



Town of Alpine COUNCIL MEETING MINUTES

DATE: February 16, 2021
TIME: 7:00 p.m.

PLACE: Town Council Chambers
TYPE: Regular Meeting

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

3. ADOPT THE AGENDA:

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

4. APPROVAL OF CONSENT AGENDA:

Town Council Meeting Minutes – January 19, 2021

Planning & Zoning Minutes – January 12, 2021

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

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

5. ACTION ITEMS/NEW BUSINESS:

- **Public Hearing for Sale of Real Property to, New West, LLC d.b.a. Orion Companies.**
Mayor Lutz invited Mr. James Sanderson, Town Attorney, to preside over the Public Hearing. *Mr. Sanderson stated that "in these instances I am a referee, not an advocate for either side". We will now start this hearing regarding the proposed sale of real property in the northwest portion of the town. The project is known as the Alpine Business Park. This project was brought to us by the petitioners and after the hearing closes, it will be up to the mayor and council to decide on whether or not, given the evidence that is presented, to sell to the property to the petitioners. As the referee I want to talk about some rules. Keep in mind you are neighbors and friends so I will not allow personal attacks on the petitioner, the mayor or council. This proposal has been advertised three time for two consecutive months per statute. I saw on Facebook that a lot of untrue things were said. According to Wyoming law, when you are dealing with property sales or purchases these items may be discussed in Executive Session and they have been. The petitioners have brought their proposal before the council, minutes were kept on that and are available to the public upon request them down the road.*

The rules tonight are that thirty minutes will be given to the petitioner and thirty minutes to the public. We ask that only citizens of the Town of Alpine speak to this matter. There are two issues here. First, would this project be for the economic development of the Town of Alpine, and second, whether or not the petitioners have presented themselves as a viable candidate who can complete this project in a way that is beneficial to the public. No direct questions are allowed. If you have a question for the petitioner, they may take it up in their rebuttal. Ten minutes will be reserved for Ms. Elaina Zempel from the Wyoming Business Council.

By way of background, we were presented with a proposal to sell this piece of property. A qualified appraiser was hired to conduct the appraisal. The appraisal was done in August. The land was acquired from the Wyoming Game and Fish in 2017. The money was borrowed from the Wyoming Business Council (WBC) to purchase the land. Part of the covenant with the WBC is that the town would develop this property for economic development.

Following is a transcript of a tape recording of the Public Hearing including comments made or read into the record and indicated by italics. Non-italicized text are information or solicited questions. Unsolicited or random comments from the public by individuals not identified and recognized by the presiding official to make comments have been excluded from these minutes.

Mr. Rex Doornbos, Petitioner addressed the council and public.

Alpine Business Park (ABP) is a phased commercial development for the sole purpose of leasing or selling space to small businesses. That is the core of this project. What it is not, is storage units, a man camp, a junkyard, material or tool storage. It is meant for economic development. This concept started as a solution for my own business problems. Four years ago, I was looking at my own business and how I could have shop space. I looked all through Alpine for land and went to the mayor to discuss land. Two and a half years ago, I sat down with Elaina Zempel and my parent company looking at Business Readiness Grants (BRG) in Wyoming. The problem with BRG is that it is a cheap solution but a very long process. About the same time, my business merged with Orion Company from Jackson, New West. I am the managing Member of the Alpine branch office. I was guaranteed that I would never have to go up to Jackson, it is in my agreement. I live here, work here and am part of this community. In discussing this we determined that rather than putting this into a BRG, we would utilize private economic growth for the project. My core company as well as other companies could serve as anchor businesses such as a metal fabricator, landscaping company, appliance company used for shipping and receiving. These are examples of the cornerstones to provide economic development. We started dialog with the town, the property was appraised, we negotiated terms and that brings us to where we are today.

Mr. Doornbos referred to a handout he had prepared which included renderings of the proposed project, a site plan and a "question and answer" sheet. Mr. Doornbos then referred to handouts as he described the project location, site plan, setbacks, height, the various commercial buildings planned, the custom/flexible size office space or store space and the lease or purchase options. *The project will begin with three buildings and then the next phase will begin as building space is required. Ideally, you will have a 70% occupancy and 30% vacancy before the next phase begins. There are businesses in the queue. For instance, there are plans for a biomedical company out of Jackson to move down to Alpine. This business alone would create 25-30 jobs. This is a great company to have here as it is not part of tourism. Another option is a non-profit to rent two thousand square feet and allow entrepreneurs to opt for a co-workspace, just rent a*

desk space because they cannot yet afford a whole office space. There are a number of requests, but we cannot move forward until we have approval to purchase the land.

I want to address the criticisms that I have received. The first is that this will take away a school. This land is not school land, it has been flagged as economic development. Another concern is the traffic pattern which is a legitimate concern but has an easy fix. County Road 101 still exists and the county has set up a barricade which isolates forty feet that can be used by heavy truck traffic. Light traffic can still use Buffalo Drive. Another criticism is that this is a man camp. It is not a man camp. My proposed work/live building in Light Industrial Zoning would require an ordinance change to allow the work/live opportunity. If allowed, there would be apartments upstairs and commercial downstairs. The plan was reworked to move the buildings forward to 141' rather than the 117' initially proposed, so it is back enough to provide a nice space for a road and parking (again referencing the map). Mr. Doornbos then referenced bullet point in a petition which reads, "Advocate for the development of your land for things that will bring services to your town and that will bring a better economic value to our community." My project has the ability to do just that by bringing space for my business and others.

Mr. Sanderson asked Mr. Doornbos to state the amount offered for the land, the appraisal amount and the terms of the offer.

The land was appraised for \$644,000 and we offered \$644,000 for the land. We came to terms on having an option on this phased project. We have a set time limit on this project of five years and if at the end of the five years the project would revert back to the town if it is not completed. There are some pros for New West and some pros for the Town of Alpine. We must produce a product people will want to be part of.

Ms. Elaina Zemple, Western Regional Director for the Wyoming Business Council (WBC) introduced herself and stated that she was Regional Director in May of 2016 when this at the time of this particular application was submitted to the WBC.

The application requested a Business Ready Community (BRC), Community Readiness grant in the amount of \$1,538,944 and a BRC loan in the amount of \$226,683 to complete a commercial expansion project. The project includes purchasing approximately 35 acres of undeveloped land from Wyoming Game & Fish, the extension and upgrade of an existing road to this property, the extension of an 8-inch water main loop to improve fire suppression supply and system reliability and extension/improvement of the road to a recreational lake access. The public benefit cited in the application was, "A highly marketable property for job creation in Alpine". There was a strong interest in this land from Grand Teton Distributors a distillery and also from another in-state brewery. The application listed possible expansion of Melvin Brewing and affordable location for businesses in Jackson looking to expand their operation. An additional benefit is ownership of the property where the Alpine wastewater treatment plant is located. Ownership would transfer to the Town of Alpine from a previous long-term lease of that property. This property as well as additional Game and Fish stranded properties were acquired but most were undevelopable. This added a new access to Melvin Brewing rather than CR 101 where the DePatco gravel pit is located. The waterline will provide redundant supply of water to Alpine, Melvin Brewing and future development. The project goal is the shovel-ready recoupment site with job creation. Because of how this was written in the application, the WBC had internal discussion that should the Town of Alpine decide that this is not what they wanted for the use of this property, the town would have to write a letter detailing an alternate plan for the property. For instance, in my discussions a recreation center was mentioned. In that case, it would have required a different

application for presentation to the WBC. The WBC approved a Community Readiness Application which has a maximum grant amount of \$3.0M but should you want to do a recreation center or other community facility you would need an application for a Community Enhancement Grant with a maximum grant of \$500,000 and you can see that the total awarded was upward of \$1.7M. To change the use, you would have to take this application back to the WBC because it is significantly different than it was in the original application. To initiate a process to change the application and award would require a letter from the Mayor of the Town of Alpine. It would then go through a subcommittee and brought up at the next available WBC meeting in June. If a letter were submitted with this change request, there is a real possibility that the Town of Alpine would be on the hook to purchase the land back, pay back anything over \$500,000.

