



TOWN COUNCIL SPECIAL MEETING

October 09, 2024 at 7:00 PM
250 River Circle - Alpine, WY 83128

AGENDA

Notice - The video and audio for this meeting are streamed live to the public via the internet and mobile devices with views that encompass all areas, participants, and audience members. Please silence all electronic devices during the meeting. Comments made on YouTube will not be answered. Please email clerk@alpinewy.gov with any questions or comments.

Click below for the live feed for this meeting.

[https://www.youtube.com/live/ WC53OyUf_I?si=VeIG1rBcdYfkvL-7](https://www.youtube.com/live/WC53OyUf_I?si=VeIG1rBcdYfkvL-7)

1. **CALL TO ORDER** - Mayor Green
2. **PLEDGE OF ALLEGIANCE** – Mayor Green
3. **ROLL CALL** – Monica Chenault
4. **ADOPT THE AGENDA**
5. **ACTION ITEMS**
 - [a.](#) Resolution No. 2024-033 - A Resolution Requesting Moratorium
6. **PUBLIC COMMENT**
7. **PUBLIC COMMENTS SUBMITTED IN WRITING**
 - [a.](#) Submissions
8. **ADJOURNMENT**



TOWN OF ALPINE

RESOLUTION NO. 2024-033

A RESOLUTION REQUESTING MORATORIUM

WHEREAS, the Planning & Zoning Commission met at their regularly scheduled Planning and Zoning Commission meeting on Tuesday, September 24, 2024 at 6:30 P.M. to discuss the implementation of a building and annexation moratorium for the Town of Alpine.

WHEREAS, the Planning & Zoning Commission discussed the emergent need for a building/development and annexation moratorium based on the following findings: Awaiting an updated master plan, water and sewer capacities needs with additional studies to be completed, an impact fee study, traffic studies; confirmed infrastructure allocations and the need for additional and/or future development needs.

WHEREAS, the proliferation of all properties designated in the following zoning district: (Multi-Unit Residential {R-2}, Mixed Residential & Commercial {MRC}, Commercial {C}, Light Industrial {LI}, Public & Community Facilities {PCF} and Recreation & Conservation {RC} Districts; has raised concerns regarding traffic congestion, environmental impact, and overall community character. To ensure adequate planning and resources before further development occurs, a comprehensive review must be enacted upon including but not limited to: current zoning regulations and land use policies; opportunity to study and assess water and sewer hook-up fees; opportunity to evaluate impact fees; evaluate the impact of existing and proposed developments on local infrastructure i.e. stress testing of the wastewater system and culinary water study to measure capacity; traffic studies and neighborhood infrastructure studies; community character based on the Architectural Review Committee requirements; and to review and take the appropriate action to amend zoning regulations, fees, or policies, as needed.

WHEREAS, the Commission took public comment on the rapid pace of recent development and annexation and the impact of what it has created on the Alpine community. Citizens expressed the need for the Town to pause and re-evaluate the rapid and/or unsustainable growth and annexation without the proper master plan and infrastructure studies. The Commission determined from the testimony provided by the public, there is serious concerns voiced for the health, safety, and welfare of the future of Alpine.

WHEREAS, the Commission requests the Alpine Town Council have a hearing on this matter to be conducted according to Wyoming State Statutes.

WHEREAS, the Planning and Zoning Commission would like the Town Council to initiate an six (6) month moratorium.

FURTHERMORE, the Planning & Zoning Committee recognizes the need for thoughtful development that aligns with community values and infrastructure capabilities. This moratorium aims

to review the unmitigated growth currently being experienced in the Town of Alpine; respect testimonies and concerns received by the public/residents of Alpine; review the ability to provide proper services to existing and future residents, to review all safety and health concerns brought forth by Commission Members, Town Council Members and the residents of the Town of Alpine.

FURTHERMORE, this resolution is in effect and further reflects an amended motion made at a duly stated Planning and Zoning Commission meeting held on Tuesday, October 8th, 2024; the Planning and Zoning Commission would like the Town Council to further investigate and initiate a six (6) month moratorium on annexations and building projects that are located in the following zoning districts: Multi-Unit Residential {R-2}, Mixed Residential & Commercial {MRC}, Commercial {C}, Light Industrial {LI}, Public & Community Facilities {PCF} and Recreation & Conservation {RC} Districts.

BE IT FURTHER RESOLVED that the Planning and Zoning Commission created by the Governing Body of the Town of Alpine pursuant to W.S. § 15-1-604 hereby calls for the Governing Body to implement this moratorium.

This resolution passed and adopted on this 8th day of October 2024.

Vote: 3 Yes, 0 No, 0 Absent, 0 Abstain.

FOR THE TOWN OF ALPINE:

BY: Melisa Wilson
Melisa Wilson, P&Z Chairperson

BY: Sue Kolbas
Sue Kolbas, P&Z Vice-Chairperson

BY: Dan Schou
Dan Schou, P&Z Commissioner

ATTEST:

Christine Wagner
Christine Wagner, P&Z Administrator



TO: Town Council
Town of Alpine
Alpine, WY 83128

October 9, 2024

RE: Water & Sewer Capacity Summary

Mayor and Council Members,

The Town's water and sewer utility systems capacity was analyzed last month and below is a high level summary of each system.

Sewer Utility

The existing wastewater treatment plant is currently running at 39% of its permitted capacity. When all current residents and approved annexations are built the treatment plant is conservatively projected to run at 92% capacity. This basis includes maximum development flows from submitted applications. Based on the current growth rate of the Town's population, full capacity of the wastewater treatment plant would be 20 to 30-years. Current cost of expanding the wastewater treatment plant to accommodate double the existing capacity is \$20.4M.

Water Utility

The existing domestic water utilities Maximum Day flow rate data shows it's at 90% of capacity. This single day maximum flow rate capacity is misleading since we know the (3) Greys River water wells are at 100% capacity during the Summer (the pumps don't turn off during July and August).

Below are the seasonal water capacities;

100% = Summer

~33% = Spring / Fall

~10% = Winter

The above seasonal water capacity rates show the Town's water systems need to be upgraded to provide more Summer capacity and resilience for the good of its citizens

The below items will build needed capacity and resilience into the water utility;

- A) **Mega-Well**: the Town has another well on the North side of Town called the Mega-Well due to is large flow rated capacity. This Mega-Well is not currently tied into the greater Town of Alpine water system. This connection to the greater Town system needs to be designed and grant monies found for the construction.

Budget install cost is;

\$753k = Construction

\$56k = Design

\$35k = Controls

\$15k = Larger Well Pump

\$808k = Total

- B) Storage Tank: the largest south hillside storage tank, 500,000 gallons, currently can only be filled to ~½ capacity. This fill level is tied to how the distribution system is installed. A tank level vault system needs to be designed so the full storage capacity can be utilized. Grant monies will need to be found for this distribution capacity work.

