



Town of Alpine SPECIAL COUNCIL MEETING MINUTES

DATE: August 10, 2022
TIME: 5:00 p.m.

PLACE: Town Council Chambers
TYPE: Special Meeting

- 1. CALL TO ORDER:** Mayor Lutz called the meeting to order at 5:00 p.m. Mayor Lutz led the attendees in the Pledge of Allegiance.
- 2. ROLL CALL:** Sharon Backus, Clerk/Treasurer, conducted the roll call. Council Present: Andrea Burchard, Frank Dickerson, Justin Fritz, Jeremiah Larsen and Mayor W. Kennis Lutz. A quorum of the Council was established.

3. ADOPT AGENDA:

Councilman Larsen moved to amend the agenda by adding, "Motion to Approve 491 Resolution No. 08-10-22 A Resolution Committing Support on behalf of the Governing Body of the Town of Alpine to Provide Local Matching Funds for the Purpose of Purchasing and Installing Automated Radio-Read Water Meters with Leak Detection Capability and Advanced Metering Infrastructure" and to adopt the agenda as amended. Councilman Fritz seconded the motion. There was no discussion. Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.

4. ACTION ITEMS & BUSINESS:

- Motion to Approve Resolution 489 No. 08-10-2022 A Resolution Authorizing Submission of an Application to the State Loan and Investment Board for a Grant through the Water and Sewer ARPA Grant Program Funding on Behalf of the Governing Body for the Town of Alpine.** Sharon Backus, Clerk/Treasurer read 489 Resolution No. 08-10-2022 into the record.

Councilman Larsen moved to approve Resolution 489 No. 08-10-2022 A Resolution Authorizing Submission of an Application to the State Loan and Investment Board for a Grant through the Water and Sewer ARPA Grant Program Funding on Behalf of the Governing Body for the Town of Alpine for the purpose providing supplemental funding for the construction of a pretreatment and sludge handling facility. Councilman Fritz seconded the motion. There was no discussion that was germane to the motion. Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.

The aforementioned Resolution may be viewed in the Town Office or on the website at alpinewy.org

- Motion to Approve Resolution 490 No. 08-10-2022 A Resolution Requesting ARPA Funding for Radio Read Water Meter Project.** Sharon Backus, Clerk/Treasurer read 490 Resolution No. 08-10-2022 into the record.

Councilman Fritz moved to approve Resolution 490 No. 08-10-2022 A Resolution Authorizing Submission of an Application to the State Loan and Investment Board for a Grant through the Water and Sewer ARPA Grant Program Funding on Behalf of the Governing Body for the Town of Alpine for the purpose providing supplemental funding for the purchase and installation of automated radio-read meters with leak detection capability and advanced metering infrastructure (AMI). Councilman Dickerson seconded the motion. There was no discussion. Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.

The aforementioned Resolution may be viewed in the Town Office or on the website at alpinewy.org

- **Motion to Approve 491 Resolution No. 08-10-22 A Resolution Committing Support on behalf of the Governing Body of the Town of Alpine to Provide Local Matching Funds for the Purpose of Purchasing and Installing Automated Radio-Read Water Meters with Leak Detection Capability and Advanced Metering Infrastructure.** Sharon Backus, Clerk/Treasurer read 489 Resolution No. 08-10-2022 into the record.

Councilman Larsen moved to approve Resolution 491 No. 08-10-2022 "A Resolution Committing Support on behalf of the Governing Body of the Town of Alpine to Provide Local Matching Funds for the Purpose of Purchasing and Installing Automated Radio-Read Water Meters with Leak Detection Capability and Advanced Metering Infrastructure (AMI). Councilman Dickerson seconded the motion. There was no discussion. Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.

The aforementioned Resolution may be viewed in the Town Office or on the website at alpinewy.org

Ms. Shay Scaffide addressed the council and stated that she had recently attended a talk about decentralized sewer presented by a vendor different than Cambrian which the town is using for the pretreatment project. In discussing the town's problems, it was reported that there are other technologies which could do the same job without going over budget. The sample presented was a 22,000 gallon per day pretreatment, which averages if it is 2,000,000. That's \$90.00 per gallon and most of their treatment plants are \$15 to \$20 per gallon, which is about \$440,000. Ms. Scaffide stated that a part of the new plant requires building labor. There is a lot more to it, but can the town formally request that the \$1,000,000 that has been paid to Cambrian be refunded and paid to another company. Ms. Scaffide stated that her questions were first, is the town too far along with Cambrian to seek a refund and change companies and what has the \$1.0M paid to Cambrian gone toward and is there any more money due to Cambrian? Second, the other Aquatec equipment is half the price of Cambrian can we cut ties with Cambrian or has that ship sailed? Third the sewer plant usage capacity is only at 22-30% yet the smell is terrible and finally what is being done to fix the stench? The town has not broken ground on the project yet and you are thirty months into the project. Ms. Scaffide stated that, "If I failed to do my job, I would be written up for it and my boss would find someone who could do the job."