Mr. John Jorgensen stated that this River View Meadows and the original sewer plant was developed by my family and that piece of property was donated to the Town of Alpine from J. and W. Construction and my family never intended this to be an industrial park. All that property that was donated by J. and W. Construction did the town turn around and sell that to the game and fish? Mr. Dave Jenkins stated that thirty years ago the town had the Game and Fish hold that seventeen acres out of the sale to John's grandpa to keep it for the town's future use. For thirty years, the town leased this from the Game and Fish, but it was presumed that the intention of the Game and Fish was that at some point in the future the land would be given to the town or sold to the town for town use such as schools, parks, ballfields, or recreation. The intention changed about four years ago when this grant was submitted by the council at that time. Mr. Jenkins stated that he was not certain if there was an opportunity for public comment at that time either.

Ms. Elaina Zemple continued her comments. *Every grant application must have a Public Hearing for the application and the Town of Alpine met the obligation of the public hearing at that time. The WBC accepts that. This money was used for the waterline improvement and the road improvement. What happened thirty years ago was not addressed in this application so the money distributed was used for the purposes mentioned to prepare these pieces of property for commercial development.*

Ms. Zemple was asked if the entire property was to be used for commercial development or could it be limited to the lower bench area. Ms. Zemple stated that she could not make that distinction. *The WBC knew that there were stranded properties that were undevelopable in the application.* Ms. Zemple was asked that from the WBC's perspective the entire land did not need to be used. Ms. Zemple stated, "true". Ms. Zemple was asked if there was a time limit to amend the application and replied, "no".

Mr. Sanderson stated that there would now be thirty minutes for public comments. This is limited to Alpine residents only. Please identify yourself and state whether you are in favor of or opposed to the proposed sale of land.

Mr. Dave Jenkins introduced himself stating that he was a town resident for forty-four years, a business owner of multiple businesses, former council member, former P & Z member, volunteer with the fire department and very involved in our community for a long time, his family, his dad was a mayor and councilman for ten years and in fire department for forty years. *First, I would like to say thanks to the council and mayor for your service to our town because I know that this is a thankless job. I appreciate your time, I have done it, a lot of boring meetings but I want to start by talking about this project a little bit. First of all, it has been kind of on the*

down low until the about last meeting I think that was about four weeks ago. The newspaper advertising is very unclear that it is this property. It is very unclear; I could read the article if you guys want to hear it but you know it is very discrete not very letting us know as residents an important part of this town what is going on.

Mr. Sanderson asked Mr. Jenkins if he knew whether or not the advertising complies with Wyoming Statutes.

Mr. Jenkins said, *"absolutely it complies with the statute but whether it is legal or not I am going to tell you that us members of the community want to know what is going on, we are here this is our town".*

Mr. Sanderson responded that that is why we have a hearing.

Mr. Jenkins continued his comments. *Absolutely, but we could do a better job by involving the public in what's going on. This would have happened without public knowledge other than a little article in the paper that no one reads because the language is very unclear what's happening. There was no minutes available about this you know this has all been in executive session this has been this is a big deal for our community, this is a big deal for my family and a big deal for all you guys and we want to have some say in this town. This is our town. This is you know you guys are the council and mayor and we appreciate you guys, but you need to hear our voice. You need to hear what we care about. So, I am here to speak for these people and myself that you know we do not even know this has changed a lot since the preliminary drawings we got, they have definitely been enhanced, improved on but there is still some issues. Once we have sold this property, by the way this contract that has been written is one sided it is not in any favor of the town it is sold for a price that is appraised yes, but could we get more, absolutely. Could we get double the amount, absolutely. Could we get more than double the amount, absolutely. Number one, going back to what I said earlier this property was designed thirty years ago by our founders Donn Wooden, my dad, people that have been involved in this community to be held for long-term use for our town for our future. It was never designed for economic development. I mean the vision of four years ago and we went to the council and got some money, and this happened but there is a chance that Elaina could go back to her council and say the town does not want to do this, what is the option to opt out and change their direction; she would do that for us, she likes Alpine. My proposal tonight is to create a board that takes this property, all the town's property and I think we ought put together a vision of what the town wants and not let anybody tell us what they want, let's let the town decide what we want and let's drive this ship as a town. Let's involve the public and get their opinions, let's involve the town members and get your guy's say. Let's involve everybody involved in our town, our vision and we don't need I mean this is someone's vision, this is a good vision for somewhere, but I do not think it is the best use for where they are putting it. That's my opinion, you know. We all should be allowed to have our opinions and have our say. So, my proposal is positive, it is saying hey, let's put this on hold let's just stop this tonight for now. Let's go create a committee I recommend a member of the council; a member of planning and zoning and you know members of our community. Myself, I would love to lead it. Let's put together a vision of what we want as a town, let's get input from everybody. We will present this once a month you know to update the council where it's at and how it is going, and we will tell you that at some point this is what the town wants, you know, this is what we want to see. We do not have to sign this deal today. You can sell this property any day in the next ten years for this exact amount of money and it will be gone in ten seconds. We have not sought out after anybody else it's just been someone presented an idea to us, you*

know. You know, I like the New West people, I like Rex, I think it is a very neat drawing, I don't think it fits that location, I don't think believe it fits the property that should not be used for this use in my opinion. There are other issues if you guys go with this against my advice. The density of it needs to be looked at I mean a lot of these things Rex addressed tonight, once it's done and sold, as long as he follows the rules of the I mean we are basically limited to the rules. That contract really needs to be looked at but from the interest of the town and not just the developer. So, those are my things I think we can make this town and part of this park an amazing corridor for our town and I think we should be the ones who drive it as the town. I guess for the most part that is what I have to say tonight. Again, I would be available if anyone wanted to invite me to be a part of a committee to help you guys direct the future of our private lands that are owned by the town. Thank you.

Mr. Rob LaPier introduced himself and stated he resides at 737 Pinecrest Circle in Alpine. Mr. LaPier then read the following statement into the record.

I'm here to communicate my concern with the proposed plan to sell town land. While I understand Wyoming faces critical budget shortfalls and economic development is always a goal of the town I feel that we can do a better job to engage the community in this process. I have a unique perspective on this topic as a former council member I was present in the executive sessions where the beginnings of this proposal came to fruition. My fellow councilmen heard my position and strong opposition. Over the course of a couple of months some of my points were heard and the proposal was somewhat more palpable; however, I still feel that this plan is short sighted. It has been a recent theme of developers to pitch their money making endeavors as the missing link to our Town's economic development. Now that we have hurriedly annexed in more trailer parks and storage units, while getting stuck with all of the last minute changes to appease the Developers and grow the town prior to the census, it's time to stand firm for our town.