Budget install cost is;

\$150k = Construction

\$25k = Controls

\$53k = Design

\$228k = Total

- C) Back-Up Generators; the (3) water wells have one generator that can run (1) well pump. If the Town has a power outage longer than the storage tank capacity (~24-hours) they will need to go into a special emergency “conserve water policy” to provide domestic water for its users. Musgrove Engineering is finishing up a design for a larger generator to run all (3) water wells and to move the existing generator to the Mega-Well location. Grant monies will need to be found for the back-up generator systems.

Budget install cost is;

\$350k = Generators

\$5k = Design

\$405k = Total

In Summary;

Sewer utility system is currently below capacity and will not reach full capacity for another 20 to 30-years, dependent on the pace of the build-out of the Town.

Water utility system needs increased capacity for Summer usage and to build resiliency into the system. The Mega-Well connection, Storage Tank and the Generator work is budgeted to be \$1.44M. Currently the domestic water system is at full capacity during the Summer months. If there is prolonged power outage or a well has a mechanical/electrical failure during the Summer the Town will have to take emergency conservation action. With the Mega-Well connected full water capacity will not be reached for another 10 to 20-years, dependent on the pace of the build-out of the Town.

Please contact me with any questions or concerns you may have regarding this utility summary.

Respectfully,



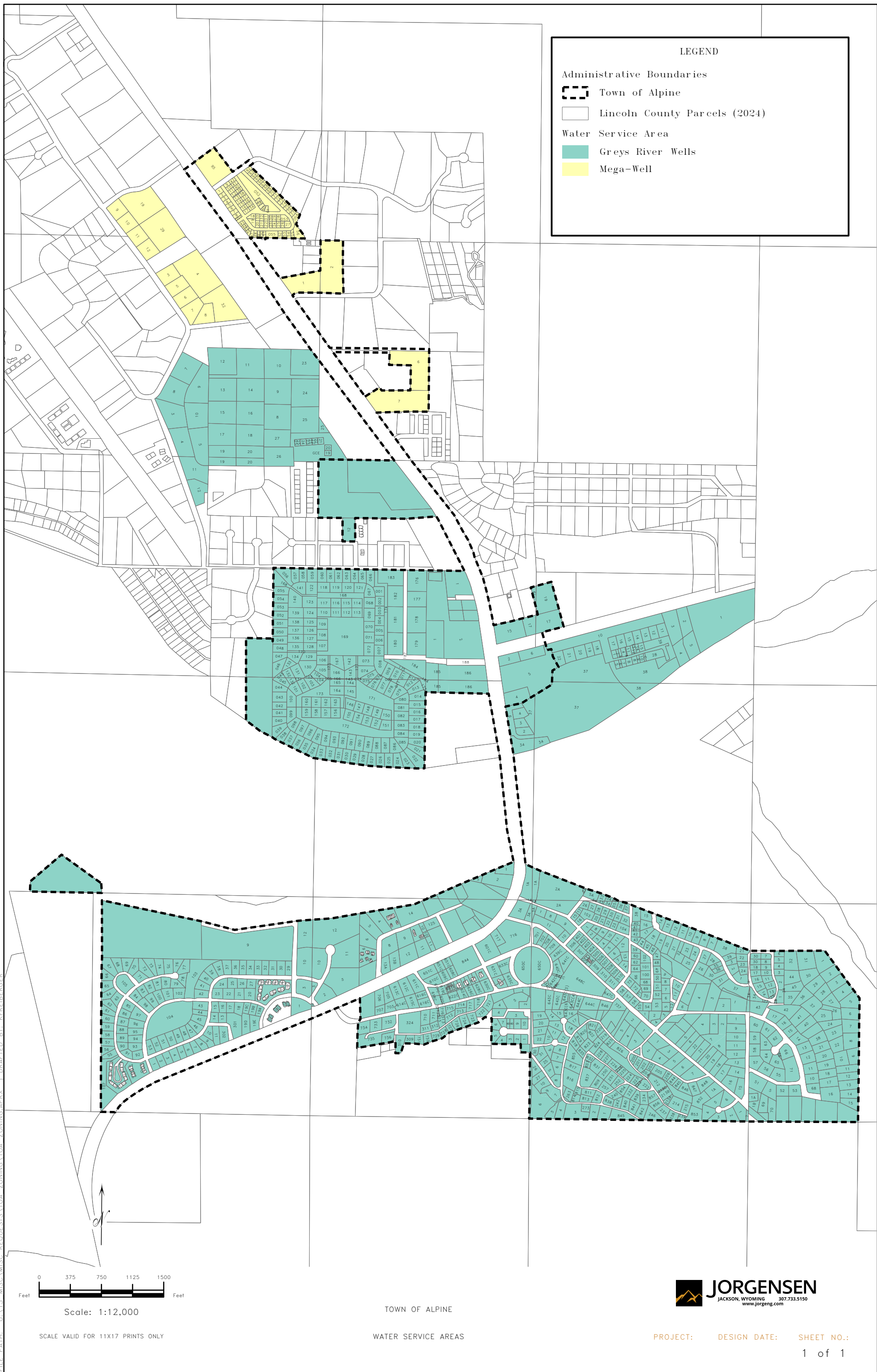
Kevin Meagher
Sr. Project Manager

Enclosures:

