

TOWN OF HUDSON
MEETING TYPE: Regular Council Meeting
333 SOUTH MAIN STREET
HUDSON, WY 82515
October 11, 2022

Mayor Anderson called the Regular Town Council Meeting to order at 6:03p.m. The Pledge of Allegiance was recited, and roll call was announced.

Governing Body Present: Mayor Mike Anderson, Councilmembers, Brady Hamilton, and Archie Hanson were in attendance. Councilmembers Mary Anne Robeson and Zeke Bonella were excused. A Quorum was declared.

City Staff Present: Water Treatment Plant Director, Don Rood; Clerk-Treasurer, Kathy Shoopman; Maintenance Worker, Kim Houle; and Town Attorney Rick Sollars

Audience: Mary Fenton, Dave Houle, Helen Gordon, and Brian Linton.

Public Comments:

Marsha Anderson and Danny Svilar were the only members of the public scheduled for comments and were not available due to job constraints.

Consent Agenda:

Mayor Anderson asked if council had the opportunity to read and review the consent agenda items.

Minutes: correction or approval of the minutes of the September 13 Council Meeting and correction or approval of the Executive Session Minutes from September 13. There were no corrections.

Financial Report: questions regarding the September 30 financial report. There were no questions or comments.

Payment of Bills: corrections or questions regarding the accounts payable. There were no questions or comments.

Motion: Councilmember Brady Hamilton made a motion to approve the consent agenda of council minutes, executive session minutes, financial report, and payment of bills and claims, and Councilmember Archie Hanson seconded. The motion passed unanimously.

MAYOR'S REPORT:

FCAG

The major issue with FCAG is the ambulance issue. The county has signed a contract and is looking for the towns to help support the short fall. The county has decided to support the ambulance with ARPO funding. This is a short 2 year solve. The state is trying to address this issue. This year's legislators have funded a statewide grant to start planning to address the issue. The state has been divided up into several regions and each region could apply for a planning grant (See attached map. Our region seems quite large, and first blush would a lot of various issues. At the last ambulance meeting several alternatives were discussed

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- A mill levy on the property tax.
- Bringing back the food sales tax
- A Sales tax restricted to rural health care
- A health care district

Shoshoni has started the process of starting their own ambulance service

Any further discussions will continue in the new year

Entry signs

The North end is in. We need to have the South sign painted and installed. Hopefully, this will happen by November.

FEMA

We have completed the removal of the HESCO barriers and sent notification of such to FEMA and WOHS. We continue to work on a long-term solution. FEMA has accepted our final report.

Water Treatment plant

John has run the plant several weekends on his own and is progressing in his training. Within the next month or so he should be taking his class1 test. The membranes have been ordered and Don is taking his testing to reinstate his Distribution Licensure.

Wyoming Business Ready Funding

We contacted the Engineer last week and he is working on bid documents. Engineering group is hiring engineer to start the process and should have bid documents done within the next 30 days.

Hudson Economic Recovery Organization (HERO)

We have talked to three people to be on the committee

- Brian Rohrbacher
- Bub Parker
- Dave Hanaway

We had the first community meeting May 5,2022 and had thirteen people there. This was just for information purposes and passed out the application package.

- Existing businesses given preference
- The grants will require a match from the business
- The grants will be reimbursable. We will pay from submitted invoices up to the award
- The business will have a year to expend the funds

We have three applications, and the Committee is set up to meet this month and have a recommendation to the Council for November's meeting to award the grant monies.

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SRFA funding.

We were approved for the loan at the October 6 meeting of the State Lands and Investment Board. They have requested one more item of clarification before final submittal and preparation of the loan documents. This loan will require a \$19,000 annual payment starting next year.

Lagoon Funding

We have filed an ARPA grant application for funds to fix the lagoon. From what we have heard, the funds have already been depleted so we are looking elsewhere for funding opportunities.

CLERK – TREASURER REPORT

October 2022

Elections are just around the corner! The General Election is November 8th.

We have completed the contract for the Business Ready Grant for the waterline project for Frank's Butcher Shop. The engineers are getting to work.

We have received tentative approval of the Loan for the WTP upgrades, leak detection and new water meters. A portion of the loan is also approved for forgiveness.

