

City of Rawlins

P.O. Box 953
Rawlins, Wyoming 82301

January 14, 2013

Wyoming Department of Environmental Quality
Industrial Development Information & Siting Division
Fourth Floor West, Herschler Building
122 West 25th Street
Cheyenne, Wyoming 82002
Email: Kimber.Wichmann@wyo.gov



RE: City of Rawlins Comment on Medicine Bow Fuel & Power, LLC Coal-to-Liquids Project Carbon County, Wyoming - Industrial Siting Permit Socioeconomic Impact Analysis Report, November 2012 Update

Please be advised that the City of Rawlins supports the proposed Medicine Bow Fuel & Power coal-to-gasoline project to be built approximately 70 miles east of Rawlins. We recognize that Rawlins is one of the large population centers within 100 miles of the project site and that according to your socioeconomic analysis TABLE 3-1 located on pages 3-6, approximately 32% of non-local workers could be accommodated in our community based upon the number of rooms, RV or campground sites in addition to the available rental units. We are encouraged by the potential direct and indirect jobs created by this facility and will work with MBFP to coordinate issues of housing, training, and location of support industries to facilities in Rawlins. Rawlins realizes that the MBFP project offers multiple opportunities for the City of Rawlins but it also creates challenges to our community.

o **Opportunities include:**

1. The Medicine Bow Fuel to Power project is proposed to construct a multibillion coal to gasoline plant and associated coal mine.
2. The creation of additional long term operating employees numbering 435 (see Table 2-4) plus additional support employment.
3. Potential enhancement of railroad access to the MBFP facility in Carbon County would enhance local sales tax collections and hopefully provide future availability for rail unloading facilities for multiple parties.
4. Taxes revenues are to be paid by the project through:
 - a. Property Tax,
 - b. Sales Tax, and (Because the MBPF creates a renewable fuel source, the City of Rawlins is concerned about actual sales and use tax it will receive from this project.)
 - c. Coal Severance Tax

Unfortunately for the City of Rawlins and all municipalities in the Impact area this sales and use tax revenue will be most beneficial after the front end of the project.

- 5. The ability to diversify the area's economy by creating additional business opportunities enhanced commercial, industrial activity and housing for our residents and future residents, to achieve greater sustainability.
- o **The project can be summarized by as the following which is more specifically detailed in Figure 2-1 and Sections 2-1, 2-2, 2-3 and 2-4 of the above noted Socioeconomic report,**

Project Schedule: 1st Qtr of 2013 through 4th Quarter of 2016

Temporary Construction Employment:

Construction Workforce (Table 2.1)

	<u>Peak</u>	<u>Average</u>	<u>Indirect/Induced</u>	<u>Total</u>
2013	311			
2014	1,726			
2015	2,300			
2016	1,609			

- The construction work force will be continuously employed through the project which will ramp up in 4th quarter of 2013 and continue through 4th quarter 2016.
- These are divided between local and non-local. The man camp is proposed to house many non-locals. 5% of the workforce are anticipated to bring their families.

	<u>Man Camp for Construction Workers</u>	<u>Support staff</u>
2013	Unknown	Unknown
2014	1,000 (near quarter 3 -- 2014)	85
2015	1,000	85
2016	1,000	85

	<u>Full Operations Workers</u>	<u>Accompanied Workers</u>
___ Yrs	435	Unknown

The City of Rawlins identifies the following challenges:

- o **Municipal Service Needs**
 - **Legal Services, Felonies, Jail Services, & Emergency Services**
 - **Law Enforcement**
 - **E-911 Service Area**

- Coordination with Transportation Mitigation
- Fire and Emergency Medical Services
- Finance/ IT
 - Taxes & Expenditures
 - 5 Year Financial Plan
 - Broadband Access
- Recreation Services
 - Facilities
 - Programs
- Public Works
 - Water
 - Wastewater
 - Solid Waste
 - Coordination with Transportation Mitigation
- Community Development
 - Planning
 - Code Enforcement / Future Annexation
 - Economic Development
 - Tourism
 - Housing
- DDA/Main Street
 - Infill Downtown Development
 - Rainbow Te-ton Entrepreneurial Center Services
- Human Resource Organizations
- Education

SPECIFIC ISSUES FROM THE CITY OF RAWLINS (A brief summary of issues that we anticipate facing and some suggestions on how to approach them follow):

Municipal Service needs – The City is concerned about being able to respond to *service demand increases from an increased transient workforce population coming to our community before revenues begin to be generated by the project to offset costs. We are also concerned with challenges created by a possible growth environment involving potential multiple project impacts and the associated decline following the construction phase(s). We are particularly concerned about being able to staff service needs during a boom cycle coming off of our recent revenue decline and employment reductions.*

- **Legal Services, Felonies, Jail Services, Code Enforcement** - *Based on past experience during boom times, we have seen an increased demand on the need for law enforcement, judicial, jail services, code enforcement, recreation services and human service organizations, before significant tax revenues are realized locally. Dan Massey the City of Rawlins, City Attorney reports that:*

“During the boom years of 2006, 2007 and 2008 the City of Rawlins hosted transient workers from three pipelines and a rebuild at the Sinclair refinery.