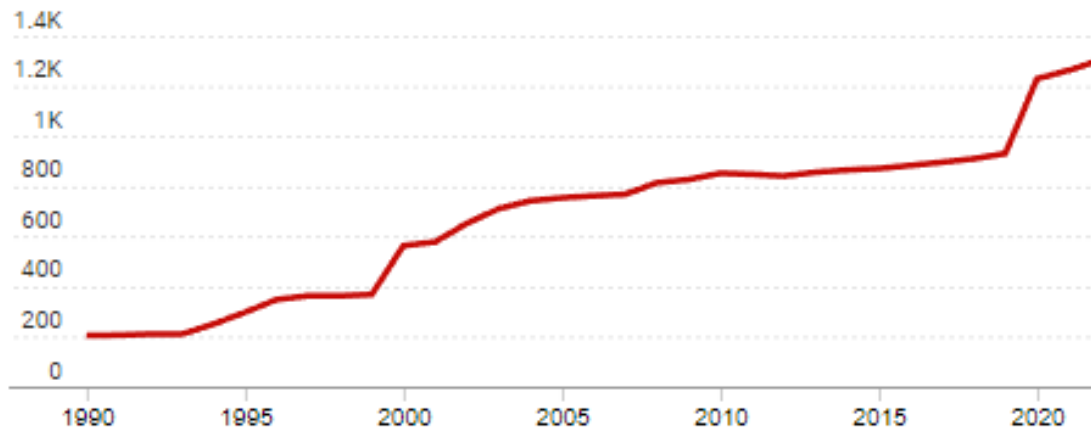
Water Service Map

Census Data

Water and Sewer Capacity Data



Population in Alpine

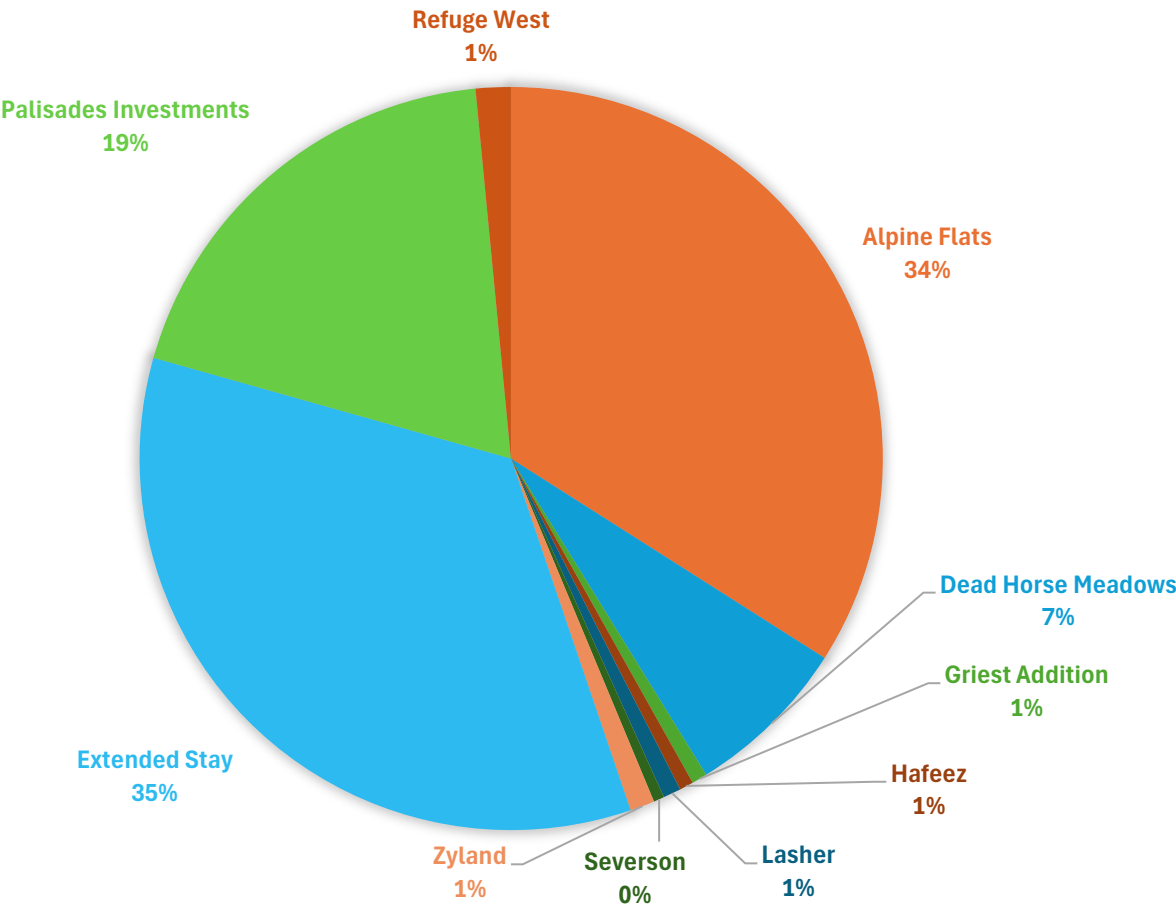


Data from www2.census.gov via Data Commons

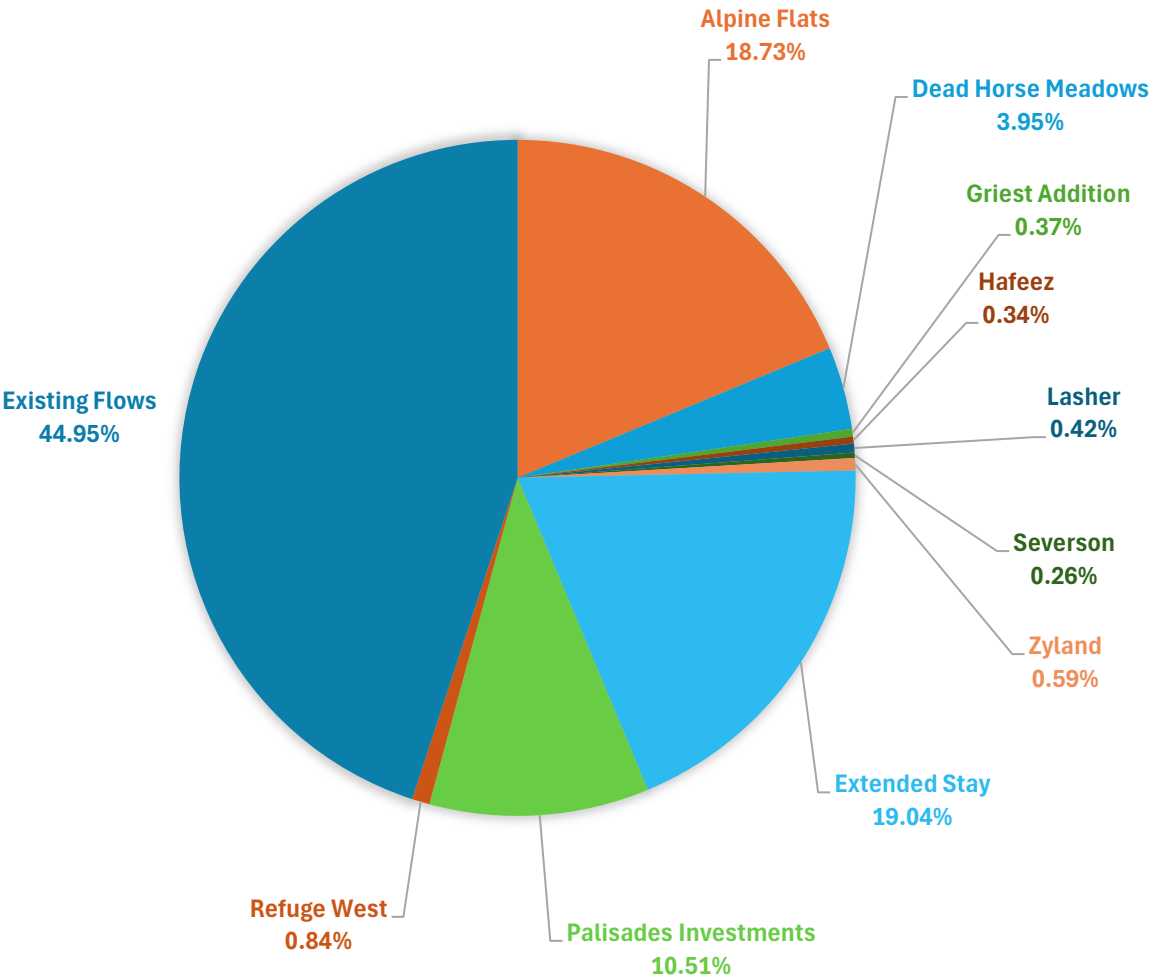
Population	Year
204	1990
205	1991
209	1992
209	1993
249	1994
296	1995
347	1996
362	1997
362	1998
367	1999
562	2000
577	2001
651	2002
709	2003
741	2004
753	2005
761	2006
767	2007
813	2008
826	2009
851	2010
847	2011
840	2012
855	2013
864	2014
870	2015
882	2016
895	2017
909	2018
930	2019
1228	2020
1262	2021
1304	2022



