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**TOWN OF ALPINE  
COUNCIL MINUTES  
JUNE 20TH, 2006**

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(clerk's note: Tape # 1 of 3 starts here. The council minutes are a summary only of a tape-recorded meeting.  
\*= mailed prior to council)

Mayor David Lloyd called the meeting to order at 7:03 p.m. and held the pledge of allegiance. A quorum was established by the clerk through a roll call.

Council members/ Mayor present: D.R. Hutchinson, Shirley Brown, Don Jorgensen, and Steve Fusco. Mayor David Lloyd present as well.

Staff Present: Don Sherman, P&Z; Scott Reed, P&Z; Dave Gustafson, P&Z; James Phillips, Chief; Brenda Bennett, Treasurer; and Tracy Matthews, Clerk

Others present: see attached list.

A. ACTION ITEMS AND NEW BUSINESS:

- **COUNCIL MINUTES:** Mayor Lloyd called for a motion to approve the May 16th, 2006 and May 23rd, 2006 council minutes. **D.R. Hutchinson so moved. Don Jorgensen seconded. Mayor Lloyd called for further discussion. VOTE: 5- Yes; 0- No; 0- Abstain; 0-Absent**
- **Planning & Zoning Minutes:** \*May 9th, 2006, \*May 23rd, 2006- Mayor Lloyd called for any questions to the Planning & Zoning Minutes and after receiving no questions called for a motion to approve the minutes. **Steve Fusco so moved. D.R. Hutchinson seconded. VOTE: 5 –Yes; 0- No; 0- Abstain; 0- Absent**
- **RESULTS OF WATER PUMP TESTS-** Bob Ablondi, Rendezvous Engineering and Leon Kjellgren, Nelson Engineering. This item was TABLED initially until the arrival of Bob Abondi.
- **UPDATE REGARDING THE NEW WASTEWATER TREATMENT PLANT AND SLIB GRANT—LEON KJELLGREN:** Mr. Kjellgren advised he received, approximately one month ago from Carter Wilkinson, a sample, draft document titled "WASTEWATER TREATMENT FACILITIES CONSTRUCTION AND USE AGREEMENT BETWEEN THE TOWN OF ALPINE, WYOMING AND NORTH STAR UTILITY." Due to the recent focus on the water system and the SLIB grant applications, he hasn't had time to review the document until recently. His general comments regarding the agreement are:

1) CONCERN- TOWN'S CAPACITY IN THE INTERIM PLANT ISN'T DEFINED: Mr. Kjellgren expressed concerns regarding a section of the agreement (page 2 of 7, section c – "Capacity") which reads "The Interim Plant shall be sufficiently sized to handle projected wastewater flows from developments on the north side of the Snake River....that desire to participate in the Interim Plant until either the Town Permanent Plant or North Star Permanent Plant is online." This section does not detail the provisions for the Town of Alpine's capacity in the interim plant. Beginning next week the Town of Alpine will be conducting sewage flow measurements during the month of July and August 2006 on the existing wastewater treatment plant. The highest sewage flows should be during this time of season; the results of this measurement will most likely be the Town is very close to or is exceeding the plant's current capacity, according to Mr. Kjellgren. He recommends that the negotiated agreement between the Town and Northstar Utility should define the Town's needed capacity in this interim plant until such time a permanent, new plant is online.

The mayor questioned whether it is premature to ask for capacity in the interim plant. Mr. Kjellgren feels within one week of flow measuring some good data will be produced and he feels the extra capacity, bottom line, will be needed to meet the Town's existing sewage needs so it isn't premature to include this in the agreement.

2) NORTHSTAR OPERATING INTERIM PLANT: Mr. Kjellgren recommends that Northstar Utility operate the interim WWTP (wastewater treatment plant) as they will design and construct the plant with a review by the Town's engineers and under the strict, existing discharge permit guidelines. Val Jensen, public work's department, will not have the time to run this new plant. Northstar Utility has offered to run the plant in the past.

The Town's grant application (SLIB- State Loan and Investment Board) is being heard on Thursday, June 22nd, 2006. The director of the SLIB has recommended the Town be granted approximately \$350,000.00 to start the process on the new WWTP. Mr. Kjellgren thanked Mayor Lloyd for shepherding this grant through the political process and gaining support letters from the Lincoln County Commissioners, personally discussing the intended project with the governor, and writing his own letters of support. Until the results are known from this SLIB board meeting on Thursday, the wastewater agreement with Northstar Utility should be on hold. Council workshops and public input will be needed to forge this new agreement.

