



**TOWN OF ALPINE
COUNCIL MINUTES
JULY 5TH, 2005**

Mayor David Lloyd, 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 present: D.R. Hutchinson, Steve Fusco, Don Jorgensen, and Kathy Swiston. Also present Mayor David Lloyd. Others present: See attached list.

A. ACTION ITEMS AND NEW BUSINESS:

- **COUNCIL MINUTES:** Mayor Lloyd called for a motion to approve the June 21st, 2005 minutes and June 14th, 2005 Budget Reading Minutes. **D.R. Hutchinson motioned to approve. Steve Fusco seconded.**
VOTE: 5– Yes; 0 – No; 0- Abstain; 0- Absent
- **PLANNING & ZONING MINUTES:** - *None Available – pending approval.* Scott Reed advised council they are going to revamp their agenda process as the board is spending 2-3 hours each meeting.
- **Sponsoring Chad Jorgensen** – Moto Cross Championship Tennessee- Troy Johnson, representative. Chad has qualified for the largest amateur motocross race in the world which will be held in August in Tennessee. Mr. Johnson indicated Jorgensen will not only be representing himself, but also Wyoming, and Alpine. He is the first Wyoming resident to qualify for the event. He requested \$1,000.00 from the Council to help offset costs of the new bike needed for Jorgensen and the cost of he and his family attending the week-long event. Council discussed the fact the Town's scholarship fund wasn't utilized this year. **Kathy Swiston motioned to approve the allocation of \$500.00 for Chad Jorgensen. Steve Fusco seconded. D.R. Hutchinson suggested we allocate \$750.00. VOTE: 5-Yes; 0- No; 0- Absent; 0- Abstain**
- **RENDEZVOUS ENGINEERING-** Scoping Meeting with Rendezvous Engineering and Chris Abernathy from the Wyoming Water Development Commission regarding Level II Water Study- Leak Detection: Mr. Abernathy informed council regarding the progress of the Level II study. The source supply of the two wells will be researched, other sources of fresh water supply will be identified, and the potential of serving the expanding community. The council, if they deem necessary, then would approach the Water Development Commission for construction funds; this application must be requested by November 1st, 2005. This study should develop a plan for the Town for the next 10-15 years. Bob Oblandi, Rendezvous Engineering, presented a document titled "Alpine Master Plan Update, Level II Study 2005". The Engineering firm will be working with a geologist (Hinckley Consulting) and electrical control engineer from Idaho Falls (Bradley Engineering). The primary focus is the Town's water supply and leak detection studies begin in May 2005 with night-time flow studies. They feel the Town is losing 125,000 gallons a day through various, leak sources and a lot of these sources are known sources such as hydrants, resident connections, etc. A schedule is underway to fix or replace the leaking hydrants. During the second week in June 2005 a leak detection company examined the Town's water system. The draft report of the Level II study must be completed by October 2005. Level III Construction Funding is due November 1st, 2005 and this funding only cycles once a year and, therefore, finishing this study on time is crucial.

Last Thursday Rendezvous' geologist placed a transducer in the wells to measure the wells' water levels. The Palisades Reservoir being full or empty directly affects area wells. The Town of Alpine has some of the best wells in the area according to Rendezvous Engineering and the Town's wells are able to produce several thousand gallons per minute with 10-feet of draw down available. The drought has not affected the performance of the Town wells in comparison to area wells. The well will be tested for performance as the reservoir drops. A key