The transient workers had the following effect on crime and code enforcement for the City of Rawlins:

- **City Prosecutions:** In 2006, 2007 and 2008 the City was prosecuting on average 147 DWUIs and 1039 non-traffic violations (battery, assault, property damage, disturbing the peace etc.). After all of the transient workers left we went back to prosecuting an average of 72 DWUIs and 476 non-traffic violation in 2010.
- **Jail Expense:** Jail expense (the fee that Carbon County charges the City of Rawlins for incarcerating individuals under violation of City of Rawlins Ordinance) went from over \$110,000.00 in 2006 and 2007 back down to \$48,000.00 in 2010.
- **Code Enforcement:** The City also had a huge increase in code violations (Building, Nuisance, Zoning and Safety) during that period. Workers were renting and living in uninhabitable houses or were turning homes into boarding houses. There was not such a drastic change from the boom years to 2010 when it came to permanent construction. Building Permits averaged 625 a year during the boom and the city issued 531 permits in 2010.
- **Nuisance Abatement:** A citation is only issued after several attempts have been made to get the property owner to comply. During the boom years an average of 30 citations were issued. Six people were issued nuisance citations in 2010.
- **Rawlins City Felonies:** Violent felony and Drugs that our City Police arrested that went through District Court went from an average of 1325 prosecutions during the boom years down to 834 in 2010.

Obviously there was a significant impact on the Municipal Court, the Police Department, code enforcement, nuisance abatement and the City Attorney's office with problem issues doubling during the boom."

- **Emergency Services – What is the plan for emergency service response from multiple jurisdictions within the project area?**
 - **Law Enforcement**
 - **E911 Service for project area covered by Rawlins 911-Dispatch.**
 - **Coordination on Transportation Mitigation Issues – The Rawlins Police Department needs to be involved in coordination of any mitigation measures which arise.**
 - **Fire and Emergency Medical Services**

- **Calls for response will increase** with a large population of temporary workers living in or near Rawlins.
 - **The Rawlins Fire Department has also begun first responder service** where they run parallel with the Memorial Hospital of Carbon County's Ambulance Service since the last boom in the years 2006, 2007 and 2008. An increase in the transient MBFP workforce as predicted will result in increased demand for Fire services.
 - **A City of Rawlins Fire Response Area near the City limits is defined by mutual agreement** between the City Rawlins and Carbon County. Any service provided outside of the response area would require a contract for services with the City of Rawlins and coordination with the Carbon County Fire Service. (Attached is a copy of the description of the "City of Rawlins and map of the response area – Rawlins Attachment #1.)
- **Finance/IT Services –**
 - **Taxes & Expenditures–**
 - **Funding Gap** - *Local governments including the City of Rawlins will experience lags in revenue receipts during the initial construction year and would be required to provide services to accommodate MBPF traffic and workforce before we receive substantial revenues from the project. That fact, combined with recent cutbacks in some staffing could result in deterioration of service levels. The City of Rawlins reduced full-time general fund positions by 19.65 FTE from the original FY2009-10 Budget through mid year 2010 -11-- from 114.65 FTE to 95.00 FTE. We have sustained that level of employment in the FY2012-13 budget which extends from 7/1/2012 through 7/30/2013. (see attached chart summarizing "City of Rawlins General Fund Position Reduction Status (1/25/2011 update) - Rawlins Attachment #2)*
 - We are operating very leanly at present.
 - Assistance in monitoring and covering the front-end costs of growth related pressures is desired by the City of Rawlins. Hopefully this can be discussed with MBPF and ISC as this project progresses.
 - **5 Year Capital Plan** - The City of Rawlins is in the process of preparing a 5 Year Capital Project Financial Plan anticipating capital expenditures that may support service provision should the funding come available.
- **Broadband Access** – The City of Rawlins would be interested in working with MBFP and other area industries and governments to achieve high speed broadband internet access for high speed communications and data transfer. City of Rawlins IT Director/Finance Director Dan Izzo can be contacted at 307-328-4500 for more information. Wyoming Business Council representative Pat Robbins may also be of assistance.

○ **Recreation Services—**

- Please note that in addition to Rochelle Ranch Golf Course and numerous municipal parks throughout the City, the City of Rawlins also operates a Recreation Center (with 3 indoor gyms, an indoor track, 3 racquetball courts, a weight room, aerobic equipment, spinning bicycles, and an indoor shooting range), an outdoor shooting range and a host of recreational programs, green spaces, trails and athletic fields.
 - Recreation provides a healthy alternative for off time hours.
 - **Recreational Facilities:** Rawlins Recreation Services Director Chris Waller states that: **“The wear and tear on recreational facilities that temporary workers cause is significant. We estimate that during that last boom period, our recreational facilities saw approximately a 33% increased usage due to temporary workers with some causing extreme over usage in areas such as weight room and cardio areas as well as others.”**
 - Recreation facility hours have been limited particularly during the summer months (May 1st through September 30th) closing early with limited hours on weekends. Hours in the summer are 5:30am to 8pm M-TH and on Friday 5:30am to 7pm. On weekends, Saturday hours are 7am to 3pm and Sunday is closed. In the winter recreation facility hours are 5:30am to 10pm M-TH and on Friday 5:30am to 9pm. On weekends, Saturday hours are 7am to 3pm and Sunday is 10am to 3pm.
 - The possibility of extending hours that the Recreation Center is open to accommodate workers in their off time would be a positive quality of life initiative.
 - If MBFP encourages its employees to use the Rawlins Family Recreation Center or facilities, which increases demand on the facilities and capacity we would encourage that the ISC require MBFP to coordinate with the City of Rawlins to mitigate the impacts of workforce use of these facilities.
 - For example,
 - **Cover the expense of Increased Operating Hours** - If increased hours at the recreation facilities are required to accommodate MBFP workers recreational schedules, then an arrangement with MBFP should be made to offset the costs of staffing and maintaining the facilities for the additional hours, at least until tax revenues from the project are substantial enough to cover such costs.
 - **Mitigate Wear and Tear on Recreational Facilities** - The wear and tear on recreational facilities that temporary workers cause is significant. We estimate that during that last boom period, our recreational facilities saw approximately a 33% increased usage due to temporary workers with some causing extreme over usage in areas such as weight room and cardio areas as well as others.
 - **Air Conditioning of Recreation Center** - Given the fact that the work force population is anticipated to be present in Rawlins

