



**Town of Alpine
COUNCIL MEETING MINUTES**

**DATE: January 19, 2021
TIME: 7:00 p.m.**

**PLACE: Town Council Chambers
TYPE: Regular Meeting**

- 1. CALL TO ORDER:** Mayor Lutz called the meeting to order at 7:00 p.m. Mayor Lutz led the attendees in the Pledge of Allegiance.
- 2. ROLL CALL:** The roll call was conducted by Ms. Sharon Backus, Clerk/Treasurer. Council Present: Justin Fritz, Tammy Halstead, Robert LaPier, Jeremy Larsen, and Mayor W. Kennis Lutz. A quorum of the Council was established.

3. ADOPT THE AGENDA:

Councilman Larsen moved to adopt the agenda. Councilman Fritz seconded the motion. There was no discussion. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.**

4. APPROVAL OF CONSENT AGENDA:

Town Council Meeting Minutes – December 15, 2020

Planning & Zoning Minutes and Board of Adjustment Minutes– December 8, 2020

Payment of Town Bills – See Attached Check Detail of Bill Payments

Councilman Larsen moved to approve the Consent Agenda. Councilman Fritz seconded the motion. There was no discussion. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.**

Mayor Lutz thanked Councilmen Tammy Halstead and Robert LaPier for their service to the Town of Alpine.

ADMINISTER OATH TO NEW COUNCILMEN: Sharon Backus, Clerk/Treasurer administered the Oath of Office to Councilmen Andrea Burchard and Frank Dickerson.

At 7:04 p.m. Tammy Halstead and Robert LaPier left the meeting; Councilmen Andrea Burchard and Frank Dickerson joined the meeting. Council present: Andrea Burchard, Frank Dickerson, Justin Fritz, Jeremy Larsen and Mayor Lutz. There was still a quorum of the Council present.

5. ACTION ITEMS/NEW BUSINESS:

- **Motion to approve 472 Resolution No. 01-19-2021 Official Appointments for 2021**
Sharon Backus, Clerk/Treasurer read 472 Resolution No. 01-19-2021 "Official Appointments for 2021" into the record.

Councilman Fritz moved to approve 472 Resolution No. 01-19-2021 "Official Appointments for 2021". Councilman Larsen seconded the motion. There was no discussion. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.**

- **Public Hearing for Sale of Real Property to Alpine Junction Property Investments, LLC.** Mayor Lutz asked Sharon Backus Clerk/Treasurer to open the public hearing. Ms. Backus stated that this was the public hearing for the sale of real property to Alpine Junction Property Investments, LLC. It was duly advertised in the Star Valley Independent as required as well as being posted on the town website and in the office. The strip of land was identified on the map. The property had been appraised for Nine Thousand Dollars (\$9,000.00). The town is selling the property for Ten Thousand Dollars, (\$10,000.00).

Mr. James Sanderson, Town Counsel explained the State Statute governing the sale of property. The town is allowed to sell property provided that the proposed sale was advertised three times and copies of the proposed contract have been available for people to come in and look at and read. Twenty years ago, to sell any piece of property worth over five-hundred dollars, (\$500), the town needed to advertise and accept the highest bid. The statute was amended and now any property may be sold to a private individual provided you advertise the proposed sale for three weeks and allow people to comment on the sale. The purpose of the public hearing is to talk about the contract and determine if it is for the economic benefit of the Town of Alpine. This is true for both public hearings scheduled for this meeting. Both properties have been appraised and both are being purchased at or above the appraisal value. This may be irritating to some people who would like to know why they did not get an opportunity to buy the property from the Town of Alpine, well, please ask your Senator who is seated here to change the law. The town council will gladly listen to your comments however, the town is allowed to sell property to an individual.

Mr. Dave Jenkins asked what property this was. Mayor Lutz described the property. Mr. Jenkins verified the location and asked why the town was selling the property. Mayor Lutz stated that it was between two privately owned properties and the town cannot take care of the property. Mayor Lutz stated that there is a utility easement through the forty-foot strip of land that comes to a point. Mayor Lutz stated that Alpine Junction Investments LLC, had approached the town about purchasing this strip of land. They intend to clean it up.