My personal reservations about the proposal start with selling the land to an out of state investment group that are clearly involved in a land grab. Recent acquisitions of this group include, but are not limited to, JB Mechanical/Plumbing, The Virginian Lodge & Condos, Hoback RV Park, Delcon, Wilson Hardware, the Wilson Gas Station, Ron's Towing and likely more we haven't heard of. Their portfolio of businesses does not vilify them and I'm confident that they can follow through with their end of the proposal. Rex Doornbos has proven his character and put in countless hours serving the town. I do think that the intention of this proposal is to find a mutually beneficial opportunity for both parties that being said, the sale of this property through this proposal is not exactly a free and fair market deal. Prior to this offer in my time on the council there had been no mention of this parcel for sale. While I tip my hat to the Orion Group for being the first to make an offer on the land, I feel strongly it would be in the best interest of the town to entertain other offers. There is nothing to say that we have to sell the parcel in its entirety. The prospect of sub dividing this parcel should be considered as well. Then the fate of this parcel would not lie in one companies' hands.

Knowing our current economic climate and the rate of growth in Alpine this proposal is timely. I understand that these lands were slated for economic development, but that's a broad spectrum to be explored. I don't know what the best use of this property is, but making this process transparent and welcoming community input would be the first step in defining a development plan. The unobstructed views of the three rivers that converge in the town of Alpine would be wasted under the current proposal. Our current "down town" is a drive through highway; with a recently paved road toward the waterways I am confident there is a better use of this land that highlights the natural amenities that are unique to Alpine.

With this parcel being one of limited town holdings I feel it is irresponsible for the Town to make any decision about the sale or development of these lands before completing the long overdue Master Plan. While this may be a long and costly process it will be a guiding light for all decisions made moving forward. In closing, I trust the Mayor and Council will work together to make decisions that benefit all stakeholders of our community.

Mr. Jordan Kurt-Mason introduced himself stating that he resides at 313 Snake River Drive and then addressed the council.

Thank you guys so much for all you guys do, most of these meetings are far more boring but this is important so thank you. I am here under two facets one as a resident of this town as well as the President of the Riverview Meadows Homeowners Association (RVMHOA). As a teacher, I have a class where I can hand-pick some of my students which I have been over the last couple of years trying to get more and more kids from Alpine to give them the sense of pride in being from this town. My wife is on the rec board (Alpine Parks and Recreation Board) a lot of nights and days volunteering for that and I bring this up simply to illustrate you know that I stand like you that a community is not buildings and land but the fabric of neighbors we are. With that I would like and would hope that you as council members vote this resolution down. I do not believe this is in the best interest of our town and I would implore you look into a new and improved comprehensive town plan something that has not been updated since 2006 and does not seem to be reflecting of what we should do with this property. So, I would encourage you guys to revisit that. This town, this property seems to have been something that thirty years ago was intended for something. We might have lost touch of what that is and thirty years from now what are we going to need. Selling it now being some of the only land we do have in this town is exceptionally near-sighted. What happens thirty years from now, ten years from now if we do want multiple schools. One school right now is about ten acres of land and if you want more than one school and we could have in two years we would need twenty acres of land buying that back would not be an option. Rec center, rodeo grounds, there are so many things that would be giving something to this town. Part of this project we are losing people to Victor and Driggs because there are no jobs, but I don't know of anybody who does not have a job in this town. What I hear is people moving to Victor and Driggs actually it is because they offer, a rec center, a climbing gym, all these wonderful amenities that make a town a town. So, again I implore you to think of that and what the value of this property is in the coming years. If this thing does go through it is sold and we don't have rights to it other than the codes and when we say, 'shipping and receiving', that is storage. When there is places for people to stay, is that because they want to give folks a place to stay for that business or is it because of the mandate that Jackson has that as it combines property or a business there you have to give them employee housing? Do we need to be the recipients of that and bear the burden of something that Jackson is dealing with? This is a lovely drawing, and it is that, it is just a drawing. There is nothing that is legally bounding to this and I like this idea and I think there are great places for this within our big valley that we have ten miles, ten minutes down the road. But again, I would hate for us to cut off our nose to spite our face with this. Lastly, I would just say the impact of this would be yes, we would have more traffic. When Buffalo Drive was paved and built all the way to Melvin, we saw more vehicles, more semis come through next to a library, next to a park, and next to a preschool. We don't have sidewalks and that is a danger I don't want. I couldn't live with myself. I walk my girls to school some mornings and to encourage or sit back idly and let something that has that much more traffic come through without safety concerns for our children and our future, I think that is appalling. The trucks don't use the back road that goes through the gravel pit, when they go, they get stuck, so I don't think that's it. The last thing I will say is I spoke with

the mayor of Afton today and he backed up the things of that if you were to make a sale like this you would get public opinion, you would get a current appraisal that is the zone that it is, not for what it could be and that it would be an closed bid that is opened publicly all three things that are in the best interest of transparency. Yes, we are legal, but it would be nice to see us do this in a little bit of a more community spirit and to the zoning as far as I know there is no Light Industrial that borders piece of property? Mayor Lutz responded "no"; Melvin Brewing is zoned Light Industrial. Would that not be spot zoning which I believe in the State of Wyoming is illegal. Mr. Kurt Mason presented a signed petition signed by more than 375 people that are opposed to the sale. (The signatures on the petition have not been vetted for residency.) Mayor Lutz accepted the petition.

Mr. John Jorgensen introduced himself stating he resides at 700 Palisades Lane and then addressed the council. My dad and my grandpa were the original purchasers of River View Meadows with a vision in mind. The lower bench was not meant for commercial; the lower bench was meant for recreation. You are going to go and put commercial stuff on riverfront property. Now I can tell you what, my property now is one-half acre and is worth \$120,000 and these guys are getting away with 7.5 acres for \$644,000. Do you know what that is going to do to our property values people, it's going to decrease and we have already struggled through this with the economy collapse. The vision was this is supposed to be for recreation thirty years ago. I've lived here for fifty years, I don't know how many people have lived here that long. This is not the vision of the people that made Alpine, my family, Dave's family we were some of the original builders here from 1972. The actual owner the Bull Moose which was owned by my grandpa, we built Three Rivers, we built Jenkins, we built the Texaco, we built the Best Western, we built the mansion on the side of the hill and now we are going to have this come in and I'm telling you right now it's going to bring down your property value. That was not the vision, we all bought there because it was the first gated community to be put in with CCRs and regulations. We also built the sewer plant that was donated to the Town of Alpine, we also donated \$85,000 to the Town of Alpine for the expansion of the sewer plant. The sewer plant went down because the people running it didn't know how to do it and you turned around and all you guys got charged for that sewer plant we put in. Now, we are going to turn around and do this to you, it's only the beginning and you don't want commercial property on a riverfront where we are a recreational town. Recreation is what drives our community, it is what brings us our revenue and I'm telling you right now by doing what you are doing it's going to hurt a lot of people and it is not going to help a lot of people. It is a great drawing, it is a great development, there are other places where it can be done but like Dave said, that property is worth twice that value and I don't know who the person was that done the evaluation on it and the appraisal but apparently they did not come up on the upper bench where we all live cause I'm telling you right now it's going to drop your property values by half. I don't know about you people who own a third acre that are probably worth \$75,000 now thirty years ago, that was only worth \$12,000 and you're going to see that go down to \$35,000 and it's going to happen I'm telling you. My grandpa used to say, growth is inevitable, but it depends on where you do it and as long as you don't hurt people along the way. This is a good idea Rex, but not in my community, that area is meant for other things beginning with the ballpark. I like the idea of a rec center to give our kids a place to go because we are running out of space. What you are going to do is go down there and make this all commercial but what if we want a rec center, where are we going to put that, and what if we want a school, where are we going to put that, what if we want kid things for our kids to do, where are we going to put that? Not only that, but you are going to lose people from the Town of Alpine, they will move out, they will go somewhere else especially if the property values drop. This is something that needs a lot of consideration going into it before you just turn around and sign

