



TOWN COUNCIL MEETING AGENDA

February 03, 2026, at 5:00 PM
250 River Circle - Alpine, WY 83128

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

- 1. CALL TO ORDER** - Mayor Green
- 2. ROLL CALL** – Monica Chenault
- 3. EXECUTIVE SESSION**
- 4. PLEDGE OF ALLEGIANCE** – Mayor Green
- 5. ADOPT THE 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.

- 6. CONSENT AGENDA** – Mayor Green
 - a. Town Council Minutes: January 20, 2026, Town Council Meeting Minutes
 - b. Bills to Pay: 01/16/2026 - 02/03/2026
 - c. Financial Report: For Discussion Only

- 7. REPORTS**
 - a. Mayor's Report – Eric Green
 - b. Clerk/Treasurer Report – Monica Chenault
 - c. Planning & Zoning Administrator Report - Gina Corson (*submitted in writing*)
 - d. Public Works Director Report - Craig Leseberg (*submitted in writing*)
 - e. Code Enforcement Officer Report - Tara Bender (*submitted in writing*)

8. RETAIL LIQUOR LICENSE APPLICANT PRESENTATIONS

- a. Ken & Lisa Harris
- b. Jacqueline Ruth (Triple JL Companies / Alpine Standard)
- c. Bud Chatham (Alpine Valley RV Resort)
- d. Crystal Magee
- e. Jaclyn & Robert Shockey
- f. Dave Walters (El Capitan Enterprises)

9. ACTION ITEMS

- a. Resolution No. 2026-006 – Acknowledging The Award Of \$25,000 From The America 250 Grant Program Administered By The Wyoming Department Of State Parks And Cultural Resources And Authorizing The Use Of Grant Funds:

Seeking a motion to approve Resolution No. 2026-006 – Acknowledging The Award Of \$25,000 From The America 250 Grant Program Administered By The Wyoming Department Of State Parks And Cultural Resources And Authorizing The Use Of Grant Funds.

- b. WWPT – Approval of Cambrian Engineering Invoices No. 4772 and No. 4639:

Seeking a motion to approve the Cambrian Engineering invoices No. 4772 and No. 4639 for the WWPT project (December 2025 billing).

10. PUBLIC COMMENT

Public comment is limited to a total of 20 minutes, with each speaker allowed up to 3 minutes. This is an opportunity to address the Council on any topic. The Council may listen but will not take action on items raised during this time. Speakers are expected to maintain decorum and be respectful. Written comments may be submitted by 12:00 PM (Noon) on the day of the meeting.

- a. Written Public Comment - Retail Liquor License

11. ADJOURNMENT



TOWN COUNCIL MEETING MINUTES

January 20, 2026 / 250 River Circle - Alpine, WY 83128

CALL TO ORDER

Mayor Green called the meeting to order at 7:00 p.m.

ROLL CALL

Clerk Chenault conducted roll call. Present were Mayor Green, Councilmembers Larsen, Wierda, Burchard, Scaffide (via conference call), establishing a quorum. Town Attorney James Sanderson was also in attendance.

PLEDGE OF ALLEGIANCE: Mayor Green led the Pledge of Allegiance.

ADOPTION OF AGENDA

Councilmember Larsen made a motion to adopt the agenda Councilmember Burchard seconded. Voting Yea: Mayor Green, Councilmembers Larsen, Wierda, Burchard, and Scaffide. Motion carried.

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.

CONSENT AGENDA

(a) Town Council Minutes: January 6, 2026, Town Council Meeting Minutes:

Councilmember Burchard made a motion to approve the January 6, 2026, Town Council Meeting Minutes, Councilmember Larsen seconded. Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Wierda, Councilmember Burchard, and Councilmember Scaffide. Motion carried.

(b) Bills to Pay: 01/07/2026 to 01/15/2026: Councilmember Burchard made a motion to approve Bills to Pay Report 01/07/2026 to 01/15/2026, Councilmember Larsen seconded. Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Wierda, Councilmember Burchard, and Councilmember Scaffide. Motion carried.

(c) Snake River MEP Invoice-010 Pretreatment Plant Process Piping Systems JA Project No. 23001: Councilmember Burchard made a motion to approve Snake River MEP Invoice-010 Pretreatment Plant Process Piping Systems JA Project No. 23001. Councilmember Larsen seconded. Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Wierda, Councilmember Burchard, and Councilmember Scaffide. Motion carried.

(d) Snake River MEP Invoice-011 Pretreatment Plant Process Piping Systems JA Project No. 23001: Councilmember Burchard made a motion to approve Snake River MEP Invoice-011 Pretreatment Plant Process Piping Systems JA Project No. 23001. Councilmember Larsen seconded. Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Wierda, Councilmember Burchard, and Councilmember Scaffide. Motion carried.

REPORTS

Mayor's Report:

Mayor Green reported that the Town's newly installed sign on the west side of town was recently damaged. He noted that staff is aware of the issue and is currently working with the sign manufacturer to determine an appropriate solution for repairing or replacing the affected signage. Mayor Green explained that the damage may have been caused by the force of snow being thrown against the sign.

He further explained that the damaged sign is the one located closest to the roadway due to existing landscaping and a swale in the area; relocating the sign farther back would have required significant additional excavation. Mayor Green stated that the Town hopes to have a resolution soon. In the meantime, the sign currently displays "Alpine, Wyoming" with the mountain design still visible.

Clerk/Treasurer Report:

Clerk/Treasurer Monica Chenault reported that there was no formal report at this time. She explained that recent vacation time, followed by illness and a three-day holiday weekend, had delayed reporting and that she is currently catching up on outstanding items. Mayor Green thanked Ms. Chenault for being present.

Events Committee Report:

Councilmember Andrea Burchard reported that Winter Jubilee will take place on Friday, January 30, and Saturday, January 31, as a fundraiser for the Alpine Scholarship Fund benefiting graduating seniors.

She noted that a kickoff bingo event was held the previous weekend, sponsored by Wyoming Title and Escrow, during which pizza was sold and prizes were given away. Attendance was

reported at approximately 120 people, which organizers noted is an appropriate maximum capacity.

Upcoming Winter Jubilee events include:

- Friday, 01/30: Hot dog roast at 5:00 p.m., fire dancers at 6:15 p.m., followed by a family movie inside the Civic Center
- Saturday, 01/31: Casino Night beginning at 5:30 p.m.

Councilmember Burchard then asked Councilmember Jeremiah Larsen to provide an update on the Coney Classic fundraiser. Councilmember Larsen explained that the Coney Classic, a fundraiser for Alpine Trails and Pathways, is typically held on the second weekend in February but has been incorporated into Winter Jubilee this year due to scheduling conflicts with Valentine's Day and Presidents' Day weekend. He noted that this will be the final Coney Classic event.

Due to insufficient snow conditions and the inability to safely groom the lakebed trails, the event will be relocated to the ball field. Councilmember Larsen stated that children's activities will be offered and groomed trails will be created around the bench area and ball field. Because of safety concerns related to rocky conditions, there will be no race this year. The event will be held from 10:00 a.m. to 2:00 p.m. and is intended to be a family-friendly event.

Engineering Report – Jorgensen Engineering:

Kevin Meagher provided an engineering update to the Council.

An Intended Use Plan was submitted to the State Drinking Water Revolving Fund for FY27 for two projects: waterline improvements in the Nelson and Overlook Circle areas to bring fire hydrants up to code, and the connection of the Mega Well No. 4. Mr. Meagher noted this is an initial step in a lengthy funding process, with additional submittals required if the projects move forward.

A meeting regarding the industrial waste permit with JVA Consulting, Melvin Brewing Company, and Town staff is scheduled for Friday to review permit requirements and next steps.

At the wastewater pretreatment plant, pressate piping repairs on the dewatering press have been completed and are functioning properly. Half-plant controls are expected to be completed this week, with testing planned for next week. Sampling and testing are ongoing, and some equipment issues are being addressed under warranty.

Mr. Meagher also reported a recent foaming incident related to industrial discharge that resulted in foam overflow at the pretreatment plant. The issue has been addressed and staff responded accordingly.

Planning & Zoning Report:

Planning and Zoning Chair Melissa Wilson reported that the Commission recently held a well-attended meeting.

She stated that the Commission discussed potential ideas related to a dark sky initiative and plans to conduct additional research, gather more input, and revisit the topic at a future meeting.

Ms. Wilson also reported that the Commission discussed the possibility of revamping the Land Use and Development Code (LUDC) and hiring an outside consultant. She noted that a full discussion was not held among all three firms under consideration; however, she conducted independent research and spoke with communities familiar with OPS Strategies, who provided positive feedback regarding the firm's work and approach.

Ms. Wilson emphasized that the ultimate decision should prioritize ease of use and efficiency for staff who work with the LUDC on a daily basis. She also suggested that it may be beneficial to consider postponing any major updates until after completion of the Town's master plan. No action was taken.

Economic Development Report – Jeremiah Larsen

Councilmember Jeremiah Larsen reported that there are no major local economic development updates at this time. He noted that Lincoln County is currently working on travel and tourism efforts and recently held a kickoff meeting with consultants.

He explained that a survey is being conducted for the Lincoln County Travel and Tourism Board to identify cultural and recreational assets throughout the county and to gather tourism-related data. The next meeting will include a review of the assets identified through the survey process.

Councilmember Larsen reported that local economic activity related to tourism has been slow due to a lack of snow. He stated that several Airbnb and hotel owners have reported cancellations and reduced bookings. He noted that similar conditions are being experienced in Island Park and West Yellowstone, while reports from Pinedale have been more positive. He added that snow conditions remain good at elevations above approximately 7,500 feet, while lower elevations have received rain instead of snow.

Alpine Travel & Tourism Board Report – Jeremiah Larsen

Councilmember Jeremiah Larsen reported that the Alpine Travel and Tourism Board is currently in an open application period, which will remain open through March 15. He stated that several individuals have already expressed interest and plan to submit applications.

Councilmember Larsen noted that following the application deadline, the Board plans to meet in early April, tentatively around April 1, due to a board member being out of town through the end of March. He invited Council members to reach out with any questions.

Lincoln County Sheriff's Report – Submitted in writing

DISCUSSION ITEMS

Consistency of Snow Removal Services for Town-Owned Properties

Mayor Green introduced the discussion regarding the consistency of snow removal services for Town-owned properties. The item was requested by Skyla Hamilton, who leases a Town-owned building for a medical clinic, to discuss snow removal responsibilities and lease consistency among Town tenants.

Ms. Hamilton provided background on her original lease agreement dated June 1, 2024, which included snow removal and shared signage access. She explained that an amended lease was later executed removing snow removal and trash services, and that she and her business partner invested significant funds to bring the building up to commercial and HIPAA compliance. Ms. Hamilton requested reinstatement of snow removal services consistent with the original lease and equal treatment compared to other Town-owned commercial tenants. She also requested full access to signage as outlined in the original agreement.

Council and staff discussed differences between public, nonprofit, and for-profit tenants; historic lease practices; snow removal costs; staff time and equipment use; and rent rates per square foot. Comparisons were made to other municipalities and to other Town-owned properties, including the daycare facility and Melvin Brewing Company. Councilmembers expressed interest in fairness, transparency, and consistency across Town leases.

Mayor Green and staff explained that lease consistency has been an ongoing effort, noting that several leases were negotiated under prior administrations and are currently being reviewed and standardized. Staff indicated that further research is needed to evaluate snow removal costs, lease terms, and potential impacts to Town operations. Any proposed lease amendments would require Council approval.

Council reached consensus to continue reviewing the matter internally and provide follow-up information to Ms. Hamilton. No formal action was taken.

Review/ Discussion of current Town of Alpine Ordinances: Regulating Recreational Fires (Ordinance No. 2020-01) and Pyrotechnic Devices (Ordinance No. 2022-13)

Mayor Green opened the discussion regarding the Town's ordinances related to recreational fires and pyrotechnic devices/fireworks. He noted Alpine's location near the county line and the presence of nearby fireworks stands contributes to significant fireworks activity. He stated that fireworks are illegal within the Town of Alpine and in surrounding National Forest lands, and expressed concern about wildfire risk and impacts to nearby subdivisions and infrastructure.

Fire Chief Mike Vogt addressed Council and recommended amendments to the ordinances, including:

- Removing references listing the Fire Chief as an “agent” for ordinance enforcement and removing any language indicating the Fire Department collects inspection fees.

- Utilizing the State Fire Marshal/State inspectors for required inspections, noting there are different standards for fireworks buildings, tents, and retail storage.
- Clarifying inconsistencies between ordinances regarding whether fireworks are prohibited or allowed on limited dates around July 4.

Chief Vogt discussed enforcement challenges, particularly if county regulations differ from the Town's, and emphasized the public safety risks and need for prevention.

Chief Vogt also provided wildfire risk context, including operational challenges during fireworks events, the importance of defensible space and public education, and ongoing work on a Community Wildfire Protection Plan (CWPP) with the County to support mapping, evacuation planning, and predictive modeling.

Council discussion included concerns about public safety, enforcement limitations, and the role of tourism/visitor education. Councilmembers shared concerns about wildfire risk, particularly during high fire danger conditions, and discussed potential approaches such as aligning local restrictions with fire danger levels, increasing public education, and reconsidering issuance of permits for fireworks sales within Town limits. Mayor Green noted that limiting sales may be the most effective lever but acknowledged enforcement concerns and potential public opposition.

No formal action was taken. Council directed staff to continue evaluating ordinance amendments and options to improve clarity, consistency, and public safety.

Additional Information: At Council's request, Chief Vogt provided an update on the Alpine Fire District, clarifying it is a separate entity from the Town and funded through a mill levy. He reported that the District is building a station in Nordic to improve response coverage, supported by a donated property and long-term planning for future expansion. He also noted ongoing efforts to reserve funds for emergency response needs and facility maintenance.

ACTION ITEMS

Resolution No. 2026-005 – Amending Resolution No. 2026-001 (Official Appointments):

Councilmember Larsen made a motion to approve Resolution No. 2026-005 – Amending Resolution No. 2026-001 (Official Appointments): Councilmember Burchard seconded.

Mayor Green introduced **Resolution No. 2026-005**, amending **Resolution No. 2026-001** regarding official appointments.

Councilmember Larsen made a motion to approve Resolution No. 2026-005 amending Resolution No. 2026-001 (Official Appointments). The motion was seconded.

Council confirmed that members had reviewed the resolution, including updates to the Travel and Tourism Board, Design Review Committee, and Board of Adjustment. The Clerk confirmed the resolution was in order.

There being no further discussion, Mayor Green called for a vote.

Voting Yea: Councilmember Larsen, Councilmember Wierda, Councilmember Burchard, and Councilmember Scaffide, and Mayor Green. Motion carried.

LUDC Redesign:

Mayor Green introduced a discussion regarding a comprehensive redesign of the Town's Land Use & Development Code (LUDC). He stated that the master plan is only one part of the Town's long-term planning effort and that an updated LUDC is needed to implement the master plan's goals. He noted the current LUDC is approximately 20 years old, has been amended frequently, and contains conflicts and duplications. He reported that three consultants responded to the Town's RFP and that Council's discussion was intended to help determine next steps and timing.

Planning & Zoning Administrator Gina Corson stated she was available to answer questions and reiterated the need for a full rewrite rather than continuing incremental fixes. She explained the effort originated internally due to ongoing enforceability and administrative challenges, and because the Town's existing code will not align with the updated master plan. Ms. Corson also noted that best practice is to update the master plan and development code together, with future reviews on a regular cycle (e.g., every five years) to avoid major overhauls.

Mayor Green reviewed the proposals at a high level and discussed preliminary budget assumptions, including that consultant work would be billed monthly based on hours up to a contracted amount, with any overages requiring renegotiation. He stated that, if the Town moved forward immediately, approximately one-third of the cost could fall in the current fiscal year, with the remainder in the next fiscal year.

Public Comment/Developer Input: Colby Cox addressed Council and spoke in support of updating the LUDC concurrently with the master plan. He stated that clearer regulations help preserve community character and reduce ambiguity for residents, applicants, and staff. He also stated he would support private contributions toward the effort and emphasized that the process would remain public and transparent. When asked, Mr. Cox stated that, in his view, the LUDC and master plan should be completed simultaneously and reviewed periodically rather than waiting decades between updates. He indicated a preference for the consultant KKC, citing clarity, comprehensiveness, and the proposal's emphasis on plain language and user-friendly tools.

Council discussed funding concerns, timing, and the importance of ensuring Town priorities are balanced. Councilmember Scaffide expressed concerns regarding the overall cost and the Town's other capital needs, and requested more discussion of budget impacts. Mayor Green and staff clarified that the LUDC redesign would be funded from the General Fund and is separate from utility project budgets.

Treasurer/Clerk Monica Chenault reported that the General Fund budget was currently in a positive position, including snow removal being under budget and certain planned projects not

being undertaken this fiscal year. She stated that the larger budget impact would likely fall in the next fiscal year.

