



**TOWN OF ALPINE
COUNCIL MINUTES
FEBRUARY 7TH, 2006**

(clerk's note: Tape # 1 of 3 starts here)

Mayor David Lloyd called the meeting to order at 7:03 p.m. and held the pledge of allegiance. A quorum was established by the clerk through a roll call. Council members present: D.R. Hutchinson, Shirley Brown, Don Jorgensen, and Steve Fusco. Others present: see attached list.

A. ACTION ITEMS AND NEW BUSINESS:

- **COUNCIL MINUTES:** Mayor Lloyd called for a motion to approve the Jan. 17th, 2006 Council Minutes. **D.R. Hutchinson motioned to approve. Don Jorgensen seconded. VOTE: 5– Yes; 0 – No; 0- Abstain; 0- Absent**
- **Planning & Zoning Minutes:** No Minutes
- **TABLED: Palisades Pines Subdivision** – Re-platting w/in 1- mile of Town of Alpine – Owner Jim Sandner Presented by Carl Scherbel, Surveyor Scherbel, LTD (See January 23rd, 2006 Internal Memo from Dave Gustafson- P&Z Commission recommends approval of re-plat): Steve Fusco questioned whether adequate turn around space in the cul-de-sac for fire trucks. Initially, Carl Scherbel was late and the item was tabled for his arrival.
- **UPDATE ALPINE MEADOWS PROJECT:**

Chris Hawkes, Attorney for Alpine Meadows Project: Since the last meeting in which Mr. Hawkes discussed annexation nothing has changed and referenced the letter which was sent to the Town indicating that if the Town would still like to annex, they are still open-minded and cooperative in annexing. However, Mr. Hawkes stressed the "ball is in the Town's court." Mr. Hawkes stated, "We filed the petition and the Town didn't act in a timely manner on it and we are really in a holding pattern unless the town comes to us and says we would like to go forward with annexation." Mayor Lloyd advised the Town was going to wait until the Wastewater Treatment Feasibility Study was completed before proceeding with annexation.

Steve Fusco, council: Mr. Fusco inquired about Northstar Utility buying the Town's excess water and Mr. Hawkes deferred the question to the Town's engineer Leon Kjellgren if there is enough surplus and infrastructure to convey the water. Mr. Fusco advised he didn't want the same situation occurring similar to the annexation process in which the Town is waiting for "the last minute," Mr. Fusco would like to begin dialogue regarding the price for water once the surplus and excess water is available. Mr. Hawkes indicated Northstar Utility has made a similar request, separate and apart from any annexation of Alpine Meadows, to purchase excess water from the Town of Alpine. The request to purchase excess water and the request to treat wastewater in the Town's wastewater facility is completely independent from the annexation process according to Chris Hawkes. According to Mr. Hawkes the negotiation of selling surplus water first must begin which a conclusive answer whether the Town has excess water to sell. Mr. Lloyd feels it is premature and that they really don't know if they have excess water to sell. Mr. Fusco again reiterated he is concerned and wants to alleviate any problems similar to what occurred with the annexation petition – the Town became so far behind before we received the annexation report. He would like to begin to exercise these points and not wait until June 2006 or into the fall. Mr. Fusco's line of thinking is to begin negotiating some of these points as they go along, as best they can, rather than waiting until June 2006 when houses are

starting to go into Alpine Meadows project. Mr. Hawkes advised the Alpine Meadows Project has a source of water separate from purchasing from the Town of Alpine that is sufficient to meet the needs of the build-out of the project. The supply originates from the Flying Saddle and Northstar Utility, independently from Alpine Meadows, has requested to purchase excess water from the Town according to Mr. Hawkes. Mr. Fusco questioned the capabilities of the Flying Saddle wells as a water source as this information would provide useful in order to project what the Town may need in excess for any water sales rather than going off of assumptions. He also questioned whether other entities such as the Alpen Haus Hotel, Alpine Development Corporation, etc. are going to receive water from the Flying Saddle wells. Mr. Hawkes replied, "At this point right now Northstar Utility has not agreed to provide water to anybody other than the Alpine Meadows Subdivision and the source of that water is the wells at the Flying Saddle."

Mayor Lloyd advised the Alpine Development Corporation (Damien Mavis) has withdrawn their application temporarily with the county until issues are worked out with the Meridian Group. Mr. Lloyd believes until such time as the reports are finished, there is no way the Town can discuss amounts or numbers until the mid- year or late-year range 2006.

Leon Kjellgren, Nelson Engineering/ TOA Engineer: Mr. Kjellgren advised he agreed with Mr. Hawkes' statements and reiterated for the council and mayor in regard to water. Based on the preliminary reports completed by Rendezvous Engineering, the Town of Alpine currently has no excess water to sell to anybody. During the two summer months or peak demand it requires both pumps operating in order to provide the daily flows for the Town of Alpine as it exists today. Given the fact the Town has the ability for additional development within the existing Town, he does not recommend providing water to anyone outside the Town of Alpine limits. This is the same recommendation made prior to the mayor and council. The Town will not have water they can count on for sale until the Water Development Commission's Study is further down the road; the study will occur sometime between June 2006 and the end of the year depending on how the two existing wells are repumped and the capacity of the new exploratory well is determined. Mr. Kjellgren advised he cannot negotiate prices with Northstar Utility or anyone based on the fact costs for upgrading the pumps and wells isn't known as well as whether the distribution system is adequate to begin selling water.

