



# TOWN COUNCIL MEETING

September 17, 2024 at 7:00 PM  
250 River Circle - Alpine, WY 83128

## AGENDA

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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](mailto:clerk@alpinewy.gov) with any questions or comments.

YouTube LINK FOR LIVE FEED:

<https://www.youtube.com/@townofalpine>

1. **CALL TO ORDER** - Mayor Green.
2. **PLEDGE OF ALLEGIANCE** – Mayor Green.
3. **ROLL CALL** – Monica Chenault.
4. **APPROVAL OF AGENDA.**

### **APPROVAL OF CONSENT AGENDA**

Items listed on the consent agenda are considered to be routine and will be enacted by one motion in the form listed hereafter. There will be no separate discussion of these items unless a Council member or citizen requests, in which case the item will be removed from the Consent Agenda and will be considered on the Regular Agenda.

5. **CONSENT AGENDA** – Mayor Green.

a. Town Council Minutes.

- August 21, 2024 - Public Hearing - Alpine Lakes.
- August 21, 2024 - Bid Opening Minutes.
- August 21, 2024 - Town Council Meeting Minutes.
- September 3, 2024 - Work Session Minutes.

b. Planning & Zoning Commission Minutes.

- August 16, 2024, Planning & Zoning Commission Meeting Minutes.

c. Bills to Pay - 08.20.2024 through 09.17.2024.

## **6. REPORTS**

a. Mayor's Report – Eric Green.

b. Engineering Report – Jorgensen Engineering.

c. Planning & Zoning Report – Melisa Wilson.

d. Economic Development Report – Jeremiah Larsen.

e. Alpine Travel & Tourism Board Report – Jeremiah Larsen.

f. Lincoln County Sheriff's Report – Submitted in writing.

## **7. ACTION ITEMS**

a. Alpine Charter School - Letter of Intent to Lease Town Property.

Seeking motion for Mayor Green to provide a Letter of Intent to the Alpine Charter School Board evidencing the Town of Alpine's willingness to lease Town-owned property for the purpose of constructing and maintaining a Charter School.

b. Advance (Final) Plat Approval for the Griest Addition to the Town of Alpine.

Seeking a motion to approve the advance (final) plat approval for the Griest Addition to the Town of Alpine as presented.

c. Simple Replat Application for Tyler Doucette, to be Known as Lot #105 - Palis Park 8th Addition to the Town of Alpine.

Seeking a motion to approve the simple replat application for Tyler Doucette, to be known as Lot #105 - Palis Park 8th Addition to the Town of Alpine.

d. Alpine Lakes Annexation Agreement.

Review and Discussion of the Alpine Lakes Annexation Agreement.

e. Ordinance No. 2024-008 - Alpine Lakes Annexation - 2nd Reading.

Seeking a motion to approve the 2nd Reading of Ordinance No. 2024-008 Alpine Lakes Annexation.

f. Master Plan RFP.

Seeking a motion to approve the issuance of the Request for Proposals (RFP) for the development of the Master Plan.

g. RFP Impact Fee Study.

Seeking a motion to approve the issuance of the Request for Proposals (RFP) for the Impact Fee Study.

- h. Funds Transfer: Melvin Brewing sent ACH to water reserve account in error. Transfer of these funds to the operating account require Town Council approval.

Seeking a motion to transfer money from water reserve fund to operating account for the amount of \$7,746.34 on 08/12/2024.

- i. Codes Enforcement Officer Appointment.

Seeking motion to appoint Chantal Heiner as Codes Enforcement Officer for the Town of Alpine.

- j. Sale of Surplus Equipment - MACK Truck.

Seeking motion to sell the 2012 Mack Truck to the Town of Afton, Wyoming for the amount of \$101,375.59.

## **8. TABLED ITEMS**

- [a.](#) Ordinance No. 2024-007- Noise Control - 2nd Reading.

Seeking a motion to approve the 2nd Reading of Ordinance No. 2024-007- Noise Control and accept the recommendations from the Planning and Zoning Commission.

## **9. PUBLIC COMMENT**

## **10. ADJOURNMENT**



## TOWN COUNCIL MEETING - PUBLIC HEARING ALPINE LAKES ANNEXATION MINUTES

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### 1. CALL TO ORDER - Mayor Green.

Mayor Green called the Alpine Lakes Annexation Public Hearing to order at 6:19 p.m.

### 2. PUBLIC HEARING

[Transcriber Note: The public hearing agenda packet included several important documents for review: the Annexation Summary and Notice of Public Hearing, the Annexation Report, Petition Certification, and a comparison of the old master plan with the newly amended plan. The Petition, submitted by Palisades Investments, LLC, the David Jenkins Revocable Living Trust, and the James M. McSweeney Revocable Trust on May 3, 2024, proposed the annexation of approximately 32.88 acres of both developed and undeveloped land along U.S. Highway 26. Clerk Chenault sent the Annexation Report and Notice of Public Hearing via certified mail to all property owners within the proposed annexation area and to utility providers serving the area. Additionally, a summary of the annexation report and the notice of public hearing were distributed to all property owners within 500 feet of the proposed area. No opposition to the annexation was reported. The Annexation Report can be accessed in the public hearing packet on the Town of Alpine's website at [alpinewy.gov](http://alpinewy.gov).]

Morgan Funk and Trevor Funk of Palisades Investments introduced themselves and provided an overview of their acquisition of the property in 2021. They presented both the existing master plan (which has been previously approved at the county level) and the proposed amended master plan. The new plan features highway commercial lots expanded business spaces including a new restaurant, and a first-phase commercial district for Alpine Lakes.

Ryan Haworth, owner of Teton Thai restaurants in Driggs, Idaho, and Jackson, Wyoming, is interested in opening a new location within the proposed annexed area and has arranged this with the landowners. Marlowe Scherbel outlined the amended master plan, emphasizing the changes and their potential impact on the area.

Mayor Green asked whether the owners of the lots adjacent to the proposed annexation area had been contacted about the possibility of annexing their properties as well. It was confirmed that outreach had been made to the owners of Lots 5 and 6, who expressed positive interest. Efforts will continue to reach out to other surrounding property owners. Emily expressed concerns about the capacity of the existing water and sewer services and requested further details on how these services would be managed.

Trevor Funk mentioned preliminary plans for an events center and work/live units within the MRC (Mixed Residential/Commercial) zone, although no definitive plans have been finalized yet. Councilman Burchard asked about the potential involvement of SVH EMS (Star Valley Health Emergency Medical Services) in the development.



Clerk Chenault confirmed that the Alpine Lakes annexation met all the requirements outlined in Wyoming State Statute 15-1-402. Specifically:

1. The annexation is designed to protect the health, safety, and welfare of both the residents in the annexation area and those in the existing city or town.
2. The urban development of the area sought for annexation integrates naturally with the city in terms of geography, economy, and social factors.
3. The area is a logical and feasible addition, with the extension of basic and customary services being reasonably achievable.
4. The annexed area is contiguous with or adjacent to the city or is owned by the city.
5. If the city does not operate its own electric utility, it is prepared to issue necessary franchises to serve the annexed area.
6. The city has sent a summary of the proposed annexation by certified mail to all landowners and affected public utilities within the territory and by first-class mail to property owners within 300 feet of the proposed annexation area, meeting the 20-business-day notification requirement.

Mayor Green inquired if all these procedural requirements had been satisfied, and Clerk Chenault confirmed that they had been.

Marlowe Scherbel provided information on existing sewer and water infrastructure, showing on a map where the current connections are and where additional infrastructure would be installed.

Councilman Castillo reiterated the need for more detailed plans and data on water and sewer capacity. Ryan Haworth offered to provide sewer and water data from his existing Teton Thai locations to assist in the evaluation. She expressed concerns about the annexation, indicating that she was not fully on board due to the need for more information and further assessment.

### **3. PUBLIC COMMENT**

During the public comment period, Sue Kolbas voiced support for the Teton Thai project but urged for greater Planning and Zoning involvement to assess the annexation's impacts. She called for more community input and questioned if the focus was too narrow on becoming a bedroom community. Patricia McQuaid inquired about the specifics of the 32.88-acre annexation, asking about zoning designations and the preapproved master plan with the county. Mr. Funk addressed Patricia's questions, confirming that, as previously discussed, the old master plan for Alpine Lakes is preapproved with the county. He also clarified the zoning designations for the annexed property which are Mixed Residential Commercial (MRC) and Residential Single-Family (R1).

### **4. ADJOURNMENT**

With no further public comment, Mayor Green adjourned the Public Hearing for Alpine Lakes Annexation. The Public Hearing for the Alpine Lakes Annexation was adjourned at 7:18 p.m.

Transcribed By:

\_\_\_\_\_  
Sarah Greenwald, Town Assistant Clerk

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Monica L. Chenault, Town Clerk

\_\_\_\_\_  
Date

Minutes approved in a legally advertised meeting on 09, 17, 2024.

Signed:

Attest:

\_\_\_\_\_  
Eric Green, Mayor

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Monica L. Chenault, Town Clerk



## TOWN COUNCIL WORK SESSION

September 03, 2024 at 7:00 PM  
250 River Circle - Alpine, WY 83128

### MINUTES

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#### 1. CALL TO ORDER - Mayor Green

Mayor Green called the Town Council Work Session to order at 7:00 p.m.

Present: Andrea Burchard, Councilman; Emily Castillo, Councilman; Frank Dickerson, Councilman; Mayor Eric Green.

Absent: Jeremy Larsen, Councilman.

#### 2. DISCUSSION ITEMS

Colin McSweeney, the Western Regional Manager at TischlerBise, joined the meeting via Zoom to discuss impact fees and share his expertise on the subject.

#### 3. ADJOURNMENT

Mayor Green adjourned the Town Council Work Session at 8:30 p.m.



# TOWN COUNCIL MEETING - WEDNESDAY

August 21, 2024

## MINUTES

### 1. CALL TO ORDER - Mayor Green.

Mayor Green called the August 21, 2024, Town Council Regular Meeting to order at 7:10 p.m.

### 2. PLEDGE OF ALLEGIANCE – Mayor Green.

Mayor Green led the attendees in the Pledge of Allegiance.

### 3. ROLL CALL – Monica Chenault.

Clerk Chenault conducted Roll Call. Present: Councilman Emily Castillo, Councilman Andrea Burchard, Councilman Frank Dickerson, Councilman Jerney Larsen, Mayor Eric Green.

### APPROVAL OF CONSENT AGENDA

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### 4. CONSENT AGENDA – Mayor Green.

#### a. Town Council Minutes - July 16th, 2024, Town Council Meeting Minutes.

Councilman Larsen made a motion to approve the July 16th, 2024, Town Council Meeting Minutes. Councilman Dickerson seconded. Voting Yea: Councilman Emily Castillo, Councilman Andrea Burchard, Councilman Frank Dickerson, Councilman Jerney Larsen, Mayor Eric Green.

#### b. Planning & Zoning Commission Minutes: July 23rd, 2024, Planning and Zoning Commission Meeting Minutes, July 9th, 2024, Planning and Zoning Commission Meeting Minutes, and June 11th, 2024, Planning and Zoning Commission Meeting Minutes.

Councilman Larsen made a motion to approve the July 23rd, 2024, July 9th, 2024, and June 11th, 2024, Planning and Zoning Commission Meeting Minutes. Councilman Dickerson seconded. Voting Yea: Councilman Emily Castillo, Councilman Andrea Burchard, Councilman Frank Dickerson, Councilman Jerney Larsen, Mayor Eric Green.

#### c. Bills to Pay Report: 07/17/2024 - 08/19/2024.

Councilman Larsen made a motion to approve the Bills to Pay Report: 07/17/2024 - 08/19/2024. Councilman Dickerson seconded. Voting Yea: Councilman Emily Castillo, Councilman Andrea Burchard, Councilman Frank Dickerson, Councilman Jerney Larsen, Mayor Eric Green

- d. Notice of All-Nighter Date Agreement - Bull Moose Lodge & Saloon and VR Tavern on the Greys.

Councilman Larsen made a motion to approve the Notice of All-Nighter Date Agreement - Bull Moose Lodge & Saloon and VR Tavern on the Greys. Councilman Dickerson seconded. Voting Yea: Councilman Emily Castillo, Councilman Andrea Burchard, Councilman Frank Dickerson, Councilman Jerney Larsen, Mayor Eric Green.

## 5. REPORTS

- a. Mayor's Report – Eric Green.

- RFP Development for Town of Alpine Master Plan.

Mayor Eric Green reported that the Town of Alpine has budgeted for the development of a new Master Plan. The next step is to issue a Request for Proposal (RFP). This Master Plan will provide a framework for the town's future development and is an opportunity for both the Council and the community to contribute their vision. The last Master Plan was completed in 2006, making this update particularly significant. Mayor Green emphasized the importance of public input and encouraged residents to participate in the process.

- Update on FLAP Grant Application.

Mayor Green updated the Council on the Federal Lands Access Program (FLAP) grant application for repaving Greys River Road. Unfortunately, the application was not successful this year. However, efforts will be made to strengthen the application for the following year to increase the chances of securing the grant. Mayor Green assured that the town remains committed to improving road infrastructure and will continue working on this initiative.

- Alpine Airpark October 1st, 2024, Work Session Announcement.

Mayor Green has scheduled a work session for October 1st, 2024, to discuss Alpine Airpark. The meeting will cover updates on the runway, aircraft operations, and noise procedures. Residents are invited to attend, engage with Airpark representatives, and participate in shaping solutions.

- Industrial Siting.

Mayor Green provided an update on the evaluation of impact fees related to the new nuclear plant project in Kemmerer. According to Sanderson's guidelines, it is necessary

to establish a direct connection between the project and its potential impacts on the town. Mayor Green assured the Council that the situation would be monitored closely and that appropriate measures would be taken to address any potential effects on the community.

b. Engineering Report – Jorgensen Engineering.

Kevin Meagher discussed the upcoming schedule for the Radio Read Meters project. The pre-bid meeting is set for August 22<sup>nd</sup>, 2024, with the bid opening scheduled for the following Thursday, August 29<sup>th</sup>, 2024. The project includes the installation of antennas at Ferry Peak Parks. Additionally, there will be a focus on the startup of the pretreatment plant to ensure all systems are running

c. Planning & Zoning Report – Melisa Wilson.

**Transcriber note:** [The recommendation for replat approval and signature for Leslie & Nanette Watson for permit #RE-Plat-04-24 on lot #857 of the Lakeview Estates Subdivision was placed on the agenda under the Planning & Zoning report items. It was incorrectly placed on the agenda and should have been listed under action items. A motion was made and approved to move the replat approval to the action items section for proper consideration and decision-making later in the meeting.]

Ms. Wilson noted that positive growth and effective development planning rely heavily on increased community involvement. Specifically, greater attendance at Planning and Zoning Commission Meetings is essential for fostering informed decision-making and ensuring the success of future projects.

d. Economic Development Report – Jeremiah Larsen.

Councilman Larsen reported that he will be undertaking a field trip to the WBC to assess the impact of the SLC Olympics on the region. While the Olympics predominantly impact Jackson, there will be notable effects in the valley as well. He will also visit Coalmine, Utah, a town that has successfully rebranded itself as a recreational destination. He plans to learn from their rebranding strategies and approaches. A report will be prepared on these items for Council within the next one to two months.

e. Utility Easement Update – Jeremiah Larsen.

Councilman Larsen provided an update on the utility easement project. He spent four hours walking the hill with representatives from Silver Star and LVE to implement Plan B. This plan, while involving some short-term disruptions, will be manageable and is expected to be completed by the end of October. The project includes burying power lines, installing fiber, and retiring copper lines. The excavation company anticipates encountering roots and potential tree removal; therefore, they will adjust their approach to minimize impact on the trees, focusing on a centerline-left adjustment to preserve them. Councilman Larsen continued to stress to the public to make note that the construction will be messy and disruptive. He emphasized that while the work will be inconvenient, it is temporary and has been planned for three years.

f. Alpine Travel & Tourism Board Report – Jeremiah Larsen.

Councilman Larsen reported on the Alpine Travel & Tourism Board. The Board has not met recently and will not convene until October. The car show held last weekend featured grant recipients, including the SV Arts Council. The artists involved reported a positive experience. The “Music in the Mountains” grant has been successful, with one final show remaining. The Board has solicited public input for new welcome sign designs. Submissions can be sent to [admin@alpinewy.gov](mailto:admin@alpinewy.gov).

g. Education Committee Report - Emily Castillo.

Councilman Castillo opened the report by detailing her background and the motivation behind her involvement with the Education Committee. She emphasized her dedication to advancing education and highlighted the necessity of strong community engagement in the decision-making process for a proposed new charter school.

An application from the Charter School Committee—an independent entity not affiliated with the Town of Alpine—for a charter school titled “American Preparatory Academy of Alpine.” This proposed school would cater to students from kindergarten through 8th grade.

The main focus of the discussion was the parcel of land owned by the Town of Alpine, which is funded by tax-paying citizens, and the potential of using this land for the new school.

Councilman Larsen stressed the urgency of the situation, highlighting the rapid pace at which decisions are being made and the critical need for community involvement. He pointed out the historical significance of the land, mentioning that it was designated for educational use as far back as the mid-1990s. Councilman Larsen referenced an old master plan map from 2003, which indicates the parcel as a “future school” site. He emphasized the importance of acting swiftly to seize this opportunity, noting that ongoing positive discussions with state officials could mean this is potentially the last chance to secure the school for the town. Larsen passionately advocated for choosing the Town of Alpine’s land for this important educational facility.

Mayor Green responded by expressing a desire to avoid hasty decisions. He proposed that the matter be further deliberated during the Public Comment section at the end of the meeting, allowing ample time for community input.

h. Lincoln County Sheriff’s Report – Submitted in writing.

## 6. ACTION ITEMS

a. Notice of Request for Comments Regarding the Proposed Use Authorization to Allow Sunroc Corp. to Extract Material from the Alpine Bear Pit near Alpine.

Mayor Green questioned whether the Council should take a formal stance, either in favor or against the proposal, by writing a letter on behalf of him and Town Council. Councilman Castillo Encouraged public involvement and feedback, emphasizing community engagement. Councilman Larsen expressed concerns such as increased dust and truck traffic. Councilman Larsen’s gut feeling was against the proposal. Mayor Green also voiced his opposition to the proposal. Councilman Castillo questioned the need for such an amount of gravel in the valley, expressing concern about health impacts and adherence to EPA regulations, which require extraction sites to be at least one mile from residential areas.

Sue Kolbas, Planning and Zoning Vice Chairman, made public comment concerning this. Ms. Kolbas found the proposal disturbing, highlighting that it could significantly increase dust and noise levels. Expressed serious health concerns and noted that the impact would be much greater than current levels.

Richard Jenkins, local Alpine resident, also made public comment. Mr. Jenkins suggested postponing the letter until a solution is found, advocating for a balanced approach rather than closing the door on the proposal outright.

Patricia Mcquaid, local Alpine resident, asked the Council who is the decision-making authority. Councilman Larsen answered by saying he Bureau of Reclamation (BOR) will make the final decision on the proposal.

Councilman Larsen made a motion for a resolution to approve Mayor Green to send this letter addressing the town's concerns. Councilman Dickerson seconded the motion.

Clerk Chenault noted the proposal involves an expansion of an existing permit rather than increasing the amount of stone extracted. It is important to note that Sunroc Corp. is a large corporation.

Kathy Oseani made public comment following the motion. Ms. Oseani expressed gratitude for the Council's concerns and reiterated the need for the extraction site to be located farther from residential areas. She also highlighted potential conflicts with county roads and boat access and encouraged the county commissioner to advocate on behalf of the community.

Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo.

b. Ordinance No. 2024-008 - Alpine Lakes Annexation - 1st Reading.

Councilman Dickerson made a motion to approve the 1st Reading of Ordinance No. 2024-008 Alpine Lakes Annexation. Larsen seconded.

Clerk Chenault apologized for the last-minute addition. The annexation is fairly standard, but there are noted concerns in the annexation report. A meeting was held with the Funks, and an annexation agreement will address these concerns. There are some nuances, including issues with easements and zoning. A special use zoning for EMS was discussed.

Councilman Larsen asked if everything was in order. Clerk Chenault confirmed that it was.

Councilman Castillo asked Kevin Meagher with Jorgensen Engineering to explain to the Council the current flow rates.

Councilman Castillo highlighted several legal and historical complications, referencing the Annexation Report detailing past agreements. She noted capacity issues and the lack of a master plan to guide development. Castillo proposed tabling the motion for 90 days for further investigation.

Councilman Castillo made a motion to table Ordinance No. 2024-008 - Alpine Lakes Annexation - 1st Reading for 90 days for investigation. No second. Motion fails.



Mayor Green agreed that additional time would be beneficial but suggested that the three-reading process would provide more information.

Clerk Chenault noted the importance of understanding the language of developer agreements and clarified that credits will not be given to new developers under the new ordinance.

Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green  
Voting Nay: Councilman Castillo.

c. Ordinance No. 2024-007- Noise Control - 2nd Reading.

The Clerk explained that changes were made to Ordinance No. 2024-007 to align it with the Land Use Development Code (LUDC).

Councilman Larsen made a motion to approve the 2nd Reading of Ordinance No. 2024-007- Noise Control and accept the recommendations from the Planning and Zoning Commission. Dickerson seconded

A new section was added addressing construction activities: Construction activities and all related sounds are limited to 7:00 a.m. to 7:00 p.m. on weekdays (Monday through Friday) and 8:00 a.m. to 6:00 p.m. on weekends (Saturday and Sunday) and legal holidays from May through November. From December through April, the timeframe will be 7:00 a.m. to 5:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on weekends and legal holidays. Activities lasting for three consecutive days will be subject to violations as outlined in the Health, Safety, and Sanitation Noise Control Ordinance

Melisa Wilson, Chairman of the Planning and Zoning Commission, presented the drafted changes. She explained that the Commission sought a balance between minimizing disturbance to neighbors and accommodating those who need to work in their homes outside regular working hours. The aim was to address concerns about late-night construction while considering the needs of homeowners who may only have evenings or weekends available for such work.

Mayor Green as well as Councilman Larsen expressed a few concerns they had such as the times chosen, and the ability to enforce this.

Councilman Larsen made a motion to table Ordinance No. 2024-007- Noise Control - 2nd Reading. Councilman Dickerson seconded. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo.

d. Quotes for Managed IT.

Seeking a motion to approve either the quote from Teton Tech Solutions for \$3,128.00 (\$37,536.00 Annually) or the quote from K2 Technologies for \$6,300.00 (\$42,600.00 Annually) and authorize Mayor Green to sign the respective agreement.

Councilman Larsen made a motion to approve either the quote from Teton Tech Solutions for \$3,128.00 (\$37,536.00 Annually) or the quote from K2 Technologies for \$6,300.00 (\$42,600.00 Annually) and authorize Mayor Green to sign the respective agreement. Dickerson seconded.

The discussion highlighted the need for enhanced cybersecurity measures due to the town's inability to secure insurance against cyber-attacks. This is critical given the town's handling of personal information, including credit card data processed through a third party.

Clerk Chenault explained that local governments have faced ransomware attacks, and our insurance company has discontinued coverage, providing a list of required actions to protect the town.

Teton Tech Solutions is based in Jackson, while K2 Technologies is based in Gillette. Both proposals are similar, but Teton Tech's local presence is advantageous. Teton Tech also has a working relationship with our audio services provider.

Council members noted Teton Tech's faster response time and the fact that its owner is local. There was concern about the high costs of potential cyber-attacks and the complexity of managing these issues as a government entity.

Councilman Larsen amended his motion to approve Teton Tech Solutions for \$3,128.00 (\$37,536.00 Annually) authorize Mayor Green to sign the respective agreement. Councilman Dickerson seconded. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo.

e. Planning and Zoning Commission Recommendation for Proposed Changes to LUDC.

Due to time constraints, the Planning and Zoning Commission's recommendation for proposed changes to the Land Use and Development Code (LUDC) was not discussed during the meeting.

f. Resolution No. 2024-031 - Authorized user of Venmo.

Councilman Dickerson made a motion to approve Resolution No. 2024-031 - Authorized user of Venmo. Seconded by Councilman Larsen. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo.

g. Western States Sales Agreement.

Councilman Larsen made a motion to approve the Western States Sales Agreement for the amount of \$14,186.64, despite the fact that it exceeds the budget, and authorize Mayor Green to sign. Dickerson seconded the motion.

Clerk Chenault explained that the original budget submitted for this item was \$12,000, which the new agreement exceeds. Castillo expressed a desire to ensure that budget overruns like this do not occur in the future.

Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo.

## 7. PUBLIC COMMENT

**Mayor Green** opened the floor for public comment.

**Dave Jenkins** expressed his disappointment that the public comment period was scheduled for the end of the meeting. He presented the Charter Board's concept plan for the proposed school, noting

that approval could come as soon as October 1st. Dave offered to meet with anyone who had questions about the plan.

**Steve Funk** thanked the community members who supported the school proposal and encouraged them to continue voicing their opinions. He highlighted the strong support from Senator Dockstader, county commissioners, and the Lincoln County School District 2. Steve emphasized the need for the Town's support to use the land for the school, which he believes would boost property values and address safety and security issues for local children. He also noted that college scholarships have been committed for students to attend the University of Wyoming. He concluded his comment by adding that American Preparatory Academy's research indicates that students at any of their six schools achieve above-average test scores.

**Patricia McQuaid** asked several questions: Is the application for the school approved yet? No. Does the town need to commit to a site before the charter can be granted? No. Is the town financing a private school? The town owns the property, but financing is managed separately. Will the school be public with town oversight? Patricia expressed her desire for a school that is accessible to all children in Alpine.

**Drew Hansen from Melvin Brewing** expressed enthusiasm for the school, noting that it would enhance the area's appeal and attract more residents.

**Cary Clineman** addressed Pat's questions, explaining that part of the application process includes a review of the facility plan, which is currently under review. Ms. Clineman assured that the school would be open to all students and governed by a school board. In response to Councilman Castillo's question about property tax contributions, Ms. Clineman clarified that property taxes fund state education costs, and attending the school would incur no additional cost compared to public schools in Afton. She also highlighted the importance of community investment in youth and shared her insights from attending an informational meeting with the American Preparatory Academy.

**Rob Lapier** inquired about the Mercer study and why it was dismissed. **Kelly Shackelford** explained that the Mercer plan did not guarantee a school. Rob noted that he believes the current land proposal is the best option and expressed concerns about some curriculum aspects catering to specific populations.

**Merideth Leonard**, asked about the RFP process, Mayor Green responded that it will be sent to Jorgensen Engineering with the goal of attracting numerous applicants. She emphasized the unique opportunity presented by the school, aligning with community values.

**Richard Jenkins** shared that he had conducted a study showing lower GPA levels for Alpine students compared to those in Afton. He expressed gratitude for reaching this point and praised the Charter Board's efforts. Richard also mentioned his past involvement in the Alpine Town Council and his role in designating the land as a future school site.

**Lisa Grover** from the National Alliance for Charter Schools provided information about charter schools, noting that they operate like other public schools. She encouraged attendees to visit [publiccharters.org](http://publiccharters.org) for more details.

**Phil Clausen** expressed initial hesitation about the charter school but now believes it is Alpine's best chance for a school. He compared it to similar experiences in his hometown in Colorado and questioned what might be delaying the use of the designated land.

**Emmett Mavey**, a former Alpine resident, shared his experience of spending significant time commuting to school. He questioned why the town would invest in different land when a suitable site had already been set aside. He urged the council to consider the historical intentions for the land.

**Senator Dockstader** recounted his efforts in filing a bill for the Alpine charter school and the challenges involved. He urged for a definitive decision on the school's location to move forward.

**Kathy Jenkins** expressed her long-standing anticipation for the school and hoped the Council would successfully move forward with the proposal.

**Meta Deitmer** noted that while progress has been made, there are misconceptions about the project due to a lack of information. She suggested improving awareness and outreach to better involve the community, particularly working parents.

**Kelly Shacklefield** shared her personal experience of the hardship caused by long commutes and emphasized the need for increased community involvement in the school project.

**Steve Funk** thanked Jeff Daughtry and Senator Dockstader for their support and efforts in the process.

**Mayor Green** affirmed his support for the project but expressed concerns about unresolved questions and the need for thorough research and community input. He emphasized the importance of making an informed decision that reflects the views of all residents.

**Councilman Larsen** suggested holding a public workshop to discuss the school proposal, with the possibility of moving forward with the ordinance if the workshop is successful. He proposed scheduling the workshop for September 11th and noted that a decision on the land could be communicated to the state by September 18th. Larsen emphasized the long-standing need for a school in the community.

**Mayor Green** and **Councilman Castillo** agreed that a public workshop on September 11th is a positive step forward.

Following the public comment period, a 10-minute recess was observed. After the recess, a motion was made to begin the discussion of the action item regarding the replat approval and signature for Leslie & Nanette Watson. This pertains to permit #RE-Plat-04-24 for lot #857 in the Lakeview Estates Subdivision.

- a) Councilman Larsen made a motion to Amend the agenda to add the motion to accept the bids for the Suzuki mini truck and the dodge ram 3500 and to add the replat for Leslie & Nanette Watson: Lot #857 Lakeview Estates, 733 Pinecrest Circle – (RE-Plat-04-24) Simple Subdivision (Lot Consolidation).

Councilman Larsen made a motion to approve the Replat for #RE-Plat-04-24 for Leslie and Nanette Watson. Councilman Dickerson seconded. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo

Councilman Larsen made a motion to accept the two bids received earlier from the bid opening regarding the surplus vehicles. Councilman Dickerson seconded the motion. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo.

## 8. EXECUTIVE SESSION

Councilman Dickerson made a motion to enter executive session. Councilman Burchard seconded. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo. The meeting entered executive session at 10:20 p.m.

Councilman Dickerson made a motion to end executive session and enter back into the meeting. Councilman Burchard seconded. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo. There was no action taken during the executive session.

## 9. ADJOURNMENT

Councilman Dickerson made a motion to adjourn the Town Council August 21<sup>st</sup>, 2024, Regular Meeting. Councilman Burchard seconded. Voting Yea: Councilman Burchard, Councilman Dickerson, Councilman Larsen, Mayor Green Councilman Castillo. The meeting was adjourned at 10:38 p.m.

