



## ***Town of Alpine***

### ***COUNCIL MEETING MINUTES***

***DATE: January 18, 2022***  
***TIME: 7:00 p.m.***

***PLACE: Town Council Chambers***  
***TYPE: Regular Meeting***

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- 1. CALL TO ORDER:** Mayor Pro tem Fritz called the meeting to order at 7:00 p.m. Mayor Pro tem Fritz 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 and Jeremy Larsen. Mayor W. Kennis Lutz was absent and excused. A quorum of the Council was established.
  - 3. ADOPT THE AGENDA:**

**Councilman Larsen moved to adopt the agenda. Councilman Dickerson seconded the motion.** There was no discussion. **Vote: 4 Yes, 0 No, 0 Abstain, 1 Absent, (Lutz). Motion Carried.**

#### **4. APPROVAL OF CONSENT AGENDA:**

**Town Council Meeting Minutes – Public Hearing Liquor License Renewal Minutes and Council Minutes of December 21, 2021**  
**Planning and Zoning Minutes –December 14, 2021**  
**Payment of Town Bills – See Attached Check Detail of Bill Payments**  
**Approval of WYDOT TAP Project Reimbursement Request # 7 of \$6,755.20**  
**Approval of Catering Permit for Tavern on the Greys for Winter Jubilee on January 29, 2022**  
**Approval of Catering Permit for Tavern on the Greys for Top of the Rockies Fundraiser on February 12, 2022**

**Councilman Larsen moved to approve the Consent Agenda. Councilman Dickerson seconded the motion.** There was no discussion. **Vote: 4 Yes, 0 No, 0 Abstain, 1 Absent, (Lutz). Motion Carried.**

#### **5. ACTION ITEMS/NEW BUSINESS:**

- **Motion to Adopt 484 Resolution No. 01-18-2022 "Official Appointments for Calendar Year 2022".** Ms. Backus read 484 Resolution No. 01-18-2022 into the record.

**Councilman Larsen moved to adopt 484 Resolution No. 01-18-2022 "Official Appointments for Calendar Year 2022". Councilman Dickerson seconded the motion.** There was no discussion. **Vote: 4 Yes, 0 No, 0 Abstain, 1 Absent, (Lutz). Motion Carried.**

**The aforementioned Resolution may be viewed in the Town Office or on the website at [alpinewy.org](http://alpinewy.org)**

- **State of the Town Address – Mayor Lutz**

The State of the Town address was postponed until February.

- **Future Development Ideas from Master Plan Revision Clinger Development: Bryan James and Steve Funk**

Mr. Steven Funk of the Master Plan Review Committee explained his background and stated that he had moved to the valley thirteen years ago whereby he purchased property at the Alpine airport. Mr. Funk bought the 65 acres and developed the Alpine Refuge which turned out to be a success. The Clingers approached Mr. Funk to ascertain if he would be willing to handle the development of their property. The Clingers were persistent and then this spring they again approached Mr. Funk stating that he need not purchase the land, merely "tie it up" and figure out what can be done on the property. Mr. Funk then tied it up in his name and donated to the town a sum of \$250,000 as an account to help pay for development costs. The Clingers have been very supportive. "All they want me to do is make sure this property is guided in a way that represents the Town of Alpine in a great way." Mr. Funk stated that there are some sketches of what he believes will be a high-quality development at this location. There is potential for a school and there is a tract of momentum to build a school in Alpine regardless of the location. It would be nice at this location so when the parent drops the child off, there is retail, a hospital, grocery store and fuel nearby. A school and recreation center are real possibilities. Mr. Funk stated that a recreational center would be a good opportunity for people to donate to the town. Mr. Funk stated that he and Mayor Lutz have discussed this. Bryan has some sketches he will share in a moment. He has been doing the design work. Mr. Funk stated that if the town can do a bond issue this is an option for the purchase of this property. There is the possibility that a high-quality developer would like to have this asset and to build it out to something the town likes. Mr. Funk stated that there are two viable avenues here, the town would purchase and develop the land, or a private developer purchases the land and develops it. This is the showcase for the entry into Alpine. The acreage needed for a school was discussed.

