

ANNEXATION REPORT
FOR
Tru-Grit Land Development, LLC “Tract B”
TOWN OF ALPINE, WYOMING
November 15, 2022

The following report is based upon the requirements of Wyoming Statute 15-1-402(c), governing the annexation of lands to an existing municipality and is prepared in support of the annexation of property described in Exhibit A attached hereto, encompassing an area of 8.0 acres, more or less.

15-1-402(c)(i) A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one-half (1/2) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. 15-3-202(b)(ii) The parcel proposed to be annexed is shown on the attached map (Exhibit B) and comprises a total area of approximately 8.0 +/- acres. A legal description of the parcel is attached separately as Exhibit A.

15-1-402(c)(ii) Total estimated costs of infrastructure improvements required of all landowners related to the annexation. Potable water lines and sanitary sewer lines currently exist near the property through the Alpine Meadows development. The extension costs of said lines would be paid for by the owners and developers of the lands associated with this proposed annexation. The approximate cost for extending sewer is less than \$100,000. The approximate cost for providing water to the property is less than \$10,000. These estimates do not include any costs for the creation of the necessary easements. The Town of Alpine will not assist or pay for the infrastructure improvements. There would also be the requirement to pay water and sewer tap fees in accordance with existing Town ordinances at the time building permits are issued for any new development.

15-1-402(c)(iii) List of basic and other services customarily available to town residents and when they reasonably will be available to the area. The basic municipal services provided by the Town of Alpine, water and sewer, will be available to the Tract B property upon extension of the water and sewer lines by the owners and developers estimated to be during the year 2023. Tract B, the proposed area to be annexed will have access via a sixty-foot access easement, that will be improved and paved, the easement accesses Old Alpine Road which is a public roadway. Roads within the Tract B property will be private roads, but their ownership and maintenance could be turned over to the Town of Alpine at some future point in time.

15-1-402(c)(iv) Projected annual expense for those services. Water Services are set by Town of Alpine ordinance on July 1st of each calendar year.

- a. The fee for a “base rate”, charged for each platted lot regardless of whether or not an active connection is located on the lot, is currently \$348.00 per year, per connection, as of July 1, 2022. This fee can, and will most likely, increase each year as set by Town ordinance.
- b. The fee for a culinary water usage, in addition to the “base rate” as of July 1, 2022 is \$2.00 per 1,000 gallons metered. This fee can, and will most likely, increase each year as set by Town ordinance.

- c. Any party or landowner not already receiving potable water shall pay subject to the following water connection fees as outlined in 296 Ordinance 2022-14:

Water connection fees:

¾ inch	\$3,500.00
1 inch	\$5,000.00
1 ½ inch	\$6,500.00
2 inch	\$10,000.00

The projected annual fee or service costs for sewer services shall be as follows:

- d. The sewer use fee is \$648.00 per year per residence, as of July 1, 2022. This fee can, and will most likely, increase each year as set by Town ordinance. However, any party or landowner not already receiving sewer services shall pay subject to the following sewer connection fees as outlined in 296 Ordinance 2022-14:

Sewer connection fees:

The cost of a sewer connection shall be calculated pursuant to 296 Ordinance 2022-14, Section V, 1. A.–C. and shall be calculated as multiples of ERUs as outlined in the Exhibits contained in said ordinance, based on a residential ERU of 250/375 gpd average day/maximum day flow base fee of \$9,000.00.

15-1-402(c)(v) Current and projected property tax mill levies imposed by the town. Property taxes and mill levees will be the same as those charged to other properties within the existing Alpine city limits. Attached is a copy of the Town of Alpine Resolution 487 04-19-2022 which establishes the mill levy for the 2022-2023 fiscal year.

15-1-402(c)(vi) Cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation. No immediate water and sewer infrastructure improvements will be required inside the existing Town boundaries in order to accommodate the annexation of these parcels.