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Report Criteria:  
Detail report.  
Invoices with totals above \$0.00 included.  
Only paid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	GL Account and Title
Altrien Schuthelns									
3340	Altrien Schuthelns	6-24, 7/24, 8/2	Back up WWTP Operator	08/01/2024	1,500.00	1,500.00	08/19/2024		52-83-315 Professional Services
Alamlogix									
200	Alamlogix	11886	Monthly Monitoring	08/01/2024	35.00	35.00	08/19/2024		10-59-332 Facilities - C.C. R & M
Alpine Ace Hardware									
250	Alpine Ace Hardware	AACCT # 1810	Water Parts/Supplies	07/31/2024	514.53	514.53	08/19/2024		51-80-332 Repairs & Maintenance
250	Alpine Ace Hardware	AACCT # 1810	Medical Clinic Repairs	07/31/2024	17.82	17.82	08/19/2024		10-59-336 Facilities - MC Bldg R & M
250	Alpine Ace Hardware	AACCT # 1810	Civic Center Repairs & Maintenance	07/31/2024	7.43	7.43	08/19/2024		10-59-332 Facilities - C.C. R & M
250	Alpine Ace Hardware	AACCT # 1810	Town Hall Repair	07/31/2024	7.99	7.99	08/19/2024		10-59-330 Facilities - Town Hall R & M
250	Alpine Ace Hardware	AACCT # 1810	Parks - Repairs and Maintenance	07/31/2024	30.60	30.60	08/19/2024		10-65-332 Parks Repairs & Maint.
250	Alpine Ace Hardware	AACCT # 1810	Shop Supplies	07/31/2024	135.36	135.36	08/19/2024		10-59-410 Shop Supplies
Alpine Excavation LLC									
290	Alpine Excavation LLC	2401-1160	Water Leak Trail Drive	07/22/2024	2,413.75	2,413.75	08/19/2024		51-80-332 Repairs & Maintenance
290	Alpine Excavation LLC	2401-1160	Nelson Lane Line Tap	07/22/2024	3,983.75	3,983.75	08/19/2024		51-80-332 Repairs & Maintenance
290	Alpine Excavation LLC	2401-1160	Water Road for Mag	07/22/2024	877.50	877.50	08/19/2024		10-54-333 Repairs & Maint. - Streets
290	Alpine Excavation LLC	2401-1160	Fasterens	07/22/2024	5.66	5.66	08/19/2024		10-54-400 Streets - Tools & Equipment
290	Alpine Excavation LLC	2402-1110	Nelson Lane Line Tap	06/09/2024	2,876.25	2,876.25	08/19/2024		51-80-332 Repairs & Maintenance
290	Alpine Excavation LLC	2402-1110	Hydrant	06/09/2024	30.66	30.66	08/19/2024		10-59-332 Facilities - C.C. R & M
290	Alpine Excavation LLC	2402-1110	North Alpine	06/09/2024	660.40	660.40	08/19/2024		51-80-332 Repairs & Maintenance
290	Alpine Excavation LLC	2402-1146	Water Line Repair - Water Taps - f	07/24/2024	5,412.50	5,412.50	08/19/2024		51-80-332 Repairs & Maintenance
290	Alpine Excavation LLC	2402-1146	Stoor Drive Road base - Road BI	07/24/2024	978.56	978.56	08/19/2024		10-54-333 Repairs & Maint. - Streets
290	Alpine Excavation LLC	2402-1228	Flinging Water Leak	08/06/2024	1,281.25	1,281.25	08/19/2024		51-80-332 Repairs & Maintenance
290	Alpine Excavation LLC	2402-1228	Dig up leak - Dig Water pit	08/06/2024	939.72	939.72	08/19/2024		51-80-332 Repairs & Maintenance
290	Alpine Excavation LLC	540	Finance Charge	06/28/2024	83.69	83.69	08/19/2024		10-54-411 Ops Supplies - Snow Remov
AT&T MOBILITY									
410	AT&T MOBILITY	AUGUST 2024	Telephone	07/12/2024	44.07	44.07	08/10/2024		51-80-452 Utilities (Distribution)
410	AT&T MOBILITY	AUGUST 2024	Telephone	07/12/2024	44.07	44.07	08/10/2024		10-56-452 Codes Utilities
410	AT&T MOBILITY	AUGUST 2024	Telephone	07/12/2024	45.06	45.06	08/10/2024		10-50-410 P & Z Office Supplies & Stam
410	AT&T MOBILITY	AUGUST 2024	lpad - Maintenance Module Use -	07/12/2024	40.04	40.04	08/10/2024		52-84-454 Utilities
410	AT&T MOBILITY	AUGUST 2024	lpad - Maintenance Module Use -	07/12/2024	40.04	40.04	08/10/2024		10-59-400 Facilities Tools & Equipment
410	AT&T MOBILITY	AUGUST 2024	lpad - Maintenance Module Use -	07/12/2024	40.04	40.04	08/10/2024		10-65-450 Parks - Vehicles, Tools, & Eq
410	AT&T MOBILITY	AUGUST 2024	lpad - Maintenance Module Use -	07/12/2024	40.04	40.04	08/10/2024		10-50-410 P & Z Office Supplies & Stam
410	AT&T MOBILITY	AUGUST 2024	lpad - Maintenance Module Use -	07/12/2024	40.04	40.04	08/10/2024		51-80-420 Operation Parts & Supplies
410	AT&T MOBILITY	AUGUST 2024	lpad - Maintenance Module Use -	07/12/2024	40.04	40.04	08/10/2024		52-84-420 Ops Parts & Supplies
410	AT&T MOBILITY	AUGUST 2024	Mayor Green Phone Line	07/12/2024	49.11	49.11	08/10/2024		10-42-340 Telephone/Fax

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410	AT&T MOBILITY	AUGUST 2024	Scada - Communications	07/12/2024	172.12	172.12	08/10/2024		52-82-454 Utilities	
Bank of Star Valley										
450	Bank of Star Valley	AUGUST 2024	Loan Payment on Mack	07/31/2024	2,068.05	2,068.05	08/11/2024		10-95-620 Debt Service Loan Principal	
450	Bank of Star Valley	AUGUST 2024	Loan Payment on Mack Truck - Int	07/31/2024	469.02	469.02	08/11/2024		10-95-630 Debt Service Loan Interest	
Barco Municipal Products Inc.										
3210	Barco Municipal Products Inc.	IN-249639	Road Signs	07/18/2024	4,859.90	4,859.90	08/19/2024		10-54-445 Streets Signs	
Belinda Penny										
460	Belinda Penny	853095	Civic Center Cleaning	07/31/2024	600.00	600.00	08/19/2024		10-58-332 Facilities - C, C, R & M	
460	Belinda Penny	853095	Town Hall Cleaning	07/31/2024	200.00	200.00	08/19/2024		10-58-330 Facilities - Town Hall R & M	
Bernhauser, Anthony Michael										
3490	Bernhauser, Anthony Michael	ENTERTAINER	Music in the Mountains - Performe	07/25/2024	1,500.00	1,500.00	07/25/2024		10-66-431 Music Series Expenses	
Black Top Pros										
3600	Black Top Pros	2227	Civic Center Parking Lot	07/30/2024	8,275.80	8,275.80	08/19/2024		10-58-332 Facilities - C, C, R & M	
Brian Ziegler										
3500	Brian Ziegler	100	Music Series	07/31/2024	2,000.00	2,000.00	08/14/2024		10-66-431 Music Series Expenses	
Broullins-Alpine										
570	Broullins-Alpine	141004 AUGU	Dry Ice - Mosquito Abatement	07/31/2024	218.16	218.16	08/19/2024		10-65-340 Parts Outside Services/Sub	
570	Broullins-Alpine	141004 AUGU	Town Hall Supplies	07/31/2024	48.16	48.16	08/19/2024		10-42-410 Admin Office Supplies	
570	Broullins-Alpine	141004 AUGU	Supplies	07/31/2024	85.47	85.47	08/19/2024		10-58-410 Shop Supplies	
570	Broullins-Alpine	141004 AUGU	Mosquito Repellant Meter Reads	07/31/2024	7.49	7.49	08/19/2024		51-80-332 Repairs & Maintenance	
Caselle										
620	Caselle	134527	Software Support & Maintenance -	08/01/2024	186.34	186.34	08/19/2024		10-58-335 Facilities Software and IT	
620	Caselle	134527	Software Support & Maintenance -	08/01/2024	600.00	600.00	08/19/2024		52-84-335 Software and IT	
620	Caselle	134527	Software Support & Maintenance -	08/01/2024	600.00	600.00	08/19/2024		52-84-335 Software and IT	
620	Caselle	134527	Software Support & Maintenance	08/01/2024	186.33	186.33	08/19/2024		10-45-411 Court Software	
620	Caselle	134527	Software Support & Maintenance	08/01/2024	186.33	186.33	08/19/2024		10-50-411 P & Z Software	
620	Caselle	134527	Software Support & Maintenance	08/01/2024	600.00	600.00	08/19/2024		10-42-335 Software and IT	
620	Caselle	29072024-020	Caselle Training	07/29/2024	1,190.00	1,190.00	08/19/2024		10-42-390 Admin Education & Training	
Core & Main										
710	Core & Main	113184 - AUG	Meier Pits	07/31/2024	9,391.84	9,391.84	08/19/2024		51-80-420 Operation Parts & Supplies	
710	Core & Main	113184 - AUG	Supplies	07/31/2024	1,598.06	1,598.06	08/19/2024		51-80-400 Tools & Equipment	
710	Core & Main	113184 - AUG	Water Parts	07/31/2024	898.36	898.36	08/19/2024		51-80-420 Operation Parts & Supplies	
Depatco										
790	Depatco	41352237 -413	Pea Gravel	07/31/2024	280.45	280.45	08/19/2024		51-80-332 Repairs & Maintenance	
790	Depatco	41352619-413	Pea Gravel	07/31/2024	200.96	200.96	08/19/2024		51-80-332 Repairs & Maintenance	
790	Depatco	41354199	Pea Gravel	08/07/2024	295.75	295.75	08/19/2024		51-80-332 Repairs & Maintenance	
Dex Imaging										
810	Dex Imaging	APR11725622	Color Copies	08/02/2024	366.89	366.89	08/19/2024		10-42-410 Admin Office Supplies	
810	Dex Imaging	APR11725622	Copies	08/02/2024	34.48	34.48	08/19/2024		10-42-345 Office Equipment	



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	<b>Dry Creek Enterprises, Inc</b>								
	860 Dry Creek Enterprises, Inc	2698	Sludge Pumping	08/07/2024	7,080.00	7,080.00	08/19/2024		52-84-318 Sludge Hauling/Disposal
	860 Dry Creek Enterprises, Inc	M6317	Portable Toilet - Skate Park	07/31/2024	185.00	185.00	08/19/2024		10-65-332 Parks Repairs & Maint.
	860 Dry Creek Enterprises, Inc	M6318	Portable Toilet - Ball Park	07/31/2024	125.00	125.00	08/19/2024		10-65-332 Parks Repairs & Maint.
	860 Dry Creek Enterprises, Inc	M6349	Portable Toilet - Pre Treatment Pla	07/31/2024	60.00	60.00	08/19/2024		52-83-300 Misc Expense
	<b>Energy Laboratories, Inc</b>								
	870 Energy Laboratories, Inc	647740	Testing - Civic Center	08/03/2024	330.00	330.00	08/19/2024		51-80-320 Testing
	870 Energy Laboratories, Inc	647740	Testing - 50 Wieman Way	08/03/2024	330.00	330.00	08/19/2024		51-80-320 Testing
	870 Energy Laboratories, Inc	647740	Shipping	08/03/2024	61.00	61.00	08/19/2024		51-80-320 Testing
	870 Energy Laboratories, Inc	649434	Testing	08/10/2024	108.00	108.00	08/19/2024		51-80-332 Repairs & Maintenance
	<b>Falcon Environmental Corp</b>								
	900 Falcon Environmental Corp	10621	Parts & Supplies	04/17/2024	115.15	115.15	08/19/2024		52-82-332 Repairs & Maintenance
	900 Falcon Environmental Corp	10854	Flood Switch	08/09/2024	81.91	81.91	08/19/2024		52-82-332 Repairs & Maintenance
	<b>Fall River Propane</b>								
	910 Fall River Propane	70223001 - AU	Propane	07/31/2024	9.00	9.00	08/19/2024		52-82-454 Utilities
	<b>FP Mailing Solutions</b>								
	980 FP Mailing Solutions	R106302573	Post Base Rental Fees - SRD Qu	07/18/2024	149.85	149.85	08/19/2024		10-42-405 Admin Postage
	<b>G &amp; A Construction LLC</b>								
	3520 G & A Construction LLC	0000125	Door Installation	08/06/2024	1,200.00	1,200.00	08/19/2024		10-58-336 Facilities - MC Bldg R & M
	3520 G & A Construction LLC	00001254	Marge Grover Park Gazebo Roof I	07/15/2024	5,400.00	5,400.00	08/19/2024		10-65-332 Parks Repairs & Maint.
	<b>High Country Linen</b>								
	2890 High Country Linen	2868-00000 A	Uniforms Services	07/31/2024	135.53	135.53	08/19/2024		52-84-332 Repairs & Maintenance
	2890 High Country Linen	2868-00000 A	Uniforms Services	07/31/2024	135.53	135.53	08/19/2024		51-80-332 Repairs & Maintenance
	2890 High Country Linen	2868-00000 A	Uniform Service	07/31/2024	135.52	135.52	08/19/2024		10-58-410 Shop Supplies
	<b>Highland Music, LLC</b>								
	1180 Highland Music, LLC	240-2024-1	Music Series	08/01/2024	2,000.00	2,000.00	08/01/2024		10-66-431 Music Series Expenses
	<b>Huber Technology</b>								
	1210 Huber Technology	114440	Supplies	08/21/2024	3,353.48	3,353.48	08/19/2024		52-82-420 Ops Parts & Supplies
	<b>Hunt Construction</b>								
	3570 Hunt Construction	22399	Mrg Roads	07/30/2024	5,190.00	5,190.00	08/19/2024		10-64-333 Repairs & Maint. - Streets
	<b>Idaho Park and Recreation</b>								
	1220 Idaho Park and Recreation	AUGUST 24 - 4	Permits Sold	08/01/2024	211.00	211.00	08/05/2024		10-62-451 Information Center COGS
	<b>IDAWY Waste District</b>								
	1240 IDAWY Waste District	47X01415	Municipal Solid Waste	07/31/2024	47.18	47.18	08/19/2024		10-58-334 Facilities - Shop R & M
	<b>Insite Instrumentation Group Inc.</b>								
	3580 Insite Instrumentation Group Inc.	244286	Portable Meter - Portable Sensor -	07/18/2024	3,442.00	3,442.00	08/19/2024		52-84-400 Tools & Equipment
	<b>Jenkins Building Supply</b>								
	1310 Jenkins Building Supply	ACCOUNT # 1	Water Repairs & Maintenance	07/31/2024	152.69	152.69	08/19/2024		51-80-332 Repairs & Maintenance
	1310 Jenkins Building Supply	ACCOUNT # 1	Shop Supplies	07/31/2024	188.32	188.32	08/19/2024		10-58-400 Facilities Tools & Equipment
	1310 Jenkins Building Supply	ACCOUNT # 1	WWT Repairs & Maintenance	07/31/2024	35.69	35.69	08/19/2024		52-84-332 Repairs & Maintenance



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1310	Jenkins Building Supply	ACCOUNT # 1	Parks - Gazebo replacement	07/31/2024	321.81	321.81	08/19/2024		10-65-332 Parks Repairs & Maint.
1310	Jenkins Building Supply	ACCOUNT # 1	Parks Repairs & Maintenance	07/31/2024	51.72	51.72	08/19/2024		10-65-332 Parks Repairs & Maint.
1310	Jenkins Building Supply	ACCOUNT # 1	Medical Clinic Doors	07/31/2024	1,160.83	1,160.83	08/19/2024		10-58-336 Facilities - MC Bldg R & M
1310	Jenkins Building Supply	ACCOUNT # 1	Civic Center Repairs	07/31/2024	24.72	24.72	08/19/2024		10-58-332 Facilities - C.C. R & M
<b>John Koehler</b>									
3250	John Koehler	AUGUST 2024	Aviation Scholarship for Kazia Ba	07/31/2024	5,000.00	5,000.00	08/19/2024		10-70-315 Business & Community Devel
<b>Jorgensen Engineering</b>									
1340	Jorgensen Engineering	53979 - 54129	Engineering - Admin	07/31/2024	2,639.25	2,639.25	08/19/2024		10-42-315 Professional Services
1340	Jorgensen Engineering	53979 - 54129	Planning & Zoning Engineering	07/31/2024	923.75	923.75	08/19/2024		10-50-331 P & Z Legal & Professional
1340	Jorgensen Engineering	53979 - 54129	Planning & Zoning Trailhead Sud	07/31/2024	1,171.25	1,171.25	08/19/2024		10-50-331 P & Z Legal & Professional
1340	Jorgensen Engineering	53979 - 54129	Engineering Sale Streets for all	07/31/2024	295.00	295.00	08/19/2024		10-90-545 SS4A Project Expenses
1340	Jorgensen Engineering	53979 - 54129	Planning & Zoning Engineering Al	07/31/2024	2,393.75	2,393.75	08/19/2024		10-50-331 P & Z Legal & Professional
1340	Jorgensen Engineering	53979 - 54129	AMI Radio Read Project	07/31/2024	6,577.50	6,577.50	08/19/2024		51-90-545 Radio Read Project
1340	Jorgensen Engineering	53979 - 54129	Water Administration	07/31/2024	2,658.60	2,658.60	08/19/2024		51-42-315 Admin Professional Services
1340	Jorgensen Engineering	53979 - 54129	Water Administration - Mega Well	07/31/2024	442.50	442.50	08/19/2024		51-42-315 Admin Professional Services
1340	Jorgensen Engineering	53979 - 54129	Waste Water Collections	07/31/2024	319.00	319.00	08/19/2024		52-82-315 Professional Services
1340	Jorgensen Engineering	53979 - 54129	Waste Water Pre Treatment Plant	07/31/2024	9,883.80	9,883.80	08/19/2024		52-90-541 Pre-Treatment Project
1340	Jorgensen Engineering	CREDIT JUNE	AMI Radio Read Project	07/31/2024	10.00-	10.00-	08/19/2024		51-90-545 Radio Read Project
<b>Lincoln County Clerk</b>									
1480	Lincoln County Clerk	EASEMENT FI	Easement Filings	08/01/2024	15.00	15.00	08/19/2024		10-42-415 Other Expenses
1480	Lincoln County Clerk	LIEN RELEASE	Lien Release for Sewer Loan	07/01/2024	12.00	12.00	08/19/2024		10-42-415 Other Expenses
1480	Lincoln County Clerk	WYSS RELEA	Recording Fees	08/12/2024	12.00	12.00	08/19/2024		10-42-410 Admin Office Supplies
<b>Lincoln County Sheriff's Office</b>									
1510	Lincoln County Sheriff's Office	AUGUST 2024	Communications	08/01/2024	606.50	606.50	08/19/2024		10-56-319 County Officer Contract & Co
1510	Lincoln County Sheriff's Office	BI- YEARLY 20	Contract For Law Enforcement Se	07/23/2024	65,000.00	65,000.00	08/19/2024		10-56-319 County Officer Contract & Co
<b>Lincoln County Water Quality Lab</b>									
1530	Lincoln County Water Quality Lab	17408-17409-1	Testing	08/07/2024	81.00	81.00	08/19/2024		51-80-320 Testing
<b>Lonesome Gold Productions LLC</b>									
3120	Lonesome Gold Productions LLC	07/30/2024	Music Series	07/30/2024	1,500.00	1,500.00	07/30/2024		10-66-431 Music Series Expenses
<b>Lower Valley Energy</b>									
1560	Lower Valley Energy	91040022 - AU	Pump Service	07/10/2024	42.90	42.90	08/10/2024		51-80-452 Utilities (Distribution)
1560	Lower Valley Energy	92040003 AUG	Utility	07/10/2024	16.88	16.88	08/10/2024		10-65-452 Parks Utilities
1560	Lower Valley Energy	92040008 AUG	92040008 August 2024	07/10/2024	16.00	16.00	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040007 AUG	Utility	07/10/2024	2,876.60	2,876.60	08/10/2024		51-80-453 Utilities Wells (Generation)
1560	Lower Valley Energy	92040008 AUG	Electricity	07/10/2024	50.52	50.52	08/10/2024		10-58-450 Facilities - T.H. Utilities
1560	Lower Valley Energy	92040010 AUG	Town Hall - Electricity	07/10/2024	24.98	24.98	08/10/2024		10-58-450 Facilities - T.H. Utilities
1560	Lower Valley Energy	920400105 AU	Three River Meadows Lift Station	07/10/2024	28.15	28.15	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040011 AUG	Maintenance Shop - Utilities	07/10/2024	41.95	41.95	08/10/2024		10-58-454 Facilities - Shop Utilities
1560	Lower Valley Energy	92040012 AUG	Electricity	07/10/2024	2,781.70	2,781.70	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040012 AUG	Ball Field	07/10/2024	20.11	20.11	08/10/2024		10-65-452 Parks Utilities

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1560	Lower Valley Energy	92040014 AUG	Lift Station Pails Park	07/10/2024	48.24	48.24	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040017 AUG	Water Meter Bridge	07/10/2024	18.88	18.88	08/10/2024		51-80-452 Utilities (Distribution)
1560	Lower Valley Energy	9204002 AUG	Civic Center - Electricity	07/10/2024	274.19	274.19	08/10/2024		10-58-452 Facilities - C.C. Utilities
1560	Lower Valley Energy	92040021 AUG	Alpine Meadows Lift Stations	07/10/2024	88.76	88.76	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040023 AUG	Electricity - Water Service	07/10/2024	17.29	17.29	08/10/2024		51-80-452 Utilities (Distribution)
1560	Lower Valley Energy	92040024 AUG	WWTP	07/10/2024	39.82	39.82	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040025 AUG	Well Service	07/10/2024	60.60	60.60	08/10/2024		51-80-452 Utilities (Distribution)
1560	Lower Valley Energy	92040026 AUG	Mega Well	07/10/2024	285.93	285.93	08/10/2024		51-80-453 Utilities Wells (Generation)
1560	Lower Valley Energy	92040027 AUG	Jordan Canyon Lift Station	07/10/2024	22.57	22.57	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040028 AUG	Alpine Lakes Lift Station	07/10/2024	38.77	38.77	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040029 AUG	Sunbeam Drive - Lift Station	07/10/2024	45.75	45.75	08/10/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040030 AUG	CC H-Frame	07/10/2024	62.12	62.12	08/10/2024		10-58-452 Facilities - C.C. Utilities
1560	Lower Valley Energy	92040031 AUG	Town Hall - Electricity	07/10/2024	23.04	23.04	08/10/2024		10-58-450 Facilities - T.H. Utilities
1560	Lower Valley Energy	925040019	Sewer Pump Station	07/10/2024	35.95	35.95	08/10/2024		52-82-454 Utilities
Mid-American Research Chemical									
3240	Mid-American Research Chemical	0819578-IN	Chemicals	07/16/2024	4,240.50	4,240.50	08/19/2024		52-82-400 Tools & Equipment
Mike Lamere									
2150	Mike Lamere	009	Invasive Weed Control	07/31/2024	1,802.50	1,802.50	08/19/2024		10-65-340 Parks Outside Services/Sub
Mountainland Communications Inc.									
3580	Mountainland Communications In	76869	Move Radios	07/26/2024	360.00	360.00	08/19/2024		10-54-350 Streets Equipment R & M
Norco, Inc									
1680	Norco, Inc	41285284	Cylinder Rent	07/31/2024	39.99	39.99	08/19/2024		10-58-410 Shop Supplies
North Texas Tollway Authority									
3401	North Texas Tollway Authority	2024725833 A	Fee	07/31/2024	10.00	10.00	08/19/2024		10-54-350 Streets Equipment R & M
One Call of Wyoming									
1700	One Call of Wyoming	72345	Locate Tickets	08/05/2024	24.00	24.00	08/19/2024		51-80-332 Repairs & Maintenance
1700	One Call of Wyoming	72345	Locate Tickets	08/05/2024	24.00	24.00	08/19/2024		52-84-332 Repairs & Maintenance
Precision Electrical Services									
3510	Precision Electrical Services	PAY APP # 1	Pre-treatment	08/28/2024	101,007.00	101,007.00	08/05/2024		52-90-541 Pre-Treatment Project
Returns									
3110	Returns	ADVERTISING	Refund for Advertising	07/25/2024	54.68	54.68	08/19/2024		10-42-350 Advertising
3110	Returns	ANNIVERSAR	Anniversary Read Adjustment	07/17/2024	88.85	88.85	08/19/2024		01-10750 Utility Management Cash Clea
3110	Returns	PROPERTY S	Property Sold - Previous Owner O	07/25/2024	180.00	180.00	08/19/2024		01-10750 Utility Management Cash Clea
Rhinehart Oil									
1810	Rhinehart Oil	P10002685	Invoices due since March 2024 -	07/31/2024	2,142.77	2,142.77	08/19/2024		10-54-455 Fuel - Snow Removal
1810	Rhinehart Oil	P10002685	Diesel - Equipment	07/31/2024	1,123.88	1,123.88	08/19/2024		10-54-454 Fuel - Streets
1810	Rhinehart Oil	P10002685	Fuel Water Dept.	07/31/2024	850.85	850.85	08/19/2024		51-80-454 Fuel
Robert Wagner									
2860	Robert Wagner	AUGUST 2024	Mileage Reimbursement	07/31/2024	119.80	119.80	08/19/2024		52-84-390 Travel/Educ./Training
2860	Robert Wagner	AUGUST 24	Mileage Reimbursement	07/31/2024	48.78	48.78	08/19/2024		10-50-397 P & Z Mileage

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	GL Account and Title
<b>Sanderson Law Office</b>									
2870	Sanderson Law Office	5143	Monthly Retainer	08/01/2024	2,600.00	2,600.00	08/19/2024		10-42-315 Professional Services
<b>Servant Electric, PC</b>									
1910	Servant Electric, PC	4559-4560-454	Flag Pole	07/31/2024	1,651.24	1,651.24	08/19/2024		10-58-332 Facilities - C.C. R & M
1910	Servant Electric, PC	4559-4560-454	Medical Clinic Building Repairs -	07/31/2024	240.14	240.14	08/19/2024		10-58-336 Facilities - MC Bldg R & M
1910	Servant Electric, PC	4559-4560-454	Street Light Electrical Repair	07/31/2024	102.22	102.22	08/19/2024		10-54-333 Repairs & Maint. - Streets
1910	Servant Electric, PC	4559-4560-454	Civic Center Ballast	07/31/2024	145.50	145.50	08/19/2024		10-58-332 Facilities - C.C. R & M
1910	Servant Electric, PC	4559-4560-454	Electricity	07/31/2024	880.01	880.01	08/19/2024		52-84-332 Repairs & Maintenance
1910	Servant Electric, PC	4559-4560-454	Mountain Days	07/31/2024	1,650.46	1,650.46	08/19/2024		10-66-430 Mountain Days Expenses
1910	Servant Electric, PC	4559-4560-454	Civic Center Electricity	07/31/2024	136.88	136.88	08/19/2024		10-58-332 Facilities - C.C. R & M
1910	Servant Electric, PC	4591	AC Breaker Service Call	07/25/2024	105.00	105.00	08/19/2024		52-84-332 Repairs & Maintenance
1910	Servant Electric, PC	4592	TOA - Daycare	07/25/2024	2,247.47	2,247.47	08/19/2024		10-58-330 Facilities - Town Hall R & M
1910	Servant Electric, PC	STATEMENT-4	Service Call - Sewer Plant	07/25/2024	315.00	315.00	08/19/2024		52-84-332 Repairs & Maintenance
<b>Silver Star Communications</b>									
1940	Silver Star Communications	100556 AUGU	Telephone and Internet WWTP	08/01/2024	321.17	321.17	08/10/2024		52-84-454 Utilities
1940	Silver Star Communications	307204 AUGU	Fire Alarm Civic Center	08/01/2024	48.72	48.72	08/10/2024		10-58-452 Facilities - C.C. Utilities
1940	Silver Star Communications	307204 AUGU	Internet Information Center	08/01/2024	37.73	37.73	08/10/2024		10-52-452 Utilities
1940	Silver Star Communications	307204 AUGU	Telephone and Internet	08/01/2024	340.20	340.20	08/10/2024		10-42-340 Telephone/Fax
1940	Silver Star Communications	307204 AUGU	Lift Station Internet	08/01/2024	44.68	44.68	08/10/2024		52-82-454 Utilities
1940	Silver Star Communications	307204 AUGU	Lift Station Internet	08/01/2024	46.13	46.13	08/10/2024		52-82-454 Utilities
1940	Silver Star Communications	307204 AUGU	Maintenance Shop Internet	08/01/2024	33.99	33.99	08/10/2024		10-58-454 Facilities - Shop Utilities
1940	Silver Star Communications	8100 AUGUST	Civic Center Internet	08/01/2024	285.22	285.22	08/10/2024		10-58-452 Facilities - C.C. Utilities
<b>Star Valley Disposal, Inc</b>									
2020	Star Valley Disposal, Inc	121978	Civic Center Waste Disposal	08/01/2024	250.00	250.00	08/19/2024		10-58-452 Facilities - C.C. Utilities
2020	Star Valley Disposal, Inc	121978	WWTP Waste Disposal	08/01/2024	92.50	92.50	08/19/2024		52-84-454 Utilities
2020	Star Valley Disposal, Inc	121978	Shop Waste Disposal	08/01/2024	92.50	92.50	08/19/2024		10-58-454 Facilities - Shop Utilities
2020	Star Valley Disposal, Inc	121978	Town Hall Disposal Service	08/01/2024	35.00	35.00	08/19/2024		10-58-450 Facilities - T.H. Utilities
<b>Stewart Plumbing</b>									
2070	Stewart Plumbing	CIVIC CENTE	Hosebib Replacement	07/31/2024	1,141.50	1,141.50	08/19/2024		10-58-332 Facilities - C.C. R & M
<b>Surveyor Scherbel, Ltd</b>									
2130	Surveyor Scherbel, Ltd	5687-A	Lot 11 Corner Markers Survey	08/08/2024	500.00	500.00	08/19/2024		10-50-331 P & Z Legal & Professional
<b>SVI Media</b>									
2140	SVI Media	23753	Legal Notice Liquor License	07/31/2024	38.00	38.00	08/19/2024		10-42-350 Advertising
2140	SVI Media	23753	Employment Listing	07/31/2024	85.50	85.50	08/19/2024		10-58-415 Codes Other Expenses
2140	SVI Media	23753	Advertising - Sign Design	07/31/2024	171.00	171.00	08/19/2024		10-42-350 Advertising
2140	SVI Media	23753	Legal Notice Meeting Reschedule	07/31/2024	42.75	42.75	08/19/2024		10-42-350 Advertising
2140	SVI Media	23753	Legal Notice - Bid Opening Resch	07/31/2024	118.75	118.75	08/19/2024		10-42-350 Advertising
2140	SVI Media	23753	Legal Notice - Public Hearing	07/31/2024	313.50	313.50	08/19/2024		10-42-350 Advertising
<b>Talroed Fence</b>									
3480	Talroed Fence	1882	Fencing for Skate Park	07/18/2024	4,880.00	4,880.00	07/29/2024		10-65-332 Parks Repairs & Maint.

Payment Approval Report - Bills to Pay Report									
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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voded	GL Account and Title
Town of Alpine									
3480	Tailored Fence	QUOTE # 1869	Fencing Pickleball Court	07/15/2024	1,984.40	1,984.40	07/17/2024		10-65-332 Parts Repairs & Maint.
Tapco	2160 Tapco	1783384	Parts	07/24/2024	3,948.00	3,948.00	08/19/2024		51-80-420 Operation Parts & Supplies
Tasha Ghazali	3410 Tasha Ghazali	5002	Music in the Mountains Performer	07/01/2024	1,250.00	1,250.00	07/25/2024		10-68-431 Music Series Expenses
The Dangling Chains	3560 The Dangling Chains	DC082224-AM	Music in the Mountains	07/24/2024	1,500.00	1,500.00	08/19/2024		10-68-431 Music Series Expenses
The Linfords	2240 The Linfords	81524	Music Series	08/15/2024	1,750.00	1,750.00	08/14/2024		10-68-431 Music Series Expenses
Town of Pinedale	2310 Town of Pinedale	JULY 2024	Sludge Disposal June 15 - July 15	07/31/2024	3,074.12	3,074.12	08/19/2024		52-84-318 Sludge Hauling/Disposal
Upstream Entertainment	2310 Town of Pinedale	JULY 2024	Sludge Disposal May 15 - June 15	07/31/2024	4,463.30	4,463.30	08/19/2024		52-84-318 Sludge Hauling/Disposal
USA Blue book	3460 Upstream Entertainment	135	Music in the Mountains Event	07/15/2024	500.00	500.00	07/18/2024		10-68-431 Music Series Expenses
2390 USA Blue book	INV00420373	Fluke 789 Process Meter - Carryin	07/12/2024	1,461.54	1,461.54	08/19/2024			52-84-400 Tools & Equipment
2390 USA Blue book	INV00437039	Water Parts	07/30/2024	721.12	721.12	08/19/2024			51-80-332 Repairs & Maintenance
2390 USA Blue book	INV00441309	HACH HQ4400 Benchtop BOD	08/02/2024	4,586.00	4,586.00	08/19/2024			52-84-332 Repairs & Maintenance
2390 USA Blue book	INV00450698	Replacement Cap	07/30/2024	229.36	229.36	08/19/2024			52-84-332 Repairs & Maintenance
Valley Auto Supply	2450 Valley Auto Supply	•019 - AJCUS	Park -	07/31/2024	19.56	19.56	08/19/2024		10-65-332 Parks Repairs & Maint.
2450 Valley Auto Supply	1019 - AUGUS	Ford F-350		07/31/2024	61.16	61.16	08/19/2024		52-82-332 Repairs & Maintenance
Video Vision	3550 Video Vision	13569	HDMI Cable	07/16/2024	197.04	197.04	08/19/2024		10-42-410 Admin Office Supplies
W-Cubed Inc.	3540 W-Cubed Inc.	2324-0712	KaEser EB421C 50HP BLOWER	07/12/2024	46,715.00	46,715.00	08/19/2024		52-83-420 Ops Parts & Supplies
3540 W-Cubed Inc.	2324-0712	Replacement Drive Motor	07/12/2024	12,699.88	12,699.88	08/19/2024			52-83-420 Ops Parts & Supplies
Westbank Sanitation	3530 Westbank Sanitation	4587489TO22	Waste Disposal	08/01/2024	.00	.00			10-58-452 Facilities - C.C. Utilities
3530 Westbank Sanitation	4587489TO22	Boat Dock - Waste Disposal	08/01/2024	145.65	145.65	08/19/2024			10-65-452 Parks Utilities
3530 Westbank Sanitation	4587489TO22	Shop - Waste Disposal	08/01/2024	18.88	18.88	08/19/2024			10-58-454 Facilities - Shop Utilities
3530 Westbank Sanitation	4587489TO22	Town Hall Waste Disposal	08/01/2024	3.04	3.04	08/19/2024			10-58-450 Facilities - T.H. Utilities
WY Office of State Lands & Investments	2810 WY Office of State Lands & Invest	CW080 AUGU	Loan	07/09/2024	172,196.82	172,196.82	08/19/2024		52-90-541 Pre-Treatment Project
2810 WY Office of State Lands & Invest	CW080 JULY 2	Sewer Loan	07/31/2024	172,196.82	172,196.82	08/19/2024			52-27110 CWSRF Loan 080
Wyoming Conference of Building Officials	2870 Wyoming Conference of Building	YEARLY MEM	Dues	07/23/2024	50.00	50.00	08/19/2024		10-50-410 P & Z Office Supplies & Stam
Wyoming Department of Transportation	2700 Wyoming Department of Transport	AGENCY COD	2025 License Plate Renewal	07/09/2024	60.00	60.00	08/19/2024		10-54-350 Streets Equipment R & M

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	GL Account and Title
<b>Wyoming Game and Fish Department</b>									
2720	Wyoming Game and Fish Depart	12109	AUGUST Fishing & Hunting License	07/31/2024	2,445.00	2,445.00	08/05/2024		10-52-451 Information Center COGS
<b>Wyoming State Trails Program</b>									
2770	Wyoming State Trails Program	AUGUST 24	Trail Sticker Sales	07/31/2024	182.00	182.00	08/05/2024		10-52-451 Information Center COGS
<b>Xerox Financial Services</b>									
2820	Xerox Financial Services	6065422	Contract	07/28/2024	2.69	2.69	08/19/2024		10-42-345 Office Equipment
<b>Xpress Bill Pay</b>									
2880	Xpress Bill Pay	INV-XPR01469	Service - Maintenance - Support	07/31/2024	168.65	168.65	08/12/2024		51-42-370 Bank Charges
2880	Xpress Bill Pay	INV-XPR01469	Service - Maintenance - Support	07/31/2024	168.65	168.65	08/12/2024		52-42-370 Bank Charges
2880	Xpress Bill Pay	INV-XPR01469	Service - Maintenance - Support	07/31/2024	168.65	168.65	08/12/2024		10-42-370 Merchant Fees/Bank Charge
Grand Totals:					761,706.24	761,706.24			

Dated: August 21, 2024  
Mayor: [Signature]  
Council: [Signature]  
[Signature]  
[Signature]  
[Signature]  
Treasurer: [Signature]

Town of Alpine		Payment Approval Report - Bills to Pay Report						Page: 9	
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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	GL Account and Title
Report Criteria:									
Detail report:									
Invoices with totals above \$0.00 included									
Only paid invoices included									

Transcribed By:

\_\_\_\_\_  
Sarah Greenwald, Town Assistant Clerk

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Monica L. Chenault, Town Clerk

\_\_\_\_\_  
Date

Minutes approved in a legally advertised meeting on 09, 17, 2024.