We had an emergency closure this month for two days while the electricity was repaired. With all the recent rain, it somehow got into the connection box between the two meters on the back of Town Hall and shorted out. Part of the building was without electricity and the electrician finally traced it down to the power problem out back which was producing an arc at the box. Rocky Mountain Power came and unhooked their lines from the building and the electricians replaced wiring and meters and fixed the ground cable on the building and we are back in business. This was a rather large expense for Admin (just shy of \$5,000) and will be taken out of the building repair line item.

The new town website (www.hudsonwy.org) has gone live and is still a work in progress. I want to get the ordinances and resolutions scanned and put on the website. It will be a valuable tool to notify the residents of upcoming events, share pictures, and I have put in a FAQ section and a section that they can email us directly with any concerns about the town. I have already received positive feedback from some townsfolk.

We have had a lot of inquiries about rentals in town and/or putting mobile homes in. If anyone has any information to share, please let us know and we can put it in the newsletter, on Facebook, and on the website.

Mike has hired Helen Gordon to replace Teresa. She has struggled some with learning the system but is scheduled to go to a mini Caselle training in November in Lander. In the meantime, I am trying to learn the utility portion of the program so I can help her when it is time to get the bills out. Teresa came in and worked with Helen for a few days to get the bills out for October, but there were time constraints and conflicts so I am not sure how much learning took place. Maintenance has reassumed the meter reading responsibilities and Kim is getting those done and learning where all the meters are located and making

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friends with the neighborhood dogs. Once the new water meters are in place it will make reading the meters obsolete because they will send an electronic read report to the town hall.

We have a utility rate study being completed and will be looking into a rate increase in the future for more revenue as well as to pay the loan payments for the new upgrades. We expect the results of the study to be completed by early November.

I will be attending a two-day Caselle training in Salt Lake October 25-26. I am trying to switch some of my classes around so I can get training in the utility portion of the program. If I am unable to get it there, I will attend the mini training in Lander in November where they will be teaching it.

We have been contacted about looking into setting up some committees for various programs for the Town. I have advised them to request time on the agenda for next month.

Fall is here and cooler weather is coming! Good luck to all the hunters!

Water Treatment Plant Report to Council

October 11, 2022

The Treatment Plant Produced 2,472,916 Gallons in for the Month of September 2022, averaging 82,430 gallons per day. So far for the Month of October we're averaging 48,973 gallons per day.

The September Bacteriological sample was taken on September 20 and received by the state health lab in the necessary time frame. The testing report was satisfactory with free and total chlorine residuals recorded.

The Clear Well and Storage Tanks on the hill have been cleaned by Inland Potable Services, Centennial, Colorado. The divers accomplished the cleaning in one day.

I took aerial photos and video of the tank operation. I'll share these with interested parties soon.

The clear well was in good condition. Minor corrosion was noted on the access ladder rungs that I would have had repaired if I'd known about it before the diver had exited the CW. The high service pumps, however, are in a state of severe corrosion. I'm collecting still shots from the video supplied by the Inland divers. A new high service pump is being researched as to availability and price. After one pump is replaced, I intend to have the removed pump evaluated for rebuilding as a standby. If it's not repairable, a second pump needs to be budgeted. These pumps need to be pulled at least every five years for inspection and recoating. The motors are in good operating condition. Kim delivered a spare HSP motor that was in the maintenance shop. It is being cleaned and will be stored at the treatment plant.

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I expect a corrosion report from Inland as well as still photos from them showing any problem areas in the tanks and CW.

The tanks were in good condition with a fine floc of Manganese and Iron floating on the bottoms. This has been an issue from poor sodium permanganate application at the plant that has hopefully been resolved. Too much permanganate causes pink water and chemical precipitation in the clear well and tanks instead of the inlet line so the filters can remove it. Operator training has taken place on procedure and dosage.

The distribution system flushing is on hold until filter #1 is operational. This is scheduled for Tuesday and should be finished before the council meeting. I plan to have myself, John Nation, Justin Davis and Kim Houle involved in the hydrant flushing that I anticipate will take a maximum of two days to complete.

LPM #1 has been out of service since September 10 due to failure of the Brey Drain Valve Solenoid. There has been a small amount of oil getting to the air operated valves causing them to stick and fail. We've been unable to clean the valves and there is wear in addition to the oil residue. Getting the spare solenoid valves in a timely manner has been an issue I'm taking to task when the electrician comes to replace the defective valve. I've ordered 4 additional spares as the turn around time for the orders is unacceptable.