15-1-404(a)(ii)(D) The foreseeable changes to zoning, animal control and other health and safety requirements requiring immediate compliance by the landowner or public utility at the time of annexation area. All existing land uses allowed by the current Lincoln County zoning will be acknowledged and permitted by the Town of Alpine either through existing zones or new zones created for this area. The anticipated zoning for this property once annexed into the Town is "Mixed Residential Commercial" (MRC). There are no known animal control, health or safety requirements necessary or requiring immediate compliance for the proposed annexation.

Attachments: Exhibit A: Legal Description Tru-Grit Land Development, LLC Tract B
Exhibit B: Draft Map to Accompany Annexation of Tru-Grit Land Development, LLC Tract B
487 Resolution No. 04-21-2022 Establishing Mill Levy for Fiscal Year 2022-2023

Exhibit A
Tru-Grit Land Development, LLC Tract B Annexation
Legal Description

A parcel of land situate in SE1/4 SE1/4 Section 19 and NE1/4 NE1/4 Section 30, T37N, R118W, Lincoln County, Wyoming, being all of Tract B of record in the office of the clerk of Lincoln County, reception number 784810, recorded on May 4th, 1994, more particularly described as follows:

Beginning at a point at the southeast corner of lot 5 Peters Subdivision as recorded in Lincoln county a found 3" brass cap;

Thence S00°39' 29"W, 1188.57 feet along east line of said tract and west line of Aspen Meadows Subdivision to a point on the north line of Palisades Reservoir take line a found iron pipe;

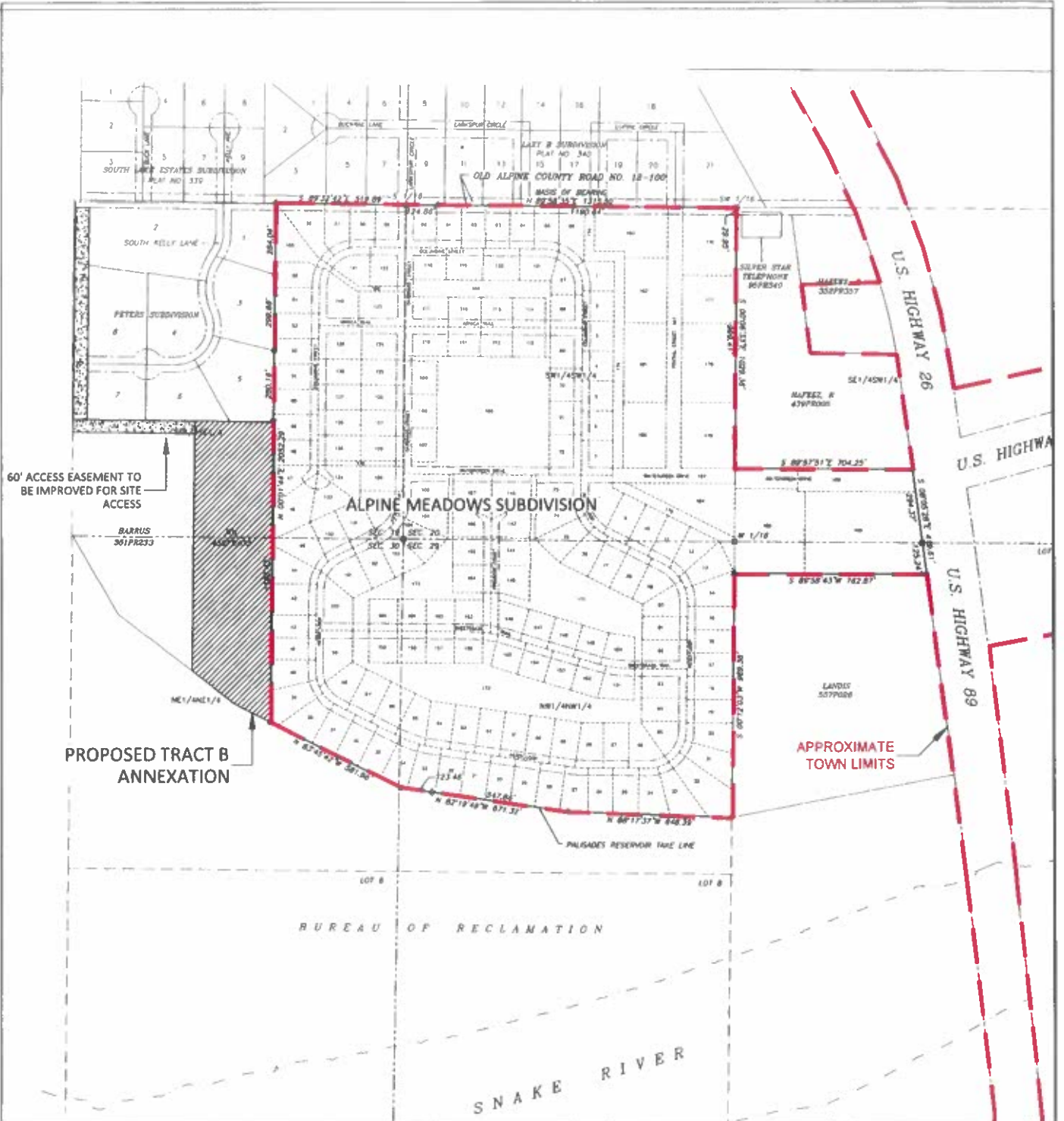
Thence N63°00'49"W, 160.41 feet along south line of said tract and the north take line to a found aluminum cap;