Mayor Green stated his recommendation was to hire KKC and begin the redesign as soon as possible, including pursuing private contributions to offset costs. Councilmembers indicated they were not prepared to make a decision that evening. **No motion was made and no action was taken.**

Following the discussion, Mr. Cox added that a clear master plan and LUDC can provide return on investment by encouraging stalled projects to move forward. When asked for examples of strong codes, he referenced plans completed for Gunnison and a land development code from Milton, Delaware.

EXECUTIVE SESSION

Councilmember Larsen moved to enter executive session. Councilmember Burchard seconded the motion. The motion carried. No action was taken during executive session. Councilmember Larsen moved to adjourn executive session. Councilmember Burchard seconded the motion. The motion carried.

ADJOURNMENT

Councilmember Larsen made a motion to adjourn. Councilmember Burchard seconded the motion. Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Wierda, Councilmember Burchard, and Councilmember Scaffide. Motion carried. Meeting adjourned at 9:48 p.m.

MINUTES ARE A SUMMARY OF THE MEETING

Transcribed By:

Sarah Greenwald, Town Assistant Clerk

Date

Attest:

Monica Chenault, Town Clerk

Date

Minutes approved in a legally advertised meeting on February 3rd, 2025

Signed:

Eric Green, Mayor

Attest:

Monica Chenault, Town Clerk

Town of Alpine

Check Register - Town of Alpine
Check Issue Dates: 1/16/2026 - 2/3/2026Page: 1
Jan 28, 2026 10:06AM

Report Criteria:

Report type: Summary
Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
02/26	02/03/2026	0	200	Alarmlogix	10-20100	35.00
02/26	02/03/2026	0	870	Energy Laboratories, Inc	52-20100	373.00
02/26	02/03/2026	0	1610	Mission Communication, LLC	52-20100	3,191.60
02/26	02/03/2026	0	1810	Parkland USA Corporation	10-20100	524.50
02/26	02/03/2026	0	1880	Salt River Motors	51-20100	933.89
02/26	02/03/2026	0	1910	Servant Electric PC	52-20100	2,479.87
02/26	02/03/2026	0	2390	USABlueBock	52-20100	1,199.76
02/26	02/03/2026	0	2450	Valley Auto Supply	51-20100	355.68
02/26	02/03/2026	0	2480	Valley Wide Cooperative, Inc	10-20100	1,842.03
02/26	02/03/2026	0	2590	Western States Equipment	10-20100	332.63
02/26	02/03/2026	0	2870	Sanderson Law Office	10-20100	3,850.00
02/26	02/03/2026	0	2890	High Country Linen	52-20100	163.39
02/26	02/03/2026	0	3140	Wade Hirschi, CPA, PC	10-20100	1,050.00
02/26	02/03/2026	0	3920	Cushing Terrell	10-20100	3,200.00
02/26	02/03/2026	0	4130	Snake River MEP Complete	52-20100	15,971.18
02/26	02/03/2026	0	4150	Yost	52-20100	198.14
02/26	02/03/2026	0	4320	Assurity Life Insurance Company	10-20100	341.00
01/26	01/20/2026	20661	1940	Silver Star Communications	10-20100	236.24 M
01/26	01/20/2026	20662	1940	Silver Star Communications	52-20100	320.96 M
01/26	01/20/2026	20663	1940	Silver Star Communications	10-20100	636.89 M
01/26	01/20/2026	20664	960	First Bank Card	52-20100	1,328.86 M
02/26	02/02/2026	20667	1560	Lower Valley Energy	10-20100	462.43 M
02/26	02/02/2026	20668	1560	Lower Valley Energy	10-20100	20.14 M
02/26	02/02/2026	20669	1560	Lower Valley Energy	52-20100	18.00 M
02/26	02/02/2026	20670	1560	Lower Valley Energy	51-20100	1,328.95 M
02/26	02/02/2026	20671	1560	Lower Valley Energy	10-20100	118.62 M
02/26	02/02/2026	20672	1560	Lower Valley Energy	10-20100	31.52 M
02/26	02/02/2026	20673	1560	Lower Valley Energy	10-20100	27.71 M
02/26	02/02/2026	20674	1560	Lower Valley Energy	10-20100	52.11 M
02/26	02/02/2026	20675	1560	Lower Valley Energy	52-20100	7,509.22 M
02/26	02/02/2026	20676	1560	Lower Valley Energy	10-20100	29.58 M
02/26	02/02/2026	20677	1560	Lower Valley Energy	52-20100	117.06 M
02/26	02/02/2026	20678	1560	Lower Valley Energy	52-20100	111.43 M
02/26	02/02/2026	20679	1560	Lower Valley Energy	51-20100	24.34 M
02/26	02/02/2026	20680	1560	Lower Valley Energy	52-20100	18.06 M
02/26	02/02/2026	20681	1560	Lower Valley Energy	52-20100	48.67 M
02/26	02/02/2026	20682	1560	Lower Valley Energy	52-20100	253.51 M
02/26	02/02/2026	20683	1560	Lower Valley Energy	51-20100	115.28 M
02/26	02/02/2026	20684	1560	Lower Valley Energy	51-20100	20.46 M
02/26	02/02/2026	20685	1560	Lower Valley Energy	10-20100	79.53 M
02/26	02/02/2026	20686	1560	Lower Valley Energy	51-20100	64.58 M
02/26	02/02/2026	20687	1560	Lower Valley Energy	51-20100	488.31 M
02/26	02/02/2026	20688	1560	Lower Valley Energy	52-20100	28.80 M
02/26	02/02/2026	20689	1560	Lower Valley Energy	52-20100	45.24 M
02/26	02/02/2026	20690	1560	Lower Valley Energy	52-20100	54.17 M
02/26	02/02/2026	20691	1560	Lower Valley Energy	10-20100	18.00 M
02/26	02/02/2026	20692	1560	Lower Valley Energy	52-20100	3,236.83 M
02/26	02/02/2026	20693	1560	Lower Valley Energy	10-20100	18.65 M
02/26	02/01/2026	20696	450	Bank of Star Valley	52-20100	7,000.00 M
01/26	01/23/2026	20697	3670	Teton Technology	52-20100	143.00 M
01/26	01/21/2026	20919	4340	Benningfield, Billy	10-20100	500.00

Town of Alpine

Check Register - Town of Alpine
Check Issue Dates: 1/16/2026 - 2/3/2026Page: 2
Jan 28, 2026 10:06AM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
						60,548.82

Grand Totals:

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-10302	.00	.00	.00
10-20100	.00	14,480.01-	14,480.01-
10-21130	341.00	.00	341.00
10-42-240	902.50	.00	902.50
10-42-315	4,900.00	.00	4,900.00
10-42-335	191.56	.00	191.56
10-42-340	506.79	.00	506.79
10-42-410	125.08	.00	125.08
10-45-410	33.99	.00	33.99
10-50-410	18.49	.00	18.49
10-54-351	332.63	.00	332.63
10-54-455	524.50	.00	524.50
10-56-335	.99	.00	.99
10-56-410	9.37	.00	9.37
10-58-332	35.00	.00	35.00
10-58-334	14.75	.00	14.75
10-58-410	326.63	.00	326.63
10-58-450	177.85	.00	177.85
10-58-452	1,697.77	.00	1,697.77
10-58-454	1,091.39	.00	1,091.39
10-65-452	49.72	.00	49.72
10-80-541	3,200.00	.00	3,200.00
51-20100	.00	3,911.08-	3,911.08-
51-42-335	706.90	.00	706.90
51-42-410	110.06	.00	110.06
51-80-332	44.63	.00	44.63
51-80-452	160.08	.00	160.08
51-80-453	1,881.84	.00	1,881.84
51-80-500	1,007.57	.00	1,007.57
52-20100	.00	42,157.73-	42,157.73-
52-42-335	71.50	.00	71.50
52-42-410	158.34	.00	158.34
52-82-335	2,556.20	.00	2,556.20
52-82-454	829.77	.00	829.77
52-83-400	476.62	.00	476.62
52-83-454	3,236.83	.00	3,236.83
52-84-320	373.00	.00	373.00
52-84-332	3,739.01	.00	3,739.01
52-84-454	7,745.28	.00	7,745.28
52-90-541	15,971.18	.00	15,971.18
52-95-640	7,000.00	.00	7,000.00
Grand Totals:	60,548.82	60,548.82-	.00

Town of Alpine

Check Register - Town of Alpine
Check Issue Dates: 1/16/2026 - 2/3/2026

Page: 3
Jan 28, 2026 10:06AM

Meeting Date: _____

Mayor: _____

Treasurer: _____

Report Criteria:

Report type: Summary
Check.Type = {<>} "Adjustment"

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
TAX REVENUE					
10-31-100 PROPERTY TAX	54,386.94	100,349.69	135,000.00	34,650.31	74.3
10-31-110 MOTOR VEHICLE TAX	.00	54,605.83	66,000.00	11,394.17	82.7
10-31-200 BASIC SALES & USE TAX	41,479.66	285,134.13	585,000.00	299,865.87	48.7
10-31-210 LOCAL OPTIONS SALES & USE TAX	34,873.21	250,098.12	390,000.00	139,901.88	64.1
10-31-220 GAS TAX	6,491.15	36,165.56	45,000.00	8,834.44	80.4
10-31-225 SPECIAL FUELS TAX	1,249.47	7,285.17	12,000.00	4,714.83	60.7
10-31-230 CIG. TAX	672.57	4,821.34	8,000.00	3,178.66	60.3
10-31-235 LODGING TAX	12,272.84	180,551.26	200,000.00	19,448.74	90.3
10-31-240 FRANCHISE TAX	.00	10,351.01	16,500.00	6,148.99	62.7
10-31-250 SEVERANCE TAX	.00	.00	23,000.00	23,000.00	.0
10-31-260 MINERAL ROYALTIES	.00	50,279.50	106,000.00	55,720.50	47.4
10-31-270 DIRECT DISTRIBUTION	.00	67,079.95	145,000.00	77,920.05	46.3
TOTAL TAX REVENUE	151,425.84	1,046,721.56	1,731,500.00	684,778.44	60.5
LICENSES AND PERMITS					
10-32-100 BUSINESS LICENSE	10,350.00	16,145.00	20,000.00	3,855.00	80.7
10-32-110 LIQUOR LICENSE	.00	8,075.00	11,000.00	2,925.00	73.4
10-32-120 BUILDING PERMITS	.00	56,264.35	140,000.00	83,735.65	40.2
10-32-125 DEVELOPMENT FEES	.00	17,299.30	.00	(17,299.30)	.0
10-32-130 DOG & CAT LICENSE	.00	90.00	800.00	710.00	11.3
TOTAL LICENSES AND PERMITS	10,350.00	97,873.65	171,800.00	73,926.35	57.0
CHARGES FOR SERVICES					
10-33-100 RENTS	1,097.50	22,510.50	255,000.00	232,489.50	8.8
10-33-120 UTILITIES	(11.29)	(11.29)	1,500.00	1,511.29	(.8)
10-33-130 EVENTS REVENUE	75.00	75.00	7,500.00	7,425.00	1.0
10-33-135 MOUTAIN DAYS REVENUE	.00	820.00	16,500.00	15,680.00	5.0
10-33-140 RECAPTURE REVENUE	.00	83,507.72	.00	(83,507.72)	.0
TOTAL CHARGES FOR SERVICES	1,161.21	106,901.93	280,500.00	173,598.07	38.1
INTERGOVERNMENTAL REVENUE					
10-34-100 LOTTERY	.00	5,580.57	18,000.00	12,419.43	31.0
10-34-200 GRANT INCOME	.00	42,080.50	426,000.00	383,919.50	9.9
TOTAL INTERGOVERNMENTAL REVENUE	.00	47,661.07	444,000.00	396,338.93	10.7

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & PENALTIES</u>						
10-35-100	CITATIONS	575.00	1,682.00	5,000.00	3,318.00	33.6
	TOTAL FINES & PENALTIES	575.00	1,682.00	5,000.00	3,318.00	33.6
<u>OTHER REVENUE</u>						
10-38-100	INTEREST INCOME	2,078.97	15,864.63	36,000.00	20,135.37	44.1
10-38-800	OTHER INCOME	27,676.18	27,854.65	.00	(27,854.65)	.0
10-38-900	PROCEEDS FROM ASSET SALES	.00	.00	5,000.00	5,000.00	.0
	TOTAL OTHER REVENUE	29,755.15	43,719.28	41,000.00	(2,719.28)	106.6
	TOTAL FUND REVENUE	193,267.20	1,344,559.49	2,673,800.00	1,329,240.51	50.3

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MAYOR & COUNCIL</u>						
10-41-110	ELECTED OFFICER SALARIES	2,971.16	15,619.36	33,000.00	17,380.64	47.3
10-41-210	PAYROLL TAXES	195.20	1,001.61	2,500.00	1,498.39	40.1
10-41-220	HEALTH INSURANCE	1,258.04	23,173.59	18,500.00	(4,673.59)	125.3
10-41-397	MILEAGE	.00	.00	1,000.00	1,000.00	.0
TOTAL MAYOR & COUNCIL		4,424.40	39,794.56	55,000.00	15,205.44	72.4
<u>ADMINISTRATION</u>						
10-42-110	ADMIN SALAIRES	20,576.37	100,651.23	200,000.00	99,348.77	50.3
10-42-210	ADMIN PAYROLL TAXES	10,396.84	32,192.23	20,000.00	(12,192.23)	161.0
10-42-220	ADMIN MEDICAL BENEFITS	826.83	2,967.27	36,000.00	33,032.73	8.2
10-42-230	ADMIN RETIREMENT	3,931.31	13,838.33	36,000.00	22,161.67	38.4
10-42-240	ADMIN HUMAN RESOURCES	376.94	923.28	3,000.00	2,076.72	30.8
10-42-314	WEBSITE	.00	(1,138.66)	10,000.00	11,138.66	(11.4)
10-42-315	PROFESSIONAL SERVICES	4,602.40	39,820.95	90,000.00	50,179.05	44.3
10-42-325	OFFICE EQUIPMENT LEASE/RENT	503.86	(1,915.38)	4,000.00	5,915.38	(47.9)
10-42-335	SOFTWARE AND IT	2,592.54	31,278.57	35,000.00	3,721.43	89.4
10-42-340	TELEPHONE/FAX	973.16	3,502.74	7,000.00	3,497.26	50.0
10-42-345	NEW OFFICE EQUIPMENT	.00	565.96	1,000.00	434.04	56.6
10-42-350	ADVERTISING	35.63	373.01	5,000.00	4,626.99	7.5
10-42-360	DUES & MEMBERSHIPS	69.99	2,813.74	7,500.00	4,686.26	37.5
10-42-370	MERCHANT FEES/BANK CHARGES	156.94	2,219.06	5,000.00	2,780.94	44.4
10-42-380	LIABILITY POOL INSURANCE	.00	.00	2,750.00	2,750.00	.0
10-42-381	OTHER INSURANCE	.00	1,632.64	2,500.00	867.36	65.3
10-42-390	ADMIN EDUCATION & TRAINING	.00	29.53	4,000.00	3,970.47	.7
10-42-395	ADMIN TRAVEL	.00	97.69	4,000.00	3,902.31	2.4
10-42-405	ADMIN POSTAGE	67.50	930.95	3,000.00	2,069.05	31.0
10-42-410	ADMIN OFFICE SUPPLIES	423.03	1,787.59	6,000.00	4,212.41	29.8
10-42-415	OTHER EXPENSES	.00	(1,373.40)	.00	1,373.40	.0
TOTAL ADMINISTRATION		45,533.34	231,197.33	481,750.00	250,552.67	48.0
<u>COURT</u>						
10-45-100	JUDGE SALARY	500.00	3,000.00	6,000.00	3,000.00	50.0
10-45-110	COURT CLERK SALARY	.00	.00	3,300.00	3,300.00	.0
10-45-210	COURT PAYROLL TAXES	38.25	229.50	750.00	520.50	30.6
10-45-220	COURT MEDICAL BENEFITS	.00	.00	550.00	550.00	.0
10-45-230	COURT RETIREMENT	.00	.00	700.00	700.00	.0
10-45-311	COURT LEGAL & PROFESSIONAL	.00	.00	5,000.00	5,000.00	.0
10-45-335	COURT IT	.00	7,283.33	5,000.00	(2,283.33)	145.7
10-45-395	COUT RTRAINING & TRAVEL EXP	.00	.00	500.00	500.00	.0
10-45-410	COURT OFFICE SUPPLIES - POST	.00	.00	500.00	500.00	.0
10-45-411	COURT SOFTWARE	197.00	1,182.00	3,000.00	1,818.00	39.4
TOTAL COURT		735.25	11,694.83	25,300.00	13,605.17	46.2

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
--	---------------	------------	--------	------------	------