during the warmer spring, summer and fall months, we suggest that MBFP could help in funding or advancing funds to achieve air conditioning of the Rawlins Family Recreation Center to make it more accessible and enjoyable in the summer months, during which construction will take place and your workers will be present for up to four years. This would make the facility more accessible and usable in the summer months and leave a long term benefit to the community.

- **Recreation Center Expansion** – This would be extremely beneficial for MBFP temporary and permanent staffs and would contribute long term to the community.

- **Public Works Issues –**

- **Wastewater Sewers and Treatment Facilities and Requirements**

- The affect of additional discharge to the Rawlins Wastewater Treatment Facilities will need to be evaluated.
 - The City is currently classified as a Major Discharger under its current permit No. WY0020427. To date however its requirements for WHOLE EFFLUENT TOXICITY TEXTING (ACUTE) has been limited. With just minor increase in sewage volumes the City's requirements for ACUTE and CHRONIC Wet Testing must be anticipated to increase with undetermined cost associated therewith.
 - There is always the potential for needing to upgrade the City's sewage treatment to include tertiary treatment. Should the increase in population trigger such to occur provisions for these new developments to participate in the funding for such needs to be provided.
- At present there is no Master Plan for Sewers for the City. System needs assessments conducted in 2007 indicated portions of the local sewers reaching or exceeding their anticipated service life. Rehabilitation and replacement on parts of the City's sewer system have been ongoing since the 2007 needs assessments were conducted. It is time now to re-evaluate the sewer rehabilitation and replacements as most of the projects identified in the 2007 Needs Assessments are being completed. As new housing or temporary housing increases service demands on the City's ageing sewer systems the need for additional rehabilitation and or replacement will need to be assessed and addressed.

- The expansion of development into the extraterritorial periphery to the City creates needs for trunk main sewers that have not been provided hereto date.
 - Areas to the South and West of the City need to be Master planned for how such areas can and will need to be sewerred.
- **Solid Waste Management**
 - The City in February of 2011 ended the disposal of its Municipal Solid Waste (MSW) at the Rawlins Landfill entering into agreement with the City of Casper for transferring its MSW the Casper Regional Landfill. Increased waste handling as well as potential need for expansion of the Rawlins transfer facilities and waste hauling to Casper will increase costs.
 - The baler for the City's transfer station is now estimated at more than 20 years old and is in need for major overhaul or replacement any increase in waste handling will need to be considered.
 - The Rawlins landfill is currently restricted to accept only Construction and Demolition Wastes to the year 2016 when permit extension will be reconsidered. The need for cover material to continue the current landfill usage is an ongoing concern for the landfill operation.
 - **Transportation**
 - **Streets** - New Streets and Roadways that would connect to the City that may someday have the potential for City Annexation should be built to City Standard to allow acceptance by the City into the City Street System without having to be upgraded to City Standard. They should contain all standard improvements as far as paving thickness, curbs, gutters, sidewalks, street lighting, traffic striping, signing and signalization.
 - **City Transportation** – The City of Rawlins is currently preparing a transportation element of the City's Master Plan. To be identified in it will be traffic counts and street designations for arterial and collector utilization. The affect of temporary and long term housing on the traffic circulation through and within the City needs to be projected as part of the Environmental review. It is anticipated that new signalization for entry into commercial businesses may need to be considered as well as increased traffic routing to and from schools within the City.
 - **Project Transportation** - Coordination with Transportation Mitigation noted below.
- **Community Development –**
 - **Planning** – *Preparing for and responding to cumulative impacts particularly for the spike in construction workforce.*