If the grant is approved, the council will have to make some decisions. The public must be informed prior to these commitments, according to Leon Kjellgren. This grant will not be funded in one lump sum rather funded in pieces over time. The Town will have to return to the SLIB in January and June of 2007 and 2008. There are some gambles the Town will take or not take and Mr. Kjellgren feels a better deal will not come the Town's way. Mr. Kjellgren asked for questions from the council and public. Mayor Lloyd offered for Kathy Ellsworth, Northstar Utility to comment.

Kathy Ellsworth, Northstar Utility: Mr. Ellsworth advised discussions have occurred regarding the Town needing additional capacity from the interim plant, however, exact numbers are not known. The anticipated sewage flow measuring of the existing plant will give a better idea of the capacity needed.

Mayor Lloyd expressed disappointment with the fact this proposed, draft wastewater agreement had only been issued to the council and the agreement has been distributed to the public already. He felt it is in poor taste to have the document circulating without the council being able to discuss the agreement. Workshops will be scheduled to discuss, digest, and finalize the agreement according to Mayor Lloyd.

- **RESULTS OF WATER PUMP TESTS-** Bob Ablondi, Rendezvous Engineering and Leon Kjellgren, Nelson Engineering.

Bob Ablondi, of Rendezvous Engineering, addressed the mayor and council regarding his contracted work completed under the Level II Water Study. He provided a handout, see Attachment A, which details the water well pump testing completed in April 2006. The wells produced better than anticipated and the Town's wells have been studied for the past year including the 2005 summer season. Projections have been made regarding the smaller pumps existing within the wells which produce approximately 350 gpm (gallons per minute). During the water well testing larger pumps were installed in the wells which could pump over 1,000 gallons per minute. This pump testing also provided data as to the capacity of the existing wells and also gave the engineering firm design ideas for the third, exploratory well.

The existing Town of Alpine wells are drawing water from the fractured, limestone bedrock. Well #1 takes 100% of its water from the fractured bedrock making it the better functioning well of the two existing wells. Well #2 has perforations which draw water from the salt lake formations which are the gravels and sands above the bedrock and well #2 also takes water from the bedrock below. The perforations allow for better water production in the spring and during dryer times these perforations dry up or lose capacity. The water levels can drop significantly due to the general water table and area reservoir. Wells function better coming from fractured bedrock overall. The Town's wells take advantage of an area fault line.

The well/ pump testing consisted of dropping larger, high capacity pumps within the Town's existing wells to measure the drop in the water level. "Step Testing" is testing the capacity of the wells under different flow rates for short durations of time to determine the capacity of the wells for a longer duration. The wells ran for 24-hours to determine their capacity to produce over a longer period of time such as the peak demand for water in the summer and early fall. Well # 1 is located closest to the pump house and Well #2 is located closer to the Grey's River. The wells are 169 ft. apart and do influence one another according to Mr. Ablondi. The pump testing also helped to determine the influence of the wells to each other. Wells influencing each other is not a bad thing if this influence can be managed, according to Bob Ablondi. Recovery data is also important during well testing which is the recovery time of the well once the pumps are shut off. Vern Hinckley, geologist hired by Rendezvous Engineering, completed a lot the pump testing. Summer pump rates were theorized from this pump data into a three month projection period - July, August, and September.

Overall, Mr. Hinckley feels the results indicate both wells can produce at least 600 gpm each and possibly more. The wells can be used for short durations each to produce at least 700-750 gallons per minute. However, Mr. Ablondi cautioned the wells should not be drawn down below where the water is coming into the wells causing a cascading effect. The more draw down in the well, the greater horse power needed to run the wells leading to higher electricity costs. Well #1 is a better well than well #2, however, they both are very similar.

The water operator's daily well logs were also charted and graphed for the last two years. The peak times of the year obviously were in August and September in 2004 and 2005. The other times of the year, winter for example, the Town has plenty of water to spare. With two wells ideally the scenario would be that one well could fulfill the maximum demand of the Town's water needs without utilizing the other well. With the current well projections for both wells the Town of Alpine has the potential capacity of 864,000 gallons of water daily which is a surplus of 100 gallons per minute. These projections estimate 90,000-120,000 gallons is being leaked every day. With three wells the Town of Alpine's situation improves dramatically and would increase the surplus water significantly to 600 gallons per minute of surplus water available.