TRAVEL & TOURISM

10-48-100	TRAVEL & TOURISM WAGES	.00	.00	3,400.00	3,400.00	.0
10-48-210	TRAVEL & TOURISM PAYROLL TAXES	.00	.00	300.00	300.00	.0
10-48-220	TOURISM BOARD MEDICAL BENEFIT	.00	.00	600.00	600.00	.0
10-48-230	TOURISM BOARD RETIREMENT	.00	.00	700.00	700.00	.0
10-48-315	TRAVEL & TOURSIM PROFESSIONAL	.00	.00	1,000.00	1,000.00	.0
10-48-410	TRAVEL & TOURISM SUPPLIES	85.50	171.00	100.00	(71.00)	171.0
10-48-415	TRAVEL & TOURISM GRANT AWARDS	.00	162,003.73	205,106.00	43,102.27	79.0
TOTAL TRAVEL & TOURISM		85.50	162,174.73	211,206.00	49,031.27	76.8

BUILDING & DEVELOPMENT

10-50-110	P & Z WAGES	5,854.19	41,025.69	75,000.00	33,974.31	54.7
10-50-210	P & Z PAYROLL TAXES	2,775.36	11,661.19	5,500.00	(6,161.19)	212.0
10-50-220	P & Z MEDICAL BENEFITS	1,370.45	7,595.80	20,000.00	12,404.20	38.0
10-50-230	P & Z RETIREMENT	1,197.85	4,084.68	12,000.00	7,915.32	34.0
10-50-315	BUILDING INSPECTION SERVICES	.00	.00	84,000.00	84,000.00	.0
10-50-331	P & Z LEGAL & PROFESSIONAL	2,256.85	37,479.15	24,000.00	(13,479.15)	156.2
10-50-335	P & Z IT	456.62	10,166.62	15,000.00	4,833.38	67.8
10-50-350	P & Z ADVERTISING	228.00	888.26	1,500.00	611.74	59.2
10-50-395	P & Z TRAINING & TRAVEL	.00	69.00	1,500.00	1,431.00	4.6
10-50-397	P & Z MILEAGE	.00	.00	500.00	500.00	.0
10-50-410	P & Z OFFICE SUPPLIES & STAMPS	67.50	1,857.87	7,500.00	5,642.13	24.8
10-50-411	P & Z SOFTWARE	270.00	436.66	7,500.00	7,063.34	5.8
TOTAL BUILDING & DEVELOPMENT		14,476.82	115,264.92	254,000.00	138,735.08	45.4

STREETS

10-54-110	STREETS SALARY & WAGES	13,879.98	44,840.30	210,000.00	165,159.70	21.4
10-54-210	STREETS PAYROLL TAXES	1,619.42	5,949.65	25,000.00	19,050.35	23.8
10-54-220	STREETS MEDICAL BENIFITS	576.49	990.08	50,000.00	49,009.92	2.0
10-54-230	STREETS RETIREMENT	3,535.61	6,758.64	41,000.00	34,241.36	16.5
10-54-315	STREETS PROFESSIONAL SERVICES	.00	(3.29)	500.00	503.29	(.7)
10-54-333	REPAIRS & MAINT. - STREETS	840.85	77,406.32	80,000.00	2,593.68	96.8
10-54-334	REPAIRS & MAINT. - SNOW REMOVA	824.35	4,599.34	30,000.00	25,400.66	15.3
10-54-350	STREETS EQUIPMENT R & M	.00	.00	15,000.00	15,000.00	.0
10-54-351	SNOW REMOVAL EQUIPMENT R & M	424.35	1,461.23	35,000.00	33,538.77	4.2
10-54-380	STREETS INSURANCE	.00	1,691.97	.00	(1,691.97)	.0
10-54-400	STREETS - TOOLS & EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
10-54-445	STREETS SIGNS	.00	6,326.47	10,000.00	3,673.53	63.3
10-54-454	FUEL - STREETS	.00	3,192.06	5,000.00	1,807.94	63.8
10-54-455	FUEL - SNOW REMOVAL	2,265.19	3,192.60	25,000.00	21,807.40	12.8
TOTAL STREETS		23,966.24	156,405.37	529,500.00	373,094.63	29.5

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
LAW ENFORCEMENT					
10-56-110 CODE ENFORCEMENT SALARY	.00	9,680.71	21,000.00	11,319.29	46.1
10-56-210 CODES PAYROLL TAXES	.00	1,108.75	2,500.00	1,391.25	44.4
10-56-220 CODES MEDICAL BENEFITS	.00	1,102.08	5,500.00	4,397.92	20.0
10-56-230 CODES RETIREMENT	.00	1,802.50	4,000.00	2,197.50	45.1
10-56-319 COUNTY OFFICER CONTRACT & COMM	65,706.50	133,532.50	145,000.00	11,467.50	92.1
10-56-335 SOFTWARE AND IT	.99	7,285.31	.00	(7,285.31)	.0
10-56-410 CODES OFFICE SUPPLIES	195.70	1,193.90	1,000.00	(193.90)	119.4
10-56-415 CODES OTHER EXPENSES	.00	.00	5,000.00	5,000.00	.0
10-56-452 CODES UTILITIES	88.79	221.06	750.00	528.94	29.5
10-56-454 CODES FUEL & MILEAGE	24.12	139.43	2,000.00	1,860.57	7.0
TOTAL LAW ENFORCEMENT	66,016.10	156,066.24	186,750.00	30,683.76	83.6
FACILITIES					
10-58-110 FACILITIES SALARY & WAGES	1,223.60	1,223.60	100,000.00	98,776.40	1.2
10-58-210 FACILITIES - PAYROLL TAX	139.22	139.22	12,000.00	11,860.78	1.2
10-58-220 FACILITIES - MEDICAL BENEFITS	7.31	7.31	18,000.00	17,992.69	.0
10-58-230 FACILITIES - RETIREMENT	229.97	229.97	22,000.00	21,770.03	1.1
10-58-330 FACILITIES - TOWN HALL R & M	197.71	14,366.73	17,500.00	3,133.27	82.1
10-58-332 FACILITIES - C.C. R & M	997.01	11,567.09	17,500.00	5,932.91	66.1
10-58-334 FACILITIES - SHOP R & M	844.00	7,545.42	7,500.00	(45.42)	100.6
10-58-335 FACILITIES SOFTWARE AND IT	163.08	1,330.48	4,000.00	2,669.52	33.3
10-58-336 FACILITIES - MC BLDG R & M	1,250.00	1,250.00	2,500.00	1,250.00	50.0
10-58-360 FACILITIES - CDC R & M	.00	.00	1,000.00	1,000.00	.0
10-58-380 FACILITIES - RENTAL SIDE OF TH	8.92	8.92	2,500.00	2,491.08	.4
10-58-400 FACILITIES TOOLS & EQUIPMENT	.00	2,170.74	10,000.00	7,829.26	21.7
10-58-410 SHOP SUPPLIES	3,717.23	9,910.74	10,000.00	89.26	99.1
10-58-411 CIVIC CENTER SUPPLIES	69.71	(152.26)	2,500.00	2,652.26	(6.1)
10-58-450 FACILITIES - T.H. UTILITIES	196.45	851.17	3,000.00	2,148.83	28.4
10-58-452 FACILITIES - C.C. UTILITIES	1,901.59	4,935.12	20,000.00	15,064.88	24.7
10-58-454 FACILITIES - SHOP UTILITIES	1,766.18	4,914.78	20,000.00	15,085.22	24.6
10-58-456 FACILITIES - MC UTILITIES	.00	.00	250.00	250.00	.0
10-58-540 FACILITIES - TOWN INSURANCE	.00	1,413.65	3,000.00	1,586.35	47.1
10-58-542 FACILITIES - SHOP INSURANCE	.00	1,983.03	2,500.00	516.97	79.3
10-58-544 FACILITIES - C.C. INSURANCE	.00	4,158.81	4,000.00	(158.81)	104.0
10-58-546 FACILITIES - M.C. INSURANCE	.00	.00	2,500.00	2,500.00	.0
10-58-548 FACILITIES - CDC INSURANCE	.00	796.93	.00	(796.93)	.0
10-58-550 FACILITIES - FIRE DEPT INS	.00	1,543.38	.00	(1,543.38)	.0
TOTAL FACILITIES	12,711.98	70,194.83	282,250.00	212,055.17	24.9

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
PARKS						
10-65-110	PARKS SALARIES & WAGES	1,029.18	11,328.18	100,000.00	88,671.82	11.3
10-65-210	PARKS PAYROLL TAXES	118.42	1,351.35	12,000.00	10,648.65	11.3
10-65-220	PARKS MEDICAL BENEFITS	232.17	2,572.71	18,000.00	15,427.29	14.3
10-65-230	PARKS RETIREMENT	211.01	2,255.17	22,000.00	19,744.83	10.3
10-65-315	PARKS PROFESSIONAL SERVICES	.00	1,710.00	500.00	(1,210.00)	342.0
10-65-332	PARKS REPAIRS & MAINT.	.00	3,976.56	45,000.00	41,023.44	8.8
10-65-340	PARKS OUTSIDE SERVICES/SUB CON	12,600.80	16,870.80	25,000.00	8,129.20	67.5
10-65-380	PARKS INSURANCE	.00	16.27	.00	(16.27)	.0
10-65-450	PARKS - VEHICLES, TOOLS, & EQU	.00	1,257.89	2,000.00	742.11	62.9
10-65-452	PARKS UTILITIES	46.61	5,277.55	15,500.00	10,222.45	34.1
10-65-454	PARKS FUEL	100.00	860.09	2,500.00	1,639.91	34.4
TOTAL PARKS		14,338.19	47,476.57	242,500.00	195,023.43	19.6
EVENTS						
10-66-110	EVENTS SALARIES & WAGES	281.72	281.72	3,500.00	3,218.28	8.1
10-66-210	EVENTS PAYROLL TAXES	158.58	158.58	750.00	591.42	21.1
10-66-220	EVENTS MEDICAL BENEFITS	.00	.00	1,000.00	1,000.00	.0
10-66-230	EVENTS RETIREMENT	52.46	52.46	1,500.00	1,447.54	3.5
10-66-421	4TH OF JULY EXPENSES	.00	15,000.00	15,600.00	600.00	96.2
10-66-422	CHRISTMAS LIGHT EXPENSES	589.89	1,057.16	4,500.00	3,442.84	23.5
10-66-423	PUMPKIN PATCH EXPENSES	.00	1,069.28	1,800.00	730.72	59.4
10-66-424	TRUNK OR TREAT EXPENSES	.00	145.50	350.00	204.50	41.6
10-66-425	SANTA EXPENSES	1,264.75	1,483.31	1,975.00	491.69	75.1
10-66-426	WINTER JUBILEE EXPENSES	.00	.00	12,200.00	12,200.00	.0
10-66-428	EASTER EGG HUNT EXPENSES	.00	.00	2,150.00	2,150.00	.0
10-66-429	SPRING CLEANUP EXPENSES	.00	.00	750.00	750.00	.0
10-66-430	MOUNTAIN DAYS EXPENSES	.00	384.79	20,000.00	19,615.21	1.9
10-66-431	MUSIC SERIES EXPENSES	.00	15,898.00	20,000.00	4,102.00	79.5
10-66-450	OTHER EVENTS EXPENSES	.00	(89.16)	.00	89.16	.0
TOTAL EVENTS		2,347.40	35,441.64	86,075.00	50,633.36	41.2
BUSINESS & COMMUNITY DEV						
10-70-315	BUSINESS & COMMUNITY DEVELOPM	.00	5,387.51	10,000.00	4,612.49	53.9
TOTAL BUSINESS & COMMUNITY DEV		.00	5,387.51	10,000.00	4,612.49	53.9

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
CAPITAL OUTLAY					
10-90-540 CAPITAL EXPENDITURES	.00	19,699.50	.00	(19,699.50)	.0
10-90-541 MASTER PLAN	18,959.37	69,286.08	145,000.00	75,713.92	47.8
10-90-545 SS4A PROJECT EXPENSES	.00	1,595.00	300,000.00	298,405.00	.5
10-90-546 FY 2026 CAPITAL PROJECTS	.00	48,318.62	62,000.00	13,681.38	77.9
10-90-547 USED SERVICE BODY PICK-UP	.00	335.60	45,000.00	44,664.40	.8
 TOTAL CAPITAL OUTLAY	 18,959.37	 139,234.80	 552,000.00	 412,765.20	 25.2
 DEBT SERVICE					
10-95-620 DEBT SERVICE LOAN PRINCIPAL	.00	37,703.80	134,000.00	96,296.20	28.1
10-95-630 DEBT SERVICE LOAN INTEREST	.00	3,725.48	.00	(3,725.48)	.0
10-95-640 CAPITAL LEASE PAYMENTS	66,465.88	106,733.93	205,000.00	98,266.07	52.1
 TOTAL DEBT SERVICE	 66,465.88	 148,163.21	 339,000.00	 190,836.79	 43.7
 TOTAL FUND EXPENDITURES	 270,060.47	 1,318,496.54	 3,255,331.00	 1,936,834.46	 40.5
 NET REVENUE OVER EXPENDITURES	 (76,793.27)	 26,062.95	 (581,531.00)	 (607,593.95)	 4.5

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
OPERATING REVENUE						
51-33-100	WATER USAGE FEE INCOME	48,759.45	247,756.60	665,000.00	417,243.40	37.3
51-33-120	TRANSFER FEE INCOME	572.56	7,723.72	7,500.00	(223.72)	103.0
51-33-200	DISCONNECT/RECONNECT FEE	(12.36)	(12.36)	.00	12.36	.0
51-33-400	CONNECTION FEE INCOME	.00	60,340.00	100,000.00	39,660.00	60.3
TOTAL OPERATING REVENUE		49,319.65	315,807.96	772,500.00	456,692.04	40.9
GRANT INCOME						
51-34-100	GRANT REVENUE	(34,803.80)	82,553.80	877,000.00	794,446.20	9.4
TOTAL GRANT INCOME		(34,803.80)	82,553.80	877,000.00	794,446.20	9.4
OTHER INCOME						
51-38-100	INTEREST INCOME	2,086.10	25,549.71	36,000.00	10,450.29	71.0
51-38-300	MISC. INCOME	.00	6,389.86	.00	(6,389.86)	.0
TOTAL OTHER INCOME		2,086.10	31,939.57	36,000.00	4,060.43	88.7
TOTAL FUND REVENUE		16,601.95	430,301.33	1,685,500.00	1,255,198.67	25.5

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
ADMINISTRATION						
51-42-110	ADMIN SALARIES & WAGES	.00	33,678.62	30,000.00	(3,678.62)	112.3
51-42-210	ADMIN PAYROLL TAXES	.00	9,233.84	2,500.00	(6,733.84)	369.4
51-42-220	ADMIN MEDICAL BENEFITS	(121.24)	3,340.48	5,000.00	1,659.52	66.8
51-42-230	ADMIN RETIREMENT	60.00	3,537.38	6,000.00	2,462.62	59.0
51-42-315	ADMIN PROFESSIONAL SERVICES	4,407.60	49,847.53	50,000.00	152.47	99.7
51-42-335	SOFTWARE & IT	1,764.98	16,837.83	8,500.00	(8,337.83)	198.1
51-42-360	DUES & MEMBERSHIPS	505.00	(373.32)	3,000.00	3,373.32	(12.4)
51-42-370	BANK CHARGES	745.99	3,850.83	6,000.00	2,149.17	64.2
51-42-380	INSURANCE	.00	4,344.77	4,500.00	155.23	96.6
51-42-395	TRAVEL & EDUCATION	246.94	704.73	2,000.00	1,295.27	35.2
51-42-405	POSTAGE	182.50	1,535.00	5,000.00	3,465.00	30.7
51-42-410	OFFICE & MISCELLANEOUS	539.55	1,445.38	8,000.00	6,554.62	18.1
TOTAL ADMINISTRATION		8,331.32	127,983.07	130,500.00	2,516.93	98.1
FIELD OPS						
51-80-110	FO SALARIES & WAGES	8,005.39	61,665.96	140,000.00	78,334.04	44.1
51-80-210	FO PAYROLL TAXES	975.77	8,012.34	22,000.00	13,987.66	36.4
51-80-220	FO MEDICAL BENEFITS	934.66	8,426.33	56,000.00	47,573.67	15.1
51-80-230	FO RETIREMENT	1,653.12	8,691.37	35,000.00	26,308.63	24.8
51-80-315	PROFESSIONAL SERVICES	.00	.00	3,000.00	3,000.00	.0
51-80-320	TESTING	81.00	773.42	10,000.00	9,226.58	7.7
51-80-325	RENT	1,156.44	1,156.44	25,000.00	23,843.56	4.6
51-80-332	REPAIRS & MAINTENACE	1,011.05	112,410.06	105,000.00	(7,410.06)	107.1
51-80-335	SOFTWARE AND IT	.00	166.67	7,000.00	6,833.33	2.4
51-80-380	FO INSURANCE	.00	174.37	.00	(174.37)	.0
51-80-395	TRAVEL & EDUCATION	.00	256.56	2,000.00	1,743.44	12.8
51-80-400	TOOLS & EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
51-80-430	CHEMICALS	.00	3,575.00	7,500.00	3,925.00	47.7
51-80-452	UTILITIES (DISTRIBUTION)	475.49	1,591.01	7,500.00	5,908.99	21.2
51-80-453	UTILITIES WELLS (GENERATION)	1,716.98	15,124.04	30,000.00	14,875.96	50.4
51-80-454	FUEL	145.00	533.15	7,500.00	6,966.85	7.1
51-80-500	VEHICLE REPAIRS & MAINT	6.30	4,056.93	.00	(4,056.93)	.0
51-80-800	DEPRECIATION EXPENSE	.00	(120,000.00)	175,000.00	295,000.00	(68.6)
TOTAL FIELD OPS		16,161.20	106,613.65	637,500.00	530,886.35	16.7
CAPITAL OUTLAY						
51-90-540	CAPITAL OUTLAY	.00	.00	65,000.00	65,000.00	.0
51-90-545	RADIO READ PROJECT	4,891.79	117,560.23	1,100,000.00	982,439.77	10.7
51-90-546	CAPACITY FEE STUDY - WATER	.00	7,513.97	5,000.00	(2,513.97)	150.3
TOTAL CAPITAL OUTLAY		4,891.79	125,074.20	1,170,000.00	1,044,925.80	10.7

