STATE OF WYOMING April 13th, 2023

COUNTY OF SWEETWATER

TOWN OF SUPERIOR

Mayor D. Wolf called the Council Meeting to order. The Pledge of Allegiance was recited.

Council members present were Mayor D. Wolf, Councilor R. Niemiec, and Councilor N. Root. Councilors J. Pasborg and J. Ruby were both absent and excused.

APPROVAL OF AGENDA

Moved by Councilor R. Niemiec to approve the agenda; seconded by N. Root the motion carried unanimously.

APPROVAL OF MINUTES

Moved by Councilor R. Niemiec to approve the minutes for the March 23rd, 2023, council meeting; seconded by Councilor N. Root the motion carried unanimously.

APPROVAL OF BILLS

Moved by Councilor R. Niemiec to approve the bills against the town for April 13th, 2023, and payroll for March 27th, and April 1st; seconded by Councilor N. Root the motion carried unanimously.

VISITORS

Ozzy Knezovich stated that it had been over a year since they were trying to get the land that they were interested in. He also stated that it’s in the records that they had talked about selling at 650 per acre he stated again that this was in the records, and it had started out at 500 an acre. Ozzy then stated that the offer he gave them was for over 1,500 an acre. He stated that when his daughter came out and was interested in B Hill, he found out they were going to subdivide that so it’s off the table. Ozzy stated that when he looks at the map, he doesn’t see any subdivision there on B Hill and he sees a subdivision in a different area. He stated that if he’s being honest at this point something just doesn’t seem right and doesn’t seem fair. Ozzy stated that when they came to council, he explained everything that they wanted to do and was under the impression from council and the impression that they gave was that they were moving forward. Ozzy stated that they were told to put their bid in so they could get things moving and everything else and within a couple weeks they got a no, and the subdivision is here, and he stated again something doesn’t feel right. He stated that he told them his goal and he would prefer not to have a lot of people around him up there. There was some general discussion on what he wanted to do with this property. Ozzy stated that he doesn’t know how things could go from where they were at the last meeting to where they are now. Mayor D. Wolf stated that Councilor N. Root was not present at the last meeting and to keep her on track he explained to her that at the last meeting he asked council what they thought of the bid and the offer and stated that Jimmer should have stated at that point that he didn’t like the offer at all to the family and they were misled a little bit on that point but he did mention last time that it didn’t want anything to do with the offer and Rick and Jeremy both still wanted to divide the property somehow and that was where they stood at the last meeting when the Knezovich family wasn’t present. Councilor N. Root stated that her understanding of the dividing at the meetings prior to this was they were going to do big lots not like a subdivision. Mayor D. Wolf asked Ozzy if he had ever shown him any of what they had talked about with the way they wanted to split those into lots. Ozzy stated that he hadn’t been shown anything and had been talking about wanting to buy this land for over a year now and it seems like he is bidding against council and the reason that he says that is because Mr. Pasborg made him believe that he was very in favor of moving forward. Ozzy stated that he had known him a long time. Ozzy stated that his next words aren’t meant for the Council members present so please don’t take any offense. Ozzy said “it seems like I have been bidding against members of the council and I hope everyone understands that since you sit on the council and you’re making the rules if you go after any of the land that could be a problem for you I just hope they understand that maybe take the time and google me up and maybe you will come to understand that I have fought corruption all my life I’ve put cops in jail, I’ve do co corruption investigations with the FBI and something just doesn’t sit right with me so council I’m asking is there a magic number I’m missing here is there a number that you want to assign to your subdivided lots because if I’m willing to negotiate with council and I would like to know where I am and how I can get to accomplish some of the goals that I have, and my daughter has she’s working on her PA right now she’s even mentioned that she is willing to hang her shingle here in Superior and help you out, so I don’t get it and at that point.” Ozzy also stated that he thinks the record needs to be set straight. Ozzy stated that when Mr. Anselmi was going to develop that land he sat in on those meetings with his dad and he knows where they drilled the well up there and stated that Ray Zampedri had been interested