The SUEZ filter modules have been ordered and should be delivered by the end of the month to get LPM #2 back into compliance.

I passed the level 1 distribution test in Casper and later found that since I previously held a level 2 license, the level 2 certification must be reinstated, as the DEQ system will not allow me to go backwards in certification.

Kim Parker has informed me that I need 48 hours of contact hours and taking the distribution 2 test to get the original license renewed.

I've obtained the Sacramento State Water Plant Operator Volume 1 and course registration to obtain my hours. I expect to complete the course on my own time, and testing by the end of the month as well as my distribution 2 license in hand.

I expect John Nation to take his level 1 water operator test sometime in November. I'll work with him to get his level 1 distribution asap.

Don

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October Council Report -Maintenance

9/06-22 – 9/09/22

This week we managed to get the lagoon levels down from almost breaching to about 1/12 feet below grade. Kleen Pipe was here and we some of this has already been reported on September council report.

9/12/22 – 9/16/22

Filter on blower house on blower two is ½ restricted filters ordered for this month's maintenance on blower units. We have now been able to maintain level of lagoons to about 2 feet below grade by adjusting effluent out flow to about 3/12 inches which is approximately 50,508 gallons per 24-hour period. We received the results of the DEQ inspection we failed in Record keeping and Sampling we had 30 days to respond here is the letter in response done on the September 15, 2022, below.

“WY DEQ

Water Quality Division

Eric Moore, Inspector

510 Meadow View Drive

Lander WY 82520

307-335-6958

Eric.Moorel@wyo.gov.

09/15/2022

Reference: License number WYO0020664 for Facility Hudson Wastewater Lagoon Failure to maintain Records and Frequency of Sampling.

Dear Eric Moore,

Prior to my starting July 1st, 2022, of this year there has been a turnover of personnel on a fairly regular basis and due to this fact records have not been gathered and maintain with any regularity.

After talking with Katherine McCrea in Cheyenne she said to go back to third quarter 2021 forward. With the assistance of Brian Linton, we gathered all information needed from third quarter of 2021 to present, compiled all information to file DMR to date. At this point the Town of Hudson is current with the reporting and record keeping process.

In response to monitoring violations as a operator in training under Seth Wood and Brian Linton I am learning to follow the permit requirement on sampling. Since I have been here in July of 2022 going forward, I will maintain said requirements.

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We are in the process of developing a scheduling of all requirement sampling and filing need to maintain our permit in good standing. In the event of change in personnel there will be a standard operation procedure for future operator for the Town of Hudson to follow.

The other way to insure a more consistency in the above issues, is to maintain operators. One of the main deficiencies for the town of Hudson is a competitive wage for position of operator for the area in which we reside.

Respectfully submitted

Kimberly Houle

Kimberly Houle
Public Works Director
Town of Hudson
PO Box 56
Hudson WY 82515
kim@hudsonwy.org
307-709-4221 “

We took care of some problem areas of overgrown weeds; we need to convey the need of property owners to take care of their properties to road or figure out a way to recuperate cost of the town to remove. We had some limbs come down that had to be cut and removed from road and also, we had to remove limbs that where blocking speed limit sign by post office, I am not 100% sure if this is towns requirement or if the state is supposed to maintain visibility of signs. Took care of back way into brush pile by removing old, barbed wire gate and fenced to maintain locked facility, and to limit the people going in by back way and through our water tank areas to limit the possibility of damage to this area in general. We had several locates note we need to investigate the possibility of retaining prober locate equipment instead of a metal detector, so we know what we are locating. Please advise on what this council would like me to pursue in this matter. This equipment and training can be a bit pricey perhaps could be included into some future project Grant I feel this is necessary to avoid a missed object and therefore resulting in costly repairs. We did E coli test this week and will do another two next week to be current with our requirements, we need 7 for each quarter will do better in spreading out testing this coming quarter starting in October. We also noticed a lot of extra sludge in our system Kleen Pipe pulled out last week prior to finishing scoping and cleaning due to communicational and management issues we hope that after Septembers council meeting that we may finish our inspection that thus far has resulted in finding liner collapse of old clay pipe and major infiltration of ground water, note of concern is the fact if infiltration of ground water is entering they system we may also have an issue off sewage leakage into ground water therefore contaminating and a EPA violations along with environmental damage. This is very important to find locate and move towards fixing ASAP. I am taking the funds out of my Engineering part of my budget it is the only area that I can take it from and not affect my day-to-day operations. Note next budget needs to include some sort of emergency clause or something to absorb this type of thing so as not to have a detrimental decline in other areas of operations and maintenance. Also, I am not privy to what funds are available to repair failed