this deal. There are a lot of people here who are not happy, and I am one of them and I have lived here for fifty years and this is not a good idea.

Ms. Shay Scaffide introduced herself stating that she resides at 363 River View Drive and has lived in Alpine unincorporated twelve years and within the town limits for five years. Ms. Scaffide addressed the council.

What I wanted to bring up and John just kind of prefaced it is pretty much the appraisal. We spoke to Blake Nield, we read the appraisal over, my concern is going back to his comparables, so he was told this was vacant land to me the highest and best use would have been appraisal at commercial land, not that we want commercial so I will preface that I really want to keep this land for our kids, the rec center, a park, a walkway. There are just so many options that is part of economic development, houses, they are selling so fast and families coming in, what are their kids doing? Like, Melvin was great we got I don't know fifty jobs, lets keep them on a payment schedule, keep that money coming in so that that covers what our investment is into it but back to the appraisal, Blake did this as vacant land. He used 2014, 2014, 2016 and 2019 those are his comparables for price; what happened in 2020 is off the charts. So, the difficult, harsh part to this is that you are saying it is \$664,000 based on a sale from seven years ago, I don't see how you can calculate the numbers that way. I am not a USPAP Appraiser, I do bank appraisals for a refi (refinance), I am an Associate Broker in the State of Wyoming so I feel comfortable reading the appraisal and what is going on. But I don't want it sold. But I also don't want it sold at a price that is literally giving it away and that is pretty much what I wanted to cover and I agree with Dave and most of the group, it's just transparency, I read the paper there is no address, I know what is legal, there was no mention in my newsletter that I get from the town, there was no mention in that I am a River View Meadows resident my neighborhood backs up to this property. I did not get any notice so little things like that just I would really love to be on part of the group for the Master Plan, I will donate my time to it, I have done business grants with Elaina Zempel in Etna, I know the process, I know we could get this back to the WBC and perhaps change it to community enhancement. These seventeen acres are precious, we will never get them back and yes, I am friends with Rex and I love New West too and I love who work there but there are other options to put this development. I appreciate your time.

Ms. Kathy Owsiany introduced herself stating that she lives at 712 Palisades Lane in River View Meadows in the back corner which is adjacent to this proposed project. Ms. Owsiany read the following statement into the record.

I am here tonight to ask you, our elected officials to vote no on 474 Resolution No. 01-19-2021 to sell the land parcel that is owned by the Town and the subject of this public hearing. I was on the first planning and zoning commission and on the town council for four years when this land was acquired, when River View Meadows was put in by John's grandfather and father who were excellent, wonderful people and they did an excellent job with the subdivision, with the town land. Donn Wooden our genius town father had the wisdom to purchase the land that we did purchase from the Game and Fish. Our vision for the land at that time was it was to be set aside for public uses. It allowed us to start the sewer system, once again thanks to the Jorgensens. Our biggest hope was it would serve to facilitate a K-6 school at some point, along with other public services. We knew then what a valuable asset this would be for the long term good of the town.

Thanks to this land being available, we have the Fire station, Medical Clinic, Library, Child Development Center, skating park, American Legion ball field, horseshoe pits, Sewer treatment plants and various maintenance buildings. In some cases, like the fire station, the value of the

land was used to secure matching grant funds for the project. My understanding is a larger ice rink and winter park is in the works for the land near the ball field. Many of these, if not all of these parks and public services would not have happened, but for the town land being set aside for these purposes. The advantage of having the land makes the project much easier to fund and accomplish. Another reason you should vote no, and this is probably the biggest reason, is this transaction has not been done in the transparent manner required by law. There has been no mention of it in the town council meeting agendas or minutes, even though there was an appraisal done in August, a public hearing scheduled on the land sale for January and a public hearing for the rezoning scheduled for March. If this land sale and rezoning have been being discussed in executive session, they are not appropriate topics for executive session. I discussed this with Wyoming Association of Municipalities and I have a few of their handbooks here with me, these are available online, which make this very clear. If the Town was looking to purchase land and public knowledge could increase the price, that is a legitimate topic for executive session, but not if the Town is the seller. That is what most people are objecting to. One person came and had this great idea and now we are moving forward with it and no one else had the opportunity to put forth their good ideas and most particularly of keeping the land owned by the town. Nice plan, down south as I think it would be better there. I am not a "not in my backyard" type person. I did not object to the sewer plant, I did not object to the road. I find it interesting that now we are being told that we can use CR101 when that was the whole reason why we built the road and borrowed the money for the road. If this land sale and rezoning have been discussed in executive session instead of open session it is a violation of Wyoming's Open Meetings law.

I do not understand if there was a plan to sell the land, why there was not some type of open bidding or proposal process to make sure we got the very best outcome for the town. The price seems very low. The price of Clinger's 38 acre parcel by the Nordic is \$12.5 million. \$644,000 for 7.54 acres of riverfront? I think there are many people who would love the opportunity to make this purchase. It will only continue to become more valuable as our very finite land resources in and around town get snapped up and developed. This will also make the opportunity to purchase land for public services more difficult.

That's why the Town should keep this land and continue to have it set aside for Public and Community Services as the current zoning makes clear. Rezoning this parcel to Light Industrial is completely out of line and does not fit with the adjacent single family residential subdivision. The proposed storage units are not going to do much for our economic development, especially in the long term and absolutely do not fit on such a valuable parcel. If there is a rezone that should take place (refers to map) it would be to zone the upper portion of the property to Recreation and Conservation, as it is all that is left of an elk migration corridor to the feed ground and fits well with the adjacent Recreation and Conservation zone. It would also give the adjacent subdivision a buffer from acceptable development on the lower bench. Please do not let it be sold and developed in such an inappropriate way. Please preserve this valuable parcel for our community. If you need to sell some of the town land to comply with the terms of the WBC loan, it should be done in a more open way that doesn't require the sale of the whole parcel and a rezone. It should also provide the most benefit from an economic development perspective. A more open process will allow Alpine to realize the highest benefit and best use from any sale.

Ms. Owsiany asked Mr. Doornbos that if he is the Chairperson of the Planning and Zoning Commission. Mr. Doornbos answered, "yes". Ms. Owsiany asked Mr. Doornbos that because he has an interest in the company buying the land, is he going to recuse himself on decisions. Mr.

