



TOWN OF ALPINE
NORTH ALPINE AREA WORKSHOP
WATER, SEWER, AND ANNEXATION
APRIL 10TH, 2006

Mayor David Lloyd, called the meeting to order at approximately 7:03 p.m. and held the pledge of allegiance. See attached audience attendance sheet.

Council members in attendance: Shirley Brown, Steve Fusco, Don Jorgensen, and D.R. Hutchinson. Mayor David Lloyd present.

Town Staff present: Paula Stevens, Planning & Zoning Commission; Brenda Bennett, Treasurer; James Phillips, Police Chief; Tracy Matthews, Clerk.

(Clerk's note: This is a summary of a tape recorded meeting. Tape # 1/ Side A)

Kathy Elsworth – North Star Utility: Ms. Elsworth provided a brief summary regarding North Star Utility and its ability to offer water and sewer services to the North Alpine Area. The company has received their certificate from the Wyoming Public Service Commission allowing them to deliver potable water. The service commission does regulate water service entities, but does not govern sewer services. The company was able to prove the valuable, public need for the creation of their utility. The utility is approved for a limited service area at this time and she expressed a desire for the company to expand their delivery area in North Alpine. However, the expansion is contingent upon the Town of Alpine's ability to provide surplus water to the utility. North Star Utility has committed to two different property owners that they will provide sewer services to the area. Northstar Utility will provide the sewer collection system for their service area and transport the sewage under the Snake River to the Town of Alpine's new wastewater treatment plant. Ms. Elsworth advised the utility received their approved draft easement to go under the Snake River with the sewage line.

WASTEWATER TREATMENT SERVICES

Leon Kjellgren, Nelson Engineering:

Mr. Nelson reviewed the two grant applications filed with the State Loan and Investment Board. A 50 % grant was filed for the new wastewater treatment plant and a 75% filed for the existing Town of Alpine residents currently without sewer services for a new sewer collection system. The grant applications are in the name of the Town of Alpine and the total costs for a new wastewater treatment system and the expansion of the Town's collection system is approximately \$10 million. The grant applications are in the name of the Town of Alpine for the collection system for the south side of the river as well as the Town's share of the new wastewater treatment plant. The Town of Alpine also has submitted to the State of Wyoming – State Revolving Fund (SRF) application for the remainder of the Town's portion for the facility in the form of a loan for 2 1/2 % interest over a twenty year period. The purpose for this loan is due to the fact the Town does not have money from the treasury to supplement the new plant. These grants and loans do not include any of the north side of the Snake River. The north side of the Snake River is expected to pay their own way according to Mr. Nelson. Due to the fact of magnitudes of cost, there is significant savings to the North side of the river to enter into agreements with the Town for common facilities. It is to the benefit of the Town's interest to "bond" with the developers in the north side of the river for exactly the same reason—to decrease costs per user for the treatment facility. Copies of the grant applications are available for review at the Alpine Town Hall. Mr. Nelson advised he brought copies of his cost analysis figures, and some of the assumptions his company has made. Some people have copies of this information.

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Reviewing hi-lights of the assumptions contained in the state grant applications, Mr. Nelson provided the following information:

SIZE OF PLANT: Nelson Engineering assumes a 400,000 gallon per day plant is needed with roughly ½ of the capacity needed for the Town of Alpine (south side of the river) and the other half for the north Alpine area. The town's current sewer plant roughly wastes 65,000 gallons daily.

CONNECTION FEES: New tap/ connection fees are based on \$5,000.00 per E.R.U. (equivalent residential unit- covers wastewater treatment plant costs only). In most cases the ERU's equates to a single family dwelling. For example, a restaurant may have one sewer connection which may have 10-15 ERU's. Under this plan if a single family dwelling wants to tap into services, whether in the Town of Alpine or the north side of the river, the fee is \$5,000.00 *which amortizes the investment on the wastewater treatment plant only*. If a land owner is currently within the Town of Alpine and the sewer system is extended to their property, there is good chance the resident will have an additional hook-up fee which covers costs for the new collection system. If a resident is located on the North side of the river, the Town will charge North Star Utility a \$5,000.00 hook-up fee and the utility will assess their costs for their collection system.