Mr. Kjellgren advised a request has been made with the Water Development Commission to investigate the possibility of pump testing the two existing wells this winter when the flows are down and one pump can be off-line while the other is being tested. This testing will better determine exactly how much water is available from each of the wells utilizing the existing pumps. The original proposal by Rendezvous Engineering did not include the testing of these wells. If the wells are not pump-tested this winter they will not be available for testing until the fall of 2006 as the summer is the peak demand period for both wells. By pump testing the wells now, the wells will be developed to their true, maximum potential. The two pumps should be upgraded from 350 gpm to 500 gpm this summer and the pump testing will play a part in the design of the pumps.

Chris Hawkes, Alpine Meadows Attorney: Mr. Hawkes provided a quick summary of annexation in case his prior statement was not tape-recorded. Essentially, annexation is still where it was left at the last meeting and the letter sent to the Town in late November 2005 regarding the issue is current. The Meridian Group is not opposed to annexation; however, the ball is in the Town's court to move the annexation issue forward. Minor earth-moving occurred on the Alpine Meadows Project this fall and will resume, weather permitting, in the spring with the installation of water and power infrastructure. Sales have started at a brisk pace and the developers are happy with the response of the project and closing sales will occur this spring. Water and sewer infrastructure is an on-going issue because of the uncertainty with the option of the Town providing wastewater treatment. The project has an on-site location in which they can provide their own wastewater treatment plant; however, they prefer to have treatment provided by the town. They hope to make some final decisions after being able to digest Nelson Engineering's report presented tonight. Mr. Hawkes advised negotiations have gone as far as they can at this point until the Town's engineers are fully able to assess the Town's ability to commit to services. The Alpine Development Group has talked with Northstar Utility regarding water and sewer services, but due to the inability of Northstar being able to commit with the Town they have not been able to commit themselves. A conditional commitment by

the Alpine Development Group has been given which essentially indicates if the Town gives water to the Northstar Utility then they will purchase water.

- **SALLY MARTIN, BANK OF ALPINE:** Sally Martin from the Bank of Alpine presented the Council with a banner from the Sled Dog Race on behalf of the sled dog committee. Expressing gratitude on behalf of the bank, Ms. Martin thanked each council member and mayor for supporting the bank by opening a Town account with the bank.
- **PALISADES PINES SUBDIVISION- Carl Scherbel, Surveyor Scherbel, LTD -** Carl Scherbel presented the advance plat which falls within the Town's 1-mile radius for a courtesy review. Steve Fusco questioned whether the project's proposed 60-ft turning radius for a fire truck in the dead-end cul-de-sac located near Lot #2 is ample. According to Rob Wagner, Alpine Fire Department, a minimum on 90-ft. is needed and some other alternatives exist. After reviewing the plat, Carl Scherbel advised he doesn't feel a 90-ft. cul-de-sac is a problem. **Steve Fusco motioned to approve the Palisades Pines Subdivision Plat provided the plat is changed to include a 90-ft. turning radius in the cul-de-sac. Don Jorgensen seconded. VOTE: 5- Yes; 0- No; 0- Abstain; 0- Absent**
- **Steve Chichinsky- Proposed Buffalo Sage Town homes – Conceptual/ Preliminary Design – Lot # 28 RVM** (See proposed site plan and letter from Leon Kjellgren dated February 3rd, 2006): Steve Chichinsky presented his conceptual/ preliminary design for his 22 town homes, multi-family residential project. He requests approval on this preliminary/ conceptual design and if approved he will proceed to platting the project with a surveyor. The setbacks to the property were identified as a concern in Mr. Kjellgren's letter as the property should have 25-ft. setbacks on any road-side frontage and the setbacks in some areas are 20 feet. Mr. Chichinsky advised on some of the sides a 35 ft. setback is provided. The clerk advised she reviewed the RVM plat and for Lot # 28 the setback was set at 25- ft. and in order to have a 20 ft. setback a variance will have to be filed and approved. The variance process includes 2 weeks legal publication in the newspaper and a public hearing; additionally, area property owners are contacted for a variance and the Board of Adjustments (members of the P&Z Commission) make the decision based on three areas of the state statutes. Mr. Chichinsky advised he could eliminate the back porches or decks in order to be in setback compliance. Mr. Chichinsky questioned whether "road-side frontages" is really well defined on the RVM plat. Additional issues regarding vague wording from the plat was discussed such as "possible other buildings" verbiage. The clerk agreed the 1993 is somewhat vague, however, road-side frontage setbacks are necessary due to snow removal. A fence will exist near units 6 and 7.

