

MINUTES OF A WORKSHOP OF THE TOWN OF SINCLAIR, WYOMING HELD AT 5:00 P.M. ON TUESDAY, JANUARY 24, 2024, IN THE COUNCIL CHAMBERS OF THE SINCLAIR TOWN HALL BUILDING.

**SINCLAIR COUNCIL MEMBERS PRESENT:** Mayor Cullen Meeks, Councilmembers Forest Ortiz, Michelle Serres, and David Robinson, with Councilmember Brennan Dunlap arriving at 5:23 p.m.

**TOWN EMPLOYEES PRESENT:** Clerk/Treasurer Becky Slater, Maintenance Department Supervisor Chris Haldorson, Maintenance Employee Corey Davis, Town Engineers Jon Nelson, and Kassey Westring.

Mayor Meeks called the workshop to order at 5:02p.m. Mayor Meeks stated that the topic of this workshop will be to discuss the upcoming project ideas for the 2025-2026 year. Mayor Meeks stated that we would go around the room getting everyone's ideas for the projects they would like to see completed.

Mayor Meeks started with Councilmember Ortiz. Councilmember Ortiz stated that he would like to see some land out by the landfill and lagoons that residents could rent to raise some animals, that is not in town limits.

Mayor Meeks asked Councilmember Robinson, next. Councilmember Robinson stated that he did not have anything at this time.

Mayor Meeks went next and stated that he would like to see the Cleveland Avenue infrastructure done, which is the upgraded lines for both sewer and water lines from 9<sup>th</sup> Street, 10<sup>th</sup> Street, and 11<sup>th</sup> Street on Cleveland Avenue. Mayor Meeks stated that this project had been on the books for a few years now and has not been completed. Mayor Meeks also stated that the aging water lines for those few blocks are old, but if we are in the street fixing the water lines we might as well fix the sewer lines.

Mayor Meeks stated that the second project he would like to see is a RV dump station over by the Aqua Flow fill station, that is set up to be paid to use the dump station.

Mayor Meeks asked Councilmember Serres what she would like to see for projects. Councilmember Serres stated that she would like to see the fees for rental spaces adjusted as they are very low at this time.

Councilmember Serres stated that she would like to see the Cleveland Avenue infrastructure completed as well. And then to keep up on all the infrastructure within town limits.

Nelson shared with the council that the Cleveland Avenue from 9<sup>th</sup> Street, 10<sup>th</sup> Street and 11<sup>th</sup> Street water and sewer project with asphalt and curb to curb and gutter and the alley and the alley in 2020 and the preliminary engineering was very expensive. Nelson shared that the alley project was pulled out of that, and it was completed separately, and is now done. Nelson stated that in 2021 the preliminary engineering was modified to add the water line on Madison Avenue and the quote was \$1.6 million in February of 2021. Mayor Meeks questioned about the water line in Madison Avenue and Nelson shared the suggestion was to redo the water line on Madison Avenue at the same time. Nelson shared with the council that Kassey had completed the sanitary sewer study since that time and it was discovered that the sewer line on 10<sup>th</sup> Street between

Cleveland Avenue and Monroe Avenue is on the highest priority. Nelson stated that sewer line and water line be included with the Cleveland Avenue water and sewer line project. Mayor Meeks what the idea would be if the Cleveland Avenue, 9<sup>th</sup> Street, 10<sup>th</sup> Street, 11<sup>th</sup> Street, Madison Avenue and 10<sup>th</sup> Street between Cleveland Avenue and Monroe Avenue all be combined and done together. Nelson stated that he estimated it to be around \$2.5 million, but that is just an estimate. Mayor Meeks stated that would be sewer and water lines on Cleveland Avenue from 9<sup>th</sup> Street to 11<sup>th</sup> Street, water line on Madison Avenue and sewer lines on 10<sup>th</sup> Street between Cleveland Avenue and Monroe Avenue. Haldorson stated that it would be good to do the water line on 10<sup>th</sup> Street between Cleveland Avenue and Monroe Avenue as that water line is an old concrete line, since we would already be in the street doing the sewer line.

Haldorson stated that his biggest concern is the copper lines for the five blocks on 6<sup>th</sup> Street, 9<sup>th</sup> Street and down by the caboose. As the new lead and copper line rules are coming down that have the inventory done by October 2024. Nelson stated not to get to hung up on the changing of the lines at this point as the legislature has written them as it will change.