Signed:

Attest:

\_\_\_\_\_  
Eric Green, Mayor

\_\_\_\_\_  
Monica L. Chenault, Town Clerk



# TOWN COUNCIL BID OPENING

August 21, 2024 at 6:45 PM

250 River Circle - Alpine, WY 83128

## MINUTES

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### 1. CALL TO ORDER - Mayor Green

Mayor Green called the bid opening to order at

### 2. DISCUSSION ITEMS

#### a. Bid Opening for Surplus Equipment.

Mayor Green opened the bids that were presented to him. The first was for the 2006 Dodge RAM 3500 for \$3,500.00.

The second was for the Suzuki Mini -Truck for \$1,250.00.

### 2. ADJOURNMENT

Mayor Green adjourned the Bid Opening at 6:50 p.m.





## PLANNING & ZONING MEETING MINUTES

August 13th, 2024, at 7:00 PM  
Meeting Type – Regular Meeting

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### 1. CALL TO ORDER:

Zoning Administrator, Ms. Christine Wagner called the August 13<sup>th</sup>, 2024, Planning and Zoning Commission meeting to order at 7:01 p.m.

### 2. ROLL CALL & ESTABLISH QUORUM:

Ms. Wagner conducted roll call. The members present were Dan Schou, Susan Kolbas and Melisa Wilson.

### 3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

a) **WATSON, LESLIE & NANETTE: Lot #857 Lakeview Estates, 733 Pinecrest Circle – (RE-Plat-04-24) Simple Subdivision (Lot Consolidation)**

The Planning and Zoning Commission reviewed the replat application for Leslie and Nanette Watson, with Marloe Scherbel of Surveyor Scherbel, LTD., serving as the authorized representative. Ms. Wagner explained that the application, submitted on June 17, 2024, proposed combining Lots #831 and #832 in the Lakeview Estates Subdivision (also known as 733 and 735 Pinecrest Circle) into one larger residential lot. The replat application was accompanied by a plat map from Surveyor Scherbel, LTD., which illustrated the proposed consolidation. Notifications were sent to all properties within 500 feet, with two envelopes returned and no inquiries received. The staff report recommended approval of the replat.

**Following the review, Mr. Schou made a motion to approve #RE-Plat-04-24 for Lots #831 and #832 at 733 and 735 Pinecrest Circle (to be known as Lot #857), a simple subdivision for lot consolidation. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, and Ms. Wilson, motion passed**

b) **ALPINE APRES NURSE CONCIERGE & FERRY PEAK WOMEN'S HEALTH (TOWN OF ALPINE): Lot #2 Alpine West Subdivision, 230 Elk Run (#MC-09-24) – Interior Electric Modifications & Non-Structural Modifications.**

The Planning and Zoning Commission reviewed the renovation proposal for Alpine Apres Nurse Concierge & Ferry Peak Women's Health, represented by Ms. Skyla Hamilton, for Lot #2 in the Alpine West Subdivision. Chairman Wilson reviewed the documents with Ms. Hamilton, noting that electrical work would be performed by Daniel Goe of Grand Ole Electric. Ms. Wagner indicated that the Town Commercial Building Inspector had reviewed the proposed work and determined that it did not require further town review, as the state inspector had not flagged any issues.

Mr. Schou initially motioned to recommend that the Town Council issue a letter allowing the improvements for #MC-09-24 - Lot #2 of Alpine West Subdivision. However, he later retracted his motion and proposed instead that the Planning and Zoning Commission request the Town Council to provide written consent to proceed with the renovations. Approval of the building permit alterations would be contingent upon receiving this letter of consent. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, and Ms. Wilson, motion passed.

#### 4. TABLED ITEMS:

**a) SHIDNER, NICHOLAS: Lot #23 Palis Park Subdivision, 183 West Mill Circle (#R1-09-24) - Single Family Residential Structure.**

The Planning and Zoning Commission revisited the tabled item concerning Mr. Shidner's single-family residential structure application. Mr. Shidner, representing himself, addressed issues that had led to the item being tabled at the previous meeting (see last minutes). The Commission reviewed the updated plans submitted by Mr. Shidner. Dan Schou noted that the required page needing a stamp was incorrect and that there had been some miscommunication regarding the stamping requirements. Mr. Shidner provided new plans, including details on the power disconnect, square footage for snow storage, and parking. However, due to the missing stamp, the application was tabled and will be revisited at the next Planning and Zoning Commission meeting on August 27, 2024. **Mr. Schou made a motion to table #R1-09-24 – Lot #23 of the Palis Park Subdivision - Single Family Residential Structure. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, and Ms. Wilson, motion passed**

**b) TEED, CHRIS: Lot 227 Lakeview Estates "A", 744 Pinecrest Circle (#R1-08-24) - Single Family Residential Structure**

- c)** The Planning and Zoning Commission addressed the tabled item for Mr. Teed's single-family residential structure application. Mr. Teed, representing himself, provided a letter of written documentation but did not fully address all the required details. Dan Halstead, the Town of Alpine's building inspector, completed the plan review and noted that the application was incomplete due to missing information, including specifications for three home washers, smoke detectors, snow storage, driveway square footage, boundary dimensions, and the location and dimensions of the parking area and driveway. Mr. Teed also confirmed a site visit with the Public Works Director to determine the water entry point. Despite these efforts, the application remained incomplete, lacking the site plan and Certificate of Placement in addition to the other items and will also be revisited at the next Planning and Zoning Commission meeting on August 27, 2024. **Mr. Schou made a motion to table Mr. Teed's residential structure application #R1-08-24 – Lot #227 of the Lakeview Estates "A" Subdivision - Single Family Residential Structure. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, and Ms. Wilson, motion passed.**

#### 5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

**a) Linford Development Concept**

The Planning and Zoning Commission discussed the development concept presented by Mr. Linford. Mr. Linford outlined that since purchasing the property in 2019, its growth has been

significant, necessitating a reevaluation of the property's use. The commission explored options including changing the zoning and abandoning the lot line between two lots. To determine the appropriate course of action, the commission reviewed the land use development code. It was decided that before proceeding further, Mr. Linford should seek approval from the Homeowners' Association (HOA) as the initial step in the process. The concept also includes plans to add black-top parking to the existing building. The discussion emphasized the importance of starting with HOA engagement before advancing with any development proposals.

**b) Palisade Place Development Concept**

The Planning and Zoning Commission had an engaging discussion on the Palisade Place Development Concept, presented by Rachel Ravits and Jade Beus. The concept, which the commission members had reviewed prior to the meeting, sparked a lively discussion on its various elements. The commission provided thoughtful recommendations to refine the plans, particularly focusing on optimizing snow storage solutions. Mr. Beus introduced an innovative proposal to install a water meter for each townhouse, all managed by a single centralized system. Although the details of this system required further clarification, it was recognized as a forward-thinking approach. Additionally, the commission emphasized the importance of consulting with the Fire Chief to ensure that the development meets all necessary safety and regulatory standards. The discussion highlighted the commitment to thorough planning and community input to achieve a well-rounded and compliant development project.

**c) Review Final LUDC Package with TC Recommendation**

The Planning and Zoning Commission reviewed the final Land Use Development Code (LUDC) package in preparation for recommending changes to the Town Council. This has been a comprehensive process, with each commission member diligently reviewing and discussing the chapters over several meetings. The commission focused on Parts 1, 2, 3, 5, and 6 of the proposed updates, which aim to enhance the existing code and definitions. **Mr. Schou made a motion to recommend the changes to the Town Council at their next meeting scheduled for August 21<sup>st</sup>, 2024. Ms. Kolbas seconded. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, and Ms. Wilson, motion passed.** The proposed LUDC changes can be reviewed in the agenda packet available on the Town of Alpine's website, [alpinewy.gov](http://alpinewy.gov), for the Town Council meeting scheduled for August 21, 2024. Copies of the proposed changes are also available at the Alpine Town Hall. The commission's recommendation will be presented to the Town Council for consideration at that meeting.

- d) During the meeting, the Planning and Zoning Commission also intended to discuss the Commercial (C) District Parking Requirements and the Town of Alpine Zoning Map. However, due to the extensive time spent on other agenda items and the remaining items, these discussions were tabled. The commission will revisit these topics at the next meeting scheduled for August 27, 2024, to ensure thorough review and consideration. Mr. Schou made a motion to table the discussion of both the Commercial (C) District Parking Requirements and the Town of Alpine Zoning Map for their next meeting scheduled for August 27<sup>th</sup>, 2024. Ms. Kolbas seconded. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, and Ms. Wilson, motion passed.**

e) **Ordinance No 2024-007 – Health, Safety & Sanitation Noise Control – Discussion/Review**

As requested by the Town Clerk, the Planning & Zoning Commission recently reviewed Ordinance No. 2024-007, which addresses Health, Safety, and Sanitation Noise Control for the Town of Alpine. The commission proposed several updates to the ordinance, including:

- **Definition of "Noise":** Revised to read: "The intensity, frequency, duration, and character of sound or sounds from a source or sources. When related to all other sounds, from whatever source, including but not limited to outdoor construction activities, construction equipment, vehicles, and/or machinery associated with any such construction activities; the term means any such sound which exceeds one hundred ten (110) decibels."
- **Definition of "Right-of-Way":** Updated to: "Establishes use of property for town matters without conferring ownership, including, but not limited to, snow storage, utilities, and fire access."
- **Section 3.3: Construction Activities:** Added to specify the established timeframes for construction activities. The section states: "Construction activities and all related sounds from construction activities shall have an established timeframe of 7:00 a.m. to 7:00 p.m. on regular (Monday - Friday) weekdays and 8:00 a.m. to 6:00 p.m. on weekends (Saturday and Sunday) and legal holidays during the months of May through November. From December through April, the timeframe will be 7:00 a.m. to 5:00 p.m. on regular (Monday - Friday) weekdays and 8:00 a.m. to 5:00 p.m. on weekends (Saturday and Sunday) and legal holidays. Any activities that occur for three (3) consecutive days will be subject to violations."
- **Section 4: Exceptions:** Item "c" has been updated to include: "Noises resulting from time-sensitive emergency work or noise levels for which a special permit has been granted as hereinafter provided for."
- **Table 1:** Recommended updating to align the time frame for construction noise with the Land Use Development Code (LUDC) as well as added Section 3.3.

**Mr. Schou made a motion to recommend the changes to the Town Council at their next meeting scheduled for August 21<sup>st</sup>, 2024. Ms. Kolbas seconded. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, and Ms. Wilson, motion passed.**

**Public Comments and/or Concerns**

**6. UNFINISHED/ONGOING BUSINESS:**

**Active Permits List:**

- **Alpine Branch Library: (MC-13-23)** – Permit expires September 2024.
- **Alpine Community Post Office: (MC-12-23)** – Permit expires July 2024.

**Mr. Schou made a motion to remove permit applications # MC-13-23 and #MC-12-23 from the active permits list. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.**

- **Alpine Flats, LLC, Building #1: (R2-08-22)** – Permit expires March 2025.

- **Alpine Flats, LLC, Building #2: (R2-12-22)** – Permit expires September 2024.
- **Alpine Flats, LLC, Building #3: (R2-02-24)** – Permit expires June 2025.
- **Alpine Flats, LLC, Building #4: (R2-03-24)** – Permit expires June 2025.
- **Alpine Ace Hardware {Broulim Hardware}: (MC-02-24)** – Temporary Installation – Removal Date - October 1, 2024.

**Mr. Schou made a motion to remove permit application #MC-02-24 from the active permits list.**

**Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, -Ms. Kolbas, Ms. Wilson.**

- **Armington/Lethbridge: (R1-01-23)** – Permit expires August 2024.
- **Aud & Di Campground Services: (MC-18-23)** – Permit expires September 2024.
- **Blacker, Danielle: (RE-02-23)** – Permit expires April 2025.
- **Brinza, Adrian: (R1-03-24)** -Permit expires June 2025.
- **Buyer, David: (R1-05-24)** – Permit expires June 2025.
- **Christie, Dave: (RE/A-04-22)** – Permit expired August 2024
- **Cornelius, Ernest: (R1-02-23)** – Permit expires August 2024.

**Mr. Schou made a motion to remove permit application #R1-02-23 from the active permits list.**

**Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.**

- **Creative Properties: (A-01-24)** – Permit expires April 2025.
- **Diamon, John and Katherine: (R1-06-24)** – Permit expires July 2025.
- **Floyd: Josh & Amy: (R1-02-24)** – Permit expires May 2025.
- **Flynn, Jeff & Yulia: (R1-02-22)** – Permit expires January 2025.
- **Gayhart – Lutz: (RE/A-04-23)** – Permit expires July 2024. – Applied for Extension Permit.
- **Heggenstaller, Jason: (R1-07-24)** – Permit expires June 2025.
- **Lees, Brian: (G-01-22/23, EA-01-23-EA-01-24)** – Permit expires April 2025.
- **McDonald: Colton & Lee Ann: (R1-12-22)** – Permit expires September 2024; temporary certificate of occupancy issued (Concrete work completion).
- **Ridge Creek Investment: (C-01-23)** – Permit expires October 2024.

**Mr. Schou made a motion to remove permit application #C-01-23 from the active permits list.**

**Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.**

- **Riverview West HOA (Units B): (MC-24-23)** – Permit expires October 2024.
- **Riverview West HOA (Units E): (MC-27-23)** – Permit expires October 2024.
- **Riverview West HOA (Units F): (MC-28-23)** – Permit expires October 2024.
- **Scharfenberg, David: (R1-01-24)** – Permit expires May 2025.
- **Shackleford, Carol: (A-02-24)** – Permit expires May 2025.
- **Snake River MEP (Alpine Sure Stay): (C-01-24)** – Permit expires March 2025.
- **Star Valley Health: (RE-06-23 – ER Extension)** – Permit expires December 2024.
- **Star Valley Health: (A-02-24 – Garage/Ambulance Bay)** – Permit expires May 2025.
- **Stuns, Doug & Catheryn: (R1-07-22)** – Permit expires August 2024.
- **Thomas, William: (R2-10-22)** – Permit expires August 2024.
- **TOA – {Pretreatment Facility}: (C-03-22)** – Permit expires November 2024.
- **TOA – {Town Hall (Flagpole Installation)}: (MC-17-23)** – Permit expires August 2024 – Not Completing Project.
- **TOA – {Town Hall (Gazebo Structure Re-Roof)}: (MC-01-24)** – Permit expires April 2024.

**Mr. Schou made a motion to remove permit applications #MC-17-23 and MC-01-24 from the active permits list. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.**

- **Zienkiewica, Scott & Christine (R1-04-24)** – Permit expires June 2025.

**7. APPROVAL OF MINUTES:**

- **P&Z Meeting Minutes for July 23<sup>rd</sup>, 2024** - Commission members reviewed the meeting minutes that were distributed prior to the meeting date; Commission members had no changes and/or corrections.

**Mr. Schou made a motion to approve Planning and Zoning Commission Meeting Minutes for July 23<sup>rd</sup>, 2024. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.**

**8. ADJOURN MEETING:**

**Mr. Schou made a motion to adjourn the Planning and Zoning Commission Meeting. The motion was seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson. The meeting was adjourned at 10:19 p.m.**



Melisa Wilson, Chairman



Date

Attest:



Christine Wagner, Planning &amp; Zoning Administrator



Date

Transcribed By:



Sarah Greenwald



Date

Town of Alpine

## Payment Approval Report - Bills to Pay Report

Page: 1

Report dates: 8/20/2024-9/17/2024

Sep 17, 2024 04:21PM

## Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	GL Account and Title
<b>AT&amp;T MOBILITY</b>									
410	AT&T MOBILITY	287316049352	Telephone	08/12/2024	44.07	44.07	08/27/2024		10-50-410 P & Z Office Supplies & Stam
410	AT&T MOBILITY	287316049352	Telephone	08/12/2024	44.07	44.07	08/27/2024		10-56-452 Codes Utilities
410	AT&T MOBILITY	287316049352	Telephone	08/12/2024	44.07	44.07	08/27/2024		51-80-452 Utilities (Distribution)
410	AT&T MOBILITY	287316049352	Scada - Communications	08/12/2024	172.12	172.12	08/27/2024		52-82-454 Utilities
410	AT&T MOBILITY	287316049352	Mayor Green Phone Line	08/12/2024	49.11	49.11	08/27/2024		10-42-340 Telephone/Fax
410	AT&T MOBILITY	287316049352	Ipad - Maintenance Module Use -	08/12/2024	40.04	40.04	08/27/2024		52-84-454 Utilities
410	AT&T MOBILITY	287316049352	Ipad - Maintenance Module Use -	08/12/2024	40.04	40.04	08/27/2024		10-58-400 Facilities Tools & Equipment
410	AT&T MOBILITY	287316049352	Ipad - Maintenance Module Use -	08/12/2024	40.04	40.04	08/27/2024		10-65-450 Parks - Vehicles, Tools, & Eq
410	AT&T MOBILITY	287316049352	Ipad - Maintenance Module Use -	08/12/2024	40.04	40.04	08/27/2024		10-50-410 P & Z Office Supplies & Stam
410	AT&T MOBILITY	287316049352	Ipad - Maintenance Module Use -	08/12/2024	40.04	40.04	08/27/2024		51-80-420 Operation Parts & Supplies
410	AT&T MOBILITY	287316049352	Ipad - Maintenance Module Use -	08/12/2024	40.04	40.04	08/27/2024		52-84-420 Ops Parts & Supplies
<b>Idaho Park and Recreation</b>									
1220	Idaho Park and Recreation	SEPT 2024	Trail Permits	09/01/2024	32.00	32.00	09/05/2024		10-52-451 Information Center COGS
<b>Lower Valley Energy</b>									
1560	Lower Valley Energy	92040003 - SE	Ferry Peak Park	08/12/2024	17.35	17.35	08/23/2024		10-65-452 Parks Utilities
1560	Lower Valley Energy	92040006 SEP	Old Sewer Treatment Plant	08/12/2024	16.00	16.00	08/23/2024		52-84-454 Utilities
1560	Lower Valley Energy	92040007 SEP	Well Control Bldg	08/12/2024	4,335.30	4,335.30	08/23/2024		51-80-453 Utilities Wells (Generation)
1560	Lower Valley Energy	92040008 SEP	Town Hall Bldg - Utilities	08/12/2024	64.92	64.92	08/23/2024		10-58-450 Facilities - T.H. Utilities
1560	Lower Valley Energy	92040009 SEP	Town Hall - Utilities	08/12/2024	24.68	24.68	08/21/2024		10-58-330 Facilities - Town Hall R & M
1560	Lower Valley Energy	92040010 - SE	Town Hall Bldg - Utilities	08/12/2024	24.22	24.22	08/21/2024		10-58-450 Facilities - T.H. Utilities
1560	Lower Valley Energy	92040011 - SE	Shop - Utilities	08/12/2024	33.93	33.93	08/23/2024		10-58-454 Facilities - Shop Utilities
1560	Lower Valley Energy	92040012 - SE	WWTP - Utilities	08/12/2024	3,089.40	3,089.40	08/23/2024		52-84-454 Utilities
1560	Lower Valley Energy	92040013 SEP	Ball Park	08/12/2024	21.46	21.46	08/23/2024		10-65-452 Parks Utilities
1560	Lower Valley Energy	92040014 - SE	Palis Park Lift Station	08/12/2024	54.64	54.64	08/23/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040015 - SE	Three Rivers Meadow Lift Station	08/12/2024	30.90	30.90	08/23/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040017 SEP	Water Meter Bridge	08/12/2024	19.11	19.11	08/21/2024		51-80-452 Utilities (Distribution)
1560	Lower Valley Energy	92040018 -SE	Snake River Bridge Heat Tape	08/18/2024	16.06	16.06	08/21/2024		52-84-454 Utilities
1560	Lower Valley Energy	92040019 - SE	Sewer Pump Station	08/18/2024	40.00	40.00	08/21/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040021 - SE	Alpine Meadows Lift Station	08/12/2024	98.15	98.15	08/23/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040022 - SE	Pump Service	08/12/2024	45.14	45.14	08/23/2024		51-80-453 Utilities Wells (Generation)
1560	Lower Valley Energy	92040023 - SE	Water Service	08/12/2024	17.64	17.64	08/23/2024		51-80-452 Utilities (Distribution)
1560	Lower Valley Energy	92040024 - SE	Shop Utilities	08/18/2024	42.70	42.70	08/21/2024		10-58-454 Facilities - Shop Utilities
1560	Lower Valley Energy	92040024 - SE	Jordan Canyon Lift Station	08/12/2024	25.15	25.15	08/21/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040025 - SE	Well Service	08/18/2024	77.03	77.03	08/21/2024		51-80-453 Utilities Wells (Generation)

Town of Alpine

## Payment Approval Report - Bills to Pay Report

Report dates: 8/20/2024-9/17/2024

Page: 2

Sep 17, 2024 04:21PM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	GL Account and Title
1560	Lower Valley Energy	92040026 - SE	Mega Well	08/18/2024	398.59	398.59	08/21/2024		51-80-453 Utilities Wells (Generation)
1560	Lower Valley Energy	92040028 - SE	Alpine Lakes Sewer Lift Station	08/12/2024	42.70	42.70	08/21/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040029 - SE	Sunbeam Lift Station	08/12/2024	52.32	52.32	08/21/2024		52-82-454 Utilities
1560	Lower Valley Energy	92040030 SEP	H-Frame	08/12/2024	31.02	31.02	08/21/2024		10-58-452 Facilities - C.C. Utilities
1560	Lower Valley Energy	94040002 - SE	Civic Center	08/12/2024	314.09	314.09	08/23/2024		10-58-452 Facilities - C.C. Utilities
<b>Rhinehart Oil</b>									
1810	Rhinehart Oil	P1002685 -AU	Bulk Fuel	08/14/2024	277.69	277.69	08/19/2024		51-80-454 Fuel
1810	Rhinehart Oil	P1002685 -AU	Bulk Fuel	08/14/2024	138.85	138.85	08/19/2024		10-65-454 Parks Fuel
1810	Rhinehart Oil	P1002685 -AU	Bulk Fuel	08/14/2024	138.85	138.85	08/19/2024		10-54-454 Fuel - Streets
1810	Rhinehart Oil	P1002685 -AU	Bulk Fuel	08/14/2024	277.70	277.70	08/19/2024		52-82-455 Fuel
<b>Ries, Carolyn</b>									
3620	Ries, Carolyn	082924MUSIC	Music Series	08/29/2024	750.00	750.00	09/05/2024		10-66-431 Music Series Expenses
<b>Sanderson Law Office</b>									
2870	Sanderson Law Office	5184	Prosecutor Fees	08/16/2024	300.00	300.00	08/19/2024		10-45-311 Court Legal & Professional
<b>Silver Star Communications</b>									
1940	Silver Star Communications	100556 SEPT.	Telephone and Internet WWTP	08/31/2024	321.17	321.17	09/03/2024		52-84-454 Utilities
1940	Silver Star Communications	307204 SEPT	Fire Alarm Civic Center	08/31/2024	48.72	48.72	09/03/2024		10-58-452 Facilities - C.C. Utilities
1940	Silver Star Communications	307204 SEPT	Visitor Center Internet - Phone	08/31/2024	37.73	37.73	09/03/2024		10-52-452 Utilities
1940	Silver Star Communications	307204 SEPT	Lift Station Internet	08/31/2024	44.68	44.68	09/03/2024		52-82-454 Utilities
1940	Silver Star Communications	307204 SEPT	Maintenance Shop Internet	08/31/2024	33.99	33.99	09/03/2024		10-58-454 Facilities - Shop Utilities
1940	Silver Star Communications	307204 SEPT	Telephone and Internet	08/31/2024	340.29	340.29	09/03/2024		10-42-340 Telephone/Fax
1940	Silver Star Communications	307204 SEPT	Lift Station Internet	08/31/2024	46.13	46.13	09/03/2024		52-82-454 Utilities
1940	Silver Star Communications	8100 SEPT. 24	Civic Center Internet	08/31/2024	285.22	285.22	09/03/2024		10-58-452 Facilities - C.C. Utilities
<b>WY Office of State Lands &amp; Investments</b>									
2610	WY Office of State Lands & Invest	CW080	WWTP Loan	07/08/2024	172,196.82	172,196.82	08/19/2024		52-95-620 Debt Service Principal
<b>Wyoming Game and Fish Department</b>									
2720	Wyoming Game and Fish Depart	12109 SEPT 2	Fishing & Hunting License	09/03/2024	3,500.50	3,500.50	09/05/2024		10-52-451 Information Center COGS
<b>Wyoming State Trails Program</b>									
2770	Wyoming State Trails Program	SEPT. 24	Trail Sticker Sales	08/31/2024	98.00	98.00	09/05/2024		10-52-451 Information Center COGS
Grand Totals:					188,394.52	188,394.52			



Town of Alpine

Payment Approval Report - Bills to Pay Report  
Report dates: 8/20/2024-9/17/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	GL Account and Title
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Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Treasurer: \_\_\_\_\_

Report Criteria:  
Detail report.  
Invoices with totals above \$0.00 included.  
Only paid invoices included.

## **Town of Alpine Montly Engineer's Report**

Meeting Date: September 17, 2024  
Submitted By: Kevin Meagher, Project Manager  
Prepared On: September 16, 2024

### **SUMMARY OF TASKS**

#### **Water Fund;**

1. AMI Radio Read Project:
  - Project Bid has been reviewed
  - Recommendation of Award submitted
  - Town voted to accept bid for project on Sept. 11, 2024
  - Town installed meters are being ordered
  - Next steps are to sign contracts and start work
2. Development Reviews:
  - No new development reviews this month
3. Water Rights: several water right discrepancies will need to be corrected with the State Engineers Office(S.E.O.). The S.E.O. is aware we are working on the permitting process. Most of our permitting work will take place starting again in January.
4. Water Utility Financial Plan: Midwest Assistance Program (MAP) expects to have the water rate study done in September.
5. Water Utility upgrade costs are budgeted to be \$1.368M. This budget includes; Mega-Well connection, controls, well generators, larger well pump and upper Hill tank overflow valve box

#### **Sewer Fund;**

1. Wastewater Treatment Plant DEQ permit renewal was completed in December. DEQ Natural Resources Analyst Peter Johann told us the permit was simply extended.
2. Sewer and Water Geographical Information System (G.I.S.) files have not been received from Midwest Assistance Program yet.
3. Wastewater Treatment Plant future expansion was budgeted to be \$21M (in today's dollars)

**Pre-Treatment Building Update:**

1. Building construction;
  - 40-day public notice of final payment is currently on-going
  - Final financial cost are being worked out with general contract
  - General contractor is doing some clean-up
2. Process Piping Systems construction;
  - Submittals for equipment are being reviewed as they are sent in
  - Manpower has picked up and the contractor consistently has 6 men on site
  - Construction status meetings continue weekly
  - Two pumps were not ordered by Cambrian Innovation and are now affecting the completion date. These pumps will not arrive until the end of October.
  - Contract completion date is currently October 31<sup>st</sup> but will need to be adjusted a few weeks for the late pump deliveries.

**Miscellaneous Items;**

1. Lot 237 Terrace Lane communication was started again on the possibility of the Town purchasing a small triangle of property that is being used as public right of way due to the steep topography
2. Annexation of County Roads 100 and 101 repairs were budgeted to be \$142,800 and the yearly road maintenance cost of \$20,250 (less snow plowing)

Town of Alpine

Section 6, Itemf.

8/1/24 to 8/31/24

Citations	1 Citations 4 Warnings
CFS/Law Incidents	125
Special Patrol	34

Animal Problem	4	Abandoned Vehicle	2
Agency Assist	1	Auto Accident	4
Aircraft		Child Abuse	
Alarms	4	Citizen Dispute	1
Assault		Civil Standby	1
Burglary		Custodial interference	
Citizen Assist	2	Domestic Violence	
Alcohol problems		Civil Execution/paper	
Controlled Burn	4	Disturbance	2
Controlled Substance		Game & Fish	3
Drugs	2	Harassing	
E911	8	Fire / Fireworks	1 /
Fraud		Field contact	3
Information	3	Property damage	1
Hazmat		Lost/Found Property	1
Lost/Found Animal	3	Parking problem	
Livestock/lock out	1 /	Juvenile problem	
Mental subject		Medical	10
Littering		Missing person	
Noise	2	REDDI	6
Reckless driving	5	Motorist assist	
Smoke/Fire		Public relations	
Vehicle theft		Search/Rescue	1
Sex offense/Stalking	/ 1	Suspicious	4
Test		Tabacco	
Suicidal Subject	1	Threatening	2
Traffic stop	32	Weapon offence	
Traffic hazard		Trespassing	
Theft	2	Vandalism	
Traffic offense		Repo	
Transfer patient		Welfare Check	3
Vin Inspection	5	Warrant	
VIN Stamp		Utility problem	

The Governing Body of the Town of Alpine, Wyoming (Town) met on September 17, 2024 and voted to authorize me, Mayor Eric Green, to provide \_\_\_\_\_ with this *Letter of Intent* evidencing the Town's willingness to lease a parcel of property owned by the Town to \_\_\_\_\_ for the purpose of constructing and maintaining a charter school.

The Governing Body expresses their support for the proposed charter school and is anxious to see the school's completion and success in providing a superior education experience for the children of Alpine, Wyoming and surrounding areas.

The members of the Governing Body want \_\_\_\_\_ to know and acknowledge that there are many details and issues which will need to be resolved and incorporated into a final lease agreement for the property.

At present the Town's willingness to enter into a long – term lease will be contingent upon the proper due diligence of both parties, resolution of any technical, zoning, access and infrastructure issues, traffic studies, and satisfactory provision of economic and conceptual plans on the part of \_\_\_\_\_. The Town will also require \_\_\_\_\_ to provide a final version of the architectural drawings in which it will be shown by \_\_\_\_\_ that the proposed building will be an appropriate and attractive edifice fitting to the area and surroundings.

Perhaps of most importance, yet not to be interpreted as the only prerequisite, it is the understanding of the Governing Body that all parties are aware that, aside from the lease of the property to \_\_\_\_\_, the Town shall not be responsible for any financial commitment whether it be in money, equipment or human capital. \_\_\_\_\_ shall be responsible for all costs associated with the construction, maintenance, insurance, utilities to the building and on the property for the term of the lease.

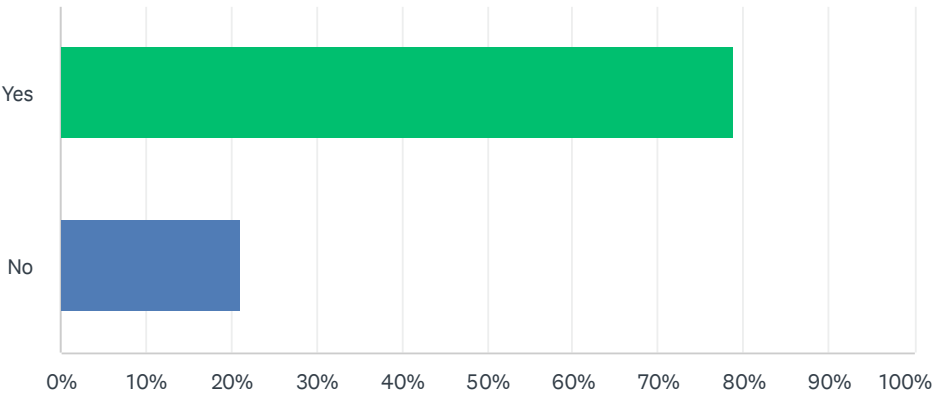
The Town intends to use all reasonable efforts to accomplish its legislative procedures in as a timely manner as the law will allow.

