



**TOWN OF ALPINE
COUNCIL MEETING
MINUTES
April 3rd, 2007**

CLERK'S NOTE:

***INFORMATION MAILED PRIOR TO COUNCIL/ MAYOR**

MAYOR DeCORA CALLED THE MEETING TO ORDER AT 7:05 P.M. AND HELD THE PLEDGE OF ALLEGIANCE. A QUORUM WAS ESTABLISHED BY THE CLERK THROUGH A ROLL CALL.

COUNCIL MEMBERS/MAYOR: COUNCIL: SHIRLEY BROWN, DONN WOODEN, TOM TURNER, DON JORGENSEN ARRIVED LATE. MAYOR DeCORA WAS ALSO PRESENT.

STAFF PRESENT: KIMBERLEE JANSEN, CLERK; ELIZABETH KOECKERITZ, ATTORNEY; JAMES PHILLIPS, ALPINE POLICE DEPARTMENT.

OTHERS PRESENT: SEE ATTACHED LIST.

A. ACTION ITEMS & NEW BUSINESS:

- ***Council Minutes: Donn Wooden motioned to approve minutes. Tom Turner seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.**
- *** Planning & Zoning Minutes: Shirley Brown Motioned to approve minutes, Tom Turner seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.**
- **John Campbell- Lincoln County Library - C-01-07- Lot 3 Alpine West - 243 River Circle** – Building permit application. Planning & Zoning approved on 3/27/07. Tammy Archibald briefed the council on the fact that the building costs have gone up since last fall, this will cut into the funds reserved for stocking the library. Donn Wooden stated that it is not heard of for communities to sometimes waive fees. He suggested that the Council waive the fees since we want the facility here. Donn Wooden proposed a motion to strongly consider waiving the fees. Mayor DeCora agreed but wanted to make sure that the Town is fiscally able to do so. Bryant Brown questioned Tammy Archibald if every area of the building had received bids; she explained the bid situation and a final decision will be made on Tuesday. Tammy Archibald thanked the council for their time.
- **Nik Fiore:** Snake River Junction Preliminary review of the 2nd Filing. Nik Fiore presented the Council with the Snake River Junction 2nd Filing Preliminary plat. Mayor DeCora questioned what was needed from the council tonight; Nik Fiore explained that he needs approval of the plat so he can present it to the county. Elizabeth Koeckeritz informed the Mayor of the past reviews of the development. **Donn Wooden motioned to approve the plat. Tom Turner seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.** Tiphany Gayhart questioned where the water and sewer was coming from for the development; Nik Fiore explained that they would be hooking into Northstar Utilities.
- **268- Resolution 04-03-07 2007-** A resolution authorizing submission of a consensus list block grant application to the State Loan and Investment Board on behalf of the governing body of each of the municipalities within Lincoln County and for Lincoln County. Mayor DeCora read the resolution and explained to the public the situation and the meeting at Pine Creek. She went onto explain that the funds would be distributed to each community and Alpine would receive \$80,000.00. The Council met last Thursday to discuss how to distribute the funds, and they came up with two options. The first choice was the streets and roads department, she further explained that with the coming sewer lines they were limited to which roads could be done. The second choice was to run water to the baseball field. **Shirley Brown motioned to approve the resolution. Donn Wooden seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.** Melissa Wilson asked how the money will be spent and which choice were they choosing, Mayor DeCora explained that they needed to have a first choice and a second choice in case one didn't work out for what ever the reason.

Donn Wooden stated that he was concerned that there had not been a work shop, discussion or justification demonstrated to the council to increase the water bill just because our neighbors charge more. He feels it is outrageous to jump from the current rate to \$5000.00, even the engineer indicated that a \$2000.00 connection fee would be appropriate. He challenged the idea that this was brought about without any recommendation to the council for consideration, even though it was placed in the council packets. He feels they need to go through the process of justifying the increases and they need a workshop to talk about it. Mayor DeCora recommends tabling the ordinance for further review by the town attorney.

- ***1st Reading: 149- Ordinance No. 2007-05 - New Water Rate Changes.** Mayor DeCora called for a motion to table the ordinance. **Donn Wooden motioned to table the ordinance. Tom Turner seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.** Elizabeth Koeckeritz inquired if they would like to set this for a workshop, she asked

that they wait and see what happens with the others as well. Donn Wooden requested that the sewer ordinance be tabled also.

- ***1st Reading: 150- Ordinance No. 2007-06** - New Sewer Rate Changes. **Tom Turner motioned to table the ordinance. Shirley Brown seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.**
- ***2nd Reading: 151- Ordinance No. 2007-07** - New Building Fee Schedule. Mayor DeCora explained that this was the second reading of this ordinance. Tom Turner commented that the rates seemed out of line, Donn Wooden agreed and it feels like they are jumping ahead of the game and shutting the door to would be builders and would like to see some moderation. Kimberlee Jansen explained that the P&Z board has reviewed the fees and have recommended approval. Mayor DeCora asked if P&Z had any input, John Thomas explained that the current fees are to low and the Town is losing money. He continued that Brenda Bennett has researched the fees and gathered input from the P&Z board, the building inspector and office time spent. He explained that they are trying to be fiscally responsible; people will apply for the permits knowing that the fee is so low and then back out.

