



AMOCO REUSE AGREEMENT JOINT POWERS BOARD

2435 King Blvd, Suite 249
Casper, WY 82604
(307) 472-5591

**SALT CREEK HEIGHTS
BUSINESS CENTER**

renee@arajpb-casper.org

AMOCO REUSE AGREEMENT JOINT POWERS BOARD

MEETING MINUTES

6:00 p.m. Wednesday, March 11, 2020

2435 King Blvd, Big Horn Conference Room, Casper, WY 82604

Present: Bob Chynoweth, *Ben Schrader, Terry Lane, Doug Follick, Bob Hopkins, Brook Kaufman, and Jim Belcher

Absences: Reed Merschat and Rob Hurless

Others Present: *Matt Reams (Three Crowns), and Executive Director Renee Hahn.

With a quorum in attendance, the meeting was called to order at 6:00 p.m. by Chairman Chynoweth. All attendees were asked to participate in the Pledge of Allegiance to the Flag.

1. Minutes from February 12, 2020 Regular Meeting

A motion was made by Mr. Schrader and seconded by Mr. Follick to approve the Minutes of the February 12, 2020 Meeting with one correction. The correction was under Refined Properties changing the word in the last sentence to complimented. There being no further discussion, the Board proceeded to vote. The motion carried with all members in attendance voting to accept the Minutes as presented. (Copy of Minutes on file.)

2. Approval of March 11, 2020 Treasurer's Report

Details of investment accounts, the checking account and the various vouchers listed on the Treasurer's Report as of March 11, 2020 were presented by Mr. Lane.

A motion was made by Mr. Hopkins and seconded by Ms. Kaufman to approve the Treasurer's Report of March 11, 2020, containing the financial report of the investment funds, checking account and interest accrued as well as the authorization for payment of all vouchers listed on the report. There being no further discussion, the Board proceeded to vote. The motion carried with all members in attendance voting to accept the report. Mr. Lane explained the investments. The February 2020 monthly financial statement draft by Lenhart Mason was presented by Mr. Lane. He informed the Board the old golf cart fleet was removed from the balance sheet. He inquired if any of the Board had additional questions. No questions were asked.

Investment/Financial Committee

Mr. Lane discussed the security that matured from the Davidson Funds on February 7, 2020.

"The security was transferred into the ARAJPB checking account at Hilltop Bank on February

10th to pay for the Club Car Fleet at Three Crowns.” The check is still being held until the new golf fleet is accepted and approved.

3. Committee Reports

- **Three Crowns**

Mr. Follick discussed the Three Crowns Budget for the 2020-2021 year. This budget contains a predicted loss of (\$321,328) in Operations and Maintenance (O&M). Mr. Follick explained that the Three Crowns Committee voted and approved the budget at their February 27th Meeting.

Mr. Follick also informed the Board that the capital budget which is not to exceed \$90,000 was approved by the Three Crowns Committee. The Capital Equipment includes the following: \$40k in bunker repairs (approximately 8-9 bunkers), \$15k for a used Trackman and Monitor to help promote sales of hard goods, \$5k to replace a cooling unit in the refrigerator, and \$30k for engineering costs for a outdoor venue structure (also called a pavilion).

A motion was made by Mr. Follick and seconded by Mr. Lane to approve the Three Crowns budget with a projected loss of (\$321,328) and the approval to purchase the above noted capital equipment. There being no further discussion, the Board proceeded to vote. The motion carried with all members in attendance voting to accept the Budget and to purchase the Capital Equipment as presented.

- (Copy of Budget on file.)

Mr. Follick stated “The remaining Three Crowns revenue at year-end is estimated at \$47,000. Upon completion of the year, the remaining cash will be subtracted from the requested amount needed for this year’s approved O&M.”

- **PRC**

Mr. Hopkins asked Ms. Hahn to update the Board on the art unveiling on June 5th.

Ms. Hahn informed the Board that she obtained an individual to create a drone video timeline of the area prior to installation, during, and after as well. This video will be shared with the Board and artists for their bio’s.

- **Refined Properties**

Mr. Schrader reported that the SFA Feasibility Study on the Sports Complex is still in draft form.

Mr. Schrader also shared the closing date on the purchased lot in Salt Creek is delayed once again. The purchaser requires a flammable storage tank which is not supported by the PUD. Refined Properties will be meeting with the County to assist moving this item forward on this lot and perhaps change the PUD for the entire SCH Development. More information will be shared at next month’s meeting.

Mr. Schrader stated “Negotiations with the City of Casper continue. Cost are being gathered at this time.”

There is currently no update on lots for sale.

- **Architectural Review**

No Report.

- **Executive Committee**

Mr. Chynoweth asked Ms. Hahn to review upcoming meetings and stated that the Executive Committee discussed the negotiations with the City of Casper.

4. Interaction with City and County Representatives – Specific Issues and Concerns

City Representative Hopkins informed the Board that the City felt that the legislative session was positive this year. The city will be allowed to create a storm water enterprise and pass the cost onto the citizens.

Ms. Kaufman shared that the County is currently involved with the ongoing negotiations with Banner Health to purchase Wyoming Medical Center.

5. Other

Verizon Tower – Ms. Hahn explained the current contract being proposed to allow a tower to be placed on the roof of 2435 King Blvd. The proposed terms are as follows:

\$1950 per month, 2% annual increase, first term is for 4 years, thereafter 4 additional 5-year terms. This rental income would be paid directly to UW who is currently managing the building. Ms. Hahn shared that the City of Casper had shared all their rental information on their towers to assist her with negotiations. She requested that the motion also include that Verizon had access to a 90-day “Right of Entry” to install the tower, as well as obtain permits. A motion was made by Mr. Follick and seconded by Mr. Hopkins to approve the tower, 90-day right of entry and obtain permits. There being no further discussion, the Board proceeded to vote. The motion carried with all members in attendance voting to accept the Minutes as presented. (Copy of documents on file.)

Executive Session

A motion was made by Mr. Schrader and seconded by Ms. Kaufman to enter into Executive Session to discuss personnel matters at 7:05 p.m.

Ms. Hahn and Mr. Reams exited the meeting at 7:06 p.m.

*Mr. Reams exited at 7:44 p.m.

Mr. Follick asked that Ms. Hahn return to the meeting as the others had left upon the completion of the Executive Session at 7:45 p.m.

*Mr. Schrader exited the meeting at 7:46 p.m.

A motion was made by Ms. Kaufman and seconded by Mr. Follick to exit the Executive Session. There being no further discussion, the Board proceeded to vote. The motion carried with all members in attendance voting aye.

6. Future Meetings/Agenda

- Three Crowns Committee Meeting – March 19th, 7:30 am, 2435 King Blvd., Big Horn Conference Room.
- Regular Board meeting – April 8th, 6:00 pm at 2435 King Blvd., Big Horn Conference Room.
- Three Crowns Committee Meeting – April 16th, 7:30 am, 2435 King Blvd., Big Horn Conference Room.

7. Office Closures:

March 17-24th (cancelled)

April 10th - Good Friday

May 25th - Memorial Day

8. Public Comment

There was no public comment.

9. Good of the Order

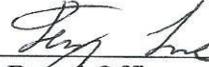
None.

10. Adjournment

There being no further action by the Board, a motion was made by Mr. Belcher and seconded by Mr. Merschat to adjourn the meeting at 8:01 p.m. The motion carried with all members in attendance voting aye.

4-9-20

Date



Board Officer

4-24-20

Date



Presiding Officer