element of this study is to perform a pump test of the wells to determine their capacity. The pump would be run steady to determine how much the well draws down. The intent of the study is to look into the future for the demand for water supply in the area, especially the North Alpine area. The North Alpine district just drilled two other wells which are 75-80 gallons per minute. The interesting phenomena so far is the fact the good wells tend to line up geographically in a north to south trend and they attribute this to a possible geographic fault. There will be a public hearing in October 2005 and an information meeting in August 2005. A 100% of the Level II Study will be paid by the Water Development Commission. Once the Town enters into the Level III area they will need to be a participant in costs. If the Town waits to seek Level III Construction funding the council must realize the costs may rise with inflation. The Water Development Commission is supporting communities who combine systems. Steve Fusco inquired whether Mr. Abernathy had reviewed the Northstar Utility Report to which Mr. Abernathy replied he had not. According to the report, the Northstar Utility Company indicated they can draw up to 4% from the Snake River under the Snake River Compact. Mr. Fusco inquired whether the Town would be better off establishing the water treatment plant rather than the developer. Mr. Abernathy cautioned the council against developing surface water treatment facilities which are exponentially greater in cost than ground water systems. There is not enough money through this study and the Water Development Commission's budget to adequately discover the true capacity of the Town's wells, according to Abernathy. Rendezvous Engineering, agreed through their proposal, to pump the wells to their full capacity to give some idea what the wells are capable of. This pumping information will help determine whether the ground water supply is adequate or other options should be pursued such as installing a larger pump for example.

- **PUBLIC BID OPENING:** 2005 Asphalt Maintenance Bid. Mayor Lloyd turned the meeting over to the public bid opening and the following bids were reviewed by council:

	TOTAL BID AMOUNT:
Star Valley Paving	\$ 26,604.00
HK Contractors	\$ 27,541.40

Both companies had a representative present for the opening and the mayor called for a motion. **Don Jorgensen motioned to accept Star Valley Paving's bid. Steve Fusco seconded. VOTE: 5- Yes; 0- No; 0- Abstain; 0-Absent.**

- **PUBLIC HEARING:** Gunnar's Pizza Transfer of Liquor License to the House of Philly, LLC (Shawn Ghareman, owner)- The Mayor opened the meeting for any protests from the public to transfer this restaurant liquor license. No protests were received. **Kathy Swiston motioned to approve the restaurant liquor license transfer from Jim and Linda Sandner to Shawn Ghareman (House of Philly, LLC). Steve Fusco seconded. VOTE: 5-Yes; 0- No; 0- Abstain; 0- Absent**
- **PUBLIC HEARING:** Rezoning Request Steve Dicenso, Lot # 6, Kilroy Subdivision (Rezone from C-1 to B-1). The P&Z Commission voted 3-1 in favor of the rezoning of the property from a C-1 to a B-1. Carter Wilkinson advised that most of the properties in this area are zoned B-1 with Mr. Dicenso's being zoned C-1. No protests were received. If the property is approved to be rezoned tonight, the next step is for Steve Dicenso to seek a variance according to the P&Z Commission and Wilkinson. Council discussed the issue with Wilkinson. **D.R. Hutchinson motioned to approve the rezoning of the property from a C-1 to B-1 zoning. Kathy Swiston seconded. VOTE: 5-Yes; 0- No; 0- Abstain; 0- Absent**
- **PATSY J. OHANESIAN – June 29th, 2005 FAX:** Carter Wilkinson updated the council regarding Ms. Ohanesian's issue of Sunset Drive being on her property. Essentially, Ms. Ohanesian is trying to sell the vacant property and is having difficulty as potential buyers realize there is no recorded easement granting the road on the property. The clerk advised after talking with Ms. Ohanesian she is not trying to "buck" the Town's system but feels she shouldn't have to pay for an attorney and surveyor to settle the matter on her own. Additionally, the clerk advised the Town will have difficulty processing a building permit for this vacant lot as setbacks for permits are determined by surveyor monuments which are located in the middle of the road. The council discussed the

fact they need to show a "good faith" effort to Ms. Ohanesian. Carter Wilkinson will call Ohanesian directly. The Council suggested approaching Ohanesian and offering to pay half of the cost to replat the property or cost to file the correct easement for the road's location.