Steve Chichinsky provided a written summary of 17 questions he has answered for the P&Z Commission. Leon Kjellgren reviewed the project for water and sewer infrastructure, including additional, necessary fire hydrants (see letter). After reviewing the plat the council, mayor, and Don Sherman (P&Z Commission) agreed the 25-ft. setback is required for this project unless an approved variance is granted. Don Sherman advised the P&Z Commission discussed the setbacks to the project and he couldn't remember exactly why the setbacks as presented were approved by the P&Z Commission. Don Sherman advised he would address at their next P&Z Commission meeting and research the issue. The phases of the project may last as many as three summers. The P&Z Commission would like to see the entire infrastructure, sewer and water, is completed in-full from the beginning and such things as landscaping occur after each phase. Mayor Lloyd called for a motion. **D.R. Hutchinson motioned to approve the proposed plat subject to P&Z's further discussion of the setback of whether 20' or 25' is enforced. Don Jorgensen seconded. Mayor Lloyd called for further discussion. Steve Fusco questioned why a motion and vote is being taken on a conceptual design and doing the Planning & Zoning's job. Mr. Chichinsky is looking for the town's "blessing" before moving onto the platting and engineering of the project. The clerk advised the February 3rd, 2006 letter by Leon Kjellgren regarding the town homes' infrastructure may need to be included in the motion. A copy of the letter was distributed to Mr. Chichinsky from Leon Kjellgren. D.R. Hutchinson withdrew his motion.**

D.R. Hutchinson motioned to approve the preliminary plan subject to P&Z's discussion of the 20' and 25' setback and further to adhere to the February 3rd, 2006 letter by Leon Kjellgren. Don Jorgensen seconded. VOTE: 4- Yes; 1- No (Steve Fusco); 0- Abstain; 0- Absent

As parting comments, Mr. Chichinsky encouraged a proactive response by the mayor and council in working with the developers on the north side of the river to move things forward for community development.

(Clerk's note: Tape #2 of # 3 starts here)

- **Nelson Engineering – Leon Kjellgren: Alternatives for Wastewater Treatment - Preliminary Costs**
Attached copy: "Alpine Wastewater Treatment Plant Feasibility Study"
Attached copy: Public Letter from Bryant Brown- Regarding Wastewater Feasibility Study Report

Leon Kjellgren, Nelson Engineering: Last December Nelson Engineering started on a proposal for a feasibility study for a wastewater treatment plant. As far as timing, this process generally takes 4-5 months to complete and the firm was given two (2) months to complete the task. The feasibility study is almost finished and the compressed time frame is due to the need to submit a grant/ loan request by February 16th, 2006. Decisions will need to be made by the council in order to come to the formal public hearing set for February 13th, 2006 at 7:00 p.m. to actually approve or disapprove the grant application to the State and Loan Investment Board.

Bob Norton, Nelson Engineering: Mr. Norton submitted information to the council and mayor last week and updates will occur until the feasibility study is finished. Tonight's meeting is for the council and mayor to decide their preferred alternative for wastewater treatment in order to proceed with the grant application.

Projected Flow Rates Table 4.1:

Projected Flows, according to Table 4.1 (see attached copy), indicates the current average daily gallons for the plant is 52,000 gallons for the existing Town of Alpine and 78,000 gallons maximum day flows. This flow was based on water meter readings and taking out water for irrigation. These numbers are significant in the fact the current plant is designed for 65,000 gallons maximum. During max day flows the town is exceeding its capacity. The "unsewered Alpine" includes 266 existing water accounts which are not sewered which will have a maximum flow rate of 99,750 gallons and vacant lots will have 101,250 gallons. What this rate table tells us is that combined with existing maximum flows with projected build-out flows the maximum daily flow rate will be 279,000 gallons. Flow rates for 10, 20, and 30 years are also projected.

Properties on the north-side of the river were also projected using data provided by Ty Ross from the Meridian Group which were verified by Nelson Engineering. The maximum day flow when both the North side of the river and the existing Town builds out will be 794,178. The wastewater treatment plant will need to be designed using the maximum day flows. Currently, it isn't practical to build the wastewater treatment plant to an 800,000 gallon capacity when the build-out isn't for certain. Projections were made for 10 and 20 year life. Typically, a wastewater treatment plant is built for a 20 year-life. Nelson Engineering proposes a wastewater treatment plant be built to last 20 years with the capability for expansion when the build-out occurs. The assumption that 60% of the unsewered Alpine owners (266 existing water accts not on the sewer) would be hooked up in 10 years and 80% would be hooked-up in 20 years. Regarding existing Town, vacant lots, assumptions were made 20% of the lots would hook-up in the first 10 years and 50% in 20 years. The assumptions on the Alpine Meadows Project show 70% in 10 years, 80% in 20 years, and 90 % in 30 years. Build-out is in regard to actually dwellings or businesses being placed on the lots. As a result of these projections it was determined a 400,000 gallon a day plant is needed and is built for 20 years. Nelson Engineering recommends a 400,000 gallon plant for the new wastewater treatment plant. Approximately 52% of the capacity is for the existing Town of Alpine and approximately 48% is for the North side of the river if they are to be included. If excluding the north side of the river, approximately 210,000 gallon capacity wastewater plant is needed for the Town of Alpine.

Cost-estimate Unsewered, Existing Town of Alpine:

Mr. Nelson reviewed the cost estimate for sewer collections system for the existing Town of Alpine areas currently unsewered. This cost estimate is based on the 1995 study completed by Sunrise Engineering for lengths of pipe, manholes, etc. with using 2006 bid prices they've used for other projects. In order to provide sewer service to the unsewered, existing Town of Alpine residents is approximately \$3.8 million dollars.

Environmental Review:

An environmental review was conducted by Nelson Engineering's sub-contractor, Biota Research & Consulting and nothing was found which conflicts with the proposed, alternatives for wastewater treatment. The environmental review is necessary to obtain federal funding.