- **Motion to Adopt 473 Resolution No. 01-19-2021 Authorizing the Sale of Real Property to Alpine Junction Property Investments, LLC and Authorizing Mayor Lutz to Sign on Behalf of the Town of Alpine.** Sharon Backus, Clerk/Treasurer read 473 Resolution No. 01-19-2021, authorizing the sale of real property to Alpine Junction Property Investments, LLC into the record.

Councilman Larsen moved to approve 473 Resolution No. 01-19-2021, "Authorizing the Sale of Real Property to Alpine Junction Property Investments, LLC" and to authorize Mayor Lutz to sign on behalf of the Town of Alpine. Councilman Fritz seconded the motion. There was no discussion. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.**

- **Public Hearing for Sale of Real Property to, New West, LLC d.b.a. Orion Companies.** Sharon Backus, Clerk/Treasurer stated that this was the public hearing for the sale of real property to New West, LLC doing business as Orion Companies. The property is Tract A which is 7.54 acres of the 17 acres purchased from the Game and Fish with a Wyoming Business Council

Economic Development Grant. The property was identified on the map. The property had been appraised for \$644,000 in September of 2020. The town is selling the property for \$644,000.

Mr. Dave Jenkins stated this was the first he had heard about the intent to sell the property. Mr. Jenkins stated that his concern was that the town will not get any more property so needs to hold onto this property which could be used as a recreation center or a school. Mr. Jenkins said he does not like that the town is selling, that there is already a buyer and this property is very special. Mr. Jenkins said he was opposed to selling the property because an appraiser said the property was worth a certain amount of money. The town does not need the money and does not need to sell the property, the sale needs to be better planned. Mr. Jenkins suggested an architectural committee design and decide what to do with the property. Mr. Jenkins said the price is too cheap and asked who paid for the appraisal and was told that the town paid for the appraisal. Mr. Jenkins reiterated that he was very opposed to the sale.

Mr. Tim Hartnett stated that he had just heard about this sale and shared Dave's sentiments of opposition because with this sale about one third of the property would be given away. Mr. Hartnett asked if the town needed money to pay bills because the town is selling itself short. There are no other places to accommodate future expansion for the town which will probably double in the next ten years. Mr. Hartnett stated that in addition to this, we have seen what New West has done in Jackson by buying up all the small contractors. About half of the construction zones in Jackson have New West signs on them, it is like a cancer. We do not know what the actual plans are for the property, so we are talking in glittering generalities.

Mr. Ben Goldberg of New West addressed concerns expressed by the public. Mr. Goldberg stated that he was very cognizant of these concerns. The first is the plan to follow the contract which binds New West to building a light industrial business park, New West does not have the luxury of building whatever we want. It was our understanding that this property was acquired for a specific purpose, that being economic development. The other concern was that this property is adjacent to residential property which is why the current design includes a one-hundred-foot setback where it borders residential property to create a buffer between the two zones. Within that one-hundred-foot setback, New West would be open to adding screening or other measures to reduce noise. The current design also places residences at the back of property so as to better blend with the current residential area with the heavier uses being pushed to the front of the property.

Mayor Lutz stated that this did not happen overnight, rather it has been in discussion for the past six months especially with the Wyoming Business Council (WBC) who had funded the purchase from the Game and Fish for the purpose of economic development. The town is bound to the WBC guidelines. It was the town that requested the one-hundred-foot buffer zone. The council has been through a lot of different proposals, the last being to pay the appraisal price provided you follow the guidelines of the WBC during the construction. Mayor Lutz stated that this property is between the sewer plant and the gravel pit so is not a property with high demand. The school area designated by the town is to the west of this property. (Mayor Lutz identified the location on the map for the public). While open space is nice, the council is struggling with where to put the requests we have received for commercial development. It is a good proposal in an area not the best for everyone but works for this project. This is what the council is faced with. This was published and worked through the channels to get to the point where we are now. Mayor Lutz asked Mr. Sanderson what the town's options are.