- ***Dorothy Reinhardt – June 27th, 2005 Letter to Council Supporting Northstar Utility:*** Mayor Lloyd called for comments regarding this letter which supports Northstar Utility. Steve Fusco indicated "we should take as much water as we can" and is in favor of the Northstar Utility project. Kathy Swiston agreed that it is time for everyone to work together for workable solutions. The Mayor went on the record that he has heard grumblings that the Town has sold the community 'down the river' to Mike Halpin. He wanted the record to reflect that the Town has only signed an agreement to provide the property for the proposed wastewater treatment plant. Mr. Halpin is now talking about installing a 200,000 gallon waste water system. Mayor Lloyd added that he feels Mr. Halpin will do nothing but improve this community and help it. According to the Mayor, controls will be kept over the project.
- ***3rd Reading 125 – Ordinance No. 2005-15 REZONING LEC (Urban, Songer, Raver, Vasko):*** Mayor Lloyd read the ordinance through the title and first paragraph. **Kathy Swiston motioned to approve 125-Ordinance No. 2005-15 Rezoning LEC. D.R. Hutchinson seconded. VOTE: 5-Yes; 0- No; 0- Abstain; 0- Absent**
- ***Mary Flowers – Northstar Utility/ Proposed New Wastewater Treatment Plant:*** Mary Flowers read a letter to the council, mayor, and Town engineer. The letter is in support of the Northstar Utility project, however, Ms. Flowers wanted to have her concerns noted for the record which include the following (see letter for more information):
 - 1) Can the Town enter into an agreement when the property in question is leased ground by the Town of Alpine?
 - 2) The new wastewater facility should be built adequately for present and future wastewater needs, including the existing Town's needs, the development proposed, and future add-on developments both inside and outside the existing incorporated areas.
 - 3) She requested if the plant is built, it is located underground or in a half-shed like shape with a sod or sagebrush roof.
 - 4) Road to the site should be paved for dust control
 - 5) Irrigation Water Rights from any gray water from the project should be used for Parks & Recreation needs for the Town of Alpine.

Ms. Flowers voiced concerns residents of her subdivision, River View Meadows, will suffer if the plant is not built to the right size, etc. Ms. Flowers referenced that Alpine is the fastest growing area in Wyoming according to the recent Casper Star Tribune article and encouraged the council to fully research the issue before entering into any agreement with the developer. Mr. Flowers asked the council to consider her concerns.

Steve Fusco asked Leon Kjellgren regarding the type of wastewater plant proposed (membrane bio-reactor facility). Leon Kjellgren advised that there are individuals in his office that have witnessed this type of system in use, however, he has not personally. He indicates the proposed design is good technology and the maintenance cost of the proposed design should be researched. Steve Fusco indicated the proposed wastewater facility is capable of 99,000 gallons per day or a peak hour flow of 365,000 gallons per day. It sounds like this unit can be added onto according to the document. Mayor Lloyd advised Flowers that Mr. Halpin is looking at installing sod on the roof of the proposed facility for it to blend into the environment. Mayor Lloyd stated, "this is not a done deal and that nothing will be built until there is an approval from Leon Kjellgren the Town's engineer." Again, Flowers advised she doesn't want to see that another sewer plant is created in which residents can see, smell, and hear it working and voiced concerns of possibly seeing several different styles of plants in one area. The mayor advised Flowers that the current council and mayor will not allow something she is unhappy with and basically insured all of her concerns will be addressed with the developer. Don Jorgensen advised that he wants to insure this side of the river will be taken care of whether the other side is annexed or not.

