

TOWN OF ALPINE

COUNCIL MINUTES SEPTEMBER 4TH 2007

*MINUTES ARE SUMMARY ONLY OF CLERK'S NOTES

Meeting called to order at 7:00 p.m. Mayor DeCora led The Pledge of Allegiance. Present by roll call Whitney Heller: Donn Wooden, Shirley Brown, Mayor Victoria DeCora, and Don Jorgensen, absent Tom Turner.

Approval of Council Minutes: August 7th 2007 & August 21st 2007. Don Jorgensen motions to approve. Donn Wooden seconds. **VOTE: 3 yes; 0 no; 1 abstain; 1 absent. Motion Carried.**

Replat Preliminary Approval Sall Enterprises: Mayor DeCora refers to a letter from Leon Kjellgren requirements for replat and easements need to be appropriate for final plat. Plans need to be submitted to Fire Marshal for approval, GEO Technical and Drainage reports also required. Donn Wooden ask if Greys River Cove has been to P&Z and will give recommendation for future development. Carla Stone: accommodation has been made for storage and snow. The plan has been changed to 7 lots paving and landscaping will be in project. We have started on covenants and restrictions and will start selling lots within the next month. Setbacks are within Town guidelines. Donn Wooden says he like the plan for the mini mall. Paula Stevens: P&Z recommends approval of plat as long as concerns that letter from Leon and Surveyor Scherbel have been addressed. Carla Stone says it is her understanding after talking with her Engineer that these requirements are met. Mayor DeCora asks for a motion. Donn Wooden motions to approve in consideration of recommendation given from P&Z. Shirley Brown seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent.** Stefan Fodor: would like the minutes to reflect prior to any final approval the town will need the town engineer and the P&Z conditions have been incorporated and approved before signing off.

3rd Reading 163-Ordinance No. 2007-19: AN ORDINANCE SUSPENDING THE ISSUANCE OF BUILDING PERMITS THAT REQUIRE CONNECTION TO THE TOWN'S WASTEWATER TREATMENT FACILITY. Mayor DeCora asks for discussion. Donn Wooden: feels the town sewer system has come through this summer's peak season, and it was the town intent to lift moratorium and rather than go temporary holding tanks giving them 5-15 years. Would like the moratorium tabled and in effect a staging process of light duty use for sewer system for office complex's etc. hooking into system. #2 stage would be residential and pending permits. #3 Stage business oriented high volume use depending on seats, restaurant etc. I believe this will a leave the problems and enforce the grease traps. If we can structure this on a case to case basis and see how the system is working from now until the new plant comes online. Keep systems operating in parameters? Connections have become limited because of the building season coming to an end; the town does have a full time operator at plant monitoring the system. Don Jorgensen: would like people to have winter water dripping from homes onto property instead of in sinks. Mayor DeCora: says she is hesitant and she has not seen Lee's quarterly report in July we were in violation with the DEQ with the BOD and fecal count. I would need a blessing from DEQ, and

legally we should not get ourselves in a situation of telling them they are light duty or not. Stefan Fodor: received an email from Donn Wooden asking if I would support the town building and making good use of the property. I am hesitant to recommend approval of stages and not treating all citizens alike. If we go over our limits we stand to receive DEQ penalties. Two things need to happen, if council wants to go with Donn's recommendation we need to have firm definitions and submit to DEQ and get approval. I am encouraged that council is looking at options. I am asking for this to be tabled tonight so I can get more information. Tom Colletti: I would like moratorium lifted, and base this on 2 consulting recommendations the town have received. Clear Water Consulting and how the capacity is only at 41,000 gallons and the capacity is 88,000.00. The town needs to listen to recommendations from consulting firm another one O&M services out of Riverton WY; both of these firms had the same recommendation. It is not uncommon for the plant that age to have these sorts of problems. One of the recommendations was to have a grinder in place. I have done some research and ask the town to table this until further research on recommendation from consulting firms and looking into the grinder. Alpine is not the only town with sewer problems and am surprised that the town has not looked into this. Mayor DeCora says the grinder would only grind up the paper. Shirley Brown: says the grinder would not affect the BOD in bacteria. Donn Wooden: on defense of the Mayor's stance we do need more information. We need better information on users and weekly reports on a 24 hour basis. The DEQ did not impose the moratorium the town imposed this. The DEQ said we were doing what was needed to do and taking care of problem. Yet we are not giving property owners the justice of denying them to connect. If we are to go through the step by step we wouldn't be treating anyone differently. So with that I would like to table this one more time. Mayor DeCora: the town will be imposed a \$25,000.00 fine which the tax payers will pay if we violate DEQ requirements; to date the town has not been fined because we are doing everything we can do with our discharge permit. Chad Jackson: Lives on Morning Star Dr. believes there is an abandoned septic system that he believes is 12 years old and would like to utilize until he can hook up. Dave Gustafson: recommends calling Joe Sender he is the septic inspector and to move forward in that direction. Also pertaining to Ordinance about holding tank and P&Z is opposed to having holding tanks as well as DEQ. I strongly recommend taking that verbiage out of Ordinance. Mayor DeCora: would like DEQ to go through plant again. The way we have made the plant work we have basically doubled the number of oxygen diffusers, the blowers are blowing far more they are designed for so we can get enough oxygen in there to make the process work. Having said that I would like the blessing of DEQ, I will call in the morning and ask if they will spend some time with us. Stefan Fodor: suggests that we get our options from DEQ so that they tell us what they would require of us before lifting any moratorium. Shirley Brown: would like DEQ at next meeting. Donn Wooden motions to table Ordinance until we have information from DEQ. Don Jorgensen seconds. **VOTE: 3 yes; 0 no; 1 abstain; 1 absent. Motion Carried.**