Other portions of the water testing centered on the new, exploratory well which they anticipate would be a 1,000 gallon per minute capacity well. The third well would be drilled deeper. Mr. Ablondi cautioned these projections regarding this third well are only assumptions at this point. The variable frequency drives to be installed in the existing wells would allow the adjustment of the flow of the well to allow for extra water from another well if another pump is out of order for example. Mr. Ablondi advises the budget should be there to cover the costs of the wells but inflation does affect the project. The upgrading of pumps and controls in the existing wells and well house along with stand-by power capabilities will be the first course of action and immediate needs under the Level III Construction funding. The drilling and testing of the exploratory third well will occur under Level II funding which is 100 % funded by the state. The third well cannot be utilized until Level III funding is given in 2007 for example for the "hard piping" adding it to the Town's water distribution system. The Town will purchase the third exploratory well if it proves to be a viable well through grant and loans offered by the WWDC (Wyoming Water Development Commission).

The water testing occurred during a time when the aquifer was at a moderate level (April of 2006). Additional testing also occurred in August and September 2005. The patterns and draw downs charted in September 2005 correspond to the testing results and patterns from April 2006. The testing in September 2005 occurred with the Town's existing pumps vs. the larger pump being installed for the April 2006 testing. The third well will be in the general location of the others but much farther away from the well house than the other two wells. The Town has approximately 400 residential/ commercial taps which utilize up to 720,000 gallons per day.

Mr. Kjellgren advised the proposed capacity of each well at 650 gpm is safe number in that this will take into account droughts and summer time use. Mr. Ablondi advised the Town will have a 67% grant available through level III funding from the WWDC and a 33% loan (2 ½% for 20 years—best rate available) will be available to the Town. The Town's distribution system and additional storage will be needed in the future.

**Leon Kjellgren, Nelson Engineering:** Mr. Kjellgren provided a handout, see attachment B, titled "Town of Alpine Proposed Water Supply Availability." This projection sheet is Mr. Nelson's recommendation for surplus water which may possibly be sold to the north side of the river. Existing well # 1 produces currently 370 gpm or .72 mgd (million gallons per day). If both existing wells are utilized, approximately 740 gpm is produced or 1.06 mgd. The proposed well #1 after improvement will produce 600 gpm and 0.864 mgd and if both wells are improved approximately 1100 gpm will be produced or 1.584 mgd. On maximum day demand one well cannot supply this demand, and, therefore, both pumps are needed for operation. By increasing the maximum day flow by 50% for theory purposes to include additional irrigation needs, (e.g., future baseball field, soccer field, etc.) results in 1.1.34 mgd additional water needed. The total existing Town water demand and projected future irrigation demand results in 1.854 mgd water needed. If the Town of Alpine sells 100 gpm in surplus water results in 1.278 mgd. Not until the two existing wells are upgraded by installing larger pumps can this surplus water be sold at 100 gpm to Northstar Utility or someone else without putting the Town into jeopardy; this 100 gpm estimation does not require the two pumps/ wells to be running continuously. Approximately 320,000 gallons of slush water is leftover each day, even after selling surplus water, and this estimation allows for both wells not to be completely tapped out each day.

Mr. Kjellgren estimates the piping and plumbing of the new well may not be until 2008 to bring it online. The exploratory well would be drilled in 2006. Mr. Ablondi advised the third well may be on-line by 2007 and not 2008. These projections only cover supply only of the wells, however, getting the water to the tanks and distribution system is a different matter. Mr. Kjellgren expressed concern the 8" pipe taking the water to the tanks may experience excessive head loss and velocity even at the 1,100 gpm estimation. The next step is for Rendezvous Engineering, under their existing contract with the WWDC, to explore and research the inadequacies of the existing distribution and transmission lines, and be able to cover the increased production from the upgraded wells/ pumps, and the future third exploratory well when brought on-line. Mr. Kjellgren recommends Rendezvous Engineering complete this research and then proceed with a new grant/ loan request to the WWDC for "rehabilitation" funding for the project year 2007 which would cover any discovered transmission and distribution line inadequacies. Therefore, the grant/ loan application would need to be filed by November 2006. The Grey's River Road main water line is made of thin-wall plastic pipe and is not the current type of water lines used in municipal water systems. Additionally, the 8" line taking the water from the pump house to the water tanks is also inadequate in Mr. Kjellgren's opinion.

