



*Town of Alpine*  
**SPECIAL PUBLIC HEARING**  
**MINUTES**

**DATE:** *February 19, 2013*

**TIME:** *7:00 p.m.*

**PLACE:** *Town Hall*

**TYPE:** *Special Meeting*

*WY Business Council*

**1. Call to Order:** Mayor Kennis Lutz called the meeting to order at 7:00 p.m.

**(a) Pledge of Allegiance:** Mayor Lutz led attendees in the Pledge of Allegiance.

**2. Roll Call:** Administrative Assistant Christine Wagner conducted roll call: Present: Marietta Lanphear, Robert Kinn, Tim Foppiano, David Jenkins and Mayor Kennis Lutz. A quorum was established.

**3. Open Public Hearing: Wyoming Business Council Grant**

**(a) Grant Presentation: Elaina Zempel - Wyoming Business Council:** Ms. Zempel addressed all in attendance, Ms. Zempel outlined her responsibilities as the Southwest Regional Representative with the Business Council in which she covers Lincoln, Sublette and Unita Counties; Ms. Zempel further commented on the grants and grant programs that are available to the Town entities. Community Readiness Grants are given second priority in funding; Ms. Zempel feels that the funding levels are sufficient to cover, what the Business Council anticipates to receive in application. According to the Community Readiness Grant rules there is a maximum of one million (\$1,000,000) dollars for grant application with a fifteen (15%) percent match. However, the maximum amount can be suspended if there is significant economic reason, since this project will be under the million dollar mark; that rule will not apply to the Town of Alpine. There are two (2) opportunities to submit applications, March 1<sup>st</sup> and September 1<sup>st</sup>; after application submittal, the Wyoming Business Council staff conducts their due diligence on the grant application process, complete with site visit and a funding recommendation to the Business Council Board on May 23<sup>rd</sup> in Thermopolis, from there they make their recommendation to the State Loans Investment Board (SLIB), in which has the final approval authority. That SLIB Meeting will be in the beginning of June. Ms. Zempel stressed that it is important to have representative at the Wyoming Business Council board meeting and again at the SLIB meeting. Ms. Zempel concluded with she feels that this is a good project and does not feel that there will be any problems or difficulties with this application.

Councilman Kinn asked about the grant application deadlines, it was stated that they are March 1<sup>st</sup> and September 1<sup>st</sup>. He further asked about the percentage of approved applications. Ms. Zempel responded with typically most of them are approved, if there is any difficulties those applications are usually pulled for further work to be done, such as; encourage the community work with the development for the verified costs, and/or seeking approval from other state and/or government entities, sometimes additional community support is needed on the project.

**(b) Grant Application: Robert Ablondi - Rendezvous Engineering:** Mr. Ablondi address all in attendance, Mr. Ablondi outlined the proposed project, further stating that this is a project that has been talked about for quite some time, the project would connection the Town of Alpine water system with the Northstar Utility water system; it would be approximately half of a mile of water transmission line, connecting from the nearest large capacity main in the Town of Alpine to the twelve (12) inch main at the main intersection (Hwy 89 & 26) crossing over the Snake River Bridge. There has been preliminary planning completed on the existing infrastructure; in addition the town is looking into installing a sewer line across the bridge, in that process it was determined that the most cost effective way to accomplish these projects would be to complete them together. The transmission lines would be placed in the highway right of way on the west side. (Refer to attached map.)