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
DEBT SERVICE					
51-95-620 DEBT SERVICES	.00	11,498.58	28,000.00	28,000.00	16,501.42 41.1
51-95-630 INTEREST EXPENSE	.00	16,899.08	1,000.00	(15,899.08)	1689.9
TOTAL DEBT SERVICE	.00	28,397.66	29,000.00	602.34	97.9
TOTAL FUND EXPENDITURES	29,384.31	388,068.58	1,967,000.00	1,578,931.42	19.7
NET REVENUE OVER EXPENDITURES	(12,782.36)	42,232.75	(281,500.00)	(323,732.75)	15.0

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
OPERATING REVENUE						
52-33-100	MONTHLY SERVICE FEES	58,466.65	265,099.00	750,000.00	484,901.00	35.4
52-33-200	CONNECTION FEES	11,317.56	89,513.98	200,000.00	110,486.02	44.8
	TOTAL OPERATING REVENUE	69,784.21	354,612.98	950,000.00	595,387.02	37.3
OTHER INCOME						
52-38-100	INTEREST INCOME	2,391.19	18,758.31	36,000.00	17,241.69	52.1
52-38-200	MISC INCOME	.00	96,247.73	.00	(96,247.73)	.0
	TOTAL OTHER INCOME	2,391.19	115,006.04	36,000.00	(79,006.04)	319.5
	TOTAL FUND REVENUE	72,175.40	469,619.02	986,000.00	516,380.98	47.6

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
ADMINISTRATION					
52-42-110 ADMIN SALARIES & WAGES	5,427.98	5,427.98	30,000.00	24,572.02	18.1
52-42-210 ADMIN PAYROLL TAXES	3,056.40	3,056.40	2,500.00	(556.40)	122.3
52-42-220 ADMIN MEDICAL BENEFITS	812.60	812.60	5,000.00	4,187.40	16.3
52-42-230 ADMIN RETIRMENT	1,010.68	1,010.68	6,000.00	4,989.32	16.8
52-42-315 PROFESSIONAL SERVICES	127.60	9,874.54	12,000.00	2,125.46	82.3
52-42-335 SOFTWARE & IT	2,119.24	19,554.82	.00	(19,554.82)	.0
52-42-370 BANK CHARGES	745.99	3,850.83	20,000.00	16,149.17	19.3
52-42-380 INSURANCE	.00	41,248.46	31,000.00	(10,248.46)	133.1
52-42-405 POSTAGE	182.50	1,535.00	5,000.00	3,465.00	30.7
52-42-410 OFFICE & MISCELLANEOUS	654.79	1,238.14	5,000.00	3,761.86	24.8
TOTAL ADMINISTRATION	14,137.78	87,609.45	116,500.00	28,890.55	75.2
COLLECTIONS					
52-82-110 COLLECTIONS SALARIES & WAGES	1,266.09	18,934.34	45,000.00	26,065.66	42.1
52-82-210 COLLECTIONS PAYROLL TAXES	143.30	2,081.47	7,000.00	4,918.53	29.7
52-82-220 COLLECTIONS MEDICAL BENEFITS	124.19	4,912.23	17,000.00	12,087.77	28.9
52-82-230 COLLECTIONS RETIREMENT	246.75	2,518.85	13,000.00	10,481.15	19.4
52-82-300 MISC EXPENSE	12.50	12.50	.00	(12.50)	.0
52-82-315 PROFESSIONAL SERVICES	.00	33.00	12,000.00	11,967.00	.3
52-82-320 TESTING	.00	.00	100.00	100.00	.0
52-82-325 RENT	.00	.00	25,000.00	25,000.00	.0
52-82-332 REPAIRS & MAINTENANCE	974.67	12,970.91	75,000.00	62,029.09	17.3
52-82-335 SOFTWARE & IT	135.00	301.67	10,000.00	9,698.33	3.0
52-82-380 COLLECTIONS INSURANCE	.00	136.78	.00	(136.78)	.0
52-82-390 TRAVEL/EDUC./TRAINING	.00	.00	5,000.00	5,000.00	.0
52-82-400 TOOLS & EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
52-82-454 UTILITIES	1,409.38	5,136.18	15,000.00	9,863.82	34.2
52-82-455 FUEL	70.00	449.75	7,500.00	7,050.25	6.0
52-82-500 VEHICLE REPAIRS & MAINT	.00	.00	10,000.00	10,000.00	.0
52-82-800 DEPRECIATION EXPENSE	.00	.00	120,000.00	120,000.00	.0
TOTAL COLLECTIONS	4,381.88	47,487.68	366,600.00	319,112.32	13.0

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
PRE-TREATMENT						
52-83-110	PRE- TREATMENT S & W	8,345.40	17,421.00	45,000.00	27,579.00	38.7
52-83-210	PRE- TREATMENT PAYROLL TAXES	947.21	2,138.59	7,000.00	4,861.41	30.6
52-83-220	PRE-TREATMENT MEDICAL BENEFITS	1,012.48	1,012.48	17,000.00	15,987.52	6.0
52-83-230	PRE- TREATMENT RETIREMENT	1,553.91	2,805.26	13,000.00	10,194.74	21.6
52-83-315	PROFESSIONAL SERVICES	6,571.96	8,692.16	24,000.00	15,307.84	36.2
52-83-320	TESTING	440.69	484.14	10,000.00	9,515.86	4.8
52-83-332	REPAIRS & MAINTENANCE	9,679.81	27,684.32	25,000.00	(2,684.32)	110.7
52-83-335	SOFTWARE AND IT	.00	.00	5,000.00	5,000.00	.0
52-83-454	UTILITIES	6,215.98	15,219.74	50,000.00	34,780.26	30.4
52-83-800	DEPRECIATION EXPENSE	.00	.00	120,000.00	120,000.00	.0
TOTAL PRE-TREATMENT		34,767.44	75,457.69	316,000.00	240,542.31	23.9
WWTP						
52-84-110	WWTP SALARIES & WAGES	9,656.80	28,251.41	45,000.00	16,748.59	62.8
52-84-210	WWTP PAYROLL TAXES	1,005.79	8,291.59	7,000.00	(1,291.59)	118.5
52-84-220	WWTP MEDICAL BENEFITS	975.69	42,838.37	17,000.00	(25,838.37)	252.0
52-84-230	WWTP RETIREMENT	2,031.90	8,730.86	13,000.00	4,269.14	67.2
52-84-315	PROFESSIONAL SERVICES	55.00	3,175.00	60,000.00	56,825.00	5.3
52-84-318	SLUDGE HAULING/DISPOSAL	.00	(15,102.41)	60,000.00	75,102.41	(25.2)
52-84-320	TESTING	1,378.97	4,774.24	5,000.00	225.76	95.5
52-84-332	REPAIRS & MAINTENANCE	3,705.27	50,976.69	90,000.00	39,023.31	56.6
52-84-335	SOFTWARE AND IT	.00	.00	12,000.00	12,000.00	.0
52-84-390	TRAVEL/EDUC./TRAINING	.00	1,110.92	5,000.00	3,889.08	22.2
52-84-400	TOOLS & EQUIPMENT	500.35	6,777.11	10,000.00	3,222.89	67.8
52-84-454	UTILITIES	6,718.39	25,169.49	60,000.00	34,830.51	42.0
52-84-500	VEHICLE REPAIRS & MAINT	.00	1,214.93	.00	(1,214.93)	.0
TOTAL WWTP		26,028.16	166,208.20	384,000.00	217,791.80	43.3
CAPITAL OUTLAY						
52-90-540	WW CAPITAL OUTLAY	.00	.00	25,000.00	25,000.00	.0
52-90-541	PRE-TREATMENT PROJECT	6,710.60	408,448.78	250,000.00	(158,448.78)	163.4
52-90-542	CAPACITY FEE STUDY -WW	.00	7,513.99	5,000.00	(2,513.99)	150.3
52-90-543	FY 2026 CAPITAL PROJECTS	3,528.00	34,933.65	50,000.00	15,066.35	69.9
52-90-544	ULTRAVIOLET LIGHT PROJECT	.00	6,308.23	140,000.00	133,691.77	4.5
TOTAL CAPITAL OUTLAY		10,238.60	457,204.65	470,000.00	12,795.35	97.3

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
DEBT SERVICE					
52-95-620 DEBT SERVICE PRINCIPAL	6,680.91	140,088.61	205,000.00	64,911.39	68.3
52-95-630 DEBT SERVICE INTEREST	35,319.09	124,657.79	60,000.00	(64,657.79)	207.8
52-95-640 CAPITAL LEASE PAYMENTS	(28,000.00)	(28,000.00)	.00	28,000.00	.0
 TOTAL DEBT SERVICE	 14,000.00	 236,746.40	 265,000.00	 28,253.60	 89.3
 TOTAL FUND EXPENDITURES	 103,553.86	 1,070,714.07	 1,918,100.00	 847,385.93	 55.8
 NET REVENUE OVER EXPENDITURES	 (31,378.46)	 (601,095.05)	 (932,100.00)	 (331,004.95)	 (64.5)

Town of Alpine

Planning & Zoning Administrator Report to Town Council

To: Mayor and Town Council

From: Gina Corson, Planning & Zoning Administrator

Date: January 26, 2026

Subject: Summary of Planning & Zoning Commission Discussions and Direction
(December 9, 2025 and January 13, 2026 Meetings)

I wanted to provide a brief update on recent Planning & Zoning Commission discussions and where things currently stand, particularly related to Land Use and Development Code (LUDC) updates and longer-term redesign efforts.

Over the December 9, 2025 and January 13, 2026 Planning & Zoning Commission meetings, the Commission reviewed several routine development items, including a simple re-plat, a minor construction permit, and a post-construction deck permit. Those items were addressed through the normal review process, with one application tabled to allow the applicant additional time to provide required information.

Beyond project-specific items, the Commission spent a significant amount of time discussing broader policy and code issues.

One topic of discussion was the Town's lighting regulations and how they relate to the Dark Sky ordinance. At the Mayor's request, draft language was introduced to explore updates to the lighting standards in the LUDC. The Commission discussed whether the issue is a lack of regulation or, instead, a lack of enforceability under the current code. Members recognized that existing lighting cannot be retroactively regulated, but discussed the possibility of requiring a lighting permit when new permits are pulled, even for minor projects. Public comments emphasized the impacts of light trespass, particularly near residential areas, and encouraged the Town to take a proactive approach. The Commission supported continuing the discussion and agreed that additional review and research are needed.

The Commission also reviewed how the Town currently adopts the International Codes (I-Codes) and the associated exemptions. There was discussion about whether the Town could move toward an approach that automatically adopts new editions when the State of Wyoming does, rather than adopting each update by ordinance. The Commission expressed interest in minimizing exemptions while ensuring there are clear rules for resolving conflicts between the I-Codes and the LUDC. Staff will research examples from other communities and bring back information on how this can be accomplished.

Updates to Part 2 of the LUDC were also reviewed. These changes shift responsibility for public noticing—including signage, mailed notices, publication, and all associated costs—to applicants for development approvals such as subdivisions, lot line adjustments, lot combinations, and Planned Unit Developments. The intent is to eventually create a separate, standalone public notice ordinance that would apply universally. However, until that ordinance is adopted, staff believes it is important to incorporate these requirements directly into the LUDC to ensure they are in place for the upcoming building season. The Commission did not raise any immediate concerns with these updates.

A work session that had been scheduled for December 23 to discuss the Part 2 LUDC updates was canceled due to the holidays. These items will now be discussed further at the joint Planning & Zoning Commission and Town Council work session scheduled for February 3.

Finally, the Commission asked for additional clarification on the proposal to hire an independent contractor to assist with a comprehensive LUDC redesign. Enforceability was identified as the primary reason for pursuing a redesign, along with improving clarity, administrative efficiency, and alignment with the updated Master Plan. The Commission agreed that without updates that clearly implement the Master Plan, the LUDC risks becoming a document that is difficult to enforce and apply. There was also recognition of the significant time commitment required for staff and the Commission to undertake a full rewrite internally. While the Commission generally agreed that using a consultant could be beneficial, cost remains a concern, and members requested additional time to review proposals before making any recommendations.

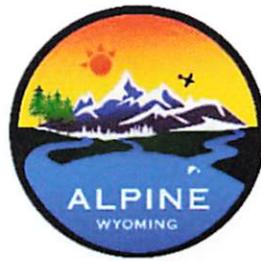
We look forward to discussing these items further with the Town Council at the February 3 joint work session.

Craig Leseberg Public Works Director: Report 02/03/2026

Level 3 master plan no update other than it is making its way through the legislative process. Funds should be available by mid-March.

Both Generator grants are doing the same thing. The grants for the generators only covers the cost of the generator and the transfer switch. We will have to come up with the funds for the installation. I am working on getting those budget numbers dialed in for the Thursday meeting.

Ami project we have 20 meters left to change out as well as the three bigger ones (10" meter well house, 6" booster room, and the 6" Flying saddle meter). We are hoping to start scheduling them again next week and getting this project completed over the next couple of months.



Town of Alpine Code Enforcement Officer Report

12/31/25 to 1/28/26

Meeting Date: February 3, 2026
 Submitted By: Tara Bender, Code Enforcement Officer
 Prepared On: January 29, 2026

Citations/Warnings	0 Citations 0 Warnings
Stop Work Orders Issued	0
Total Responses/Investigations	5

Traffic - Snow	3	Business License Compliance	1
Abandoned Property	1		

Tara Bender
 Code Enforcement Officer
 250 River Circle P.O. Box 3070
 Alpine, Wyoming 83128
 Cell: (307) 226-5430
 E-mail: municipal@alpinewy.gov
www.alpinewy.gov

Presentation- Ken & Lisa Harris

#1 Business Summary:

The Wine Bar will be a boutique wine and cocktail bar located at the mouth of the canyon. The bar will offer a curated selection of wine, hand crafted cocktails and lite small plates in a warm, intimate setting designed for conversation and community.

Our goal is to become the town go-to destination for date nights, casual evenings out and social gatherings. Emphasizing quality, hospitality and atmosphere rather than volume drinking. As the town of Alpine continues to grow, the Wine bar will establish itself as a social venue.

#2 Business Concept:

- * A cozy, stylish wine and cocktail bar with a limited but high quality menu.

#3 Mission

- * To provide an elevated but approachable drinking experience that brings the community together.

#4 Vision

- * To grow alongside the town and become a long term local institution known for excellence and hospitality.

#5 Target Market

- * Young professionals and couples, local residents seeking an upscale but relaxed evening spot.

- * Visitors and tourists exploring the town.

- * Small groups, date night customers and after dinner crowds.

#6 Market opportunity

- * Alpine is experiencing population and economic growth.

- * Limited competition for specialty wines and cocktail venues.

#7 Menu offerings

- * Mid to high end range wine and artisan cocktails.

- * Small plates including charcuterie and cheese boards, nuts, Olives and flatbreads.

- * Simple snacks to compliment drinks.

#8 Seasonal strategies

- * Quarterly menu refreshers.

- * Seasonal Cocktails, Mocktails and rotating and wines.

