

**Work Session, Douglas City Council
July 22, 2019**

A Work Session of the Douglas City Council was held on Monday, July 22, 2019 at 4:00 p.m. in the Council Chambers, 101 N. 4th Street, Douglas, Wyoming. Mayor Kemper called the meeting to order. Those present were:

Mayor and Council: Rene' Kemper, Mayor; Councilmembers John Bartling; Monty Gilbreath, Kim

Pexton, and Karl E. Hertz

Others Present: Jonathan Teichert, City Administrator; Karen Rimmer, City Clerk; John Harbarger, Public Works Director; Clara Chaffin, Community Development Director; Gary Schwartz, IT Director; Robert Short and Jim Willox, County Commissioners; Scott Knudson, Community Partners Research Inc.; Cindy Porter, The Enterprise; Chase Vialpando, Reporter, Douglas Budget

Following an introduction of himself and his company, Mr. Scott Knudson presented the Converse County Housing Study and the Douglas summary in particular. He specified that the Converse County Environmental Impact Study (CCEIS) prepared by the Bureau of Land Management in relation to oil and gas activity in Converse County and surrounding areas was the primary source of data for this study. Multiple factors impacted the report including Wyoming geography; permanent and temporary workforce; household income; demographics; and current housing demands. The long term trend for Douglas, which is considered a fairly strong "full service community", is an increase of 14 to 18 households per year. Mr. Knudson explained the cost burdens for both owners and renters; that there is good value retention for single family homes; provided an overview of income-restricted housing in Douglas; and stated that Douglas is the strongest market in Converse County for both rental and owner-occupied homes. His recommendations based on the housing study included: building 360 to 390 rental units over the next 5 to 8 years to include small-scale rental housing for students attending Eastern Wyoming College and senior congregate units/transitional housing; as well as building 20 to 25 moderately-priced single-family homes and 8 to 10 affordably-priced single-family homes per year over the next 5 to 6 years. Mr. Knudson cautioned that these recommendations are based on an energy market that can fluctuate. Council deliberated about ways to reduce some of this type of risk, primarily regarding the creation of smaller sectors from various industries of permanent jobs or expansion of existing industries, versus one very large new industry that

35 creates 100 to 200 new permanent jobs. The 2020 Census and redistricting impacts were talked
36 about as was temporary workforce numbers in Converse County. The next steps include making the
37 Housing Study known and available and use it as a tool when speaking to developers. The
38 recommendations for Glenrock and Rolling Hills were talked about as were current and potential
39 projects in Douglas. Next, Commissioner Willox provided a brief overview of the CCEIS
40 Supplemental Report; comments are due from the City and County by July 25, 2019. Following
41 questions and comments regarding the report, Council discussion transitioned to the extension
42 of Pearson Road. The donation agreement requires the extension of Pearson Road to W. Richards
43 Street; this was not included in the City's budget for FY2020, but the completion of S.
44 Windriver Drive was. Council members were asked to provide direction and opinions regarding
45 the priority of these two street projects. Discussion followed regarding potential cost
46 savings if both projects are done at once; the donation agreement language for the property
47 along Pearson; the desired timeline of the property owner; and the need to complete the
48 engineering for S. Windriver Drive, which could then be bid out in early 2021 with
49 construction to begin in summer 2021. The emergency access plan for Pearson Road prior to
50 street completion was talked about, as was Carver Drive. In relation to street projects, the
51 County Commissioners in attendance reminded Council of the number of major projects in both
52 the city limits and within the county that are coming up over the next several months,
53 including a wind farm, gas plant(s), a major WYDOT project, County road and bridge projects,
54 City street and other major capital projects, Phase II of the Justice Center, and a potential
55 rec center if so approved by the voters. Following final thoughts and comments, the RV campers
56 currently located at the Wyoming state Fair were briefly discussed; these people will have the
57 option of dry camping at the county-owned John Lambert Subdivision at no charge; this move
58 will begin next week. The Work Session was adjourned at 5:15 p.m. **No Council action was taken.**

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Karen Rimmer, City Clerk