Doornbos answered, "yes". Ms. Owsiany stated that she was glad to hear that but hoped this would not get to the rezone stage because this parcel is way too valuable to let go of for a song.

Mr. Sanderson stated that Mr. Doornbos now has ten minutes for rebuttal.

Mr. Doornbos continued.

I appreciate the comments and respect and not getting personal. I have been to these where they have become personal and it gets ugly. We may have different visions of what Alpine wants to be or is going to be, but we should be able to dialog about that, so thank you. Looking at the location of this and coming from Light Industrial, we are between a gravel pit, a sewer plant and next to a brewery. I was not here years ago so I don't know how this was set up or why it wasn't zoned or platted specifically for a school, all I know is that this is meant for economic development right now. That is what is bringing me to this project, to bring local jobs. If you want a school here, bring school children here, bring families in who live and work in this community. A lot of families take their kids to Jackson daily because they want to be closer. Get jobs here, bring families in and that is what is going to give you a school. Housing was an option. Road 101 is also a very viable option that could be improved, it is not improved now because DePatco is using it and the county still owns it and has the right to improve that. There could be something worked out to actually improve that road so Melvin Brewing could use it, Alpine Business Park could use it, you could use it, that option is there. I also want to point out that we already have commercial along the riverfront, there is a whole lumberyard and a warehouse it is back behind Jenkins and overlooks the river there is plenty of commercial space along the riverfront. This is land that is precious, but it seems to be 'spot precious' and avoiding the fact that there is plenty of commercial space overlooking this river. That is all I have to say, I am looking for economic development and job creation and that is our intent, our goal for the use of this 7.5 acres.

Mr. Sanderson stated that he had received a letter from Mr. Richard Jenkins which would now be read into the record.

From Richard Jenkins

Original town council 1989 10 years

Mayor 2 years

Co-founder Jenkins Lumber

Volunteer fireman/EMT 40/30 years

To: the community of Alpine, Wyoming, The town council of Alpine, and the Mayor of Alpine
I was recently advised of the pending sale of a portion of what I call "The Sewer Plant Property"
Having been involved with the acquisition of the original 17 acres +- from the game and fish and holding it out of the Riverview Meadows land Auction for the purpose of developing a sewer treatment plant, fire station, library, ball diamond, and school, I was shocked that residential units could be built anywhere near the treatment plant. At the time we located the sewer plant it had to have a 500 foot buffer. Maybe the rules have changed, (I am not sure,) but the potential odor from the plant still exists. I remember dealing with numerous calls from those living outside that buffer zone that had a problem with the aroma as well as the noise.

As the town has grown we have had to enlarge our facility several times. Part of that discussion included lagoons. It is hard to foresee the future but I am sure that as our community grows the town will be needing more and more facilities. You can not give it away and expect to get it back

later. The 30 years that we have held this property till now is but a speck of time compared to what is ahead. We can not be so near sighted to let it go now.

The Property owners that built on the bench must be appalled to think they may be looking down on an industrial storage area. Once it is sold you have little control of how it gets used.

The plans that I saw kind of represent the use to be similar to a Planned Unit Development (PUD) but the question jumps into my mind. Are the roads into or thru this development public or private? Do they meet town/county requirements? The snow storage zones are definatly not adequate. For example, the units next to Buffalo Dr. do not have any snow storage, thus must move snow thru the roadway into a snow storage zone. Therefor I assume this will be a PUD and the developer will be required to maintain the roadways and parking areas, forever. The plan itself is a disaster. Not only is it architecturally uncreative, but it does not deal with the winter elements in any reasonable way. They have crammed to much stuff into a small space.

I can only think that the developer has only drawn up a quick plan to sell the idea to the council. This is a huge project to be maintained so I can foresee in the future that the developer may want to sell off part of it or form a kind of condo type ownership with a property owners association to manage, thus they wash their hands of the long-term responsibility.

So, then I wonder if this sale is hinged upon this concept or can the property be used for any purpose the owner might choose. If so, then how did this concept get tied to the sale?

A lot of messy things going on here.

#1 Do not sale the town property that has been procured for our future.

#2 The proposed plan is a mess and cannot be built. Alpine meadows was proposed with 400 Housing units but the council forced the developer into a more reasonable plan.

#3 This property was not offered on the open market or discussed in general sessions. I have Observed an attorney present at every meeting I have attended in recent years. How Did this slip by him?

#4 Please council! My 12 years involved with Alpine Town Government has taught me, if Nothing else, You only get one chance to get it right. You must get this one right.

You can not undo this if it is a poor decision. If by chance it is a good choice someday, the option will still be there for many years from now. Note: Riverview Meadows sold for about \$6000 per acre 30 years ago at public auction. I was there. The land values will only go up.

*Thank You for loving Alpine
Richard Jenkins*

Mr. Sanderson stated, "The whole purpose of this hearing under the statutes is to give public transparency as you all know, and I commend both sides as you conducted yourselves very well." "So, at this point the public hearing is closed and we now move on to the session where the council can discuss this and vote." "You are all welcome to stay here and listen to it." "As of right now, it is not a done deal until they vote." "I am sure they have listened to your concerns and will take that under advisement." (The public hearing was closed at 8:21 p.m.)

Mayor Lutz thanked Mr. Sanderson for his assistance and called a brief recess to allow the public to leave should they wish to do so. Mayor Lutz called the meeting back to order at 8:25 p.m.

There was still a quorum of the council present.

- **Motion to Take from Table 474 Resolution No. 01-19-2021 Authorizing the Sale of Real Property to New West, LLC d.b.a. Orion Companies**

Councilman Larsen moved to take from the table 474 Resolution No. 01-19-2021.

Councilman Fritz seconded the motion. Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion carried.

- **Motion to Approve 474 Resolution No. 01-19-2021 Authorizing the Sale of Real Property to New West, LLC d.b.a. Orion Companies and Authorizing Mayor Lutz to Sign on Behalf of the Town of Alpine**

Councilman Fritz moved to adopt 474 Resolution No. 01-19-2021, "Authorizing the Sale of Real Property to New West, LLC d.b.a. Orion Companies" and to authorize Mayor Lutz to sign on behalf of the Town of Alpine. Councilman Larsen seconded the motion.

Discussion from the council ensued. Councilman Fritz stated that he was on the fence about this matter. "My vision is to have families live, work and play in Alpine." The part of this that is missing is the work in Alpine part. Councilman Fritz asked if there was anyone in attendance whose business was planning to relocate to Alpine. Dillan, a citizen present indicated that he works for South Park Metalworks, lives here and commutes to Jackson and stated emphatically that it would be good to have his job in Alpine and he has other employees who live in Alpine as well. This is not possible if the citizens need commute to Jackson to work. Councilman Fritz stated that the goal here is to have work here in Alpine for the people who have to commute to Jackson every day. Then, they are staying here and spending their money locally rather than in Jackson. Councilman Fritz stated that perhaps if this project can be built it could have stipulations in the contract regarding what it can be used for in the future. Mr. Sanderson stated that the problem is enforcement afterward.

