

# TOWN OF ALPINE

---

## TOWN COUNCIL MINUTES APRIL 1<sup>ST</sup> 2008

\*Minutes are summary only of clerks' notes.

Meeting called to order by Mayor DeCora at 7:02 p.m. Mayor DeCora led the Pledge of Allegiance. A quorum was established by roll call clerk Whitney Heller. Present: Donn Wooden; Shirley Brown; Mayor DeCora; Don Jorgensen; Beau Taylor.

**Town Council Minutes March 18<sup>th</sup> 2008.** Don Jorgensen motions to approve said minutes. Shirley Brown seconds. **VOTE: 4 yes; 0 no; 1 abstain; 0 absent. Motion carried.**

**Planning & Zoning Minutes March 25<sup>th</sup> 2008.** Shirley Brown motions to approve said minutes. Don Jorgensen seconds. **VOTE: 5 yes; 0 no; 0 abstain; 0 absent. Motion carried.**

- **Opening of Bids Ball Park Water line Extension Project.** There were 3 bids received by 5:00 p.m. April 1<sup>st</sup> 2008. Mayor DeCora and Leon Kjellgren read bids as followed.
  1. North Star Construction: 5% certified check attached, no certificate of Wyoming residency, Acknowledged of addendum #1 (yes), total amount of bid \$67,900.00.
  2. Evans Construction: 5% bid bond attached, certificate of Wyoming residency (yes), acknowledgment of addendum #1(no), total amount of bid \$ 74,000.00.
  3. Rice-Kilroy Construction: 5% bid bond attached, certificate of Wyoming residency (yes), acknowledgment of addendum #1 (yes), total amount of bid \$54,458.09.

Leon Kjellgren and Val Jensen will go into back and review bids while council is in public session and after their review give council opinion of bids. Val Jensen: There are 2 lots in addition to Ball Park and accepting these bids would be good for the town.

- **Update WWTP:** Ed Turner: today poured 130 cubic yards for the base and next pour will be the walls 16 ft high, also backfilled Edwards building. I also have kept a daily diary of what is going on. Bob Nelson: talked to suppliers and contractors everything is on schedule. The town has to secure funding and connection fees I want to suggest to council that maybe reducing the membranes. I think it will be wise to do that to save the \$75,000. Mayor DeCora: we did put the cushion in the loan. Shirley Brown: feels we need to go ahead and keep the membranes because of rising cost. **Shirley Brown motions to keep the 2 membranes at \$75,000. Don wooden seconds. VOTE: 5 yes; 0 no; 0 abstain; 0 absent. Motion Carried.** Bob Nelson: The completion of the WWTP is on time and everything is moving forward. Mayor DeCora: how has the weather impede the process? Bob Nelson: the pours were delayed. Yet it was in contract for the extra time. Mayor DeCora: are there any concerns with the cold weather and the concrete curing? Don Jorgensen: I have been to site and they have heaters beneath the pour which cure the concrete.