Respectfully,

Eric Green, Mayor  
Town of Alpine, WY

Q1 Do you live in the incorporated boundaries of Alpine?

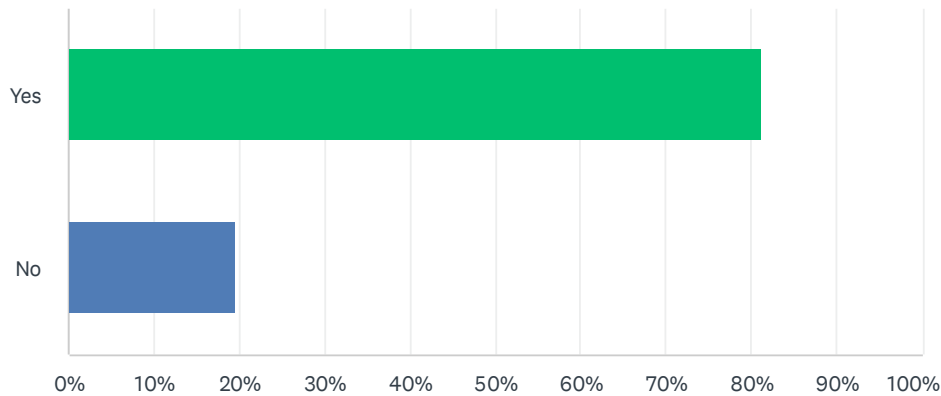
Answered: 118    Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	78.81%	93
No	21.19%	25
Total Respondents: 118		

Q2 Do you support the proposed public charter school leasing town-owned land?

Answered: 117    Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	81.20%	95
No	19.66%	23
Total Respondents: 117		

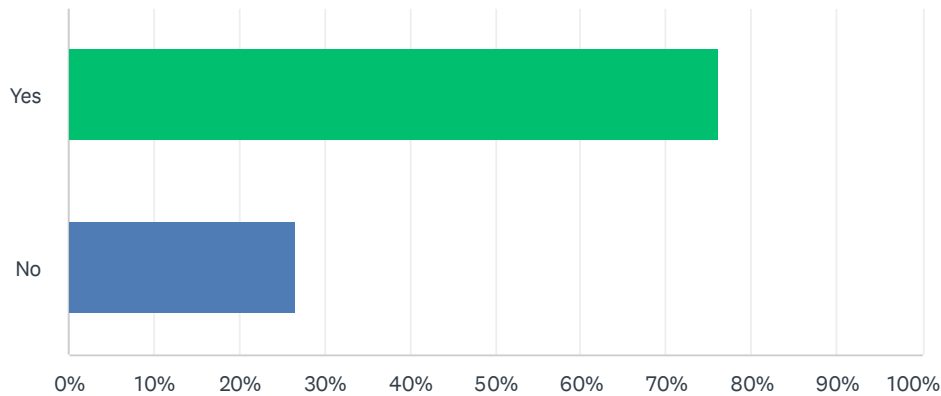
Q3 If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Answered: 33   Skipped: 85



Q4 Did the town council work session answer your questions on the proposed charter school?

Answered: 109    Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	76.15%	83
No	26.61%	29
Total Respondents: 109		

Q5 If your questions were not answered, what questions do you have?

Answered: 43    Skipped: 75

#1

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:10:09 PM  
Last Modified: Wednesday, September 11, 2024 10:10:30 PM  
Time Spent: 00:00:20  
IP Address: 107.190.189.79

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#2

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:10:14 PM  
Last Modified: Wednesday, September 11, 2024 10:10:32 PM  
Time Spent: 00:00:17  
IP Address: 107.190.189.79

Page 1

**Q1** Yes  
Do you live in the incorporated boundaries of Alpine?

**Q2** Yes  
Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** Yes,  
No  
Did the town council work session answer your questions on the proposed charter school?

**Q5** Respondent skipped this question  
If your questions were not answered, what questions do you have?

#3

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:10:16 PM  
Last Modified: Wednesday, September 11, 2024 10:10:37 PM  
Time Spent: 00:00:20  
IP Address: 107.190.189.79

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#4

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Wednesday, September 11, 2024 10:10:27 PM

Wednesday, September 11, 2024 10:11:07 PM

00:00:40

174.230.195.86

Page 1

Q1

No

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#5

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Wednesday, September 11, 2024 10:10:13 PM  
**Last Modified:** Wednesday, September 11, 2024 10:11:48 PM  
**Time Spent:** 00:01:34  
**IP Address:** 107.122.173.4

Page 1

**Q1** **Yes**

Do you live in the incorporated boundaries of Alpine?

**Q2** **No**

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Sewer, wastewater, brewery, convergence of rivers, public land that I recreate on daily and pay taxes to do so

**Q4** **No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

Why do local companies not get a chance to offer a proposal for the work like other town buildings?

#6

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:11:12 PM  
Last Modified: Wednesday, September 11, 2024 10:11:50 PM  
Time Spent: 00:00:37  
IP Address: 174.234.4.141

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?



#7

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Wednesday, September 11, 2024 10:10:19 PM  
**Last Modified:** Wednesday, September 11, 2024 10:12:05 PM  
**Time Spent:** 00:01:45  
**IP Address:** 174.204.0.46

Page 1

**Q1** **No**

Do you live in the incorporated boundaries of Alpine?

**Q2** **Yes**

Do you support the proposed public charter school leasing town-owned land?

**Q3** **Respondent skipped this question**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** **Yes,**

Did the town council work session answer your questions on the proposed charter school? **No**

**Q5**  
If your questions were not answered, what questions do you have?

I still don't understand if we ever had another charter school option. It seems like APA is the only charter school option, but why? Why weren't other options investigated?

#8

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Wednesday, September 11, 2024 10:10:20 PM  
**Last Modified:** Wednesday, September 11, 2024 10:13:05 PM  
**Time Spent:** 00:02:45  
**IP Address:** 174.201.43.2

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** Yes

Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** Yes

Did the town council work session answer your questions on the proposed charter school?

**Q5**  
If your questions were not answered, what questions do you have?

This is a must for our community! The Master Plan should focus on the future school location in support of using town land!

#9

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:11:50 PM  
Last Modified: Wednesday, September 11, 2024 10:13:09 PM  
Time Spent: 00:01:19  
IP Address: 172.56.51.191

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Please build on the set aside town land. We need a school at that site.

#10

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:12:29 PM  
Last Modified: Wednesday, September 11, 2024 10:13:12 PM  
Time Spent: 00:00:42  
IP Address: 174.201.14.230

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#11

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:12:49 PM  
Last Modified: Wednesday, September 11, 2024 10:13:14 PM  
Time Spent: 00:00:25  
IP Address: 207.183.164.194

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#12

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:12:36 PM  
Last Modified: Wednesday, September 11, 2024 10:13:18 PM  
Time Spent: 00:00:41  
IP Address: 12.74.211.80

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#13

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:12:47 PM  
Last Modified: Wednesday, September 11, 2024 10:13:27 PM  
Time Spent: 00:00:39  
IP Address: 207.183.179.28

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#14

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:12:35 PM  
Last Modified: Wednesday, September 11, 2024 10:13:34 PM  
Time Spent: 00:00:59  
IP Address: 107.122.173.38

Page 1

Q1No

Do you live in the incorporated boundaries of Alpine?

Q2Yes

Do you support the proposed public charter school leasing town-owned land?

Q3Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4Yes

Did the town council work session answer your questions on the proposed charter school?

Q5Respondent skipped this question

If your questions were not answered, what questions do you have?



#15

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Wednesday, September 11, 2024 10:13:00 PM

Wednesday, September 11, 2024 10:13:37 PM

00:00:37

12.74.211.122

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#16

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:12:51 PM  
Last Modified: Wednesday, September 11, 2024 10:13:37 PM  
Time Spent: 00:00:45  
IP Address: 107.122.173.101

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#17

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Wednesday, September 11, 2024 10:12:37 PM  
**Last Modified:** Wednesday, September 11, 2024 10:13:51 PM  
**Time Spent:** 00:01:14  
**IP Address:** 107.190.189.79

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** No

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Can't go below  
The bench. Has to snug by fire dept. Library and preschool. Do not take away public land. Move skate park and take down fire dept Fence

**Q4** Yes

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

Make Alpine grow to encompass unincorporated.

#18

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Wednesday, September 11, 2024 10:10:12 PM

Wednesday, September 11, 2024 10:14:15 PM

00:04:03

174.247.152.113

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#19

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Wednesday, September 11, 2024 10:13:43 PM

Wednesday, September 11, 2024 10:14:32 PM

00:00:48

174.204.0.6

Page 1

Q1

No

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#20

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:13:33 PM  
Last Modified: Wednesday, September 11, 2024 10:14:44 PM  
Time Spent: 00:01:10  
IP Address: 216.21.210.91

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#21

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Wednesday, September 11, 2024 10:13:29 PM

Wednesday, September 11, 2024 10:15:26 PM

00:01:56

174.247.145.136

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#22

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:13:16 PM  
Last Modified: Wednesday, September 11, 2024 10:17:24 PM  
Time Spent: 00:04:08  
IP Address: 104.28.48.74

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

I have some funding questions, but they would not need to be answered unless the charter is approved.



#23

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Wednesday, September 11, 2024 10:12:53 PM  
**Last Modified:** Wednesday, September 11, 2024 10:25:57 PM  
**Time Spent:** 00:13:04  
**IP Address:** 187.216.85.84

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** Yes

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Why would anyone be opposed to this? Makes no sense to me why the use of the Town owned lands would not be the perfect choice in the charter school coming to Alpine.

If the charter school isn't using Town land then the town isn't assisting in this effort in any way. And if we're not assisting then we elected the wrong people to represent us.

**Q4** Yes,

Did the town council work session answer your questions on the proposed charter school? No

**Q5**

If your questions were not answered, what questions do you have?

Most of the information is readily available if you take the time to find it. However listening to my fellow residents was nice. Councilman Larsen should be the Mayor.

#24

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Wednesday, September 11, 2024 10:25:51 PM

Wednesday, September 11, 2024 10:26:52 PM

00:01:00

174.231.89.99

Page 1

Q1

No

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#25

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:27:31 PM  
Last Modified: Wednesday, September 11, 2024 10:29:42 PM  
Time Spent: 00:02:10  
IP Address: 107.190.189.79

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#26

COMPLETE

Collector: QR Code (Web Link)  
Started: Wednesday, September 11, 2024 10:12:44 PM  
Last Modified: Wednesday, September 11, 2024 10:43:55 PM  
Time Spent: 00:31:11  
IP Address: 207.183.165.230

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#27

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Wednesday, September 11, 2024 10:10:07 PM  
**Last Modified:** Wednesday, September 11, 2024 10:56:28 PM  
**Time Spent:** 00:46:20  
**IP Address:** 207.183.165.246

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** Yes

Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** No

Did the town council work session answer your questions on the proposed charter school?

**Q5**  
If your questions were not answered, what questions do you have?

Is the proposed land that was presented this evening the ONLY option? Tonight was presented as "It is this or nothing." Do we have any other viable options?

#28

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Thursday, September 12, 2024 2:47:30 AM  
**Last Modified:** Thursday, September 12, 2024 3:01:21 AM  
**Time Spent:** 00:13:50  
**IP Address:** 184.57.180.92

Page 1

**Q1** **Yes**

Do you live in the incorporated boundaries of Alpine?

**Q2** **No**

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

They should put it on the Palisades parcel. The town should not be involved with providing land to a charter school. This is not the appropriate place. The original land for a school was less than 4 acres on the upper bench. I would hate to see the desecration of the American Legion ball field. They are using the citizens desire for a school to make a land grab. It's as if they are holding the school hostage to get the town land.

**Q4** **No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

Why is the Palisades parcel not being considered. It is the perfect raw land to build it on. They had it in their application and yet it has barely been mentioned. Steve Funk claimed a conflict of interest because he owns it.

#29

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 11:02:35 AM  
Last Modified: Thursday, September 12, 2024 11:02:58 AM  
Time Spent: 00:00:22  
IP Address: 207.183.165.186

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#30

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 11:39:09 AM

Thursday, September 12, 2024 11:39:23 AM

00:00:13

207.183.165.32

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?



#31

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 12:04:07 PM  
Last Modified: Thursday, September 12, 2024 12:04:36 PM  
Time Spent: 00:00:29  
IP Address: 207.183.166.116

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#32

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Thursday, September 12, 2024 12:07:09 PM  
**Last Modified:** Thursday, September 12, 2024 12:19:05 PM  
**Time Spent:** 00:11:56  
**IP Address:** 207.183.178.81

Page 1

**Q1** **No**

Do you live in the incorporated boundaries of Alpine?

**Q2** **No**

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I would support an different charter school but I don't like the one they are offering. They have mismanaged funds and have failed to provide important documents. It's more about rigidity and following rules to get results rather than students well being. Not every child is suited for college and that shouldn't be a schools only focus. Nor should their purpose be to prepare them to be a cog in the corporate machine.

**Q4** **No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

I didn't go, I didn't watch. And I do not support my children going to a school who wants push them into being ultra conservative. I have done my research on this school and while it may be great for some families it does not line up with our family.

#33

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 12:36:56 PM

Thursday, September 12, 2024 12:37:11 PM

00:00:15

207.183.165.32

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#34

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 1:40:25 PM

Thursday, September 12, 2024 1:40:56 PM

00:00:31

207.183.162.244

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#35

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 1:46:41 PM  
Last Modified: Thursday, September 12, 2024 1:46:57 PM  
Time Spent: 00:00:15  
IP Address: 12.74.211.101

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#36

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 2:21:00 PM

Thursday, September 12, 2024 2:21:16 PM

00:00:15

207.183.176.36

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#37

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 2:43:04 PM  
Last Modified: Thursday, September 12, 2024 2:43:23 PM  
Time Spent: 00:00:18  
IP Address: 207.183.165.89

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#38

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 2:48:56 PM

Thursday, September 12, 2024 2:49:15 PM

00:00:18

207.183.165.196

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?



#39

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 3:10:16 PM  
Last Modified: Thursday, September 12, 2024 3:11:43 PM  
Time Spent: 00:01:26  
IP Address: 104.28.48.136

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#40

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 3:15:34 PM

Thursday, September 12, 2024 3:15:54 PM

00:00:20

207.183.165.249

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#41

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 3:40:42 PM  
Last Modified: Thursday, September 12, 2024 3:50:03 PM  
Time Spent: 00:09:20  
IP Address: 207.183.166.38

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

If the Town Council truly cares about the future and growth of the Town, why are they hesitating on the building of a new school? As an Architect and Designer, I am well aware of and have dealt with of all of the dissenting comments, which were brought up in the meeting, in past projects. All of these "issues" can be easily addressed through careful design once the project begins.

#42

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 3:53:06 PM

Thursday, September 12, 2024 3:53:30 PM

00:00:24

47.224.163.55

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#43

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 3:41:28 PM  
Last Modified: Thursday, September 12, 2024 4:21:50 PM  
Time Spent: 00:40:21  
IP Address: 146.166.152.205

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I live near the boundaries of the Town of Alpine. Should our area ever get annexed, I would like to add input as we would take on any burdens/liabilities the town has in our decision to accept annexation or not.

I support leasing town-owned land as long as the terms are favorable to the town and do not put the town in future financial liabilities.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

It can be a bit confusing to understand who is taking the lead with the Charter School. Is it the town of Alpine that seems to have done the most work on this and has been the most transparent?

This "Charter Board" doesn't seem well understood. In the August Council meeting, it was shared that they held cottage meetings in people's homes. What are those? Are there minutes? Was anything recorded for citizens to watch? Why not hold meetings in public forums and record for those who can't attend in person?

Who determines the current board members? Why was it decided not to allow seats for parents or community members to apply and be included?

APA's anti-SEL statement seems to cater to a national "catchphrase." I don't think SEL, as viewed by our community, is in that "catchphrase" manner. Why didn't the Charter Board do a better job of identifying an entity that either aligns with the community's values or is neutral? It feels like APA wants to project a conservative value system to gain support rather than align with the views of our community that want a "good citizen" value system.

Mr. Jenkins stated publicly this summer in a public forum that APA was a consultant to help write the application but that a decision on the charter school provider would be made later. What changed to move forward with APA without community input?

During the recorded APA public meeting, the APA leader seemed to indicate that she only prefers board members aligned with her values and APA values. In looking back, it appears that APA was the selected provider all along. What would Mr. Jenkin's push back on that statement be?

Will all of the public input be captured on some public document? Will the questions be posted for public view and include accurate answers based on citations and references and not guesswork?

Thank you

---

#44

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 4:30:46 PM

Thursday, September 12, 2024 4:31:05 PM

00:00:18

207.183.165.11

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#45

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 5:32:26 PM  
Last Modified: Thursday, September 12, 2024 5:36:59 PM  
Time Spent: 00:04:33  
IP Address: 207.183.165.101

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes,

Do you support the proposed public charter school leasing town-owned land? No

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I wonder why this particular school is the only option. I don't agree with its curriculum and feel their is a lot more behind choosing this as the option.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5

If your questions were not answered, what questions do you have?

I understand the land use as a major subject, but if we had a clown school propose would we choose that out of any other options? I don't remember any forum for discussing which type of charter school we could get and if there was it was very secretive.



#46

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 6:06:40 PM  
Last Modified: Thursday, September 12, 2024 6:10:05 PM  
Time Spent: 00:03:25  
IP Address: 216.21.210.44

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.  
NA

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

I would love to see a survey to get an idea of how many parents would plan to have their students attend and an approximate number of attendees. I work at Etna Elementary and live in unincorporated Alpine and we just don't have the student count coming from this direction! Hoping it will change with a school option but I'm concerned about a slow start.

#47

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 8:40:44 PM

Thursday, September 12, 2024 8:41:10 PM

00:00:26

207.183.164.123

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#48

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Thursday, September 12, 2024 9:11:52 PM

Thursday, September 12, 2024 9:12:15 PM

00:00:22

207.183.177.103

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#49

COMPLETE

Collector: QR Code (Web Link)  
Started: Thursday, September 12, 2024 10:55:47 PM  
Last Modified: Thursday, September 12, 2024 10:56:11 PM  
Time Spent: 00:00:24  
IP Address: 207.183.178.73

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#50

COMPLETE

Collector: QR Code (Web Link)  
Started: Friday, September 13, 2024 8:56:22 AM  
Last Modified: Friday, September 13, 2024 9:01:01 AM  
Time Spent: 00:04:38  
IP Address: 40.137.105.216

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

1. Why did the investor not offer more than one type of school? (I.e. a science school type option vs a regular option vs. his conservative option)
2. Why is there no design standard for new construction in Alpine to prevent eyesores like this to be built?
3. Will this be put to vote on the ballot in November?
4. How many years will the contract be with APA? How will they evaluate them keeping control after that time is up?
5. How will they attract talent to work at the school? Will housing be provided?
6. Will there be after school programs? If there is no after care, I most likely cannot send my kids to this school since I work in Jackson

#51

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Friday, September 13, 2024 9:23:45 AM

Friday, September 13, 2024 9:25:35 AM

00:01:49

207.183.164.21

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Undecided on whether a charter school will serve our children the best. I would like to see that town land be an awesome recreation area with a river walk, parks and concert area.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#52

COMPLETE

Collector: QR Code (Web Link)  
Started: Friday, September 13, 2024 12:02:38 PM  
Last Modified: Friday, September 13, 2024 12:03:25 PM  
Time Spent: 00:00:46  
IP Address: 98.250.171.141

Page 1

**Q1** **No**  
Do you live in the incorporated boundaries of Alpine?

**Q2** **Yes**  
Do you support the proposed public charter school leasing town-owned land?

**Q3** **Respondent skipped this question**  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** **Yes**  
Did the town council work session answer your questions on the proposed charter school?

**Q5** **Respondent skipped this question**  
If your questions were not answered, what questions do you have?

#53

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Friday, September 13, 2024 12:30:13 PM

Friday, September 13, 2024 12:30:47 PM

00:00:34

207.183.179.45

Page 1

Q1

No

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?



#54

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Friday, September 13, 2024 8:49:19 PM

Friday, September 13, 2024 8:49:38 PM

00:00:18

199.192.124.237

Page 1

Q1

No

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#55

COMPLETE

Collector: QR Code (Web Link)  
Started: Saturday, September 14, 2024 4:58:06 PM  
Last Modified: Saturday, September 14, 2024 4:58:31 PM  
Time Spent: 00:00:25  
IP Address: 107.190.189.180

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#56

COMPLETE

Collector: QR Code (Web Link)  
Started: Saturday, September 14, 2024 4:59:45 PM  
Last Modified: Saturday, September 14, 2024 5:00:33 PM  
Time Spent: 00:00:48  
IP Address: 107.190.189.180

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.  
N/A

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?  
None! We are super excited to see this project advance.

#57

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Saturday, September 14, 2024 6:47:38 PM

Saturday, September 14, 2024 6:48:18 PM

00:00:39

108.145.134.33

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#58

COMPLETE

Collector: QR Code (Web Link)  
Started: Sunday, September 15, 2024 3:23:04 PM  
Last Modified: Sunday, September 15, 2024 3:24:27 PM  
Time Spent: 00:01:22  
IP Address: 162.248.129.202

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Jeremy Larsen for school administrator!

#59

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Sunday, September 15, 2024 8:01:47 PM  
**Last Modified:** Sunday, September 15, 2024 8:15:40 PM  
**Time Spent:** 00:13:53  
**IP Address:** 207.183.178.35

Page 1

**Q1** **Yes**

Do you live in the incorporated boundaries of Alpine?

**Q2** **No**

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

It is not guaranteed that students from alpine will have priority. Also I believe that this particular charter is too politically based will divide our students/community further by political lines rather than creating the community that everyone wants. I also believe the timeline is not allowing for proper planning and building/site design. Please make any school beautiful and fitting to our area. Our kids & town deserve better than a storage unit look.

**Q4** **No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

The town and council did a good job and answered to the best of their knowledge. The charter plan information was lacking and they did not know or could not answer all of the questions. Will Alpine area students have priority? Is the building paid for by "angel" investors or is there a loan to be paid back? What happens if the charter fails? Who has a say in choosing the charter board. Who are their investors that they're in such a hurry to pay back? Can we just approve phase 1 and not the rest? Why is there such a hurry? Will the state revoke the charter approval if the school is not built in a certain time? Traffic??? Thanks for taking our input and having the work session!

#60

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Sunday, September 15, 2024 8:56:05 PM  
**Last Modified:** Sunday, September 15, 2024 9:05:19 PM  
**Time Spent:** 00:09:13  
**IP Address:** 216.21.209.105

Page 1

**Q1** **No**

Do you live in the incorporated boundaries of Alpine?

**Q2** **No**

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

There is no representation of the public within the proposed school board. I would like to see that at least some of the members are publicly elected of there are to use public land. I would also like to have a clear understanding of the process to enact change to the APA curriculum or other aspects of the school if needed.  
I am also concerned about the potential of the town assuming all debts if the school were to fail.

**Q4** **No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

Does APA collect a management fee per students in attendance OR per the capacity of the school, regardless of enrollment?  
How many students live in the Alpine area?  
Is there any potential to start with only k-3? I am concerned about k-8 being too much to start with to ensure success. I would hate to see a school in Alpine fail, but I am concerned about the financial viability and ability to staff with certified teachers paid a competitive wage.  
Thank you for all your hard work and thoroughness with this matter.

#61

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 6:36:52 AM  
Last Modified: Monday, September 16, 2024 6:45:06 AM  
Time Spent: 00:08:13  
IP Address: 35.145.239.17

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

The proposed school does not reflect my values of inclusive public education. I believe that the town land should be for a regular public school open to any resident students.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?



#62

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 8:19:29 AM  
Last Modified: Monday, September 16, 2024 8:19:50 AM  
Time Spent: 00:00:20  
IP Address: 174.231.94.133

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#63

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 12:20:06 PM  
Last Modified: Monday, September 16, 2024 12:21:19 PM  
Time Spent: 00:01:13  
IP Address: 216.21.208.141

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Make the decision and lets get moving forward!!!

#64

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Monday, September 16, 2024 2:00:20 PM

Monday, September 16, 2024 2:00:44 PM

00:00:23

207.183.184.28

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#65

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:01:10 PM  
Last Modified: Monday, September 16, 2024 2:01:41 PM  
Time Spent: 00:00:30  
IP Address: 107.77.216.140

Page 1

**Q1** Yes  
Do you live in the incorporated boundaries of Alpine?

**Q2** Yes  
Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** Respondent skipped this question  
Did the town council work session answer your questions on the proposed charter school?

**Q5** Respondent skipped this question  
If your questions were not answered, what questions do you have?

#66

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:01:25 PM  
Last Modified: Monday, September 16, 2024 2:01:42 PM  
Time Spent: 00:00:17  
IP Address: 104.28.85.79

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#67

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:01:42 PM  
Last Modified: Monday, September 16, 2024 2:02:04 PM  
Time Spent: 00:00:22  
IP Address: 104.28.78.143

Page 1

**Q1** **No**  
Do you live in the incorporated boundaries of Alpine?

**Q2** **Yes**  
Do you support the proposed public charter school leasing town-owned land?

**Q3** **Respondent skipped this question**  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** **Yes**  
Did the town council work session answer your questions on the proposed charter school?

**Q5** **Respondent skipped this question**  
If your questions were not answered, what questions do you have?

#68

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:00:16 PM  
Last Modified: Monday, September 16, 2024 2:02:18 PM  
Time Spent: 00:02:01  
IP Address: 199.192.126.14

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Alpine needs a public non-charter school BEFORE it has a charter school.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5

If your questions were not answered, what questions do you have?

The TC very well might have answered...I just never sought out the information :-(. Y'all are great and I love the increased communication! Thank you!!

#69

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:00:37 PM  
Last Modified: Monday, September 16, 2024 2:02:40 PM  
Time Spent: 00:02:03  
IP Address: 216.128.238.162

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Some of this land has already had funds raised for recreational enrichment. To change the use now is to go back on what people have expected the land to be used for. Additionally, the neighborhood cannot handle the additional traffic this would produce.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?



#70

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:02:34 PM  
Last Modified: Monday, September 16, 2024 2:02:49 PM  
Time Spent: 00:00:15  
IP Address: 107.77.216.140

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#71

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:03:11 PM  
Last Modified: Monday, September 16, 2024 2:03:56 PM  
Time Spent: 00:00:45  
IP Address: 174.234.2.138

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#72

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:01:47 PM  
Last Modified: Monday, September 16, 2024 2:04:07 PM  
Time Spent: 00:02:20  
IP Address: 104.28.123.56

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

We have talked a lot about the land but have so many questions about the logistics such as where teachers are coming from, proposed salary, and choice in curriculum. I also don't understand why we don't get portable trailers and build a school that is aesthetically pleasing. The metal barn type structure looks rushed and not something we would want to be a center piece of our community

#73

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:04:15 PM  
Last Modified: Monday, September 16, 2024 2:06:03 PM  
Time Spent: 00:01:48  
IP Address: 184.167.36.85

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#74

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:04:00 PM  
Last Modified: Monday, September 16, 2024 2:06:38 PM  
Time Spent: 00:02:38  
IP Address: 207.183.164.225

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Do we have a better location of the new school?

#75

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:08:51 PM  
Last Modified: Monday, September 16, 2024 2:09:19 PM  
Time Spent: 00:00:27  
IP Address: 174.234.5.24

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#76

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:08:52 PM  
Last Modified: Monday, September 16, 2024 2:09:44 PM  
Time Spent: 00:00:52  
IP Address: 166.230.18.18

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#77

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:08:42 PM  
Last Modified: Monday, September 16, 2024 2:10:45 PM  
Time Spent: 00:02:03  
IP Address: 146.75.175.80

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Create the space for outdoor park for all to enjoy. Project is very right winged.

Q4 Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?



#78

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Monday, September 16, 2024 2:00:35 PM  
**Last Modified:** Monday, September 16, 2024 2:16:41 PM  
**Time Spent:** 00:16:06  
**IP Address:** 207.183.179.49

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** No

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

APA Charter School has a pattern and track record of misappropriating tax payer money in both NV and UT. Fast tracking is a huge mistake. KUTV news in UT has several news stories about Carolyn Sharrette. Students and teachers and community have held actual protests about racist commentary by both Carolyn and her son Dave Jr. who ran for school board. Dave made threatening commentary and Carolyn posted on social media that she was "praying for a wall" blaming immigrants for drugs. This is in poor taste for a public institution that served refugee and DACA families in SLC. Headlee and Sharette have many multiple for profit businesses and have enriched themselves in the manner of Glenn Way, keeping funding glowing to their family coffers. They consult to themselves. They stonewall when asked about misappropriated money. They were accused in NV of double dipping PPP Federal Funds. The list goes on and on. Teachers and students cite Covey curriculum as having a strong LDS slant. No particular religion should be given precedence if give public funds. Many involved parties are LDS such that too many cooks are in the kitchen. It needs to be transparent that Mitchell Schwab represented NC Charter embroiled in scandal and Glenn Way. This is a private school masquerading as public. Dan Dockstader acted inappropriately in steamrolling Cody and trying to fast track only one school. Funk gave the town \$200k. Too many agendas transparency is needed. This will be a drain on tax payer dollars. Kids need to be educated not looked at as dollar signs for max private profit.

Lets get the MERC for a public school and/or ask at least 3 Charters to propose a detailed plan.

Carolyn Sharette and Howard Headlee have a backdoor to UT politics and can self appoint their teachers for awards. All the PR exists to detract from skimmed so many tax dollars.

They put their family members in charge in NV and then sued one of the Hulets. Alpine will regret ever entertaining biz with this organization that smells of another Kirton McConkie lawsuit.

Q4

No

Did the town council work session answer your questions on the proposed charter school?

---

Q5

If your questions were not answered, what questions do you have?

Why are we speeding this up. The population is growing but other infrastructure needs to be in place before a school is built. MERC study is the hold standard. Lets educate kids not pay a family to indoctrinate them with questionable Covey and other curriculum.

---

#79

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:09:20 PM  
Last Modified: Monday, September 16, 2024 2:17:13 PM  
Time Spent: 00:07:53  
IP Address: 107.122.173.64

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

How do we determine a fair market lease value?

What's in it for Steve Funk, and Jeff Doherty?

Could the charter school be graded 6-12 instead?

#80

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:18:43 PM  
Last Modified: Monday, September 16, 2024 2:19:09 PM  
Time Spent: 00:00:26  
IP Address: 172.58.121.141

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

None

#81

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:17:48 PM  
Last Modified: Monday, September 16, 2024 2:20:10 PM  
Time Spent: 00:02:21  
IP Address: 71.33.130.221

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Although I do not have school age children now, I emphatically support getting a Charter School in Alpine. It is great for families living in Alpine and will also encourage investment in the town.

#82

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:16:33 PM  
Last Modified: Monday, September 16, 2024 2:20:20 PM  
Time Spent: 00:03:46  
IP Address: 172.59.185.114

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Possible that Alpine residents wouldn't even be able to go to that school with lottery system in place.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#83

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:20:00 PM  
Last Modified: Monday, September 16, 2024 2:20:58 PM  
Time Spent: 00:00:57  
IP Address: 207.183.164.143

Page 1

**Q1** **No**  
Do you live in the incorporated boundaries of Alpine?

**Q2** **Yes**  
Do you support the proposed public charter school leasing town-owned land?

**Q3** **Respondent skipped this question**  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** **Yes**  
Did the town council work session answer your questions on the proposed charter school?

**Q5** **Respondent skipped this question**  
If your questions were not answered, what questions do you have?

#84

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:21:13 PM  
Last Modified: Monday, September 16, 2024 2:21:35 PM  
Time Spent: 00:00:22  
IP Address: 104.28.123.58

Page 1

**Q1** Yes  
Do you live in the incorporated boundaries of Alpine?

**Q2** Yes  
Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** Yes  
Did the town council work session answer your questions on the proposed charter school?

**Q5** Respondent skipped this question  
If your questions were not answered, what questions do you have?



#85

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Monday, September 16, 2024 2:25:11 PM

Monday, September 16, 2024 2:27:30 PM

00:02:18

142.215.23.90

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#86

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 2:11:06 PM  
Last Modified: Monday, September 16, 2024 2:33:24 PM  
Time Spent: 00:22:18  
IP Address: 207.183.178.120

Page 1

**Q1** **No**  
Do you live in the incorporated boundaries of Alpine?

**Q2** **No**  
Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Let me be clear. I am raising a child in Alpine, and am very much for a school in Alpine. I am also not opposed to using the land that is under question for the school. I think a river front campus would be fantastic, and this is a great location in terms of walkability and bike-ability.

What I am questioning is APA and their curriculum. I attended last weeks town council meeting with an open mind. I had no knowledge about the land, APA, or anything else having to do with the school prior to this meeting taking place. Over the course of three hours, this is what I took away...

The board that has been put together, and funding that has been dumped into this project by Mr. Funk and whoever else is involved, have decided that what best suits Alpine as a school is a school with a political agenda. Let me be clear, I am neither Democrat or Republican, I am independent in my thought, and politics, I walk the line and agree with both sides on different issues.

What Alpine needs is a School that represents all of its residents, a school that every family can feel comfortable sending their child to. What APA offers is a Conservative Nationalist Education that indoctrinates children into a certain way of thinking. This is unacceptable. If you as a parent would like to give your children certain values and ideals that resonate with your political ideologies, that is your choice. This however, is not the job of a school, period.