PROJECTED SEWER GENERATION FROM RECENT ANNEXATIONS/WILL SERVES



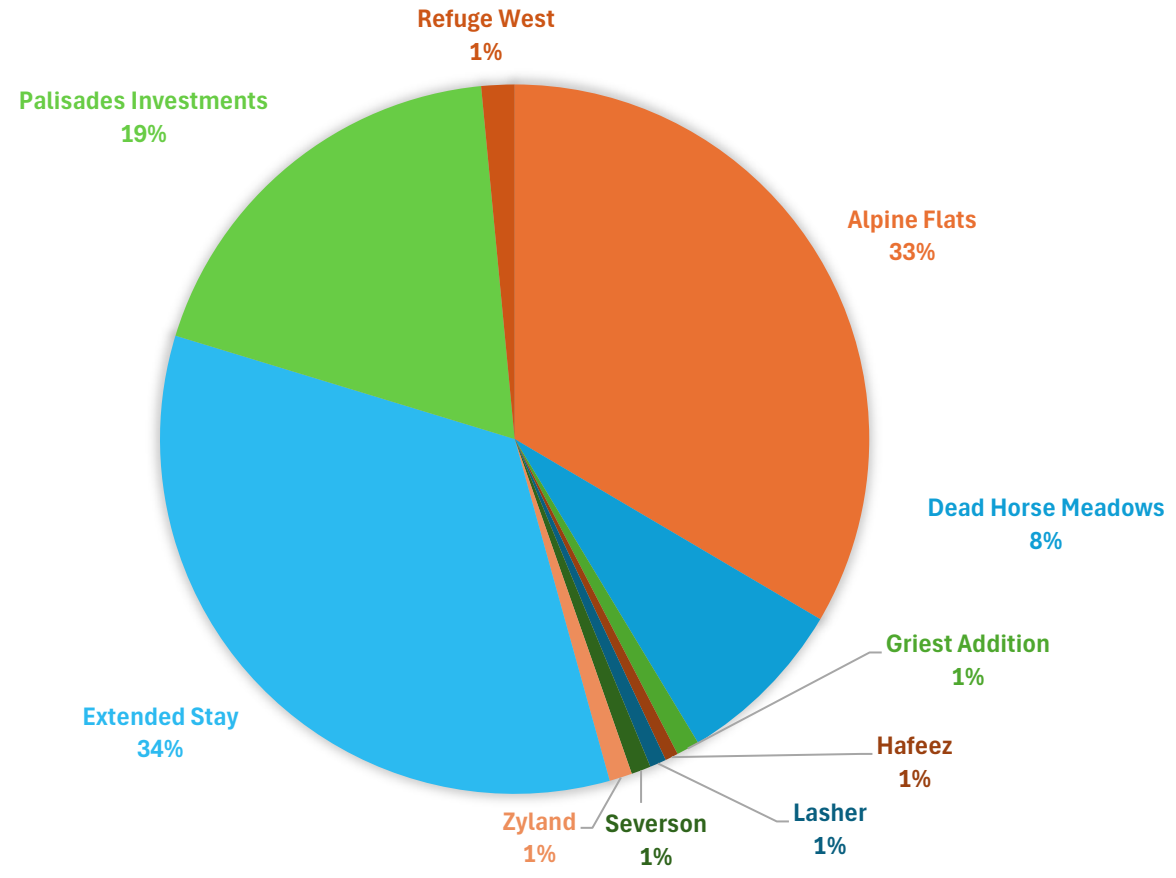
SEWER GENERATION - PROJECTED AND EXISTING



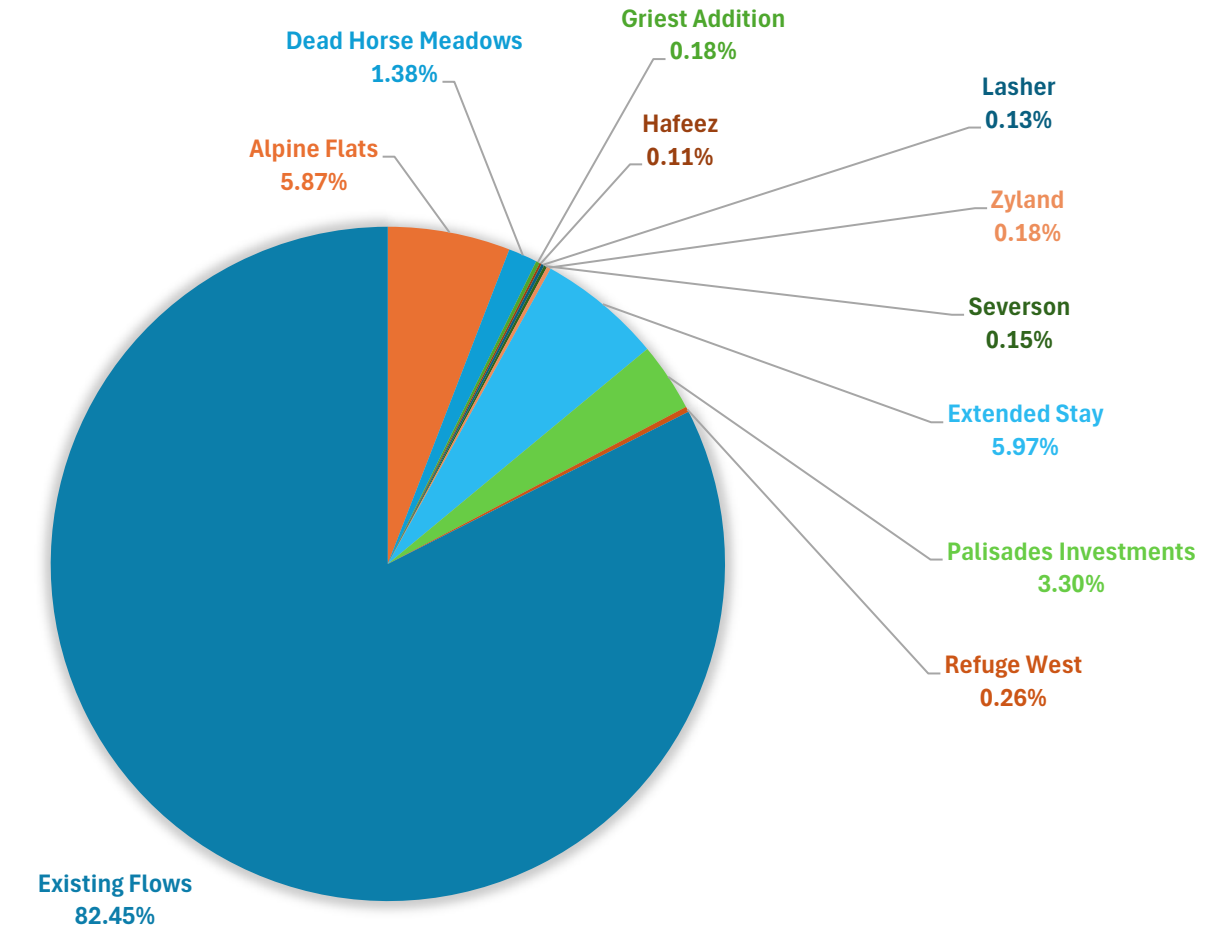
Wastewater Treatment Plant Capacity

Time Frame	Existing Flows (Gal)	Annexed/Will Serve (Gal)	Projected Flow	Permitted Flow	Current % Capacity	Projected % Capacity	Remaining Capacity
Avg. Month	3,499,851	4,286,697	7,786,548	12,400,000	28%	63%	37%
Avg. Day	115,064	140,933	255,997	400,000	29%	64%	36%
Max Day 7.3.2023	157,298	211,487	368,785	400,000	39%	92%	8%
2023	41,998,207	-	-	146,000,000	29%	-	71%
2024	-	-	42,000,000	146,000,000	-	-	-

PROJECTED WATER DEMAND FROM RECENT ANNEXATIONS/WILL-SERVES



WATER DEMAND - PROJECTED AND EXISTING



Water System Capacity

Time Frame	Existing Flows (Gal)	Annexed/Will Serve (Gal.)	Projected Flow	Production Max Flow*	Current % Capacity	Projected % Capacity	Remaining Capacity
Avg. Month	20,504,101	4,357,568	24,861,669	43,200,000	47%	58%	42%
Avg. Day	673,114	143,263	816,377	1,440,000	47%	57%	43%
Max Day (Estimated)	1,300,000	401,632	1,701,632	1,440,000	90%	118%	-18%

* Production Rate without Mega Well

Received via email at office@alpinewy.gov on October 2nd, 2024.

From: Charles Mccarthy Sr.<chucksr1039@gmail.com>

“Against building more already built too much. I left Jackson because of just what you’re doing too Alpine. My taxes have almost tripled in 7 years I've been here, and I can't afford any more.”

Received via email at office@alpinewy.gov on October 3rd, 2024.

From: Morgan Funk - mf@funkpartners.com

Cc: Trevor Funk - tf@funkpartners.com

Back in the late 2000s and early 2010s, when our family first began calling Alpine home, we witnessed the challenges local businesses faced. The long winters and seasonal nature of the town made it challenging for restaurants to sustain themselves, and many closed their doors after just a few short seasons.

Since those early days our time in Alpine has been about helping cultivate a vibrant, long-term community. That's why we are committed to a slow, thoughtful, and deliberate development process with Alpine Lakes, driven by the belief that Alpine can evolve in ways that will surprise and inspire us.

For years now, we've worked diligently to approach Alpine Lakes in a way that enhances the health and vitality of a town we love, including bringing a much-needed restaurant to Alpine. We've made concessions and adapted our approach, prioritizing lasting value for the community over financial gain.