- **288-Resolution No. 04-01-08-2008:** Wyolink communications. A Resolution concerning the establishment of Wyolink Communications Systems on property which the Town of Alpine, Lincoln County, Wyoming owns. Mayor DeCora read 288-Resolution No. 04-01-08-2008 in its entirety. Mayor DeCora asks for a motion to approve. Beau Taylor motions to approve. Don Jorgensen seconds. **VOTE: 5 yes; 0 no; 0 abstain; 0 absent. Motion Carried.** Resolution will be forwarded to State Land Investment board by clerk.
- **289- Resolution No. 04-01-08-2008:** A Resolution adopting the Master Plan for the Town of Alpine upon Certification by the Planning and Zoning Commission. Mayor DeCora read resolution in full. Mayor DeCora asks for a motion to adopt resolution. Donn Wooden: Does council have P&Z certification to accept master plan. Mayor DeCora says yes, it is in P&Z minutes. Don Jorgensen motions to accept Beau Taylor seconds **VOTE: 4 yes; 0 no; 1 abstain (Donn Wooden); 0 absent. Motion Carried.**
- **1<sup>st</sup> reading: 178-Ordinance No. 2008-34,** Sewer Connection Fees, Usage Rates, Billing and Collection Policy. Mayor DeCora asks for discussion from public. Mayor DeCora read title of 178-Ordinance No. 2008-34. Mayor DeCora asks for a motion to approve 1st Reading of 178-Ordinance No. 2008-34. Donn Wooden motions to accept 1<sup>st</sup> reading. Don Jorgensen seconds. **VOTE: 4 yes; 0 no; 1 abstain (Beau Taylor); 0 absent. Motion Carried.**
- Mayor DeCora: updating on new building inspector, Rob Wagner the Towns previous inspector has highly recommended Jody Tibbets as new Town Inspector says Mayor DeCora. Jody is the Town inspector for SVR also for the Town of Afton and does work for Lincoln County. Donn Wooden: I know Jody and he is currently a full time inspector and he is a good choice. Donn Wooden motions to accept Jody Tibbets as new Town Inspector. Don Jorgensen seconds. **VOTE: 5 yes; 0 no; 0 abstain; 0 absent. Motion Carried.**

Mayor DeCora: in reference to Ernie Scott I feel this should be moved to on-going business, as it is not an action item as this is just an FYI for council tonight. Don Wooden: feels the Scotts should proceed with things coming and take advantage of the construction offered to them.

- **Unpaid Bills:** Beau Taylor motions to pay unpaid bills. Don Jorgensen seconds. **VOTE: 5 yes, 0 no; 0 abstain; 0 absent. Motion Carried**

- **Ball Park Water line Extension Project:** Val Jensen: Leon and I have reviewed the bids and would like to go with low bidder Rice- Kilroy Construction. Also to authorize the Mayor to sign contract. The town has already donated \$10,000.00 to project hydrants, scape valves, etc. Beau Taylor makes a motion to award the bid and authorize mayor to sign contract. Don Jorgensen seconds **VOTE: 5 yes; 0 no 0 abstain; 0 absent Motion carried.**

- Leon Kjellgren: I feel the council should respond to the Bull Moose letter dated March 19<sup>th</sup> 2008. In his disagreement with water rates and ERU's. Mayor DeCora: Attorney Fodor has addressed his complaint via Jim's attorney. Beau Taylor: I would like to have discussion concerning water rates and ERU's. I Have done some research we as a town, are basically going with the same as all the other towns. And I believe we should charge more for developers. I believe we should expect payment when there is completion of WWTP not at the end of year. Leon Kjellgren: as long as the connection fees are paid in fiscal year that is something we can live with. The first reading was tonight and that gives a year to pay hookup fees. We did tell the State that we would raise the rates when the plant is operational. I had spent some time with 3 Rivers Hotel at this standpoint where I sit its 3.5 ERU's per unit the State recommends more than that. That equates to 130 gallons per day. The state is 160 gallons per day it is my recommendation for hotels to stay the same at 3.5 ERUs per unit. We did come down significantly based on water usage. As far as apartments are concerned I recommend you keep that at 1 ERU, a single family dwelling unit pays a full ERU. Beau Taylor: concerns for building duplex's that adds up to quite a bit of money. Leon Kjellgren: asks council if the Bull Moose issue was satisfactory handled? Mayor DeCora: Attorney Stefan Fodor took care of complaint diplomatically with his legal expertise. Donn Wooden: asks Mr. Blittersdorf if he would like to add anything? Jim Blittersdorf: says Leon Kjellgren has spent a considerable amount of time with Ben from 3 Rivers Hotel, yet has spent no time with me. We have no laundry facilities or kitchenettes on our property or in hotel. I do have a problem with sewer rates. I have noticed the town has only read water meter twice since June 1<sup>st</sup> of last year, I would suggest they read the water meter more instead of however they are billing me. We flushed out 22,000 gallons of water into parking lot when we ran water into the whole building .The water meter is reading as of today 297,000.00 gallons. The motel is using little water; we have gone out of our way to have efficient utility cost in hotel. There is no future to put in a laundry facility, yet that would have to be permitted through town and change rates as accordingly. I have my own water meter installed in building as to wanting to have that information available to me. It has always been maybe 8 to 10 gallons off from the town. We have flow heads in showers and efficient toilets in bathrooms. I do have problem with base rate. We go out of our way to conserve water and are being penalized for it. When Leon came into to count chairs I was very irritated and it was inappropriate to be in our building when we had attorneys with depositions and feel here on out to make an appointment to come into our establishment. Don't just come into our building in our private area and to give me the courtesy of calling in advance. I don't want to pay a water rate or usage fee per chair that is a