Mr. Kjellgren feels that Northstar Utility should pay for some of the improvements needed to upgrade the system if they purchase water from the Town of Alpine. The Town of Alpine has committed to \$530,000.00 worth of improvements which 67% of this is a grant and 33% a loan. If there are additional upgrades than he feels the Northstar Utility should be responsible for a portion of the costs, however, some of these costs to upgrade transmission lines are eligible for WWDC funding.

Mr. Kjellgren recommends the following three action items for water development:

- 1) Rendezvous Engineering proceed with their analysis of the existing transmission line and distribution system deficiencies and prepare an application to the WWDC for eligible transmission improvements necessary to utilize fully the two upgraded wells and the third, exploratory well. A list of non-eligible deficiencies should be prepared which the WWDC does not fund and begin to set up negotiations with Northstar Utility to help participate in the funding of these deficiencies.

- 2) The council proceeds with vigor on repairing leaks within the existing system. The Town is losing 90 gpm out of the system which equates to 37% of water wells is leaking into the ground, according to Leon Kjellgren. Adding all of the water produced by well pumping logs and were compared to the water from meter usage. Green River, Wyoming water loss is 13% and Rock Springs, Wyoming is 27%. The clerk questioned how the Town's existing parks and highway enhancement areas were calculated as they are unmetered properties currently. Mr. Kjellgren advised he utilized numbers from Mr. Pedersen's report and would have to go back and ensure these numbers. If in fact the unmetered properties were not included than the estimated leakage would be significantly less. Mr. Kjellgren recommends the Town proceed to metering all of its properties and become standard procedure.

3) Leaks occurring on private properties need to be fixed and it is time an ordinance is passed for land owners to prepare the leaks on their own service lines or face termination of water service. Conservation of water must be a higher priority and the Town cannot afford to waste any water. The private land owner does pay for the leaking water, however, is not wise conservation to leave leaks. The clerk advised many of the private owner leaks are detected in the spring as meters are not read for 6 months and anyone with an excessive winter bill is checked for leaks. Additionally, irrigation systems have also been notorious for leaking. Mr. Kjellgren advised many communities have addressed these issues through ordinances. Average water usage per household per day averages between 600-700 gpd per dwelling and in Jackson that same number is 215. The high daily usage amount for Alpine has to do with leakages on both sides of the meter – municipal and private owner leaks.

Discussion included ideas of drilling the new well higher on the hill to reduce costs of pumping the water to the tanks for the gravity fed system. The Town of Alpine currently utilizes 750,000 gallons of water storage in its tanks. The tanks are going to have to be installed high on the hill to provide the necessary ranges of flows rather than a mechanical system feeding the water and trying to adjust to variable flow rates. These are called “hard pump” systems and are much more expensive. However, the wells cannot be drilled there as the water isn’t there—the water is simply where it is. Chlorination of the system is essential due to the length of distribution system. The utilization of a surface water plant rather than additional well drilling is not cost effective.

#### **SELLING SURPLUS WATER TO NORTHSTAR UTILITY/ NORTH SIDE OF THE SNAKE RIVER:**

Leon Kjellgren feels selling water to the North Alpine area is a good idea to spread the costs over several users. Improving the old spring for irrigation purposes or drilling another well near the ball field was also suggested by Steve Fusco. Currently all irrigation water utilized in the Town is chlorinated water. Mr. Kjellgren feels the line from the spring isn’t reliable and referred to the Wyoming Raw Water Project by Rio Verde Engineering. Mr. Kjellgren suggested in the future the town pursue permits to utilize the water discharged from the sewer plant as irrigation for the ball fields. Other communities have utilized the wastewater treatment plant effluent for irrigating cemeteries and parks. Mr. Kjellgren feels using the sewage effluent may be more cost effective than drilling another well in that area.

The 100 gpm offered to North Star Utility at this time will not serve their needs but rather offer a start until the third exploratory well is on-line. This amount could be increased to 150 gpm at this time, however, Mr. Kjellgren feels this amount is enough to peak an interest from Northstar Utility and begin somewhere. Mr. Kjellgren advised the 400 existing water taps for the Town were increased by 50% which created 600 water taps. Of the 200 extra taps proposed there are 300 vacant lots remaining in the existing Town of Alpine. Mr. Kjellgren feels his proposed irrigation demand would cover any irrigation for a library. Again, a surface water treatment plant is too cost prohibitive vs. a ground water system. Mr. Ablondi advised the WWDC does require their agency to look at surface water systems during the water study. When ground water is available it is a preferred alternative as the cost is usually 1/10 the price of the surface water systems. In small communities, operation and maintenance costs make the surface water systems even more cost prohibitive. Surface water systems can be used for irrigation and non-potable use. The WWDC does not provide money for treating surface, water systems- the municipality is on its own.