The public began to randomly weigh in on the council's discussion. Mr. Sanderson admonished the public that the hearing was closed, it was now the council's time to discuss this matter.

Mayor Lutz stated that he wanted to explain how this process came about and why the council is in this position now. Mayor Lutz stated that a development was brought to the council. The council looked at the project, sought legal advice, talked to the WBC, and asked, "what do we do with this"? That is what it was designed for and that is why we did this. This is one of the steps, "we are laymen trying to do the best we can for everybody". The council looked at this, determined a value, the property was appraised as it was zoned. Mayor Lutz stated, "I personally think the appraisal is low but that is neither here nor there". The project was to create jobs and people having a place to live and work here in Alpine. Mayor Lutz stated that over the last eight months, the council looked at this and is now having commentary by finding out what the public thinks. "I think you will find out from our council that we want this project but probably not at this time and not at this location." Mayor Lutz stated that this is what he is hearing from the public. "I would like to support it, but I do not think that it is the right time and maybe we need to slow down and do what Dave said and start a committee to start looking at future growth of the town." "The council does not have time for this, we usually hire a firm to do these things for us, but they do not live here and they give you cookie-cutter solutions." Mayor Lutz stated, "my gut feeling is that this is not the right time or place for this".

Councilman Larsen stated that he did not know the thirty-year history but that he did know the history of how this came to be. When this came to the council it was just after the Melvin Brewing project and the town was using this opportunity to entice Grand Teton Distillery to come

here. At that time jobs were scarce, the economy had not flipped. It was in the paper at that time in 2016. The distillery project did not work out so essentially this grant was the town's "booby prize" Business Park. Councilman Larsen concurred with Councilman Fritz on the idea of creating a community here that does not have to commute to Jackson. When the businesses are here, the families come and then the schools come. That is where all this came from. "Obviously, as I told Rex, he has to sell it to me so I can sell it to you." Councilman Larsen stated that the unvetted petition which has 350 oppositions may in fact have 150 valid signatures which represents eighteen percent of the population, a significant number which merits a further look. Councilman Larsen stated that he had read some of the comments on Facebook and assured the public there was no conspiracy here or malicious intent. There will be differences of opinion in what is best for Alpine and the very rapid growth. "I do not know what happened thirty years ago, we need to revisit the appraisal and the thing that really hit me was traffic and we want to see a school on the other side of that sewer plant, so, sorry Rex, I will not be voting for this even though it is a great plan."

Councilman Burchard agreed that it would be good to form a committee to look at these types of things, specifically to get more input from the community and make sure the council goes in the right direction. Councilman Dickerson agreed with Councilman Burchard.

Vote: 0 Yes, 5 No, 0 Abstain, 0 Absent. Motion failed.

- **Motion to Approve Sunrise Engineering Contract for Greys River Road Waterline Replacement and Authorize Mayor Lutz to Sign on Behalf of Town of Alpine**

Councilman Larsen moved to approve the Sunrise Engineering contract for the Greys River Road waterline replacement and to authorize Mayor Lutz to sign on behalf of the Town of Alpine. Councilman Fritz seconded the motion. Mr. Sanderson asked for clarification on the rights-of-way language and was satisfied with Mr. Ryan Erickson's explanation. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion carried.**

- **Silver Star Communication Anticipated Strategic Difficulties with Fiber Installation in Alpine During Summer 2021 – Riley Tripp, Rob Heiner and Brock Walters**

Mr. Rob Heiner of Silver Star Communication, (SSC), introduced Mr. Riley Tripp and Mr. Brock Walters. Mr. Heiner stated that there were two things they wished to discuss with the council. First, SSC is overlaying their copper with fiberoptic. This is the second phase of the buildout. A lot of the subdivisions along the highway have already been overlaid but the plan now is to overbuild the entire Town of Alpine with fiberoptic. This does drive economic growth. Mr. Heiner relayed the history of fiber optics in Alpine. Our desire is to get fiber to all of the homes in the area we serve but are starting with Alpine. The Town of Alpine has some real challenges especially Lakeview Estates up on the hill where the roads and rights-of-ways are not where they are supposed to be. Mr. Heiner asked if there were any plans from the town to "true up" these problems.

Mayor Lutz stated that the town needs to involve Mr. Marlowe Scherbel in this discussion. The problems with this area was discussed. This is going to require individual easements from every single landowner in order to install the fiber and if even one landowner refuses then SSC will not do the project in that area and it will be left in copper.

Mr. Riley Tripp stated he had used the plat maps available on the Lincoln County website and these maps have specifically indicated marked edges of the roads and where the right-of-way was. As you can see from the map, the road is not where it is supposed to be in several areas. There are several amendments to Lakeview Estates, and it will be difficult to compare the area to the conflicting maps until the snow clears. The area needs to be surveyed. Discussion ensued on the easements. The second item to be discussed was to ask for the town's help in contacting the people involved and perhaps with the surveying. Mr. Tripp asked for an email list and assistance to get the word out and is to work with Sharon Backus, Clerk/Treasurer on contacting individuals on Stoor and Lakeview Estates. The easement form is to be prepared by SSC and the town will help. Mr. Tripp said that SSC would be removing the cabinets along Greys River Road and replacing the cluster with a single cabinet. The goal is to overlay all the copper in Alpine.

- **Planning and Zoning Commission Update – Floyd Jenkins**

Mr. Floyd Jenkins of the Planning and Zoning Commission reported that there were a handful of Minor Construction Permits approved at the last meeting.

The Bianchin Variance will remain on the tabled item list until the first of June because of a medical emergency and the parties have not had a chance to come to a mutual agreement. The Zoning Administrator continues working with applicants for spring and summertime projects, representing a mixture of residential and commercial projects proposed. The commercial projects include an RV park, (Alpine Valley Resort) and commercial projects along the highway corridor at Snake River Junction who will have permits issued by Lincoln County not the Town of Alpine. Commission members are concerned about the business signage along that highway corridor and the Zoning Administrator is working with Lincoln County on those sign permits.

The commission members were asked to review an access proposal from Mr. Terry Waters on behalf of Mr. Rehman Hafeez for his access on Wintergreen Drive. A letter was prepared by the commission and the council has a copy of the letter.

A member of the council is not required for the public hearing, so this concludes the report.

- **Appoint Councilman to Attend Public Hearing for Rezone on 3-9-2021. *This request was obviated by the failing to pass 474 Resolution No. 01-19-2021.***

- **Motion to Approve Open Air Music Event June 5-6, 2021 Near Melvin Brewing -Dave Walters**

Mr. Dave Walters addressed the council stating that he had the sent council his proposal for a music event on June 5-6, 2021. This is a live music event bringing in nationally renowned bands. Mr. Walters stated that would like to also do two other music events this summer also at Melvin Brewing, one in late July and one in early September. This particular event would be between the hours of 12:00 p.m. to 8:00 p.m. with 500 attendees. Mr. Walters stated that he would be managing the event, the council may be aware of the other similar events he managed south of town. The event staff, security, parking lot attendants, box office staff and sanitation waste disposal are already in place from previous events. Melvin Brewing's staff will be serving food and would be renting and subcontracting out the stage, backline lighting from professionals. Event insurance with the Town of Alpine as a name insured will be obtained. There is an evacuation and disaster plan already established and we will offer shuttle service to local hotels in Alpine and hotels in Jackson so people can get safely home. This will be an outdoor, COVID

social-distanced event and will be in full compliance with the town's sound ordinance. Mr. Walters stated that there is an agreement in place with Melvin Brewing and Mr. Kurt-Mason of the RVMHOA is not in opposition to the event. Mr. Kurt-Mason stated the HOA had no objections. The goal is to bring some art and entertainment to the people in Alpine.