Five (5) - Alternatives for Wastewater Treatment:

The first alternative explored for wastewater treatment was to research the existing treatment plant which the current capacity is at 65,000 gallons. The plant is a small, package plant and can't handle anymore and additional units cannot be hooked-into or expanded easily. The plant itself, however, can still be utilized with some of the other alternatives. A second alternative included a conventional, activated sludge plant which is an extended aeration process. An activated sludge, membrane bioreactor plant was also explored. Additional alternatives included aerated lagoon and a regionalization process.

Mr. Norton presented the process flow schematic for Alternative 2- "Activated Sludge Extended Aeration" which entails influent flow measuring, and a micro-screen to remove the non-biodegradable material which has a washing and compacting capability so operators are not dealing with a lot of plastic waste. The sludge then goes into a flow equalization basin and the existing 65,000 gallon plant will be used as the flow equalization basin. The need for the flow equalization is due to the fact the main lift station by the fire department will be pumping most of the wastewater to the plant. They want to pump wastewater at a constant rate from the flow equalization basin and then into the extended aeration basin and the solids will begin to break down. The solids in this basin will run 2,500 – 3,000 milligrams/ liter in this basin. The flow proceeds to the clarifiers where the solids begin to settle out and part of the solids are returned to the head works and some of the solids are wasted into aerobic digesters where they are broken down further. The solids proceed into the solids thickener and then to the land fill.

Currently, the Town's process has an aerobic digester, but the capacity isn't sufficient to meet E.P.A. standard which is a 600 degree day of digestion – 30 days at 20 degrees or 20 days at 30 degrees. The clarifiers proposed are 25 ft. in diameter and would be large enough to handle additional flow during peak hours. The building for Alternative #2 is approximately 60' X 160'. This building will be 400,000 gallons in capacity and the idea is another building of the same capacity could be built on the north side doubling the capacity. A third flow train could be added to bring the capacity to 600,000 gallons and a fourth flow train added bringing capacity to 800,000 gallons when the demand is reached. The outfall would be the same to the Snake River.

Alternative #3 is similar to #2, however, is different in process; it still uses the activated sludge process with the addition of a "membrane bioreactor." The purpose and advantage is to do away with the clarifier and the aeration basins are quite a bit smaller. It still has the micro-screen which is more important in this process than the other process. These micro-screen openings will be about 1/8" inch to screen out all non-biodegradable objects. A flow equalization basin will still be used which will flow into the aeration basins which is a little bit smaller. At the end of aeration basin are the membrane chambers which are designed to leave the solids on the outside. The membranes are very fine and no solids are going out which is a better quality system. The Town would not have to put in all 5 cassettes and this option is flexible for expansion needs. The activated sludge is still returned back to the head of the process and the process still waste solids to the digester and uses the solids thickener and a land application in the end. In both applications the final effluent is UV disinfected, an effluent flow measurement is conducted, and the effluent flows to the Snake River. Additionally, in both applications the solids thickener is still viable and useable; however, the primary addition is the aerobic digesters. This alternative provides a 44' X 100' building and is a smaller building taking up less land.

The costs associated with Alternative 2 – "Activated Sludge Extended Aeration Process" are 4.9 million (Table 5.7). The membrane system is a slightly lower cost primarily due to the fact the building is smaller. Cross-sections of each alternative were reviewed and provided to the council and mayor. The shed roof on one side is designed with the idea of expanding easily with another shed roof creating a peaked roof. The cost for the membrane

reactor is at \$ 4.7 million. The two alternatives are very close in cost estimation, however, Mr. Norton recommends Alternative 3 – “Activated Sludge Membrane Bioreactor”. The reason is due to the flexibility it allows and is more forgiving with operators taking less operator “baby-sitting.” The technology has been around for 15 years regarding membrane systems. The closest system is in Targhee, Utah, and Idaho. There are 5 manufacturers of these membranes and the bidding process is competitive.

Don Jorgensen, council: Questioned whether the building design is similar to Teton Village’s plant to which Mr. Norton replied it is similar. The sketch of the building is a preliminary design made of concrete block which eliminate columns inside the plant. Epoxy paint is used for easy clean-up on the inside by using a hose. The outside of the plant can be stucco, insulated finish which can be painted.

D.R. Hutchinson, council: Mr. Hutchinson asked if growth extends to the Idaho border and also south of Town, whether this design could accommodate expansion to as much as a million gallons of sludge. Mr. Norton replied that it could be sized to that capacity and within the next 20 years more would be learned for the demand. The additional increments do not need to be in 200,000 gallon increments and could be 300,000 and 400,000 gallon increments. Mr. Norton advised there is also room to expand west of the existing treatment plant. The elevation and hill south of the plant prevents expansion in this direction. The clerk advised the minimum pitch required for the Town’s building plant is 4/12. He agreed the plant’s functioning wouldn’t be affected.

Steve Fusco, council: Mr. Fusco questioned whether the membrane system would require 24-hour operator staffing at the plant to which Mr. Norton advised the plant will function at night on its own. The membranes do have to be cleaned and maintained. Even with little to no maintenance the membranes will work, and the system is forgiving; he discourages ignoring maintenance needs. Mr. Fusco questioned the 8 year life span of the membranes or cassettes. The Town will have to factor in the fact the membranes will need to be replaced. Remaining membranes can be temporarily overloaded while other membranes are being installed.

