



**TOWN OF ALPINE
COUNCIL MINUTES
AUGUST 16TH, 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: Brenda Bennett, Treasurer; James Phillips, Chief; Garren Stauffer, S.V. Independent; Ron Rollins, local resident; Mary Flowers, resident; Leon Kjellgren, Nelson Engineering; Marlowe Scherbel, Surveyor Scherbel's; and Jeff Dupont.

A. ACTION ITEMS AND NEW BUSINESS:

- **COUNCIL MINUTES:** Mayor Lloyd called for a motion to approve the August 2nd, 2005 Minutes. **D.R. Hutchinson motioned to approve. Kathy Swiston seconded. VOTE: 5– Yes; 0 – No; 0- Abstain; 0- Absent**
- **237 RESOLUTION NO. 01-08-16-2005 – Amending Town Building Inspector:** Mayor Lloyd read the resolution in its entirety. **Kathy Swiston motioned to approve 237- Resolution NO. 01-08-16-2005. Don Jorgensen seconded. VOTE: 5- Yes; 0- No; 0- Abstain; 0- Absent**
- **2ND READING: 127- ORDINANCE NO. 2005-17 –Building Dept. Fee Schedule:** Mayor opened it for a public meeting and read the ordinance through the title and first two paragraphs and called out each section. **D.R. Huthinson motioned to approve 127-Ordinance No. 2005-17. Don Jorgensen seconded. VOTE: 5-Yes; 0- No; 0- Abstain; 0-Absent**
- **2ND READING: 128- Ordinance No. 2005 -178– Kilroy Subdivision Rezoning:** The ordinance changes the zoning of Lot # 6, Kilroy Subdivision from a C-1 Commercial Zoning to a B-1 Business zoning. Mayor read the ordinance through the first two paragraphs. **Steve Fusco motioned to approve 128-Ordinance No. 2005-178. D.R. Hutchinson seconded. VOTE: 5-Yes; 0- No; 0- Abstain; 0- Absent**
- **PLANNING & ZONING MINUTES:** - August 9th, 2005 Minutes – Paula Steven, representative in attendance. No questions by the council. **Don Jorgensen motioned to approve the 8-9-05 P&Z Minutes. Kathy Swiston seconded. VOTE: 5- Yes; 0- No; 0- Absent; 0- Abstain**
- **Update on Existing Wastewater Treatment Plant-** Leon Kjellgren, Nelson Engineering presented an update regarding the Town's existing wastewater treatment plant. A spread sheet was devised by Treasurer Bennett regarding the possible flow rate of connections in existence today to the town's plant. The numbers are not exact but do help create a picture for capacity and projections. The design capacity of the plant is 65,000 a gallons a day. To the best of Kjellgren's knowledge, the plant is assuming between 45,000 and 50,000 gallons of flow each day currently and using 75% of the capacity of the plant. If the rest of the 2/3 of the Town is connected to the sewer system, Mr. Kjellgren projects the need to be 72,000 gallons of flow would be produced daily. A total of 140,000 gallon per day sewage capacity when the existing Town is completely built out and added on to the system. Mr. Kjellgren encouraged the council to realize this data tells us some type of revision will need to occur to this existing plant. Mr. Kjellgren is against expanding the existing sewage plant based on the current design being open air (tends to freeze). It should be a top priority for the council now to plan for the community's sewage needs so that in 5-10 years the adequate sewage capacity is developed to service the town. The best thing the Town can do for themselves is to create a new sewage treatment facility according to Kjellgren.