Mr. Sanderson stated that there are two. First you can accept the proposal, contract and complete the sale. Second is to reject this offer and bet on a better option in the future. This has been discussed for a while and seems to be the best use for this economic development.

Mr. Dave Jenkins stated that he is a very prominent property owner in this town, and this is the first he has heard of this. "No one said anything to me, and I am a very prominent business owner". "This has not been discussed with me." "No one has come to a very prominent business owner such as myself to discuss this." Mr. Jenkins suggested that the council table this matter for a later date. Mr. Jenkins offered to write the town a check in the amount of \$645,000 for the property today. Mr. Jenkins said the property is a beautiful corridor of the lake and is worth more than the offer. Mr. Jenkins wants to see the plan before the town sells the property to New West.

Councilman Burchard stated that she and Councilman Dickerson need more background on this proposal before they are comfortable voting on this.

Mayor Lutz stated that this had been on the agenda and discussed since August and had turned away previous offers. The town is working with the state on this. The WBC has been very generous to the Town of Alpine and the council does not want to burn that bridge with them. Mayor Lutz agrees that this should be tabled. The town has advertised this, and it is unfortunate that people are not aware, but the council cannot go door to door to ascertain if people are familiar with a particular item on the agenda. Councilmen Larsen and Fritz concurred with Mayor Lutz. Mr. Goldberg was asked to send the plans to the clerk.

- **Motion to Adopt 474 Resolution No. 01-19-2021 Authorizing the Sale of Real Property to New West, LLC d.b.a. Orion Companies and Authorizing Mayor Lutz to Sign on Behalf of the Town of Alpine.** Sharon Backus, Clerk/Treasurer read 474 Resolution No. 01-19-2021, authorizing the sale of real property to New West LLC d.b.a. Orion Companies into the record.

Councilman Larsen moved to table 474 Resolution No. 01-19-2021, "Authorizing the Sale of Real Property to New West, LLC d.b.a. Orion Companies" and to authorize Mayor Lutz to sign on behalf of the Town of Alpine. Councilman Fritz seconded the motion. There was no discussion. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.**

- **Planning and Zoning Commission Update – Timothy Hartnett**

Mr. Tim Hartnett, representative of the Planning and Zoning Commission gave the following update. The Board of Adjustments met on December 8, 2021 to consider the sign variance request by Broulims so as to allow placement of two, twenty-two foot high signs. The current ordinance allows for a maximum height of eighteen feet. The variance was approved given the size and location of the building. There is no issue with lighting as the light is down cast so light pollution is not an issue. There are four lots on the property. There is space on the signs for additional businesses.

Mr. Hartnett reported that the commission approved one new permit for three "Tiny Homes" on Greys River Road. The fees were paid, and permission was given to start one unit with the provision that corrections were made such as changing the overhang to eighteen inches. The project features a central area for parking. Mr. Hartnett was uncertain of the size of the units but thought they held six people. Mr. Hartnett stated that the commission worked on cleaning

up open building permits. The commission is also trying to figure out to ask for signage amendments to correct issues by the next board meeting.

- **Parks and Recreation Board Update – Meta Dittmer**

Ms. Jennifer Walker, President of the Parks and Recreation Board (ARB) addressed the council and stated that there are three topics the ARB wanted to discuss. The first is an update on the ice rink by Meta Dittmer, second is a report on Winter Jubilee and lastly to go over our purpose.

Ms. Meta Dittmer thanked the council for their help with the ice rink. It was a lot of work but appears to be a success based on the usage. There have been inquiries about the ice not being polished, how to reserve the location for parties and these inquiries have come to me directly. We are volunteers and need to set some boundaries so we now have an email address alpinerecreationboard@gmail.com where inquiries may be sent. For this year, usage of the rink and shelter are on a first come first served basis. The ARB wrote out instructions for volunteers who would like to work on the surface of the ice so if inquiries are received, please send them to our email address. The ARB will control this part of the ice rink maintenance. There is no point in investing in a Zamboni until the rink is in its permanent location. Based on anecdotal evidence, there is enough interest in the ice rink to warrant moving it to a new location and that will need funding from the town. The board realizes that the alternative location needs a fire hydrant, electricity, be close to other attractions so as to warrant the expense of bathrooms. This could be accomplished by moving the ice rink down by the ballfield. This area is plowed and has a parking lot already. The board has a volunteer who is a landscape architect. We are hoping to work with this person to develop a site plan. Moving will be expensive. Ms. Dittmer stated that the ARB has a dream for the ballfield including a mobile climbing wall to bring more attention to the area in the summer and the ice rink for the winter months.