FINANCIAL PLAN: A financial plan has been created to demonstrate to the state funding agencies adequate revenue streams exist to pay the bills. A good portion of the money available is not necessary grant funding; loans have to be paid back and the state expects a solvent community who will repay the debt. A sewer, monthly user fee will be charged to each E.R.U. which covers the cost for operation and maintenance to the system. The monthly user fee will be \$36.00/ each E.R.U. to begin with in 2008 until 2018 which it raises to \$40.00/ each E.R.U. per month. From the stand point of the wastewater treatment center alone new connection fees will be \$5,000.00 and the monthly user fees range from \$36.00 - \$40.00.

CRITICAL ASSUMPTIONS WITHIN GRANT APPLICATION: There are three pages within the financial plan document completed by Nelson Engineering which project cash flow from 2006- 2027. A certain cash flow has been presumed from the state, hook-ups, and user fees in order to arrive to the \$2.9 million dollars needed for replacement money for major components of the system expected in 2027. A critical assumption is based on these cash flow projections with more than ½ of this flow provided by the State of Wyoming. Mr. Nelson feels this is a good time to seek grants and loans from the state, however, there is no guarantee the state will provide the exact cash flow requested. In June 2007 the grant application will be reviewed and either approved or denied. It is also doubtful the full amount approved by the State Loan and Investment Board would be issued in one lump sum; most likely the grant would be disbursed over 4- six month periods over a course of two years. This prevents one community receiving a greater share of the total budget in one disbursement. November 2006 elections could bring new SLIB Board members, governors and treasurers; therefore, January 2007 is a crucial date as well. The "money game" is essential to play anyway as construction is down the road further than design. As long as the Town can demonstrate they can pay the debt he is hopeful the grant will be approved

Nelson Engineering has also assumed that once the sewer services are expanded to the south side of Town that 20% will in fact hook onto the system. He feels this number is low and anticipates a higher involvement. The Town's portion of the wastewater treatment plant and new collection system need to fit together to ensure the bills are paid and its economically feasible as a project. The financial plan needs to be approved from the state first. Another critical assumption is that \$ 1,158,000.00 in pre-purchased hook-up fees will be paid by the north side of the river (any developers) which equates to 371.63 E.R.U.'s that are payable in 2007. This is part of the cash flow financial plan which makes the project viable. The Town should be able to make a commitment if this cash flow is received in 2007; again, the Town of Alpine should be further along in its financial process.

PROPOSED CONSTRUCTION SCHEDULE: A lot of factors may affect construction of a new wastewater treatment plant, i.e., financial plans, north alpine developers being reluctant to participate, reconfiguring financial plans, etc. If all players involved in the project see to eye-to-eye, design will be started in July or August 2006 which is also contingent upon paperwork for funding being started from the mineral royalty grant if the Town of Alpine's grant is

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approved; a small advance will be needed to begin the design phase from this grant. The design phase could be completed in March 2007 and bids received for the project with construction beginning in May of 2007. Completion of construction would be completed in the spring of 2008. The Alpine Meadows subdivision will have a need for sewage treatment before that time and a "bridge plant" will need to be established on either side of the Snake River to accommodate sewage needs until this plant is completed and on-line.

SEWAGE FLOW PROJECTIONS: Nelson Engineering has estimated sewage flows for the north Alpine area. The 400,000 gallon/ day plant does not serve all of the north Alpine area as its been delineated on the drawings, however, it is far enough where additional capacity, if necessary, could be added and parallel, processed trench to the sewer treatment plant. It is not economical to build at this time a 700,000 gallon/ day capacity plant according to Mr. Kjellgren. Mr. Kjellgren asked for any questions.

WATER SERVICES

Bob Ablondi, Rendezvous Engineering: Mr. Ablondi provided an update in regard to the Town of Alpine's WWDC (Wyoming Water Development Commission) Level II Water Study. The WWDC has recognized and realized the Town of Alpine's (T.O.A.) water study is 2-3 years late. The commission has made a considerable effort to bring things up to grade for the town; however, their process is directly affected by the legislative process.