- **AMENDMENT TO NORTHSTAR M.O.U AGREEMENT-** Carter Wilkinson, Town of Alpine attorney, advised he received a one-page amendment today at 4:00 p.m. from Chris Hawkes. This amendment is to the Memorandum of Use Agreement signed by the council in June 2005. The original agreement stated the final agreement had to be completed within 30 days. The proposed amendment from Hawkes lengthens the date to 60 days to execute a final agreement. Steve Fusco advised he would like to see this agreement amended to include rights to the gray water produced from the proposed wastewater treatment plant. Mr. Fusco, after reviewing the approved M.O.U. agreement, felt the Town has no rights to the gray water from the waste water plant which could be used for irrigation of the Town parks. Mr. Kjellgren urged the council to not give any rights to gray water away to anyone, and expressed concerns the council may have already done just that by signing the agreement. According to Wilkinson the 30-day MOU agreement will expire this week on or about July 8th, 2005. If the agreement expires and is not renewed it would void the whole memorandum of use according to Wilkinson. The Town if the current MOU expires this week could then seek a new 60-day MOU agreement. The mayor expressed confusion about the gray water rights issue as the Town would own the sewer treatment plant and, therefore, rights to the gray water should be owned by the Town. Again, Steve Fusco voiced concern according to the memorandum it gives gray water rights to the developer. Mr. Lloyd indicated he does not feel the rights were given away. Kathy Swiston advised she would like the issue to be looked into. The clerk advised the MOU agreement also calls for 100,000 gallon facility and if the facility is to be larger this should be changed as well in the agreement. Mayor Lloyd requested to know if the gray water is the only issue because Carter Wilkinson could address the issue with Hawkes. Kathy Swiston also advised the 100,000 gallon facility needs to be looked into. Leon Kjellgren recommends allowing the 60-day extension with the proviso many items would be renegotiated in the future. Carter Wilkinson recommended the issue be tabled until one of the Meridian Group representatives are present as well as the issues of concern are sorted out and he recommends tabling the issue for now. The council agreed to allow Leon Kjellgren, Nelson Engineering, time to review the information. After discussion, the council tabled the issue to the next council meeting. **Steve Fusco motioned to TABLE the issue to July 19th, 2005. Kathy Swiston seconded. VOTE: 5- Yes; 0-No; 0-Abstain; 0- Absent**
- **235 – RESOLUTION NO. 01-07-05-2005 -J.R. SIMPLOT GRANT APPLICATION -** ALPINE CONFLUENCE INFORMATION CENTER. Mayor read the resolution in its entirety. **Kathy Swiston motioned to approve 235- Resolution No. 01-07-05-2005. Don Jorgensen seconded. VOTE: 5 Yes; 0- No; 0- Abstain; 0- Absent**
- **236- RESOLUTION NO. 02-07-05-2005 – PUBLIC WELFARE FOUNDATION GRANT APPLICATION ALPINE CONFLUENCE INFORMATION CENTER:** Mayor Lloyd read the resolution in its entirety. **Kathy Swiston motioned to approve. Don Jorgensen seconded. VOTE: 5- Yes; 0- no; 0- Abstain; 0- Absent**

B. DEPARTMENT UPDATES:

- **STREETS & ROADS:** The roads have been bladed by Mountain High Excavation and the mag-watering will be applied on Thursday, July 7th, 2005
- **SEWER DEPARTMENT:**
- **WATER DEPARTMENT:**
- **PARKS & RECREATION DEPARTMENT:** Brian Gardner, Alpine Police Officer, approached council expressing his desire to assist the Town in the development of ball fields. He has come up with a short-term solution for irrigation needs by using a water truck with a 1,700 gallon capacity which the fire department would fill. The fire department would be able to exercise the hydrants for training purposes and maintenance of the system. The cost of the truck is \$750.00. This would be a short-term solution for irrigation until the water main is extended or gray water from the wastewater facility is diverted for irrigation purposes. He will meet with D.R. Hutchinson to research the ideas.

• **PLANNING & ZONING COMMISSION:**

• **POLICE DEPARTMENT/COURT:** June 2005 Court Report given to the Council and Mayor.

• **PERSONNEL/ ADMINISTRATIVE:**

C. ON-GOING BUSINESS/ INFORMATION:

TABLED: *TERRACE LANE*- June 17th, 2005 FAX FROM DAVE DOBLER: The issue is being reviewed by the Town attorney and Marlowe Scherbel and Mr. Dobler will be contacted.

D. INFORMATION DISTRIBUTED TO COUNCIL:

- July 20th, 2005 Hearing Date Notice for Alpine Meadows Project- Lincoln County P&Z
- June 24th, 2005 WAM Newsletter
- WAM 2006 Legislative Program and Resolutions
- 2005-2006 FY BUDGET- COPIES GIVEN TO COUNCIL

E. FINANCIALS/ UNPAID BILLS:

Mayor Lloyd called for a motion to pay the bills. Don Jorgensen motioned to approve payment of the unpaid bills. Kathy Swiston seconded. VOTE: 5- Yes; 0- No; 0- Abstain; 0- Absent

Meeting adjourned at 8:55 P.M.

David H. Lloyd, Mayor

Date

ATTEST:

Tracy Matthews, Clerk

Date