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infrastructure such as this line from Ohio to lift station. Lift station has been running nonstop for months cannot take reading due to confined space and lack of Operational procedural requirement for entry of said space. Lift stations are not designed to run 24 seven but only run when levels reach the level to be pumped to lagoon, so this was also another area that clued me into the freshwater issue. We might as we investigate the replacement of our lift station as earlier noted in Aug. council meeting at enlarging the capacity of wet well and of course bring all controls panels and repair and maintenance requirements to surface level to limit the confine space of our current system mainly due to the limited personnel we employ. We also had BT Fire come and take care and recertified all our fire extinguishers.

Also, this week I am in the process of beginning to put together SOP's "Standard Operation Procedures" to ensure better operations and requirement of my position for future personnel to have a format of procedures and proper techniques to perform their duties with some consistency. This will take some time to develop, and I welcome input from council.

9/19/22 – 9/23/22

E coli test on the 19th, will do another on the 22nd this will be our 7 for the quarter Seth Wood was here also on the 19th confirmed bad manhole at New York to be cleaned by Kleen pipe. Replaced the Chain and lock at Brush pile due to someone stealing and removing lock and such this time locked the chain to the pole. Di the Blower maintenance this week replaced air filter on Blower two, cleaned blower house again also cleaned out the light fixtures of all the bugs tried to get dump truck started but batteries were dead and then later the 20th the electricity went out at town hall. Had to have two dump truck load of road base delivered to build up ditch to get Kleen truck on sight at the influent manhole. So, they finished all the rest of cleaning and Camera work for sewer line of expected infiltration. We got the report see attached form. We do have several area of bad infiltration and many feet between 700 to 1000 feet that will need replace soon also the bad news on the lift station is worse than expected the degradation is considered severe less than 3 years attention ASAP will need replaced We also did some road patching of 1st, 2nd and 3rd along with a tiny bit on Ohio we are out of the bagged patch that requires no base oil to be placed and can be used year round. On the 21st Kleen pipe clean out one manhole that was overgrown with roots a huge root ball and we also had them clean some water valves valve bodies of debris to be able to get a key on them to exercise them. Electricity restored at town hall but will need to be inspected by State inspector. Thursday and Friday read water meters during the meter reading Kathy called on blue house not having water for new tenant after talking with Don the water has been an on going issue Please note we are renting this house out and while I was in the house there is a mold issue somewhere that need to be addressed before we get someone sick from one of our rentals could lead to litigation and loss of any gains from rent. Mitigation of mold is recommended along with getting a plumber in there and fixing it right also insulation is lacking in roof making the place hard to heat or cool. We need to look at either fixing it or not renting it.

9/26/22 – 9/30/22

Got to watch and print out reports to all personnel on sewer line issue met with Kyle and gave him report and stick so he can download and view. \

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Got the radio transmitter repaired on tower being we were there to check water tower locks to be ready for dive team. Trying to get ahold of companies to blow out sprinklers at cemetery and parks. Spent some office time this week doing reports DMR reports to get ready to file them with DEQ.