DRAFT M.O.U. AGREEMENT BETWEEN NORTH STAR UTILITY AND THE TOWN OF ALPINE: Mr. Kjellgren reviewed the pros and cons of entering into this agreement and strongly advised it is only in the discussion phases at this time. Mr. Kjellgren's first impression is not great of the proposal due to the fact the Town will be "beholden" to someone else outside of our control. However, he is not sure there is a better alternative that will come the Town's way. He suggested that maybe the Town must swallow their pride and make the agreement work so that everyone can get what they want out of the situation. Mr. Kjellgren has been involved in the Meridian process for the last month and in his opinion the Town doesn't not have any "chips" to play in the poker game in that we have no commodity to sell. Sitting at the poker table, the Town may have to take the best hand they can get. The Level II Water study results may dictate great capacity of our wells and we will have a stronger commodity (water) to sell. He suggested the Town explore ways to develop sewage treatment in order to offer it as a commodity in the future. No one really wants the responsibility of running a sewage treatment facility. He believes the Town can be a front runner in offering sewage treatment as a commodity if a new plant is built that can be expanded making the Town a leader in the process and better able to dictate their own future. He strongly encouraged the Town council and Mayor to become an active participant in the negotiation, design, and construction of any new sewage plant. Mr. Kjellgren reviewed some of his concerns regarding the North Star Proposed agreement; they are:

Mr. Halpin is offering the "front money" to design, permit and construct a sewage treatment plant on this side of the Snake River. He expects to be repaid of any design which is over and above his needs for his project. The agreement which is written right now, indicates Mr. Halpin will be paid back by future grants, loans, bonds, and future hook-up fees for the additional capacity added to the proposed plant. Mr. Kjellgren expressed concern that grants may not be available after the facilities are built. The Town clerk agreed with this statement, to her knowledge. Another concern Mr. Kjellgren has is that the Meridian Group has offered to design, permit, and construct the sewage treatment plant. Mr. Kjellgren believes a better option would be for the Town to be responsible to hire the engineer at the developer's expense. Mr. Kjellgren advised it doesn't matter whether his own engineering firm is chosen or several other firms in the surrounding area; the issue is that the engineer be qualified and will truly represent the Town's interests. The Town will be involved long after Mr. Halpin is gone in this sewage treatment facility. Additionally, when expansion needs arise, the engineer will be knowledgeable of the history.

Mr. Kjellgren suggested a committee of himself, Carter Wilkinson, and at least two council persons meet with the Meridian Group to discuss the proposed North Star Utility agreement. Mr. Kjellgren encouraged the Town of Alpine Council to seek their own grants and the clerk suggested a meeting be arranged with Ray Sarcletti of the Wyoming Business Council. He advised this is not just a "Halpin" problem. He feels Mr. Halpin is out there looking for money because the Town isn't looking. The Business Ready Communities Grant Fund, which has a match as little as 5%-10%, is dwindling fast. The clerk reminded the council that if they want to tap into this grant the window of opportunity may close in a year's time and time is of the essence. Additionally, the clerk advised she cannot file the grant that many other communities are ahead of us by creating a group of people to file the grant. Mr. Kjellgren cautioned everyone that the draft is a "rough" draft and that the agreement could be cancelled, however, we still have issues to deal with including providing sewer to the existing town and ever expanding northern section. This scenario with North Star Utility does provide the front-end money to build the plant. If the Town denies the use of the land on this side of the river, it may end up creating two, separate communities and this will not benefit anyone. The big picture and the "long run" is the primary focus of the council and he reminded the board their planning decisions will directly affect the community far into the future.

Paula Stevens expressed agreement with Mr. Kjellgren's comments and feels the infrastructure needs of the greater community is critically important regardless of whether annexation will occur. It is very important to have a well-functioning, desirable community which is dependent upon good roads, water and sewer infrastructure. The agreement with North Star Utility will be difficult to enter into, however, if it is structured well and the fees are adequate the Town should be able to succeed in the long run.

Mary Flowers approached the Council and advised she is representing the RVM Homeowner's Association and reminded the board that whatever decisions they make this subdivision will be directly affected by the stench more than anyone else. She expressed confusion as to why the Town would have to pay any money for grant reimbursement to Mr. Halpin. She questioned why the Town couldn't add a one cent sales tax to generate enough revenue for water and sewer infrastructure.