The residents of Alpine are desperate for a school, we are desperate to be closer to our children, as many of us work in Jackson five days a week. But out of Desperation, I refuse to just let any charter come into Alpine and attempt to hijack a standard of education from this community to build a indoctrination center that does not represent what this community really needs. This community needs a school, and a school for all. That's the bottom line.

I beg the town council and the board representing the school to please reevaluate this charter. There are many other charters in the country that I am sure would be ecstatic to help our small town. Other charters that do not have a political agenda that swings right or left, but rather a school that has no political agenda and represents everyone. Because at the end of the day children don't care about politics, they need an education, and can figure out the politics when they become adults.

This school by no means needs to be rushed. I believe it to be of the up most importance for it to be methodically thought out, so it serves our community and residents for generations to come. If that takes another ten years, so be it.

Thank you for your time.

Zachary Simon  
Old Alpine Resident  
East Cottage Lane

**Q4****No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

I want to know if we can as a town, as a group of people, find another charter that would be interested in helping our town, that does not have a political agenda at stake.

#87

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Monday, September 16, 2024 2:35:08 PM

Monday, September 16, 2024 2:35:24 PM

00:00:15

207.183.163.104

Page 1

Q1

No

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#88

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 3:19:38 PM  
Last Modified: Monday, September 16, 2024 3:20:34 PM  
Time Spent: 00:00:55  
IP Address: 71.33.130.221

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Alpine students should get priority to enroll before Star Valley students

#89

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Monday, September 16, 2024 3:18:02 PM  
**Last Modified:** Monday, September 16, 2024 3:33:08 PM  
**Time Spent:** 00:15:06  
**IP Address:** 174.234.8.109

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** Yes

Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** No

Did the town council work session answer your questions on the proposed charter school?

**Q5**  
If your questions were not answered, what questions do you have?

A question was asked if the school funding would be there indefinitely. The response was a vague yes. How will the school be funded to continue to stay a school. Could there be a chance of the school loosing it's funding and closing?

What is the push from the Charter School Board to get the school rushed w/o looking at WYDOT regulations for access to the school?

How will all the speeding cars from Star Valley commuters not slowing down to the 45 mph be regulated when Alpine doesn't have a police department.

#90

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 3:38:05 PM  
Last Modified: Monday, September 16, 2024 3:38:19 PM  
Time Spent: 00:00:14  
IP Address: 207.183.163.141

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#91

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Monday, September 16, 2024 3:37:57 PM

Monday, September 16, 2024 3:38:29 PM

00:00:31

216.21.210.119

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?



#92

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 4:33:32 PM  
Last Modified: Monday, September 16, 2024 4:34:13 PM  
Time Spent: 00:00:41  
IP Address: 104.28.49.13

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

What will they give back to our community?

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#93

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 4:36:56 PM  
Last Modified: Monday, September 16, 2024 4:38:41 PM  
Time Spent: 00:01:45  
IP Address: 216.21.208.141

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

School in Alpine, isn't that what the majority of us have always wanted. Why wouldn't it be on Town owned property?

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#94

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 4:40:24 PM  
Last Modified: Monday, September 16, 2024 4:43:38 PM  
Time Spent: 00:03:14  
IP Address: 104.28.85.157

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

I would like a different charter school rather than the one proposed. Is it possible to have a different school with a curriculum that is more open-minded and progressive?

#95

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 4:44:59 PM  
Last Modified: Monday, September 16, 2024 4:45:52 PM  
Time Spent: 00:00:53  
IP Address: 172.56.203.45

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#96

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 4:36:56 PM  
Last Modified: Monday, September 16, 2024 4:51:31 PM  
Time Spent: 00:14:34  
IP Address: 23.26.218.32

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

It is located much too close to where I live. It would create too much traffic (vehicular and foot), and too much noise. The main reason I bought my home was the location, (fairly quiet and the views) and now there's going to be a road and school to block my views of the Targhee and the Palisades? Put the school on the north end of town, where all the development is occurring anyway. Thank you.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5

If your questions were not answered, what questions do you have?

Unfortunately, I wasn't able to download the packet of the meeting.

#97

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Monday, September 16, 2024 2:17:50 PM  
**Last Modified:** Monday, September 16, 2024 5:06:22 PM  
**Time Spent:** 02:48:32  
**IP Address:** 207.183.166.240

Page 1

**Q1** **Yes**

Do you live in the incorporated boundaries of Alpine?

**Q2** **No**

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I watched the entire Sept. 11th meeting. How is town land considered to be low value, but Mr. Funk's land is considered to be too valuable for a charitable donation? How can the town move forward when no Financials have been provided showing commitment by donors? Any angel donors should understand the intrinsic value of Alpine land and be willing to be patient and work alongside the community. This feels rushed and many residents feel dismissed as their legitimate questions surrounding the financial aspects of this venture continue to go unanswered.

**Q4** **No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

What Financials have been firmly committed to this joint venture?  
How can Alpine consider land in the direct path of a possible toxic gravel pit expansion? How can we ensure the safety of our children near a brewery and a reservoir? How will we navigate increased traffic congestion in our quiet neighborhood? These are vital and legitimate questions that have yet to be answered and our town needs to perform its due diligence before making any decisions. I am pro school, pro charter school, but will my daughter even have a space to attend?

#98

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Monday, September 16, 2024 4:58:03 PM  
**Last Modified:** Monday, September 16, 2024 5:12:16 PM  
**Time Spent:** 00:14:12  
**IP Address:** 207.183.166.240

Page 1

**Q1** **Yes**

Do you live in the incorporated boundaries of Alpine?

**Q2** **No**

Do you support the proposed public charter school leasing town-owned land?

**Q3**

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I do not believe the Town is in a position to donate millions of dollars to this Charter school. The land is THE MOST VALUABLE LAND in the town and in northern Lincoln County. This is the precise location for commercial infrastructure that the town needs to support the community. Where else will the town come up with this type of revenue? If the town ever needed emergency funds, this is the safety net to make sure the town remains solvent.

The safety component is PARAMOUNT . . . a school near a brewery, a reservoir , a cliff, a TOXIC gravel pit???

**Q4** **No**

Did the town council work session answer your questions on the proposed charter school?

**Q5**

If your questions were not answered, what questions do you have?

Why are we not looking at the other proposed parcels that are in fact better suited for a school and safer for the children? Donors that we have no evidence of are dictating our timeline! Whenever you rush, there will be mistakes!

#99

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Monday, September 16, 2024 5:08:14 PM  
**Last Modified:** Monday, September 16, 2024 5:17:21 PM  
**Time Spent:** 00:09:06  
**IP Address:** 207.183.163.13

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** Respondent skipped this question

Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** No

Did the town council work session answer your questions on the proposed charter school?

**Q5**  
If your questions were not answered, what questions do you have?

What are the terms of the lease?  
How and how much is APA going to be compensated?

Received this survey at 2PM on 9/16/24 had to 9/17/24 to reply!!!



#100

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 5:16:16 PM  
Last Modified: Monday, September 16, 2024 5:19:34 PM  
Time Spent: 00:03:17  
IP Address: 162.248.129.202

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Why would you oppose this!!!

Alpine has needed a school in our community for the past 20+ years.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5

If your questions were not answered, what questions do you have?

Not sure what the hold up is; our elected officials need to take immediate action to finally bring a school into our community!

#101

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 5:36:02 PM  
Last Modified: Monday, September 16, 2024 5:44:29 PM  
Time Spent: 00:08:27  
IP Address: 162.248.129.202

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Why be opposed, we need a school here, that land has been earmarked as school property for a long, long time!  
Let's make it happen...

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5

If your questions were not answered, what questions do you have?

Not sure what the hold up is, this land is available, residents are not willing to wait another 25 years for this opportunity!!

#102

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 5:51:46 PM  
Last Modified: Monday, September 16, 2024 5:57:17 PM  
Time Spent: 00:05:31  
IP Address: 162.248.129.202

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Not opposed; in order for this community to thrive, IT NEEDS A SCHOOL!

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5

If your questions were not answered, what questions do you have?

Our elected officials need to do the right thing and bring a school to Alpine. This town owned land did not cost the citizens anything. A previous, previous administration worked hard to get that land, now is the time for this administration to do the right thing and get a school for Alpine.

#103

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 6:12:22 PM  
Last Modified: Monday, September 16, 2024 6:13:24 PM  
Time Spent: 00:01:02  
IP Address: 216.128.230.216

Page 1

Q1 No

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

The rush  
Too quick time period

#104

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

QR Code (Web Link)

Monday, September 16, 2024 6:17:28 PM

Monday, September 16, 2024 6:17:50 PM

00:00:21

207.183.171.196

Page 1

Q1

Yes

Do you live in the incorporated boundaries of Alpine?

Q2

Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4

Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

Q5

Respondent skipped this question

If your questions were not answered, what questions do you have?

#105

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 6:21:35 PM  
Last Modified: Monday, September 16, 2024 6:23:43 PM  
Time Spent: 00:02:08  
IP Address: 172.56.51.161

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

What... why oppose?

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5

If your questions were not answered, what questions do you have?

Stop delaying, let's start moving forward!!

#106

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 6:39:58 PM  
Last Modified: Monday, September 16, 2024 6:49:43 PM  
Time Spent: 00:09:44  
IP Address: 207.183.162.150

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I would love a true public school in Alpine. However the proposed charter school not only provides politicized education, which has no place in education, but does NOT in fact provide education for all, such as students on an IEP. Additionally I am concerned that this school may fail and then Alpine will responsible for the buildings on the town land, including outstanding loans. Finally, I believe that the projected student population is highly inflated (the school anticipates 150), but there is absolutely no guarantee that the charter school will be able to draw that many students from the public schools that many family are very pleased with. In sum, I think the proposed charter school as it is presented is too risky to promise valuable town land.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#107

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 6:52:39 PM  
Last Modified: Monday, September 16, 2024 6:53:25 PM  
Time Spent: 00:00:46  
IP Address: 199.66.107.45

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?



#108

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 6:53:29 PM  
Last Modified: Monday, September 16, 2024 6:53:55 PM  
Time Spent: 00:00:26  
IP Address: 207.183.163.31

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#109

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 6:55:59 PM  
Last Modified: Monday, September 16, 2024 6:56:22 PM  
Time Spent: 00:00:23  
IP Address: 207.183.164.228

Page 1

**Q1** Yes  
Do you live in the incorporated boundaries of Alpine?

**Q2** Yes  
Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** Yes  
Did the town council work session answer your questions on the proposed charter school?

**Q5** Respondent skipped this question  
If your questions were not answered, what questions do you have?

#110

COMPLETE

**Collector:** QR Code (Web Link)  
**Started:** Monday, September 16, 2024 7:07:38 PM  
**Last Modified:** Monday, September 16, 2024 7:08:50 PM  
**Time Spent:** 00:01:12  
**IP Address:** 172.58.27.184

Page 1

**Q1** Yes

Do you live in the incorporated boundaries of Alpine?

**Q2** Yes

Do you support the proposed public charter school leasing town-owned land?

**Q3** Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

**Q4** Respondent skipped this question

Did the town council work session answer your questions on the proposed charter school?

**Q5**  
If your questions were not answered, what questions do you have?

My main question is how this will affect property taxes?

#111

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 7:26:48 PM  
Last Modified: Monday, September 16, 2024 7:58:56 PM  
Time Spent: 00:32:07  
IP Address: 207.183.162.91

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Location & possible expansion significantly affects River View Meadows subdivision with traffic, parking lights, field lights, proposed new roads, affecting wildlife corridors. Study needed for traffic patterns on 89 & through neighborhoods for a school. The river location is a safety concern for children as well as possible impaired driving.  
This process is rushed.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#112

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 8:05:25 PM  
Last Modified: Monday, September 16, 2024 8:05:57 PM  
Time Spent: 00:00:32  
IP Address: 199.66.107.45

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#113

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 7:59:40 PM  
Last Modified: Monday, September 16, 2024 8:12:21 PM  
Time Spent: 00:12:40  
IP Address: 207.183.162.91

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I'm pro-school, but this process to determine which parcel is the best location seems forced. Why didn't this group come to the town months/years ago with this request? Even this survey is rushed, and I for one didn't even receive this text, because I'm only signed for emails from the town. If this is a for profit charter school, this feels even worse. If a Lease for no revenue is the result, and this doesn't solely benefit Alpine only students, or if this is a for profit endeavor, I would be 100% against utilizing an asset of the tax payers for this use.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Is this a for profit endeavor? How much have the Charter Board members donated to the Senator's campaign who was in attendance? Concerns regarding a brewery down the street from the proposed location didn't seem to be fully vetted, but attempts to gloss over were quite clearly made. Again, I'm pro-school, but this process doesn't pass the smell test.

#114

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 9:09:11 PM  
Last Modified: Monday, September 16, 2024 9:12:44 PM  
Time Spent: 00:03:33  
IP Address: 104.28.50.164

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

I am not necessarily opposed, but I do not feel like I have enough answers at this time to support it. I very much support a school in general.

Q4 No

Did the town council work session answer your questions on the proposed charter school?

Q5  
If your questions were not answered, what questions do you have?

Have we fully explored all land options? This particular piece of property, sitting right on the river and reservoir, seems quite valuable and should potentially be used for a Riverwalk or some thing of the sort. Would also like to know what the charter school's reimbursement is per pupil. I'm also very concerned about the white-national leanings of this charter school. There's a lot of bad press and former lawsuits associated with this charter. Alpine has a growing population of people of color. How will they be treated? Also, why were we only given less than 24 hours to respond to this survey? Very suspect.

#115

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 9:55:01 PM  
Last Modified: Monday, September 16, 2024 9:55:20 PM  
Time Spent: 00:00:19  
IP Address: 207.183.179.76

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?



#116

COMPLETE

Collector: QR Code (Web Link)  
Started: Monday, September 16, 2024 10:18:21 PM  
Last Modified: Monday, September 16, 2024 10:20:51 PM  
Time Spent: 00:02:29  
IP Address: 207.183.164.79

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 No

Do you support the proposed public charter school leasing town-owned land?

Q3  
If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

The proposed location is not the best choice because of increased traffic to this beautiful area, the unaesthetic design of the school with the environment and this land could have far better uses with its high land value.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#117

COMPLETE

Collector: QR Code (Web Link)  
Started: Tuesday, September 17, 2024 6:25:34 AM  
Last Modified: Tuesday, September 17, 2024 6:25:50 AM  
Time Spent: 00:00:15  
IP Address: 69.138.109.158

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

#118

COMPLETE

Collector: QR Code (Web Link)  
Started: Tuesday, September 17, 2024 6:41:22 AM  
Last Modified: Tuesday, September 17, 2024 6:41:46 AM  
Time Spent: 00:00:24  
IP Address: 166.205.117.25

Page 1

Q1 Yes

Do you live in the incorporated boundaries of Alpine?

Q2 Yes

Do you support the proposed public charter school leasing town-owned land?

Q3 Respondent skipped this question

If you are opposed to the proposed public charter school leasing town-owned land, please tell us why.

Q4 Yes

Did the town council work session answer your questions on the proposed charter school?

Q5 Respondent skipped this question

If your questions were not answered, what questions do you have?

*Town of Alpine  
Planning & Zoning*



*Chairman:*

*Melisa Wilson*

*Commission Members:*

*Susan Kolbas*

*Dan Schou*

August 27, 2024

**Mayor Green & Town Council Members;**

**Recommendation for Advance (Final) Plat Approval**  
**Griest Addition to the Town of Alpine**

The Planning and Zoning Commission met at their bi-monthly Commission meeting and reviewed the replat application and associated documents were submitted by the Public Works Director and Surveyor Scherbel, LTD for the minor replat application located on Nelson Lane, known as the Griest Addition to the Town of Alpine (attached).

Mr. Marlowe Scherbel was in attendance to discuss the application and process to those present. A brief update was provided by the Zoning Administrator (attached).

Mr. Griest and his representatives have met the standards/requirements set forth by the Town of Alpine to move forward with recording the subject plat map.

**Mr. Dan Schou moved to make a recommendation for advance (final) replat approval for the Town Council's consideration for permit application #RE-Plat – 01-23; Griest Addition to the Town of Alpine, further known as Lots #1, #2, #3 & #4 of the Griest Addition to the Town of Alpine, SW1/4SW1/4, Section 28, Township 37N, Range 118W, Lincoln County, Wyoming. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

## PROJECT UPDATE – GRIEST ADDITION

### August 27, 2024

#### Minor Subdivision (Final Plat): **Lots #1, 2, 3 & 4 of the Griest Addition to the Town of Alpine**

Minor Subdivision Application and Supplemental Information were submitted on July 12<sup>th</sup>, 2023; a series of public hearings were held to provide information and documentation to the public along with input from Town Council members and Planning and Zoning Commission members.

A final determination and/or recommendation for preliminary plat approval was made by the Planning and Zoning Commission on: December 12<sup>th</sup>, 2023, the recommendation was sent to the Council for their consideration at their December 19<sup>th</sup>, 2023, Town Council Meeting.

The Alpine Town Council tabled the resolution at their December meeting to allow for additional time to review the re-plat. Subsequently the Town Council made a motion to approve the resolution for the Griest Addition to the Town of Alpine at their January 16<sup>th</sup>, 2024, meeting. This resolution no. 2023-517 stipulates that the Town has received the final plat for this subdivision.

Over the winter months the applicant and their engineers have worked on the requirements set for in the preliminary plat approval. In August 2024, the infrastructure has successfully been installed to the subdivision lots, the Public Works Director has inspected both water and sewer installations, (attached documentation).

In addition, asphalt has been installed on the shared driveway to all lots.

Applicant is now ready to present/record the advance (final) plat for the Griest Addition to the Town of Alpine. The Planning and Zoning Commission will prepare a recommendation to the Town Council for final plat signature.

The Alpine Town Council will be presented with the final plat at the September 17<sup>th</sup>, 2024, Town Council Meeting.

SCOTT A. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 3889  
Utah Registration No. 37211  
Idaho Registration No. 8026

MARLOWE A. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 5368

KARL E. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 11810  
Idaho Registration No. 13493  
Certified Federal Surveyor No. 1223

# SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

EST. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

## ADDRESS

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Afton, Wyoming 83110

## TELEPHONE

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307-276-3348 (Fax)

307-885-9319  
307-885-9809 (Fax)

Section 7, Itemb.

SUSAN  
Big Piney Office Manager

JAMIE DECORA  
Afton Office Manager

Jackson, WY  
Direct to Big Piney Office  
307-733-5903 & Fax

Lava Hot Springs, ID  
Direct to Big Piney Office  
208-776-5930 & Fax

Montpelier, ID  
Direct to Afton Office  
208-847-2800 & Fax

23 August 2024

Mayor Eric Green  
Town of Alpine  
P.O. Box 3070  
Alpine, Wyoming 83128

Re: Barry Griest – Replat Permit Application (Minor Subdivision) - Section 28, T37N  
R118W within the Town of Alpine, Lincoln County, Wyoming

Dear Mayor Green,

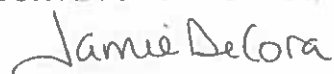
Enclosed please find a print of an advanced final plat titled "GRIEST ADDITION TO THE TOWN OF ALPINE WITHIN THE SW¼SW¼ SECTION 28 T37N R118W LINCOLN COUNTY, WYOMING", dated 14 February 2023.

It is our understanding that the developer has completed the improvements required for final plat approval.

Please consider this letter as a request for the review of the final plat and presentation to the Alpine Planning and Zoning and Town Council for approval and signatures.

If you have any questions or if all is not in order, please contact me.

Sincerely,  
SURVEYOR SCHERBEL, LTD.

  
Jamie DeCora

enclosures  
cc: Barry Griest (via: email)



# REPLAT PERMIT APPLICATION

CHECK ONE: ( ) SIMPLE ( ☒ ) MINOR ( ) MAJOR

## Owner Information:

Owner: Barry Griest

Phone:  
307-690-1774

Mailing Address: P.O. Box 2808, Alpine, Wyoming 83128

Project's Physical Address  
510 and 514 Nelson Road

Legal Description (Lot#, Block, Tract & Subdivision)  
Pt of SW 1/4 SW 1/4 of Section 28, T37N R118W

Land Surveyor Engineer (must be registered in the State of Wyoming)  
Surveyor Scherbel, Ltd.

Attached additional Information Page, if needed

## Description of Proposal & Purpose:

Barry Griest owns two parcels located on Nelson Lane. The total combined acreage is 2.13± acres. Barry wishes to divide the property into four(4) individual lots - smallest lot is 0.43± acres and the largest lot is 0.64± acres.

## Property Owners within a 500ft radius of property: (use separate sheet if needed)

Owner:	See Attached List	Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:

Signature of Owner or Authorized Representative:

*Jamie DeCora for Surveyor Scherbel, Ltd.*

Date:  
6/1/2023

FOR TOWN USE ONLY

Date Received:	Permit #:	Zoning:
Permit Fees:	Paid: (Check #/Cash)	Date Paid:
Town Surveyor Review:	Town Engineer Review:	Fire Dept. Review:





## 7.6 Service Connections

Each unit is anticipated to receive a 5/8"x 3/4" meter with 1" service line with dual check backflow prevention.

The default hazard classification as identified in Section 14 (i) (i) (B) of the Water Quality Rules and Regulations Chapter 12 will be followed; however, backflow prevention device will be determined upon development of the lot. If a reduced pressure principle device is required, the device must have certification by one of the following third parties:

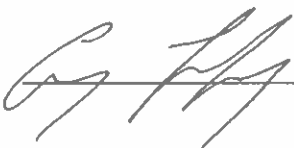
- American Society of Sanitary Engineers (ASSE)
- International Association of Plumbing/Mechanical officials (IAPMO)
- Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California (USC-FCCCHR)

## 7.7 Water Service Connections to Griest

It is proposed that each of the four lots connect to the 6" pipe with a 1-inch poly service that extends across Nelson Lane. Lot 3 and 4 would place their meters at about the mid-point of the frontage on Nelson Lane. Lot 1 and 2 would place their meters at the outside edges of the shared driveway and extend the service line after the meter down the driveways to the individual lots in separate trenches.

The proposed new connections to Griest were modeled using an AutoCad/GIS based network analysis software. Figure 7.7.1 illustrates the southern portion of the model with the Griest Addition shown in the bottom of the exhibit. J-126 near the subdivision has a pressure of about 71 psi which will be adequate to supply the long service lines running to lots 1 and 2.

The public works director by signing below has inspected and the infastructure installed at this property.

Approved: 

Date: 08-15-2014

The proposed addition will not require a sewer line extension. At present, an existing 8" sewer approximately 9 feet deep is located along the north side of the property. The location of the sewer appears to have it touching lots 1 and 2. It would appear both of these lots could connect simply with a new service saddle on the existing mainline. Lots 3 and 4 must traverse lots 1 and 2 in order to reach the existing sewer. Two 10 foot utility easements on the edges of lots 1 and 2 provide a potential route to the sewer for lots 3 and 4. A third route could be provided with an easement between lots 1 and 2.

Figure 8.0.1 Final Sewer Extension (Green) and Final Water (Blue)



The public works director by signing below has inspected and the infrastructure installed at this property.

Approved by: \_\_\_\_\_

Date: 08-21-2015

## 9.0 Points of Access and Traffic Volumes

This review of traffic impacts caused by the proposed development of the Griest addition is based in part on data from the Wyoming Department of Transportation. It is intended to quantify daily trips from the development and the magnitude of those trips compared to existing traffic counts and roadway capacity guidelines. The road of primary interest is Greys River Road.

GRIEST ADDITION

### 7.8 Summary

The Alpine water system will be able to meet the demands of the new Griest Development both in terms of peak daily demand and required fire demands.

## 8.0 Planned Wastewater System

The proposed Development will include four single family residences. With an estimated three or four bedrooms per residence.

The wastewater flows will vary depending on the final development. The following are typical flows for single family residences for various sizes.

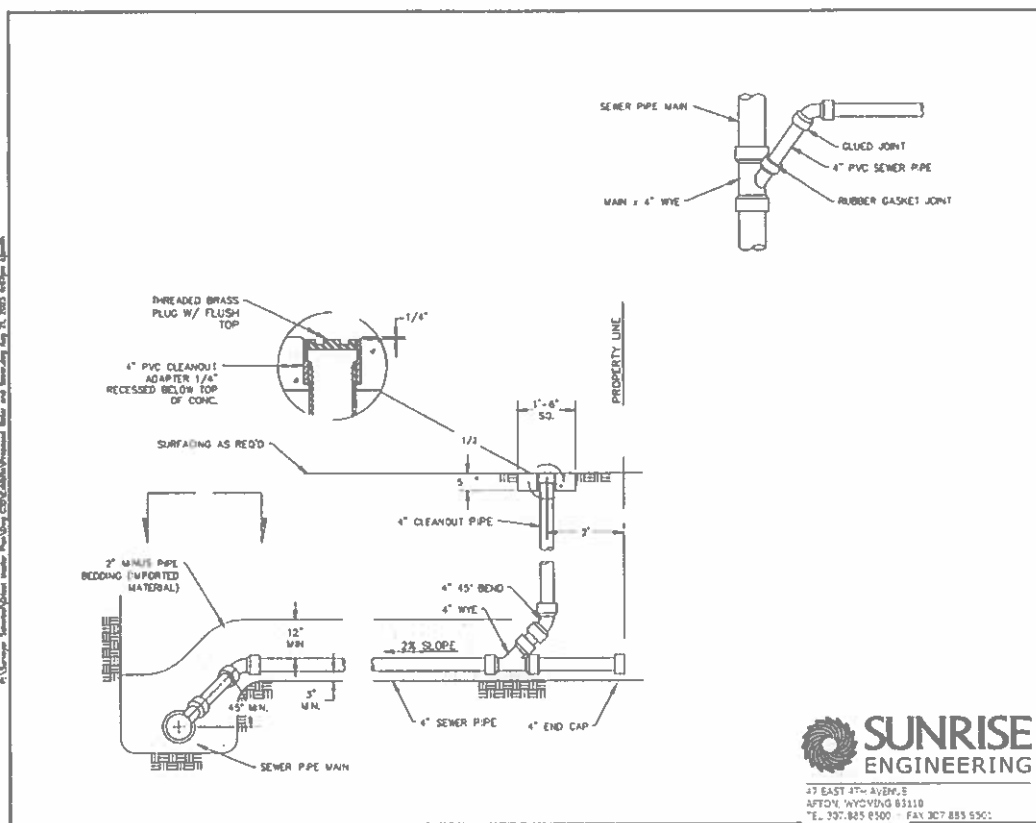
Table 8.0. Wastewater Flow Rates

# of Bedrooms	Peak Flow Rate (GPD)
2	280
3	390
4	470
5	550
6	630

The addition of four new single family residences with an anticipated four bedrooms per residence will increase the daily flows by 1880 GPD. The peak flow for these flows can be calculated as two times the average flow (12-hours) at 5.25 gpm. This flow rate is well below the 480 gpm capacity of the minimum 8" sewer line. These flows will add to other downstream flows from the neighboring users but it is anticipated that the Town of Alpine will have no difficulties with these additional flows.

The flows will ultimately reach the Town of Alpine WWTP on the south side of the Snake River. All sewers are proposed to be 4" connections to the existing sewer line. Standard Sewer connection details are shown in figure 8.0.1. Lot owners will be responsible for proper installation and materials for sewer connections as approved by the Town of Alpine.

Figure 8.0.1 Sewer Connection Details



GRIEST ADDITION

*Town of Alpine  
Planning & Zoning*

Section 7, Itemc.



*Chairman:*  
*Melisa Wilson*

*Commission Members:*  
*Susan Kolbas*  
*Dan Schou*

**Mayor Green & Council Members;**

**Recommendation for Replat Approval and Signature**  
**Tyler Doucette – 8<sup>th</sup> Addition to the Town of Alpine**

The Planning and Zoning Commission met at their scheduled bi-monthly Commission meeting to review and discuss the replat application and associated plat map supplied by Surveyor Scherbel, LTD., on behalf of Tyler Doucette, for the simple subdivision replat application for the property located at: Lot #28 & #29 Palis Park Subdivision, (also known as 190 and 192 Canyon View Drive). The purpose of the re-plat is to combine the properties into one (1) larger residential lot.

Mr. Marlowe Scherbel was in attendance to discuss the re-plat project with those present. Ms. Christine Wagner presented the staff report for the application. It was noted that there was a letter of support submitted in favor of the lot combination.

**Mr. Dan Schou moved to approve the simple replat application, RE-Plat #05-24, for Tyler Doucette, to be known as Lot #105 – Palis Park 8<sup>th</sup> Addition to the Town of Alpine. Ms. Susan Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**



# REPLAT PERMIT APPLICATION

CHECK ONE: (X) SIMPLE ( ) MINOR ( ) MAJOR

## Owner Information:

Owner: Tyler Doucette / Doucette Living Trust dated August 13, 2018 Phone: 307-413-8712 (Tyler)

Mailing Address: PO Box 1842, Jackson, WY 83001 / PO Box 1593, Trout Creek MT 59874

Project's Physical Address: 190 & 192 Canyon View Drive, Alpine, Wyoming 83128

Legal Description (Lot#, Block, Tract & Subdivision)

Lots 28 & 29 of Palis Park Subdivision

Land Surveyor Engineer (must be registered in the State of Wyoming):

Surveyor Scherbel, Ltd.

Attached additional Information Page, if needed.

## Description of Proposal & Purpose:

Tyler Doucette (owner of Lot 28) and the Doucette Living Trust (owner of Lot 29) are applying to combine the lots into one single lot. A conveyance from the Doucette Living Trust to Tyler with new lot description will be recorded concurrently with the plat.

## Property Owners within a 500ft radius of property: (use separate sheet if needed)

Owner: See attached List	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:

Signature of Owner or Authorized Representative:

*Tyler Doucette*

FEC58740A7D7416

Date:

7/23/2024

## FOR TOWN USE ONLY

Date Received:	Permit #:	Zoning:
Permit Fees:	Paid: (Check #/Cash)	Date Paid:
Town Surveyor Review:	Town Engineer Review:	Fire Dept. Review:



## Town of Alpine Legal Notice Request for a Simple Re-Plat

Notice is hereby given that on June 17, 2024; applicant Tyler Doucette/Doucette Living Trust, has filed a replat application with the Town of Alpine, requesting a simple subdivision replat of Lots #28 and #29 of the Palis Park Subdivision to the Town of Alpine, Lincoln County, Wyoming.

The purpose of the replat is to consolidate the identified Lots #28 & #29 into one (1) larger residential lot, to be known as Lot #105 of the Palis Park Subdivision, Eight Addition to the Town of Alpine. The subject properties are located at 190 and 192 Canyon View Drive, with an existing home located on the western portion of Lot now known as Lot #105, Town of Alpine, Lincoln County, Wyoming; the physical address of the property (home) will remain to be identified as 190 Canyon View Drive.

A conceptual map of the replat is attached for review. The Planning and Zoning Administrator and/or Planning & Zoning Commission will take comments on the replat up until Wednesday, August 21<sup>st</sup>, 2024, by 4:00 p.m.

Simple subdivision regulations do not require a public hearing; however, notice is being provided to all property owners located within a five hundred (500) foot radius of the proposed replat. The replat application and an advanced plat will be presented to the Planning and Zoning Commission at their regularly scheduled meeting on August 27<sup>th</sup>, 2024, with recommendations for approval, approval with contingencies or denial of the replat application/map.

If approved a final plat map will be recommended for the authorized signature by the Mayor and Town Council, at their September 17<sup>th</sup>, 2024, Town Council Meeting. Contact the Alpine Town Hall Office at (307) 654-7757, extension #7 for additional information and/or to submit your comments.

Written comments can be submitted to:  
Christine Wagner, Zoning Administrator  
Town of Alpine  
PO Box 3070 - Alpine, WY 83128  
Email Address: [planning@alpinewy.gov](mailto:planning@alpinewy.gov)





**Tyler Doucette/Doucette Living Trust  
Lots #28 & 29  
Palis Park Subdivision  
190 & 192 Canyon Vie Drive  
Simple Replat**

## Staff Report from the Zoning Administrator

- 1 The application and related filing fees have been submitted and processed by the Town of Alpine. All prepared forms have been deemed acceptable.
- 2 The Preliminary Plat has been submitted with applicant's lot boundaries lines identified. Information has been deemed acceptable.
- 3 All property Owners within the five hundred (500) foot radius have been notified of the proposed boundary line amended, with ample opportunity give to respond to the mailing. Response deadline was established as Wednesday, August 21<sup>st</sup>, 2024.
- 4 A total of Fifty-Three (53) notifications were mailed, of those mailed three (3) property owners had one or more lots within the notification area. The Town has received four (4) return mailings, in which those property owners were identified as having a corrected mailing address, in which those notifications were mailed to those corrected addresses.
- 5 Of the mailings distributed, **to date**, there has been one (1) submitted comment. The emailed received is in support of the lot combination.
- 6 A Planning & Zoning Commission Meeting will be held on August 27, 2024; to review and receive any and all additional comments from area property owners, review proposed re-plat map on the submitted application. Subsequently, a recommendation will be made to the Town Council for their consideration and/or subsequent signature on the presented simple subdivision re-plat map.

