



## AMOCO REUSE AGREEMENT JOINT POWERS BOARD

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**SALT HEIGHTS**  
CREEK  
BUSINESS CENTER

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### AMOCO REUSE AGREEMENT JOINT POWERS BOARD

#### MEETING MINUTES

6:00 p.m. Wednesday, September 13, 2023  
2435 King Blvd, Big Horn Conference Room, Casper, WY 82604  
and by Zoom

Present: Rob Hurless, Jim DeGolia, Larry Madsen, Amy Freye, Jeff Goetz, Amber Pollock, and Terry Lane

Excused Absence: John Lee, Steve Freel

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 Hurless. All attendees were asked to participate in the Pledge of Allegiance.

#### **1. Minutes from August 9, 2023 Meeting**

A motion was made by Mr. Madsen and seconded by Mr. Lane to approve the Minutes of the August 9, 2023 Meeting. There being no further discussion, the Board proceeded to vote. The motion carried with all voting members in attendance voting to accept the Minutes as presented. (Copy of Minutes on file.)

#### **2. Approval of September 13, 2023 Treasurer's Report**

Details of investment accounts, the checking account and the various vouchers listed on the Treasurer's Report as of September 13, 2023 were presented by Mr. Madsen.

A motion was made by Mr. Goetz and seconded by Mr. DeGolia to approve the Treasurer's Report of September 13, 2023, 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.

#### **Investment/Financial Committee**

Mr. Madsen then explained the investments.

The August 2023 monthly financial statement draft by Lenhart Mason was presented by Mr. Madsen. He inquired if any of the Board had questions. No questions were asked.

Mr. Madsen reported that he and Mr. Lane from the Financial Committee decided to move the matured Treasury Note from Peaks to Wyoming Class for at least for the next couple of months to determine what the market will do with the interest rates prior to investing in a new security.

### **3. Committee Reports**

- **Three Crowns**

Mr. Reams stated “We are approximately \$90,000 dollars ahead of plan, though the financials have not yet been produced and as a result substantial Food & Beverage revenue and profit shortfalls due to renovation delays have not yet been fully accounted for.”

The Refinery has now increased their serving staff, and bar tenders, in addition to hiring a chef for the grand opening.

Rounds are about 500 ahead of year-to-date budget despite poor weather earlier in the season. The golf revenue is also up since most of the rounds were from daily fees opposed to memberships.

Maintenance has also increased their staff to assist with the course and the new landscaping around the club house. The new sod around the club house will be installed on Monday along with the irrigation. Bunker improvement will start in fall and the plans include to revamp 3-5 bunkers; size dependent.

Fall Season Passes are on pace with the budget.

Mr. Reams shared that there will be a retirement party at the Refinery on Saturday for 56 people.

The final Occupancy Permit should be confirmed with a Thursday afternoon inspection, with a back-up plan for a Friday inspection, if need be.

Ms. Pollock has generously been helping on the bar being on-site this Thursday to help with the bar staff training, as well as the creation of a few specialty drinks for the club and whatever else is needed.

Mr. Reams informed the Board that the restaurant will have a ‘soft opening’ on Sunday the 16<sup>th</sup> through the 23<sup>rd</sup>. There is another planned event on September 24<sup>th</sup> for members with live music and a buffet scheduled. With support from The Chamber of Commerce, a Ribbon Cutting and Grand Opening of The Refinery Restaurant and Bar will be on September 28<sup>th</sup> in the afternoon. Mr. Reams asked the Board to continue to show their allegiance and attend the ceremony and to encourage their families, friends and patronize The Refinery and to post favorable social media reviews.

\*Mr. Reams exits the meeting at 6:28 p.m.

- **Architectural Review**

No Report.

- **PRC**

Ms. Hahn updated the Board on the status of the Work Plan on the Fire Department site. In addition, she informed them that WYDOT has determined to bid out the work between Collins Street and the North Platte River for sewer replacement and other work. Following with the update on working with BP and Jacobs on getting drafts documents prior to and other work submitted to WDEQ as well as schedules and timelines from BP.

- **ARAJPB Development**

Mr. DeGolia shared that the most of the reporting had been completed by Ms. Hahn. to update the Board on the Status Report that was sent out prior to the meeting.

- **Executive Committee**

Mr. Hurless shared information on the discussions from the Execution Committee Meeting. He updated the Board that the Landscapes Contract had now been signed.

Mr. Hurless announced that Mr. DeGolia and Ms. Hahn had met with Mr. Murdock to discuss the possibility of engaging in a new contract with him as the ARAJPB new Counsel. The discussion included rate negotiations as well as creating this new summary and reference documents regarding creation of rights and responsibilities of parties to the Amoco Reuse Agreement and the Joint Powers Board.

A motion was made by Mr. Lane and seconded by Mr. Goetz to approve and consummate the new contract and services being offered by Mr. Murdock. There being no further discussion, the Board proceeded to vote. The motion carried with all members in attendance voting to accept the report.

Mr. Hurless informed the Board that a document will be created with the help of Jacobs Engineering and Mr. Murdock and shared with BP and WDEQ to reset the stage on being partners and expecting a place at the table. This will become a “Living Document” for all future Board Members.

Mr. Hurless reviewed the upcoming meetings and office closures.

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

County Representative Freel was absent due to the County reviewing property tax appeals. In addition, Ms. Hahn shared that Mr. Freel was resigning from ARAJPB because he had a conflict of interest due to his business promoting ARAJPB’s properties. Ms. Hahn shared the Natrona County Counsels opinion that Mr. Freel will be replaced by Mr. Milne as the County Representative beginning at the October Meeting. Ms. Pollock had nothing to report on behalf of the city.

#### **5. Other**

No Report.

#### **6. Future Meetings/Agenda**

- Three Crowns Committee Meeting – September 21<sup>st</sup>, 7:30 am, 2435 King Blvd., Big Horn Conference Room. This meeting will most likely be moved and be held at Three Crowns for this meeting only.
- Regular Board meeting – October 11<sup>th</sup>, 6:00 pm at 2435 King Blvd., Big Horn Conference Room, or via Zoom.
- Three Crowns Committee Meeting – October 19<sup>th</sup> will be cancelled.

#### **Office Closures:**

October 18-20<sup>th</sup> – Vacation

October 23<sup>rd</sup> - Vacation

#### **7. Public Comment**

There was no public comment.

#### **8. Good of the Order**

Mr. Goetz shared information on the growth in Casper with McGinley Innovation and saw great opportunities with manufacturing businesses coming to Casper. Mr. Goetz was informed that McGinley Innovations was a start-up company at the Innovation Center.

**9. Adjournment**

There being no further action by the Board, a motion was made by Mr. Goetz and seconded by Mr. Madsen to adjourn the meeting at 6:54 p.m. The motion carried with all members in attendance voting aye.

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Date

\_\_\_\_\_  
Board Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Presiding Officer