#9 Hours of operation

- * Thursday thru Monday 3pm to 10pm

#10 Staffing

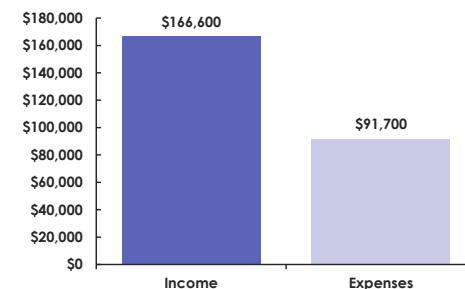
- * Will be trained in wine and cocktail knowledge.

- * Customer engagement and education.

- * Required to take the Wyoming Bartenders course.

ANNUAL BUDGET

SUMMARY	
Total monthly income	\$166,600
Total monthly expenses	\$91,700
BALANCE	\$74,900
PERCENTAGE OF INCOI	55%



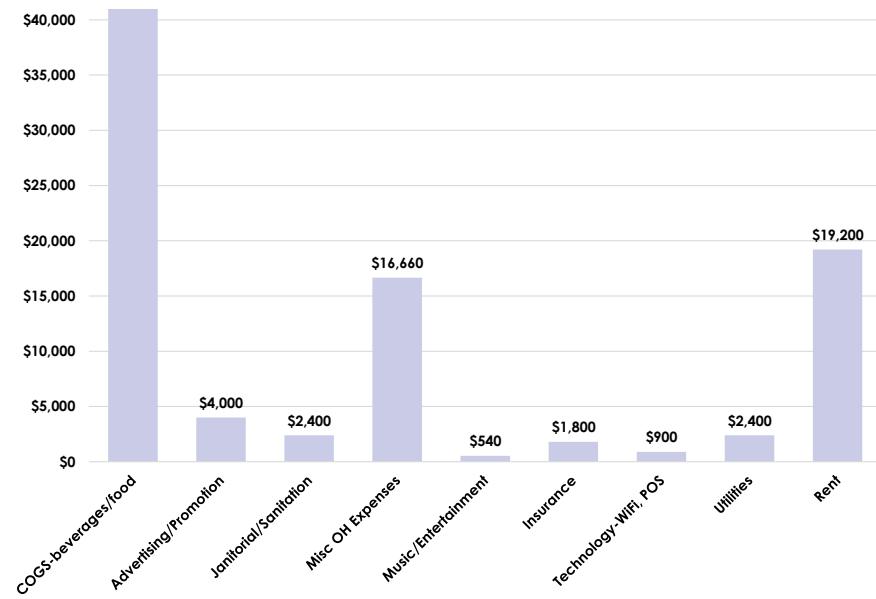
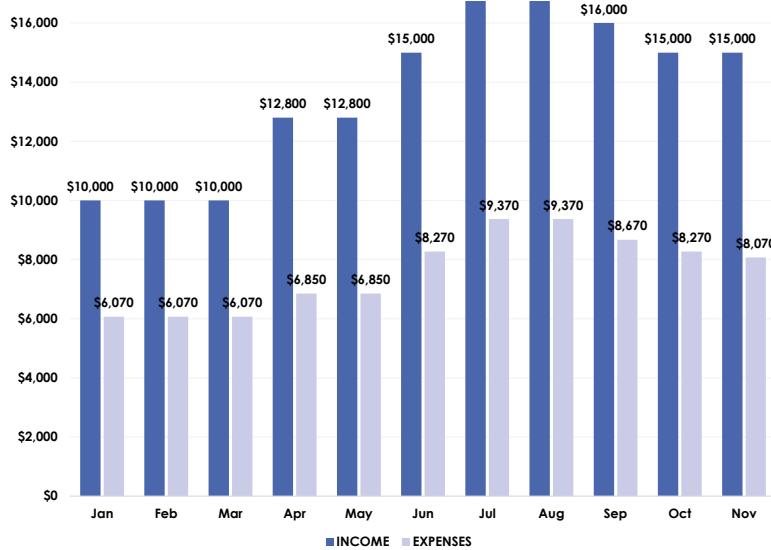
INCOME

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Gross Income	\$10,000	10000	10000	12800	12800	15000	18000	18000	16000	15000	15000	14000	\$166,600	\$13,883
Total	\$10,000	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	\$166,600	\$13,883

EXPENSES

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
COGS-beverages/food	\$2,500	\$2,500	\$2,500	\$3,000	\$3,000	\$4,000	\$5,000	\$5,000	\$4,500	\$4,000	\$4,000	\$3,800	\$43,800	\$3,650
Advertising/Promotion	\$300	\$300	\$300	\$300	\$300	\$500	\$300	\$300	\$300	\$500	\$300	\$300	\$4,000	\$333
Janitorial/Sanitation	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400	\$200
Misc OH Expenses	\$1,000	\$1,000	\$1,000	\$1,280	\$1,280	\$1,500	\$1,800	\$1,800	\$1,600	\$1,500	\$1,500	\$1,400	\$16,660	\$1,388
Music/Entertainment	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540	\$45
Insurance	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800	\$150
Technology-WiFi, POS	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900	\$75
Utilities	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400	\$200
Rent	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$19,200	\$1,600
Total	\$6,070	\$6,070	\$6,070	\$6,850	\$6,850	\$8,270	\$9,370	\$9,370	\$8,670	\$8,270	\$8,070	\$7,770	\$91,700	\$849









Alpine Standard – Retail Liquor License Proposal

- Triple JL Companies (DBA Alpine Standard – Chevron)
- Town of Alpine
- February 3, 2026



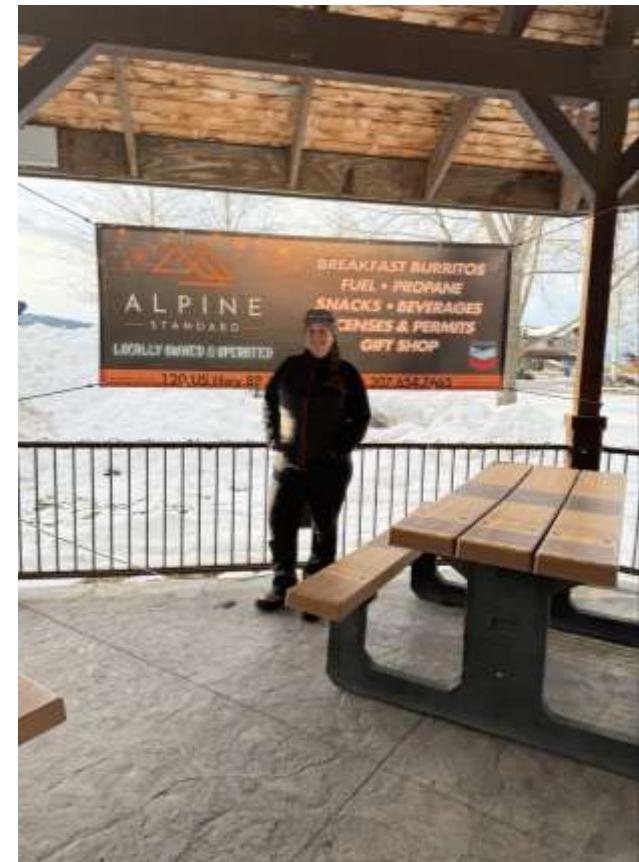
Who We Are

- Primary convenience store & fuel station in Alpine
- Serves local residents & seasonal tourists
- Includes a gift store with daily customer traffic
- Customers regularly ask for alcohol sales



Community Commitment

- Active member of the Top of the Rockies Club
- Support local organizations:
 - Local Food Bank
 - Animal Shelters
 - American Legion
- Sponsor & participate in community events:
 - Winter Jubilee Hot Dog Roast
 - Coney Classic
 - Casino Night (staff volunteers)



Purpose & Business Model

Integrate packaged alcohol into existing retail space

Not a bar or nightlife venue

Focus on beer, wine, and spirits

Emphasis on Wyoming-made & regional products

Responsible service with strict compliance policies

Sales & Industry Context

Alcohol typically represents 20–30% of total sales (fuel included)

-NACS (National Association of Convenience Stores)

Estimated alcohol sales: \$650,000 – \$820,000

Steady, predictable sales — not event-driven

Tax & Economic Impact

Alpine sales tax (5%):
\$32,800 – \$41,000 annually

Additional contributions:

– State liquor
excise taxes

– Property
taxes

– Payroll &
employment
taxes

– Licensing
fees

No new infrastructure or
public expense required

Community, Employment & Tourism Benefits

Community Impact:

Keeps spending local
Improves convenience for residents
Supports year-round business stability

Employment & Tourism:

Retains and supports local jobs
Serves visitors staying in Alpine
Encourages local shopping

Closing



- RESPONSIBLE,
LOCALLY INVESTED
BUSINESS



- STRENGTHENS
ALPINE'S ECONOMY



- EMPLOYS LOCAL
RESIDENTS



- ACTIVELY
REINVESTS IN THE
COMMUNITY



THANK YOU FOR
YOUR TIME AND
CONSIDERATION



QUESTIONS
WELCOME

RETAIL LIQUOR LICENSE PRESENTATION

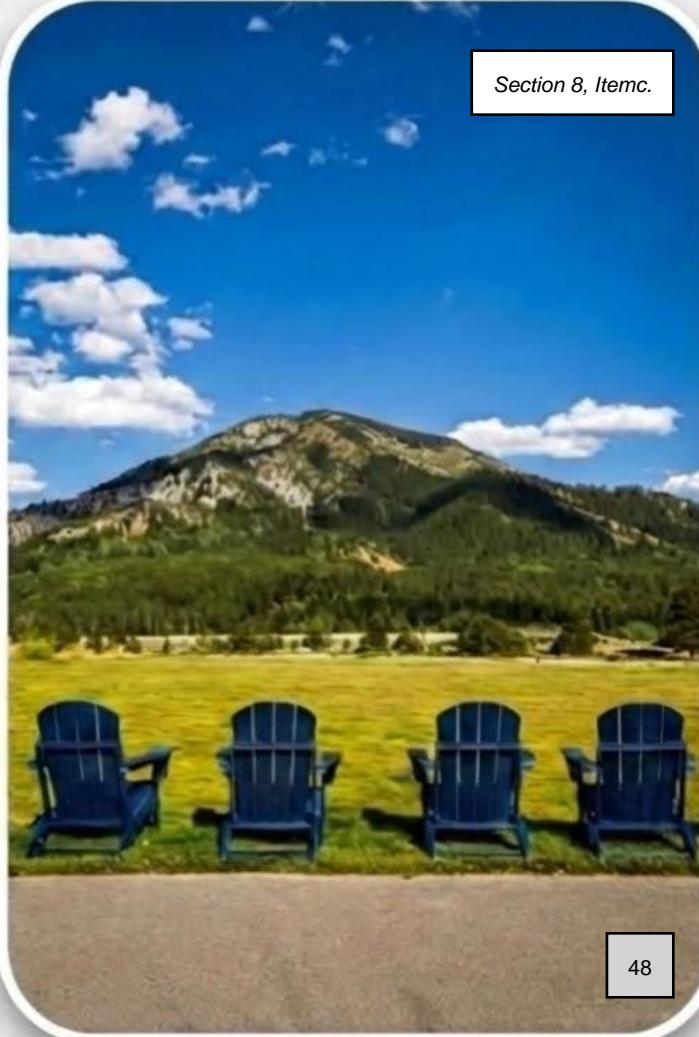
To the Town Council of Alpine



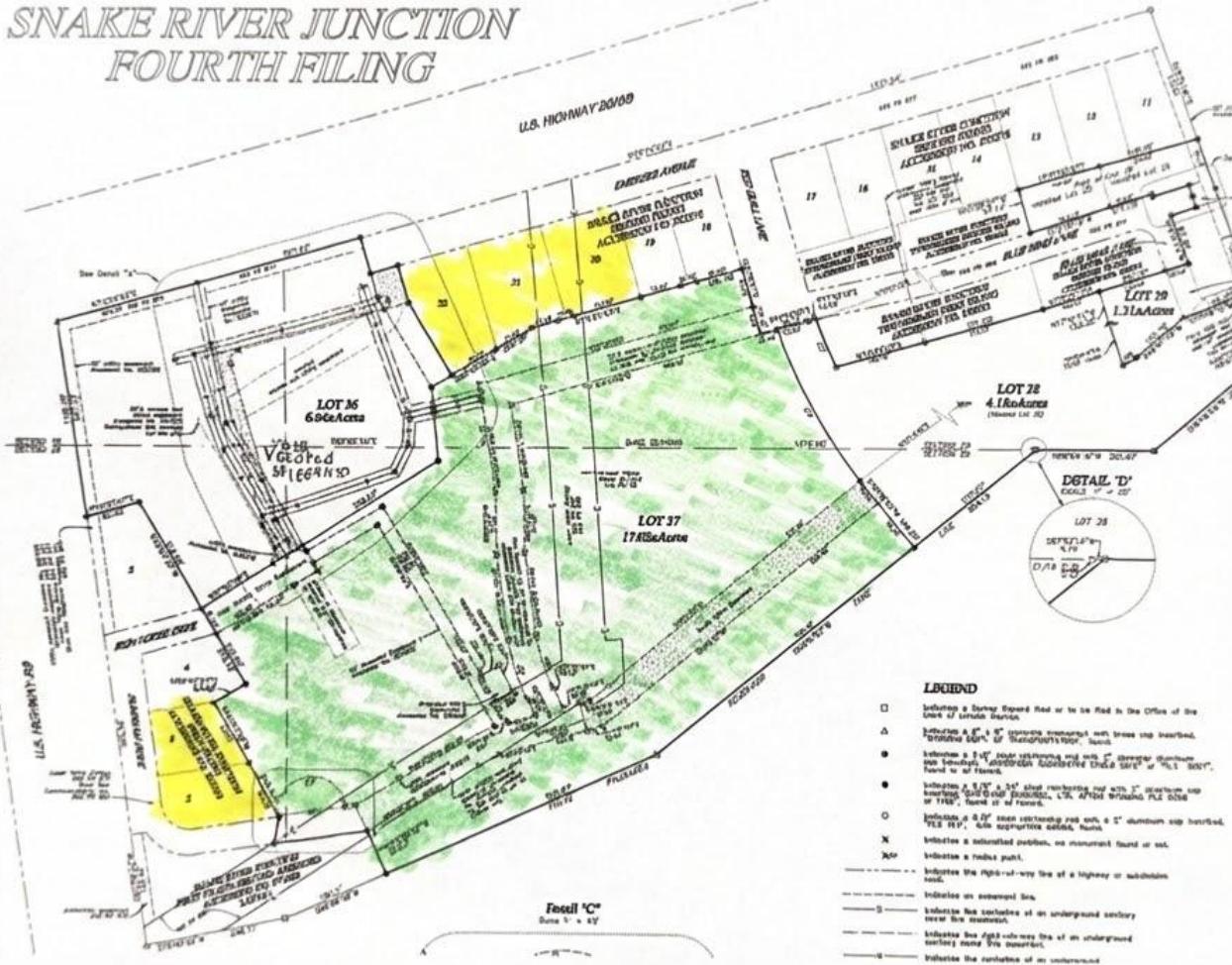
RETAIL LIQUOR LICENSE - IMPACT ON AVR AND TOWN OF ALPINE

-  Dedicated off-premise liquor retail store and beer cave opening May 2026
 - Prioritize stocking Wyoming-made and regional products to support local businesses.
-  License is foundational for our future restaurant and full-service resort amenities
 - Onsite dining for guests
 - Food/beverage options while people enjoy our pool
 - "Room Service" for RV Sites and Cabins
 - New Dining option for community
-  Host year-round events including weddings, reunions, local gatherings and community events
-  Off-site catering options as restaurant grows
-  Providing year-round consistency for both summer and winter tourism
-  Force Multiplier Effect - Enhanced amenities drive longer guest stays, directly increasing lodging and sales tax contributions.

Section 8, Item c.