Shirley questioned how much time is actually spent by the building inspector and office staff, Kimberlee Jansen explained the process of receiving the applications and the steps involved in preparing them for a P&Z meeting. More than half of the secretary's time is taken up with the building department. Donn Wooden stated that the fees should have been adjusted annually; Kimberlee Jansen explained that the P&Z board has spent some time reviewing the proposed fees. Mayor DeCora wants it clear that the P&Z Board feels the fees are fair and equitable and should be adjusted accordingly; John Thomas stated that she is correct. She asked for a motion to approve. Matt Maloney asked to speak; he explained he is building a home on the hillside. He referenced the water and sewer fees and Mayor DeCora reminded him that those ordinances have been tabled for tonight and this ordinance is only for the building fees. Jamey Horning asked for a break down of the building permit fees and water & sewer fees. Mayor DeCora again explained that the water & sewer fee ordinances have been tabled. Kimberlee Jansen explained that the building fee ordinance is available in the Town office and on the website.

Donn Wooden asked John Thomas if there was any discussion of moderation of the rates set by Brenda Bennett, John Thomas stated that the fees are currently so low that the Town is losing money for the time and effort put into processing the applications. Donn Wooden questioned the variance application fee and how it compares to other towns and if that had been looked into and used as a comparison. John Thomas explained that Brenda Bennett used Thayne as a comparison. Kimberlee Jansen explained that Dave Gustafson requested the fee for the variance be set higher due the state statutes that are required to be met in order to be granted a variance. John Thomas also commented that Rob Wagner had input in the fees and reviewed them also. Mayor DeCora asked for a motion. **Shirley Brown motioned to approve. There was not a second. Mayor DeCora stated that the ordinance was not approved.** Elizabeth Koeckeritz asked if this ordinance could be included in the workshop, Mayor DeCora agreed. John Thomas stated that it is vital that they get the input of the contractors in the community. Mayor DeCora stated that she did not know the logic behind the numbers and she is not comfortable voting on them, no offense to P&Z. Donn Wooden stated that they appreciate the time and effort P&Z puts in.

- ***1st Reading: 152- Ordinance No. 2007-08** - Animal Ordinance. Mayor DeCora asked if they were ready for a reading, Shirley Brown explained that Marti Halverson was to be here tonight to give a presentation. She suggested that the ordinance be tabled until she could be here to give her recommendation. She explained that the Humane Society has placed over a thousand animals and that is a lot of animals that need care, she is not sure that the prices that have been placed on the licenses for fixed and unfixed animals will cover that. **Shirley Brown motioned to table the ordinance. Tom Turner seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.**

B. ON-GOING BUSINESS:

- **Chichinsky, Steve:** Buffalo Sage Townhomes. Please reference the folders Steve Chichinsky dropped off. Elizabeth Koeckeritz requested a motion to table this item until she has more time to review and speak with Mr. Chichinsky's attorney. Tom Turner started to ask a question and Mayor DeCora explained that it was being tabled for further review by the attorney. **Tom Turner motioned. Donn Wooden seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.**
- **Question on how to proceed with this issue. 1st Reading: 148- Ordinance No. 2007-04** - Rezoning of Lot 11 in the Louis Strout subdivision. Kimberlee Jansen questioned Elizabeth Koeckeritz how to proceed with this issue. It was explained that the application was approved by both the P&Z and the Council but the ordinance solidifying the rezone failed to pass. Elizabeth Koeckeritz explained that the owners needed to be notified and she would have to review the minutes to determine why the ordinance failed.

C. DEPARTMENT UPDATES:

- Legal/ Town Attorney:

- Water:
- Streets & Roads:
- Sewer:
- Planning & Zoning:
- Parks & Recreation:

Review and approve letter of support regarding the Alpine After School Program Treasure Island Fund Raiser. Mayor DeCora explained that she has not taken the opportunity to be involved in the after school program. Mayor DeCora commended Councilwoman Shirley Brown and her husband and Wendy for what has been a very successful program in the community. She explained that the carnival is a fund raiser to support the program, she asked for a motion.

Donn Wooden motioned to approve. Tom Turner seconded. VOTE: 5- Yes; 0- No; 0- Abstain; 0- Absent.

- Personnel Dept:
- Police Dept./ Court:

Mayor DeCora asked if there were any updates from the police department, Chief Phillips replied that there were none at this time.

- Treasurer/ Clerk:

D. ANNOUNCEMENTS & INFORMATION FOR COUNCIL:

- * Legal Notice 1st, 2nd, & 3rd readings of the 152-Ordinance No. 2007-08 Animal Control
- *E-mail from LUAG RE: Block Grant Funds
- *E-mail from Deborah Moore RE: George's Legislative Meeting
- *E-mail Heads Up
- *E-mail from Amy Bittner RE: Wyoming Workshops
- *E-mail RE: 1% Tax Resolution from Star Valley Ranch
- LINCOLN COUNTY Planning & Development Hearing Notice RE: FHL LLC File #108 PZ 07
- LINCOLN COUNTY Planning & development Hearing Notice RE: FHL LLC File #603 PZ 07
- E-mail from Mary Crosby RE: Resolution for Block Grant Funds
- E-mail from Dave Johnson RE: SLIB Emergency Rules
- Copy of the Special Use permit Wastewater Treatment Facilities –Town of Alpine signed & recorded.
- Copy of the Ground Lease Agreement for the Library.
- E-mail RE: Clearwater Agreement/contract.

E. FINANCIALS:

F. EXECUTIVE SESSION. Mayor DeCora commented that she was going to read a statement word for word, she requested if the statement was printed that it be printed word for word. She read the statement and requested that the council go into an executive session to discuss personnel issues at 7:55 p.m. She asked the public to leave.

Victoria DeCora, Mayor

Date

ATTEST:

Kimberlee Jansen, Clerk

Date