## Determination by Zoning Administrator:

As part of the application process the applicant is to provide a description of the proposal and purpose of the replat. The description provided stated: The lots are owned by the same party; these lots will be combined into one (1) lot to allow for an accessory structure (garage/shop) to be placed on the property, withing the allowable setback distances. Lot combination is allowable under the simple subdivision regulations/guidelines.

The combined lot will now be known as Lot #105 of the Palis Park, Eighth Addition to the Town of Alpine; the property is located within the R-1 (Single Family Residential) Zoning District of the Town of Alpine. The adjustment will increase Lot #105 to 0.38 +/- acres.

As part of the review for the re-plat application, applicants are to follow the guidelines that have been established by the Town in the Alpine Land Use and Development Code regarding the use of the property within their established zoning district. The "R-1" Single-Family Residential District has established the Intent and Purpose of the District: This zoning district designated is intended to encourage the development and maintenance of low-density residential area. These regulations are intended to provide a diverse and compatible housing stock, limited the density of the residential population, provide adequate open space around buildings and accessory structures, provide accessibility to community utility systems and community open space areas, as well as encourage a safe and attractive living environment for community residents.

This would also include allowable setbacks, building heights, vehicle parking and storage, fencing, accessory uses & building installations, with the aforementioned items presented above and upon final review. The Zoning Administrator will make a recommendation to the Commission on the simple replat.

### **Zoning Administrator Recommendation:**

There has only been one (1) submitted comment regarding this re-plat; that comment was in support of the applicant's lot combination (attached); the applicant has demonstrated and/or met the requirements for the submitted application.

It does not appear that this combination is in any way harmful or will impact the adjacent neighbors and/or property owners, the lots located on Canyon View Drive are somewhat small in nature; this combination will allow the neighborhood area with a little more privacy (space) for all adjacent property owners.

The existing primary residential structure is located on Lot #28 (now known as Lot #105) and will maintain the physical street address of 190 Cayon View Drive.

**It is the opinion of the Zoning Administrator that this replat application should be approved. There is no justifiable means that would warrant a denial of the replat, so with that I would have to recommend the Planning and Zoning Commission approve the simple replat.**

It should be noted that if the approved final plat is not recorded within one (1) year from the date of plat approval, the approval of such plat shall expire.



# ANNEXATION AGREEMENT

## ALPINE LAKES ADDITION TO THE TOWN OF ALPINE

**THIS ANNEXATION AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the **TOWN OF ALPINE**, a Wyoming municipality (the "Town"), P.O. Box 3070, Alpine, Wyoming 83128; and **PALISADES INVESTMENTS, LLC**, a Wyoming limited liability company (the "Landowner"), P.O. Box 3930, Alpine, Wyoming 83128.

### WITNESSETH

**WHEREAS**, the Landowner owns approximately thirty-three (33) acres of land located in Lincoln County that are contiguous to Town boundaries, which property is more particularly shown on the survey plat titled "ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE" attached hereto as **EXHIBIT A** (the "Plat"), and is described in the legal description titled "LEGAL DESCRIPTION FOR ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE" attached hereto as **EXHIBIT B**, both by this reference made a part hereof; said lands being connected by land and public rights-of-way to the Town (the "Property"); and

**WHEREAS**, the Landowner desires and proposes to have the Town annex the Property, to be known as the "ALPINE LAKES ADDITION TO THE TOWN OF ALPINE", with the Property to be zoned pursuant to Town ordinances as Single-Family Residential (R-1) and Mixed Residential and Commercial (MRC), as shown on the "EXHIBIT OF ZONING FOR ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE" attached hereto as **EXHIBIT C**, and to develop the Property in phases; and

**WHEREAS**, the Landowner desires to receive Town services from annexation of the Property into the Town in accordance with Wyoming law and the Town's ordinances; and

**WHEREAS**, the Landowner has filed a proper petition for annexation of the Property to the Town pursuant to and in accordance with the provisions of pursuant to Wyoming Statutes §§ 15-1-401 et seq., and in accordance with the Town's annexation ordinance, subject to the execution of this Agreement and pursuant to and in accordance with the terms and provisions herein contained; and

**WHEREAS**, the Town has concluded that entering into this Annexation Agreement under the terms and conditions of this Agreement, will enable the Town to review and approve development of this area, permit the sound planning and development of the Town, and otherwise enhance and promote the health, safety, and general welfare of the Town; and

**WHEREAS**, the Town has held the public hearing on the proposed annexation of the Property, pursuant to due notice and publication, all as prescribed by law, and the Town finds that it is in the best interest of the Town that the Property be annexed to Town in accordance with the provisions of this Agreement; and

**WHEREAS**, the Landowner, in hereafter developing the Property or any portions of the Property, agrees to accomplish such development in accordance with Wyoming law, the Town's ordinances, and the provisions set forth in this Agreement, which provisions contains certain requirements and conditions for development of the Property in addition to those contained in Wyoming law and the Town's ordinances.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which each of the parties hereby acknowledge, Town and Landowner agree as follows:

**1. INCORPORATION OF RECITALS.** The above Recitals are hereby incorporated into this Agreement.

**2. ANNEXATION.** Upon the execution of this Agreement, the Town will complete its annexation of the Property into the Town's corporate limits pursuant to Wyoming Statutes §§ 15-1-401 et seq., and in accordance with the Town's annexation ordinance.

**3. RIGHT TO DEVELOP PROPERTY PURSUANT TO EXISTING MASTER PLAN.** The Town agrees that annexation of the Property shall be subject to the existing Master Plan approved the Board of Commissioners of Lincoln County, Wyoming on September 5, 2018, a copy of which is attached hereto as **EXHIBIT D** (the "Existing Master Plan"). The Landowner, in Landowner's sole discretion, may proceed to develop the Property in accordance with the Existing Master Plan, subject only to the other requirements of this Agreement for development of the Property in accordance with the Town's development standards and the requirements of this Agreement that do not conflict with the Existing Master Plan.

**4. TOWN'S APPROVAL OF ALTERNATIVE PROPERTY DEVELOPMENT.** If the Landowner decides not to proceed with development of the Property pursuant to the Existing Master Plan, Landowner agrees that development of the Property pursuant to the Plat, and that all such development of the Property shall be in accordance with the Town ordinances and the requirements of this Agreement.

**5. INFRASTRUCTURE CONSTRUCTION RESPONSIBILITY.** The Landowner agrees that all public improvements required for development of the Property ("Infrastructure") shall be reviewed and approved, and constructed and/or installed, as follows:

**a. INFRASTRUCTURE PLANS.** Landowner will file with the Town for review and approval a complete set of infrastructure plans ("Infrastructure Plans") for each phase of development of the Property, which plans shall contain the information required

by Town ordinances, including plans for all Infrastructure, including but not limited to, streets, water and sewer lines, and fire protection installations, and shall show the proposed location of all easements and all existing utilities affected by the development of the Property. Such Infrastructure Plans will be incorporated herein by reference as if set forth in full.

**b. CONSTRUCTION OF PROPERTY INFRASTRUCTURE.** Unless otherwise agreed, the Landowner shall, at Landowner's sole expense, design and construct and/or install all Infrastructure shown in the Infrastructure Plans for each phase of development of the Property. Unless otherwise agreed in writing by the Town, the Landowner shall construct all Infrastructure within each phase of development of the Property in strict accordance with the Infrastructure Plans, which shall include Standard Engineering Drawings and Specifications ("Standard Specifications"), and the Town ordinances in effect at the time this Agreement is signed. The Standard Specifications and Town ordinances are incorporated herein by reference as if set forth in full.

**c. CONSTRUCTION OF OTHER INFRASTRUCTURE.** The Landowner agrees that the Landowner, at the Landowner's sole expenses, shall complete the following other improvements:

**i. EXTENSION OF WATER AND SEWER LINES TO THE PROPERTY.** The Landowner will construct and/or install the Infrastructure required to extend the main water and sewer lines from the Town's existing water and sewer lines located in \_\_\_\_\_ into the Property.

**ii. ACCESS TO THE PROPERTY FROM HIGHWAY 26.** The Landowner will work with the Town and the Wyoming Department of Transportation ("WY DOT") to determine whether any additional Infrastructure will be required for access to the Property from Highway 26.

**6. TOWN APPROVALS.** All Infrastructure proposed to be dedicated to the Town by the Landowner, including but not limited to, water and sewer improvements, any public amenities, and all road access required as a part of Landowner's development of the Property, will be subject to Town design review and approval.

**a. DOMESTIC WATER SYSTEM.** The Landowner agrees that all water system design and construction will be in full compliance with standards of the Town, the Wyoming Department of Environmental Quality ("WY DEQ"), and any other agencies having jurisdiction.

**b. SEWER SYSTEM.** The Landowner agrees that all sewer system design and construction will be in full compliance with standards of the Town, WY DEQ, and any other agencies having jurisdiction.

c. **ROADS WITHIN THE PROPERTY.** The Landowner agrees that all road design and construction will be in full compliance with standards of the Town, WY DOT, and any other agencies having jurisdiction.

7. **CONSTRUCTION STANDARDS AND REQUIREMENTS.** All construction on the Property shall be conducted and completed in accordance with Wyoming law, the Town's ordinances, and the terms of this Agreement. All required public improvements for the Property shall be constructed in accordance with Town ordinances regarding construction standards, and once completed, shall be dedicated to the Town. Prior to commencing any construction or development of any buildings, structures, or other work or improvements on the Property, the Landowner shall secure any and all permits the Town or any other governmental entity having jurisdiction over the work may require. The Landowner shall construct, or cause to be constructed, all improvements for the Property in conformity with all applicable federal, state and/or local laws, rules, and regulations.

8. **PAYMENT OF FEES.** The Landowner shall pay to the Town all required fees in a timely manner. Payments shall include credits to which the Landowner is entitled as successor-in-interest pursuant to the "FIRST AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING TRANSFER OF WATER AND SEWER INFRASTRUCTURE; RECAPTURE OF RELATED EXPENSES; AND ANNEXATION OF SUBDIVISIONS" that was executed on December 20, 2022, attached hereto as **EXHIBIT E**. In the event the Landowner fails or refuses to pay any of the fees, charges, or costs set forth in this Agreement, the Town may declare the entire unpaid balance immediately due and payable and collect such sums in manner provided by law, or may pursue any other remedy as may be available to the Town. All such remedies shall be cumulative, and the Town may pursue the same separately or simultaneously, as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Wyoming. In addition to the remedies set forth herein, if the Landowner fails or refuses to pay any of the fees, charges, or costs set forth herein, the Town will not be obligated to accept the improvements completed pursuant to this Agreement.

9. **INSPECTIONS BY TOWN.** Town may, at its option, perform periodic inspections of the improvements being constructed and/or installed by the Landowner. The Town shall have the reasonable right of access to the Property during periods of construction to inspect or observe work thereon.

10. **MAINTENANCE DURING CONSTRUCTION.** During construction, the Landowner shall keep the Property and all adjacent streets, public and private, free and clear from any unreasonable accumulation of debris, waste materials, mud, and any nuisances created by the construction, and shall contain all construction debris and provide dust and mud control so as to prevent scattering via wind and/or water.

11. **AS CONSTRUCTED INFRASTRUCTURE PLANS.** Prior to the Town's acceptance of the Infrastructure, the Landowner will file "As Constructed" Infrastructure Plans

("As Constructed Plans") with the Town. The As Corrected Plans shall be prepared by a Wyoming licensed engineer and shall show the actual constructed location of all Infrastructure within the Property, including the horizontal and vertical locations of all water and sewer lines, individual building service lines, and all street grades. The As Constructed Plans shall also specifically show all changes between the original Infrastructure Plans and the Infrastructure as actually constructed. The engineer shall also certify upon the As Constructed Plans that such plans correctly show all Infrastructure as actually constructed and that such Infrastructure have been constructed in accordance with the Standard Specifications and Town ordinances in effect at the time this Agreement was signed.

**12. INFRASTRUCTURE WARRANTY.** The Landowner shall warrant the materials and workmanship of all Infrastructure installed on the Property for a period of twelve (12) months from and after the date of final inspection and approval by the Town of the Infrastructure. The Landowner shall further warrant that it has provided good title to all Infrastructure, and shall provide the Town with proof that all contractors, subcontractors, and materials suppliers have been paid in full for such Infrastructure through the submission of paid invoices, which shall be included in the Landowner's request for Town acceptance of the Infrastructure.

**13. TOWN COMMITMENTS.** Subject to Landowner's compliance with the Town ordinances and the provisions of this Agreement with respect to development of the Property, the Town agrees:

**a. APPROVAL OF PLAT.** The Town hereby approves the Plat for Development of the Property.

**b. ZONING.** Town will zone the Property as shown on EXHIBIT C.

**c. EXPEDITED APPROVALS.** The Town shall expedite, to the extent reasonably possible, Town review and permitting processes required for the Landowner's development of the Property under applicable Wyoming law and Town ordinances.

**d. VARIANCE GRANTS.** The Town will grant variances to the Landowner, for the Landowner and any and successors or assigns, as follows:

**i. WATER WELL FOR IRRIGATION.** The Landowner shall be allowed to maintain and operate an existing water well to provide irrigation water for the Property; provided that water therefrom shall only be used for irrigation purposes on lands located within the Property.

**ii. SEPTIC SYSTEMS.** The Landowner, and any successors or assigns, shall be allowed to install and use, or to continue to use septic systems on 1-acre lots; provided, that as soon as Town septic system lines are installed adjacent to the 1-acre lots, then any 1-acre lot without a septic system shall be required to

connect to the Town's sewer lines; and provided further, that upon the failure of any septic system serving any 1-acre lot, that lot owner shall be obligated to connect to the Town's sewer lines if the Town's septic system lines are installed adjacent to the 1-acre lot, or if there is no adjacent line, then such lot owner shall comply with Town ordinances regarding septic systems.

**iii. EXISTING USES OF EXISTING BUILDING.** The Landowner shall be allowed to maintain use of the exiting building on the Property for Emergency Medical Services through the expiration of the existing lease, a copy of which is attached hereto and incorporated herein.

**iv. ACCESS ROADS ADJACENT TO THE PROPERTY.** Roads adjacent to the Property, which roads facilitate access to the Property, are owned and controlled by the AVR Homeowners Association, Inc. ("AVR"). The Landowner has rights of access on those AVR roads pursuant to lot ownership and/or easements, but has no ownership in or rights to improve those roads. The Landowner shall not be obligated to improve AVR roads unless: (a) the AVR consents in writing to such roads improvement; (b) the AVR further consents to the Town's operation and maintenance of those improved roads; and (c) the Town agrees to assume responsibility for maintenance and operation of those roads as Town roads.

**e. ACCEPTANCE OF INFRASTRUCTURE.** Upon Landowner's full and complete compliance with Town ordinances, and performance of the terms and conditions of this Agreement, the Town will accept and maintain all required Infrastructure on the each phase of the Property as the Property is developed. The Town's acceptance shall obligate the Town to assume ownership and control of all Infrastructure within any dedicated street or public utility right-of-way within each completed phase of the Property.

**f. OWNERSHIP OF INFRASTRUCTURE AND PROVISION OF TOWN SERVICES.** Upon acceptance of the Infrastructure, the Town will, subject to payment of all fees and charges normally charged or levied by the Town, provide standard municipal services for the Property:

**i. WATER.** Provide the Property with water sufficient for maximum day domestic demands at safe working pressures as defined by the WY DEQ at the point(s) of connection to the Property, and maintain, repair, and otherwise keep in working order the main water lines;

**ii. SEWER.** Provide sewer line capacity for maximum daily domestic sewer loads at the point(s) of connection to the Property, and maintain, repair, and otherwise keep in working order the main sewer lines throughout the Property.



**iii. ROADS.** Maintain and police the roads within the Property as Town streets.

**14. OCCUPANCY.** Except as otherwise provided in this Agreement, no building within the Property shall be used or occupied for any purpose other than for construction of such building or structure unless all Infrastructure within the Property has been completed and accepted by the Town. The Town may withhold Certificates of Occupancy until all such Infrastructure has been completed.

**15. DEFAULT.** If the Landowner fails to comply with the terms and conditions of this Agreement in any material respect, the Town will notify the Landowner of the violation in writing and may, without further notice to Landowner, exercise any or all the following remedies:

**a. REFUSE INFRASTRUCTURE.** Refuse to accept public ownership and maintenance of Infrastructure within the Property and record a notice of such action in the land records of Lincoln County, Wyoming;

**b. STOP WORK.** Issue a Stop Work Order for any building under construction within the Property; and/or

**c. LEGAL ACTION.** Bring an action for damages, injunctive relief, specific performance, or any other remedy available to the Town.

All the above remedies are cumulative and to the extent not inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the TOWN.

**16. NOTICES.** Any notice required by the Agreement shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing such notice shall be mailed by certified mail, return receipt requested, postage prepaid, and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

**17. ASSIGNMENT.** The Landowner may assign this Agreement or any rights or obligations herein to any successor or assign; provided, that before any conveyance or assignment shall be effective, said successor or assignee shall consent in writing to be bound by the terms of this Agreement.

**18. NOTICES.** Any notices, requests, approvals or denials required or desired to be given under this Agreement shall be in writing and shall be served personally upon the party for whom it is intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown above, or at such other address as may be provided in writing from time to time.

**19. CONFLICT WITH STANDARD SPECIFICATIONS.** In the event of any conflict between the terms of this Agreement or Town ordinances, the terms of this Agreement shall prevail over any contrary provision.

**20. COVENANTS APPURTENANT TO THE LAND.** All covenants and conditions set forth herein shall be appurtenant to and run with the Property and shall be binding upon the Landowner and the Landowner's successors or assigns.

**21. GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Wyoming.

**22. ATTORNEYS' FEES.** In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to the remedies and damages, if any, awarded in such proceeding, to recover their costs and reasonable attorneys' fees if allowed under Wyoming law.

**23. ENTIRE AGREEMENT.** This Agreement, together with the exhibits attached hereto, contains the entire agreement of the parties, and supersede any prior promises, representations, warranties, discussions, or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement.

**24. HEADINGS.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

**25. BINDING EFFECT.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors, and assigns.

**26. NO THIRD-PARTY RIGHTS.** The obligations of Landowner set forth herein shall not create any rights in and/or obligations to any persons or parties other than the Town. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

**27. RECORDATION.** This Agreement shall be recorded in the Lincoln County, Wyoming land records.

**28. RELATIONSHIP.** Nothing in this Agreement shall be construed to create any partnership, joint venture, or fiduciary relationship between the parties hereto except as expressly provided herein.

**29. SEVERABILITY.** If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

**30. AMENDMENT.** This Agreement may be amended only in writing signed by the parties hereto.

**31. SOVEREIGN IMMUNITY.** The Town does not waive sovereign immunity by entering into this Agreement and specifically retains immunity and all defenses available to it pursuant to law, including governmental immunity.

**32. EFFECTIVE DATE.** This Agreement shall become valid and binding only upon its approval by the Town Council of the Town, and upon its execution by the Mayor, and upon recordation in the land records of Lincoln County, Wyoming.

**IN WITNESS WHEREOF,** the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

[Separate signature pages follow.]

**LANDOWNER:**

**PALISADES INVESTMENTS, LLC,**  
a Wyoming limited liability company

BY: TREVOR FUNK, MANAGER

**STATE OF WYOMING            )**  
   **) SS.**  
**COUNTY OF LINCOLN        )**

**ON THIS**, the \_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public for the State of Wyoming, personally appeared **TREVOR FUNK, MANAGER of PALISADES INVESTMENTS, LLC**, a Wyoming limited liability company, who acknowledged that he executed the foregoing instrument on behalf of said company.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal on the day and year first above written.

**NOTARY PUBLIC**

My Commission expires: \_\_\_\_\_

**TOWN:**

**TOWN OF ALPINE,**  
a Wyoming municipality

**BY: ERIC GREEN, MAYOR**

**ATTEST:** \_\_\_\_\_  
**MONICA CHENAULT, TOWN CLERK**

**STATE OF WYOMING                    )**  
**) SS.**  
**COUNTY OF LINCOLN                )**

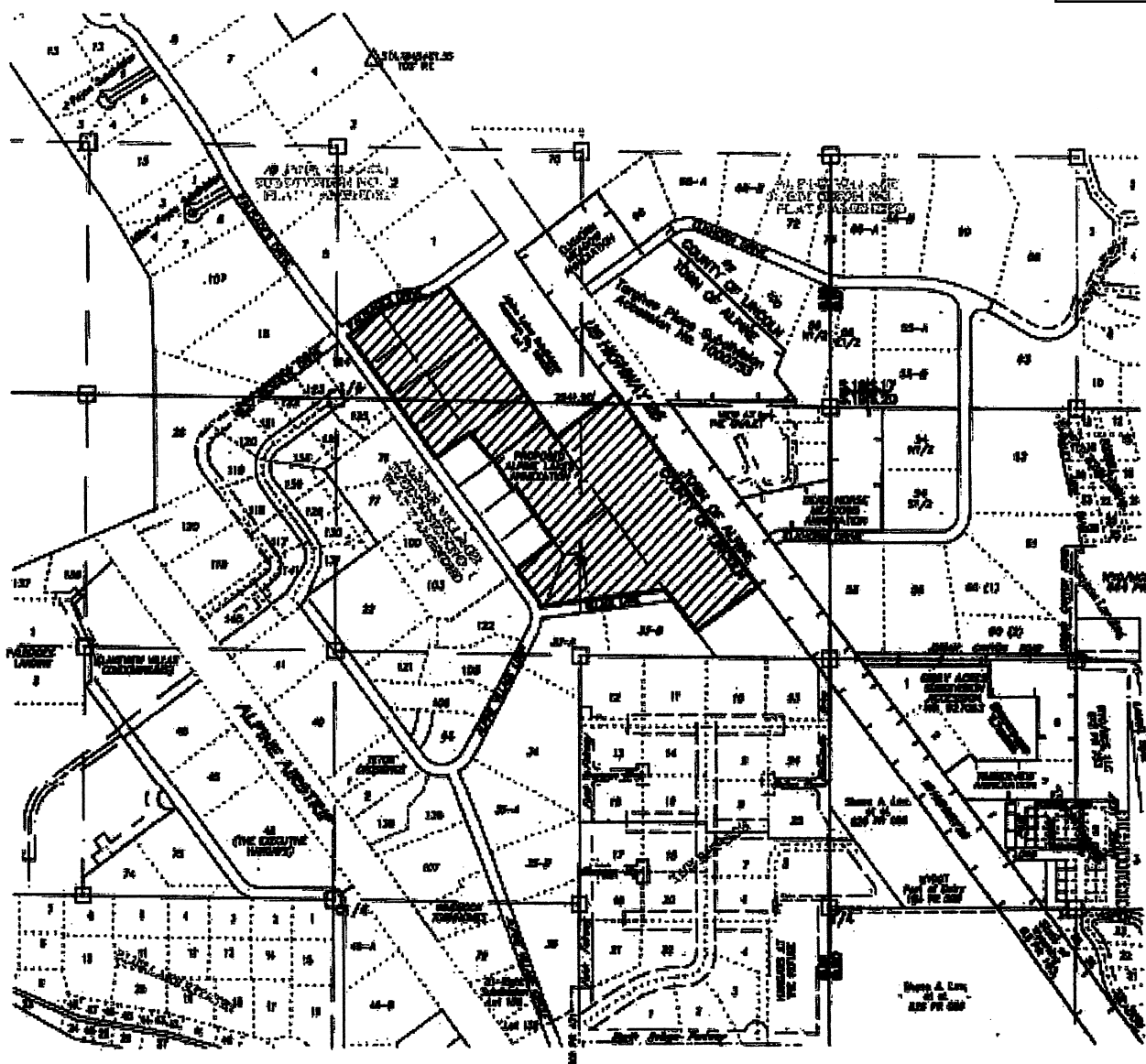
**ON THIS**, the \_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public for the State of Wyoming, personally appeared **ERIC GREEN, MAYOR** of the **TOWN OF ALPINE**, a Wyoming municipality, who acknowledged that he executed the foregoing instrument on behalf of said Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal on the day and year first above written.

**NOTARY PUBLIC**

**My Commission expires:** \_\_\_\_\_

## **EXHIBIT A**



SCALE: 1" = 800'

## ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE

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DATE: 20 April 2024  
 DRAWN BY: Kade Beus  
 CALCULATED BY: Kade Beus  
 CATEGORY/PORT: Town/Alpine/Annex  
 FIELD BOOK:  
 COMPUTER FILE: AlpineLakesAnnex.dwg



**SURVEYOR SCHERBEL, LTD.**  
 PROFESSIONAL LAND SURVEYORS

BOX 98 BIG PINEY-MARBLETON, NY TEL 875-3347, BOX 725 AFTON, NY TEL 825-9718  
 ALPINE, NY TEL 825-9718, JACKSON, NY TEL 733-5803, LAKE, ID TEL 776-5830

## **EXHIBIT B**



# DESCRIPTION FOR ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE

To-wit: - -

That part of the S1/2SE1/4 of Section 18 and that part of the N1/2NE1/4 Section 19, T37N R118W, Lincoln County, Wyoming, being all of Lot 2 of Alpine Lakes Subdivision of record in the Office of the Clerk of Lincoln County with Accession No. 994093, part of Lot 4 of Alpine Lakes Second Filing, of record in said Office with Accession No. 998288, all of Lots 7 and 8 of Alpine Lakes Third Filing, of record in said Office with Accession No. 1023127, all of Lots 9, 10, 11, and 12 of Alpine Lakes Fourth Filing, of record in said Office with Accession No. 1024993, part of Lot 19 of Alpine Village Subdivision No. 1 Plat 1 Amended of record in said Office with Accession No. 559190, part of Lots 29 and 32 of Alpine Village Subdivision No. 1 Plat 2 Amended of record in said Office with Accession No. 559191, and part of Lot 30-B as depicted on that plat of record in said Office with Accession No. 959702, secondarily described as follows:

**COMMENCING** at the southeast corner of said N1/2NE1/4 and running thence N89°-39'-32"W, 598.26 feet, along the south line of said N1/2NE1/4, to the southeast rebar of Lot 33-B as depicted on an unrecorded plat, prepared by Surveyor Scherbel, Ltd titled: "WILLIAM R. HOOPER PLAT OF LOT 33 ALPINE VILLAGE SUBDIVISION NO. 1 PLAT 2 AMENDED WITHIN THE NE1/4 SECTION 19 T37N R118W LINCOLN COUNTY, WYOMING", dated 1 November 1993, identical with the south point of that tract of record in said Office in Book 937 of Photostatic Records on page 890;

thence N37°-07'-05"W, 175.81 feet, along the east line of said Lot 33-B, to the south pipe of said Lot 2, identical with the west pipe of said tract in Book 937, being the **PIPE OF BEGINNING**;

thence continuing N37°-07'-05"W, 270.59 feet, along the southwesterly line of said Lot 2, to the south rebar of said Lot 32, on the north line of Village Lane;

thence S82°-02'-53"W, 679.87 feet, along said north line, to the south rebar of said Lot 7, at the beginning of a non-tangent circular curve to the left whose radius bears S71°-58'-18"W;

thence northwesterly, 61.04 feet, along the arc of said curve, identical with the northeasterly right-of-way line of Alpine Village Loop, through a central angle of 19°-25'-43", having a radius of 180.00 feet, with a chord bearing N27°-44'-34"W, 60.74 feet, to a rebar;

thence N36°-58'-17"W, 145.01 feet, along said right-of-way line, to a rebar;

thence N36°-58'-07"W, 29.50 feet, along said right-of-way line, to the west point of said Lot 7;

ALPINE LAKES SUBDIVISION  
Surveyor Scherbel, Ltd.  
Accession No. 994093  
Accession No. 998288  
Accession No. 1023127  
Accession No. 1024993  
Accession No. 559190  
Accession No. 559191  
Accession No. 959702  
Accession No. 10451  
Accession No. 10451

Surveyor Scherbel, Ltd.  
Lincoln County, Wyoming  
Lincoln County, Wyoming  
Lincoln County, Wyoming  
Lincoln County, Wyoming

Page 1 of 3

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TOWN OF ALPINE ALPINE LAKES ANNEXATION

"Modification in any way of the foregoing description terminates liability of the surveyor"

**DESCRIPTION FOR  
ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE**

thence N53°-01'-43"E, 252.15 feet, along the northwesterly line of said Lot 7, to the north point thereof, on the northeasterly line of said Alpine Lakes Third Filing;

thence N36°-58'-10"W, 345.50 feet, along said northeasterly line, to the north point of said Third Filing;

thence S53°-01'-43"W, 18.15 feet, along the northwesterly line of said Third Filing, to the east point of Lot 3 of said Alpine Lakes Second Filing;

thence N37°-02'-07"W, 186.88 feet, along the northeasterly line of said Lot 3, to the north point thereof;

thence S53°-00'-24"W, 2.75 feet, along the northwesterly line of said Lot 3, to a point;

thence N37°-02'-07"W, 188.33 feet, to a point on the southeasterly line of said Lot 29;

thence S53°-02'-06"W, 11.25 feet, along said southeasterly line, to the east point of said Lot 12;

thence continuing S53°-02'-06"W, 220.00 feet, along the southeasterly line of said Lot 12, to the south point thereof, on said northeasterly right-of-way line of Alpine Village Loop;

thence N36°-58'-45"W, 794.85 feet, along said right-of-way line, to the west rebar of said Lot 9, on the southeasterly right-of-way line of Palisades Drive;

thence along said right-of-way line as follows:

N53°-01'-15"E 198.72 feet, to a point at the beginning of a circular curve to the right;

Easterly 202.89 feet, along the arc of said curve, through a central angle of 31°-00'-00", having a radius of 375.00 feet, with a chord bearing N68°-31'-15"E, 200.43 feet, to a rebar, at the beginning of a circular curve to the left;

Easterly 191.06 feet, along the arc of said curve, through a central angle of 31°-00'-00", having a radius of 353.12 feet, with a chord bearing N68°-31'-15"E, 188.73 feet, to a point;

N53°14'-41"E, 11.27 feet, to the rebar of said Lot 19, identical with the west rebar of Lot 1 of said Alpine Lakes Subdivision, and leave said right-of-way line;

thence S36°-58'-46"E, 989.99 feet, along the southwesterly line of said Lot 1, to the south point thereof, identical with the west point of said Lot 2;

thence N53°-02'-50"E, 401.35 feet, along the northwesterly line of said Lot 2, to the north point thereof, on the southwesterly right-of-way line of U.S. Highway 26;

Page 2 of 3

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TOWN OF ALPINE ALPINE LAKES ANNEXATION

Surveyor Scherbel, Ltd.  
1111 A 12th Street  
Alpine, California 91901  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000

Surveyor Scherbel, Ltd.  
1111 A 12th Street  
Alpine, California 91901  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000  
Survey Registration No. 1000

"Modification in any way of the foregoing description terminates liability of the surveyor"

**DESCRIPTION FOR  
ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE**

thence S37°-00'-00"E, 1260.15 feet, along said right-of-way line, to the east pipe of said Lot 2, identical with the north pipe of said tract in Book 937;

thence S53°-34'-10"W, 401.17 feet, along the southeasterly line of said Lot 2, identical with the northwesterly line of said tract in Book 937, to the **PIPE OF BEGINNING**;

ENCOMPASSING an area of 32.88 acres, more or less;

the **BASE BEARING** for this survey is south line of the NE1/4NE1/4 of Section 19, T37N R118W, being N89°-39'-32"W;

each "corner" found as described in the Corner Record filed or to be filed in the Office of the Clerk of Lincoln County;

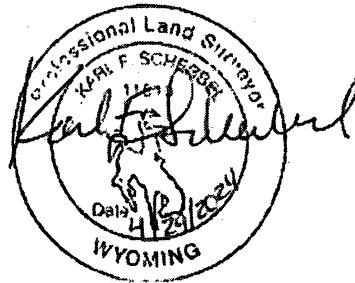
each "pipe" marked by a 2" aluminum cap inscribed "LLOYD B. BAKER & ASSOCIATES PE/LS 698 THAYNE WYOMING";

each "rebar" marked by a 5/8" steel reinforcing rod with an aluminum surv-kap survey marker inscribed, "LS 526";

each "point" marked by a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled, "PLAT TO ACCOMPANY ORDINANCE NO. \_\_\_\_\_ ALPINE LAKES ANNEXATION TO THE TOWN OF ALPINE WITHIN THE S1/2 SE1/4 SECTION 18 N1/2NE1/4 SECTION 19 T37N R118W LINCOLN COUNTY, WYOMING", dated 20 April 2024, as revised.