Mr. Bryan James introduced himself, stating he had been here for fifteen years and lives right next to this property. As part of the Master Plan Revision Committee, we were thinking thirty years ahead to what Alpine can be. Mr. James then presented arial photo showing the orientation of the property. He pointed out the junction and surrounding buildings. This is one of the last strongholds Alpine has to develop with commercial, retail, and storefront right on the highway. Other towns in Wyoming have this center but Alpine has missed this opportunity because the buildings in Alpine are pushed off of the road with the parking between the road and building but when there is snow built up you do not see the buildings unless you know they are there.

Mr. James then presented the sketch stating that he included a number of programmatic elements discussed in the Alpine Master Plan Revision Committee which are retail, school, recreation center, residential and hotel components all of which will help the town in different ways. Mr. James stated that he started with the retail right along the highway with potential for fifty parcels (50'x150') conducive to small business as we do not want big box stores. Some of these parcels could be dedicated to Light Industrial or to the recreation center even residential if we do not sell all fifty parcels. Mr. James then described the green areas which have flexibility which is designed to avoid a sea of concrete. Green space is expensive but increases the value of the development. Behind the retail is a school with parking for a total of about 100,000 square feet. Steve is strategizing on how to bring some kind of school to Alpine. The greenspace is called Clinger Park as a dedication to the history of the lot. Mr. James stated the plan features some fairly high-density residential units, about 75 units but may be more dense. The committee and the survey both identified the need for residential

areas. There is a need for affordable housing for the school and the medical workforce. Mr. James stated that where the existing Nordic Inn is, the plan is for a hotel. This is about 50,000 square feet so it is larger than it appears on paper. This could be multiple stories. Hotels bring in people spending more money in Alpine. Parking is a consistent theme with parking on the backside of the buildings. Mr. James stated that with all of that, we wanted to dedicate a memory to the property and to Dallas by bringing the spirit of aviation which brought so many people here. We are calling the main drag, "Dallas Runway" on which we will incorporate aviation graphics dedicated to key aviators who helped form Alpine. We are showing planes at the entrance, maybe Dallas' Spitfire or P40 to demonstrate the town has some interesting history.

Mr. Ablondi covered the water and sewer connections at the Clinger property which are well set up. The sewer is stubbed at KJs, the water demand was discussed. Mr. Ablondi stated that the current wells may need to be enhanced or upgraded. Mr. Ablondi discussed the various wells and the capacity of each. Irrigation will be needed with all of the greenspace.

Mr. Funk stated there are problems. First is that it is tied up for one year with a \$500,000 payment and we are already 45-60 days into that year, so things need to be expedited. No matter what the city does the high-voltage lines are a problem and need to be buried. The town must also deal with Wyoming Department of Transportation (WYDOT) and the town needs to get its zoning in place.

Mr. James Sanderson, Town Attorney stated that he had been in contact with the Bond Counsel in Sheridan, and they are having to contact another firm in Idaho Falls that deals with bonding because this is going to be a big project. The Sheridan firm has scheduled next week to speak with the Idaho Falls firm and then they will get back to Mr. Sanderson. Mr. Sanderson stated that a bond is the only way the town can do this because the debt limit has been exceeded so you cannot buy it with the debt limit, so the other option is a revenue bond which pledges any revenue we take in on the property. To do that we have to pass an ordinance then notify the County Clerk and we need the bond counsel so all of this will take place and be on the ballot in November. There is a possibility they could hold a special election but that is getting really complicated there. Mr. Sanderson stated that right now he is just waiting to hear back from the bond counsel. Mr. Funk asked about annexation if it is subject to the purchase and then start the rezone.

Mayor Pro tem Fritz said this could be added to the February agenda if Mayor Lutz agrees as by then the bond attorneys will have responded to Mr. Sanderson.

Councilman Burchard addressed Mr. James stating that she liked the design and all the thought that was put into the rendering. It will turn out very nice. We have not been very careful with our growth, so it should be an easy sell to the public.

- **Discharge Master Plan Review Committee with Thanks– Mayor Lutz**

Mayor Pro tem Fritz thanked the Master Plan Review Committee thanking them for their hard work and time donated to the town. The committee was applauded for their great work.