- In preparation for dealing with anticipated significant growth, ***Rawlins has undertaken tremendous planning efforts including updating our Municipal Master Plan, creating an Economic Development Master Plan, and participation in the BLM EIS process. The City is concerned with addressing housing and extraterritorial utility and infrastructure extension needs to accommodate development.***
 - **Rawlins will Participate in mitigation measures for MBFP project** - Rawlins hopes to coordinate with Carbon County to work through ISC process and help mitigate issues from housing to transportation.
 - **Rawlins Master Plan Updated** - The City of Rawlins is in the process of updating our Municipal Master Plan. This process will help the community and developers to envision and implement future residential, commercial, industrial and economic development. A Rawlins Economic Development Master Plan has been developed and adopted by the City.
 - **Extraterritorial Utility and Infrastructure Expansion Plan** – In response to the Goal of the Carbon County Comprehensive Land Use Plan (2010) to: “Locate new residential developments and commercial sites in close proximity to municipalities and developed areas”, the Rawlins City Council changed its policy on extension of water and sewer outside of City limits to not allow such extensions outside of City limits, unless they are in conformance with an adopted utility and infrastructure expansion plan. The reason for adopting this policy was to ensure planned and organized development of water, sewer, storm drainage, streets and right of ways along with annexation consideration for developing properties on the periphery of the City. (See City of Rawlins Extraterritorial Utility and Infrastructure Extension Policy – **Rawlins Ordinance No. 11-2010 Amending Section 13.04.170** (November 16, 2010) and **Rawlins Resolution No. 10B-2010 Authorizing Development of An Extraterritorial Utility and Infrastructure Expansion Plan** (October 19, 2010) – Rawlins Attachment #3)
- **Economic Development** – We would like to work with MBFP to diversify our economy by increasing industrial, commercial and retail services in our community. We seek to reduce sales tax leakage through enhanced local economic activity, sustainability, community retail amenities, and attractiveness to those who work here and their families.
 - This can best be achieved by the location of long term jobs in our community which pay a living wage with benefits. Toward this end, we

would encourage and work with the MBFP to locate corporate operations, potential suppliers and support industries to Rawlins.

- **Tourism**

- The City of Rawlins applied and was accepted as the first Tourism Assessment Pilot Community in the State of Wyoming in 2009 by the Wyoming Office of Tourism.
 - This application was supported by business, community and an active and involved Tourism Committee.
 - We have completed the Rawlins Tourism Assessment in coordination with the Wyoming Office of Tourism in 2010.
 - We have been accepted into Tier Two of Tourism Assessment Community with the following tourism research items being accomplished under Tier One:
 - Lodging Survey
 - Visitor Profile and Conversion Study
 - Visitor Intercept Study
- Rawlins has consistently been ranked in the top 14 for the last 4 years in Outdoor Life Magazine's top 100 perfectly wild towns to live in for those who hunt and fish.

- **Housing** – We understand that MBFP would be required to address the shortfall in local housing accommodations in its Wyoming Industrial Siting Permit Application.

- We don't want to encourage over building for a temporary construction workforce, but we would like to emphasize our interest in encouraging infill development that is of quality construction, accessible to amenities of the community and connected to the community. We see an opportunity with the housing of some of your temporary workers that facilities could be turned into other uses when the MBFP project is done, or used by other employees of organizations and companies that expect to need housing for their employees. (Including Power Company of Wyoming, UREnergy, Atlantic Rim and Continental Divide Crestone Ridge Natural Gas exploration projects, The Wyoming State Penitentiary, Sinclair Oil Refinery, City of Rawlins, Carbon County, School District #1, BLM and the list of Current and Planned Projects)
- The City would be interested in working with MBFP to coordinate solutions to temporary and permanent workforce housing challenges.
 - New or temporary house located adjacent to or in close proximity to the City where City Services and or Utilities may be needed should be considered for annexation to the City, or at minimum be built to City Standard so annexation may be considered in the future.
 - Streets and Utility Construction should also be built to City Standards so that they can be accepted by the City for future annexation.

Connecting to said facilities should require the consideration for annexation before such is allowed.

- Building Setback regulations should also be consistent with City Standard to allow annexation without having to consider variance before acceptance.

- **2007 Rawlins Housing Study needs updating** - The City is interested in maintaining a diversified and safe housing mix paying special attention to the needs identified in the 2007 Rawlins Housing Assessment. This includes the need for affordable housing, transitional housing (entry level apartments and townhomes to retain new residents in our community), senior citizen accessible small single family homes and assisted living housing options to encourage the location and retention of new residents and long term ones. The Rawlins May 2007 Housing Assessment needs to be updated because the supply and quality of structures has changed, as has the economy. An analysis should take into consideration a baseline analysis and various growth scenarios based on temporary and permanent workforce plans for MBFP and other large scale reasonably foreseeable development projects (like those identified summarized in Table 5.0-1 "List of Current and Planned Projects")beginning construction or development in overlapping time frames. Perhaps a synergistic approach to developing workforce and employee housing in Rawlins could be pursued which would benefit multiple parties (Employers and Employees).
 - Subdivision activity after 5/2007:
 - Approved Stone Ridge Village Planned Unit Development – 99 lots, approved 3/17/2009.
 - Post and Rail subdivision (3 phases included 47 lots), conditionally approved, not formally completed.
 - The City has also explored a possible infill development on 50 acres of City owned property through a contract with a private developer to develop transitional housing, including apartments, town homes and entry level single family houses. This project was not implemented due to the change in the economy beginning in late 2008. This project is no longer active, but could be revived.

- **DDA/Main Street –**
 - If the MBFP project develops and indirect and induced support businesses and industries develop, we encourage the development of appropriate infill businesses in the downtown area and in other places where such development is properly zoned.
 - Services through the Rawlins Entrepreneurial Center are available if needed.