The estimated price of the project this project is five hundred fifty thousand, two hundred fifty (550,250.00) dollars which is based on preliminary estimates. The way the project is proposed is the Town has done extensive amount

of improvements on the water system such as; well upgrades, pump station upgrades and controls and as a result of the improvements done by the Town, the Town will use the expended amount as their matching funds for the Five Hundred Fifty Thousand (\$550) grant. Mr. Ablondi commented that this will be a good project fit for the Town, this facility will be owned by the Town and all water delivered to the north side will be metered and there will be payment back for the water that is used. Mr. Ablondi commented that the area to the north has historically had harder time getting water, wells have been drilled, but they are not sustainable wells. Northstar Utility does have wells to provide water; located at Flying Saddle property, but they are limited to the hook-ups that they already have and the other properties are in need of supply, the supply line not only would allow for potable water, but fire protection as well. This would inter-connect both systems. Mr. Ablondi again referred to the attached map. Mr. Ablondi re-iterated that a key link is to take advantage of both projects for the most cost effective measures. He further went over and discussed the capacity ability for the towns supply of water, (See attached chart for the flow levels). Mr. Ablondi stated that the bids have come in at good prices, the funding is available now, it is most advantageous to act on this opportunity now and in addition this project will help with potential business development in those areas.

Councilman Foppiano asked Mr. Ablondi if there an accept standard for water usage that is utilized. Mr. Ablondi responded that it varies, most systems run at Eighty (80) to Ninety (90) percent of capacities; the town is at the low end; the town is in good shape, by connecting the systems, the town will have a tremendous amount of storage available.

Councilman Foppiano asked about Northstar's impact, have they done similar studies on their side as to what they are flowing? Mr. Ablondi responded, yes; we have data available, their levels are pretty low. That will change as they grow, even if they have ten (10) new taps per year; that will not put a big dent into the Town system. As time goes on that might be a different scenario.

Councilman Foppiano asked, in regards to the project being done now vs. later, if we waited to do this project two (2) years from now, what type of costs savings will we see if we piggy back this project with the sewer line project; notwithstanding inflation. Mr. Ablondi commented that inflation is running approximately two (2) to two and a half (2½) percent; the cost savings is in the mobilization, that cost alone could be significant, he feels that it could be approximately fifty (50) to one hundred (100) thousand in savings, by doing the projects together; not to mention the design costs. He is working with the Department of Transportation (WYDOT) on the project. Councilman Foppiano commented on the significant savings. It was further mentioned that if we wait on the project the funds might not be available; thus there would not be any savings.

Mr. Diggs Lewis commented that the fifteen (15%) percent is already in the bank, we already have the matching funds. Mr. Ablondi stated that they are combining it with all the work that has already been done on the supply; that would count for the matching funds.

Mr. Diggs Lewis stated that real reason is that Halpin is out of water for all the projects that he wants to do. Mr. Ablondi stated that they have limited water and that has already been allocated. Mr. Lewis commented that would give the Town the opportunity to take over Northstar and that is what the council needs to be thinking about.

Councilman Foppiano commented, his big concern not wanting to minimize any impacts on the Town and not to separate the areas. Best utilize them not just day to day but in the future, help to unify the communities. At the same time, is it going to help make Alpine stronger or is it a hardship to Alpine now or in the future. Providing services to other communities, if it is cost effective now, it will help in future growth.

Councilman Jenkins asked about the water flowing in both directions and will the town take over any of the up keep of their tanks. Mr. Ablondi stated that the water will be flowing in both directions and further stated that as part of the Memorandum of Understanding (MOU) for the sewer agreement, involved looking into the town taking over the operation of their water system, they will be paying for it, it will be fully reimbursed. The town staff will in charge of the whole system.

Councilman Jenkins commented; he thinks this will bring the communities together has the potential for a positive direction for our Town. It is what we need to do. He is in full support of the project.

... Gary Lanphear asked how many wells the town has and are we going to supply water to the area north of the town. Mr. Ablondi responded that there are three (3) and we will supply water to the north. Mr. Lanphear asked if all three (3) of the wells are tied into the same aquifer. Mr. Ablondi responded yes. Mr. Lanphear asked if we know for a fact that we have

enough water for the next fifty (50) years in that single aquifer. Mr. Ablondi referred to the WWDC Level II – Alpine Master Plan Update Report which discusses the wells, the Grand Valley Fault that our wells are tied into and that supplies our water. (Refer to WWDC Level II-- Alpine Master Plan Update - Final Report; April 2009" and Grand Valley Fault Map.)