We have a plugged off manhole off of Kansas closes to HWY. it turned out that it is a closed system but the line was about 80% blocked Kleen piped cleaned and after doing some research into how much the meat packing Franks is on our system I recommend cleaning this line at least once a year I met with Jared Hamilton about his system and to what degree the Meat plant is connected to our system and found out 100% of the plant is hooked up to our system they use a forced main to pump into our system. I will need to do a follow after a bit of research and studying on my part need to know if they are going through a calibration of their pumps to make sure they are actually discharging at the rate there gages say they are and also if they are servicing their pumps and checking the fins and wares to the volume to get it to flow correctly with in our system and if they are following up their discharge with enough water to get stuff to flow correctly. I recommend that the Council consider a shared expense for this small section of pipe to be cleaned annually. Also, proof they are periodically cleaning their force main with a sewer pig, at time which would be appropriate to do so. It is their system, but we should know what they are all putting into our system. I did discuss with Jared that I want to work with him to decrease the amount of fat with in our system there is a product we can add to our system called T198 E-Z Dose-it I got a few phone calls out to check if the stuff works as well as the sales person claims but we may need to start introducing with in our system as a preventative treatment of this line and with in our lagoons. The added expense to maintain our sewer and lagoons with the meatpacking plant is a expense that will need to be absorb somehow what is appropriate I will leave to the council to decide. On a side note, I am quickly learning that my budget is limited to a bare minimum service, and very little preventive measures, not the service required to correctly maintain our sewer system. Wednesday, we had divers here to clean clear well and the two water tanks, got to spend a lot of time learning from Don over all it was a fairly nice day of a bit of down time. Had to dig a hole 2ft by 2ft by 3 foot deep by law requirement, by hand at the cemetery for ashes to be buried, the mayor told me to use the hogger which took me a while to find, it is at the water plant seeing it, this unit would require two people to safely hook up to tractor, so therefore I dug it by hand. I will need time practice on backhoe before I must dig grave for full burial. Note: it was an emotional experience. Also, this week we got the new electric motor delivered to water plant that I guess has bee at Maintenance for moths before I started. We also chanced the lock on storage area for Library and will change front door also to have keyed the same will do the front door to library the week of 10-3-22 -10-7-22 did a bit of cleaning at shop also.

10/03/22 -10/07/22

Started off this week with labs for new quarter and the first e-coli test out of 7 got a pin hole on cell two lateral 4 got doggy treats so as not to get bitten while doing meter reads. This week we trimmed a couple trees at cemetery due to the fact they were hanging too low to pass without the branches hitting tops of vehicles. Got brush pile cleaned up again and got all the logs off on Ohio between 1st and 2nd. Practiced a bit on backhoe it has some age on it so not as smooth as newer ones are and I am a lot out of practice will need to practice quite a bit before I dig any full-size holes for burials. This week the lagoons look like they will be turning over soon and therefore the smell will be increasing with that a bit also we are having an extra amount of fat again floating on the surface of the

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lagoon in the latter part of the afternoons. On Tuesday of this week wen to memorial park to check to see if the grass was dry enough to mow yet, it wasn't. Herd water running found the back flow preventor had failed called Don at water plant and he came to look to confirm beings the mayor has put him in charge of the distribution system. So, after confirmation I shut the system down and tagged for repair or replacement but not necessary now due to the season being over for the most part. Asked Bub Parker if he would have some time to show me the systems to shut them down correctly and Don also said I should contact him. Also having him show me the systems will make it where I will ensure that correct procedures are done to blow the system out by contractor Brian Clark. After the forth day in a row of 32 or below I shut down the rest of the parks and the cemetery for the season shut down the well house brought chemical pump to water plant per directions from Don. The park on Missouri the well has a broken joint found on 10/4/22 I suspect vandalism due to where it is broken will need to dig up and fix prior to next season. The valves up at water tank the one leading towards cemetery articulated but will not shut off completely so had to shut the valve off by cemetery, then drained system down to the point that the rest will have to be blown out. The valve to the well house will not articulate at all so no way to drain the system down correctly. Library is also shut down now and locked we change locks on the front door to match new lock on storage area. Trees where trimmed. Will need to try to get everything mowed once more. We on Wed had a issiue with the lift station a small one which for now has been corrected while in the lift station while Brian Linton was above manual running of pumps one of them doesn't sound well