Commercial Carpet Cleaning for Town Offices. Terra Miller: ask council to consider quotes she has received to have the carpets cleaned at Town Hall. Nalley Steam Way, LLC \$1758.78 Carpet Pro \$400.00 and Teton Chem Dry gave estimate but no solid quote. Mayor DeCora says Carpet Pro looks reasonable. Shirley Brown motions to accept Carpet Pro to steam clean Town Hall carpet. Donn Wooden seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion Carried**

***Tape Malfunction the following are notes only.**

Impact Fee Discussion: Paula Stevens & Dave Gustafson, Dave says Impact fee Master Plan goal for pathway and trail system. Would like council to reconsider Impact fee study important for the annexed property into Alpine, taxes, and cost for Parks and Schools, the impact fee would be used to help pay for these projects. This will benefit our community and P&Z will do the research. Mayor DeCora says Ted Smith had attempted to do impact fee and could not come up with concrete numbers. Paula suggested allowing BBC Research to do the work as they have helped us in the past, and have the knowledge and experience to do the job. Don Wooden asked for a concurrence from the Council to move forward to get more general information to the Town. Paula agreed that this needs to be done. Don wanted to know if there was enough money in the budget for this project. Mayor DeCora said the budget can be amended. Donn Wooden moved to approve and encourage the acceptance for the next budget for this project. Don Jorgensen seconded. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion Carried**

Bureau of Land Management; Proposal to remove top soil from Palisades Reservoir. Mayor DeCora says it is the town's responsibility to submit application for permit and she had sent one in. Bryant Brown: he is interested in what the Game & Fish has to say concerning contaminants in soil. Donn Wooden: the State plans on using the top soil for construction, whirling disease was found in fish and spores were active if this gets into water we may not want to use top soil. Stefan Fodor: the town is applicant and any application needs to state that the town will not be responsible for any contaminants. Mayor DeCora would like to table and talk with Attorney Stefan Fodor on the matter. Don Jorgensen motions to table permit. Donn Wooden seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion Carried.**

Department Updates:

Streets & Roads: Mayor DeCora would like to remind council that paving bid came in high from HK. Brenda Bennett says we are going to go with less quantity as planned, the match for this is in the budget now. This will start middle of ~~September~~^{August} through middle of ~~August~~^{September}. They are to come in and do the prep work and have a meeting with the town on Thursday, but that is not yet been confirmed. Donn Wooden suggest traffic control and water breaks to leave in bid. Don Jorgensen recommends flaggers to be certified.

Parks & Recs: Shirley Brown suggests reinstating employee handbook dated March 1st 2003 to be put in effect until new one is brought up to date, there are key things left out that need to be addressed. Victoria DeCora asks for a motion to reinstate 2003 employees' handbook. Donn Wooden motions to reinstate. Shirley Brown seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion Carried.**

Police Department: Chief Philips would like to update council that Officer Gizas has passed his test and will be returning to full time shortly.

Zoning Codes: Dave Gustafson says Planning & Zoning are getting closer to finalizing new codes and zoning changes that are needed for the town of Alpine's Master Plan.