29 April 2024



Professional Land Surveyor  
KARL F. SCHERBEL  
State Registration No. 2089  
Local Registration No. 52211  
State Registration No. 8576  
KARL F. SCHERBEL  
C/O, Post Office Box 630  
Casper, Wyoming 82401  
State Registration No. 1910  
Local Registration No. 11931  
Casper, WY 82401

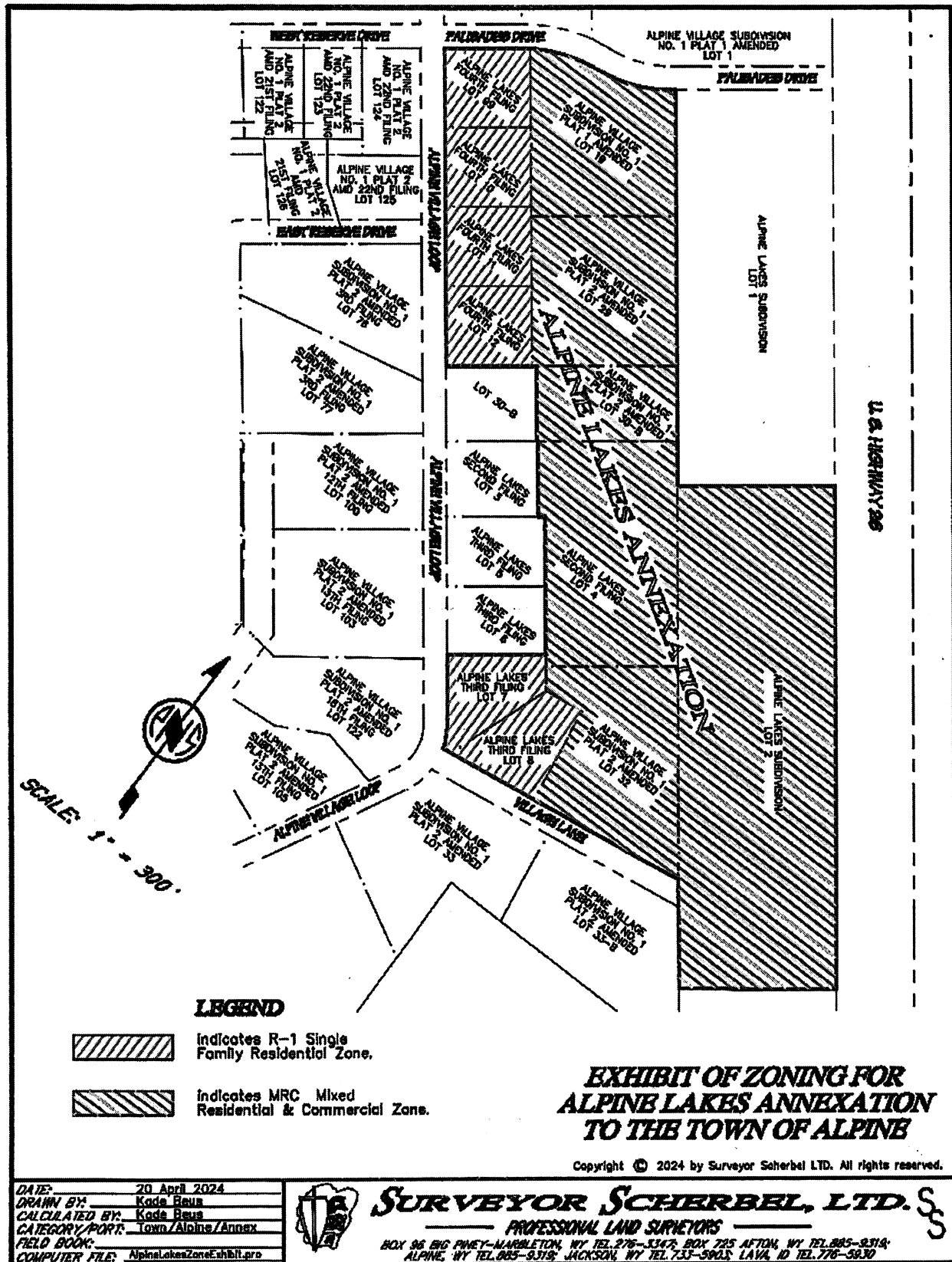
Surveyor General LTD  
Attn: Wyoming  
Regulatory Division  
Casper, Wyoming  
Casper County, WY 82401  
Casper, WY 82401

Page 3 of 3

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TOWN ALPINE ALPINE LAKES ANNEXATION

"Modification in any way of the foregoing description terminates liability of the surveyor"

## **EXHIBIT C**



**EXHIBIT D**

## BEFORE THE BOARD OF COUNTY COMMISSIONERS

## LINCOLN COUNTY, WYOMING

In the Matter of

Alpine Lakes Planned Unit Development Master Plan  
Request for Conditional Use Permit ApplicationFile No. 107 PZ 18

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**FINAL DETERMINATION**

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**THIS MATTER** having come before the Board of County Commissioners on the 5th day of September, 2018 for a Conditional Use Permit Application. The Board of County Commissioners have reviewed the application, the Staff Report by the Planning Office, and heard any relevant evidence from the applicant, neighbors, governmental agencies, and other concerned citizens regarding the project. The Board of County Commissioners hereby make the following:

**FINDINGS OF FACT**

This is a Conditional Use Permit Application for a Planned Unit Development, PUD, to be called Alpine Lakes. Approximately 36.41 acres with frontage along U.S. Highway 26 north of the Alpine Port of Entry and extending into part of the Alpine Village Subdivision. The proposed 95 RV Casitas and 106 Townhome Lots will also access part of Palisades Drive with primary access along new interior roads that will connect with the newly constructed Highway 26 turn lane across from the south leg of Elkhorn Drive. The project will be served by the Alpine Lakes Public Water Supply and by the Town of Alpine Wastewater Treatment Plant using the new lift station recently installed for the Targhee Place development. Since the PUD is less than one mile from the Town of Alpine, town approval was required before county application.

The project is located ½ mile north of Town of Alpine, Wyoming, Alpine Lake Subdivision Lots 1 and 2, Alpine Lake 2<sup>nd</sup> Lots 3 & 4, Alpine Village No. 1 Plat 2 Amended Lots 29 & 32, Alpine Village Subdivision No. 1 Plat 1 Lot 19, in Township 37 North, Range 118 West, Section 18 S1/2SE1/4 & Section 19 N1/2NE1/4, in the 6<sup>th</sup> Principle Meridian, Lincoln County, Wyoming.

**BACKGROUND:**

The development of this plan has been in the works for several years. The biggest challenge has been infrastructure in terms of highway access, water development and Town of Alpine sewer connection. High density projects require sewer connections and development of those connections requires a great deal of density to be sustainable. The town's agreement to provide wastewater treatment came about as the town council became comfortable with the PUD master plan. Water development was in a holding pattern until a large well was developed on the project in 2017. Access onto U.S. Highway 26 was in limbo until an agreement with Wyoming Department of Transportation, WYDOT, allowed development of a turn lane at the south entrance of the project. Traffic circulation design was dependent upon WYDOT approval and upon an agreement with the Alpine Village HOA to allow the use of their Palisades Drive for the

northern part of the project. While physical change seems to happen quickly it takes years to arrange the infrastructure designs and permits.

Most of the acreage is located in the county's Mixed Zone. The townhome area is located in the Rural Zone but is part of Alpine Village Subdivision lots that were designated as Multi-Family use in the CCR document in the 1970s. The county zoning resolution of 1998 grandfathered these pre-designated lots where they were identified by plat or by valid covenants prior to the adoption of the county zoning resolution.

The project is designed in accordance with county PUD regulations found in LUR Appendix D. The overall residential density is just below six units per acre, maximum allowable is eight per acre. The county allows up to 30 per cent of the project area to be commercial and this one is less than 20 per cent. Landscaped open space exceeds the required 29 per cent.

#### **CORRESPONDENCE:**

The Office of Planning and Engineering has received emails and telephone calls regarding the project. Concerns about project scale and property value impacts have been expressed. Susan Kriz, owner of property that is located along the south east perimeter of the property is concerned about being landlocked unless there is an opportunity to get through the project via the new highway intersection. The applicants have created a frontage access that could potentially serve the parcel in question.

Email from WYDOT, comments from neighboring lot owners and additional information from the applicant were also received after the preparation of the staff report for the Planning and Zoning Commission meeting. This includes a summary of the draft rules for the RV Casita Subdivision and the Townhome Subdivision.

#### **PLANNING AND ZONING COMMISSION MEETING:**

Over 25 people attended the meeting held on August 29, including an attendee at the Kemmerer venue. Jim McSweeney of Diamondville owns a home in Alpine Village that has the Alpine Lakes development on three sides of his property. He expressed concerns about the construction impacts and was seeking additional information about the nature of the project and would like to see draft covenants.

Collins Beery, neighboring property owner, expressed concerns about the gravel pit and wanted answers about whether it was properly permitted. Chairman Williams, who has experience permitting gravel mines, explained that where the gravel is used on the owners' property it is permitted differently than a commercial operation. Collins was also quite concerned that the RV Casita development was located too close to existing homes without written consent as required by Lincoln County RV Park Standards. John Woodward explained that the units labeled temporary on the plan did need to comply with the 500 feet spacing but that the RV Casita Subdivision lots would be treated as typical subdivision lots and would not require the same spacing.

Kathy Vance, neighboring property owner, expressed concerns about the gravel pile, fugitive dust and about seeing several trucks hauling gravel across private Alpine Village roads.



Woody Franklin, neighboring property owner, expressed concerns about the potential increase of traffic on Alpine Village roads. Many cars and trucks short cut through north Alpine or circumvent the Port of Entry. He wondered if Palisades Drive could be gated beyond the entrance to Alpine Lakes.

Marion Schulte, nearby property owner, agreed with the need for housing but had concerns with the high density townhomes so close to the Alpine Village Lane. She also wondered about guest parking and snow storage on the project.

DeAnne Maronick, owner of property west of the runway, expressed concerns about the commercial warehouse component of the master plan. Bill Wiemann explained that the future buildings would be constructed to suit larger commercial clients. It was also pointed out that continuation of the commercial area was contingent upon a traffic impact study to assess the Palisades Drive intersection with US Highway 26. DeAnne wanted to know whether the used manufactured and modular housing units being brought in across the highway would be located within the proposed subdivisions. Bill responded that there would be no used units and that the units would be new stick or modular units attached to foundations. DeAnne is concerned that the continued residential growth would outpace law enforcement and other services available.

Harold Gilbert, owner of first home in Alpine Lakes, commented that while the construction is bothersome he is satisfied with the project and with the quality of his modular/stick home.

Gary Leaman, neighboring property owner, expressed his approval of the plan. He too was concerned about unauthorized traffic on Alpine Village roads.

Jerry Ostler, owner of property along northern leg of Palisades Drive a half mile from project, expressed concerns about increased traffic and wondered about any plans to pave the northern part of Palisades Drive. He did explain that he hoped to obtain gravel from the gravel pile but was denied by Bill since it is not a commercial gravel source.

Gay Edwards, owner of nearby commercial storage units, expressed approval of the project. She stated that she would rather see well done dense housing, even modular housing than old mobile homes here and there in the valley.

Jacob Edwards, operator of Rocky Top Gravel, thought the project looked good and that the idea to mine gravel from proposed pond was a good idea. He stated that the nearby Targhee Place has been successful and has given a good housing option to many people.

Pamela Simons, neighboring property owner, is impressed overall by Bill's developments but is concerned about projects after he leaves. Already living in shadow of Mount Peterson, example of landscape berm gone crazy.

Dave Warner, airport resident, likes development and pointed out that the section of Palisades Drive used by new project would be then maintained by Alpine Lakes.

Dale Cottam, Attorney working with Bill Wiemann, explained the nature of the management company that would operate the subdivisions and the regulations that would be part of the lot purchase. He indicated that the project was well thought out and contained more landscaping than he has seen in similar developments.

Bill Wiemann explained that he is planning on being here for the long term and that he wants the management company to be more resilient than an HOA. He explained how the casita subdivisions operated in the southwestern U.S. and that tight rules are what makes them successful. He was asked about pets and explained that there will be pet friendly areas in the development and pet free areas. He pointed out that with new commercial development coming to Alpine in terms of medical facilities and expanded grocery and convenience stores that there needs to be more options for housing employees and their families in Alpine. He wants future annexation agreement with Town of Alpine to address lowering of US Highway 26 speed limit from 65 mph. Bill responded to concerns about snow storage both in the Lakes and in the Targhee Place. Bill also responded to timeline questions about water system permitting for the projects.

#### **PLANNING AND ZONING COMMISSION RECOMMENDATION:**

At their August 29, 2018 meeting the Planning and Zoning Commission recommended approval to the Board of County Commissioners of file #107 PZ 18 with:

- Findings of Approval A. through D.
- Conditions of Approval 1. through 4.

#### **FINDINGS OF APPROVAL:**

- A. The proposal is consistent with the provisions of Wyoming Statute 18-5-203 and 18-6-101 et seq. providing for Board of County Commissioner authority for zoning regulation of buildings and uses of land.
- B. The proposed use, with conditions, is consistent with the goals and objectives of the Lincoln County Comprehensive Plan, specifically:
  - a. Comprehensive Plan, Section III Economic Development, Goal A. Promote and assist in the development of commercial, recreational, and industrial activities
  - b. Land Use Regulations, Section 1.8.A. Pre-Designated Lots.
  - c. Land Use Regulations, Section 3.1 Conditional Use Permit Procedures.
  - d. Land Use Regulations, Section 1.7.A. and Appendix D Planned Unit Development.
- C. The proposed use, with conditions, will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience and welfare with provisions in place for Public Water Supply, including fire flows, Sanitary Sewer connections and minimal increase on existing neighborhood roads.
- D. The proposed use is designed to be compatible with adjacent land uses and the area of its location with the use of density blending, interior traffic circulation and extensive landscaping.

**CONDITIONS OF APPROVAL:**

1. Any substantial modification to the project shall require additional permitting.
2. Subdivision platting within the Master Plan shall require compliance with Lincoln County Subdivision Regulations.
3. Development of more than five subdivision lots shall require a Wyoming Department of Environmental Quality Chapter 23 Water and Wastewater Review to accompany preliminary plat application unless project is annexed into the Town of Alpine beforehand.
4. Plat improvements shall include trails, landscaping, snow storage and utility development in accordance with Town of Alpine recommendations.

**CONCLUSIONS OF LAW**

This Conditional Use Application ~~IS~~ / **IS NOT CONSISTENT** with the following required findings of the Lincoln County Land Use Regulations and Comprehensive Plan:

- ☒ The proposed Conditional Use ~~IS~~ / **IS NOT** consistent with the standards of the Lincoln County Land Use Regulations and ~~IS~~ / **IS NOT** consistent with the goals and objectives of the Lincoln County Comprehensive Plan.
- ☒ The proposed Conditional Use ~~WILL~~ / **WILL NOT** substantially impair the appropriate use of neighboring property; and ~~WILL~~ / **WILL NOT** serve the public need, convenience and welfare.
- ☒ The proposed Conditional Use ~~IS~~ / **IS NOT** designed to be compatible with adjacent land uses and the area of its location.

Now, therefore, based on these findings, the Board of County Commissioners takes the following action:

- ☒ **Approve** the Conditional Use Permit application with the conditions and with required findings, as noted;
- ☐ **Approve** the Conditional Use Permit application subject to conditions and findings as the Board deems necessary;
- ☐ **Deny** the Conditional Use Permit application stating findings in support of the action; or
- ☐ **Table** the Conditional Use Permit application and direct the Applicant / Planning Staff to take specific steps to bring the application into conformance with the standards and the policies of the Land Use Regulations, and the goals and objectives of the Comprehensive Plan. The Chairman shall set a specific date when the application is to be heard again.

DETERMINED this 5th day of September, 2018.

  
Robert E. King, Chairman

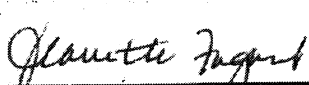
### CERTIFICATE OF MAILING

I, Jeanette Fagnant, hereby certify that on the 5th day of September, 2018, I caused a true and correct copy of the foregoing Final Determination to be served by depositing the same in the United States mail, duly enveloped, postage prepaid, addressed to:

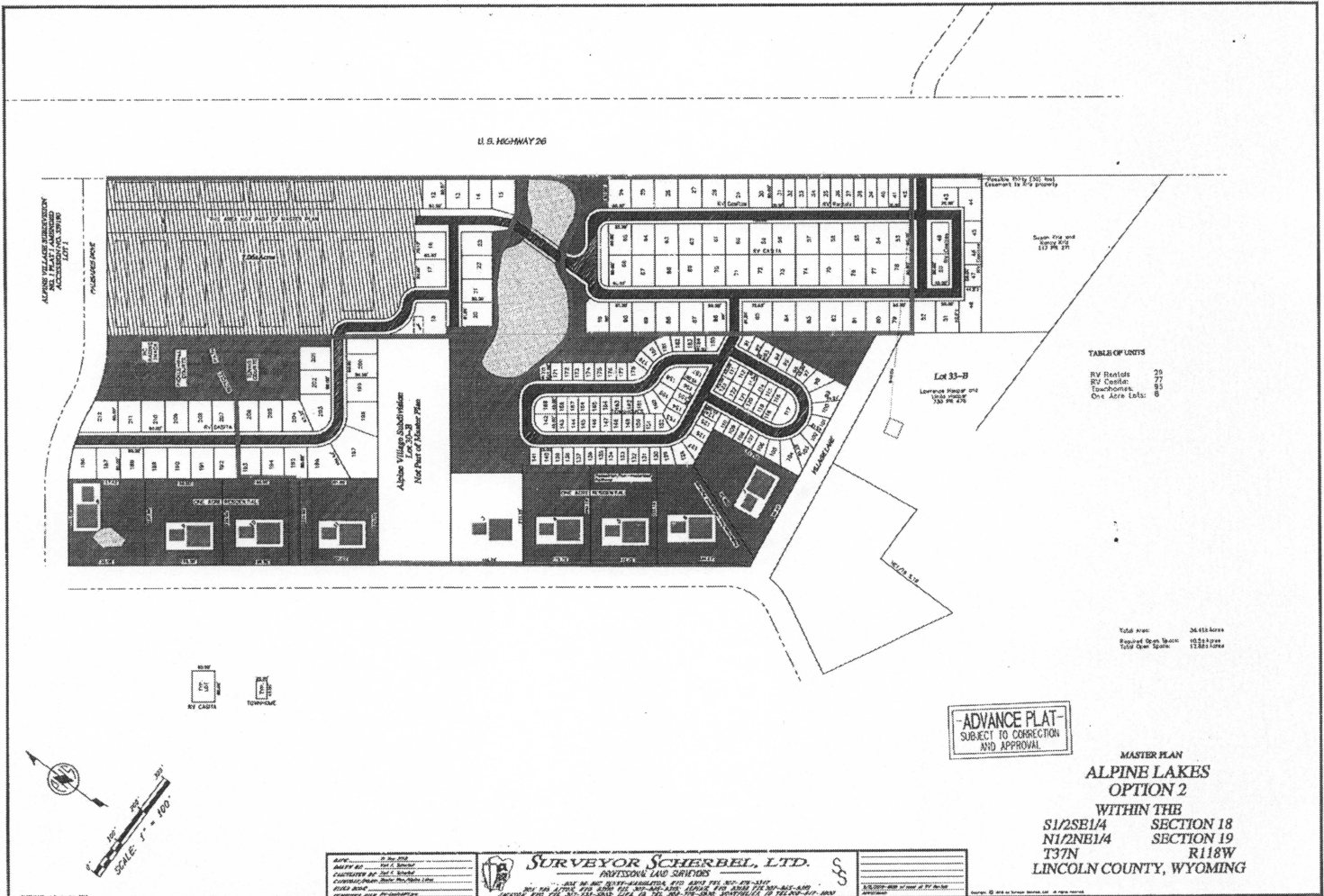
Excel Development, LLC & WJW Holdings WY, LLC  
c/o Bill Wiemann  
P.O. Box 3309  
Alpine, WY 83128

Alpine Lakes Commercial Center, LLC  
P.O. Box 3321  
Alpine, WY 83128

Scolly Downs, LLC  
P.O. Box 328  
Glendo, WY 82212

  
Corey Roberts

Jeanette Fagnant



## **EXHIBIT E**

**FIRST AMENDMENT**  
**TO**  
**DEVELOPMENT AGREEMENT REGARDING**  
**TRANSFER OF WATER AND SEWER INFRASTRUCTURE;**  
**RECAPTURE OF RELATED EXPENSES; AND**  
**ANNEXATION OF SUBDIVISIONS**

This First Amendment ("Amendment") to the *Development Agreement Regarding Transfer of Water and Sewer Infrastructure; Recapture of Related Expenses; and Annexation of Subdivisions* (the "**Development Agreement**") is made and entered into as of the 20th day of December, 2022, by and between:

- a. The Town of Alpine, a Wyoming municipal corporation, ("**Town**");
- b. WJW Holdings WY, LLC, a Wyoming limited liability company ("**WJW**" or "**Developer**");
- c. Excel Development, LLC, a Wyoming limited liability company ("**Excel**"); and
- d. William J. Wiemann, individually ("**Wiemann**" or "**Developer**").<sup>1</sup>

Developer, Excel, Wiemann, and the Town may hereafter be referred to as the "**Parties**." Capitalized terms appearing herein shall have the same definition as in the Development Agreement.

**RECITALS**

*Whereas*, Developer and the Town previously entered into the Development Agreement on November 17, 2020, which agreement was recorded in the real estate records of Lincoln County, Wyoming on December 9, 2020; as document No. 1014045.

*Whereas*, Developer has completed projects commonly known as Targhee Place and Timber View, and Developer has assigned a portion of the utility connection credits to Palisades Investments, LLC, an Affiliate of Developer. Developer still retains significant rights that were established by the Development Agreement, and the Town still retains authority to administer the Development Agreement according to its terms and any amendments thereto.

*Whereas*, Developer and the Town seek to: (i) adjust the total amount of infrastructure investment that will qualify as the basis for the utility connection credits; (ii) clarify the manner in which all of the utility connection credits will be calculated under the Development Agreement;

<sup>1</sup> North Alpine Water Company ("NAWC"), a prior signatory to the Agreement, is no longer in existence, its purposes having been met.

(iii) restructure the utility connection credit "account" held by Developer to hold a certain number of water and sewer "connections" or "taps" rather than dollar amounts; (iv) establish a ten (10) year time frame in which such connections or taps must be utilized; and (v) eliminate Developer's or any other Party's right to recapture any additional cost or benefit from the transfer of infrastructure to the Town.

### AGREEMENT

*Now, therefore*, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which each of the parties hereby acknowledge, the Town and Landowners hereby agree as follows:

**A. Sections B.1. through B.2. of the Development Agreement are hereby deleted and the following are substituted therefor:**

**B. Credits for Connections Earned by Developer.**

**1. Infrastructure Contribution.** The Town and Developer agree that the original, baseline infrastructure investment made by Developer and contributed to the Town totals One Million, Nine Hundred Forty-Four Thousand, Seven Hundred Seventy-Eight and 98/100 Dollars (\$1,944,778.98). The breakdown between water and sewer infrastructure is show in the table below:

ITEM	SEWER	WATER
Total Credit Value, \$	\$1,251,496.46	\$693,282.52
Unit Used for Credit	ERU	RESIDENTIAL TAP
Unit Cost, \$	\$5,000.00	\$2,500.00
Number of Units	250.3	277.3

**2. Grant and Confirmation of Connections.** In consideration for the contribution of infrastructure in the amount of \$1,944,778.98 as described above, the Town hereby grants to Developer Two-Hundred Fifty and 3/10ths (250.3) sewer ERUs, and Two Hundred Seventy-Seven and 3/10ths (277.3) residential water taps.

**3. Assignment of ERUs and Water Taps to Parcels.** Developer and Town hereby assign the ERUs and water taps to the parcels shown in Exhibit A attached hereto. The Developer may not assign any sewer ERUs or water tap connections to the parcel commonly known as "the Boardwalk."

**4. Terms for Connections.** The Developer or Developer's assigns must utilize the sewer ERUs and water tap connections within eighteen (18) years of the date of this First Amendment for the parcel of land commonly known as Alpine Lakes, at which time the Alpine Lakes sewer ERUs and water tap connections shall expire. The Developer or Developer's assigns must utilize all other sewer ERUs and water tap connections within ten (10) years of the date of



this First Amendment, at which time all other unused sewer ERUs and water tap connections shall expire. Developer or Developer's assigns may claim and preserve any ERU or water tap connection by simply applying for a building permit.

**B. Sections C.1. through C.5. of the Development Agreement are hereby deleted and the following are substituted therefor:**

**C. Elimination of Recapture Rights.**

**1. Relinquishment of Right of Recapture.** Developer hereby relinquishes Developer's right to any recapture of costs for the infrastructure transferred to the Town, including any potential recapture rights described in Town Ordinance 298.

**Additional Provisions:**

- A. **Fulfillment of Certain Obligations by Developer.** The parties acknowledge and agree that the provisions of Sections A.1. through A.3. of the Development Agreement have been either fulfilled or superseded by the terms of this First Amendment.
- B. **Conflict of Provisions.** In the event of a conflict or inconsistency between any of the provisions of this First Amendment and the Development Agreement, the terms of this First Amendment shall control.
- C. **Remainder of Development Agreement Terms Valid.** To the extent any other term or provision of the Development Agreement is not amended, altered, or eliminated in this First Amendment, such remaining provision shall be enforceable.

**IN WITNESS WHEREOF,** the parties hereto have executed this Amendment by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

*[Separate signature pages will follow]*

**EXCEL DEVELOPMENT, LLC,**  
a Wyoming limited liability company

BY:

**WILLIAM J. WIEMANN, MANAGER**

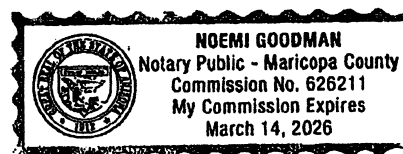
*Arizona*  
STATE OF ~~WYOMING~~ )  
*Maricopa* SS.  
COUNTY OF ~~LINCOLN~~ )

ON THIS, the 21<sup>st</sup> day of December, 2022, 2019, personally appeared before me William J. Wiemann, who acknowledged that he is the Manager of EXCEL DEVELOPMENT, LLC, a Wyoming limited liability company, and that the foregoing instrument was signed on behalf of said Company by authority of its Members, and said William J. Wiemann acknowledged to me that said Company executed the same.

WITNESS my hand and official seal.

*Noemi Goodman*  
NOTARY PUBLIC

My Commission expires: March 14, 2026



**WJW HOLDINGS WY, LLC.**  
a Wyoming Limited Liability Company

BY:

**WILLIAM J. WIEMANN, MANAGER**

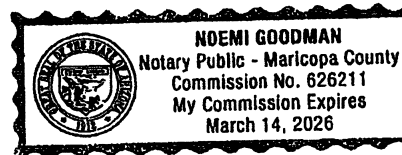
~~Arizona~~  
**STATE OF WYOMING** )  
~~Maricopa~~ ) ss.  
**COUNTY OF LINCOLN** )

ON THIS, the 21st day of December, ~~2019~~ <sup>2022</sup>, personally appeared before me William J. Wiemann, who acknowledged that he is the Manager of WJW HOLDINGS, LLC, a Wyoming limited liability company, and that the foregoing instrument was signed on behalf of said Company by authority of its Members, and said William J. Wiemann acknowledged to me that said Company executed the same.

WITNESS my hand and official seal.

Noemi Goodman  
NOTARY PUBLIC

My Commission expires: March 14, 2026



WILLIAM J. WIEMANN,  
as sole owner

WILLIAM J. WIEMANN

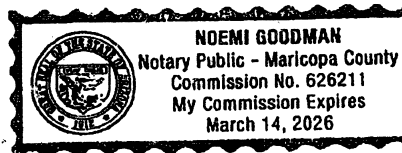
Arizona  
STATE OF ~~WYOMING~~ )  
Maricopa ) SS.  
COUNTY OF ~~LINCOLN~~ )

ON THIS, the 26<sup>th</sup> day of December, <sup>2022</sup>~~2012~~, personally appeared  
before me William J. Wiemann, who acknowledged that he signed the foregoing  
instrument.

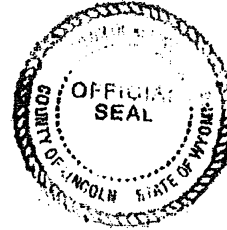
WITNESS my hand and official seal.

Noemi Goodman  
NOTARY PUBLIC

My Commission expires: March 14, 2026



**TOWN OF ALPINE,**  
a Wyoming municipal corporation



BY: [Signature]  
W. KENNIS LUTZ, MAYOR

ATTEST: [Signature]  
MONICA L. CHENAULT CLERK/TREASURER

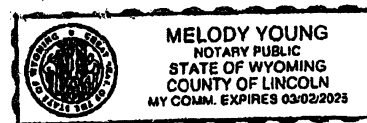
STATE OF WYOMING )  
 ) SS.  
COUNTY OF LINCOLN )

ON THIS, the 21 day of December, 2022, personally appeared before me W. Kennis Lutz, who acknowledged that he is the Mayor of the TOWN OF ALPINE, a Wyoming municipal corporation, and that the foregoing instrument was signed on behalf of the Town by authority of its governing body, and said W. Kennis Lutz acknowledged to me that the Town executed the same.

WITNESS my hand and official seal.

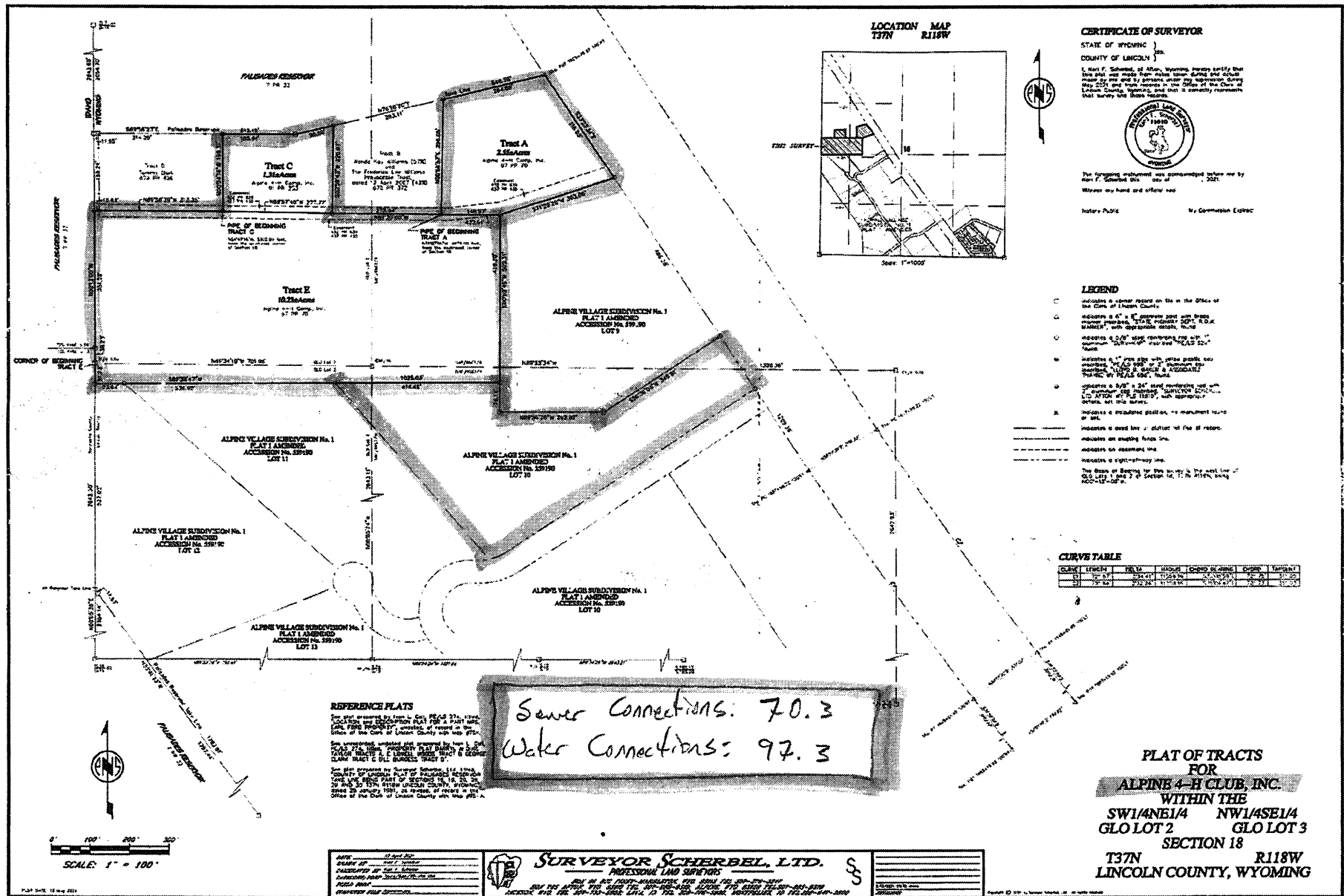
[Signature]  
NOTARY PUBLIC

My Commission expires: 3/2/2025

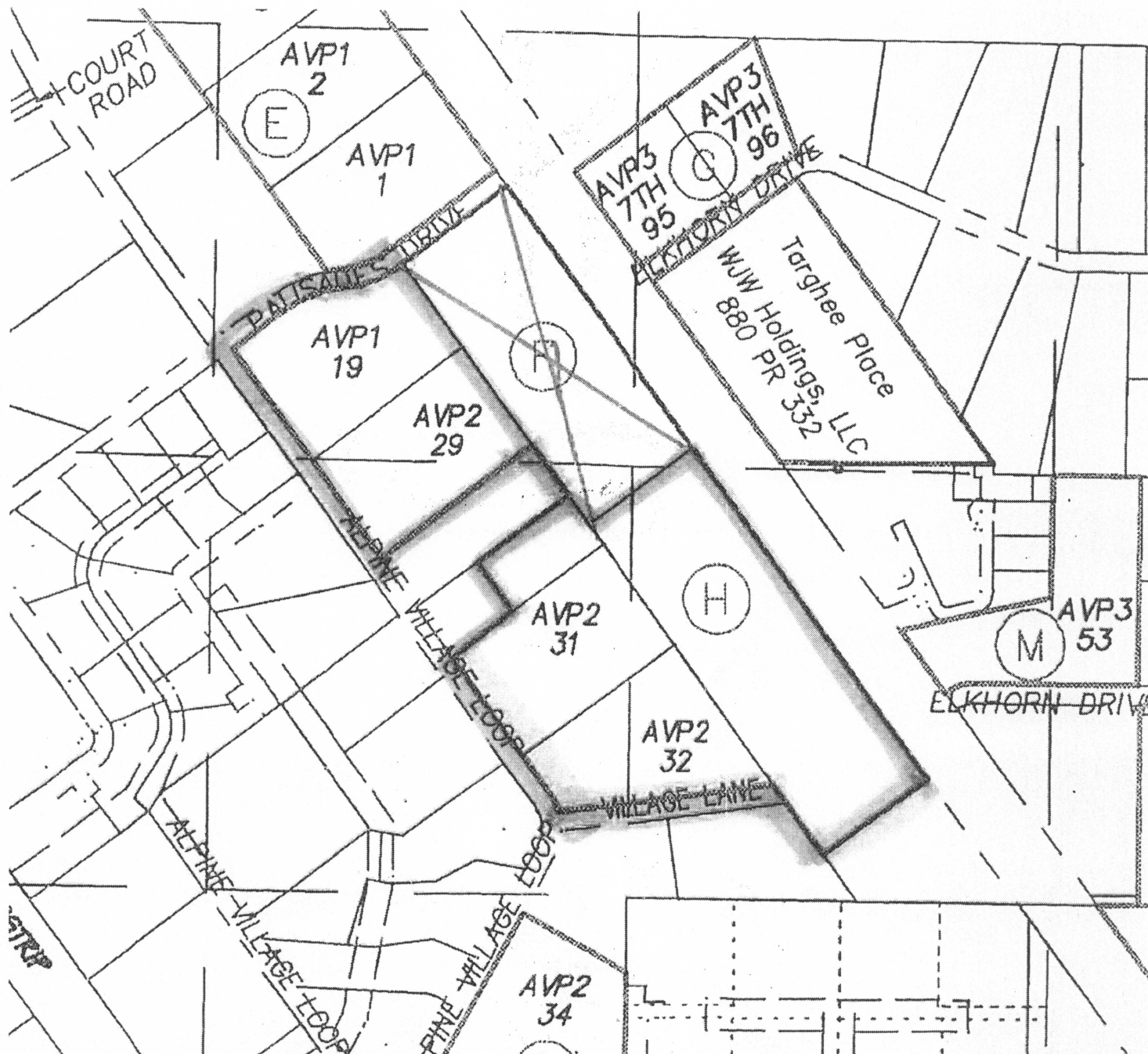


FIRST AMENDMENT TO DEVELOPMENT AGREEMENT—WJW HOLDING AND TOWN OF ALPINE

PAGE 7 OF 7



# Alpine Lakes



Sewer Connections: 180  
Water Connections: 180



PO Box 1519 | 58 S. Tyler Avenue  
 Pinedale, WY 82941  
 PH: 307.367.6548  
 www.jorgeng.com

Date: June 26, 2024

Town of Alpine  
 250 River Circle  
 PO Box 3070  
 307-654-7757

**ATTENTION:** Christine Wagner, Zoning Administrator

**SUBJECT:** Alpine Lakes Annexation Engineer Review

**PROJECT:** Alpine Lakes Annexation to the Town of Alpine

Dear Mrs. Wagner,

Jorgensen has reviewed the Petition for Annexation to the Town of Alpine application for the Palisades Investments, LLC, the David Jenkins Revocable Living Trust, and James M. McSweeney Revocable Trust (Alpine Lakes Subdivision). The above-named development/project has connections to the Town of Alpine (TOA) water and wastewater systems. Please see our method for determining availability of water/sewer connections below.