With this in mind, we are concerned about the proposed moratorium, especially since it comes during the final stages of Alpine Lake's annexation. We are left wondering how this decision will impact current applications and what it means for our (and others') ability to move forward.

We respectfully urge the council to reconsider the moratorium and instead focus on creating a future-oriented plan that balances preservation with progress. Let's work together to ensure that Alpine grows in a way that stays true to its character while allowing for carefully considered, community-focused development. We are committed to doing our part.

Thank you for your time and consideration.

Respectfully,

Trevor and Morgan Funk

Received via email at clerk@alpinewy.gov on October 3rd, 2024

To Whom it May Concern,

I am a homeowner within the town limits of Alpine and have been so for the past 20 + years. I urge the town council to heed the advice of the town's planning and zoning committee to institute an emergency building moratorium within the town limits as soon as possible..

Developers and out of state business ventures do not necessarily always have the town's best interests in mind. The sudden focus on speed and pushing things through is alarming. Particularly the donation of the town's public land for the Utah based charter school as well as the annexation of developer lots which would allow them access to the town's water and sewer system. These could potentially result in more costs to the existing Alpine residents both financially and aesthetically.

I implore the town council to look at this as an opportunity to pause and create a new master plan and future vision for the town of Alpine. We have a beautiful gem of the mountain west, let us plan smart for the future generations of Alpine.

Thank you,

Amy Almeida Scott

511 Snake River Drive, Alpine, WY

307-413-3254

Received via email at clerk@alpinewy.gov on October 3rd, 2024

We are in favor of placing a moratorium on the following:

- 1). Requests for annexation in the Town of Alpine.
- 2). Building permits for all new commercial development.

Our town is growing very rapidly! We need time to plan wisely and thoughtfully for the future.

Please “pause” all commercial development to ensure proper planning.

Thank you,

Roger and Nancy Calhoun

Monica Chenault

From: Eric Green
Sent: Monday, October 7, 2024 7:45 AM
To: Monica Chenault
Subject: Fw: Moratorium

Do you need to put this into the public record.