Human Resource Organizations – the Human Resource Organizations in Rawlins, many of them non-profit, will see an increase in demand for their services with a large influx of temporary workers as described in the MBFP Socioeconomic Impact Analysis Report 11/2012.

Education –

- **Carbon County School District #1 is in the process of planning the construction of a new high school.** Base upon historic student population figures the Wyoming School Facilities Department (SFD) will only allow for a replacement school to be built for 501 high school students. The SFD will only build a new facility based upon actual historic information or definite written and confirmed plans for scheduled increases in population and student enrollment. This will replace a facility that was designed for 1,100 students.
 - The excess capacity noted in the community facility evaluation of the schools will be a new, state of the art design for a twenty first century learning environment and safer, but greatly reduced from what the capacity analysis by CH2MHill reported in the 11/2012 Socioeconomic study update .
 - A community bond issue was passed to achieve enhancements to the new high school facility that the SFD won't fund. These enhancements include:
 - Enlargement of the Auditorium and performing arts center,
 - A New a vocational center in coordination with Carbon County Higher Education Center,
 - Replacement of the existing competitive swimming pool with a similar competitive swimming pool combined with a more community oriented Aquatic Center, and
 - Locker room enhancements in Baggs.
 - MBFP help to revise the expected student population by providing evidence that the School Facilities Department would take into account in revising the Student population for the new high school to be built beginning in 2013 would help to increase school capital construction funds and operations funds, which are based on a per student formula.
 - CCSD #1 School Superintendent Neil Terhune can be contacted for more information at 307-321-4525.
- Carbon County Higher Education Center (CCHEC) is planning on developing a new Campus which is proposed to include a Vocational Center.

- One of the strengths of the CCHEC vocational program is its systems control and electronics program which would be very supportive of future MBFP operator training or continuing education locally in Rawlins.
- They hope to coordinate vocational education with junior college Carbon County Higher Education which is affiliated with western Wyoming College and high school students.
- For more information, contact CCHEC Director David Throgmorton at 307-328-9204.

Mitigation Measures

- The City agrees to participate in helping to achieve the following mitigation measures:
 - *Development of a Workforce Housing Plan to be approved in conjunction with a Wyoming Industrial Siting Permit that must be issued prior to the commencement of project construction. Carbon County, the City of Rawlins and if appropriate, other Carbon County communities should be consulted in the development of that plan. MBPF should work with Carbon County and local communities to address housing needs associated with construction related indirect and induced jobs that would be created in the community. The plan should have an ongoing assessment element to monitor the types of housing used, residency patterns, and selected other characteristics in year 1, using the information to adapt and improve the plan for subsequent years.*
 - MBFP should work with local governments near the Project Area to develop and implement a plan to house non-local decommissioning and final reclamation workers and to ensure that local government services are adequate to accommodate the additional demand associated with the non local construction workforce, industrial activity and traffic prior to the initiation of these activities. The specific elements, strategies and programs to be used will be depend on the future availability of temporary worker housing and competing demands for housing at the time.
 - MBFP should require its contractors to acquire Carbon County sales and use tax licenses and to the maximum extent practicable, purchase materials, equipment and supplies to be used on the project under these licenses so that proper attribution of sales and use tax payments can occur. This would be highly effective in insuring that local governments receive the maximum vital tax revenue benefit during the construction of the project to help address the temporary demands on public facilities and services.
 - MBFP should participate in developing a coordinated transportation planning process with WYDOT, Carbon County, the City of Rawlins, other local municipalities, other affected grazing operators, and other major property owners in the affected area, to identify and develop measures to avoid, manage or mitigate transportation impacts of construction. The group shall meet prior to and during the construction phase of the project and in the initial year of project operations, as needed.

- MBFP shall develop measures to inform and update Carbon County residents and travelers on I-80 about potential delays during peak months and especially during peak hours. In coordination with WYDOT, electronic signage shall be used near I-80 Exit 221 to encourage I-80 travelers to use alternate access during peak hours.
- MBFP should coordinate with WYDOT to identify measures to control traffic and enhance traffic flows in the vicinity of I-80 during shift changes and at times when oversized vehicles will be crossing the bridge over I-80.
- MBFP should implement incentives for carpooling and/ or other workforce transportation measures to reduce traffic and congestion during shift changes.

Thank you for the opportunity to comment and please let us know if we can be of any assistance to you during the planning and commenting period and we look forward to working with your divisions as we prepare for the future.

Sincerely,



Steve Golnar
 Rawlins City Manager
 521 West Cedar Street
 Rawlins, Wyoming 82301

Sincerely,



Kenneth C. Klouda
 Rawlins Mayor
 521 West Cedar Street
 Rawlins, Wyoming 82301

Cc: Rawlins City Council
 Amy Bach, City of Rawlins Community Development Director
 Dan Massey, City Attorney
 Carbon County Commissioners
 Sid Fox, Carbon County Planner
 Dr. Neil Terhune, Superintendent, Carbon County School District #1
 Dr. David Throgmorton, Director Carbon County Higher Education Center
 Cindy Wallace, Carbon County Economic Development Corporation
 Chris May, DKRW Advanced Fuels

Marla Brown

From: Steve Golnar
Sent: Wednesday, January 16, 2013 11:54 AM
To: kimber.wichmann@wyo.gov
Cc: Marla Brown
Subject: Rawlins Comment on MBFP updated Socioeconomic Report (11-2012) - Attachments
Attachments: City of Rawlins Fire Response Area 11-15-10 cln.docx; City of Rawlins Response Area - Map 2010.pdf; RAWLINS YEARROUND EMPLOYEE 2012-13.docx; Extraterritorial Infrastructure Expansion Plan Res & Ord.pdf; Rooms Available for Lodging Tax - Rawlins % of Carbon County unic 10-11 (2).xlsx

Enclosed are the attachments to the City of Rawlins comment of the MBFP Socioeconomic report update 11/2012 which was sent separately.