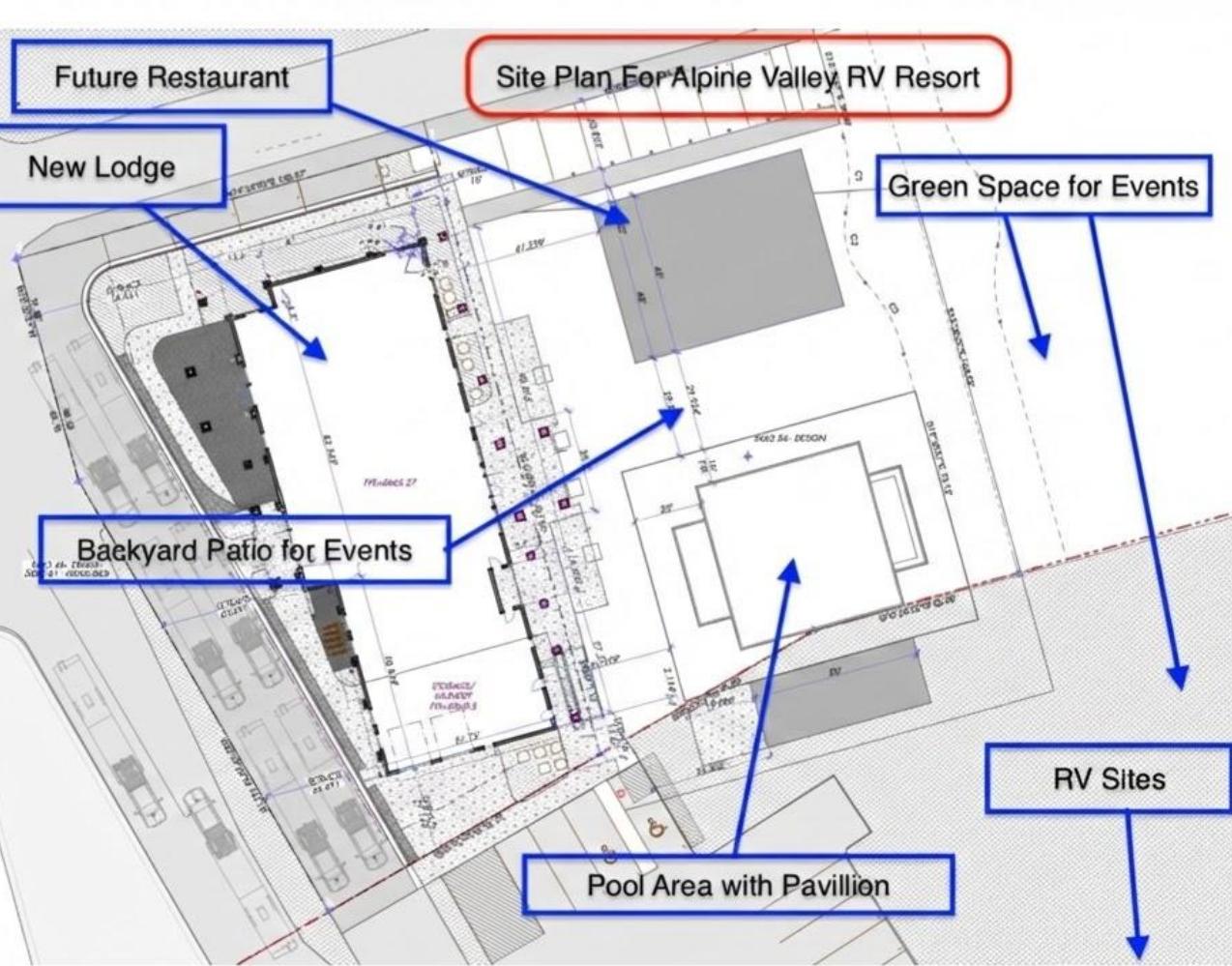
SNAKE RIVER JUNCTION FOURTH FILING



Section 8, Itemc.

Key AVR Stats.

- Total Acreage:** 19.40 acres
- Number of lots:** 6
- Number of RV Sites:** 120
- Number of Cabin/Cottages:** 10 (up to 3,000 sq ft)
- Lot 37 - Alpine Valley Resort**
- Lot 22 - Lodge for Alpine Valley Resort**
- Lot 21 - Pool and Restaurant**
- Lots 2, 3 and 20 - Future developments for Resort**



Development Timeline

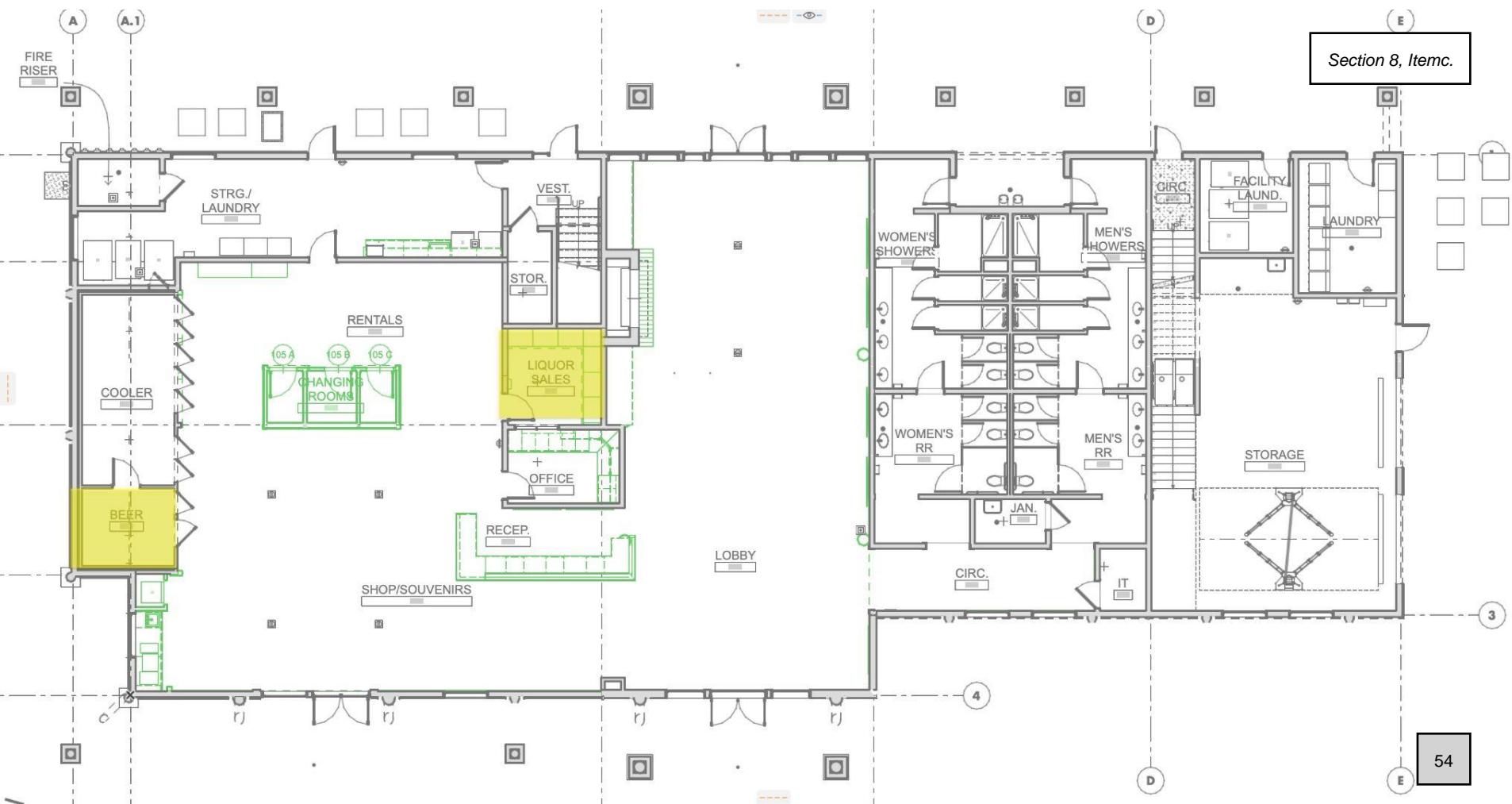
Section 8, Itemc.

- New Lodge:** May '26
- Event Green Space:** May '26
- Pool with Pavillion:** Fall '26 / Spring '27
- Patio Event Space:** Spring '27
- Restaurant/Bar:** Fall '27 / Spring '28 (Food Trucks/Mobile Drink Cart until restaurant complete)
- 10 Cabins/Cottages** (up to 3,000 sq ft each): Fall '28 / Spring '29
- Development of lots 2, 3, and 20: TBD









Responsible Operations

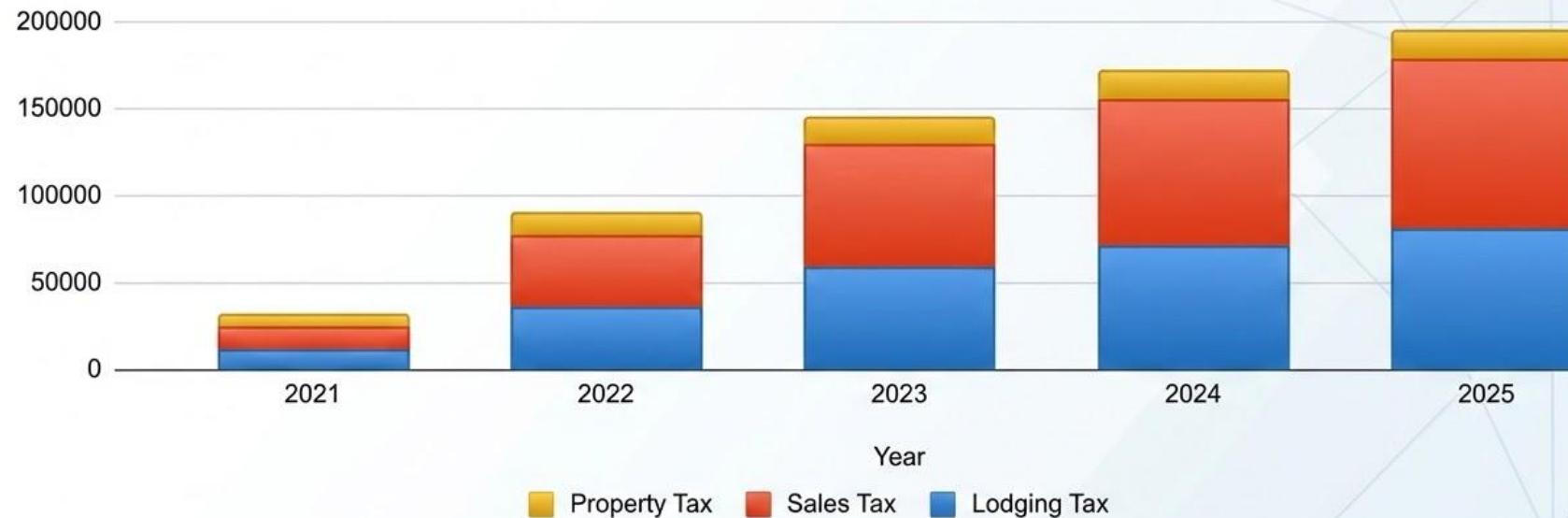
- Commitment to Safety:** As a family-oriented park, we prioritize the safety and responsibility of our liquor license operations.
- Our Director of Operation and Management Team** will directly ensure strict adherence to all regulations.
- Staff Certification:** 100% of staff are required to be **TIPS-certified** for responsible alcohol service.
- Advanced Security Infrastructure:** Designed a dedicated liquor store room with **viewing window** from the main office and security camera system for constant oversight.
- Strict ID Policy:** Implementation of a mandatory **"Under 40" ID check policy** to prevent underage sales.
- Regulatory Compliance:** Committed to strengthening monitoring protocols to meet or exceed all specific Town and State requirements.



Total Tax Revenue by Type and Year

Section 8, Itemc.

Total Tax Revenue by Type and Year



2025 Est. Tax Breakdown:

Property Tax - \$17,423

Sales Tax - \$81,000

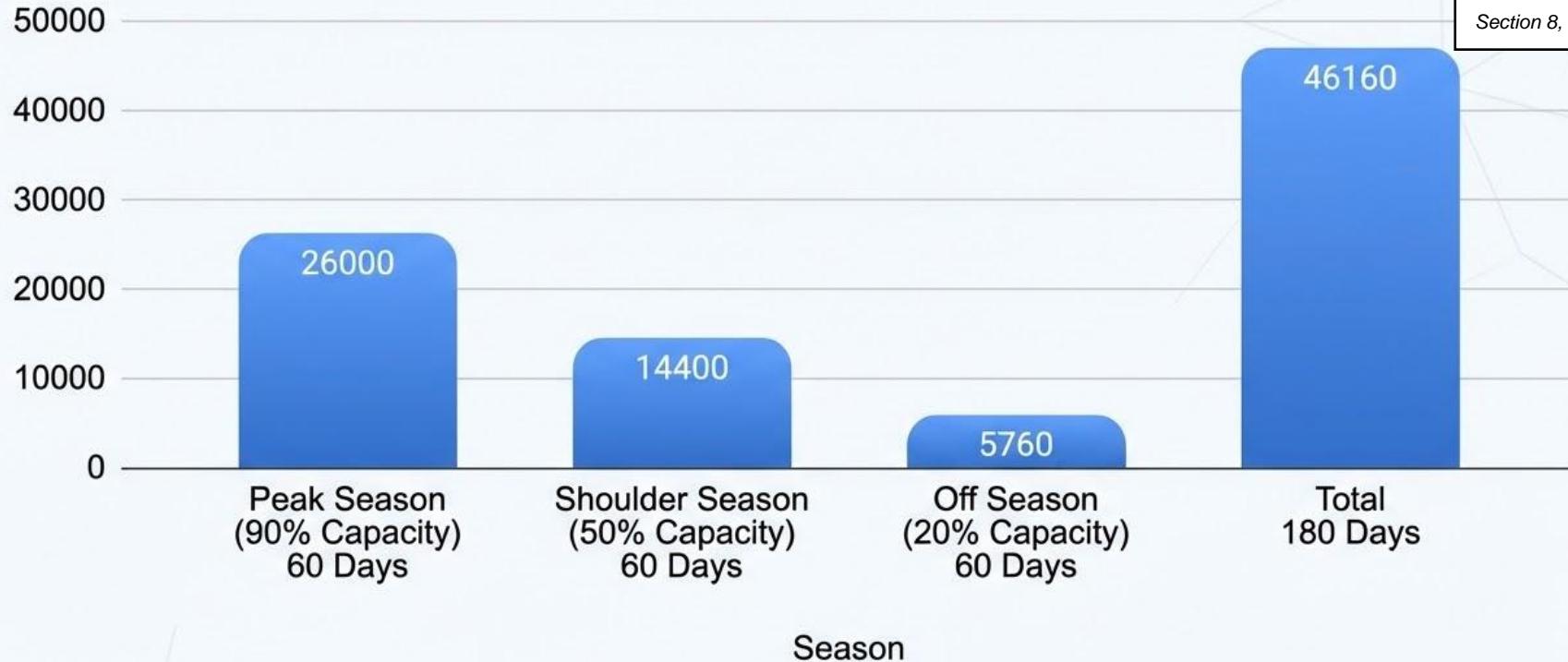
Lodging Tax - \$97,200

Total Tax - \$195,623

Liquor Store/Off Premises Sales - Captured AVR Sales

Section 8, Itemc.

Captured Sales (\$)



Assumptions:

Assumptions:

- 15% of Occupied Sites will make some sort of purchase per day (ie 117 sites full during peak season, 18 of those site will purchase)
- Average purchase will be \$25

Off Premise AVR Estimated Sales - **\$46,800**
Sales Tax Generated - **\$2,340**

Liquor Store Off Premise Sales - "Off Street"

Section 8, Itemc.

Sales (Dollars)



Assumptions:

Assumptions:

- Pass Thru Traffic - 10 out of 5000 cars per day (125 days)
- Activity Customer (not staying at AVR) - 5% of people
- Local Crowd - 10 purchases a day (125 days)

Off Premise "Off Street" Estimated Sales - **\$60,000**
Sales Tax Generated - \$3,000

Projected Restaurant and Bar Sales from Guest Staying @ AVR

Section 8, Itemc.



Assumptions & Totals:

- 2.5 people per site
- 25% capture rate for people staying
- \$25 avg spend/person

Total Liquor Sales - **\$52,650**

Total Food Sale - **\$157,950**

Total Food/Liquor Sales - **\$210,600**

Sales Tax Generated - **\$10,530**

Restaurant/Bar Sales - Off Street

Section 8, Itemc.



Assumptions & Totals:

- Local Capture Rate = 5% of Town of Alpine Population (1360) 1 night a week
- Activities (not staying at AVR) = 15% capture rate
- Drive by Traffic - .3% of 5000 cars/day (180 days)
- \$25 avg spend/person

Total Liquor Sales - **\$73,663**
Total Food Sale - **\$220,987**
Total Food/Liquor Sales - **\$294,650**
Sales Tax Generated - **\$14,732**

Season Extension & Growth Objectives

-  A **25% increase** extends both our **Peak and Shoulder seasons** from **60 to 75 days** each.
-  Our objective is to **expand our Peak Season to 120 days**, spanning from **Memorial Day through September**.

Tax Generation - A Force Multiplier

	Projected Generated Taxes	25% Increase (Scenario)	Difference (Gain)
 AVR Liquor Store (Onsite Captured)	\$2,340	\$2,725	+\$385
 AVR Rest/Bar (Onsite Captured)	\$10,530	\$13,162	+\$2,632
 Property Tax	\$17,423	\$21,779	+\$4,356
 Sales Tax	\$81,000	\$101,250	+\$20,250
 Lodging Tax	\$97,200	\$121,500	+\$24,300
Total	\$208,493	\$260,416	+\$51,923 ↑

The Ultimate Basecamp in Alpine, WY!

Section 8, Itemc.