The T.O.A. is currently completing a Level II Water Study which is 100% funded by the WWDC and the T.O.A. has been approved for a Level III Construction grant at 67% from the WWDC. The construction funding is to allow the T.O.A. to make system upgrades as soon as possible. The studies for Level II began last summer which focused on the supply of the T.O.A.'s wells. The Town's wells are some of the best in the area and draw from a fractured bed-rock, limestone and as result currently provide 350-375 gallons/ minute each for a total of 700-750 gallons/ minute. On a maximum, 24-hour day the Town will use 500-550 gallons/ minute, however, both wells must operate at the same time to meet the peak demand. Secondly, the study found approximately 100 gallons/ minute in leakages which some can be repaired and some are much more difficult; the leak detection study found roughly 25 different locations needing repair. The study conducted in the summer of 2005 involved detailed monitoring of both Town wells in relation to the Palisades Reservoir. As a result of the monitoring his firm came to the conclusion each of the wells could be increased by at least 50% easily to 500 gallons/ minute each. Nelson Engineering questioned whether the wells could be expanded beyond this level, therefore, additional pump flow testing will take place next week testing both wells for a 24-hour period. The need for water exists within the T.O.A. and the north Alpine area. The Level II Water Study also pinpointed the need for a third exploratory well to be drilled which 100% of the drilling costs will be initially paid for by the WWDC. If the well proves viable, the T.O.A. can purchase the well from the commission. This exploratory well will be drilled in the vicinity of the two other wells as the geology data supports this decision. The exploratory well will be started this summer and upgrading of the two existing wells will occur after obtaining the new pump testing data. This study will also look at additional water storage and transmission line requirements to accommodate growth in the future. The Level III construction grant will provide for stand-by power generator so that the 750,000 gallons of storage goes further and additional storage needs can be post-poned.

The W.W.D.C. promotes regionalization of water systems which is more cost effective and as a result do not force this on communities; financing is more likely to occur for regionalized systems. The normal matching grant for water this year was 50% and was raised to 67% and generally stand-by power generators are denied when included in grant applications which Alpine was successful in receiving funding. Overall, Alpine has done very well.

NORTH ALPINE DEVELOPERS

Damien Mavis, Alpine Development Group: Mr. Mavis advised his project is located at the southeast corner of Alpine Junction (Highway 89 and 26) and his project is called the "Snake River Junction Project." Mr. Mavis expressed a desire to remedy the water and sewer issues as soon as possible in order to connect their project. The project's plat

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is almost ready for filing and they want to break ground too. Mr. Mavis advised he is very willing to pay for his fair share of the water and sewer infrastructure costs and the "sticking point" has been determining water and sewer services. If annexed, Mr. Mavis advises his project will bring considerable sales tax revenue for the Town. He feels the \$5,000.00 sewer tap fees are fair and could go straight to providing a bridge plant or increasing sewer capacity. As developers he feels it is their responsibility to deal with the infrastructure; several grants are available to off-set infrastructure costs to bring business to the community. Mr. Mavis questioned how water will be allocated if portions of the north side are annexed. Will water be sold on a first-come/ first-serve basis? Will water be determined on a case-by-case beneficial basis? He believes if the developers install the infrastructure a reimbursement agreement would be appropriate to assess new users who pay their portion of the original costs. One of his big concerns lies in regard to what's best for the Town? Is everyone willing to pay their fair share? Mr. Mavis advised the only thing holding back their project is water and sewer and they are willing to do whatever it takes.

Leon Kjellgren, Nelson Engineering: Mr. Nelson advised contributions have been made by developers on the north side of the river regarding work to this point to prepare grant applications for the mineral royalty program, SRF loan, and the additional work necessary for the water system's additional pump testing. The entire wastewater feasibility plan was paid for by Mike Halpin and the Meridian Group. Additionally, Alpine Development Corporation has paid a small amount needed to finish additional water well pump testing.

(clerk's note: Tape # 1, Side B)

The contributions are being made to assist the existing Alpine treasury and both the T.O.A. and the developers will also benefit.