Attachments –

City of Rawlins, Wyoming Comment on Medicine Bow Fuel & Power, LLC Coal-to-Liquids Project Carbon County, Wyoming - Industrial Siting Permit Socioeconomic Impact Analysis Report, November 2012 Update (1/14/2013)

1. **City of Rawlins Fire Response Area – description and map** (updated 11/15/2010).
2. **City of Rawlins General Fund Position Reduction Status** update).
3. **City of Rawlins Extraterritorial Utility and Infrastructure Extension Policy – Rawlins Ordinance No. 11-2010 Amending Section 13.04.170** (November 16, 2010) **and Rawlins Resolution No. 10B-2010 Authorizing Development of An Extraterritorial Utility and Infrastructure Expansion Plan** (October 19, 2010)
4. **Rooms, Campgrounds and RV Spaces Available in Carbon County, Wyoming)**

Let me know if you got this electronic version of the comment attachments?



Steven B. Golnar
City Manager
City of Rawlins
521 West Cedar Street
P.O. Box 953
Rawlins, WY 82301

City of Rawlins Fire Response Area

(Resulting from the joint agreement of City of Rawlins and Carbon County
on 5/11/2010 – updated 11-15-10)

The following is our understanding of the response area discussed by the County Fire Marshal France, County Commissioner Weickum, Mayor Klouda, Chief Hannum, Police Chief Mike Reed and City Manager Golnar at our meeting of 5/11/2010 and subsequent discussions with the County Fire Chief. I have made the following changes

We will respond to all property within the Rawlins City limits and:

- : anything on 287 North to and including the landfill road and landfill.

- : the house sitting in the middle of the field by the Rec Center, off of 287 (the Seldomridge home), as well as the houses west of 3rd Street and the barn around Scarlet Drive)

- : the new elementary school and the Baptist Church.

- : Norm Harvey Airport – is a dual response area – both departments will be notified.

- : anything on I-80 between MM 211 and 215 including exit/on ramps.

- : ~~TA truck stop and the Wyoming State Prison but nothing else south of the Interstate.~~

- : Dr Couch's office, the Methodist Church, and the Super 8 Motel

- : Rich Wilson's house between Spruce St and the Interstate, and Jim Piche's residence in the canyon

- : the industrial area and to the Rochelle Ranch Golf Course.

- : city property including but not limited to the City outdoor shooting ranges, the water treatment plant, the sewer plant and the 140 acres of city property north east of the City limits by the Painted Hills Water Tank.

We will not respond to:

- : anything west of Dr. Couches office

- : anything west of the 287 – landfill road intersection or beyond the landfill road

- : The Dowlin's Ranch, Miller Estate Company, and Don Hansen property east of Inverness street.

Steve Golnar, Rawlins City Manager

**YEARROUND EMPLOYEE "COUNT" (AUTHORIZED POSITIONS):
CITY OF RAWLINS, WYOMING**

Adopted FY 2011-2012		Recommended FY 2012-2013	
Job Title	Hours	Job Title	Hours
(Manager's Office 10-4101)			
City Manager	40.0	City Manager	40.0
City Clerk	40.0	City Clerk	40.0
Deputy City Clerk	40.0	Deputy City Clerk	40.0
(City Attorney 10-4102)			
City Attorney	40.0	City Attorney	40.0
Assistant City Attorney	4.0	Assistant City Attorney	4.0
Legal Secretary	40.0	Legal Secretary	40.0
(Municipal Judge 10-4103)			
Judge	\$\$\$\$	Judge	\$\$\$\$
Court Clerk	40.0	Court Clerk	40.0
Deputy Court Clerk	20.0	Deputy Court Clerk	20.0
(Information Technology 10-4104)			
Computer Network Tech	00.0		
(CATS Bus 10-4016)			
Bus Driver	30.0	Bus Driver	30.0
(Finance 10-4202)			
Finance Director	40.0	Finance Director	40.0
Assistant Finance Director	40.0	Assistant Finance Director	40.0
Account Clerk II (2)	80.0	Account Clerk II (2)	80.0
Account Clerk I	40.0	Account Clerk I	40.0
(Public Works-Admin 10-4301)			
P.W. Director	40.0	P.W. Director	40.0
Civil Engineer II	40.0	Civil Engineer II	40.0
Facilities Coordinator	40.0	Facilities Coordinator	40.0
Admin Secretary III	40.0	Admin Secretary III	40.0
(Public Works-Shop 10-4302)			
Shop Superintendent	40.0	Shop Superintendent	40.0
Equipment Mechanic (2)	80.0	Equipment Mechanic (2)	80.0
(Public Works-Street 10-4303)			