in that land and was told it would be around 1,000 dollars an acre and said he didn’t think it was worth that. Ozzy stated that he had heard some council members saying that Mr. Anselmi wanted 2,000 dollars an acre he would love to know where they got that. Ozzy then turned the floor over to his daughter so she could speak she stated that she came to them July 14th of 2022 and she asked about B Hill and quite frankly she didn’t get any answers from them but heard through the grape vine that they wanted to subdivide it. She stated that she made what she wanted to do pretty clear, and she has been involved in public service for a long time and there is a reason she wants to come back to Superior because it is where her family is. She stated that she wants to be home and that the council is giving her the run around and it is irritating. She stated that Councilor J. Pasborg came to her in the hallway after the meeting and told her that they wanted her out here and would get things going so they could have her out here. She stated that she found it highly unacceptable that a Council member would tell her that and then pull this. She also stated that Councilor member J. Ruby asked if they were trying to buy all the land out here and she also felt that was unacceptable. She stated that it shouldn’t matter what her last name is. She stated that their goal is to preserve the town. She stated that she is currently a paramedic and is going for PA and would like to offer help to the town of Superior to train their EMTs. She also stated that a subdivision isn’t going to work, and she doesn’t want to be around a lot of people, but she wants to be where her family has roots. Ozzy Sr. stepped up to speak. He stated that the reason he hadn’t stepped up and said anything is because his family is involved in it. Ozzy Sr. stated that when he and John Anselmi had spoken years ago John had asked him if Ozzy would sell this property to him and he told him that he would. Ozzy Sr. stated that John Anselmi had subdivided that land into 3 lots, 2 35 acre lots and one 47 acre lot. Ozzy Sr. stated that land was going for 1,000 dollars an acre. Ozzy Sr. stated that was all he had to say. Ozzy Jr. spoke again and stated that they have wanted to be part of the community for a long time. There was some more general discussion on why they would like the opportunity to purchase the property. Ozzy Jr. also stated that if it comes to a competitive bid good luck in trying to outbid him. Ozzy Sr. stated that he would like to say one more thing and went on to say that a piece of property they had bought and had it engineered and city council bought it and found a way to get water over there and in the meantime they had a lawsuit against the town but they didn’t push it because he said that he had to live here it’s his home and stated that if they would have pushed the lawsuit they wouldn’t have a Superior today. A guest stood up and stated that they were excluding others from having an opportunity to move there and she would like to. She stated that she had family in Superior and she understands their side of it but also stated that there is another side to that as well. Ozzy Jr. stated that this is the first time he has ever heard that there is another person interested in that land. She stated that she wasn’t interested in just that land she just wanted a place for a house so she could be near her aging family. Mayor D. Wolf stated that he likes the ideas, and he believes that the council still knows where he sits. Mayor D. Wolf stated that the subdividing out there the thing that the drew up with the sections after talking to engineers and bringing it back to council everyone is looking at him like why do you want to do that there is a drainage if you’re going to do that you’re going to have to bring in scrapers and get it flat that way everybody can enjoy a good piece of land and not some people ending up with a good bit that is drainage and hoping the person above you doesn’t have a drainage that’s draining you out. He stated that he would hate to have to go out and take care of after storms and the cost would be astronomical. Mayor D. Wolf stated that he knows Councilor J. Pasborg stated that they should just run it and if someone gets a crappy piece of land they bought it as-is and as a Mayor he doesn’t agree with that. Mayor D. Wolf stated that if they’re going to talk about a subdivision, they need to talk about numbers first and engineers have already told him that Superior can’t afford it. Mayor D. Wolf stated that the first step is to survey and see what the engineers say but he does think they should do something with B Hill the way they talked about. There was some general discussion on this. Mayor D. Wolf stated that he thinks the offer is great. Mayor D. Wolf also stated that there is a drainage, hills on both sides and he doesn’t want