Thence N52°44'35"W, 215.92 feet continuing along south line of said tract and north take line to a found aluminum cap;

Thence N00°38'57"E, 988.73 feet along west line of said tract, to a point on the south line of said Peter's Subdivision a found aluminum cap;

Thence S89°20'08"E, 317.27 feet along north line of said tract and south line of Peter's Subdivision to the point of beginning.

Said parcel contains 8.00 acres more or less.



Tru-Grit Land Development, LLC



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TRACT B ANNEXATION

ANNEXATION MAP

ALPINE, WYOMING

11/04/2022



Town of Alpine
487 RESOLUTION NO. 04-19-2022

**A RESOLUTION ADOPTING AND ACCEPTING THE MILL LEVY
TAX BASE OF FIVE (5) MILLS FOR THE FISCAL YEAR 2022/2023**

WHEREAS, as provided by Article 15, Section 6 of the Wyoming Constitution, municipal governments are authorized to levy a maximum of eight (8) mills on the real property and improvements located with their town boundaries; and

WHEREAS, it is the understanding of the Alpine Town Council that the Alpine Fire District will be requesting three (3) mills of the eight (8) mills available from the County, thereby reducing the total amount available to the Town of Alpine to five (5) mills.

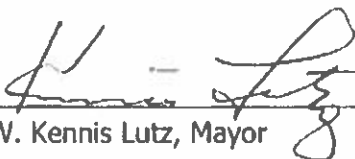
WHEREAS, the Town of Alpine has determined that the maximum authorized mill levy of five (5) mills is necessary and required to assist the Town of Alpine in meeting its financial responsibilities and liabilities.

NOW THEREFORE BE IT RESOLVED, that the Town of Alpine shall hereinafter be imposed a tax levy of five (5) mills on each and every dollar of the assessed valuation of the land and real property within the town boundaries of the Town of Alpine for the 2022/2023 fiscal year.

BE IT FURTHER RESOLVED, that W. Kennis Lutz, Mayor of the Town of Alpine, is hereby authorized to sign this resolution and that it is hereby accepted in its entirety and will be effective immediately with the passage of this resolution.

This resolution passed and adopted on this **19th** day of **April 2022**.

Vote: 5 Yes, 0 No, 0 Absent, and 0 Abstain.


W. Kennis Lutz, Mayor




Sharon L. Backus, Town Clerk/Treasurer