- **Update on Star Valley Health-Alpine EMS Merger – Trevor Merritt**

Mr. Trevor Merritt, Vice-President of Human Resources stated that the merger had been completed between Star Valley Health (SVH) and Alpine Emergency Medical Services (AEMS). Mr. Merritt thanked the AEMS for the help they received. SVH is supportive and desirous to make one service in the valley as three systems are simply not a sustainable system for any of the three systems. Staffing and volunteerism are a problem with burnout being a common result. A study was performed in 2017

which indicated that the only way to make emergency medical services sustainable was a merger. Mr. Merritt stated that one critical consideration is the hospital can bill cost base reimbursement through Medicare as one unit. As three units, this reimbursement is not available. Another benefit is improved staffing by hiring and paying full-time employees. There are currently eight paramedics on staff. Alpine has two EMTs twenty-four/seven. Mr. Merritt stated that he is still working on staffing with the ultimate goal being a 24/7 coverage with a Paramedic and EMT. People will know that if a call goes out, they will be getting both an EMT and a Paramedic. A contract was signed between Alpine EMS, Thayne EMS, Star Valley Ranch and SVH. The EMS in Afton was already partnered with SVH. We are fortunate that everyone came together as one service.

Mr. Gustav "Bud" Clark stated his resume, credentials and marital ties to Star Valley. Mr. Clark serves as Director. Mr. Clark is the only Critical Care Paramedic currently on staff. Mr. Clark stated that the Alpine station is fully staffed with a Paramedic in this station 24/7 which is great news considering EMS staffing is a challenge across the nation right now. Mr. Clark stated that here in Wyoming the paramedic scope is greatly expanded. If Dr. Brown allows it, the paramedics can do it. Mr. Clark discussed transport and equipment which is now "cutting edge" and top of the line. The paramedics do the job of a Respiratory Therapist, a nurse and sometimes a doctor. Many cases now treated by EMS in your living room in the valley are "ICU" level cases including intubation skills.

Mr. Clark stated that the challenges facing the department are first and foremost staffing. We are working with a grant writer now to find funds for high-level training and equipment. Mr. Grant gave kudos to Phil Jorgenson for running the AEMS by himself and did a great job with limited equipment.

Mr. Phil Jorgensen stated that there needs to be clarification on transport. Patients need to know that it is a state law that you will be transported to the hospital you choose be that St. Johns or Star Valley Health, that this contract does not require that all transport goes to Star Valley Health.

The challenges specific to Alpine are first, the Fire Department wants the ambulance out of the Fire Station to make room for a ladder truck creating a need for a garage or heated building to provide storage of the ambulance. They need to be out of there by July. As a temporary solution, on the first, the AEMS will be moving across the street to Adventure Rentals. Councilman Larsen stated that the town office parking lot is open but coordinate with Craig about the parking lot. The possibilities were discussed.

Mr. Clark reminded the public that as well as a Wyoming License, we have an Idaho License and one-eighth of Bonneville and one-third of Caribou counties in Idaho are serviced by our EMS system. This is a dual-licensed agency. There was a forty percent increase in the number of emergency calls in the last year. Mr. Clark stated that in the budget for next year is a track ambulance which will be kept in Thayne as the central location but would be used for calls up Greys River Road or other backcountry work.

- **Wastewater Treatment Plant Odor Problem – Shay Scaffide**

Ms. Shay Scaffide stated that there is more of a septic smell in River View Meadows lately from the sewer plant and asked what the plan was to fix this. Ms. Scaffide missed the public hearing. "Another individual to whom I recently sold a house in this area is also bothered by the smell." Ms. Scaffide was informed that the pre-treatment addition to the sewer plant should help mitigate this problem, but the project was delayed due to COVID and other things such as seeking match funds.

- **Planning and Zoning Commission Update – Rex Doornbos**

Mr. Rex Doornbos of the Planning and Zoning Commission stated that the town is growing. There are sixteen active R1 permits; thirteen active R2 permits; twelve active Minor Construction Permits; seven active remodel permits; three active commercial permits and two active sign permits pending completion. The commission is busy but handling itself well. There have been no major questions, things are very administrative.