anything to do with it. He stated that he would rather sell it and develop a subdivision closer to Superior. Councilor N. Root asked the Knezovich’s if they could show her where exactly they are looking at. There was some general discussion about this land. Councilor R. Niemiec stated that he had something that he hadn’t shared with council yet and stated that he came up with a proposal and he was figuring 2,000 an acre because they do have to bid it and it would go to the highest bidder and if no one bid on that partial and stated that what he had was just an estimate. Jessica Knezovich stated that she felt that it was dishonest that this was the first time they were being told about that and they could have been told about it from the beginning instead of council yanking their chain or not saying anything at all. Councilor R. Niemiec stated that there was never a set plan. Ozzy Jr. stated that until they started talking about buying nobody cared about that land. Mayor D. Wolf stated that he has been trying to move this forward and has been giving them the information that he has and told them his opinion it’s a waste to do the subdivision out there and they need to do it closer to town and he will always stand by that. Ozzy Jr. stated that most of the property that they are interested in is hillside, drainage hillside. Councilor R. Niemiec stated that he understands what Ozzy Jr. was saying about that. Mayor D. Wolf stated that if that land was flat, he would say they should subdivide it but it isn’t. Mayor D. Wolf stated that he had told Jess that he didn’t want any part of that land out there because they can barely take care of the town and he doesn’t want to have to run water and sewer and everything out there. He also stated that he understands their frustration that it has taken so long but he doesn’t want to get this in an uproar if they can move forward. The council knows how he feels about it. Mayor D. Wolf stated that he doesn’t know Mr. Knezovich, he knows that he has done good things and he knows that his daughter has credentials, and he knows their family outside of it and he feels like it’s a win. He also stated that if that land was flat, he would definitely be telling Ozzy I’m sorry but we’re going to break it up, but it’s undermined and it’s going to cost them money. Mayor D. Wolf stated that despite how he feels about it he does have a council and they are an administration, and they have to follow rules. Mayor D. Wolf stated that he’s going to keep trying to move this forward, but he is going to pass on the information for the engineers to one of the council members so that they could do cost estimates and they can describe what they picture out there and then they can bring in the numbers and they will probably realize that it isn’t worth it. The Knezovich’s expressed that they are very frustrated because it has been over a year, and they feel that they were given the impression that they would be getting the ball rolling with the land bid. Jessica stated that she feels if they are going to subdivide, they need to look at their fire protection. Mayor D. Wolf stated that a lot of political stuff holds them back from what they need to do to move forward. He stated that any opinions and conversations is progress. Councilor R. Niemiec stated that as far as the land he isn’t interested in the land, but he would like people to feel like they are at least able to move out here because he knows so many people out at Black Butte and Bridger that live in Rock Springs that would move out here if they could have horses on their own property. Mayor D. Wolf asked if that’s what they want to do with B Hill. There was some general discussion on what area is included in the B Hill area. Councilor R. Niemiec stated that he knew they didn’t have a plan because nobody else had come up with a way to subdivide B Hill. Mayor D. Wolf stated that he doesn’t want to sell any land to anyone that’s going to end up being a drainage and flood out someone’s house. There was some general discussion on the subdivision. Councilor N. Root stated that one thing she likes about the family is that they do have a lot to offer the community. She stated that having someone who raises cattle out here that people could buy beef and having a gun range would be good for the community. She also stated that the daughter has a lot of skills and she stated that she likes what the family has to offer. Councilor N. Root asked if the attorney had seen the offer and Mayor D. Wolf stated that he would get it to her. Mayor D. Wolf stated that they have to put it up for bid and if the Knezovich’s offered 100,00 and someone comes in and offers 110,000 and someone else comes in with 140,000 they can accept the higher offers, but they can also look at the things like what they are bringing to the community, and they can pick whatever bid that they want.