Mayor Lloyd advised Northstar Utility is requesting a resolution in which the Town of Alpine will guarantee 100 gpm of water supply even though the water would be available in the future. Kathy Ellsworth, Northstar Utility, created a draft resolution as to what they want within the resolution as a beginning discussion point with the Town. The mayor gave each council member a copy of this draft resolution. Jim Lubing, the Town’s attorney, has a copy of the resolution. The price per gallon needs to be determined.

Kathy Ellsworth advised the resolution is needed so they can go to water customers on the North Side to see if they are interested in purchasing water. Northstar Utility already has a water source for its district currently; the surplus water from the Town would be used for other potential water customers. The more users on a system will lower the price per customer. Ms. Ellsworth cautioned whether it would be feasible for Northstar Utility to bring 100 gpm of surplus water for sale to a developer; the costs of the pipeline under the bridge and other infrastructure and then charging only 100 customers may not be feasible. Northstar Utility is regulated by the Public Service Commission

who would regulate customer water rates. Moreover, further work needs to occur to determine the minimum amount of surplus water for it to be feasible for Northstar Utility. Everything hinges on the price per gallon being determined.

Mr. Kjellgren advised everyone should step back for a minute in order to prevent future pitfalls. He advised that Mr. Ablondi cannot give a price per gallon at this time. Again, he advises the Town of Alpine can only offer 100 gpm of surplus water at this time. The project is not designed yet and the costs for infrastructure improvements needed for transferring water above ground to the distribution system are unknown at this time. There is no way, according to Mr. Kjellgren, that Mr. Ablondi can determine costs at this point. Again, Mr. Kjellgren advised if Northstar Utility needs more than 100 gpm it is their issue and asked that they consider the fact amount of surplus water available will dramatically increase with the third well. According to Mr. Kjellgren, the Town of Alpine assuming risk for Northstar Utility is not the Town's responsibility. The Town, however, can honestly communicate the circumstances to Northstar Utility so they can make a decision. Northstar Utility can accelerate the process by front-ending the improvements rather than going with the Town's pace and Water Development Commission's timetable.

Kathy Ellsworth advised, for the record, that Northstar Utility is not asking the Town to assume any of their calculated risk. Northstar Utility believes the 100 gpm is a great place to start; however, she voiced concern there is still this "us vs. them" mentality in regard to north side of the river. The Town is currently trying to annex Alpine Meadows currently and possible the Snake River Junction project. This idea of "us vs. them" doesn't apply and the problem still exists for water supply. Mr. Kjellgren agreed this is not an "us vs. them" process, however, the communication between the parties must be straight forward and the Town cannot promise something they cannot provide. He hopes the monthly user fees are the same whether someone lives on the north or south side of the river. The reality is such that some of the capital expenditures would not have to be made, according to Mr. Kjellgren, if Northstar Utility was not in existence. Therefore, these are the costs that Northstar Utility should pay just like any developer would. The upgrading of the existing pumps in the two existing wells are costs the current community should have and would have to complete. Additional costs beyond this involve the Northstar Utility. The resolution was put on hold.

**Sid Johnson, local resident- Bringing New Sewer Improvement Project to a Vote:** Mr. Johnson advised the last water and sewer project's for the Town were brought to a vote of the people and approved. He questioned whether the governing body would bring this to a vote. Leon Kjellgren advised it is a political decision and not an engineering one, and there would be debt accrued with project; he offered for anyone to get the figures from him. He advised a decision by the governing body should be made quickly whether a vote is going to occur. Mr. Kjellgren advised in order to receive grants and loans, the State Loan and Investment Board does not require a vote by the people; he cautioned that the Town is not going to go into debt for \$ 10 Million dollars rather that is the total price of the project. Northstar Utility will be paying for 50 % of the WWTP (which is their share of the plant) and of the Town's portion will be funded by a 50% grant and 50 % loan. Mr. Johnson expressed concern the cheapest price for monthly sewer fees, as advertised in the newspaper, will be \$40.00 per month/ per user. Mr. Kjellgren encouraged anyone to read the financial section of the feasibility study completed by his engineering firm and again advised the decision to bring the project to a vote of the people is determined by the governing body.