EG

Eric Green
Town of Alpine Mayor

From: Alpine, WY <noreply@civicplus.com>
Sent: Friday, October 4, 2024 9:32 PM
To: Eric Green <mayor@alpinewy.gov>
Subject: Moratorium

Name: Laura Woolley
Email: glgf1730@gmail.com

Message: Dear Mr. Green, It was very nice to meet you at the zoning and planning meeting last week. I never got up to speak but I want you to know that I am absolutely passionate about our town pressing pause on annexations and commercial developments while an updated plan is created for the city of Alpine. I am also happy to volunteer my time and ideas if needed in this process. I wrote you an earlier email, but I want to again express my deep concern about the American Preparatory Academy. I am a teacher of 28 years and I am currently working for the Teton County School District. And while I absolutely support a school for Alpine and will be one of the first to apply once a school that is right for our community is built, I strongly oppose APA for our community, and especially for our kids. The kids of Alpine are ALL deserving of a school. This school and its agenda seek to meet the needs of only a select few. So many of our residents would not in good conscience send their children there, making any decision to move forward with this school a decision to say the town of Alpine serves only a select few. The school we build should be for all of Alpine. As you saw at last week's meeting and as you will see in upcoming meetings, there are many Alpine residents willing to put in the work to help find a charter that seeks to educate all students. And, in a perfect world, Alpine will get a Lincoln County Public School. But let's not rush to get any school, especially the wrong school! I also want to point out that this is not Alpine's only chance to get a school. In 2026, only a short time away to do what's right for our community, the Wyoming Charter Board will again vote to determine which town in western Wyoming can have a charter. That date gives Alpine, its leaders, and its residents the time we need to create a plan and to find a school that is right for ALL of us. I again implore you to first vote for a moratorium on annexations and commercial development and to then absolutely positively vote NO to APA.

Monica Chenault

From: Eric Green
Sent: Monday, October 7, 2024 9:24 AM
To: Monica Chenault
Subject: Fw: Strong support for a Pause on building / permitting

Eric Green
Town of Alpine Mayor

From: Dee Conger <dee@innovive.com>
Sent: Friday, October 4, 2024 7:56 PM
To: Eric Green <mayor@alpinewy.gov>
Cc: Jeremy Larsen <jlarsen@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Frank Dickerson <fdickerson@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Raj Narayanan <Raj@aerospaceqrd.com>
Subject: Strong support for a Pause on building / permitting

Dear Major Green,

It was great briefly chatting with you at the town meeting earlier this week - thanks again for giving us the chance to meet the concerned parties in the town, and allow them to express their grievances.

As we discussed, I, as well as many other members of the airpark, are concerned about the pending development plans for several projects in and around Alpine. Our primary concern stems from our impression that a balanced and well thought-out master plan has not been put into effect so that rational and beneficial development projects can be realized in our town.

I know that several impactful projects are being determined in the next few weeks - I would respectfully ask that we **STRONGLY** consider the moratorium on permitting / building that has been proposed so that all parties might express their ideas, and the best development path can be implemented. A temporary pause shouldn't affect any

projects, but will assure that everyone feels like their positions have been considered.

I know that the airpark will be a strong financial supporter of the town, both through levies, and more importantly through direct financial support / donations to facilitate town projects and it's infrastructure if we feel like our voices are being heard, and whatever development is eventually approved maintains the ethos and freedoms we currently enjoy at the airpark.

Thanks again for considering my request - I've urged other members to write to you to express this same sentiment, as the vast majority of airpark members support this pause in my estimation.

Best,

Dee L. Conger

Monica Chenault

From: Emily Castillo
Sent: Monday, October 7, 2024 10:44 AM
To: Monica Chenault
Subject: Fw: Moratorium Needed Please
Attachments: preview.png; favicon.ico; favicon.ico; favicon.ico

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

From: Megan Rumsey <mgn.rmz@gmail.com>
Sent: Thursday, September 26, 2024 6:56:26 PM
To: Eric Green <mayor@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Frank Dickerson <fdickerson@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>
Subject: Moratorium Needed Please

Mayor Green,

6 month moratorium is needed! It is critical that we stop and consider what happens next.

Do you all know about the e coli outbreak that put Alpine on the world news June of 1998?

“ Regardless of how Alpine’s water tasted, there was in fact something grievously–perhaps lethally–wrong with it. That something was a particularly dangerous strain of the E. coli bacterium called E. coli O157:H7, or O157 for short”

When Dr. Kirk got Mayor Wooden on the phone, he told him that they had a serious public health threat on their hands. Wooden didn’t need to have his arm twisted. “If it’s a real problem,” he said, “let’s deal with it.”

Anatomy Of An Outbreak
[time.com](#)

Google Drive: Sign-in
[drive.google.com](#)

Wyoming E coli O157:H7 outbreak showed hazards in small water systems
[cidrap.umn.edu](#)

Did I just see 2 trucks pumping town sewage on Grey's River road? Correct me if this was wat
Our town sewage needs attended to. No more building until it is assessed and plan from a-z.

We do need to address the large proposed projects are material to the Charter school. This scenario likely violates multiple statutes -it is imperative that this pause occur at immediate possibility, today.

Can all take a look at the handbook of ethics you are expected to abide by.

Flip through, close your eyes, pick a page and point. Seems like each page might be a landing point for some funny business. We are dealing with a laundry list of issues that are legally "ripe."

This does not fly in places where a daily paper accounts for activities. You will expect to see more monitoring of your moves as transparency is lacking.

Let's rip off the bandaid and make this moratorium happen. You owe it to Alpine.

Very kindly,

Megan Rumsey

**Ethics-and-Conflict-of-Interest-
revised-Nov-2014**

PDF Document · 434 KB

Contacting via text is best. 307.699.0630

Monica Chenault

From: Emily Castillo
Sent: Monday, October 7, 2024 10:44 AM
To: Monica Chenault
Subject: Fw: 30 day Emergency Moratorium Resolution?

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

From: Shay Scaffide <shayscaffide@gmail.com>
Sent: Friday, September 27, 2024 12:17:15 PM
To: Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Frank Dickerson <fdickerson@alpinewy.gov>; Susan Kolbas <qofsue@att.net>; Melisa Wilson <melisa.wilson@wseco.com>; danschouconstruction@gmail.com <danschouconstruction@gmail.com>
Subject: 30 day Emergency Moratorium Resolution?

Afternoon Town Council, Planning & Zoning, and Clerk, I had some folks who had spoken Tuesday evening asking where the resolution stands as an emergency 30 day moratorium seems to have time limits? And hopefully would be in place ASAP.

Lea Colasuonno at the Town of Jackson can perhaps be leaned upon or advise Jim Sanderson on Moratorium Procedures (after their 6/5/24 Emergency Moratorium with 300k square foot hotel). I hope that procrastination won't create mayhem in processes within the town as the latest News & Guide article outlined our predicament. Please see below.