Mayor Lutz asked Mr. Walters about the plans for parking for this and other events which will likely involve parking on the Bureau of Reclamation (BOR) land and that requires a permit and relayed the problems with parking at the recent Snow-cross event. Mayor Lutz asked Mr. Walters to finalize the dates of the three events, bring them to the council and the town will help secure the requisite permits for parking during these events. There were comments regarding late night noise from the public.

Mr. James Sanderson asked about the event insurance and requested a copy of the same. Use of CR101 was suggested. Mr. Walters stated that communication is an essential part of his events and his events are well run.

Mayor Lutz asked Mr. Sanderson to prepare an event permit for use for this and future events. There needs to be an event permit before the council votes. Mayor Lutz stated that Mr. Walters has the support of the council.

- **Alpine Flats Update – Dale Cottam.** Mr. Dale Cottam provided the following written update:

Shane A. Law and Kenneth R. Law (landowners), and Sundance Properties (developer) have decided to pursue annexation of the land that will be developed into the Alpine Flats multi-family project. The Petition for Annexation and a proposed Report of Annexation will be filed with the Town this week, which would allow for a hearing and the first reading of the Ordinance at the April Town Council meeting. As you know, the Town's building inspection fees and other costs for a project of this type and density are substantial. As a result, the developer will be asking for some relief – especially on the building inspection fees – in exchange for the benefits that will flow to the Town through annexation. Additionally, the developer will be requesting an expedited annexation schedule so that the final reading of the Ordinance would occur in early May, and building permits could be obtained at that time as well.

You also may recall that a sewer line extension and related easements will be necessary to bring sewer service to the Alpine Flats project at its southern border. We are working to obtain signed easements from Mr. Shockey and Mr. Bassett in favor of the Town. We will also need a permit from the County to utilize its right-of-way from the existing manhole on Oatgrass to bring the sewer line north and east to the point of connection with private property. A map of the proposed sewer line route is enclosed. The County has informed us that because the Town is the utility, it must request the permit, not the developer. We will work with the Town engineer to complete and submit the necessary permit application to the County.

- **WJW Holdings Development Agreement Update on Water and Sewer Facilities Transfer to Town-Dale Cottam.** Mr. Dale Cottam provided the following written update:

The WJW Holdings Development Agreement has been fully executed and recorded. One of the last requirements under this Agreement was for the developer to record any easements that the Town would need in order to operate and maintain the water facilities, including the "Mega Well." One of these easements has been obtained, and the other one has been requested. In addition,

last fall the EPA requested information regarding the water distribution system and customers being served by the well. The EPA has been notified that the Town owns these assets, and the Town is now operating and maintaining the system, as well as furnishing the water to all customers. Thank you.

- **Economic Development Update - Councilman Larsen**

Councilman Larsen gave the following Economic Development Report.

- The council is in the process of dividing and separating what are business development and what are community event requests for funding. Most of the applications are for one-off community events.
- We are back to that 10% budget cut per year from the State for the next two years, the legislature is back in session March 1st.
- The county numbers for 2020 indicate 5,560 lots available; 42 new subdivisions; 107 new homes, 50 new additions so with this, the county is approaching but not exceeding 2008 numbers which they attribute to annexations.
- School funding is down.

Mr. James Sanderson asked that Mr. Cottam be allowed to submit a written report for his items on the agenda. Permission was granted. The submitted reports will be added to the minutes.

6. Tabled Item(s): None

TOWN OF ALPINE GENERAL FUND

CLAIMANT

ALLOWED

AFLAC	\$297.70
AKTITUDE AIR, LLC	\$485.00
ALPINE MEADOWS POA	\$675.00
BLUE CROSS, BLUE SHIELD	\$6,892.69
BROULIMS ALPINE	\$250.68
CASELLE	\$56.77
DRY CREEK ENTERPRISES	\$60.00
EPG MEDIA LLC	\$650.00
FDGL VISITOR CENTER CREDIT CARD LEASE	\$36.73
FIRST BANKCARD	\$1,349.62
FLYING PHOENIX INTERSTATE FIREWORKS	\$3,000.00
GREAT WEST TRUST COMPANY LLC	\$7,000.00
JACKSON HOLE LIONS CLUB	\$1,300.00
JENKINS BUILDING SUPPLY	\$1,162.98
KELLERSTRASS OIL COMPANY	\$2,102.99
KIRKWOOD, MIKE	\$50.00
LINCOLN COUNTY SHERIFF	\$606.50
LOWER VALLEY ENERGY	\$652.82
MERCHANT FEE	\$126.08
NAPA ALL STAR AUTO PARTS	\$304.00
NORMONT EQUIPMENT	\$750.35

PAYROLL	\$40,289.30
PENNY, BELINDA Cleaning	\$855.00
SANDERSON LAW OFFICE	\$2,000.00
SILVER STAR COMMUNICATIONS	\$544.88
STAR VALLEY DISPOSAL	\$256.00
STAR VALLEY INDEPENDENT	\$796.00
SUNRISE ENGINEERING	\$4,222.00
TOP OF THE ROCKIES	\$575.00
TOWN OF ALPINE SEWR DEPT	\$37,131.96
TOWN OF ALPINE WATER DEPT	\$962.60
UNITED STATES TREASURY	\$7,742.26
VALLEY WIDE COOPERATIVE	\$2,338.81
WESTERN STATES EQUIPMENT	\$6,566.16
WYOMING CHILD SUPPORT	\$464.56
WYOMING DEPARTMENT OF WORKFORCE SERVICES	\$2,259.42
WYOMING RETIREMENT SYSTEM	\$4,128.37
XEROX CORPORATION	\$575.11

TOWN OF ALPINE SEWER DEPARTMENT

CLAIMANT	ALLOWED
BRENNTAG PACIFIC, INC	\$1,245.10
CASELLE	\$56.78
CUMMINS ROCKY MOUNTAIN	\$1,780.41
DRY CREEK ENTERPRISES INC	\$10,075.00
FALL RIVER RURAL ELECTRIC	\$21.83
FIRST BANKCARD	\$15.00
JENKINS	\$69.00
LOWER VALLEY ENERGY	\$2,676.95
SILVERSTAR	\$267.77
SOLV BUSINESS SOLUTIONS	\$294.02
TOWN OF ALPINE Payroll, postage	\$7,222.66
TOWN WATER DEPT Billing fees, usage	\$132.76

TOWN OF ALPINE WATER DEPARTMENT

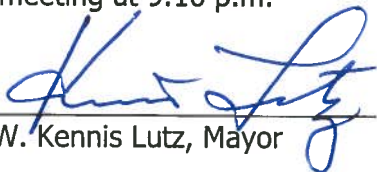
CLAIMANT	ALLOWED
BRENNTAG PACIFIC INC	\$1,813.90
CASELLE INC.	\$56.78
CONRAD & BISCHOFF	\$49.61
JENKINS LUMBER	\$31.98
LINCOLN WATER QUALITY LAB Water testing	\$54.00
LOWER VALLEY ENERGY	\$2,048.65
MERCHANT FEES	\$1,388.51
MISSION COMMUNICATIONS	\$338.00

ONE CALL OF WYOMING	\$26.50
SILVER STAR COMMUNICATIONS	\$580.16
SOLV BUSINESS SOLUTIONS	\$294.03
STAR VALLEY GLASS & LOCK	\$10.00
TOWN OF ALPINE Payroll, postage	\$6,349.56
TOWN OF ALPINE SEWER Usage	\$32,553.40
USA BLUEBOOK	\$273.29

7. Adjournment:

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

Mayor Lutz adjourned the meeting at 9:16 p.m.