- **DAVIS, Eugene R. - REZONE APPLICATION- REZ -01-06 – Lot # 325, 326, 327 located at 192, 194, 196 Trail Drive:** Mr. Davis has filed a rezoning application to rezone the front three lots bordering Trail Drive from an R-1 Single Residential Zoning to a B-1, Light Commercial Zoning. This is based on the assumption the land would be subdivided into five (5) lots with two (2) R-1 lots in the back and three (3) B-1 lots in the front. \*See attached letter from Christine Wagner which provides a written summary of reasons why the properties should be rezoned.

Christine Wagner, on behalf of Eugene Davis who is in Russia working, presented his request for rezoning lots # 325, 326 and 327 from an R-1 to B-1. Due to the rapid growth, additional business zoned areas are needed. Approximately 115 light, commercial zoned business lots exist in the Town of Alpine (according to the Town of Alpine maps) which is located within the current incorporated limits. Of this 115 lots, 12 of these lots are owned by the Town of Alpine or U.S. Government entities leaving approximately 103 lots available. There are approximately 34 existing businesses and 41 of these B-1 lots have single or multi-family housing structures. There are 28 lots

remaining, undeveloped, for new business expansion. The Town's past and future projected growth require additional business lots being developed as the Town allows residential housing on its business properties with an approved variance. Ms. Wagner referenced the 89-Ordinance which identifies the Highway 89 as the "business corridor" within the Town and advised there are many lots away from the business corridor with business properties such as Alpine Drive, Short Street, Snake River Drive, Deer Lane, and Trail Drive. The properties in question for rezoning are approximately 0.1 miles from the business corridor. Ms. Wagner feels the Town has defined the boundaries for business and this land sits well within those boundaries. The Town's master plan is pending; Ms. Wagner feels this will be a lengthy process to complete the master plan and they fear they may miss the window of opportunity for business opportunities if the property cannot be rezoned.

Mayor Lloyd asked for the council's comment. Shirley Brown questioned the slope of the proposed sites and how steep they are to which Ms. Wagner replied the lots do have a small 2 ft. slope and then have a steeper slope at the back of the lot. Ms. Brown is concerned for water runoff and where the water would go to in the spring. The properties in question are located behind the power plant on Trail Drive.

Lloyd Baker, Baker & Associates, spoke in favor of the rezoning project. With the properties being across from the power substation, any residential homes would view the substation and zoning the use business is more appropriate in his opinion and a better use of the property. Dave Gustafson, P&Z Chairman, advised their board has reviewed both the replat and rezone issues. Mr. Gustafson believes the replat issue should be done prior to the rezone issue. The board would like to wait for the rezoning issue until the master plan was completed as to prevent "spot zoning" across the town. The proposed road would cut into portions of the existing lots to make a circle rather than a cul-de-sac. Don Sherman, P&Z Commission, recommend the property be replatted and not rezoned. Mayor Lloyd agreed with the P&Z Commission recommendation to look at rezoning these properties during the completion of the master plan and not now. The P&Z Commission advised these properties were not identified for rezoning to business use during discussions with Jim Pedersen and the master plan.

Christine Wagner advised she thought the issues of replatting and rezoning went hand-in-hand, and, therefore, filed the applications on behalf of her client. She expressed confusion regarding when the master plan would be completed. To the clerk's knowledge, Leon Kjellgren recommended to Jim Pedersen's the plan be put on hold until the sewer grant was finalized. The P&Z Commission asked that Mr. Pedersen be contacted immediately to finish the master plan. Ms. Wagner believes business properties are needed in the Town and must answer to her client. Leon Kjellgren advised there is no waterline on Lakeview Drive, where the platting is proposed, and a water line must be installed which would require a DEQ permit to construct and Town review of the plans. The Fire Department has requested an additional fire hydrant be installed at the corner of Lakeview Drive. There are no current sewer lines within the proposed project and will have to be serviced by septic systems. Regarding the construction of Lakeview Drive, Mr. Kjellgren advised it must be paid for by the developer and built to the correct standards.

**D.R. Hutchinson motioned to TABLE the Replat Application and Rezone Application until the Planning & Zoning Commission is satisfied and returns it back to the council two weeks from tonight.** Dave Gustafson advised the P&Z Commission has read the recommendations of Mr. Kjellgren and Mr. Scherbel which still must be resolved. These recommendations must be resolved in order for the P&Z Commission to make a recommendation to the council for the replat only.