Mary Flowers, local resident: Mary Flowers questioned whether the design of the plant had to be determined tonight for the grant or can two alternatives be submitted. Mr. Norton advised, ideally, he would like the council to pick a preferred alternative tonight, but since the costs are relatively close it is okay for the council to change their mind until June 2006. The grant must be postmarked by February 16th, 2006 and whether the Town is funded will not be determined until June 2006. She questioned whether additional money could be added to the request which is difficult according to Norton.

PROJECTED USER AND TAP FEES W/ NEW SYSTEM- Bob Norton, Nelson Engineering:

The costs of construction have raised rapidly over the last few years, but the costs projected are as current as possible according to Mr. Norton. The total costs associated with the wastewater treatment plant will be \$5.3 million with the design, construction, inspection, etc. Approximately, \$ 3.8 million will be needed on the collection system for the remaining 2/3 of the existing town which is unsewered. Total cost will be \$9.2 million dollars.

Projected costs for connection and user fees with this new system were discussed. By dividing the cost of the treatment plant (\$5.3 million) by the amount of gallons (400,000) comes to approximately \$13.33/ gallon. By taking the \$13.33/ gallon rate X 375 gallons per day per residence = \$5,000.00 per equivalent residence unit (this would be a projected new cost for each new sewer tap fee). A cost comparison to install a septic system/ leach field system can be comparable.

The two primary sources of funding are: the mineral royalty grant program and the state revolving loan program through the State Loan and Investment Board. The loan is a 2 ½ % interest for a 20 year loan. There is a potential the Town of Alpine can receive a 75% grant due to the fact a provision exists in the program for 12.5% of the funds allocated for the mineral royalty program can go to communities which are under 1,300 in population which are eligible for 75% of the funding. The difficulty is the proposed allocation is 63 million for the mineral royalties program by the legislature; there might be more. Taking into account if the Town of Alpine requests 12.5% and then asking for 75% the Town would be asking for a total of 63% of the total what is allocated for this biennium. The chances are that the Town of Alpine will not receive all of the money as there is too much competition. The reality is the Town is looking at a 50 % grant and a 50 % loan mixture to fund the plant. Under this grant/ loan program the state is not willing to grant for a large amount of growth. The would be no real

argument, for example, to go after a grant for sewerage for the 266 unsewered lots, building the wastewater treatment and the vacant lots between. A grant request could be made beyond the Town of Alpine's lost existing needs, however, the capacity or demand for the north-side probably would not be funded. This additional capacity must be funded out-right by the developer or additional loans.

The monthly user fees per equivalent residence unit would be between \$32.00 and \$40.00; current monthly rate for sewer service is \$24.65. The \$32.00 rate would be used if the 48% of the capacity needed for the north-side development was paid for up-front and the 52% of the capacity needed for the plant was paid through grant and loans. If there was less money received from developers for the plant and additional money was borrowed, the fee would be estimated higher to \$40.00.

Tracy Matthews, Clerk: She asked whether the Business Ready Communities Grant was being explored to fund the new wastewater treatment plant. Mr. Norton advised they need to look at the criteria for this grant program and one of the criteria the Wyoming Business Council is very set upon is that the money goes into infrastructure for business, commercial lots are readily available.

(clerk's note: Tape # 2 of 3 - Side B starts here)

He feels there is more to it than providing wastewater treatment capacity to get this grant. The argument could be made, however, he feels commitments from the other people involved (developers) would have to be made the water, roads, and the lots are there. The town would have to prove jobs will be created by the project. Steve Fusco questioned if the Alpine Meadows Project was annexed into the Town would it be beneficial toward seeking this grant to which Mr. Norton advised it would help the argument, however, the conditions of the grant would have to be met. The clerk advised this particular grant has as low as a 5% match and the maximum is a \$1.5 million. The legislature is willing to fund it. Mr. Norton advised he is not saying it's not possible. Ray Sarcletti, Wyoming Business Council, is encouraging all communities who want to apply for the grant do so in order to prove to the legislature the need for the grant to continue. Mr. Norton agreed it is worth putting in for the grant.

In regard to alternative four and five, Mr. Norton advised most communities have an aerated lagoon system which is the most cost effective alternative, however, the Town of Alpine does not have enough land. Even though the land is 17 acres there is a 500 ft. setback requirement from residential areas. Without another site being available it is not an option. Teton Village's wastewater system is most similar to Alternative 2. Mr. Norton will explore area systems for the council and operators to tour the systems. The operator certification required for both Alternative 2 and 3 are the same as the existing treatment plant.

D.R. Hutchinson, council: Mr. Hutchinson inquired whether odor is a factor in Alternative 2 & 3. According to Bob Norton all wastewater options will have an odor, and both of these options don't put out an odor unless there is an "upset" condition within the plant. Waste treatment is a biological process and odor can be a factor. Mr. Hutchinson offered, if there is enough room, to allow residents from RVM Subdivision to tour the plants as well. In Teton Village the wastewater treatment plant is 20 ft. from the condominiums. To help control odor, thickeners have been added to the aerobic digesters so that they do not need to be dewatered and they are kept aerated. Mr. Hutchinson questioned the perfumes or oxidizers added to the treatment plant. Mr. Norton feels sometimes the perfumes added become just as objectionable. There are also natural biological processes which remove odor rather than use of chemicals.

