will be the owners of both the business and liquor license. There will be no changes to the liquor license as malt beverages will be the items sold.

Speaking in favor: none

Speaking in opposition: none

Hearing no comments, Chairman McDowell closed the public hearing.

Commissioner Wingerter moved for approval of the Transfer of Ownership of the County Retail Liquor License. Commissioner Chadwick seconded the motion

B. PS14-0003

Jason Gutierrez reported this is a request by Enerflex Energy Systems (Wyoming) Inc., for approval of a Preliminary Plat for a major subdivision consisting of five (5) lots on a 27.354-acre tract; the property is addressed as 2289 Renauna Avenue. On March 17, 2014 the Planning & Zoning Commission recommended approval. To date, staff has received public comment of concern and requesting additional information regarding the subdivision.

Speaking in favor: Randy Hall, Broker One Real Estate, reported he cannot speak for landowner, but believes Enerflex would be willing to join an Improvement & Service District if required.

Speaking in opposition: Linda Bergeron (Casper) asked about the notification process to property owners and drainage question.

Jason Gutierrez, Development, reported adjacent properties within a quarter mile were sent notification in the mail, as well as, four publications in the Casper Star Tribune; drainage question from public comment was addressed during presentation.

Hearing no further comments, Chairman McDowell closed the public hearing.

Commissioner Wingerter moved for approval of the Platted Subdivision incorporating staff findings of facts and excluding the requirement to form an Improvement & Service District. Commissioner Hendry seconded the motion. Motion carried.

C. CUP14-0003

Jason Gutierrez, Development reported this is a request by Dana Jones, represented by Harry Bondi, for a Conditional Use Permit to allow an auto reduction/recycling center on a 50-acre tract. The property is addressed 24185 West U. S. Highway 20-26. On March 17, 2014 the Planning & Zoning Commission recommended approval. To date, staff has received six comments in favor and six comments in opposition.

Attorney Bondi reported after receiving a certified surveyor's plat the applicants request has changed from an 18 acre containment area to a 6 acre containment area. Applicant plans to screen containment area with a 6 foot privacy fence.

Chairman McDowell reported the documentation hand delivered to the BOCC office Monday morning prior to tonight's meeting has been added to the official record.

Speaking in favor: Judy Jones (Casper), Tami Larsen, Dana Jones (Casper), Janel Moore (Casper), John Stevenson (Casper), Dan Robinett (Powder River), Ron Kidder (Casper), Hank Baures (Casper), Scott Clan (Mills), Linda Bergeron (Casper)

Speaking in opposition: none

Hearing no further comments, Chairman McDowell closed the public hearing.

Commissioner Wingerter moved for approval of the Conditional Use Permit incorporating staff finding of facts; reducing the containment area from 18 acres to 6 acres; 6 foot tall fence/3 sided minimum. Commissioner Keating seconded the motion. Commissioner Hendry amended the motion to include to screening installed in the form

of fencing must cover the majority of the vehicles. Dana Jones reported vehicles unable to be screened will be moved to a different location. Commissioner Keating seconded the amended motion. Commissioner Chadwick was opposed based on the introduction of an industrial type situation into an area where none exists currently; also immediate neighbors stand pretty firmly for the most part in objection; therefore he will not be able to support. Commissioner Chadwick was opposed. Motion carried.

Chairman McDowell noted that the issue of Casper Creek is a Federal Water Management issue that the county is required to enforce on all tributaries of the Platte River. He appreciates the Jones' recognition that the vehicles have to be removed from the drainage.

Consent Agenda:

Commissioner Hendry moved for approval of the Consent Agenda. Commissioner Wingerter seconded the motion. Motion carried.

Public Comments:

Chairman McDowell opened the floor to Public Comments.

Linda Bergeron (Casper) asked for clarification regarding the property owners' rights and the work R&B will be doing with Casper Mountain Fire District. Chairman McDowell reported the property owners have all the rights in this matter; R&B will only be assisting in areas requested by the Casper Mountain Fire District. There is no need for Natrona County to be a party to the contract between Casper Mountain Fire District and the property owners.

Ron Kidder (Casper) spoke regarding the recent WYDOT meeting/project for West Belt Loop; project originally proposed to land owners as a truck bypass, but has now turned into an access road; hopes the County Commissioners are greatly involved to protect the landowners; possible Environmental Impact Statement needed (access increased from 4 to 13); get back to protecting citizens, fixing/maintaining roads, taking ownership of addressing problems; help citizens with WYDOT in addressing safety issues on 6 Mile Road & 7 Mile Road.

Dan Robinett (Powder River) reported he is unable to clean up property he recently purchased. There is nowhere to take the junk that the dump does not accept; recommended the County distribute dumpsters throughout the county for the public to use.

Jason Gutierrez, Development reported he would help address the concerns regarding disposal of old trailers. Clerk Vitto also recommended applying for an abandoned title process. Commissioners asked Jason to make the process generic and available for other disposal issues, not just trailers.

Commissioner Comments:

Chairman McDowell opened the floor to Commissioner Comments.

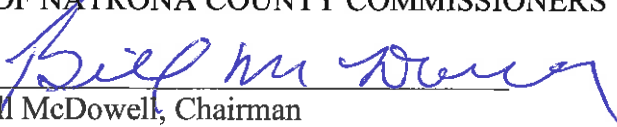
Commissioner Chadwick stated we had a lot of talk tonight about property rights. It's not just the immediate property owners who have property rights, but- the neighbors have property rights too.

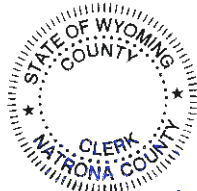
Hearing no further comments the floor was closed.

Adjournment:

There being no further business to come before the Board of Commissioners, Chairman McDowell adjourned the meeting at 8:04 p.m.

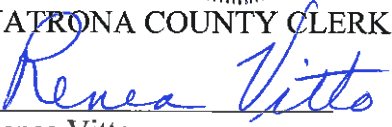
BOARD OF NATRONA COUNTY COMMISSIONERS


Bill McDowell, Chairman



ATTEST:

NATRONA COUNTY CLERK


Renea Vitto

My term of office expires
January 5, 2015