Abi Garaman, Owner of the Flying Saddle Lodge: Mr. Garaman inquired whether the T.O.A. currently utilizes water meters which the Town does. Any additions or annexations should be metered. The State Loan and Investment Board (SLIB) through their grant process require towns and cities to meter water in order to prove the town can service their debt by billing appropriately water customers.

Clarence Reinhardt, Owner of Alpen Haus Hotel/Resort: Mr. Reinhardt expressed being a "little duck in great big pond" and he is willing to connect with whomever gets the infrastructure in first.

Monte Olsen, State Representative: Monte Olsen addressed the mayor, council, and audience regarding the growth. He expressed the essential aspect of the community being ultimately responsible step up to the plate to determine what they want to do; the state cannot do it all. Also, the state recognizes collaboration and he strongly encouraged all developers and the town to arrive to consensus. The state has appropriated for this next biennium 179 million for these projects and he feels the Town does have a good chance to go after this money and again reminded everyone the "state cannot pay for it all." The town needs to determine where they are at, where they want to be, and how the state can help. He offered to "fight" for any state money on the Town's behalf. There is \$66 Million dollars in FMR (Federal Mineral Royalty) money available currently. An additional \$95 Million exists for impacted communities which Alpine truly fits into this category. The WWDC funding for Level II and Level III is already being utilized by the T.O.A. What Mr. Olsen needs to represent the Town is a collective plan in which all agree to one direction rather than being fragmented. He strongly encouraged that everyone come together collectively. Annexation is not to be taken lightly as it offers rewards and burdens. Again, he offered his assistance to obtain state money and if everyone works together to a common goal which benefits all. The local community is upfront and the state is secondary as a supplemental source. The State Loan and Investment Board (SLIB) requires the Town to prove its need, and prove its financial viability to the project. He feels Alpine due to its label of "being the fastest growing community in the state" has an opportunity to receive funding as an impacted community if a collective plan is created.

Paula Stevens, Planning & Zoning Commission: Ms. Stevens on behalf of the Planning & Zoning Commission advised the "Achilles heel" of any annexation is determined by water and sewer services. Until such time as the questions of when, where, how, how much, and who will pay is determined it is difficult to proceed with any annexation. She expressed concern the Town may embark on an annexation process again and find ourselves where

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the "Achilles heel" comes into play. The timing of the water and sewer reports as well as construction or vital in order to proceed.

Mayor Lloyd asked for the council's questions at this point.

Steve Fusco, Council: It is all down the line, however, Mr. Fusco expressed concern time lapses in which to begin talking about upgrading our water system, tanks, etc. Additionally, water and sewer rates should be further discussed and feels the issues are falling through the cracks and two months have passed.

Mayor David Lloyd: Mayor Lloyd advised the Town must now what they have in order to now what they would sell and for how much. Again, the completion of the water development/ pumping tests are crucial.

Don Jorgensen, Council: He feels the Town does not have any surplus water to sell but rather has the potential. Mr. Jorgensen feels the focus of tonight's meeting was for the developer's to provide what they are willing to give and who is really interested.

D.R. Hutchinson, Council: Mr. Hutchinson expressed confusion as to Mr. Fusco's question as sewer rates have been discussed and the fact we do not have concrete numbers regarding water to determine pricing. He does feel the reports and this meeting are very progressive.

Steve Fusco, Council: In regard to any potential annexation, Mr. Fusco again reiterated existing ordinances will conflict with any utility offering water and sewer. The Town's ordinances indicate the Town is the sole provider of water and sewer in its jurisdiction. Again, he expressed that sitting and waiting is not correct that movement should be made in some form.

Leon Kjellgren, Nelson Engineering: Mr. Kjellgren advised the sewer is ahead of the water as a facilities plan is completed. He doesn't feel expecting Rendezvous Engineering to establish cost estimates until the additional pump testing is complete is fair; this pump testing data will determine the production of the existing wells, and provide estimates of a third exploratory well production, etc. The transmission line along the Grey's River Road may have to upsized in order to service the North Alpine area and can be include in the Level II Water Study because Rendezvous Engineering is going to provide a hydraulic, computerized model which will allow them to make the determination. As engineers they must have data in order to determine the numbers for user fees, costs, etc. Certain assumptions and association costs will be predicated by Rendezvous Engineering just like the Nelson Engineering wastewater plan.