Mary Flowers, local resident: Ms. Flowers questioned how much sludge will be produced at the end of the process and will need to be hauled away. At the beginning of the project a dump truck load will be produced every month and at the build out of the plant there will be a truck load produced every week. According to Mr. Norton the waste could be land-applied with a written agreement. The fertilizer produced is just like manure. Riverton now sells their fertilizer due to the demand. Riverton's plant is a Class A bio-solid production and the Town's plant will be a Class B bio-solid which is appropriate for pastures and farm ground where there is limited public access. To be able to apply to public areas, i.e., yards, golf courses, you must have a Class A product. Generally there is not enough produced to make it economical to upgrade to a Class A system.

Mr. Norton advised the idea will be to use the existing plant as a flow equalization basin and the two small tanks in the front would be utilized for dumping septic waste into. The tanks would pre-aerate, mix it in the flow equalization section, dilute and feed the septic waste into the new system. The septic waste would be pre-treated to allow for the organics in the septic tank which run at 10,000 mg/liter BOD which the normal influent runs at 200-250 mg/liter. The septic waste must be diluted prior to entering the system. The Town of Alpine should be able to charge a dump fee for septic waste. Afton raised their dump fee to \$150.00 per load raising the total price to dump a septic to over \$300.00. Mr. Norton suggested the Town look into requesting the Lincoln County Commissioners pay for the component within the plant which handles septic treatment as it helps the residents within the county's jurisdiction.

Mr. Norton advised the \$5,000.00 estimated tap fee is per equivalent residential unit and is the same fee whether the land is north or south of the river. Mr. Norton stated again the tap fees are estimated based on the capacity of the plant. These new tap fees could be lowered, however, the monthly user fees would need to be raised. Most communities opt to keep the monthly user fees lower than the new tap fees. These fees can be determined later in the process as well. The clerk questioned whether the Town's existing wastewater ordinance is sufficient to cover all fees for both monthly fees and tap fees for businesses vs. residential. Mr. Norton advised the ordinance does need to be redone and the \$5,000.00 estimated tap fee is per residential equivalent unit. Certain businesses have a higher demand on the system and DEQ provides comparisons for types of businesses and their demand on the sewer system. A rate schedule can be designed accordingly to the common types of sewage uses.

Mr. Norton asked the council to state their preferred alternative for wastewater treatment if they have one tonight. This alternative would be the one prepared in the grant application. He also asked whether the Town wants to apply for the 75% grant or 50% grant as well. The council and mayor discussed these questions. Mr. Norton suggested a possibility might be to ask for 75% grant for the new sewer collection system for the existing town residents which are unsewered (\$3.8 million in costs). The argument for this 75% request would be that they are taking septic systems off-line in high density area which is a health-safety issue. The new wastewater plant would be a 50% grant. One of these reasons why they want the grant applications due by February 16th is to be to ask the legislature for more money. Mr. Kjellgren asked for the Town to begin to determine for themselves how much of a loan they Town is willing to take out in order to service the north alpine area's growth. Mr. Norton also advised the Town should allow for the Alpine Meadows development group determine if they want to buy into this sewer plant at this price.

D.R. Hutchinson motioned to approve Alternative # 3, motioned to approve submitting an SLIB grant requesting 75% for connecting the unsewered portions of the Town and 50% grant for the new wastewater treatment plant, and to approve pursuing the Business Ready Communities Grant. Don Jorgensen seconded. Steve Fusco clarified the grant would only be filed for the Town's portion of the sewer plant capacity. Mr. Norton advised this is his recommendation and there is a potential to obtain loan money for the north alpine growth. He doesn't feel the Town of Alpine would receive the grant needed for the 48% of the plant capacity needed for the north alpine area. Steve Fusco questioned the Alpine Meadows Subdivision contacts whether they are interested in connecting into the sewer plant. Chris Hawkes advised they are interested and they want a chance to digest the numbers presented tonight. If the whole north side of the river builds out and the Town does as well an 800,000 gallon plant will be needed according to Mr. Norton. Mayor Lloyd called for the vote. VOTE: 5-Yes; 0-No; 0- Abstain; 0- Absent

Mayor Lloyd recessed the meeting for a short break.

(clerk's note: Tape # 3 of 3)

- **STAR VALLEY MEDICAL CENTER LEASE AGREEMENT – 10 YR. LEASE EXPIRED NEW DRAFT LEASE:** Copies of the lease was distributed and the council and mayor agreed to review. Carter Wilkinson has reviewed the lease. The clinic will have to begin paying for water services. If they expand the clinic the lease will have to be renewed. Doug Littel is leaving the medical clinic. A council poll will be conducted on Friday to approve the

lease. **D.R. Hutchinson motioned to approve the lease and then withdrew his motion. Don Jorgensen motioned to approve the telephone poll. D.R. Hutchinson seconded. VOTE: 5- Yes; 0- No; 0- Absent; 0- Abstain**