-  We are here today as dedicated, long-term stakeholders committed to growing with Alpine and supporting the community.
-  Our annexation into the town reflects our commitment to being a proud and integral part of its future.
-  We aspire to represent Alpine as a world-class, yet genuinely down-to-earth, destination for all.
-  Granting this license allows us to continue to move forward in creating a premier destination that reflects our collective vision for a vibrant, welcoming Alpine.
-  We understand there are a lot of great applicants in this room. Thank you so much for your time and consideration



Cover Letter

Town of Alpine
Alpine Town Council
Alpine, Wyoming

Dear Mayor and Members of the Town Council:

Please accept our sincere apology for our absence at the meeting and accept the enclosed Business Plan for Alpine Liquor, submitted in support of our application for a retail liquor license within the Town of Alpine.

Alpine Liquor is proposed as a locally owned and professionally operated retail package liquor store. We feel like we are in a unique position with our experience having owned and operated a successful retail liquor store since January 2014 and later expanding to a second location. We know the ups and downs of the industry and have proven that our business model can stand up to even the larger corporate businesses that we compete with. This experience provides a strong foundation in regulatory compliance, responsible alcohol sales, and day-to-day operations within a regulated industry. We project annual sales, once established, to be a minimum of two million annually and with that a sales tax contribution of more than one hundred thousand dollars annually. A retail liquor store as opposed to adding a liquor room to an existing business, offers new and more employment opportunities for the community which will keep and generate more money in the town of Alpine.

The proposed business will be located in a newly constructed building on property that is currently zoned under county jurisdiction. The property owner has committed to annexing the property into the Town of Alpine contingent upon approval of the liquor license, thereby expanding the town's tax base and municipal oversight.

Enclosed with this letter is a detailed business plan outlining the proposed operation, including ownership experience, compliance practices, financial capability, and a standalone Community Benefits Statement. Alpine Liquor is intended to serve local residents and visitors while supporting the local economy, reducing out-of-town travel for retail needs, and contributing positively to the community.

We respectfully request the Town Council's consideration of this application. We are committed to operating Alpine Liquor in a lawful, responsible, and community-minded manner consistent with the values and expectations of the Town of Alpine.

Thank you for your time and consideration.

Sincerely,

Glenn and Crystal Magee
Valley Integrity, LLC

Business Plan

Alpine Liquor

Town of Alpine, Wyoming

Executive Summary

Alpine Liquor is a proposed retail package liquor store to be located within the Town of Alpine, Wyoming. The proposed store will operate as a professionally managed, community-oriented retail establishment, focused on responsible alcohol sales, strict regulatory compliance, and positive integration into the Alpine community.

Ownership & Experience

As the owners of Alpine Liquor, we bring over a decade of direct experience in liquor retail operations. Since January 2014, the owners have successfully operated a licensed liquor store in Wyoming and later expanded operations to include a second liquor store location.

Description of the Business

Alpine Liquor will operate strictly as a retail package liquor store selling packaged beer, wine, and spirits for off-premise consumption only. No on-site consumption will be permitted.

Location & Facility

Alpine Liquor will be located in a newly constructed building designed specifically for retail liquor operations. Upon approval of the liquor license, the property will be annexed into the Town of Alpine. We considered many locations and this location checks all the boxes: it doesn't disrupt traffic patterns, doesn't infringe on other businesses, has ample parking and is conveniently located.

Operations Plan

The store will operate during hours consistent with Wyoming law and local ordinances. Staffing will include trained employees educated on ID verification and refusal of service.

Compliance & Responsible Sales

Responsible alcohol sales are central to the operation of Alpine Liquor, including mandatory ID verification and cooperation with local law enforcement.

Market & Community Fit

The business will serve local residents and visitors by providing convenient, regulated access to packaged alcohol. Locals will no longer have to spend their money elsewhere and our focus on local offerings and competitive pricing will appeal to tourists.

Financial Capability

The owners have sufficient financial resources to fund construction, inventory, staffing, licensing, and ongoing operations without reliance on outside sources.

Community Benefits Statement

Alpine Liquor is proposed as a locally operated retail business designed to strengthen the Town of Alpine's economy while aligning with the community's character and needs. This is a business designed to function as a low-impact retail operation that contributes to the community without creating a nuisance or disruption. Beyond business, we contribute handsomely to our communities through outreach programs, donations and events.

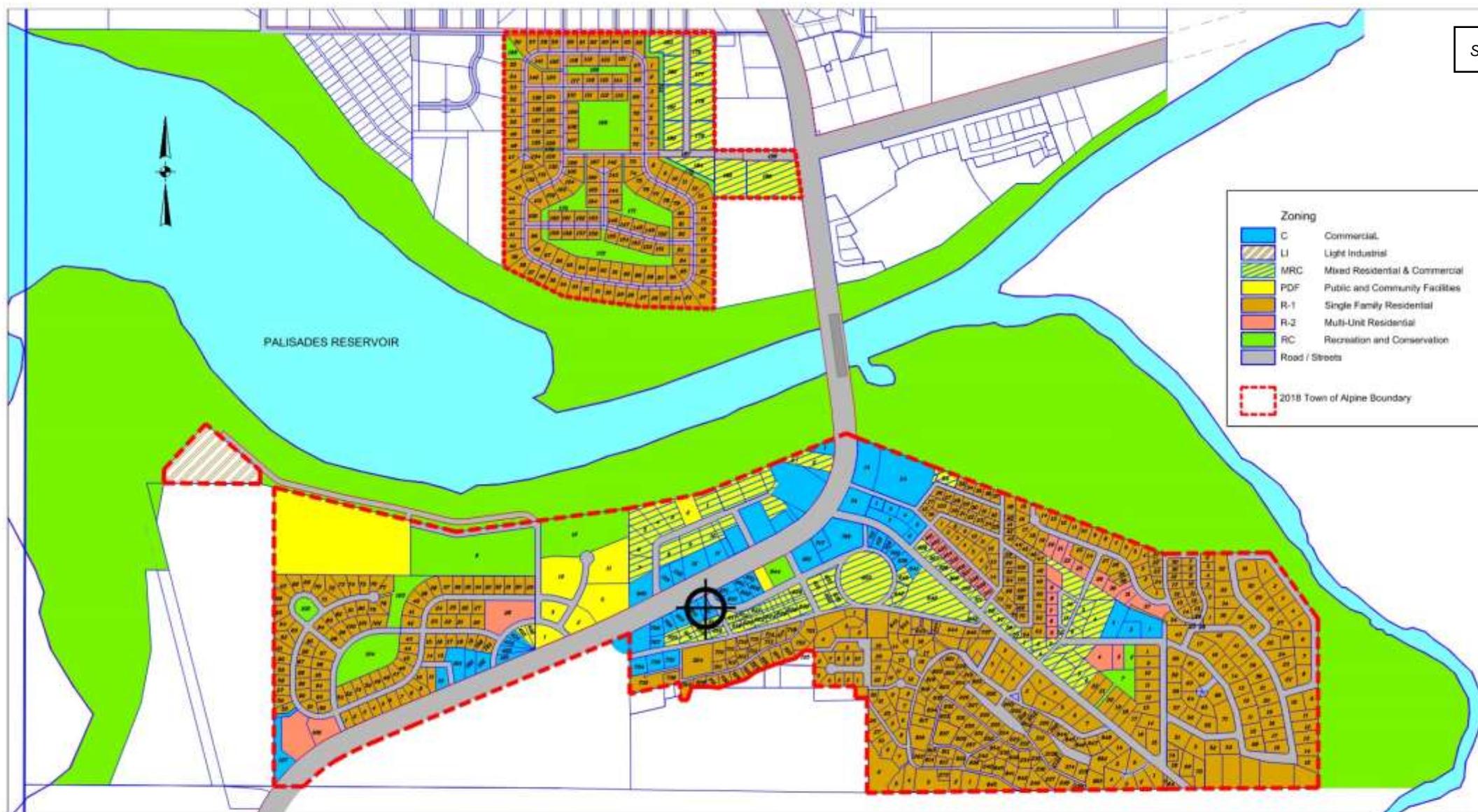
Alpine is uniquely situated at a crossroads where residents and visitors often travel outside of town to obtain employment, essential services, and retail goods, including packaged liquor. By having a full service liquor store in Alpine, the business will help retain local spending that would otherwise leave the community.

We are committed to being a positive addition to the Town of Alpine. This is not a corporate business where the money goes up a ladder and out of the area, but stays in the Valley. Our employees (team members) are loyal and honest because we treat them with the same respect, loyalty and understanding. We pay some of the highest wages for retail work in the area so are likely to create many job opportunities for people that currently commute for competitive wages and they will be more likely to keep their money local in return.

Closing Statement

We are just working people. We didn't get handed a business, we worked very hard to create the respectable and successful businesses we have. Our team stays with us because of mutual respect and gratitude because none of this is possible without them. We believe wholeheartedly in "keeping it local" and support other Wyoming businesses wherever we can. Our liquor stores have a strong focus on the "Wyoming" brand and offer the expansive and growing market Wyoming offers of craft beer and spirits. By building up those around us we are all stronger! It is our belief that we can build a liquor store the community can be proud of and support.





TOWN OF ALPINE
ZONING MAP

PROJECT LOCATION:

Section 3-205. C Commercial District

(a) **Intent and Purpose of District:** This district is intended to provide and encourage potential locations for commercial retail facilities, commercial offices, and other commercial services. The Commercial District regulations are intended to provide adequate vehicular parking, setbacks, landscaping and/or other screening to ensure the compatibility of commercial establishments with adjoining land uses, as well as their accessibility to community utility systems and community open space areas.

(b) **Permitted Uses:**

All structures are limited to stick-built, manufactured or modular units.

- (1) Visitor accommodations such as motels, hotels, inns, lodges, ~~bed and breakfast facilities~~ and RV campgrounds. Special consideration would be given to accommodate on-site employee housing.
- (2) Medical and veterinary clinics.
- (3) Commercial offices and office complexes.
- (4) Banks and other financial institutions.
- (5) Eating and drinking establishments including cafes and restaurants; including mobile food vendors.
- (6) Commercial retail establishments such as agricultural supply stores, convenience stores, mercantile stores, gas stations, automobile part stores, computer stores, grocery stores, hardware stores, pharmacies, automated teller machine operations, barber shops and hair salons, boot and shoe repair shops, and building supply centers.

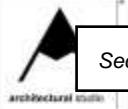
**Town of Alpine Land Use and Development Code
ADOPTED – 3/18/2025 – ORDINANCE 2024-009**

Page 68

**TABLE 3-2
MINIMUM OFF-STREET PARKING REQUIREMENTS
COMMERCIAL FACILITIES**

Section 8, Iteme.

<i>Type of Commercial Use</i>	<i>Standard</i>
Motel/Hotel	1 parking space per guest room
Inns or Lodges	1 per guest room; 35% of total seating capacity of associated cafe & restaurant operations.
Medical Clinics	1 per 200 square feet of gross floor area; (total number to be verified by the Wyoming Department of Health.) Minimum of three (3) reserved parking spaces for emergency vehicles.
Veterinary Clinics	1 per 600 square feet of floor space
Commercial Offices	1 per 600 square feet of retail floor space
Cafes and Restaurants (including fast-food outlets with seating)	Number of parking spaces will equal 35% of total seating capacity
Fast-food Outlets (with no seating)	1 per number of employees for average work shift
Retail Stores	1 per 600 square feet of retail floor space
Self-Storage Facilities	1 per every 2,000 square feet of storage space
Commercial Services	1 per 600 square feet of retail floor space
Service and Repair Establishments	4 per service bay plus 1 per employee.
Cabinet, plumbing, welding, and steel fabrication shops	One parking space every 800 square feet of floor space plus 1 per employee.
Commercial Recreational Facilities	1 parking space for 25% of the total number of customers that can be served at any given time
Private or educational facilities accessible to the general public	1 parking space for every two persons employed. The Total parking spaces for facility users will equal 50 percent of the peak user capacity, as determined by the project architect and/or project engineer.



PROPOSED WEST ROOM



PROPOSED EAST ROOM



PROPOSED EAST ROOM
RE-PROPOSED IMAGES BY DOUGIE GOMEZ



EXISTING WEST ROOM



EXISTING EAST ROOM



EXISTING EAST ROOM

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

RETAIL LIQUOR LICENSE

ALPINE, WY
171 ALPINE DRIVE

© 2018 ALL RIGHTS RESERVED

PROPOSED CONDITIONS

5-10-2018
DRAWN BY J. BENNETT
CHECKED BY J. BENNETT
REVISER

INTERIOR IMAGES

A102



CERTIFICATE OF COMPLETION

This is to certify that

Jaclyn Shockey

Has Successfully Completed the Following Course and Examination

Off-Premise Alcohol Seller Awareness Training

Edward D McLean

Edward D. McLean, Program Director
www.LIQUORexam.com



Date: 01/07/2026
Expiration: 24 Months
Certificate #: 250040
Birth Date: 06/06/1977

Alpine Liquor Store

171 Alpine Dr
Alpine, WY 83128

Summary of Alcohol Server Training Requirement

All employees at **Alpine Liquor Store** will be required to complete and pass the **Off-Premise Alcohol Seller Awareness Training** prior to selling alcohol. This training will be conducted through **LIQUORexam.com**, a Wyoming-approved testing site, ensuring compliance with state regulations and promoting responsible alcohol service. The training program will equip staff with essential knowledge regarding ID verification, recognizing intoxication, and adhering to safe serving practices. Successful completion of this training is necessary to maintain a safe environment for our customers and uphold the standards set by Wyoming's laws.

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT ("Agreement") is made and entered into a January 1, 2026, by and between Jaclyn Shockey and Robert Shockey (collectively referred to as "Landlord"), and Alpine Liquor Store, LLC (hereinafter referred to as "Tenant").

1. PREMISES

Landlord hereby leases to Tenant the commercial property located at 171 Alpine Dr, Alpine, 83128 (the "Premises").

2. TERM

The lease term shall commence on **January 1, 2026**, and shall continue for a period of **twelve (12) months**, terminating on **December 31, 2026**. This lease shall automatically renew for successive one-year terms unless either party provides written notice of intent not to renew a least thirty (30) days prior to the expiration of the current term.

3. RENT

Tenant agrees to pay Landlord rent in the amount of **\$1,000.00 per month**, payable in advance on the first day of each month.

4. USE OF PREMISES

Tenant shall use the Premises solely for the operation of a liquor store and related retail activities. The Tenant is allowed to engage in the following specific activities at the Premises

- **Retail Sale of Alcoholic Beverages:** The Tenant can sell various types of alcoholic beverages, including, but not limited to, beer, wine, and liquor.
- **Retail Sale of Malt Beverages:** The Tenant is authorized to sell malt beverages in accordance with applicable laws.
- **Operation of a Liquor Store:** The Tenant may operate a liquor store, which include activities related to selling alcoholic and malt beverages to customers.
- **Related Retail Activities:** The Tenant can conduct activities related to the retail sale of alcoholic and malt beverages, which may include:
 - Marketing and promotions for alcoholic products.
 - Customer service related to the sale of beverages.
 - Compliance with health and safety regulations applicable to the selling of alcoholic beverages.
- **Compliance with Licensing Requirements:** The Tenant is required to obtain and maintain all necessary licenses and permits required for the sale of alcoholic and malt

beverages as mandated under Wyoming statutes and regulations.

5. SALES OF ALCOHOLIC OR MALT BEVERAGES

Tenant is expressly permitted to engage in the retail sale of alcoholic beverages and malt beverages at the Premises, provided that all such sales comply with the retail liquor sales regulations established by applicable federal, state, and local laws, including, but not limited to, the Wyoming Liquor Division regulations. This right includes, but is not limited to, the sale of beer, wine, liquor, and any other malt beverages as defined under Wyoming law. Tenant shall comply with all applicable laws, regulations, and licensing requirements pertaining to the sale of alcoholic beverages and shall obtain and maintain all necessary licenses for such activities.

6. COMPLIANCE WITH LAWS

Tenant agrees to comply with all laws, ordinances, and regulations applicable to the operation of Tenant's business, including obtaining and maintaining all necessary permits and licenses for the sale of alcoholic beverages in accordance with Wyoming regulations.

7. INSURANCE

Tenant shall obtain and maintain, at its own expense, business insurance covering general liability, property damage, and any other insurance as required by Landlord. Tenant shall provide proof of such insurance to Landlord prior to the commencement of the lease term and upon renewal of each insurance policy.

8. MAINTENANCE AND REPAIRS

Tenant shall keep and maintain the Premises in good condition and repair at its own expense. Tenant shall promptly notify Landlord of any necessary repairs.

9. MODIFICATIONS

No modifications or amendments to this Agreement shall be effective unless made in writing and signed by both parties.

10. TERMINATION

Upon termination of this Agreement, Tenant shall vacate the Premises and return it to Landlord in the same condition as received, reasonable wear and tear excepted.

11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral, regarding the Premises.