Mr. Bob Ablondi, Town Engineer addressed the council and Ms. Scaffide to address the questions posed. Mr. Ablondi stated that he had told Ms. Scaffide that he was focused on these grants which are due Friday. The Wyoming Business Council (WBC) recommended that we pursue the ARPA Grant funds. Mr. Ablondi stated that the town had been working with Cambrian since 2018 when Melvin Brewing first approached them about pretreatment. Cambrian was selected because they have more extensive knowledge of brewery and other industrial waste than their competitors, they have a very strong portfolio. The sewer plant is dealing with medium strength waste, some waste is much stronger. The town has a membrane bioreactor which basically treats the waste to

a very high degree equality. The sewer plant discharges directly into the Palisade Reservoir and the Snake River where there is a lot of recreation. The system we are looking at is free-standing and may be outdoors, however, that is not advisable in Wyoming. We decided early on that we wanted everything indoors which is a benefit to the neighborhood. This adds more cost to the project. It would basically annex about 1,700 square feet to the existing building. A big part of the facility will be sludge handling as mentioned in the motion. The town has to haul this sludge which is 98% water so is very inefficient. As stated in previous meetings, the town is on the fourth sludge dumping facility. The dewatering feature of the Cambrian equipment will reduce the water by a factor of ten. Mr. Ablondi stated that the intent was to contract with a firm that had experience treating brewery wastewater so we could get the results we wanted. Mr. Ablondi stated that he would send Ms. Scaffide a breakdown of the equipment that was paid for. It is not the cheapest option, but we believe it is the best solution for the Town of Alpine.

Mayor Lutz reminded the public that the permit to discharge into the Snake River is not an easy permit to obtain and the town needs to make sure the pretreatment equipment will comply with the permit. The town is coming up for their second renewal of the permit.

Mr. Ablondi stated that this equipment is going to allow us to control any potential odor, but if there is a wastewater, there is always the potential for odor. The building itself provides an additional benefit to the town. The cost has increased as everything was hit hard by inflation. We are trying to make sure there is adequate contingency. The competition for this ARPA Grant is steep with about one hundred other applicants from around the state.

Mr. Ablondi then addressed the odor problem again. Unfortunately, Mr. Rob Wagner is laid up and I have been busy with the grant application so have not had time to see what recommendations that I suggested to Rob had been effected. There is a carbon filter that can be installed on the headworks that would be a Band-Aid temporary solution. Discussion ensued regarding odor. The Cambrian equipment should be delivered by October 2023.

Mr. Ablondi stated that Melvin Brewing is partnering with the town on the pretreatment project. Both parties are hopeful the ARPA Grant request will be awarded to the town. Mr. Ablondi stated that the radio-read meter project is not as high priority project as the pretreatment but the grant funds if awarded would benefit that project as well.

Mayor Lutz thanked Mr. Ablondi for the update.

- **Motion to adopt on Second Reading 296 Ordinance No. 2022-14, "An Ordinance to Repeal and Replace 245 Ordinance No, 2016-08 for the Purpose of Establishing a Unified Utility Billing Process; Usage Fees; Connection Fees; Connection Requirements and Collection Policies."** Sharon Backus, Clerk/Treasurer read 489 Resolution No. 08-10-2022 into the record.

Councilman Larsen moved to adopt on second reading 296 Ordinance No. 2022-14 "Establishing a Unified Billing Process; Usage Fees; Connection Fees; Connection Requirements and Collection Policies". Councilman Dickerson seconded the motion. Discussion ensued. Ms. Sharon Backus, Clerk/Treasurer read a letter to the Town Council from Ms. Melissa Wilson.

Dear Mayor Kennis Lutz and Town Council members,

My name is Melisa Wilson, my husband and I reside in Alpine, and have for quite a few years. I unfortunately, will be unable to attend the special meeting tonight at 5pm. I wanted to address the price increase on the connection fees that are proposed in the second reading on ordinance 296 2022-14.