Note of great concern: regarding the budget that was generated prior to my start date: As I watch it dwindle down and see that many places within the budget wasn't given enough funds to operate properly. Some examples of this would be the funds set aside for contract operators. They are not obligated to charge a set amount. This puts us in a state of desperation, in order to following the laws, they are able to charge what they charge for the use of their license. It takes time for someone to become licensed 6 months minimum prior to being able to be an operator. This is just one area, other areas where not given enough funds to cover the operation of a failing system due to lack of taking care of said system. I mention this mainly because people lose their positions for not maintaining budgets. My argument is that not enough funds were given to begin with. I was concerned from day one of viewing my budget that mainly area did not reflect actual cost of operations. Fuel was another area of concern this drive up all cost from our fuel use and also the added cost of contractors who we require to help us maintain our systems due to a few reasons one lack of personnel, and also lack of equipment to accomplish said required work to be completed, so we end up paying contractor like Kleen Pipe to come in and do things we cant do. These types of operations must happen to maintain and to diagnose suspected issues none of this is reflected in budget. I bring this up because we have acquired many things in the last few months to take care of our failing systems. That is quickly diminishing my budget and I am wanting to do my job to the best of my ability to serve this town like it should be and always should had been. I got my books to study just shy of two months ago I by the time you read this will have completed the six month course to gain my hours required to take my test for the Lagoon system I hope to finish my preparation of this test by the end of October and then schedule my test with the state in Casper but even after we will be required to continue to pay for contract operators till my actual 6 months is up and then I will still need a back up operator for us to be compliant. I will not point fingers as to how our community got to this position, but we are and have been for several years, prior to my

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start date. Sorry if this is not appropriate place to address this, but I want the council's input and discussion on this matter and the direction this council wants to follow. We either start figuring out how to pay for the things we need to do and fix, or we allow thing to continue to fail and I will stop looking for things that are wrong which is a lot and wait till it fails. The above is a small example, we need to really start looking at the actual cost of man hours, and operations of our systems. Also all my vehicles there are things wrong with them some of which makes them un safe in my opinion will elaborate if you desire Please Advise thank you.

After a lot of thought, after my evaluation on Wednesday the 5th I decided to address this a bit not to create issues, but to hopefully understand them a bit more. I feel I need to apologize for a few things one it was pointed out to me during this evaluation that I broke the law, not sure which law, but non the less it was in regards to communicating to council member on some things I felt I wasn't being herd from Mike for this I am sorry I tried to reach out to some of you to tell you over the phone. I will not let that happen again. After my evaluation I concluded that I have never worked harder to be able to do my job to the degree I thought I was to perform it, it isn't mine to decide. For this I am sorry. Also, after my evaluation, which was in my opinion the worse one I have ever received in my working life, I feel very fortunate to have received a raise. "A bit confused" but grateful. I won't go into the particulars but will say that even my ability to operate a vehicle was rated low. The only thing I did ok in was attendance but with in the high mark was my inability to maintain 30 hours. I for the life of me do not understand how I can do what I must within that parameter, as discussed with the members I spoke to and Mike but like stated above it is not my decision. So, for this I apologize. I will try to get closer to the 30 hours as instructed my concern is my ability to do the work within the slotted time. The slotted time of thirty hours minis the study hours I was told to now do at work at about 2 hour per day that will leave me about 20 to 24 hours per week to do my duties in which if I am correct the priorities fall to me as lagoons, distribution, and maybe someday some at the water plant, then the rest just falls in there someplace I have never received a priority list of duties and to which one to let fall due to lack of hours. Again, I apologize to everyone of the council members, the Mayor, my coworkers, and the town for being a failure. I may have to supplement my income either through my business in which I have greatly diminished due to making the town a priority or added employment to make up the loss of about 160 per week. But will try to adhere to the parameters. I think I understand the reason the town has gone through so many personnel in my position. Thank you for allowing me to address you all and I hope I did so respectfully and in the right way. My goal is to retain my license for the lagoon and level one water with in the 6 month window I have completed a 6 mo. Couse in a bit less than 2 moths so now will study lagoon pacific and hopefully be prepared to take my test by the end of the month or the first part of next. Last note due to time restraints will greatly shorten my reports in the future but didn't want to rewrite it.

Thank you and respectfully submitted

Kimberly L Houle

Mayor Anderson asked if there were any questions or comments regarding the department reports

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MOTION: There being no comments regarding the reports, Councilmember Archie Hanson moved to approve the reports and Councilmember Brady Hamilton seconded. The motion passed unanimously.

Old Business:

Business Ready Grant: The contract for the Business Ready Community Grant and Loan Program Grant Agreement Between the Wyoming Business Council Investments Division and the Town of Hudson has been executed. The engineers are working on their part, and it should be going to bid soon. Chris Hamilton surveyed the property and Mayor Anderson will follow up with him and the engineers this week.