**Scott Scherbel, Surveyor Scherbel, LTD.:** In discussing the matter as a disinterested party, Mr. Scherbel clarified the three lots are currently in existence and can be used under the current zoning. As far as rezoning it is only in regard to the three individual lots which could or could not be rezoned and are a total different issue than replatting. According to Mr. Scherbel, if the master plan isn't going to be finished soon than the rezoning application needs to be acted upon it its own merit or put a moratorium in place which prohibits any rezoning until the master plan is finished. Mr. Scherbel believes the developer has been put into a position and on a moratorium without notice, in his opinion. Cautioning the council and Planning & Zoning Commission, Mr. Scherbel advised the two issues are completely separate and the three existing lots are not being subdivided into 5, rather the area is being reconfigured with two additional lots behind these properties. The road issue comes into play when the two upper lots are being platted as they don't have access.

**Don Jorgensen seconded the motion.** Mayor Lloyd called for further discussion. Steve Fusco feels that rezoning the three lots would be looked at more favorably by the P&Z Commission.

**VOTE: 5-Yes; 0- No; 0- Absent; 0- Abstain**

Mayor Lloyd called for a short recess from 9:50 and reconvened at 9:57 p.m. Don Jorgensen, council member, left the meeting during the break.

- **DAVIS, Eugene R. - REPLAT APPLICATION – PRELIMINARY REVIEW - REP-02-06- Lot # 325, 326, and 327- Located at 192, 194, 196 Trail Drive** - Lloyd Baker & Associates, on behalf of Mr. Davis, requests the replatting/ subdividing of the above referenced lots from 3 lots to 5 lots. Leon Kjellgren -Nelson Engineering, and Scott Scherbel -Surveyor Scherbel, LTD has issued written responses to their review of the replat (\*see attached). (Note: Planning & Zoning Members, Christine Wagner, Brian Davis (Owner's son), Leon Kjellgren, Scott Scherbel, and Lloyd Baker will attend the 6-6-06 council meeting). **(SEE REZONE DISCUSSION—ITEM TABLED)**
- **REQUEST FROM CARTER WILKINSON FOR THE COUNCIL TO SET A SPECIAL MEETING FOR JULY 6TH, 2006 AT 7:00 P.M.—INSTEAD OF THE JUNE 20TH, 2006 DATE** – Purpose of this meeting is to hold a public hearing regarding the annexation of Alpine Meadows and whether the annexation complies with Wyoming Statutes and qualifications for annexation. Mayor Lloyd called for a motion to change the date from June 20th, 2006 to July 6th, 2006. **D.R. Hutchinson so moved. Shirley Brown seconded. VOTE: 4-Yes; 0- No; 0- Abstain; 1- Absent (Don Jorgensen)**
- **250 – RESOLUTION NO. 1-06-06-2006—ALPINE MEADOWS SUBDIVISION ANNEXATION** – (This resolution replaces 249- RESOLUTION 01-05-16-2006 --- to change the public hearing date) D.R. Hutchinson read the resolution in its entirety. Mayor Lloyd called for a motion to approve said resolution. **D.R. Hutchinson motioned to approve 250 Resolution No. 1-06-06-2006 for the Alpine Meadows Subdivision Annexation.** Mayor Lloyd called for any further discussion. **Steve Fusco seconded. VOTE: 4 – Yes; 0- No; 0- Abstain; 1- Absent (Don Jorgensen)**
- **132- ORDINANCE NO. 2006-02 – 2006 -2007 FISCAL YEAR BUDGET ---EMERGENCY READING** (Attached is the Town of Alpine – Profit & Loss Budget Overview – July 2006 – June 2007) Treasurer Bennett asked for an amendment to allow for a \$2,000.00 increase to stain the entire Town Hall to be added to the line item titled "maintenance" on page two of the budget. This would cover costs for the lower of the two bids which was \$4,300.00. Mayor Lloyd called for a motion to amend the proposed budget as requested by the Treasurer. **Steve Fusco motioned to take \$2,000.00 and add to the maintenance line-item on page two (2) for a total of \$16,600.00. D.R. Hutchinson seconded.** Mayor called for further discussion. **VOTE: 4-Yes; 0- No; 0- Absent; 1- Absent (Don Jorgensen).**