I hope the Council would respect P&Z's concerns for 30 day emergency moratorium followed by 180 day moratorium to allow for water, sewer, traffic studies as well as jumping feet first into finalizing Master Plan:

Does the Town have enough water and sewer to service all current residents (and vacant R1 lots) AND all incoming developments, eventually 160 apartments, and 160 long stay hotel rooms? Before even considering 32 acres of MRC, R1 annexation (and that has to be studied as well) as no one really knows how many ERUs will be presented??

Does the town know the cost to expand infrastructure should our current system not be adequate after 10/15/20 years? \$20M Sewer, \$1.3M Mega Well improvements

How many cars will impact the junction once all 10 apartment buildings and the SureStay are complete?

Can the Town tell us how many cars will enter the highway across the street from a potential school at roughly the same time every morning where the lanes have merged to two when all apartment buildings behind the car wash/power grid are complete?

and the questions could go on and on,

https://www.jhnewsandguide.com/news/town_county/local/building-break-for-alpine/article_a5fe9510-7c48-11ef-b5f7-7790df81f02f.html

Sincerely,
Shay Scaffide

Monica Chenault

From: Emily Castillo
Sent: Monday, October 7, 2024 10:45 AM
To: Monica Chenault
Subject: Fw: Moratorium Today!

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

From: Megan Rumsey <mgn.rmz@gmail.com>
Sent: Wednesday, September 25, 2024 11:04:53 AM
To: Andrea Burchard <aburchard@alpinewy.gov>; Frank Dickerson <fdickerson@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>
Subject: Moratorium Today!

Jeremy Larsen, Andrea Burchard, Frank Dickerson, Emily Castillo, Eric Green,

I humbly ask,

-Immediate pause and MORATORIUM- 6-month. Barest (unacceptable but I will take it) minimum 30-days.

I humbly demand:

- HELL NO to “ANY” plans Steve Funk and/or Dave Jenkins w/ or without APA in this moment. The answer is HELL NO! ZERO discount to one or both going forward for any reason, really in my opinion, a penalty to be imposed., i.e., ANY future plan should be placed on a special year or more moratorium and any ask to be combed with the finest of combs for potential fraud.

-Dave be encouraged to resign

-Jeff Daughtery return his consultancy fee.

- any other fees and money paid regarding a school to be made known to us in itemized disclosure.

- any other info to be brought forth now

- APA boards and groups disband. A statement released as to WHY we got this far.

- NO Annex of above. The Clingers may not likely approve another similar project.

- A plan for sewage and gravel pit. The two combined spell “superfund” site.

-Absolutely NOT APA. This “predatory” Charter is not welcome to do business in Alpine. Any and all remedy will be sought should they show face or attempt to do “educational” enterprise or other in Alpine or WY again.

-A public letter disinviting APA and any involved stating this and a legal reason as to why published.

I humbly rebuff and dispute:

ANY tax that benefits APA or ANY for-profit charter (Ponzi) “scheme.”

-ANY tax sent out of state related to schools public, charter, or private.

- the lakeside parcel acknowledged as NOT “up for grabs.” No 109-yr lease. It shall/will NEVER be used as a school. That neighborhood has outgrown its purpose. A river pathway study to be conducted.

I am appalled:

Why???is it that Colby Cox walks in with his own sort “master plan” for the community? A very sweetheart over-generous deal was already given. Learn a lesson here-please. Alpine assets are not to be essentially given away.

Why??? Are you allowing Steven C. Funk to speak lies on record without recourse or correction. NOTHING has been debunked - ask me. Why is he posturing as a “founder,” our guiding decision-making-savior? Give me a break! Why does Steve Funk think he is the mayor of this town? I have had it with this nonsense. Alpine Airpark needs to be included in taxation. alpine Airpark is a growing nuisance that needs oversight and FAA regulation. Do seek immediate solution here, please.

GREED has reaped while we sow. Do pivot from the old status quo, we have elected a new mayor. Mayor Green step up and lead us with open transparent communication.

Carolyn Sharrette family and all involved in this shameful APA controversy, this bait-and-switch, APA as I attempt to understand it, a sort of, “quid pro quo” have a stench! It is “ripe,” a “funky” legal quagmire. Steve has been flying these folks around? Are you kidding me? Please open your eyes.

FULL TRANSPARENCY is DEMANDED, promptly please. We seek a PLAN and a solution:

-ANY/ALL avenue may be explored:

ALL remedy will be sought, to collaborate collectively to protect Alpine, our town, and our asset(s):

-Including collaborating in a legislative push to block APA from doing business in the State of WY.

This may additionally be pursued at the national level to halt APA and bad actors posing in good faith to essentially “fleece” Alpine, from doing business in Alpine and perhaps in the State of WY.

I encourage you ALL to review any and all public testimony and record pertaining to APA Charter.

Blatant misinformation, errors, and omissions have led people to falsely believe this school was a benefit to them. These errors remain and my ask is they be publicly corrected. I ask(ed) for a public

meeting to tell the public, Steve Funk, and APA dba -whatever shell company they stash aka what I deem ALL “wolves in sheep’s clothing” to leave Alpine and WY.

Jeremy do review last nights meeting. Still waiting for the call back. Andrea still waiting for an email reply. Frank, howdy, are you sticking around? Do you read email or how should I contact you? Emily and Mayor Green, if you have any question do email.

If any of you are not FULLY 100% invested in making the town better, now is the time to step down. If any of you want to publicly correct info, before it is kindly corrected for you, by Dan Dockstader and others, now is the time to go on record to state any new findings you have concluded and why.

We all have a monetary stake it IS your expected sworn fiduciary duty to HEAR US today, please.

How many bites of how many apples do self-serving greedy bad actors get? Electeds and Sanderson we expect our interests to be protected and our home values preserved. We will seek all remedy to prevent this.

A public school will serve us. A coalition has formed to make that happen. You will kindly want to hear us and take us seriously.

We now expect your full attention. It is appreciated. We hold you accountable and you accepted that when you took on your oath of office.

If anyone needs me to print out the constitution I can do so. APA reads it but they sure as hell do not respect it or us.

Shame on you for throwing out the welcome mat to APA Charter in firect face of glaring harmful potential illegal activity and a boatload of credible information that puts kids in the hands of financial predators who think they are above the law.

We who spoke are going to be looked at in anger by hurt and confused kids and parents. Correct the perception. You owe us that and more. We await your public apology, please.

Please act swiftly to enact the moratorium right now today.

Very kindly,

Megan Rumsey

Monica Chenault

From: kathye@silverstar.com
Sent: Tuesday, October 8, 2024 12:30 PM
To: Monica Chenault
Subject: moratorium

External (kathye@silverstar.com)

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Hi Monica,

I am in favor of Resolution No. 2024-033. A Moratorium sounds like a very good idea. Since I just got the text about this from the town, I'm assuming this response will be timely enough.

