

TOWN OF ALPINE

COUNCIL MEETING

MINUTES

MARCH 6 2007

Mayor DeCora called the meeting to order at 7:00 pm, and held the pledge of allegiance. Roll call was taken and a quorum established. Present: Mayor DeCora, Don Jorgensen, Tom Turner, Shirley Brown, Donn Wooden.

No new Council Minutes.

No new Planning & Zoning Minutes.

**ACTION ITEMS & NEW BUSINESS**

**Council to vote on hiring new secretary:** Mayor DeCora asked for a motion to hire Terra Miller as the new secretary/deputy clerk. **Don Jorgensen so motioned. Tom Turner seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

**Public Hearing / Sealed Bid Opening for 4-door pumper fire truck:** We have only received one bid. Proposed price from Pierce Manufacturing is \$257,430.00, Terri Potter (Alpine Fire Chief) said they are working with Sig Larson out of Cody on this. No other bids were received, there were a 5 specs sent out, there were 3 no bids. The money for this will come from the State Land & Investment Grant and other half from money that fire department is raising. Mayor DeCora asked for a motion to accept Pierce Manufacturing's bid for the 4-door pumper fire truck. **Donn Wooden so motioned. Don Jorgensen seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

**State of WY – Division of Forestry - Dana Stone would like to discuss options for thinning and cleaning roadways up on the hill:** Val Jensen asked Dana to come here to talk to the town about cleaning up the dead fall on the hill, clearing trees away from the roads for fire prevention and so they can get fire trucks up on the hill. There is a problem with snow removal, and over head power lines. Glen West also was asked to come to give their input. The easements need to be cut back for safety issues. If & when we put a sewer line up on the hill we will need to have this done as it is so thick up there. It is way over due and needs to be done. Dana Stone and his assistant Chris Fallback from the WY State Forestry Division came over to see Val about the Community Forest Program. To see what they can do to help the community. Typically they talk about ornamental trees and parks when they talk to communities. Val had mentioned to them about the problems on the hill, they also talked with Terri Potter Fire Chief. The biggest thing is money to get stuff done. A Town can apply for just like a land owner can for national fire plan money. The way they would look at any work in the town along the roads would be called a fuel break. Thinning out trees, pruning them to create a wide area for break fires. US Forest Service has been doing work along the Town boundaries. The State does have funding available through the cost share program. This is a 65/35 split, basically 35% of the cost is incurred by the land owner and 65% is covered by the Federal Government Fire Plan. Fuel breaks are 25 foot wide on each side of the road making it a 50 foot fire break. Usually is \$700.00 per acre. This is in the preliminary stage right now. To move forward we would have to go up and actually look at the situation to see how much work will need to be done then come up with a cost for the job. Property owners would need to be informed so they can be part of the process. The Town would have to get permission from land owners to go on their property if they need to. The Town would not have to get permission to do this job on Town easements/right of ways. This project would also benefit Lower Valley for the power line problems. Terri Potter mentioned that the cost share

program is still available to property owners. Terri Potter asked if they could proceed with cost research and then it can be revisited. She had brought over information earlier for the Council to read from the Lincoln County Community Wildfire Protection Plan, Alpine is on their list of priorities as dangerous situation for wild fires, Alpine is listed as priority one. Mayor DeCora would like to table this until the next meeting pending further review. Donn Wooden would like to move forward with this now and notify property owners and determine the cost. He feels that this will be a benefit to the whole area. **Donn Wooden motioned to authorize them to proceed to gather information to bring back to the council for their review. Don Jorgensen seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

**Alpine CDC Architect update:** Mayor DeCora gave an update on the Children's Development Center. The architect bid was too high and they found hidden costs, so we had to start from square one with the architect. There is a firm that would like to take this on for \$3000.00 less than the original bid. They would like to hire Sunberg and Associates Architects out of Idaho Falls they are the architects doing the library. Mayor DeCora asked for a motion to approve the architect for the CDC project. **Don Jorgensen so motioned. Shirley Brown seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

**264-resolution no. 01-02-06-2007: 2007 Official Appointments:** Mayor DeCora asked for a motion to approve the official appointments as changes have been made. **Donn Wooden motioned to approve the official appointments. Don Jorgensen seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

**3<sup>rd</sup> & Final Reading 146-Ordinance No. 2007-02: Amending the IBC Code Ordinance adopted 10/17/2006:** Mayor DeCora read the title of the Ordinance and asked for a motion to approve the 3<sup>rd</sup> & final reading. **Don Jorgensen motioned. Donn Wooden seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