SLIB – Loan – Mayor Anderson reported that the State Land Board approved our loan request, and they requested one more item of clarification. The loan will require a \$19,000 annual payment beginning next year for the 30-year note. As discussed at the special town meeting in August, the revenue will have to be increased in the form of a utility rate hike to make these payments. Once the loan documents are prepared, they will have to be reviewed by the Town Council and approved before execution.

Environmental Dynamics Scope of Work Proposal – The scope of work for the inspection of the lagoons has been approved and executed with the suggested changes from our legal counsel. Mike will contact them to see when they will begin their assessment.

New Business:

LIVESTOCK PERMIT: Carol Genaro
565 S Missouri
Two (2) horses in Block 50 Lots 1-24 and Block 49 Lots 1-24
(Also in Ovatti's lots as well)

The Livestock permit was reviewed, and Councilmember Hamilton stated that he did not see any problems with Ms. Genaro as she has always taken particularly good care of her horses. Councilman Hamilton moved to approve the livestock permit, Councilman Hanson seconded the motion, and the motion was carried unanimously.

Short Term Rentals: We received the following email from David Belair through the website:
Good morning,

I am doing my due diligence before doing a short-term rental in your area similar to Airbnb (less than 30 days/daily rentals). We are currently on a research level and are still looking, so we don't have an exact address yet. Would you please answer a few

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questions, so I know what's allowed before operating a short-term rental?

1. Are short-term rentals allowed? Are there any restrictions? If yes, do you have a minimum night requirement?
2. Do you have specific zones where short-term rentals are allowed?
3. Do you require a business license or any other license? Can you please include the link if you do?
4. Do you charge transient occupancy tax? Can you please include the link if you do?

Also, would you please contact me via email as I have limited phone connectivity?

Town Attorney, Rick Sollars recommended the Town address the Air BnB issue as well as storage pods. We will need to draft a new Ordinance. Mr. Sollars suggested the council review the Zoning and Ordinance prepared by the Town of Dubois. He provided a copy for the Clerk to send to council members for review.

Helen Gordon asked if they will be required to pay lodging tax. Mr. Sollars stated that yes, it is required to collect lodging tax on short term rentals. There were questions regarding rezoning in Hudson and water rates for these places. Attorney Sollars stated he would look into the matter, but the most important thing is to require a permit, notification to neighbors and a public hearing before any short-term rental or Air Bnb permit can be issued.

Concerns were stated about people with short term rentals bringing in strangers they know nothing about into a neighborhood. There should be a local management contact in the event of any problems.

Don Rood asked about insurance requirements on the home. Attorney Sollars advised that it depends on the home and what is being rented out. Helen Gordon stated this could be a good opportunity for the Town to increase revenue. Attorney Sollars again stated that it will need to have the proper regulations. It will take a lot of work and time to get the Ordinance passed.

This matter will be tabled until more information can be collected.

Annual Generator Maintenance: Council member Brady Hamilton advised that he received an email that the annual generator maintenance should be scheduled soon. Brady will forward the email to Ms. Shoopman.

PUBLIC COMMENTS:

There were several people present that wanted to address the council that did not seek approval to be on the agenda. We will remind the public that if they want to address the Town Council, they must ask to be added to the agenda one week in advance of the meeting and outline what they would like to speak about.

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Mary Fenton addressed the Council and remarked how pleased she is with Maintenance Worker, Kim Houle's efforts around town. The council agreed that Kim is doing a good job and thanked Mary for her remarks.

Dave Houle next addressed the council as the spokesperson for the Neighborhood Watch in Hudson. Mr. Houle stated that something needs to be done about the vacant house on 4th Street. There have been kids getting inside and vandalizing the property. The neighbor took it upon himself to board up some windows and door and mow some weeds down. Mr. Houle asked if the town could condemn the building and make the owners either repair or demo the building.

Mayor Anderson advised that the house is tied up in probate/estate. There are three sisters involved. One of which is under guardianship of the state of Wyoming and unable to make her own decisions. The Guardianship Corporation in Cheyenne has advised the mayor that they cannot do anything with the property due to the appraisal value. It is appraised much higher than it is worth.

Rick Sollars advised the process to condemn a property is a long and drawn-out endeavor. The town would have to hire a civil engineer to inspect the property and determine if it were a danger to the public, the town would then have to pursue the Owners to demolish the building for which they would have to pay. This would be a large expense for not only the town, but the owners of the building.