Bob Ablondi, Rendezvous Engineering: Mr. Ablondi thanked Leon Kjellgren for giving his very necessary peer review of their study. The Town is going about as fast as they can on water issues given WWDC funding requirements and the fact Level II and Level III are being completed at the same time. He is confident the Town in 2007 will have double their water supply capacity. Phasing of the project is essential to design as well. The Town may not be the only supplier of water as adequate wells can be drilled and are located on the North side. Water systems are easily regionalized as well. The least costly and most beneficial system needs to be created which equals regionalization.

Shirley Brown, Council: Shirley Brown inquired how the water will cross the Snake River to the north side. Bob Ablondi advised hangars exist on the bridge to bring the insulated water line across the bridge. The option of going under the river is cost prohibitive. The concern with bringing the sewer across the bridge in a similar fashion is that it may freeze.

Mayor Lloyd called for a break at 8:20 p.m. and reconvened at 8:30 p.m.

(clerk's note: Tape #2 of 2/ Side A)

Mayor Lloyd acknowledged two other developers Tim Tennyson and James Dorsey.

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Tim Tennyson, local land owner: Mr. Tennyson advised he does have some interest in some land in north Alpine and is interested in the discussion tonight, especially to learn water and sewer services may be two years out. He is in agreement that all must work together.

James Dorsey, local land owner: Mr. Dorsey owns 66 acres in the north Alpine area has been looking for a last 6 months for a solution to his sewage needs. Mr. Dorsey has read the town's minutes and feels the issues are complex. He would like to help the situation out and prefers sewer services rather than septic solutions. Mr. Dorsey knows of 5 wells producing 100 gallons/ minute- two of which he owns. Mr. Dorsey initially felt he may have to string 20-30 wells together to produce water, however, is comfortable with the area wells producing 85-100 gallons/ minute. He feels Alpine has a lot of potential and there is mixed sentiment regarding the growth in the area. He hopes to work with all to find the necessary solutions for infrastructure.

Kathy Elsworth, North Star Utility: Ms. Elsworth acknowledged and agreed with Steve Fusco's frustration and concern that the process is progressing slowly. Everyone is expressing a desire to work together for a common solution; the hard part will be to get there. To reiterate, North Star Utility can be that common thread to move the infrastructure forward. Sewer infrastructure solutions seem to be moving forward faster than water services. North Star Utility is in favor of the proposed \$5,000.00 hook-up fee and \$36.00 monthly user fees for the new wastewater treatment plant. The price may need to higher due to the capitol construction costs and permitting. North Star Utility is very committed in working with the Town and last summer offered the town a proposal to build a wastewater plant on the south side of the river and lease it back to the Town for a \$1.00/ year. North Star Utility will pay for its fair share of cost and realizes the Alpine Meadows may be the first development and what that responsibility entails. The \$1.8 million the Town needs upfront in matching funds, North Star Utility is willing to pre-pay these fees in exchange for knowing they would have a place to send their raw sewage for treatment. Kathy Elsworth stated, "We're serious and we want to make it work and we're willing to do it." It is important to note that North Star Utility does have permission from the Bureau of Reclamation to go under the river with the sewage line; she feels North Star Utility is a community oriented project and can be the "point system" for the north Alpine area. As far as the Town's ordinances which maintain the Town must be the sole provider of water and sewer, it is worth looking at a franchise agreement with North Star Utility. A lot of options exist to make this project work. In regard to water, North Star Utility also offered a proposal for a \$150,000.00 advance toward impact fees to help pay for infrastructure and testing; again, the offer may have gotten lost in the shuffle. The money and willingness is still available. The utility company is seeking land owner permission to begin drilling for test wells adjacent to the river and has been unsuccessful in securing the permission to date.

Mayor Lloyd asked for Ms. Elsworth to provide the above in a written statement to the council and mayor. Mayor Lloyd asked, "Where do we go from here?" He would like to obtain this commitment letter from Mike Halpin's office in hopes of sharing the document with other developers.