Mayor Lutz stated that the ballpark is a great location. Councilman Larsen suggested that the ARB work with the council to come up with a master plan for the facility, cost estimate for electric and restrooms.

Ms. Jennifer Walker reported that the ARB is doing a skate and sledding party as part of Winter Jubilee on January 30th. This will feature cookies, music, a snowman building contest for the kids and we have enough volunteers. We are going to do Olaf for the ice sculpture contest.

Ms. Meta Dittmer stated that because going through the planning and zoning process; the ice shelter was a lot of work, received a lot of phone calls and we are supposed to be volunteers we are requesting a paid member do handle a lot of the incoming emails and requests. The ARB is suggesting Jennifer Walker be a paid Recreation Board person as a liaison and she brings social media skills to the position. We must limit what the volunteers are available to do. Currently requests go via email to the secretary but there is a lot of work and we are all working mothers. Mayor Lutz thanked the Alpine Recreation Board for all their work.

- **Economic Development Update - Councilman Larsen**

Councilman Larsen gave the following Economic Development Report.

- The Shriners moved their Cutter Races to Thayne last year and this year are requesting \$4,000. This passed on second reading.
- The Wyoming Business Council has funding for main street programs to help local economies through the county. We are looking at ideas.

- The Pine Creek Ski Resort is open in Cokeville Friday through Sunday. They also will rent out the entire facility on Monday through Thursday for private parties.
- The mines in south Lincoln County have committed to remain open through 2025.
- The Direct Distribution through the State is projected be cut by 10%. Alpine is scheduled to be cut by 7%. WAM is working for the towns on this item.
- Alpine has a good amount of snow unlike most other areas so has been enjoying winter events like the Snow Cross and upcoming Winter Jubilee.
- Alpine Ski Association has changed to Alpine Trails and Pathways (alpinetap.org) with a focus on motorized use within the Alpine Fire District area and will apply for a 501(c)3 status. Once that is done, we will be looking for grants and help with the pathway from our end. Last summer I submitted a grant with the USDA Forest Service for trail system starting at the Greys River trailhead.
- The County is taking over Stewart Creek Trail Recreation Area and will have a public open house on February 11, 2021 from 5:00 to 7:00 p.m. at the Alpine Civic Center.

6. Tabled Item(s): 474 Resolution No. 01-19-2021 Authorizing the Sale of Real Property to New West, LLC d.b.a. Orion Companies

TOWN OF ALPINE GENERAL FUND

| CLAIMANT | ALLOWED |
|---------------------------------------|----------------|
| AFLAC | \$297.70 |
| ALPINE CROSS COUNTRY SKI ASSOC. | \$560.00 |
| ALPINE MEADOWS POA | \$675.00 |
| BLACK MOUNTAIN RENTAL | \$170.00 |
| BROULIMS ALPINE | \$262.86 |
| CARPENTER, DAVID | \$160.00 |
| CASELLE | \$56.77 |
| DEARBORN LIFE INSURANCE | \$60.51 |
| DRY CREEK ENTERPRISES | \$80.00 |
| EPG MEDIA LLC | \$200.00 |
| FDGL VISITOR CENTER CREDIT CARD LEASE | \$31.48 |
| FIRST BANKCARD | \$873.01 |
| GARRISON, JACK | \$500.00 |
| GREAT WEST TRUST COMPANY LLC | \$7,900.00 |
| GUFFEY, DAWN | \$1,008.00 |
| IDWY WASTE DISTRICT | \$10.00 |
| JENKINS BUILDING SUPPLY | \$1,421.67 |
| KELLERSTRASS OIL COMPANY | \$2,496.85 |
| KIRKWOOD, MIKE | \$50.00 |
| LINCOLN COUNTY SHERIFF | \$15,606.50 |
| LOWER VALLEY ENERGY | \$721.01 |
| MERCHANT FEE | \$236.37 |
| NAPA ALL STAR AUTO PARTS | \$701.85 |
| PAYROLL | \$42,019.22 |

