

Town of Alpine

Council Meeting

Minutes

March 20, 2007

Mayor DeCora called the meeting or order at 7:03 pm, and held a pledge of allegiance. Roll call was taken and a quorum established. Present: Mayor DeCora, Don Jorgensen, Tom Turner, Shirley Brown and Donn Wooden.

Council Minutes: Council Minutes for special meeting held February 8th. **Don Wooden motioned to approve minutes for special meeting. Don Jorgensen seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Planning & Zoning Minutes: Planning & Zoning minutes for February 13, 2007. **Don Jorgensen motioned to approve minutes. Shirley Brown seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Mayor DeCora stated that at the last public meeting there was an accusation against the treasurer in regards to a check that was to be held in escrow. The maker of that check stood up and publicly accused the town of cashing that check. She would like it to be known that we have an affidavit from the bank of the maker of the check that the check was not cashed. The Mayor personally called the maker of the check to note the situation. He said to her that he made a mistake, he made a payment by phone in the same amount and noted the same check number. Let it be known that the town did not cash a check that it was not supposed to cash.

Public Hearing – Rezoning Application REZ-02-07 – Steve Dicenso: Applicant seeks to rezone property from an R-2 to B-1 prior to the completion of the Master Plan Rezoning Project which is underway. Planning & Zoning motioned to not recommend the rezoning. The master plan is a plan. It has not been implemented yet. Looking at the final rezoning in the master plan Mr. Dicenso's property is targeted to mixed use. Mr. Dicenso just needs clarification as to what he can or can not do with his property. He needs to know where to go or what to do to develop his property. Should he apply for a rezone or wait for the master plan to be adopted? He feels that his property is now sitting in limbo. Don Sherman said that this needs to be taken care of now, you can't hold people up while you wait for your master plan to be adopted as that could take years and years. It needs to be addressed now, if the P & Z says they do not recommend that it be rezoned, the council needs to take that advisement and listen to it. You can't keep putting things off, it needs to be taken care of now. You still need to function as a group and a council so continue and get it done. If he has applied for it and you have an application in front of you, do what you have to do, get it done. Planning & Zoning recommends that you do not approve this. Kenniz Lutz from P & Z stated the only reason they declined this was because the property is surrounded by residential. They have not heard anything from the residents as to their opinion on this. You have to take into consideration the neighbors in the area. We need to know what they see or what they want in their neighborhood. Troy Johnson wants to know where you draw the line. The snow mobile place is in the same area, they have been doing business out of the house all year, even before they applied for their rezone. Where do you draw the line on this, why are some people denied immediately and others are not. He does not understand the town council or the town planning and zoning on their two sidedness. This needs to be clarified. Donn Wooden feels that this needs to be residential and commercial as the master plan states. On the ordinance it says that it was passed and adopted. He is confused as to why the P & Z is going backwards here and not moving forward. In his mind the town needs some more business area or mixed use area, if the master plan states that why not use it. He feels that we need to work with the property owners and stick with the mixed use theme. Mr. Dicenso is not racing to get this done, he just wants for the master plan to be worked on and completed so

every one knows where they stand. He would love to see the plan so he can move forward and know where he sits along with the other property owners. Planning & zoning was presented the wrong maps when they looked at the project in their meeting. Having noted they were given the wrong map to base their decision on it would be fair to table this until they have the ability to revisit this with the appropriate maps. **Don Jorgensen motioned to table this so it can go back to planning & zoning for review at their next meeting. Tom Turner seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Alpine CDC Update: The new bid is within the budget, we need to keep moving forward with this so the building can be built. **Donn Wooden motioned to approve the bid for the architect contract. Don Jorgensen seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Bob Ablondi: Update on water well project – Pump tests. Mr. Ablondi handed out information to the council about the project. Last year in April they did pump testing, they tested at about 1000 gallons a minute each. This is on the Forest Service property. With the two wells now they are producing about 350 gallons a minute so they can definitely be upgraded to produce more water. This is one of the reasons we want to drill a third well so we can get it up to about 3000 gallons per minute. They are under contract with the Water Development Commission to do these studies and to drill a third well to see how it turns out. If the third well is a good well, then the town would have to pay for that, if it is not the state will pay. All the work being done now is under level 2 which is all being funded by the state. Supply, and upgrading the supply is the key issue here as the town is growing. There is a permit in process right now with the Forest Service. He has heard from the ranger that he will help move this process along. He is thinking of doing the scoping in conjunction with the expansion of the parking lot. The aerial photo shows where the location is for the new well. There is a north south fault that they are going to try to hit so they have backed off a few hundred feet. It will be on the southwest side of the Grey's River road. They are targeting a depth of about 400 feet. The hold up right now is the permit from the Forest Service. Mayor DeCora told him that she had talked with WWDC and they are concerned about this too. She also wanted to know if there was any thing that we the town can do to help speed this along. Mr. Ablondi said that of course any letters from elected officials would be helpful. Good news is there aren't any more questions or problems it is just a matter of keeping it moving. They are targeting the exploratory well similar to the wells we have currently. With this program the Water Development pays 100% of this. Only if the well proves to be successful and adequate would the Town then be responsible for 67%. It's a pretty good opportunity for the town. First goal is quantity. We do need more water as during peak time we would not have adequate water supply if one of the wells were to go bad. With the third well it gives the ability to have one well out of service and still have the other two running for peak service. Third well will give a lot more reliability. Based on growth and demands we feel this is a must, which could include development across the river. Water Development Commission looks for up to 20 years into the future on these projects. There has been a leak study to find where some of the water is going now. The leaks are in the process of being fixed. In other studies we have done you never get 100% of your leaks fixed, if you get 50% of them you are doing good. The Towns portion to pay for this well if it tests positive would be about \$40,000.00. The Town would be illegible for the low interest loan at 2 ½ %. When you factor that in the monthly water bills would go up \$1.50 to \$2.00 per month. The Town does not feel that they need to do this at this time. There was a study done with this project stating that the tap fee should in part be responsible for the costs of the new well and pipe. His firm suggested the new tap fee to hook up should be \$2000.00. They felt this was a reasonable amount. The current cost is \$1350.00 per single family resident. Troy Johnson wanted to know if the lines are already there, why should we have to be paying for new ones. Mr. Ablondi informed all that the final phase of this project is to put in new larger transmission lines down Grey's River Road. That is where the money would be going, those are the transmission lines / pipes that would still need to be paid for, that you would not have to repay for a connection if you are already hooked up. The Town would have other costs for this project. The new pumps, updates for controls etc. This has all been factored into the rate schedule that he can get a copy of. The approach here was to help the Town to get more water as at the peak times we run low. This was all presented in public meetings throughout the summer. The WWDC program is based on water improvement districts to help all. Mr. Ablondi does highly recommend the Town continue with this effort. The Mayor and Council thanked Bob for his time and update.