Street Superintendent 40.0
Adopted FY 2010-2011

Street Superintendent 40.0
Recommended FY 2011-2012

Job Title Hours

Job Title Hours

Street Foreperson 40.0
Municipal Worker III (2) 80.0
Municipal Worker II 40.0
Municipal Worker I (2) 80.0

Street Foreperson 40.0
Municipal Worker III (2) 80.0
Municipal Worker II 40.0
Municipal Worker I (2) 80.0

(Public Works-Facilities 10-4307)

Facilities Superintendent 40.0
Facilities Foreperson 40.0
Custodian/Alt Bus Driver 40.0
Custodian (2) 80.0

Facilities Superintendent 40.0
Facilities Foreperson 40.0
Custodian/Alt Bus Driver 40.0
Custodian (2) 80.0

(Public Works-Parks 10-4308)

Parks Superintendent 40.0
Parks Foreperson 40.0
Municipal Worker II (2) 80.0

Parks Superintendent 40.0
Parks Foreperson 40.0
Municipal Worker II (2) 80.0

(Community Development 10-4401)

Community Dev. Director 40.0
Admin Secretary II 40.0

Community Dev. Director 40.0
Admin Secretary II 40.0

(Comm. Dev.-Nuisance & Code Enforcement 10-4410)

Building Official 40.0
Nuisance/Code Enforcement 40.0

Nuisance/Code Enforcement 40.0

(Police-Admin 10-4601)

Chief of Police 40.0
Police Lieutenant (4) 160.0
Police Sergeant (4) 160.0
Police Officer II (7) 280.0
Police Officer I (3) 120.0
Admin Secretary III 40.0
Victim Coordinator 40.0

Chief of Police 40.0
Police Lieutenant (4) 160.0
Police Sergeant (4) 160.0
Police Officer II (7) 280.0
Police Officer I (3) 120.0
Admin Secretary III 40.0
Victim Coordinator 40.0

(Police-Animal Control 10-4610)

Animal Control Officer II 40.0
Animal Control Officer I 40.0

Animal Control Officer II 40.0
Animal Control Officer I 40.0

(Police-911 Center 10-4615)

Communications Supervisor 40.0
Senior Communications Opr. 40.0
Adopted FY 2010-2011

Communications Supervisor 40.0
Senior Communications Opr. 40.0
Recommended FY 2011-2012

Job Title	Hours	Job Title	Hours
Comm. Operator II (2)	80.0	Comm. Operator II (1)	40.0
Comm. Operator I (3)	120.0	Comm. Operator I (4)	120.0
(Fire 10-4701)			
Fire Chief	40.0	Fire Chief	40.0
Shift Captain (3)	120.0	Shift Captain (3)	120.0
Fire Appratus Opr. II	40.0	Fire Appratus Opr. II (2)	80.0
Fire Appratus Opr. I (5)	200.0	Fire Appratus Opr. I (4)	160.0
(DDA 10-4823)			
Main Street Executive	40.0	Main Street Executive	40.0
(Rec. Services-Golf Course 15-4100)			
Golf Superintendent	40.0	Golf Superintendent	40.0
Assistant Golf Superintendent	40.0	Assistant Golf Superintendent	40.0
Equipment Manager	40.0	Equipment Manager	40.0
(Rec. Services-Club House 15-4101)			
Golf Professional	40.0	Golf Professional	40.0
(Rec. Services-Recreation Center 15-4506)			
Recreation Director	40.0	Recreation Director	40.0
Recreation Superintendent	40.0	Recreation Superintendent	40.0
Recreation Programmer (2)	80.0	Recreation Programmer	40.0
Front Desk Supervisor	40.0	Front Desk Supervisor	40.0
Recreation Assistant (2)	80.0	Recreation Assistant (3)	120.0
Recreation Rover	40.0	Recreation Rover	40.0
Drop off Child Care Provider	30.0	Drop off Child Care Provider	30.0
(Rec. Services-Shooting Range 15-4510)			
Recreation Programmer	40.0	Recreation Programmer	40.0
No. of Authorized Positions	97.0	No. of Authorized Positions	96.0
(General Fund)		(General Fund)	

RESOLUTION NO. 10B-2010

A RESOLUTION AUTHORIZING THE DEVELOPMENT OF AN EXTRATERRITORIAL UTILITY AND INFRASTRUCTURE EXPANSION PLAN.

WHEREAS, the City of Rawlins has the capacity to provide additional utility service inside and outside the City limits; and

WHEREAS, the City encourages infill development, smart growth and annexation as strategies to ensure community connectivity and that customers are efficiently provided with basic municipal services and are counted in our municipal population for purposes of tax generation; and

WHEREAS, providing utilities outside the City limits could impact the future development, demand for service and revenue of the City; and

WHEREAS, providing utilities outside the City limits could impact the sequence, design and placement of City Infrastructure including but not limited to: utility lines, sidewalks, streets, alleys, trails, storm water and drainage systems; and

WHEREAS, the City of Rawlins and the County of Carbon have areas of concurrent jurisdiction outside the City limits of Rawlins; and

WHEREAS, Carbon County Land Use Plan (August 3, 2010) calls for the use of planning to encourage higher density development near municipalities; and