Could you please send me a picture of the map that Colby presented at the September Council meeting?

Thanks,
Kathy

Received via email at office@alpinewy.gov on October 8th, 2024

Alpine City Council,

As home owners in the town of Alpine and also local business owners that employ local residents as well as directly support other local small businesses we oppose the moratorium on commercial building.

We purchased commercial property that was annexed into the town of Alpine earlier this year to build a new shop which would allow us to expand and employ even more people in the valley. (As owners it's a large responsibility to make sure we provide for our employees and their families) We've spent months of planning to get ourselves within reach of receiving a building permit. As we close in on the final stage of our planning, this moratorium would put a direct halt on our plans as well as rewrite the rules we have followed since day one. We have HOA approval from AVR, engaged engineers and a local architect to develop our plans. The moratorium also has the potential to cause a large investment loss that has already been poured into the endeavor. We've been keeping ourselves on a tight timeline and budget and this could compromise our ability to continue business in Alpine. We love this place as residences and want to see the best for it, but as a business we also want to continue to be an asset to the town and community as well as providing good paying jobs.

Thank you for your consideration,

Steve Poole and Dillon Denny

South Park Metalworks

Monica Chenault

From: Emily Castillo
Sent: Tuesday, October 8, 2024 6:33 PM
To: Monica Chenault
Subject: Fw: Emergency Building Moratorium & Annexation Pause

Sent from my Verizon, Samsung Galaxy smartphone
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From: Alpine, WY <noreply@civicplus.com>
Sent: Tuesday, October 8, 2024 5:01:00 PM
To: Emily Castillo <ecastillo@alpinewy.gov>
Subject: Emergency Building Moratorium & Annexation Pause

Name: Chuck Castle
 Email: ccastle33@gmail.com

Message: Dear Mayor Green and Council, I would strongly urge you to vote to approve this temporary moratorium, and to immediately pause the approval of any annexation requests in process. Alpine is geographically unique in that we have only one road in and one road out and very little room for expansion. Jackson, with a population of 11,000 residents, sits within a 3.5 square mile radius and the traffic and congestion is unbearable, especially during the tourist seasons in Summer and Winter. In comparison, Alpine is less than 1.5 square miles and currently supports a population of 1,300-1,400 people and is growing rapidly. Remember, the last census was 1,220 in 2020 and Alpine has since approved multiple annexations and has seen a massive influx of new residents during the Covid pandemic. In fact, Alpine has never turned down an annexation request, despite concerns from residents surrounding the lack of a Master Plan and the increase in high-density development. With only one road going through town and the number of commuters and tourists that visit our small town, we do not have the infrastructure at this time to support large scale development. The annexation and development of MRC and Commercial zoned parcels require a comprehensive, long-term plan in order for our town to assess and meet the needs of our residents. In the last two years alone, Alpine has allowed and encouraged rapid, high-density development which will result in increased traffic, congestion, and perhaps most importantly, crime rate. We do not have the public facilities or a local police force to handle this incredible rate of growth! Our current water and sewer facilities were never designed to handle this amount of demand in such a small timeframe, and I greatly fear that our town will be overwhelmed in debt accrued from expanding infrastructure to meet these new development demands. How does Alpine plan on mediating these costs to residents? It is time for the Mayor and the council to take action in support of their constituents, and to enact a building moratorium in order for appropriate impact fees to be assessed and implemented, a comprehensive facilities improvements plan to be developed, and to give their community appropriate time to create a master plan. It is imperative that all annexation be paused immediately, in order for all developments to come in under the town's new comprehensive annexation process and to allow citizens a larger measure of transparency. Now is our time to pause and to carefully and thoughtfully engage our community to determine Alpine's future. I respectfully urge you to vote for this emergency moratorium, and to vote against the current

request for annexation. You were elected by and for the people and took a sacred oath to represent the voice of the people. It is time that you vote in support of the will of the people. Sincerely, Chuck Castle,
Alpine Resident

Section 7, Item a.

Monica Chenault

From: Emily Castillo
Sent: Wednesday, October 9, 2024 9:23 AM
To: Monica Chenault
Subject: Fw: In support of Emergency Building Moratorium & Annexation Hold.

Sent from my Verizon, Samsung Galaxy smartphone
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From: Joseph Paine <josephhpaine@gmail.com>
Sent: Wednesday, October 9, 2024 9:15:28 AM
To: Jeremy Larsen <jlarsen@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Frank Dickerson <fdickerson@alpinewy.gov>; Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>
Subject: In support of Emergency Building Moratorium & Annexation Hold.

Dear Mayor Green and council members,

I am writing to urge your support for the temporary moratorium as well as an immediate hold on land annexation requests. There are several reasons I feel this way about both issues.

Alpine is very much at a crossroads. Our town has very little land at the end of the day, and what we choose to do with what we have left will shape the character of the town itself for generations to come. One would assume we have a Master Plan for development, but we do not. One would assume that our utilities were ready to accommodate these projects, but how can we be sure? Even worse, waiving or simply not applying impact fees seems to be common. How is that justifiable in any way?

What we need is transparency concerning these issues which very much concern every single resident using water and sewer. In my experience, any time there seems to be a scramble to push something through, without proper due diligence and transparency to the community, someone knows of risks that they don't want to be made public.

I am not, by any stretch, an anti development guy. I just think that we need to slow down and carefully plan for the future of this wonderful place. This is our only chance for it.

Thank you,
Joseph Paine
Town Council Candidate

Monica Chenault

From: Eric Green
Sent: Tuesday, October 8, 2024 5:27 PM
To: Monica Chenault
Subject: Fw: Consideration of Moratorium

Eric Green Town of Alpine Mayor

From: Laurel Hammer <lhammer979@icloud.com>
Sent: Tuesday, October 8, 2024 5:16 PM
To: Eric Green <mayor@alpinewy.gov>
Subject: Consideration of Moratorium

Hello Mayor Green,

Thank you to you and the council members for all the work you do for the town of Alpine and its community.

I heard of the consideration around a moratorium on currently proposed development, annexations and building. My husband and I agree this temporary pause, along with updating the town's Master plan, would ensure diligence, analysis and thought is put into all types of efforts and will further support future development, including necessary infrastructure. To add, we certainly support having a school in the Alpine community, and we also support the Airpark and the economic support it provides.

Together we have an opportunity to ensure our town remains prosperous, as well as beautiful and well-planned, which will better serve our community and tourism.

Please let me know if you have any questions or concerns.

Very best regards,
Laurel Hammer and Chris Bissener

Sent from my iPad