 3-16-21
W. Kennis Lutz, Mayor Date

Minutes taken and transcribed by:


Sharon Backus, Town Clerk/Treasurer

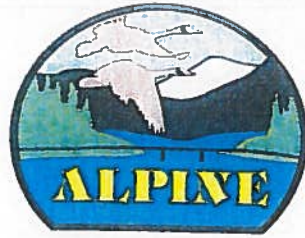
3-16-2021
Date




Sharon Backus, Town Clerk/Treasurer

3-16-2021
Date

** Except where noted, the minutes are a brief summary of the taped recording of the meeting. **



Town Council Meeting

Attendance Sheet

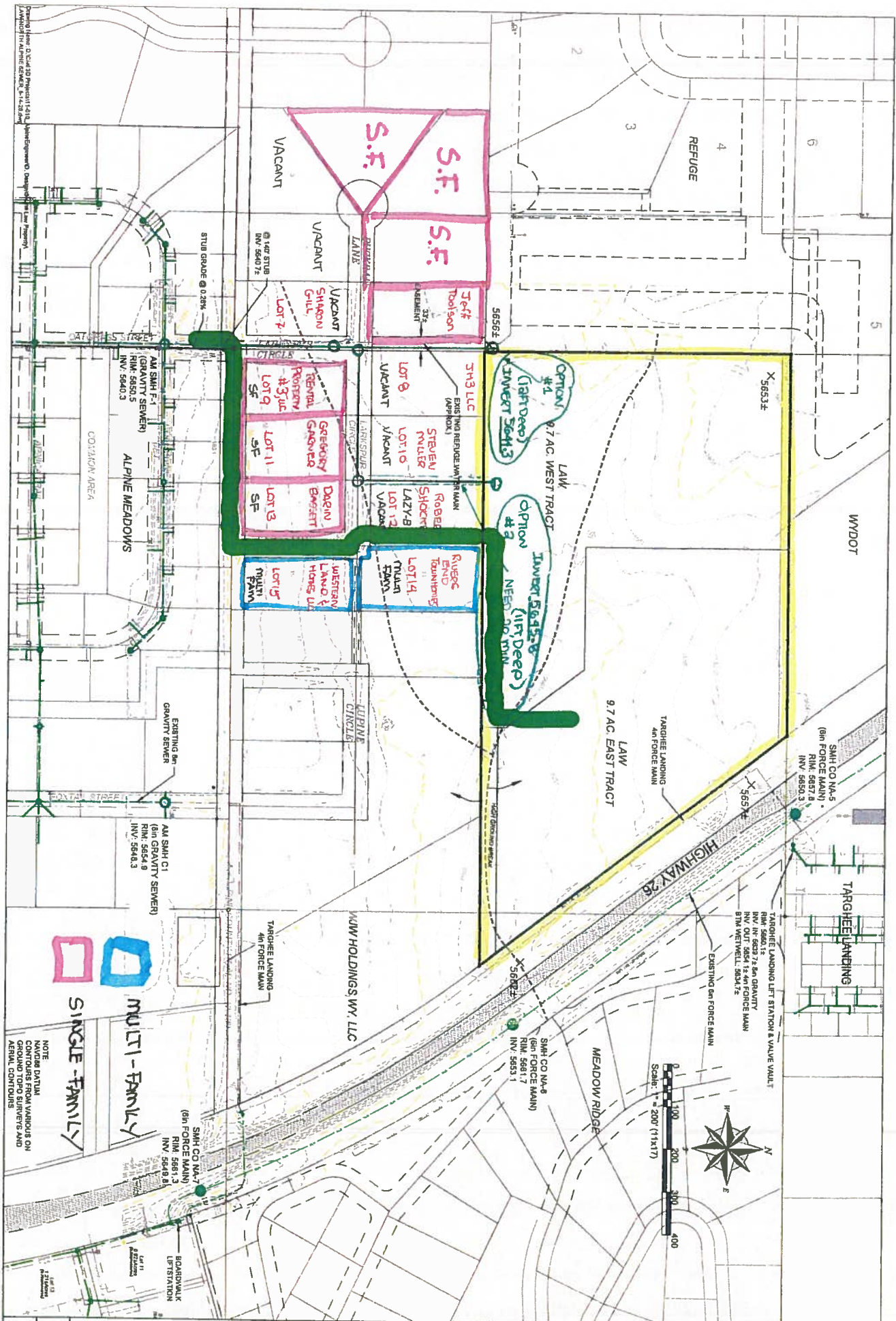
Date: February 16, 2021

Print Name	Address	Phone Number
Rex Doornbos	105 Misty Meadows Etna	307 413-3305
Dave Jenkins	720 Palisades Lane Alpine	307-880-4444
Shay Scaffide	363 Review Alpine	690.3310
Jordan Kurt-Mason	313 Snake River Dr Alpine	970 (903) 4256
Jon Beeson	704 Palisades Ln	307-248-2868
Dave Walters	181 + 183 Hwy 89, Alpine	831-212-4647
Riley Tripp	180 N. Main St. Thayne Wj	307-883-6041
Rob Heimer	104104 Hwy 89 Freedom Wj	307-883-6626
Mike Knapp	27 Cynon Dr, Etna	307-413-6545
Shori Tonetich	366 Deer Lane	307-200-1086
Floyd Jenkins		
RYAN FAE	500 Alps Meadow Loop	307 420 4288
Barry Griest	98 Pine Street	307-690-1774
JEFF MOORE	6008 Stetelin	949 939-6041
Brock Walters	10461 Hwy 89 Freedom Wj	307 883 2411
Tanice Murphy	509 Snake River Dr	307-690-9791
TIM HARTMAN	501 RIVERVIEW DR	307. 690. 5802
Rob Lohr	737 Precourt Circle	413-6357

Town Council Meeting Attendance Sheet

Attendance Sheet
Date: February 16, 2021

[illegible]



<p>PROJECT TITLE TOWN OF ALPINE SANITARY SEWER SYSTEM ALPINE, WYOMING</p>	<p>DRAWING TITLE EXHIBIT A NORTH APLINE SANITARY SEWER</p>	<p>RENEZVOUS ENGINEERING, P.C. P.O. BOX 4158 JACKSON, WYOMING 83301 25 SOUTH GROVE VENTURE STREET PHONE: 307.733.6252 FAX: 307.733.2334</p>	<p>Prepared By: J.C. Date: 09/14/23 Rev. Date:</p>
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