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|----------------------------|------------|
| PENNY, BELINDA Cleaning | \$1,260.00 |
| SANDERSON LAW OFFICE | \$2,280.75 |
| SEEJACKSONHOLE | \$602.00 |
| SILVER STAR COMMUNICATIONS | \$729.09 |
| STAR VALLEY DISPOSAL | \$256.00 |
| STAR VALLEY INDEPENDENT | \$796.00 |
| THAYNE TRUE VALUE | \$4.99 |
| TOWN OF ALPINE WATER DEPT | \$962.60 |
| TSYS | \$153.69 |
| UNITED STATES TREASURY | \$7,860.56 |
| VALLEY WIDE COOPERATIVE | \$2,318.56 |
| WALKER IRA | \$50.40 |
| WESTERN STATES EQUIPMENT | \$153.66 |
| WYOMING CHILD SUPPORT | \$464.56 |
| WYOMING RETIREMENT SYSTEM | \$4,437.19 |
| WYOMING WEST FIRE | \$542.00 |
| XEROX CORPORATION | \$606.22 |

TOWN OF ALPINE SEWER DEPARTMENT

| CLAIMANT | ALLOWED |
|-------------------------------------|----------------|
| BROULIMS ALPINE | \$16.77 |
| CASELLE | \$56.78 |
| DRY CREEK ENTERPRISES INC | \$9,580.00 |
| FALL RIVER RURAL ELECTRIC | \$6.33 |
| FIRST BANKCARD | \$57.92 |
| JENKINS | \$19.29 |
| KUBWATER RESOURCES INC | \$1,854.70 |
| LOWER VALLEY ENERGY | \$4,685.00 |
| MISSION COMMUNICATION | \$1,246.80 |
| MT. VALLEY MOTOR & PUMP | \$2,827.50 |
| SALT RIVER MOTOR | \$350.00 |
| SILVERSTAR | \$266.66 |
| TOWN OF ALPINE Payroll, postage | \$7,898.36 |
| TOWN WATER DEPT Billing fees, usage | \$132.76 |

TOWN OF ALPINE WATER DEPARTMENT

| CLAIMANT | ALLOWED |
|----------------------|----------------|
| BRENNTAG PACIFIC INC | \$1,808.90 |
| CASELLE INC. | \$56.78 |
| CONRAD & BISCHOFF | \$49.61 |
| CORE & MAIN | \$2,620.57 |
| FIRST BANKCARD | \$299.18 |
| H. D. FOWLER | \$926.00 |

| | |
|-----------------------------------------|-------------|
| JENKINS LUMBER | \$35.60 |
| LINCOLN WATER QUALITY LAB Water testing | \$54.00 |
| LOWER VALLEY ENERGY | \$1,353.49 |
| MERCHANT FEES | \$1,418.03 |
| MISSION COMMUNICATIONS | \$1,126.80 |
| MT. VALLEY MOTOR & PUMP | \$3,422.50 |
| ONE CALL OF WYOMING | \$0.75 |
| SILVER STAR COMMUNICATIONS | \$563.52 |
| TOWN OF ALPINE Payroll, postage | \$7,878.81 |
| TOWN OF ALPINE SEWER Usage | \$36,647.29 |

7. Adjournment:

Councilman Fritz moved to adjourn the meeting. Councilman Larsen seconded the motion. There was no discussion. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.**

Mayor Lutz adjourned the meeting at 8:14 p.m.

W. Kennis Lutz *2/16/21*
W. Kennis Lutz, Mayor Date

Minutes taken and transcribed by:

Sharon Backus *2-16-2021*
Sharon Backus, Town Clerk/Treasurer Date



Sharon Backus *2-16-2021*
Sharon Backus, Town Clerk/Treasurer Date

** Minutes are a brief summary of the taped recording of the meeting. **