**3<sup>rd</sup> & Final Reading 147-Ordinance No. 2007-03: Amending the IRC Code Ordinance adopted 10/3/2006:** Mayor DeCora read the title of the Ordinance and asked for a motion to approve the 3<sup>rd</sup> & final reading. **Shirley Brown motioned. Don Jorgensen seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

**Bob Norton from Nelson Engineering – update on the sewer treatment plant:** There are two purposes for this presentation 1 is to show the council and town what and where we are to date and to get some in put from the council on the exterior finishes on the building & some other issues. Bob Norton from Nelson Engineering brought maps of the project for the council to see. Maps show floor plans of the building and where the building will sit on the lot. Most of the building is below grade. Above grade would be the labs, office, restroom, etc. The project is 90 feet long by 48 feet wide. Elevation views show where it would be possible to expand the building. That is why there is no peaked roof. Height in the front is about 26 feet off the ground; height in the rear is about 16 feet off the ground. The finish on the building on the inside would be concrete block with a painted epoxy finish. There is a lot of humidity in the plant and you could have a line break so you want to be able to wash every thing down. On the exterior we would also have the block, but it can be covered. One thing that suggests well is to put 2 inches of insulation on the outside then cover it. You can put a stucco, metal or wood siding on after this. He suggests to go with something very low maintenance, like the stucco finish.

You want to keep your insulation on the outside as the inside is too wet. If you don't use insulation you will have a lot of heat loss so not very energy efficient. Bob brought pictures of other plants to show how they can look when they are done. Bob suggests using darker colors so it will not stand out as much from across the river, go more for the earth tone colors with a metal roof. The roof pitch is 2 ½ & 12 so snow will slide off it.

The building will be made to town codes and specs. It is purposely tucked back into the bench so homes that are sitting closest will just see the roof of the building, they won't see the flat face. It will not be able to be in the bench as snow has to go someplace off the roof. The roof color is what ever the Town decides it too be, sage green, brown, non reflective colors. The architects can come in with color palettes so every one can see what is available to make the decision. Resident: Asked if both sides of the sewer plant are currently working and being used. Stated that the first section of the sewer plant was to be used to hold all the sewer from RVM subdivision, the second section was to be used for the down town commercial area. Donn Wooden stated that the first section was built to hold 23,000 gallons a day to take care of phase one. They gave the town of Alpine \$80,000.00 to put in savings for the time the second one was needed. The \$80,000.00 was used when we brought in the second phase special improvement district, when we brought the rest of the town business district on. It held 60 to 65 thousand gallons. To his understanding the first plant has been sitting idle. Val Jensen said that the UV lights are the only thing that is keeping the 20,000 gallons plant from working right now. We have ordered a new set up and are just waiting for that to come in. The plant is still permitted so it can be used as soon as lights are in. Mayor DeCora explained that the old side has not been working for about 10 years. Why keep it running when it wasn't needed as the bigger side was doing just fine. The bigger side is now running at capacity so it is now time to put the little side back on line and start using it. We are waiting for the problem with the UV lights to be fixed then it will be up and running again. That is all we need to do to get the plant up and running. There was an engine that was replaced. The blowers were seized up so they needed to be repaired and put in operating order. Donn Wooden asks that all the information is out there and would ask that we move along. The Council and Mayor thanked Bob for coming and giving us the update.