Don Jorgensen, council: Mr. Jorgensen also wants to proceed and the biggest obstacle may be figuring out each developer's and the Town's share of the costs.

Damien Mavis, developer: As far as the water capacity, Mr. Mavis again reiterated his concern as to know who will get the excess capacity, especially if there isn't enough to go around. Where will the water go first? As far as water coming across the bridge he is agreeable to bring it across the bridge and having a reimbursement agreement for any potential developers adding onto the system will be necessary to recoup costs. He acknowledged that North Star Utility is ready to get started.

Tracy Matthews, Clerk: The clerk questioned Mr. Kjellgren what type of written document/ petition may be needed in which all developers sign-off expressing their agreement with the SLIB Grant application for a new waste water treatment plan to show collaboration to the SLIB Board for the June 2006 grant meeting.

Leon Kjellgren, Engineer: Mr. Kjellgren doesn't feel it would hurt for the council to obtain a letter or sign a petition from each of the developer's present tonight for the sewer project in order to make it a collaborative effort for the SLIB and DEQ would be an excellent idea. In some ways this bridge has been crossed in the grant's financial plan

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and in the feasibility study as verbiage and numbers are clearly defined the developers are responsible for \$ 1.8 million in 2007 as well as additional money for additional projected sewer hook-ups. In regard to North Star Utility, he feels the North Star Utility cannot be able to write a check for \$5.8 million which is the total costs to begin the wastewater treatment plant tomorrow, therefore, the Town securing its share is essential. The reality is such the plan does hinge of the fact the Town does get the grants and loans approved. If the only issue is the ability for the North side to pay, then the whole financial picture changes. If the Town of Alpine isn't in the process then they have lost ½ of their hook-ups and vice versa if North Star Utility decides they do not want to participate the financial picture changes for the Town who in turn have lost of ½ of their hook-ups. The T.O.A. has to be brought up to the level of the developer's financially so they can provide the services after developers have paid their portions. He feels the Town and the utility are in this together in order to make the situation work.

Kathy Elsworth, North Star Utility: Ms. Elsworth agrees with Mr. Kjellgren and added the fact that North Star Utility would consider doing a temporary, interim existing wastewater treatment plant until such time as the new plant is on-line. The project would not be in full build out and North Star Utility is very willing to assist and would need to recoup their costs for this interim plant.

Leon Kjellgren, Nelson Engineering: The finished treatment plant cannot be provided in the timeframe needed for the developers, therefore, a temporary plant has to be established somewhere. Mr. Kjellgren agrees an interim "bridge plant" could be created on the south side of the river which utilizes the Town's existing discharge permit. He feels the Town should also add capacity to this bridge plant for capacity needed for T.O.A. use.

Damien Mavis, Alpine Development Group: Mr. Mavis expressed a desire to reach at least a conceptual plan tonight as he came from California to attend tonight's meeting with this expectation. The Town may not know exactly how much water they have, however, he would like to begin discussion. He expressed excitement for the prospect of a bridge system for the sewer and talks should begin conceptually regarding water; the group needs to begin discussion as to what parties may be responsible for, etc. He expressed confusion the meeting was going to be more focused on getting down to the "nuts and bolts" of the issues with the developers. Mr. Mavis feels he has been stuck in the same holding pattern for about a year over infrastructure concerns.

James Dorsey, local land owner: Mr. Dorsey inquired with Bob Ablondi whether he has calculated average daily usage per household and expressed confusion regarding the numbers over water. To his knowledge, the average daily household uses 250 gallons/ day to which Mr. Ablondi indicated the number is actually higher. He feels in his estimation the Town would produce approximately 420,000 gallons/ day of water based on the current capacity of the Town's wells. Dividing 300 gallons into 420,000 gallons = at least 1,500 homes which can be served according to Mr. Dorsey.