WHEREAS, the City of Rawlins can influence development in the one mile area surrounding the city through an Extraterritorial Utility and Infrastructure Expansion Plan; and

WHEREAS, the cost of extension of outside utility services to the applicant's property line are expected to meet City specifications and be borne by the applicant and the City needs to ensure that the cost of maintenance and repairs are covered by the outside service premiums; and

WHEREAS, an Extraterritorial Utility and Infrastructure Expansion Plan should be part of the City Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAWLINS, CARBON COUNTY, WYOMING that staff is directed to prepare an Extraterritorial Utility and Infrastructure Development Plan to be submitted for comment to the Urban Systems Commission, the City Planning Commission and the County Planning Office, then certified to the City Council for approval.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAWLINS, CARBON COUNTY, WYOMING that a moratorium on expansion of utilities and infrastructure is hereby imposed until the Extraterritorial Utility and Infrastructure Expansion Plan is approved by the City Council.

PASSED, APPROVED AND ADOPTED this 19th day of October, 2010.

CITY OF RAWLINS, a Wyoming
municipal corporation


Kenneth C. Klouda, Mayor

ATTEST:

Marla K. Brown
Marla K. Brown, City Clerk

ORDINANCE NO. 11-2010

AN ORDINANCE AMENDING SECTION 13.04.170

WHEREAS, the City of Rawlins has the capacity to provide additional utility service inside and outside of the City limits; and

WHEREAS, the City encourages infill development, smart growth and annexation as strategies to ensure community connectivity and that customers are efficiently provided with basic municipal services and that such properties are included in the City limits and thus counted in our municipal population for purposes of tax generation when appropriate; and

WHEREAS, providing utilities outside the City limits could impact the future development, demand for service and revenue of the City; and

WHEREAS, providing utilities outside the City limits could impact the sequence, design and placement of City infrastructure including but not limited to: utility lines, sidewalks, streets, alleys, trails, storm water and drainage systems; and

WHEREAS, the City of Rawlins and the County of Carbon have areas of concurrent jurisdiction outside the City limits of Rawlins; and

WHEREAS, Carbon County Land Use Plan (August 3, 2010) calls for the use of planning to encourage higher density development near municipalities; and

WHEREAS, Section 13.04.170 currently reads:

Service Outside City.

The City Manager shall have the sole and exclusive authority to contract to City owned or operated utility service outside the city corporate limits, under such terms and conditions are in the best interest of the city. The rates for such utility services shall be not less than one and one-third (1 1/3) times the rate for like services within the city limits without prior Council approval. (Ord. 3-93; Ord. 7-79 § 1 (part); prior code § 28-4(q)) (Ord. No. 3-93, Amended, 03/02/93)

WHEREAS, Section 13.04.170 should be amended to read as follows:

Service Outside City.

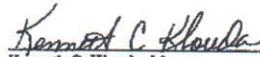
Utility service outside the City corporate limits shall be in compliance with and under such terms and conditions outlined in the City of Rawlins Extraterritorial Utility and Infrastructure Expansion Plan as approved by the City Council. The rates for such utility services shall not be less than one and one-third (1 1/3) times the rate for like services within the City limits or as otherwise set from time to time by the City Council pursuant to City Ordinance 1.01.110.

If utility extension outside of City limits is granted, this does not imply that City emergency services would be extended to said property. This must be coordinated between the City and County separately.

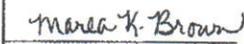
NOW, THEREFORE BE IT ORDAINED, that Section 13.04.170 is amended.

PASSED, APPROVED AND ADOPTED this 16th day of November, 2010.

CITY OF RAWLINS, a Wyoming
municipal corporation


Kenneth C. Klouda, Mayor

ATTEST:


Marla K. Brown, City Clerk

1st Reading: October 19, 2010
2nd Reading: November 2, 2010
3rd Reading: November 15, 2010

Publication: November 25, 2010

Rooms, Campgrounds and RV Spaces Available in Carbon County, Wyoming (10/2011)

Community	Rooms Available	Camp Ground / RV Spaces	Total
Baggs	21	23	44
Elk Mountain	17	0	17
Dixon	20	0	20
Encampment	33	0	33
Hanna	0	0	0
Medicine Bow	56	4	60
Rawlins	1172	383	1555
Riverside	20	33	53
Saratoga	177	30	207
County/Unincorporated	71	35	106
	1587	508	2095

Rawlins Breakdown	Rooms Available
America's Best Value Inn	76
Best Motel	28
Best Western Cottontree Inn	122
Comfort Inn & Suites	65
Days Inn	119
Econo Lodge	38
Express Inn	48
Ferris Mansion B&B	4
First Choice Inn	48
Hampton Inn	78
Jade Lodge	24
Holiday Inn Express	72
Key Motel	30
Labella Motel	7
Microtel Inn	59
Motel 7	31
Oak Tree Inn	62
Quality Inn	131
Rimrock Lodge	4
Sunset Motel	29
Super 8 Motel	47
Travel Lodge	50
American President's Campground	70
RV World	80
KOA Campground	62
Western Hills Campground	171
	1555

74%
Rawlins as a % of City and
 County Motel rooms
 Camp Ground / RV Spaces
 in Carbon County