ridiculous formula. In fact we have 250 chairs in building and maybe are used once a year. So don't charge me 80 gallons a day per chair as Leon figures. Leon Kjellgren: It is true apparently he does not have laundry facilities, yet an employee that I spoke with told me there were 21 motel rooms in that complex and one of them is being dismantled into a laundry facility. So what I did was count 20 motel rooms and came up with those with figures. There seems to be some misconception on Jims part, the procedure that was used in all business's in Alpine is to use their historical water usage from meter data or available, second was to attempt to fit together with similar Alpine business's usage, and category use classifications. If necessary adjusted use classification to fit all similar business, all motels bars, retail stores, square footage area. In case of a poor fit I created an anomaly, there are 3 anomalies in Alpine all of which have demonstrated that they use less water than typical category they fit in. In case of that we ignored use classification and went with lower number. Specifically as far as Bull Moose Saloon is concern there water usage reflects a 69 seat bar only, the 40 seat restaurant and upstairs office were not even considered because the water usage is so low based on historical records for the saloon that went back from 2002 to 2007 so consequently the Bull Moose is based solely on water usage and nothing else, which results for a \$5.00 a month decrease in what he is paying now. As far as the motel is concerned he was fit in a category which was worked out between 3 rivers hotel of 131 Gallons a day per room because he has only had 2 historical meter readings of use available at town hall to use. So he was put into that category of Motel. With that monthly user fee it increase's from 165.00 to 252.00 a month. Jim wants us to continue to use water usage data, and ignore fitting him into a category. So it is interesting to note because if we did use historical water data which we have 2 months available. His bill will be 604.00 a month based on the 2 months of historical readings we have, as opposed to 252.00. So if he would like to insist to use the water usage amounts than we could go to meter data even though it is only 2 months and increase his monthly user fee to 604.00 a month. However I think that is not inerrable he has not been open that long August and September or November is not long enough to establish a trend. So he is now in a lower category on a per room basis after deduction for irrigation and I think that in fairness where he should be. The only other alternative or data we have is to charge him 604.00 a month instead and I believe we can do that if that is what he wants to do but I don't feel that is fair to him So that is why the 252.00 is in the report as I gave to you. So my recommendation stands.

- ❖ Mayor DeCora: asks for any further public comment. Mayor asks for a motion to adjourn meeting. Donn Wooden: I have given you a handout in reference to Bank of Alpine. Loan proposal for sewer collection system and expansion for the people of Alpine it may give them an option for funding to get assistance for the hookup fees, and I would appreciate the council to take to review. Mayor DeCora: The Town has distributed a newsletter which gives also option of seeking funding for hookup fees through the USDA; it may even have the funding to be able to assist with connection fees to home. Whitney Heller: all this information will be on website and also if anyone would like to come to Town hall to see

guidelines for income and eligibility for the USDA loan that will be available. Victoria DeCora: also a town newsletter went out this month with the USDA website information.


- Don Jorgensen motions to adjourn public meeting. Don Wooden seconds. **VOTE: 5 yes; 0 no; 0 abstain; 0 absent.** Meeting adjourned at 7:57 p.m.

\_\_\_\_\_

Victoria DeCora, Mayor

ATTEST:



\_\_\_\_\_  
Whitney Heller, Town Clerk