NEW BUSINESS

Mayor D. Wolf stated that he discovered a leak on the county road, and it was pointed out to the council where this was. Mayor D. Wolf stated that he had Leroy go and get an estimate on how much it would be to fix that pipe and with everything it was going to cost around 3,000 dollars and everything should be in by the following Monday. Councilor N. Root asked if they were able to shut that section off. Mayor D. Wolf stated that it was the main. There was some general discussion on this. Mayor D. Wolf asked if there were any questions on it. Councilor N. Root had some questions about how those hook up to everything. Councilor N. Root asked if there was a shut off valve higher up. Mayor D. Wolf stated that there was, and they would shut it off at the tanks and down below, so it doesn’t run off from the 100,000.

OLD BUSINESS

Councilor R. Niemiec mentioned the horse corals. He stated that since the snow is melting, they should stake out and measure each coral. He stated that he had a couple people in town that were complaining about it because it’s so close to the church and he doesn’t think that it’s that close to the church. There was some general discussion on the location about where they will be putting this.

DEPARTMENT REPORTS

Mayor D. Wolf stated that he wanted to bring up Kayla, the grant writer he was supposed to have a meeting with today. He stated that she wrote a little grant, and it was good but it was only for some concrete work so he’s going to hook her up with the people at WYODOT so they can go after some federal grants. He stated that his next meeting he’s going to go over all the federal grants. He stated that they have to go to a class for a couple days to get certified to sign on the federal grants. There was some discussion about when they would be getting the funding from the special projects funding. Mayor D. Wolf stated that if the council would be ok with it, he would like to go with the forgiveness loan to do the media and the filters. The council stated that they were ok with him moving forward. Mayor D. Wolf stated that there was a leak in the roof and that it would be about 4,500 to fix but if they wanted him to get more estimates he would, and they agreed that they should get some more estimates. Moved by councilor N. Root to accept the department reports; seconded by Councilor R. Niemiec, the motion carried unanimously.

EXECUTIVE SESSION

Into Executive Session at 8:33; meeting adjourned directly after they came out of that session with no discussion or decisions made.

ADJOURNMENT

**BILLS TO BE PAID:**

**CLAIMANT Amount Approved Goods/Services Provided & Purpose**

HILARY BREWSTER $800.00 MONTHLY RETAINER

AMBER GEORGE $800.00 C & P SERVICES

RICK NIEMIEC $50.00 COUNCIL PAY

ANGELIQUE ROOT $50.00 COUNCIL PAY

DOMINIC WOLF $400.00 MAYOR PAY

CANDACE SMITH $400.00 C & P SERVICES

AMAZON $194.72 P & S

BATTERY SYSTEMS $116.11 P & S

BRIDGER VALLEY PROPANE $1,430.87 UTILITY

CAPITAL ONE $17.16 P & S

CASELLE $160.00 C & P SERVICES

CASTLE CLEANING $285.00 C&P SERVICES

CLB TRUCKING $86.10 UTILITY

CNA SURETY $100.00 BOND-TREASURER

COPIER & SUPPLY $33.36 C & P SERVICES

FREEDOM $279.45 UTILITY

HOMAX $6,842.21 UTILITY

HONNEN EQUIPMENT $356.11 P & S

HUNTER FAMILY MED $118.40 C&P SERVICES

KAYLA MANNIKKO $175.00 C&P SERVICES-GRANT WRITER

MOUNTAINLAND $384.56 P & S

MURDOCH’S $217.97 P & S

NORCO $81.00 P & S

ROCK SPRINGS WINNELSON $8,407.24 P & S

SEARLE BROS. $550.00 C&P SERVICES

SHADOW MTN. WATER $30.50 P & S

SCHOOL OUTFITTERS $1,994.61 P & S

SWTS $1,128.58 C & P SERVICES

SUNROCK $290.79 P & S

UNITED SITE SERVICES $313.65 C & P SERVICES

U.S. BANK $117.54 P & S

WYOMING WASTE SERVICES $210.69 C & P SERVICES

PAYROLL: MAY 8, 2023

Kage Keifer $1,311.00 Donna O’Banion-Taebel $741.76

Ross Sheely $2,532.18   Amanda Souther $917.40

Teresa Stolt $586.23   Anita Vaughn $2,927.48

Travis Wagner $3,460.80   LeRoy Winters $3,625.60

ATTEST:

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Town Clerk Mayor