The proposed subdivision is comprised of six lots in the Single-Family Residential District (R-1) and six lots in the Mixed Residential and Commercial District (MRC). Jorgensen analyzed the development and corresponding utility demands on the applicant parcel by making the following estimations. Water demand and sewer generation assumed that each R-1 lot would develop a typical single-family residence, and that each lot in the MRC zone would develop a three-story building with apartments on the above two floors and that the first floor would be reserved for parking. Each lot in the R-1 zone was assumed to require one Equivalent Residential Unit (ERU) for both water and sewer – 375 gallons per day for both water demand and sewer generation. Each lot in the MRC zone would develop a building to the maximum extents within the appropriate setbacks and would have average sized apartments throughout the residential portions of the buildings while reserving 10% of the residential floors for mechanical, hallways, stairwells, etc. For each apartment, 0.707 ERUs was used to determine water demand and wastewater generation.

The services customarily available to residents of the Town of Alpine include Water and Sewer. The Town of Alpine has water and sewer mains that are adjacent to the property that can be utilized as described below. These lines are currently available to the area proposed to be annexed. Water/Sewer demands and sizing were estimated based on the following information.

**Water:**

Based on the Severson Townhomes Master Plan Report, Average Daily Demand was determined to be 34% of the Maximum Daily Demand. The Peak Hour Factor was also determined from the Severson Townhomes Master Plan Report and calculated to be 2 times the Average Daily Demand. Based on these assumptions, the proposed Alpine



Lakes Subdivision would require 37.4 gallons per minute during the peak hour. Based on the Alpine Lakes Well & Wellhouse 2018 design drawings produced by Sunrise Engineering, an 8-inch water line and 4-inch water line are within the subdivision boundaries already and would be available for the Alpine Lakes Subdivision connection.

**Wastewater:**

The Average Daily Demand, Maximum Daily Demand, and Peak Hour Factor for wastewater generation was determined from the Alpine Wastewater Treatment Plant record drawings produced by Nelson Engineering. The Average Daily Demand was calculated as 68% of the Maximum Daily Demand and the Peak Hour Factor was 2.22. Based on these assumptions, Alpine Lakes Subdivision would generate 41.5 gallons per minute of wastewater. The North Alpine Lift Station is within Lot 2 of the Alpine Lakes Subdivision. Wastewater from the Targhee Place Mobile Home Lots gravity flows in a 8-inch pipe to the existing lift station. Based on the same assumptions above, 31.4 gallons per minute is produced by mobile home lots. The North Alpine Lift Station was designed to handle 200 gallons per minute of flow using two 10 horse-power pumps. Given the flow from the existing Targhee Place development and the proposed Alpine Lakes Subdivision, the existing North Alpine Lift Station appears adequate. Connection to the existing North Alpine Wastewater System would entail connecting to the existing concrete lift station, and 5-feet of PVC pipe.

The attached Town of Alpine Water & Sewer Infrastructure Expansion Exhibit depicts infrastructure to provide water and sewer to the frontage of each lot within the annexation. Based on these projections and estimated demands, Jorgensen has put together the following cost estimates for infrastructure development. These costs are further defined in the attached itemized cost estimates.

Total estimated utility costs (Water and Sewer)-	\$784,000
Water Infrastructure	\$244,000
Sewer Infrastructure	\$540,000
Roadways	Dependent on detailed development plans
Easement Costs (Legal, ROW acquisition, Recordation)	\$30,000 (Included in water/sewer estimates)
Engineering Costs (Design and Construction)	\$106,000 (Included in water/sewer estimates)

Projected Annual Fees for water and sewer costs include connection fees and usage fees. These fees will be assessed for each developed service line according to their sizes per the Town of Alpine’s current fee schedule. Current residential water service connection fees are \$5,000 per service with usage fees of \$31.00/month base rate, \$2.00 per thousand gallons used. Light Commercial (2”) water service connection fees are \$10,000 per service with usage fees of \$31.00/month base rate, \$2.00 per thousand gallons used. Current sewer connection fees are \$9,000 per service with annual usage fees of \$54.00/ERU. Please see the attached projected annual fees for water and sewer based on these rates and potential development.

If the proposed development is substantially different from what is outlined above, the adequacy of the existing water and wastewater systems will need to be re-evaluated.

It is our recommendation that annexing property owners provide easements for new water and sewer mains for access, repair and maintenance. The attached itemized cost estimates account for legal and processing fees to establish these easements. The “Mega Well” or Alpine Lakes Well is a vital water source for the Town of Alpine. A recorded easement (Book: 1081, Page: 756 Easement) is in place for town staff to “construct, operate, maintain, repair, improve, replace, resize, use ... all appurtenant equipment and appliances along and within the easement described”. The easement also states that the “Grantor agrees not to create or permit any obstruction, building, lake, engineering works, or other structure over or on the Easement Grant.” From onsite inspection, the “Mega Well” and associated equipment are difficult to access because of landscaping, trees and buildings that have been

erected nearby. If the well should have to be pulled or large equipment needs to access this site, the easement route must remain traversable. It is also recommended that the ownership of the existing lift station on the property be determined, and corresponding easements be established in concert with annexation of the proposed parcel.

At this time, Jorgensen is unable to verify water/sewer capacities and pressures in absence of a water or wastewater system model. For the purposes of this review, the flowrates and pressures used are derived from record drawings and submissions from consultants on prior projects.

Attachments:

Alpine Lakes Annexation\_Water Cost Estimate

Alpine Lakes Annexation\_Sewer Cost Estimate

Town of Alpine Water & Sewer Infrastructure Expansion Exhibit

Alpine Lakes Projected Fees

Sincerely,

Jorgensen Associates



Kolter Booth, P.E.  
Project Manager

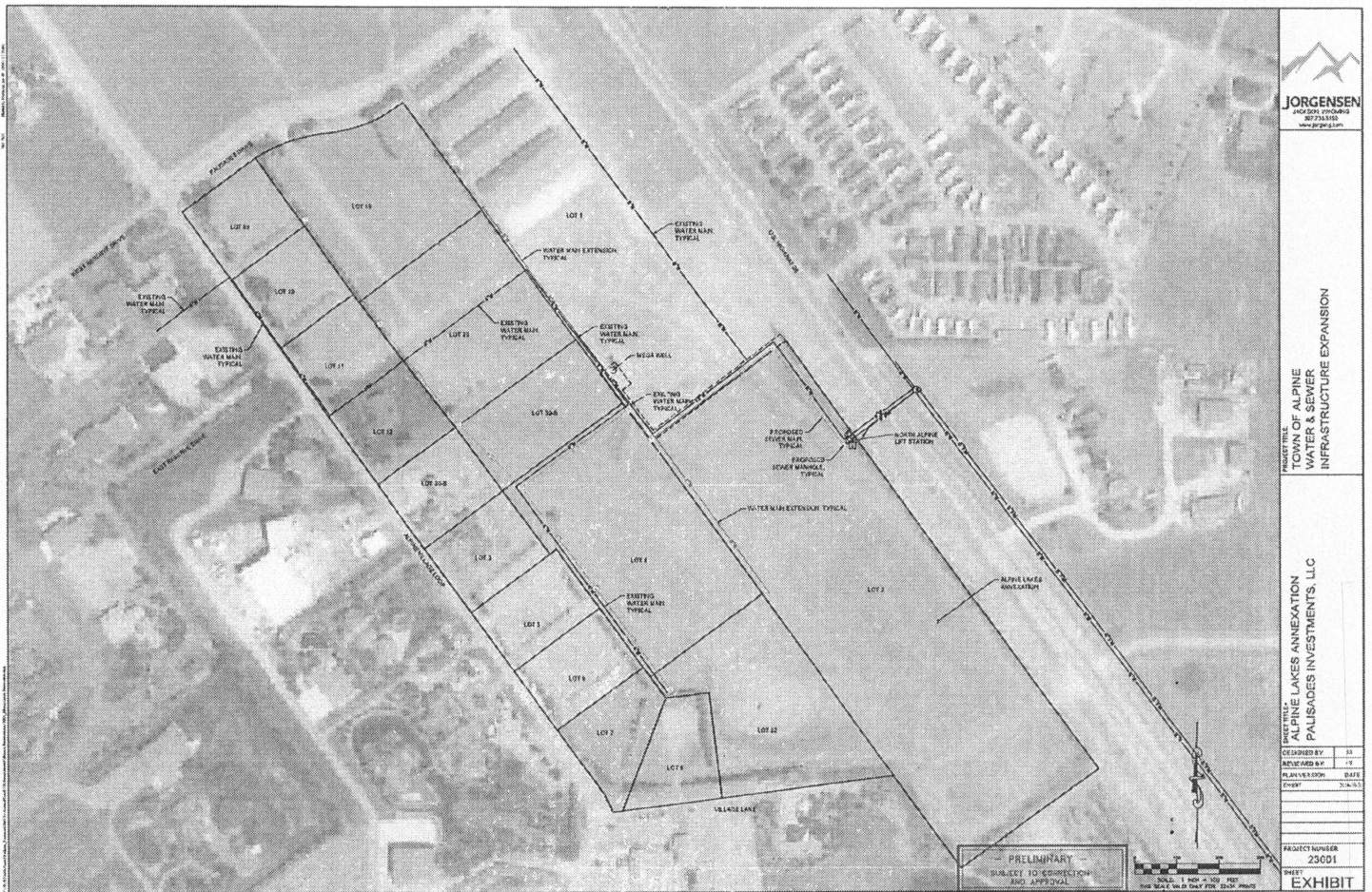
Town of Alpine  
Alpine Lakes Subdivision  
Water Connection

PREPARATION OF FINAL DESIGN AND SPECIFICATIONS					\$16,000.00
PERMITTING AND MITIGATION					\$5,000.00
LEGAL FEES					\$5,000.00
ACQUISITION OF RIGHT OF WAY					\$10,000.00
CONSTRUCTION COSTS					
ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	
MOBILIZATION AND BONDS	LS	1	\$8,500.00	\$8,500.00	
8" WATER MAIN	LF	840	\$85.00	\$71,400.00	
8" END CAP	EA	2	\$725.00	\$1,450.00	
CONNECT TO EXISTING WATER LINE	EA	2	\$6,000.00	\$12,000.00	
1" WATER SERVICE & METER PIT	EA	12	\$5,200.00	\$62,400.00	
EXPLORATORY EXCAVATION	HR	6	\$550.00	\$3,300.00	
TOTAL ESTIMATED COST OF PROJECT COMPONENTS				\$159,050.00	
CONSTRUCTION ENGINEERING (PROJECT COMPONENTS X 10%)				\$15,905.00	
COMPONENTS AND ENGINEERING COSTS				\$174,955.00	
INFLATION TO 2025 CONSTRUCTION (3% PER YEAR)				\$7,115.95	
CONTINGENCY (COMPONENTS AND ENGINEERING X 15%)				\$26,243.25	
TOTAL CONSTRUCTION COST (COMPONENTS AND ENGINEERING WITH CONTINGENCY)				\$201,198.25	
TOTAL PROJECT COST (CONSTRUCTION & PRECONSTRUCTION) IN 2024 DOLLARS				\$237,198.25	
TOTAL PROJECT COST WITH INFLATION				\$244,314.20	

Town of Alpine  
Alpine Lakes Subdivision  
Sanitary Sewer Connection

PREPARATION OF FINAL DESIGN AND SPECIFICATIONS					\$36,900.00
PERMITTING AND MITIGATION					\$5,000.00
LEGAL FEES					\$5,000.00
ACQUISITION OF RIGHT OF WAY					\$10,000.00
CONSTRUCTION COSTS					
ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	
MOBILIZATION AND BONDS	LS	1	\$17,000.00	\$17,000.00	
CONNECT TO EXISTING MANHOLE	EA	1	\$3,500.00	\$3,500.00	
MANHOLE - NEW	EA	10	\$9,000.00	\$90,000.00	
WATER-SEWER CROSSING	EA	3	\$1,000.00	\$3,000.00	
8" PVC PIPE - NEW	LF	2500	\$100.00	\$250,000.00	
EXPLORATORY EXCAVATION	HR	10	\$550.00	\$5,500.00	
TOTAL ESTIMATED COST OF PROJECT COMPONENTS				\$369,000.00	
CONSTRUCTION ENGINEERING (PROJECT COMPONENTS X 10%)				\$36,900.00	
COMPONENTS AND ENGINEERING COSTS				\$405,900.00	
INFLATION TO 2025 CONSTRUCTION (3% PER YEAR)				\$15,710.55	
CONTINGENCY (COMPONENTS AND ENGINEERING X 15%)				\$60,885.00	
TOTAL CONSTRUCTION COST (COMPONENTS AND ENGINEERING WITH CONTINGENCY)				\$466,785.00	
TOTAL PROJECT COST (CONSTRUCTION & PRECONSTRUCTION) IN 2024 DOLLARS				\$523,685.00	
TOTAL PROJECT COST WITH INFLATION				\$539,395.55	





**Projected Annual Fees****Water**

	Units	Connection Fees	Base Rate	Rate/1000 Gal	ADD Gallons/Month	Monthly Fee	Yearly Fee	Connection Fees
Residential Connections (1")	6	\$ 5,000.00	\$ 31.00	\$ 2.00	69,750	\$ 325.50	\$ 3,906.00	\$ 30,000.00
Mixed Development Light Com. (2")	6	\$ 10,000.00	\$ 31.00	\$ 2.00	764,367	\$ 1,714.73	\$ 20,576.81	\$ 60,000.00
<b>Totals</b>						<b>\$ 2,040.23</b>	<b>\$ 24,482.81</b>	<b>\$ 90,000.00</b>

**Sewer**

	Units	Connection Fees	Rate/ERU	ERUs		Monthly Fee	Yearly Fee	Connection Fees
Residential	6	\$ 9,000.00	\$ 54.00	6		\$ 324.00	\$ 3,888.00	\$ 54,000.00
Mixed Development	6	\$ 9,000.00	\$ 54.00	65.75		\$ 3,550.50	\$ 42,606.00	\$ 54,000.00
<b>Totals</b>						<b>\$ 3,874.50</b>	<b>\$ 46,494.00</b>	<b>\$ 108,000.00</b>



# Request for Proposals

## Town of Alpine Master Plan

The Town of Alpine is inviting proposals from qualified consulting firms to develop a comprehensive Master Plan for the town. The plan will direct the town's growth, development, and sustainability while preserving its character and enhancing outdoor recreational opportunities. The Master Plan will update the existing plan from 2006 and focus on addressing Alpine's unique challenges and opportunities.

The scope includes, but is not limited to, the following:

- **Vision and Goals:** Develop a cohesive vision for sustainable growth, including zoning strategies, annexation plans, and policies to manage population density.
- **Project Recommendations:** Provide phased project recommendations with cost estimates and timelines.
- **Implementation Strategies:** Outline clear steps for executing the Master Plan, including responsibilities, timelines, and resources.
- **Infrastructure Inventory:** Conduct an assessment of roads, sidewalks, recreational facilities, Town Buildings, and water systems and sewer systems.
  - **Note** – the Town of Alpine was awarded a Safe Streets for All Planning (SS4A) Grant and a Water Master Plan Grant. Both plans are expected to be completed by the end of calendar year 2025.
- **Public Engagement:** Develop a comprehensive Public Engagement Plan to involve community stakeholders.

**Opening Date and Time:** September 18th at 9:00 A.M.

**Closing Date and Time:** October 15th at 5:00 P.M.

**Review and Approval:** October 15th at 7:00 P.M. at the regularly scheduled Town Council meeting.

**Contact Person:**

Monica Chenault, Town of Alpine Clerk  
 307-654-7757  
[clerk@alpinewy.gov](mailto:clerk@alpinewy.gov)



## RFP Development Impact & Capacity Fees Study and Analysis

### Town of Alpine

The Town of Alpine is inviting proposals from qualified consulting firms to conduct a comprehensive study focused on wastewater and water systems to establish appropriate Development Impact and Capacity Fees for the municipality. The Town Council has identified the need for a formal analysis to ensure that impact fees and utility capacity fees related to wastewater and water services are effectively determined. These fees will help offset the costs associated with new development and recoup investments in existing infrastructure that will benefit new projects.

The study should clearly demonstrate the relationship between new developments and the necessary wastewater and water facilities, ensuring compliance with all legal requirements for implementing an Impact and Capacity Fees program. The scope of the study is limited to wastewater and water systems.

Opening Date and Time: September 18<sup>th</sup> at 9:00 A.M.

Closing Date and Time: October 15<sup>th</sup> at 5:00 P.M.

Review and Approval: October 15<sup>th</sup> at 7:00 P.M. at the regularly scheduled Town Council meeting.

Contact Person:

Monica Chenault, Town of Alpine Clerk

307-654-7757

[clerk@alpinewy.gov](mailto:clerk@alpinewy.gov)





**ORDINANCE NO. 2024-007**  
**TOWN OF ALPINE**  
**HEALTH, SAFETY, AND SANITATION**  
**NOISE CONTROL**

---

**AN ORDINANCE REPEALING AND REPLACING 268 ORDINANCE NO. 2019-05 REGULATE, PREVENT OR SUPPRESS NOISE IN THE TOWN OF ALPINE AND APPROVING NOISE CONTROL IN THE TOWN OF ALPINE BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF ALPINE:**

**STATE LAW.** For state law as to power of towns to regulate, prevent, or suppress noise, see W.S. 1977 § 15-1-103.

§ 1	DEFINITIONS
§ 2	CLASSIFICATION OF USE DISTRICTS
§ 3	MOTORIZED VEHICLES
§ 4	EXCEPTIONS
§ 5	APPLICATION FOR SPECIAL PERMIT
§ 6	VIOLATIONS
§ 7	ADDITIONAL REMEDY
§ 8	CONFLICTS REPEALER
§ 9	EFFECTIVE DATE

**SECTION 1: DEFINITIONS**

**For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:**

"A" weighted sound pressure level: Sound pressure level as measured with a sound level meter using the "A" weighting network. The standard unit notation is dB (A).

Construction or Demolition Activity: Means the erection (including excavation), demolition, alteration, or repair of any building, structure or roadway, for which all necessary and proper governmental permits have been obtained.

Decibel: Logarithm and dimensionless unit of measure used in describing the amplitude of sound. Denoted as dB.

Emergency Vehicle: Means any type of vehicle or device with a motor to operate or to be used in an emergency.

Emergency work: Work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from imminent exposure to danger.

Event: Means a planned public or social occasion thing that happens, especially one of importance.

Excessive: Means to a greater degree or in greater amounts than is necessary, normal, or desirable; inordinately.

Health: Means an optimal state of physical, mental and emotional well-being and not merely the absence of disease.

Intensity: Means the magnitude and strength of noise.

Legal Holidays: Means a public holiday established by law.

Motorized Vehicle: Means a vehicle or device with a motor to operate or propel.

Noise: The intensity, frequency, duration and character of sound or sounds from a source or sources. When related to all other sounds, from whatever source, including by not limited to outdoor construction activities, construction equipment, vehicles and/or machinery associated with any such construction activities; the term means any such sound which exceed one hundred ten (110) decibels. ~~during the hours of 8 p.m. to 6:30 a.m., the following day, on regular weekdays and 7:30 p.m. to 9 a.m., the following day, on weekends and legal holidays.~~

Nonconforming: Means the existence of any operation, vehicle, building or structure that does not conform to the permitted use established.

Property: Meaning a building or buildings and the land belonging to it and/or them.

Property Line: Means the separation of one or more property(ies) and the boundary line that establishes the separation.

Right-Of-Way: Establishes use of property for town matters without conferring ownership (i.e. snow storage, utilities, fire access) including, but not limited to.

Right of Way: ~~Means any road, street, avenue, alley, boulevard, highway, lane or court, including berms, shoulder or any public property adjacent thereto, bridge, viaduct, trestle and the approaches to them or sidewalk.~~

Special Use/Authorization: Means the action or fact of authorizing or being authorized; a document giving permission or authority.

Sound level meter: Instruments including a microphone, and amplifier, an output meter and frequency weighting networks for the measurement of noise and sound levels in a specified manner, as per American National Standards Institute S 1.4-1971.

Sound pressure level: Twenty (20) times the logarithm to the base ten (10) of the ratio of the root mean square pressure of a sound to the reference pressure, which is  $20 \times 10^{-6}$  newtons per meter squared.

Temporary: Means serving or lasting for a limited period of time.

Vehicle: Any machine or device in, on, or by which any person or property is or may be transported or drawn on any right-of-way or parking lot. This definition applies to motorized and/or emergency vehicles.

**Weekends:** Means a period from Friday evening through Sunday evening.

All technical terminology used in this chapter, unless its context otherwise requires, shall be defined in accordance with American National Standard Institute (ANSI) Publication S 1.1-1960, revised 1971, or successor publications.

## **SECTION 2: CLASSIFICATION OF USE DISTRICTS**

- a) It shall be unlawful to project a sound level, excluding noise emanating from the operation of cars, trucks or motorcycles, on town streets and alleys from one property into another property within the boundary of a use district which exceeds the limiting noise spectra set forth in Table 1 below. Sound level shall not be projected for more than ninety (90) percent of any measurement period, which shall not be less than ten (10) minutes.
- b) Sound projected from one use district into another use district with a different noise level limit shall not exceed the limits of the districts into which the noise is projected.
- c) The measure of sound shall be made with a sound level meter and shall meet the standards prescribed by the American National Standards Institute Type II or better.
- d) The slow meter response of the sound level meter shall be used in order to best determine that the average amplitude has not exceeded the limiting noise spectra set forth in Table I below.
- e) The measurement shall be made at or beyond the property line of the property on which the sound pressure level is generated, or perceived, at approximately five (5) feet above ground.
- f) In the case of an elevated or directional sound source, compliance with the noise limits is to be maintained at any elevation at the boundary.

**TABLE I**  
**LIMITING NOISE LEVELS FOR USE DISTRICT**

Maximum permissible sound pressure levels in decibels db (A)

Day 7:00 A.M. - 9:00 P.M.

Night 9:00 P.M. - 7:00 A.M.

	Residential	Business Industrial	Light Industrial
Day	55	60	70
Night	50	55	65

## **SECTION 3: MOTORIZED VEHICLES**

It shall be unlawful to operate a motorized vehicle within the Town limits which creates a sound pressure level which exceeds the noise level limits set forth in Table II below to be measured in accordance with Section 002 (c), at speeds of fifty (50) m.p.h. or less.

**TABLE II**  
**MAXIMUM ALLOWABLE LIMIT**

- a) Vehicles over 10,00 pounds:  
Ninety (90) dB (A) measured at or beyond twenty-five (25) feet from near edge of lane or roadway - maximum limit.
- b) Under 10,000 pounds:  
Eighty (80) dB (A) measured at or beyond twenty-five (25) feet from near edge of lane or roadway - maximum limit.
- c) Motorcycles:  
Eighty-four (84) dB (A) measured at or beyond twenty-five (25) feet from near edge of lane or roadway - maximum limit.
- d) Domestic power equipment:  
Eighty-four (84) dB (A) measured at a point beyond property line - maximum limit.
- e) Mufflers - prevention of noise:  
It shall be unlawful for any person to operate, or for the owner to cause or knowingly permit the operation of any vehicle or a combination of vehicles, within the Town which is not equipped with an adequate muffler in constant operation and properly maintained to prevent any unnecessary noise; no muffler or exhaust system shall be modified or used with a cutoff, bypass or similar device.
- f) Engine Brakes – Prohibition of:  
It shall be unlawful for any person to operate an engine compression brake within the Town.

### **SECTION 3.1: TEST FOR EXCESSIVE NOISE**

For the purpose of determining and classifying any noise as excessive and in violation of this chapter, the following test measurement and requirements shall be applied:

- a) The noise shall be measured on a sound meter which conforms to ANSI standards and quality, operated on an “A weighting scale.
- b) The noise shall be measured at the property line from its source, when located within a dedicated public right-of-way.
- c) If the noise is located on private property or public property, other than a dedicated public right-of-way, it shall be measured at the property line from the property line of the property on which its source is located.

### **SECTION 3.2: USE OF LOUDSPEAKERS**

Use of loudspeakers and sound producing devices to attract the public to buildings prohibited. Notwithstanding provisions in this chapter to the contrary it is unlawful for any person, firm or corporation to use, operate, or permit to be played, used or operated, any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier, or other machine or device for the producing or reproducing of sound which is cast upon the public streets for the purpose of commercial advertising or attracting the attention of the public to any building or structure. The operation of any such set, instrument, phonograph, machine or device in such a manner as to be plainly audible at a distance of twenty-five feet from the building or structure in which it is located shall be prima facie evidence of a violation of this section.

Attaching sound amplifying equipment to vehicles for advertising prohibited. No person shall operate or cause to be operated within the Town of Alpine, any motor vehicle or horse drawn vehicle having mounted thereon or attached thereto any sound amplifying equipment with such sound amplifying equipment in operation for commercial or political sound advertising purposes.

### **SECTION 3.3: CONSTRUCTION ACTIVITIES**

Construction activities and all related sounds from construction activities shall have an established timeframe of 7:00 a.m. to 7:00 p.m. on regular (Monday - Friday) weekdays and 8:00 a.m. to 6:00 p.m., on weekends (Saturday and Sunday) and legal holidays during the months of May through November. On the months of December through April the established construction activity timeframe will be 7:00 a.m. to 5:00 p.m. on regular (Monday - Friday) weekdays and 8:00 a.m. to 5:00 p.m., on weekends (Saturday and Sunday) and legal holidays. Any activities that occur for three (3) consecutive days will be subject to violations, as outlined in the most current version of the Health, Safety and Sanitation Noise Control Ordinance, as adopted by the Town of Alpine.

### **SECTION 4: EXCEPTIONS**

The following uses and activities shall be exempt from noise level regulations:

- a) Noise of safety signals and warning devices;
- b) Noises resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency.
- c) Noises resulting from emergency work or noise levels for which a special permit has been granted as hereinafter provided for.
- d) Noise resulting from the operation of town equipment by town work crews.
- e) Noise resulting from the operation of motorized lawn, yard care, and snow removal equipment between the hours of 6:00 A.M. and 9:00 P.M.
- f) Noise resulting from the use of pyrotechnics during town celebrations and/or holidays.
- g) Noise resulting from events, parties, or celebrations organized or permitted by the town.

## **SECTION 5: APPLICATION FOR SPECIAL PERMIT**

Applications for a permit for relief from the noise level designated in this chapter on the basis of undue hardship may be made to the mayor or his/her duly authorized representative. Any permit granted by the mayor hereunder shall contain all conditions upon which the permit has been granted and shall specify a reasonable time that the permit may be effective. The mayor or his/her duly authorized representative may grant the relief as applied for if he finds:

- a) That additional time is necessary for the applicant to alter or modify his activity or operation to comply with this chapter, or
- b) The activity, operation or noise source will be of temporary duration and cannot be done in a manner that would comply with other subsections of this Section; or
- c) The Mayor or his duly authorized representative may prescribe any conditions or requirements he deems necessary to minimize adverse effects upon the community or the surrounding neighborhood.

## **SECTION 6: VIOLATIONS**

- a) Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and may be fined Seven Hundred Fifty (\$750.00) dollars. Each day such violation is committed or permitted to continue shall constitute a separate offense.
- b) A person commits a breach of peace if he disturbs the peace of a community or its inhabitation by creating excessive noise, or by using threatening, abusive or violent acts or language which a reasonable person would determine would disturb the peace, or by using excessive noise as defined during any construction and/or demolition activities within the Town boundaries.

## **SECTION 7: ADDITIONAL REMEDY**

The operation or maintenance of any device, instrument, vehicle, or machinery in violation of any provision hereof and which causes discomfort or annoyance to reasonable persons of normal sensitiveness or which endangers the comfort, repose, health or peace of residents in the area shall be deemed, and is declared to be, a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction.

## **SECTION 8: CONFLICTS REPEALER**

268 Ordinance No. 2019-05 is herewith repealed in its entirety. Any ordinance or part of any ordinance that may conflict herewith is hereby repealed.

## **SECTION 9: EFFECTIVE DATE**

**Passed First Reading on the 16<sup>th</sup> day of July 2024.**

**VOTE:       5   YES,   0   NO,   0   ABSTAIN,   0   ABSENT**

**Passed Second Reading on the 17<sup>th</sup> day of September 2024.**

**VOTE:     \_\_\_ YES, \_\_\_ NO, \_\_\_ ABSTAIN, \_\_\_ ABSENT**

**Passed on Third and Final Reading on the 17<sup>th</sup> day of September 2024.**

**VOTE:     \_\_\_ YES, \_\_\_ NO, \_\_\_ ABSTAIN, \_\_\_ ABSENT**

TOWN OF ALPINE

\_\_\_\_\_  
Eric Green, Mayor of Alpine

ATTEST:

\_\_\_\_\_  
Monica L. Chenault, Clerk / Treasurer

**ATTESTATION OF THE TOWN CLERK**

STATE OF WYOMING           )  
COUNTY OF LINCOLN       )  
TOWN OF ALPINE            )

I hereby certify that the forgoing Ordinance No. 2024-007 shall be duly posted for ten (10) days in the Town Office.

I further certify that the foregoing Ordinance will be posted on the Town website in final form, upon its passing and approved by the Town Council as soon as is practicable.

I further certify that the forgoing Ordinance was duly recorded in the BOOK OF ORDINANCES VI, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

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Monica L. Chenault Clerk / Treasurer