Nelson told the council if we are talking about water only WWDC will be the most cost-effective way to do water only. Nelson suggested to the council to wait until the level 1 is completed, then get into the funding path to go from a level 1 to a level 2, then level 3. Westring stated that the percentage would be like 66 to 75, the town's proportion would be 25% or 33%.

Haldorson asked Nelson and Westring that he heard that if the town takes money to replace the lead and copper lines with the lead and copper rule that is coming into effect, then the town is held responsible all the way to the foundations of the houses. Nelson stated that he heard that no matter if the town's take help or not that they would be responsible for that. Haldorson stated that it would be like in 2030, Mayor Meeks asked how any municipality could afford that. Councilmember Serres stated that no municipality would be able to afford that. Nelson stated that this would be costly for any municipality, and that the larger populated areas would even be worse. Nelson stated that the way the legislation is written it will change in the future.

Mayor Meeks asked Nelson what the estimate would be for the 9<sup>th</sup> Street, 10<sup>th</sup> Street, 11<sup>th</sup> Street on Cleveland Avenue for water, sewer and asphalt, curbs and gutters and sewer line on 10<sup>th</sup> Street and hold off on Madison Avenue water and street rehabilitation. Haldorson stated that the best time to do Madison Avenue water would be when they do 9<sup>th</sup> Street water lines. Nelson stated that he still estimates \$2 million for the Cleveland Avenue project without the Madison Avenue water. Nelson stated that he would look at adding 10<sup>th</sup> Street to Monroe Avenue sewer line. Nelson stated that taking out a shallow water line and adding a deep sewer line would probably not decrease the amount. Nelson shared that even with no curbs and gutters just a patch on 10<sup>th</sup> Street to Monroe Avenue. Mayor Meeks stated that no patch just an overlay on 10<sup>th</sup> Street to Monroe Avenue. Nelson stated that he agrees, with no patch overlay is way better.

Mayor Meeks asked Haldorson about having to do water on 9<sup>th</sup> Street, and Haldorson stated that 6<sup>th</sup> Street and 9<sup>th</sup> Street are still cast-iron pipes to Lincoln Avenue and to Cleveland Avenue, just water lines not sewer lines. Haldorson suggested tying in Madison Avenue water lines with the 6<sup>th</sup> Street and 9<sup>th</sup> Street water lines.

Nelson suggested to the council to apply for a SLIB loan, he would check to find out about the principle forgiveness. Nelson stated that he believed that the principle forgiveness is at 50% match 50% to pay back to the SLIB loan. Nelson stated that once your project is done the forgive 50% of the loan. Nelson stated that he believed that it was twice a year application period one in

the fall and one in the spring or summer, but he was not for sure on when the exact time is. Mayor Meeks stated that it is not for projects until 2025, Nelson stated that we want to get moving on it. Nelson was not for sure if Cleveland was on the attended use plan, he would check to make sure it was on there. Mayor Meeks asked if that would still work for January of 2025 and Nelson stated that it would.

Mayor Meeks asked what it would cost to make the RV dump station. Haldorson stated that the sewer line is under the sidewalk. Mayor Meeks stated that with the Seminoe traffic we would make money for the RV dump station. Haldorson stated that he would check with John with Aqua Flow to see if his system would work with the RV dump station. Nelson stated that he would check with Saratoga to see what there system is. Mayor Meeks stated that the entrance and exits would have to be low enough for the RVs to enter and exit without dragging. Mayor Meeks asked if we could tie into the existing fill station entrance and exit, and Haldorson stated that maybe just making a bigger horseshoe to accommodate the RV dump station. Nelson stated that depending on the concrete work he would estimate maybe \$50,000 to \$100,000.

Mayor Meeks asked Councilmember Dunlap if he had any projects he would like to see done. Dunlap stated that if any extra asphalt to fix the bad streets in town. Nelson stated that the best way to do asphalt would be a quote by the ton. Nelson stated that the \$30,000 bid threshold changed to \$75,000.

Councilmember Serres stated that the council look at the whole town and decide what is important to get done in town. Mayor Meeks told the council, Haldorson, Nelson, and Westring to look at the roads and see what needs to be done.

Mayor Meeks stated that then next workshop George Moser would be able to attend.

Mayor Meeks adjourned the workshop at 6:02 p.m.

Cullen Meeks, Mayor  
TOWN OF SINCLAIR

ATTEST: CLERK/TREASURER