The Guardianship corporation stated that they may be able to stop paying the property taxes on the property and it would eventually be sold for a tax deed. Tax deeds take up to four years, but then the town could pursue buying the property for taxes and tearing down the building.

Mr. Houle then brought up a problem with a property on North Ohio. He stated that the condition of the property has been allowed to be in complete disarray for over twelve years. Mr. Houle stated the property is unkempt and is a health hazard and it is up to the town to enforce the ordinance to clean it up.

Mayor Anderson and Attorney Sollars explained that without Hudson having a municipal court system, ordinance enforcement falls to the circuit court and the sheriff's department. Kim Houle stated as a resident, the lack of enforcement and condition of the property brings in a criminal element to their neighborhood. She filed a complaint with the town, and nothing became of it. It was explained that it is up to the Sheriff's department to serve a citation on the property owner. The Houles were advised to file a new complaint with the town, and it will be forwarded to the Sheriff's Department.

Brian Linton then addressed the Council. Mr. Linton used the white board to diagram how he came to work in Hudson as a contract operator for the sewer lagoons. Mr. Linton stated that Kim Houle started her job in maintenance on July 1, 2022. Brian stated he helped the previous operator learn the job and had him come to Lander and observe a couple of times. He stated that Kim is not yet licensed. Seth Wood came on as a contractor one month before Kim was hired.

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Brian started helping Kim in July. Mr. Linton stated that he and Kim began going through the records for the sewer lagoons to try and find reports. They discovered that there were no reports that they could find since October of 2021. Brian explained that reports are required monthly, and seven samples need to be submitted per quarter to test for e coli. Brian stated that there were no reports available. They tried to find data to comply with the DEQ and could not find the necessary data. Mr. Linton stated that the town was in violation of DEQ requirements. He stated that he and Kim contacted the DEQ and were advised to make a note to the report regarding the missing data.

Mr. Linton went on to explain that e coli reports need to be sent in with a ph. reading and temperature. He said this was never done. Brian helped Kim get a meter and learn to use it. With his help working with Kim, the town is now in compliance with the DEQ.

Mr. Linton then wanted to address Kim's personnel evaluation. He stated that the evaluation she received was garbage and he does not agree with it. He stated that Kim called herself a failure in her report to the council and she is not a failure and should not feel as if she is. Brian stated that Kim is loyal to the community and should be given credit for her work. He would like to see someone keep up with her in a week. The job she does cannot be completed in 30 hours. Mr. Linton stated that Kim needs the support of the town.

Mr. Linton went on to state that he has been in the water business for 30 years and has seen lousy operators and good operators like Kim. He stated that Kim studies on her own time and the town needs to give her a break. She will need backup even after she takes her test. It takes a lot of time to get licensed. Mr. Linton reported that Kim did not ask him to come and speak on her behalf, but that he felt her self-esteem had been shot down.

Mr. Linton then advised that he hoped the town can see what they have in Kim and the town could tell him to leave and tear up his contract, but if they did Kim Parker from the DEQ would be calling to issue fines to the town for non-compliance.

Brian stated that Kim Houle needs support and more than 30 hours per week. He explained that a Public Works Director working only 30 hours per week does not compute. Kim will get her license and be here in the community she lives in. He then thanked the council for the opportunity to speak.

Councilman Hamilton mentioned a concern he has as a citizen. He stated that three or four years ago, he tried to get approval to put a fuel tank on his property in town and was denied because of DEQ regulations. He has since noticed that Lone Pine Fencing has one on their property on the corner. He does not care if they have a fuel tank, he just wants them to do it right by coming to the council for a permit and approval. There are certain DEQ requirements that must be met and does not want a precedent set to bypass that.

There being no other business to come before the Council, Councilmember Archie Hanson moved to adjourn the meeting. Councilmember Brady Hamilton seconded. The Council Meeting adjourned at 6:53 p.m.

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Approved:

Mayor, Mike Anderson

Councilman, Brady Hamilton

Excused

Councilwoman, Mary Anne Robeson

Councilman, Archie Hanson

Excused

Councilman, Zeke Bonella

Attest:

Clerk/Treasurer, Kathy Shoopman