3rd & Final Reading 145-Ordinance No. 2007-01: New Wastewater discharge and connection requirements: **Due to the fact no one was on the microphone, and very little could be heard on tape, the rest of the minutes are from written notes taken by Clerk Kimberlee Jansen.** Mayor wanted all to know that this ordinance deals only with what can be put down the drain and what the connection requirements are, nothing more, nothing less. Mayor DeCora read the title of the ordinance. **Don Jorgensen motioned to approve 145-Ordinance No. 2007-01. Shirley Brown seconded. VOTE: 4 Yes; 0 No; 1-Abstain; 0 Absent. Motion carried.**

Mayor called a recess at 8:33 pm.

Mayor called meeting to order at 8:39 pm.

1st Reading 148-Ordinance No. 2007-04: Rezoning of Lot 11 in Louis Strout Sub: Mayor DeCora read the ordinance in its entirety and asked for a motion to approve the first reading of the ordinance. **Don Jorgensen motioned to approve the first reading of 148-Ordinance No. 2007-04. No second.** Tom Turner wanted to know if this was the same subdivision that was discussed earlier. Mayor DeCora clarified that P & Z was given the wrong map earlier and that they recommended it to go back to P & Z. This is a different issue. This lot was approved by the P & Z, the other one was not. **Motion denied, died on the table.**

1st Reading 149-Ordinance No. 2007-05 – New water rate changes: Mayor DeCora read the ordinance in its entirety. Before she asks for a motion to approve this she wants to share the information received from other towns on their prices for hook ups and monthly services. She would like to table this ordinance to study it more. Mayor DeCora would like to know why people are charged a base fee for water instead of the actual use. Treasurer Bennett stated that we can not read the meters in the winter so are not able to charge what is actually used for the winter months. We do have 100 meters that need to be put out so we can do this. We would like to put in 100 new ones every year. The hope in the future will be to have every one set up so we can read every month. There still will need to be a base charge for infrastructure purposes plus a percent per gallon. **Donn Wooden motioned to table this for further review. Shirley Brown seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

1st Reading 150-Ordinance No. 2007-06 – New Sewer Rate Changes: Mayor DeCora suggested to table this ordinance also. She would like the council to have more information on usage fees. The connection fee is a done deal at \$5000.00. Mayor DeCora read the ordinance in its entirety. **Donn Wooden motioned to table this ordinance, and to schedule a work shop so the fees can all be discussed at the same time. Tom Turner seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

1st Reading 151-Ordinance No. 2007-07 – New Building Fee Schedule. Planning & Zoning unanimously approves the new fee schedule. Mayor DeCora read the ordinance in its entirety. **Shirley Brown motioned to approve the 1st reading of 151 Ordinance No. 2007-07. Donn Wooden seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

266 Resolution No. 04-03-07-2007: Resolution to adopt the official Town of Alpine Policy & Procedure Manual for all Town of Alpine Employees and Elected Officials. Mayor DeCora feels that this is long over due. Mayor DeCora feels that it is user friendly for both employee and employer. Mayor DeCora read the resolution. **Don Jorgensen motioned to pass 266 Resolution No. 04-03-07-2007. Donn Wooden seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

On Going Business: Mr. Chichinsky would like his issue tabled until the Town Attorney can be present as some of his questions will be for her. **Donn Wooden motioned to table this until Attorney can be present. Tom Turner seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Department Updates:

Parks & Recs: May 19th there will be a volunteer bike rodeo, GPS hunt, carnival for the After School Program to help them raise money for next years program. They are looking for volunteers to help with the carnival. Please get in touch with Wendy VanValkenburg to volunteer.

Unpaid Bills: Mayor DeCora asked for a motion to pay the bills. **Donn Wooden motioned to approve the bills. Don Jorgensen seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Mayor DeCora adjourned the meeting at 9:32 pm.

Mayor Victoria DeCora,

Date

ATTEST:

Brenda Bennett, Treasurer

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