**2<sup>nd</sup> Reading: 145-Ordinance No. 2007-01 – Wastewater Discharge and Connection Requirements:**

Mayor DeCora read the title of the Ordinance. Donn Wooden made a motion to pass this on 2<sup>nd</sup> reading. Don Jorgensen seconded. Mayor DeCora opened this up for discussion. Dan Halstead stated that at the last meeting there was a lady from WY Rural Development Council was present stating that there could be loans available for this. After looking at this application there is not one person in the town that would be able to apply for this because of the cost of housing. His question is how the Council & Mayor is going to help its citizens to pay for the new sewer hook ups. The citizens of this town elected you to help represent us, Mr. Halstead wants to know what they are going to do to help represent the citizens that elected them. Don Jorgensen stated that the town does not have a choice; we need this new sewer plant as we need to take care of the town people and the town's water supply source. Mr. Halstead wanted to know if that meant septic systems were no longer a valid means in which to dispose of sewer. Both Mayor DeCora and Mr. Jorgensen stated that NO one will be able to use septic systems due to our aquifer. Mr. Halstead said he did not have a problem with that as long as every one had to go to the sewer. Not just a few people or not the people where it is not cost effective, every one has to hook up. Mr. Jorgensen agreed that every one needs to hook into the sewer. No one should be exempt from this. Mr. Halstead wanted every one to be aware that it is not just the \$5000.00 hook up, it will be the cost to remove your old tank, it will be the cost to hook up to the new system, it will be about \$10,000.00 or more to have this done for each home. Mr. Wooden stated that before we had a bond so maybe we could do that again to help the people of town. This would help with not having to come up with all the money up front, maybe scatter it out over a 15 year period. Mr. Halstead respectfully asks to have paragraphs removed from the ordinance until further review and that the ordinance not be passed or approved until further research is done. Mayor DeCora stated that this is what it is, that the town approved the loan and now we have to deal with it, makes it the best that we can. She stated that she feels the town citizens need to take some responsibility too. They need to be here to help make these decisions, let us know what they think and feel. Maria Vanderloop wanted to let every one know to check their home owner's insurance policy riders to see if this would be covered under them. She said she was one of the lucky ones that has this rider so her sewer hook up would be taken care of. Gretchen Danielson disagrees that septic systems are not environmentally friendly as she works for an architect firm in Jackson that uses them all the time. She also wants to make sure that there will be no hidden costs and that there is a maximum price bid for construction, so we don't have to come back with change orders. She feels that RVM should also have to be involved with having to pay more for hook ups to help pay for the new plant. RVM home owners association feels that it is not fair as they have basically paid for two plants and have also been paying a monthly fee all along where no one else has had to do that thus far. A lot of people did not know anything about this. Mayor DeCora said she did send out letters and

the meetings are held every 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month so they need to take responsibility for their town and the sewer. She wanted to know why people have not taken responsibility in the past, why they don't read the paper, why they don't pay attention to what is going on in their own town. Mayor DeCora said that she wanted to do this all as responsibly as possible. Maria Vanderloop agrees that the town does in fact need to get the new system. Her concern is how deep the lines are going to be as this last year the frost line was 6 feet deep. What happens with the sewer if it is not down deep enough? There have been a lot of calls to Macy's this year for frozen sewer lines. She feels that the sewer lines will need to be at least 10 feet deep to help stop this problem before it even gets started. We need some sort of guarantee that these lines will not freeze up. Maria reminded every one when the meetings are held, that even though most residents are commuters and don't work here that does not give them an excuse to not come to the meetings or not to be aware of what is going on in their community. Val Jensen said that they would like to stub the sewer out to each lot so you would not have to come back later and rip up roads. It would make it much easier for the future. Charles Horton wants to make sure that when we put in the septic line that every thing else should be fixed and up to date while the trench is open. He also said that he hasn't heard of any one having problems with their septic tanks. He takes care of his every 3 years. Elizabeth Koeckeritz town attorney wants all to know that they are looking at new construction right now. Those people will be the first people that will hook up to the new system. People with septic tanks now will have 15 years from the date of their tank to the hook up time unless your tank or leach field fails then you would have to hook up right away. This is some thing that is going to take time, it won't happen next year so you have been warned or given notice that this is coming down the pipe line. If you just put in a septic system last year, you would have 14 more years or until the system fails. At that time you would have to put in a new system which is about the same price as hooking up to the sewer lines. There may also be other funding out there. This ordinance has no pricing on it. This gives the ability to have people hook on, but there is no price on this ordinance. That is in a different ordinance. There will be no prepaying under the current ordinance. The rates will eventually go up as does every thing else. There is no guarantee that the rate to hook up will stay at \$5000.00. Dodi Jordan feels that the ordinance has too many holes in it. She feels that some of the issues need to be dealt with before this should go any further. Mayor DeCora wants all to know that this ordinance before us today does not deal with fees it does not deal with financials, what it deals with is what you can put down your drain into our sewer system and what the connection requirements are. This is something that the council wants to pass to protect the investment we as the town are making. Brenda Bennett stated the ordinance will protect what we have now; we had to pay over \$3000.00 last fall to have the lift station cleaned out as it was so clogged with grease. So this would definitely help protect that and the sewer plant that is running now it will great for maintenance on the system. Leon Kjellgreen from Nelson Engineering stated that the first stage of the collection system should be ready by the end of 2008 after the waste water treatment facility will be up and running. Nothing is going to happen this year. There is no guarantee that the entire town will be able to have sewer. This is a financial issue and he cannot just pull money out of a hat. As far as the septic tanks are concerned it isn't the septic tanks themselves that are the problem it is the concentration of the tanks and leach fields in this town. There are 400 water hook ups in this town; there are only about 1/3 of those people that are hooked into the sewer. It is the concentration of the other 2/3 that is or will create problems. If we don't do something about it with that amount of concentration we will have water wells that will become contaminated. **Mayor DeCora said we need to move on, she has a motion and a second. Don Jorgensen yes; Tom Turner – would like to table this for further information vote no; Shirley Brown yes; Donn Wooden would like to withdraw his earlier motion and table it for at least one meeting to get more information vote no; Mayor DeCora reminded all that this is an ordinance for what can be put down your drain not about costs. Mayor DeCora vote: yes. Elizabeth Koeckeritz reminded all that once it is being voted on you can not with draw your motion. Final VOTE: 3 Yes; 2 No; 0 Abstain; 0 Absent. Motion carried.**