- **Updating Plat – Town of Alpine Boundary Map-** Marlowe Scherbel 8/2/2005 Letter – Requesting Permission to Proceed with creating a better description and plat of the entire Town which would include the boundaries of the subdivisions, tracts, and roads within the Town limits. This map would give the town an accurate base map for all future planning and engineering needs according to Scherbel. The cost to update the map is \$5,000.00. This is being offered to the Town after Mr. Scherbel had the opportunity to meet with Jim Pederson, the Town's planner. According to Mr. Pederson, he can make do with the Town's current maps to finish the master plan and in a perfect world this map would be nice to have to complete the project. The Treasurer advised we currently do not have \$5,000.00 to spend on the map and suggested contacting Mr. Pederson and Mr. Scherbel to see if the project could be paid out of next, year's fiscal budget. **ITEM TABLED.**
- **Subdividing Plat – (Twin Home Concept) Western Lands & Homes- Marlowe Scherbel:** On 8-9-05 the P&Z Commission approved variance for zero-lot lines for the Twin Homes. Jeff Dupont and Marlowe Scherbel presented additional information regarding the true intent of zoning for Grey's River Village #2 Subdivision. The zoning in the beginning was zoned P.U.D. in the beginning with several lots for single residential and some were reserved for multi-family residential. The clerk requested a copy of the new map presented from Mr. Scherbel for the Town's records. The final plat did not contain this single and multi-family zoning. Based on this new information coming forward, Paula Stevens indicated the P&Z Commission approved the variance for the zero-lot line as the intent of the subdivision zoning was very clear; this information was not available when the building permit was issued. Chairman Gustafson voted against the variance and gave no particular reason; the P&Z Commission vote was 3-1 in favor of approving the variance. Mayor Lloyd called for a motion. **Steve Fusco motioned to approve the plat for Lot # 29, Grey's River Village #2 and authorized the mayor to sign the final plat. Don Jorgensen seconded. VOTE: 5-Yes; 0- No; 0- Abstain; 0- Absent**
- **"HOMETOWN SUSTAINABILITY"** – Short, Intensive Course for **a team of people from the community--** Saratoga, WY October 4th-6th, 2005 (public official, businessperson, and charitable non-profit member). The council discussed this opportunity and decided to decline due to the fact the training is during the week.
- **TERRACE LANE REPLATTING EFFORT:** Marlowe Scherbel and Carter Wilkinson advised council the finalizing of a compromised plat with all land owners is still being negotiated. They will be contacting the new buyer of the Dustin's property. The new Sharp Street plat is being completed as well.
- **LETTER FROM STAN HARRIS, SUMMER HOME OWNER- WATER RESTRICTIONS:** The clerk advised this summer home resident came into the office to file this complaint. She explained in-depth the reasoning for water restrictions (small tank must remain full at all times in the event of a fire) and that as a resident he is paying a base rate as he is part of a public water system. This base rate is not based on summer or full-time residency rather it is a rate that all must pay to maintain the system. Mr. Harris is requesting special consideration on watering restrictions as he is hardly here. The mayor will write a response letter to Mr. Harris.
- **YELLOWSTONE JOURNAL CORPORATION- TRAVIS BARNEY:** Mr. Barney has asked the Treasurer several times what the Council's decision is regarding joining the advertising in the Yellowstone Journal's website and publications. The communities of Thayne and Afton are going to advertise in the magazine in the format that Mr. Barney suggested. He suggests a map of the highway from Evanston to Alpine with advertising and things to do along the way. The fiscal budget for 2005-2006 has money set aside for advertising including the Town's newspaper advertising, the annual SnoWest ad, and money set-aside to participate in the Jackson Chamber of Commerce. Mr. Hutchinson feels there is no advantage to us as the visitors who are from around the world fly into Jackson Hole. Several of the board members disagreed with Hutchinson as many visitors will rent cars.