Mr. Doornbos stated that the State of Wyoming has updated to the 2021 Commercial Code so the commission will be recommending that the town update to the 2021 Commercial Code as well because the inspector has to conform to the state on many matters including the Fire Marshal. The commission has ordered the 2021 Code for both commercial and residential and will review this with the decision based on life safety issues should there be any. The state has not updated the Residential, it is still 2018.

Mr. Doornbos was asked if building has slowed down with the winter weather. Mr. Doornbos stated that typically, things would slow down in winter, but not this year. People are willing to spend a lot of money for ground heaters and so forth to keep the building going. In Alpine Meadows the average house is now \$800,000 to \$1,000,000 so throwing \$25,000 extra in ground heating to get a foundation in is nothing.

- **Economic Development Update – Councilman Larsen**

- Councilman Larsen stated that building has increased everywhere. Star Valley Ranch reported that they have already approved a dozen new house permits so far in 2022.
- Lincoln County hired a new planner, Merritt Mavy.
- The County Commissioners are working on the Terra Power nuclear site. They are going through soil samples and working with the planning department.
- Alpine representatives are still having meetings with Silver Star Communications and Lower Valley Energy about the utility lines on the hill. Silver Star Communications is looking at laying fiber in 2022 and Lower Valley Energy is looking to bury power lines in 2023.

## 6. Tabled Items: None

### TOWN OF ALPINE GENERAL FUND

| CLAIMANT                | ALLOWED    |
|-------------------------|------------|
| AFLAC                   | \$297.70   |
| ALPINE ACE HARDWARE     | \$936.40   |
| ALPINE EXCAVATION       | \$573.75   |
| BLACK MOUNTAIN RENTAL   | \$1,631.50 |
| BROULIMS ALPINE         | \$169.76   |
| CASELLE                 | \$56.77    |
| COMMERCIAL TIRE         | \$3,792.30 |
| CONRAD & BISCHOFF       | \$183.08   |
| DEARBORN LIFE INSURANCE | \$60.51    |
| DECKER'S AUTO CARE      | \$76.92    |

|  |             |
|--|-------------|
| DRY CREEK ENTERPRISES                      | \$60.00     |
| FDMS VISITOR CENTER CREDIT CARD LEASE      | \$36.78     |
| FIRST BANKCARD                             | \$740.40    |
| FLYNN, YULIA                               | \$100.00    |
| FP MAILING SOLUTIONS                       | \$500.00    |
| GREAT WEST TRUST COMPANY LLC               | \$6,925.00  |
| GUFFEY, DAWL L.                            | \$1,932.00  |
| INTERNATIONAL CODE COUNCIL                 | \$56.00     |
| JENKINS BUILDING SUPPLY                    | \$1,647.27  |
| LAPIER, KRISTA                             | \$635.94    |
| LINCOLN COUNTY SHERIFF                     | \$15,606.50 |
| LOWER VALLEY ENERGY                        | \$593.40    |
| MERCHANT FEE                               | \$254.85    |
| NAPA ALL STAR AUTO PARTS                   | \$724.20    |
| NAUMOFF, RICK                              | \$49.95     |
| PAYROLL                                    | \$59,464.32 |
| PENNY, BELINDA Cleaning                    | \$605.00    |
| PREVENT FIRE                               | \$154.40    |
| RHINEHART OIL CO LLC                       | \$4,685.88  |
| ROCKY MOUNTAIN COMPETATIVE SOLUTIONS       | \$177.42    |
| SANDERSON LAW OFFICE                       | \$2,000.00  |
| SILVER STAR COMMUNICATIONS                 | \$716.62    |
| STAR VALLEY DISPOSAL                       | \$278.00    |
| STAR VALLEY INDEPENDENT                    | \$324.75    |
| SUNRISE ENGINEERING                        | \$8,444.00  |
| TAPCO                                      | \$150.12    |
| TOWN OF ALPINE WATER DEPT                  | \$2,524.15  |
| TSYS                                       | \$178.07    |
| UNITED STATES TREASURY                     | \$12,321.28 |
| UDSA FOREST SERVICE CHRISTMAS TREE PERMITS | \$27.00     |
| VALLEY WIDE COOPERATIVE                    | \$3,304.52  |
| WESTERN STATES EQUIPMENT                   | \$4,247.23  |
| WYOMING CHILD SUPPORT                      | \$464.56    |
| WYOMING DEPARTMENT OF WORKFORCE SERVICES   | \$4,734.80  |
| WYOMING RETIREMENT                         | \$7,304.99  |
| XEROX FINANCIAL SERVICES                   | \$272.64    |