Bob Ablondi, Rendezvous Engineering: In response to Mr. Dorsey's questions, Bob Ablondi advised the average daily water use is higher than his estimate. Water systems are typically designed for the maximum day flow in a 24-hour period. The D.E.Q. (Department of Environmental Quality) default is 350 gallons/ person/ day on average. Overall, the average household with three persons would be considerable higher. For water planning purposes, he likes to see one gallon per minute per residence which equals 1,440 gallons per day per household for a single family residence. This estimate provides for irrigation use and possible leakage factors. Additionally, in planning for a municipal water source they also want to provide the flow with the largest well out of service. In other words if there are three wells which provide 500 gallons/ minute each you want to be able ensure you can produce the maximum day flow with one well out of service. The T.O.A.'s well geology area has the potential to support more than one new well according to Mr. Ablondi. With proper spacing and due to the fractured limestone in the area, additional wells could be drilled which may also be privately funded and not just state funded. The Water Development Commission will only provide a portion of the costs and will not provide money for the developers. After completing next week's additional pump testing, this new data will prove crucial to identifying the Town's capability for producing water. A geologist will be on-site with the new well pump testing. To complete this additional testing required approval from the Water Development Commission; additional factors have also delayed the start of the second round of well pump testing.

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Mayor Lloyd asked for Damien Mavis and Mike Halpin to sit down together and determine the "nuts and bolts" as developers for the projects to move forward for both water and sewer infrastructure. These two developers have the biggest issues which must be settled on and agreed upon. Damien Mavis agreed to meet with Mr. Halpin the next day and looked forward to creating a joint proposal.

Both Mr. Garaman and Mr. Reinhardt agreed to allow the other two developers to agree on a plan and then their proposal would be reviewed. All developers have expressed a desire to annex. Don Jorgensen asked the developers if they would be willing to help drill more wells in the Town's aquifer if these wells do not "prove out" to supply enough to water. Kathy Elsworth reiterated that North Star Utility and Alpine Junction have traditionally been willing to assist the Town of Alpine in drilling additional wells. If the wells in the Town's aquifer do not prove out it also makes sense to drill wells on the north side according to Ms. Elsworth. The offer still stands for North Star Utility will help find water and build sewer infrastructure.

Abi Garaman, Owner Flying Saddle Lodge: Mr. Garaman believes that if the major developers get together informally and collectively they can get further than we have tonight.

Steve Fusco, council: Mr. Fusco questioned Mr. Mavis and Mr. Halpin in regard to when additional services will be needed for snow removal, police services, etc. Mr. Halpin advised they have 140 closings scheduled next month for the Alpine Meadows Project and they have obligated to have water and sewer services on-line before winter approaches. Alpine Meadow's streets will be maintained privately. The only services needed would be police protection for the project, according to Mr. Halpin. Mr. Mavis would like to dedicate all roads in his project to the Town at some point. If this approach doesn't work out, they can keep the roads maintained privately. They anticipate having limited roads installed by spring of 2007 and the entire Snake River Project will have a 6-10 year build out.

Mayor Lloyd asked for written comments from anyone in attendance tonight which will be read at the next council meeting scheduled for April 18th, 2006 at 7:00 p.m.

Leon Kjellgren asked for a letter/ petition which would be drafted and left in the Alpine Post Office asking for signatures for any landowner on the north side of the river in support of the SLIB (State Loan and Investment Board) grant. This would do a lot of good to show support for the grant. He encouraged the Town to organize it, draft it, and post the document for the public's review and support.

Donn Wooden, former mayor/ local resident: Donn Wooden advised he sees the need for this area to move forward and he respects regionalized water and sewer systems as long as everyone is paying their fair share of the costs; the developers will need add to these coffers as well. He doesn't see why everyone is afraid of annexation as it is the only way the Town will receive sales tax and property tax revenue streams. He disagrees strongly with anyone who is against the annexations of these projects. Snow removal costs will come into play when the projects move forward. He feels the developers should petition the Town for annexation without any strings attached. The water and sewer infrastructure should be designed as a joint powers board rather than controlled by a monopoly. He feels annexation will also add to additional voting power and planning and zoning issues less fractionalized by having separate communities.

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Mayor Lloyd adjourned the meeting at approximately 9:00 p.m.

David H. Lloyd, Mayor

Date

ATTEST:

Tracy Matthews, Clerk

Date