**1st Emergency Reading – 132-Ordinance No. 2006-02:** Mayor Lloyd read the ordinance through the title and first paragraphs. **D.R. Hutchinson motioned to approve 132 – Ordinance No. 2006-02 – Town of Alpine Budget for Fiscal Year 2007. Shirley Brown seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1 – Absent (Don Jorgensen)**

**2nd Emergency Reading – 132- Ordinance No. 2006-02:** D.R. Hutchinson read the ordinance through the title and first paragraphs. **D.R. Hutchinson motioned to approve the second reading for 132- Ordinance No. 2006-02 – Town of Alpine Budget for Fiscal Year 2007. Steve Fusco seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent**

**3rd Reading – 132 Ordinance No. 2006-02:** Steve Fusco read the ordinance through the title and first paragraphs. **Shirley Brown motioned that the third reading of 132- Ordinance No. 2006-02 – Town of Alpine Budget for Fiscal Year 2007 is passed. D.R. Hutchinson seconded. VOTE: 4- Yes; 0- No; 0- Abstain; and 1- Absent (Don Jorgensen)**

B. DEPARTMENT UPDATES:

• **WATER DEPARTMENT:**

• **STREETS & ROADS:**

- A) **TERRACE LANE CORRESPONDENCE:** 1) \*Letter from Carter Wilkinson to Robert Mietchen
- B) **TERRACE LANE CORRESPONDENCE:** 2) \*Letter from Carter Wilkinson to Marlowe Scherbel

• **-SEWER DEPARTMENT:**

A) **WASTEWATER TREATMENT FACILITIES CONSTRUCTION AND USE AGREEMENT BETWEEN THE T.O.A. AND NORTHSTAR UTILITY** - Council please read proposed agreement only--- agreement will not be voted on tonight as the Town's legal council will not be present (mailed prior to council)

---- See comments received from Bryant and Shirley Brown (mailed prior to council and mayor)

B) \***Letter dated June 12th, 2006 from Shirley Brown to Jim Lubing, Town Attorney** – North Star Utility Franchise/ Alpine Meadows Annexation

C) **SLIB Emergency Meeting Agenda—Alpine's Grant Application is on the Agenda for June 22nd, 2006:** 1) \*See June 7th, 2006 Letter from Mayor Lloyd to Brad Miskimins—SLIB Board Program Mgr.

• **PARKS & RECREATION DEPARTMENT:**

• **PLANNING & ZONING DEPARTMENT:**

• **POLICE DEPARTMENT/COURT:**

- **TREASURER/ CLERK:** 1) Staining the Town Hall – Review of Two Bids: **Steve Fusco made a recommendation/ motion to hire Riverside Painting, LLC and ask him to paint on weekends and evenings. Shirley Brown seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent (Don Jorgensen)**

C. ON-GOING BUSINESS/ INFORMATION:

- **TABLED from 5/2/06: Kent Sawdy's Request for the Town to Abandon Children's Park Access from Grey's River Road.** The council reviewed Mr. Sawdy's request after having time to consider the request. Kent Sawdy did present his request to the Planning & Zoning Commission. Due to the potential, future sewer line being installed, it has been recommended the Town retain ownership of the easement; also, the Town's proposed bike path may need another access to the children's park. **Steve Fusco motioned that the Town will not abandon its access on Grey's River Road to the children's park. Shirley Brown seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent (Don Jorgensen)**

A letter will be sent to Mr. Sawdy indicating the above motion as well as the fact a natural barrier of trees will replace the children's park fence.

D. INFORMATION DISTRIBUTED TO COUNCIL/ ANNOUNCEMENTS:

- \* "Top Health" W.A.M. Newsletter – June 2006
- \*W.A.M. Newsletter "Heads Up" 5-25-06
- \*Lincoln County Planning & Zoning Commission - #201 MS 06 – Minor Subdivision Application
- \*W.A.M. "Heads Up" Newsletter June 15th, 2006

E. FINANCIALS/ UNPAID BILLS:

**Mayor Lloyd asked for a motion to pay the unpaid bills. D.R. Hutchinson motioned to pay the unpaid bills. Steve Fusco seconded. VOTE: 4-Yes; 0- No; 0- Abstain; 1- Absent (Don Jorgensen)**

The meeting adjourned at approximately 10:30 p.m.

\_\_\_\_\_  
Dave Lloyd, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Tracy Matthews, Clerk

\_\_\_\_\_  
Date