Mayor DeCora: would like to have a public hearing to discuss WWTP Collection System and Moratorium Council decides on Thursday September 27th at 7:00 p.m.. *Clerk will advertise for workshop. Don Jorgensen motions. Shirley Brown seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion carried.**

***Notes are from recording of tape.**

Attorney Stefan Fodor: 1. Has submitted a draft of franchise agreement to Attorney for Alpine Meadows and waiting back response. 2. Meeting with Mr. Dobbler on Terrance Lane to discuss concerns of replat and boundary adjustment on his property. 3. Today received email from Terra in regard to Decensio and Beckstead fence. I have sent a letter to P&Z in August and they would like a final letter from me. Paula also during my absence requested comments on some roof pitch ordinances in relation to the adoption of the IBC. 4. At this time I would like council to recess for a few minutes, this afternoon I received a draft of the snow removal bid and need a few minutes to review it. If there are any outstanding issues after this evening I would like the council to approve the draft and to grant me the authority to finalize so we can get the bids out soon so we may move forward on this. 5. I have some correspondence on Mr. Beck issue and will discuss this with Chief Philips concerning vehicles over property line.

Mayor DeCora asks for a motion to recess at 8:30 p.m. Donn Wooden motions. Shirley Brown seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion Carried.**

Meeting called to order at 8:41 p.m.

Snow Bid: Attorney Stefan Fodor: In discussion with Val we would take out some things such as shoveling & sanding of walkways it has always been done by him and Mac. Another issue needs to be addressed is the performance bond putting a full performance contract bond may price out smaller contractors to do this. It is council decision if you do indeed want a full performance bond, partial or $\frac{3}{4}$ bond. Another issue is staging of equipment, one of the suggestions made is doing it at the sewer plant yet there will be a lot of work going on down there. The town council needs to decide where it will be staged. Val had informed me the 2 bobcats required in the contract can be stored at town shed and need to be inside to dry out. There is an issue to plug the vehicles in overnight. So with that you will see I deleted the sanding and made minor comments on Bryant's draft. Also in regard to the Library will the county take care of snow removal Donn Wooden: would like to add library to contract because it provides a service to our community. Stefan Fodor: minor modifications on equipment smaller buckets may be efficient will get with other contractors in regard to that. Performance bond is main issue as well as storage and ask opinion of council. Mayor DeCora: says the performance bond will protect us from a previous contractor we paid 18,000 and did not get the work done because of equipment failure. Stefan Fodor: agrees to a performance bond at which %. Shirley Brown: she says the town needs to be protected at 100%. Stefan Fodor asks council opinion on storage of equipment and where to be plugged in. Donn Wooden ask if there is power at dog pound and possibly the civic center. Stefan Fodor suggests having Val checking in on the power draws. Mayor DeCora asks when Lower Valley is supposed to put power at new plant. Attorney Fodor: says the contract was signed earlier and it will be this fall. Issue is will there be construction going on at WWTP and will this be getting in the way. Mayor DeCora sates major construction will not begin until next spring. Stefan Fodor: would like to put a brief statement in

bid that the town will provide adequate power for equipment and will decide this at a later time after consulting with Val Jensen. Bryant Brown: would like to remind council winters are always different around Alpine and requirements of snow removal and would like Val to become primary water operator and may not be able to do sanding after this winter. And what I was proposing with sanding item was an option to regain the response of bidders and information it may cost in future winters. I also recommend hand shoveling; it will benefit the town if there was an accident. Council is going to looking at resumes from operators and description of equipment and site of equipment. So not necessary you will not looking at lower bid but qualifications. Provision is included for additional season by changeover if you choose and agreed upon. Scope of work is more definitive and there are exhibit maps. There has been an effort to define winter conditions that are more than usual storm conditions which will be addressed by extra work by changeover, which require negotiations; I believe this will allow for more favorable bidding. Stefan Fodor: permission from council to put language in bid that the town will allow adequate storage facilities and decision on performance bond also with decision on draft of snow bid so can have the authority to proceed with bid. Mayor DeCora: would like to keep the performance bond at 100%. Donn Wooden motions to approve draft bid package. Shirley Brown seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion Carried.**

Donn Wooden: would like to update the forest service would like to relocate to Alpine. Don Jorgensen would like it to be known that they are welcome here.

Gloria Jorgensen: would like to know who decided to drop the question about the census? Mayor DeCora: the census you are talking about we were a year late for the census there is a 3 year cut off, we will participate in the 2010 census. Gloria Jorgensen: Also question on Alpine Meadows annexation? Stefan Fodor: this is tabled into next meeting there have been 3-4 drafts for franchise agreement. Don Jorgensen: says the franchise agreement is for the water.

Mayor DeCora asks for a motion to adjourn. Shirley Brown motions. Don Jorgensen seconds. **VOTE: 4 yes; 0 no; 0 abstain; 1 absent. Motion Carried.**



ATTEST:

Whitney Heller
Whitney Heller, Town Clerk

Victoria DeCora

Mayor Victoria DeCora