While I do understand that we need to increase our connection fees, it seems the suggested rate increase is quite a jump. To increase the rates by half seems a bit excessive. I would like the Council to take into consideration why we all moved to Alpine to begin with. I know the value of our properties have increased quite a bit in the past 3 years, and that proves problematic for those who would like to move to our community. I would think that it would be accommodating if we could have a reasonable price on our connection fees, due to the fact that we would have a new home owner who will be paying a monthly bill.

I would like to see a more conservative increase on the hookup fees if possible by 30%-35% on the original amounts. This seems more like a reasonable amount of an increase.

Thank you in advance for your time.

*Melisa Wilson
Po Box 3805
Alpine WY*

Mayor Lutz stated that those of you who were around here six years ago will remember that the sewer connection fees alone were \$8,600 per ERU and were slated to jump to \$10,600. Mayor Lutz stated that the fees were reduced to \$5,000/ERU because it was not affordable for people to move here. The town is not making enough money now to fund the necessary reserves so while we held off raising the fees as long as possible, it is now time to raise them. Ms. Backus stated that there were several people who had paid the \$8,600 and \$7,500 prior to the decrease who were not allowed a refund for tap fees. Mr. Eric Green asked Ms. Backus for the total of the sewer connection fees per fiscal year for the past five years. Ms. Backus stated she would e-mail this information to Mr. Green tomorrow.

Mayor Lutz explained that Alpine Meadows and Snake River Junction and other Halpin property lots had prepaid sewer connection fees at \$5,000/ERU so when the Town of Alpine purchased North Star Utility, the town honored those pre-purchased tap fees. This came back to bite us later, but we had to honor the contract in order to receive the funding to purchase North Star Utility and combine this into the town's system. A sewer plant was not allowed across the river but with Alpine's plant, we could obtain the permit to discharge directly into the river. Discussion ensued regarding the day-to-day operation expenses to the plant including budgeting \$188,000 for new membrane for the first train. The sewer plant debt of just under \$3.0M was discussed all of which support the reasoning and rationale for the increases in connection and usage fees for the sewer.

Mayor Lutz was asked about the building projects underway. Mayor Lutz stated that if 300 people were to move to Alpine, the increase in revenue benefits to the town would be approximately \$240,000/year or \$2.4M/10 years. Mayor Lutz explained the Wiemann Development Agreement in which future sewer/water connection fees were explained. The town could not afford to add all the water and sewer infrastructure, but it was given to the town in exchange for future connection fees.

There was no further discussion. **Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.**
The aforementioned Ordinance may be viewed in the Town Office or on the website at alpinewy.org

- **Motion to Adopt on Second Reading 297 Ordinance No. 2022-15, "An Ordinance Repealing and Replacing 241 Ordinance No. 2016-04 Town of Alpine Building Department Fee Schedule for Building Applications and Permit Applications.**
Sharon Backus, Clerk/Treasurer read 489 Resolution No. 08-10-2022 into the record.

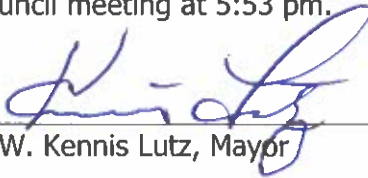
Councilman Larsen moved to adopt on second reading 297 Ordinance No. 2022-15 "Town of Alpine Building Department Fee Schedule". Councilman Dickerson seconded the motion.

Councilman Larsen moved a substitute motion to amend on second reading 297 Ordinance No. 2022-15 "Town of Alpine Building Schedule by removing all requirements for a deposit; requiring a credit card to be placed on file for billing additional fees and to adopt as amended. Councilman Fritz seconded the motion. There was no discussion. Vote: 5 Yes, 0 No, 0 Abstain, 0 Absent. Motion Carried.
The aforementioned Ordinance may be viewed in the Town Office or on the website at alpinewy.org

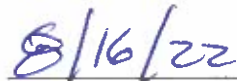
5. ADJOURNMENT:

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

Mayor Lutz adjourned the special council meeting at 5:53 pm.



W. Kennis Lutz, Mayor



Date

Minutes taken and transcribed by:



Sharon L. Backus, Town Clerk/Treasurer



Date

Attest:





Sharon Backus, Town Clerk/Treasurer



Date

**** Minutes are a brief summary of a recording of the meeting ****