- **W.A.M. SCHOLARSHIP CONVENTION:** Shirley Brown won this year's scholarship paying her WAM convention fees.
- **TERRACE LANE UPDATE** (See January 27th, 2006 Letter from Carter Wilkinson)
 - Attached:** February 4th, 2006 Letter from Dave Dobler
 - Carter Wilkinson, Town of Alpine Deputy Attorney:** Mr. Wilkinson advised every resident on the road has received a plat map on the proposed road changes. He talked to Bob Mietchen, Randy Whitmire, and Dave Dobler last week all of whom are in favor with the general idea but do have specific concerns as to where the boundaries are going to be moved. They would like to see it mapped or staked out when the snow melts so they can see exactly what is affected. Marlowe Scherbel agreed that it makes sense to do this in this Spring before it is signed off by the property owners. A spring meeting will be held once it is staked out and it shouldn't take long to finalize the plat map. Dave Dobler has expressed concern over his northeast boundary mark as it currently exists in the middle of the road. The Whitmires who own the Dustin's place have questions as to how much road frontage they may lose and their fence line. Mr. Wilkinson feels most of the owner's wishes can be satisfied once the snow has melted.
 - Shawn Bard, local property owner:** Mr. Bard advised that in none of the discussions of Terrace Lane has it been proposed to widening the lower section of the road nearest lot # 235 and # 213. He questions why the road is being widened and Mr. Wilkinson advised it is to create a standard width for the road. There is snow removal equipment issues, etc. Mr. Bard said his main concern is Lot # 213 and Mr. Whitmire's and he feel these people will lose useable property such as Rob Ross. Mr. Bard was asked what his personal objection is toward and not other people's objections. He feels the widening of the road is going to prohibit the project. He wanted to know where this idea is coming from. Mr. Wilkinson advised Bard to tell the Ross' to voice any concerns they may have. Mr. Bard wants the council to be ready not to have everything packaged together and demanded to know their plan B if this doesn't work. Mr. Bard's issue is an access issue and advised he has spent \$32,000.00 for a .16 acre lot. He says he's been reassured by the existing council in 2001 that he would be given access. He expressed appreciation on the work the plat has been completed, however, he is worried about the plan disintegrating once the snow melts and once person is against the replatting endeavor. He wants the council to come up with a timeline to fix the road. Steve Fusco advised Mr. Bard that he knowingly bought a piece of property with limited access and they cannot do anything about it; he likened this situation to owners in River View Meadows buying lots next to a working wastewater treatment plant. Mr. Fusco asked to move on as this issue has been "beat to death." Mr. Jorgensen asked whether anything was put into writing that the Town of Alpine was going to fix the issue to which Bard replied he did not. The council asked for Mr. Bard to wait until one of the owners says "no." Mr. Bard advised his fire hydrant is plowed out and feels they are putting off the issue. The Town agreed to let the contractor know the fire hydrant needs cleared. After lengthy discussion and discourse back and forth that the fact is the plat is moving forward. Again, Mr. Fusco clarified through Wilkinson that most land owners are in general agreement at this time.
- **Don Wooden's Letter Dated 1-12-06 – Naming of Civic Center/ Diana Taylor's Letter dated 1-28-06:** They mayor advised he received a letter from Kimberly, Marge's daughter, that she is in agreement to a memorial being placed in the park rather than renaming of the civic center. Diana Taylor is also in agreement. Mayor Lloyd called for a motion to rescind the original decision to rename the civic center. **D.R. Hutchinson motioned to "undo" the motion to make the Civic Center in Marge's name and change it to where some type of memorial is made in the Town park and to make a resolution or ordinance which keeps the Alpine Civic Center's name so they won't run into this in the future. The mayor reminded him a resolution or ordinance can be overturned. Don Jorgensen seconded. Steve Fusco advised he would like to stick to the original decision and motion as Marge's has done a lot for this community. Don Jorgensen expressed concern that other residents did a lot of work for the Civic Center who have passed away and it may not be fair to them to rename the center. Mayor Lloyd called the vote: Vote: 4- Yes; 1-No (Steve Fusco); 0- Abstain; 0-Absent**

The clerk reminded the council and mayor past proclamations have been made in honor of other Town residents which are not being recognized each year. The mayor feels it should be clerk's job to notify the mayor of these proclamations. The clerk provided the file of proclamations for the mayor to review for this year and the clerk will add reminders to the agenda as well.

- **Patsy Ohanesian's Letter Requesting Cost Sharing of Re-platting with the Town of Alpine** (sent to council and mayor directly): Carter Wilkinson advised he is going to get a firm figure as to what the cost will be to replat for Ms. Ohanesian. The clerk reminded the council according to Ms. Ohanesian's letter she was told the Town would pay half of the costs to replat the property. The clerk advised the owner is having difficulty selling the lot due to this issue being unresolved and without replatting the clerk's office cannot process any building permit until the property pins are permanent. Potential buyers have been lost by the owner due to this issue and the clerk suggested not waiting for March 7th, 2006 to determine whether the Town will pay half of the replatting costs and asked the council to entertain a telephone poll once the cost estimate is reached with Mr. Scherbel. **D.R. so moved. Don Jorgensen seconded: VOTE: 5- Yes; 0- No; 0- Absent; 0- Abstain**
- **Mountain Days Planning Meeting** – Town of Alpine Mayor and Council, as well as community residents, encouraged to attend in order for Mountain Days to continue – Wednesday, February 15th, 2006 at 7:00 p.m. Alpine Town Hall
- **LEGAL NOTICE:** February 21st, 2006 Council Meeting Cancelled for Mayor and Council to attend W.A.M. Winter Conference
- **PUBLIC MEETING:** Wastewater Planning Meeting 7:00 p.m., Monday, February 13th, 2006 at the Town Hall to review SLIB grant applications