## **TOWN OF ALPINE SEWER DEPARTMENT**

| <b>CLAIMANT</b>           | <b>ALLOWED</b> |
|---------------------------|----------------|
| BRENNTAG PACIFIC INC      | \$1,382.33     |
| CASELLE                   | \$56.78        |
| DRY CREEK ENTERPRISES INC | \$5,355.00     |
| FALL RIVER RURAL ELECTRIC | \$11.16        |

|                                     |             |
|-------------------------------------|-------------|
| FIRST BANKCARD                      | \$246.04    |
| IMPERIAL PUMP SOLUTIONS             | \$146.73    |
| JENKINS BUILDING SUPPLY             | \$29.99     |
| LOWER VALLEY ENERGY                 | \$2,718.03  |
| MACY'S SERVICES                     | \$5.00      |
| MISSION COMMUNICATION               | \$623.40    |
| NAPA AUTO PARTS                     | \$1,065.96  |
| SILVERSTAR                          | \$267.24    |
| TOWN OF ALPINE Payroll, postage     | \$15,025.08 |
| TOWN WATER DEPT Billing fees, usage | \$132.53    |

## **TOWN OF ALPINE WATER DEPARTMENT**

| <b>CLAIMANT</b>                         | <b>ALLOWED</b> |
|---|----------------|
| ALPINE ACE HARDWARE                     | \$22.78        |
| ALPINE EXCAVATION                       | \$1,302.50     |
| ALPINE HOME BUILDERS                    | \$48.00        |
| BRENNTAG PACIFIC INC                    | \$2,629.66     |
| CASELLE INC.                            | \$56.78        |
| BROULIM                                 | \$4.98         |
| CONRAD & BISCHOFF INC                   | \$162.06       |
| CORE AND MAIN                           | \$8,095.39     |
| FIRST BANKCARD                          | \$95.00        |
| H.D. FOWLER                             | \$1,135.35     |
| JENKINS BUILDING SUPPLY                 | \$22.99        |
| LINCOLN WATER QUALITY LAB Water testing | \$111.00       |
| LOWER VALLEY ENERGY                     | \$2,032.21     |
| MERCHANT FEES                           | \$1,811.97     |
| MINGS, STEVEN                           | \$24.00        |
| MISSION COMMUNICATION                   | \$1,976.80     |
| ONE CALL OF WYOMING                     | \$3.75         |
| SILVER STAR COMMUNICATIONS              | \$482.10       |
| SUNRISE ENGINEERING                     | \$1,833.75     |
| TOWN OF ALPINE Payroll, postage         | \$16,218.27    |
| TOWN OF ALPINE SEWER Usage              | \$37,276.12    |

**7. Adjournment:**

**Councilman Dickerson moved to adjourn the meeting. Councilman Larsen seconded the motion.** There was no discussion. **Vote: 4 Yes, 0 No, 0 Abstain, 1 Absent, (Lutz). Motion Carried.**

Mayor Pro tem Fritz adjourned the meeting at 8:24 p.m.

  
W. Kennis Lutz, Mayor

  
Date

Minutes taken and transcribed by:

  
Sharon Backus, Town Clerk/Treasurer

  
Date

Attest:

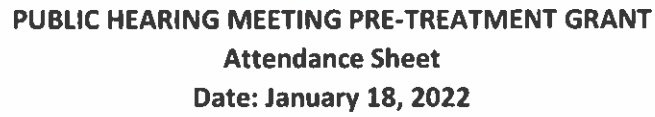


  
Sharon Backus, Town Clerk/Treasurer

  
Date

**\*\* The minutes are a brief summary of a taped recording of this meeting. \*\***



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