The Confluence Information Center is keeping track of visitors who enter the center who are both from the area, surrounding states, and from around the world. It will cost the community approximately \$4,950.00 with a minimum \$2,000.00 contribution from the Town due by October 15th, 2005. Travis Barney would be responsible to go door-to-door to all the businesses to gain the rest of the advertising balance. The Treasurer advised she has \$1,500.00 to spend toward the Yellowstone Journal at this time. Steve Fusco advised he would not like to wait until next year to participate in this advertising. Mr. Fusco questioned Hutchinson why the Jackson Chamber had no coverage of the Mountain Days Celebration to which Hutchinson responded that nothing was given to them to publish. Jorgensen advised the valley has a strong traffic flow from Utah, California, Arizona, etc. who are visiting the park and feels the Town should begin to be a part of this valley and should be interested in what the rest of the valley is doing. **Kathy Swiston motioned to pursue advertising in the Yellowstone Journal next year and later removed the motion.** Mr. Hutchinson withdrew his request to participate in the Jackson Chamber magazine advertising. The budget according to Bennett was not itemized for each item and a lump sum determined for all advertising was determined. Mr. Hutchinson advised he has been dealing with advertising for 20 years and cautioned the council they will find the advertising will not be to the town's advantage. **Kathy Swiston motioned to approve pursuing Yellowstone Journal advertising this year. Steve Fusco seconded. VOTE: 4-Yes; 1- No (D.R. Hutchinson); 0- Abstain; 0- Abstain**

- **TOWN BID PROCESS FOR PURCHASING NEW MAINTENANCE TRUCK:** Treasurer Bennett advised the sealed bids will be publically opened next Tuesday at 6:30 p.m., August 23rd, 2005 prior to a Planning & Zoning meeting. Several employee discount offers from dealerships expire by 8-31-05.

B. DEPARTMENT UPDATES:

- **STREETS & ROADS:**
- **SEWER DEPARTMENT:**
- **WATER DEPARTMENT:**
- **PARKS & RECREATION DEPARTMENT:**
- **PLANNING & ZONING COMMISSION:**
- **POLICE DEPARTMENT/COURT:** REQUEST FROM DIANA TAYLOR- PARKING IN TOWN RIGHT-OF-WAY ALPINE, DR.: Ms. Taylor has emailed the Town requesting intervention near her home as several cars and a boat are parked on the street and town right-of-way. She is asking for immediate assistance and Mr. Phillips advised he is aware of the situation and will be writing a letter to the owners advising their vehicles must be removed or they will be towed.

July 20th, 2005 Letter from U.S. Dept. of Justice –Alleged Civic Rights Violations- Steve Van Valkenburg-Closed Investigation no evidence: James Phillips advised council through a written letter received from the U.S. Dept. of Justice the investigation against Steve Van Valkenburg for alleged Civil Rights Violations has been closed as no evidence was found to support a violation.

- **PERSONNEL/ ADMINISTRATIVE:**

C. ON-GOING BUSINESS/ INFORMATION:

D. INFORMATION DISTRIBUTED TO COUNCIL:

- **PLEASE READ:** Town of Alpine Website - Stats for July 2005

- PLEASE READ: July 18th, 2005 – Letter from Leon Kjellgren Summarizing his Concerns – Memorandum of Agreement North Star Utility
- PLEASE READ: August 10th, 2005 Letter from Bryant Brown- Resident--- TRANSPORTATION MASTER PLAN
- PLEASE READ: July 20th, 2005 Letter from U.S. Dept. of Justice –Alleged Civic Rights Violations- Steve Van Valkenburg-Closed Investigation no evidence
- PLEASE READ: ***BUSINESS READY COMMUNITY PROGRAM HAS USED \$43.3 MILLION TO FUND 45 PROJECTS MUST READ !!!!!***
- PLEASE READ: July 19th, 2005 Letter and information from Bryant & Shirley Brown – Concerns North Star Utility
- W.A.M. Newsletter 08/12/05
- PLEASE READ: **WILDFIRE EVACUATION PLAN** – Alpine Fire Department

E. FINANCIALS/ UNPAID 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