B. DEPARTMENT UPDATES:

- **STREETS & ROADS:**
- **SEWER DEPARTMENT:**
- **WATER DEPARTMENT:**
- **PARKS & RECREATION DEPARTMENT:**
- **PLANNING & ZONING COMMISSION:**
- **POLICE DEPARTMENT/COURT: FINDING A NEW JUDGE:** Carter Wilkinson reminded the mayor and council a conflict has occurred in which Dan Hesse can no longer be the Town's full-time judge as he is now a prosecutor for Lincoln County. Dan Hesse did discuss the position with Jim Sandersen. James Phillips advised the judge does not have to be a lawyer by law. If the Town does go with a lawyer it is more expensive, however, you do get the experience. Mike Lampe also is a municipal judge for Kemmerer; travel expenses will also be in order. The mayor is against hiring Jim Sandersen. The mayor will discuss the issue with Rod Jensen who is Cokeville's judge. The clerk requested a written contract be initiated with any judge that is hired. Past judge's have been reluctant to go to trainings, etc. or want to run the court against the law allowed for the municipal courts. Chief Phillips agreed past problems occurred and a contract would be a very good suggestion.
- **PERSONNEL/ ADMINISTRATIVE:**

Steve Fusco arranging meeting with Mike Halpin for tonight's meeting: Mayor Lloyd expressed to council man Fusco that he went behind his back to arrange this meeting and didn't learn of the meeting until

he called Mr. Halpin's office and felt he had "egg on his face." He feels someone should inform him of who is invited to the meeting ahead of time. Steve Fusco advised the same scenario would be nice to receive the same information as the mayor receives and this information is passed along to council. Mr. Lloyd advised he does share all the information and indicated that if he wanted to do his job then to run for office. Discussion occurred over the reason why they were asked to tonight's meeting. The mayor stated the Town doesn't have to know a thing about water and sewer for annexation. Again, Mr. Fusco advised he would like the research and discussion to be done now to begin negotiations for selling water instead of waiting to begin the process. Don Jorgensen feels the Town should know how much water is available to sell before entering into negotiations. The clerk questioned for clarity whether a council member is not able to come and ask to put a topic on the agenda to which the mayor replied he feels he should be apprised of anything going on the agenda. The clerk clarified the record that Mr. Fusco asked for Mr. Halpin or his representatives to be at tonight's meeting and she arranged tonight's meeting thinking it was not a problem as not one council member received information ahead of time; additionally, the council packets were distributed to the homes of all council members 5 days prior to tonight's meeting and no concerns were expressed directly.

C. ON-GOING BUSINESS/ INFORMATION:

D. INFORMATION DISTRIBUTED TO COUNCIL:

- At the Capitol Update – 1-27-06
- W.A.M. Newsletter Dated 1-19-2006
- Wyoming Community Development Authority – Training Community Development Block Grant
- W.A.M. February 2006 "Top Health" Wellness Newsletter
- W.A.M. February 2nd, 2006 Newsletter

E. FINANCIALS/ UNPAID BILLS:

Don Jorgensen motioned to approve payment of the unpaid bills. D.R. seconded. VOTE: 5- Yes; 0- No; 0- Abstain; 0- Absent

FINDING A NEW POLICE OFFICER: Chief Phillips is having a difficult time finding a qualified candidate for a police officer as the pay is not high enough to attract qualified officers. Many potential officers have applied for the position that does not have their peace officer certification. D.R. Hutchinson questioned whether the Town pays more than Afton and Kemmerer for officers. Chief Phillips advised the Town does pay more than the Sheriff's office, however, the real issue is there is no easy answer. The Town is competing against Jackson Police Department and Teton County. The Town is competitive for a starting wage with Jackson which is \$38,500.00 for a new officer. However, within the first year the officer can go over \$ 40,000.00 as they get raises for going to academy and get over the probationary period. The inside word is Town of Jackson and County may be redoing their pay scale and someone with 5 years of experience may start at \$54,000.00. Chief Phillips will have 5 years very soon. The Town will have to compete against such wages. The Town has no depth in their pay scale in that someone with experience starts at the same pay as someone without any experience. Also, someone has to live in the area and now the average home is between \$200,000. - \$270,000. Financial advisors will only lend up to 1/3 of the person's income for housing. According to Mr. Phillips on \$38,000.00 no one can buy a house here and renting and most will not want to rent instead of buying a home. At this point Chief Phillips doesn't have the answers and this situation is felt throughout the west and signing bonuses are being offered to entice officers. Of the twelve applications sent, seven applications have been received and none of the officers are certified. The officer has to be trained and receive officer certification and cannot be unsupervised for 5-6 months and spend 11 weeks at the academy. Regarding starting a part-time workforce is Mr. Phillips last option and these officers may not be able to give 100% as they are working another job somewhere else. The Town can request the officer live in the community, however, it isn't solidified by any written ordinance. Jackson Police Department lost a lawsuit in the past over this issue.

Council Minutes
February 7th, 2006

Meeting adjourned at approximately 10:30 p.m.

Dave Lloyd, Mayor

Date

ATTEST:

Tracy Matthews, Clerk

Date