Mr. Diggs Lewis commented that this is a good project; he is in support of the project, the town really needs to do this project.

Mr. Robert Mickle commented on the old alpine area, one of the items that they experienced when they were developing, that in some areas the water levels vary significantly, especially during drought years. There are not enough water supplies in that area.

Councilman Kinn asked about other grants and are there funds available for up grading and/or repair existing water lines, or is it only for new construction only. Mr. Ablondi commented that purpose of this grant is providing infrastructure. The grant money is for both water and sewer; this is two (2) different grants for these two (2) projects; however it is the hope that they will be done together.

Ms. Elaina Zempel commented on the types of grants that the Wyoming Business Council authorizes, they foster commercial and industrial grants, there has to be that type of component for the grants they authorize. In this particular it allows for land that is restricted, and/or significantly under-developed because of the water issues. The application states that chance for business, industrial and/or commercial development that what would help Alpine in the sales tax revenues and that the Town would benefit from this type of project. However, there are other grants available through SLIB, State Revolving Loan Fund Program, Mineral Royalty Grant Program and those are for residential applications. That is not the emphasis at the Business Council.

Councilman Kinn asked some questions about tying this grant into the enhancement project, in which have experienced a significant amount of leaks, since we are under budget can those projects be combined, Councilman Kinn has some concerns about taking care of the Town first and then providing services across the bridge. Mayor Lutz commented on the enhancement, stating there is a separate grant that would cover that type of project. Tonight's discussion is gearing towards the water transmission line. Ms. Elaina Zempel commented that that project would be better suited for the community enhancement grant.

Mr. Robert Meikle commented on the current development standards for developers have become very tough, with special emphasis on adequate fire protection. This particular project will help homeowners in that area with the increased insurance costs, with regards to offering fire protection. The money for the infrastructure has already been spent and it is not likely that the Town will incur many problems with those one hundred fifty (150) lots.

Councilman Kinn had on last question for the Council, it has been talked about the idea of annexation, it has been said that this is a route towards annexation, when people make a choice to join a community, it is because of the services offered, if we are already providing services what is the insensitive to annex and join the community.

Mayor Lutz commented that this meeting is about the water grant, special meeting rules outline that discussions are specific to meeting topics' we cannot speak directly towards the annexation. This is an issued that will need to be discussed at a future meeting.


Councilman Foppiano commented that we will be charging for the services that will be creating tax dollars and tax revenue. It will enhance the area economic development and that is the purpose of the grant.

Mayor Lutz reiterated that they area to the north will be paying us for the water. Design is done with no cost to the Town, when we charge them for the water; we can lower the rates for the citizens.

**Councilman Jenkins motioned to adjourn the meeting. Councilwoman Lanphear seconded the motion.**

**Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

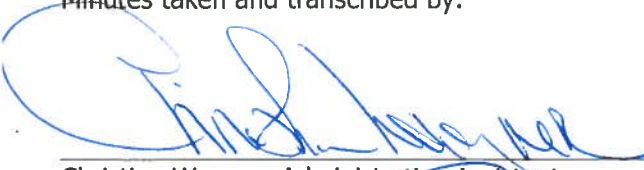
Mayor Lutz adjourned the public meeting at 7:45 pm.

  
W. Kennis Lutz, Mayor

3-5-13

Date

Minutes taken and transcribed by:

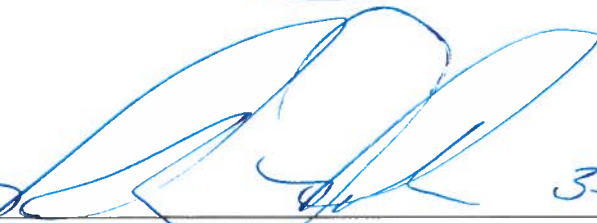


Christine Wagner, Administrative Assistant

Date



Attest:



Pamela Poston, Town Clerk/Treasurer

3-5-13

Date

\*\* Minutes are a brief summary only of a tape recorded meeting \*\*