**Recess called by Mayor at 9:05.**

**Meeting called to order at 9:14.**

**On going business:**

**Buffalo Sage Town Homes:** Steve Chichinski discussion of prepayment of water and sewer connections. Mr. Chichinski brought exhibit A,B,C,D to the council. Exhibit A shows example that the town and its engineer had specific requirements for his project. It shows that Mr. Chichinski had his engineer follow those requirements. Exhibit B is a letter from the town to authorize hook up to the town sewer plant. Mayor DeCora stated that there is no moratorium on sewer that he needs to go forward with the building process. Exhibit C is a letter allowing him to file with the WY Dept. of Environmental Quality to go forward with this to get his permit to construct the project. Exhibit D is a list of total building permits, those with septic and those with out. Mr. Chichinski is concerned that if we really are at capacity now, how is he going to be able to hook into the system. The present ordinance states that all water and sewer hook up fees have to be paid in full in order to receive a building permit. He has prepaid the water, sewer hook ups, and was denied the right to hook up. The permit from the DEQ has an expiration date that is coming up soon. There will be 20 sewer, water hook ups. The Town's engineer designed it. Mayor DeCora stated that the building process does not allow you to prepay for 20 hook ups. It allows you to apply for a building permit which co-insides with the hook ups. The Town has nothing to do with him proceeding on his building permit. Mr. Chichinski said the town did not accept his fees for the water and sewer hook ups. Mayor DeCora said that he had 3 building permits but yet has 20 sewer water connections. Mr. Chichinski stated that none of the town ordinances or documentation says that he is not allowed to prepay. If you have any other documentation that says this please provide it for him tonight. The town ordinance clearly states that all water and sewer new connection fees must be paid prior to receiving any building permits. Elizabeth Koeckeritz stated that the policy states that you go through the building permit process, go to planning and zoning, pay for connections after permit process then you are given a building permit to proceed. Mayor DeCora asked what stage Mr. Chichinski was at in the building permit process. Kimberly Jansen (planning & zoning secretary) stated the Mr. Chichinski has not applied for any thing at the moment. Mayor DeCora stated that she feels that means there is nothing to deny at this time. Mr. Chichinski said he is not disputing the town's check list, he just wants it known that there are no ordinances or resolutions in place that say he can not prepay for new connections. We need to be able to see the difference between a check list and an ordinance as they contradict each other. Elizabeth Koeckeritz has talked with Mr. Chichinski attorney in regards to this. She believes from her reading of the ordinances and policies that are in place that this comes down to a policy decision as to weather or not you want to allow him to prepay for new connections. She asked his attorney to please find her the legal authority so she could listen to that and bring it to the council's attention if Mr. Chichinski wanted to take this any further. Mayor DeCora asked for a motion to approve Mr. Chichinski prepaying sewer and water new connections. **Donn Wooden motioned to accept Mr. Chichinski's offer to prepay his sewer and water connection and that they are valid until September 1, 2008 if he hasn't got his building permits in yet then it is non refundable. If the construction permits are not in by that time then he forfeits that money or if he has them done it will be \$5000.00 or minus what he has already paid. Tom Turner seconded. VOTE: 2 Yes; 3 No; 0 Abstain; 0 Absent. Motion did not carry.**

#### **Department Updates:**

Elizabeth Koeckeritz wanted to update every one that are legislation got through, the Governor signed it yesterday. Some one should call or write a thank you letter to thank them for pushing it through. This means we can open up the dialogue again with annexing properties across the river. The other obstacle we need to get buy is the impact study fee. She got back the signed Game & Fish permit so we do have the land to build the new sewer facility on. With it came the letter reminding us that are rental fee is now due. The library lease has the correct legal description so that was given to Victoria to sign it has been passed on to the county. Terrace Lane packets will go out tomorrow morning for the Terrace Lane replat owners signatures.

Mayor DeCora asked for a motion to pay the bills. **Shirley Brown made a motion to pay the bills. Donn Wooden seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Mayor DeCora adjourned meeting at 10:00pm.

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Victoria DeCora, Mayor

Date

ATTEST:

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Brenda Bennett, Treasurer

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