IN WITNESS WHEREOF, the parties hereto have executed this Commercial Lease Agreement as of the day and year first above written.

Jaclyn Shockey, Landlord

Date: 1/14/26

Robert Shockey, Landlord

Date: 1/14/26

Alpine Liquor Store, LLC, Tenant

Authorized Signatory

Date: 1/14/26



A Community Gathering Place That
Strengthens Local Connections +
Grows Town Revenue



ALPINE WINE HOUSE + DINING PARK

-  Street-side wine bar & retail liquor store.
-  Food truck park & outdoor community space.
-  Bringing families, locals and tourists together.
-  Generating over \$54,000 in tax revenue.

DEDICATED TO ALPINE'S

Living + working in Alpine for 18 years

- 18 years owned & operated Alpine Adventure Rentals
- 5 years owning Graybear Productions
 - Reggae in the Rockies
 - Supporting Alpine's Music in the Mountains series
- Owners of one of Alpine's last vacant main street lots

We love serving our community

- Becka: Volunteer @ Alpine Food Bank
- Dave: Captain @ Alpine Fire Department, Alpine Tourism Board



Dave, Becka, Grayson and Quinn Walters

LET'S FILL THE VARIETY VOID

Create a space that Alpine lacks

- Offers food & beverage variety
- Provides flexible outdoor gathering spaces for families, groups and business meetings from daytime to evening
- Creates over 20 jobs for employees and local entrepreneurs

A community hub, a tourist draw, a job creator and an economic engine





INVITING DESIGN + THOUGHTFUL

FLOW

Street-side wine bar and walk-up access.

Rear parking to reduce congestion.

Pass-through access to food truck court.

Outdoor amenities for an inviting community space.

PICNIC TABLES

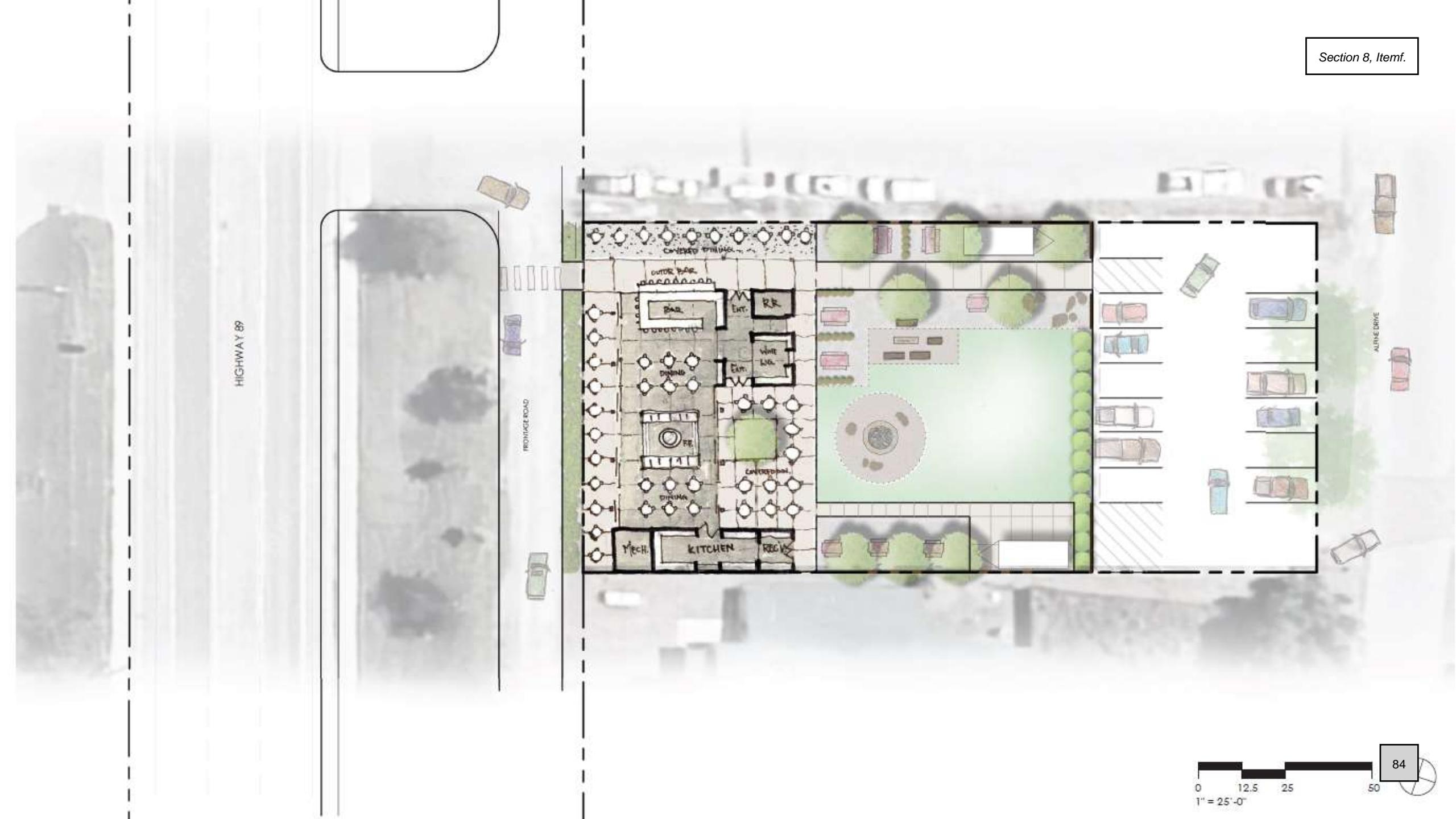


FIRE PIT

CHILDREN'S PLAY AREA



STAGE FOR MUSIC OR EVENTS



84

0 12.5 25 50

1" = 25'-0"







FOOD TRUCK PARK DRIVES GROWTH + COMMUNITY IMPACT

Supports entrepreneurs with flexible options:

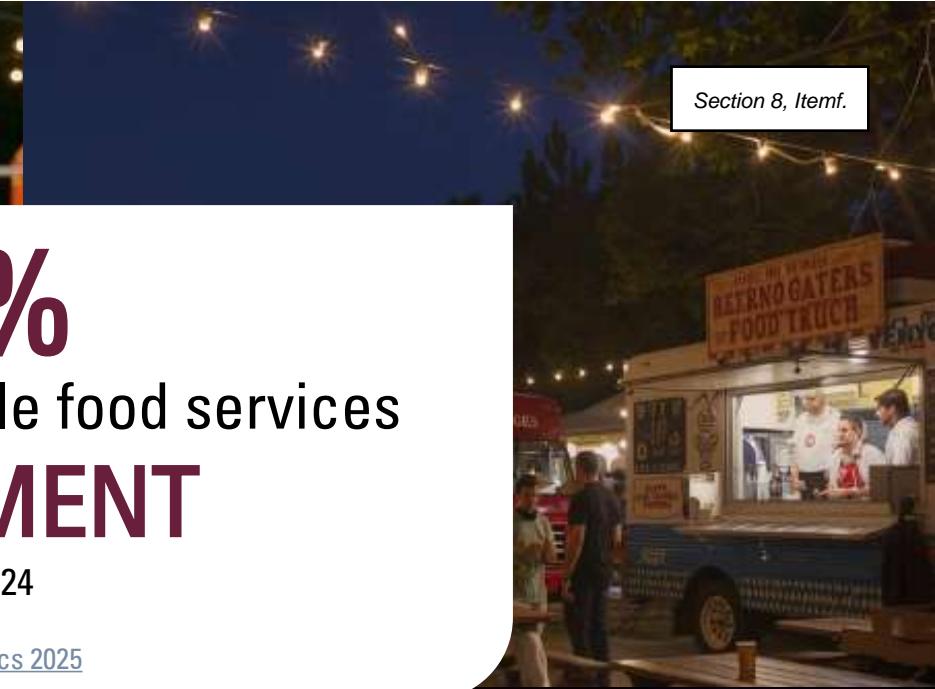
- Two food trucks available to rent (lowers startup costs)
- Space for additional independent food trucks

Strengthens social interactions:

- Live music + event space
- Family-friendly gathering + meeting space

This project grows with Alpine – It's scalable and flexible.





907%
annual growth in mobile food services
EMPLOYMENT

from 2000 - 2024

[Bureau of Labor Statistics 2025](#)



Research shows that gathering places significantly increase social interaction, well-being, and community involvement, creating **stronger, healthier towns.**



WHY WE NEED A RETAIL LIQUOR LICENSE

Food trucks fill the variety void – but need a beverage anchor to be financially viable.

- Wyoming law does not allow a restaurant liquor license to work for this design, since food trucks provide most of the food.
- A retail license is what makes this project work.
- Wine bar encourages groups to gather and linger, increasing local spending.

A liquor-licensed anchor can nearly double net operating margins in multi-vendor food courts¹.



Food truck events with alcohol sales see a 30–60 minute increase in average attendee stay and a \$15-\$25 increase in per attendee spend².

TAX + ECONOMIC BENEFITS GROW AS ALPINE GROWS



**Total Estimated Annual Tax Impact:
\$54,000+ and growing**

Annual Sales Tax (estimated):

Wine Bar: **\$19,200 – \$24,000**

Retail Liquor: **\$5,400 – \$9,000**

Food Trucks: **\$4,600 – \$8,200** per truck

Property Tax Increase:

Building: **~\$9,548**

Equipment: **~\$3,183**

**20+ new employees/entrepreneurs who
will spend locally**

OUR UNIQUE MODEL WILL GENERATE CONSISTENT LOCAL TAX REVENUE

Section 8, Itemf.

The Wine Bar

\$384,000 to \$480,000 in annual gross income.

Retail Liquor Store

\$108,000 to \$180,000 annual gross income.

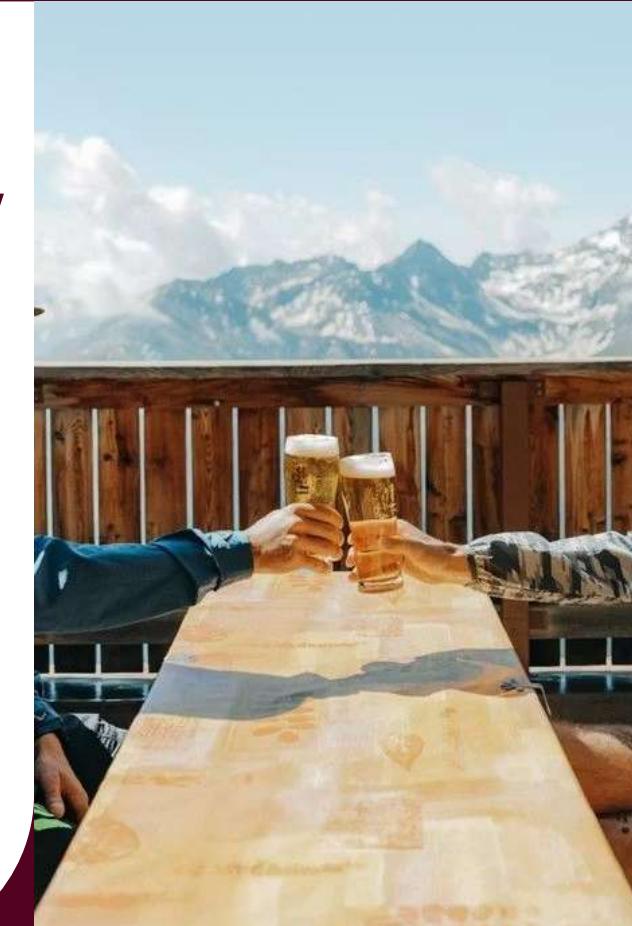
BUILD SCHEDULE

- **Phase One**

- Summer 2026 – install an attractive temporary building to serve as liquor store at food truck court.
- Start architectural design & engineering, working directly with Planning and Zoning

- **Phase Two**

- Summer 2027 – Grand Opening



Granting this project the retail liquor license

STRENGTHENS COMMUNITY

(a core value supported by the Master Plan survey results)

+

INCREASES LONG-TERM TAX REVENUE







TOWN OF ALPINE, WYOMING
RESOLUTION 2026-006

**A RESOLUTION ACKNOWLEDGING THE AWARD OF \$25,000 FROM THE AMERICA 250
GRANT PROGRAM ADMINISTERED BY THE WYOMING DEPARTMENT OF STATE PARKS
AND CULTURAL RESOURCES AND AUTHORIZING THE USE OF GRANT FUNDS**

WHEREAS, the Town of Alpine seeks to preserve, celebrate, and promote the community's cultural heritage, public spaces, and civic identity; and

WHEREAS, the State of Wyoming, through the Wyoming Department of State Parks and Cultural Resources, administers the America 250 Grant Program to support projects commemorating the 250th anniversary of the founding of the United States; and

WHEREAS, the Town of Alpine applied for funding through the America 250 Grant Program for a project titled "**Alpine America250 Commemorative Arts & Heritage Initiative**"; and

WHEREAS, the Alpine America250 Commemorative Arts & Heritage Initiative consists of two coordinated components, including:

1. **America250 Public Art Installation**, which proposes a mural of custom fence wraps surrounding the LV Substation, to be created by four selected artists in collaboration with the Star Valley Arts Council, honoring the nation's 250th anniversary while beautifying a public space and showcasing Alpine's unique identity through locally driven art; and
2. **America250 Challenge Coin Program**, a countywide initiative through Lincoln County's America250 program, in which the Town of Alpine will participate with a commemorative coin reflecting the community's history and character while aligning with the broader county effort; and

WHEREAS, the Town of Alpine has been awarded **Twenty-Five Thousand Dollars (\$25,000)** in grant funding from the America 250 Grant Program to support the combined project components; and

WHEREAS, the Town Council finds that the acceptance and use of these funds is in the best interest of the Town of Alpine and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Alpine, Wyoming, that:

1. The Town of Alpine formally acknowledges and accepts the award of \$25,000 from the America 250 Grant Program administered by the Wyoming Department of State Parks and Cultural Resources.
2. Town staff are hereby authorized to expend and administer the grant funds in accordance with the approved grant application and applicable state and local laws.
3. The Mayor and Town staff are authorized to execute any documents necessary to accept, administer, and implement the grant.

PASSED, APPROVED AND ADOPTED this 3rd day of February 2026.

Section 9, Item a.

VOTING RECORD:

<i>Ayes:</i>	<i>Mayor Green:</i>
<i>Nays:</i>	<i>Burchard:</i>
<i>Abstentions:</i>	<i>Larsen:</i>
<i>Absent:</i>	<i>Wierda:</i>
	<i>Scaffide:</i>

SIGNED:

Eric Green, Mayor of Alpine

ATTEST:

Monica L. Chenault, Town Clerk/Treasurer

INVOICE

Section 9, Itemb.



ATTN:
Cambrian Water Operations, LLC
15 Main St.
Ste 318
Watertown MA 02472
ap@cambrrianinnovation.com

DATE:
12/9/2025
INVOICE #:
INV4772

BILL TO
Town of Alpine
WW Treatment Plant
PO Box 3070
Alpine WY 83128
United States

SHIP TO
Town of Alpine
WW Treatment Plant
PO Box 3070
Alpine WY 83128
United States

SALES REP	PO #	SHIPPING METHOD	DU DATE	TERMS
			1/8/2026	Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Additional equipment purchased (see attached file)	1	\$17,958.83	\$17,958.83

Bank Name: JP Morgan Chase	SUBTOTAL	\$17,958.83
Routing#: 021000021	TAX TOTAL	\$0.00
Account# 80003707932	TOTAL	\$17,958.83
Instrument equipment	AMOUNT PAID	\$0.00
	AMOUNT DUE	\$17,958.83

Vendor	Description	Cost
Endress + Hauser, Inc.	Waterpilot FMX21, FMX21-R676/115, (FMX21-AA211FGK11A+Z1)	1,518.74
Hach Company	9020000 Hach LDO sc Model 2, DO Probe with Luminescent Dissolved Oxygen Technology.; 9253400 Mounting Conversion Adapter, LDO, Model 1 to LDO Model 2. LXV525.99Z11551 SC4500 Controller, Prognosys, 5x mA Output, 2 digital Sensors, 24 VDC, without plug. 9253000 Pole Mount Assembly for 1" NPT Sensors	7,885.15
Endress + Hauser, Inc.	Liquifloat T FTS20 AC/DC PP/PVC, 20m 71035520; Tensioning weight FTS20, PA coated 52010127; Counter nut G1, PVC 52010126; Compression gland G1, PVC 52010125	861.51
Flow Elements (Bray)	Part Number 63125A-214145P4 SOL VLV KIT, 24VDC, SGL,FL,IMP: Part Number ASSEMBLY 1 \$518.00 \$518.00 1-2 Week(s) 1.01 Part Number 310300-11010390 3" S31 DI,NDI,416,EPDM Bray BFV 175 psi. Lug Style. Model 31, trim 390. Body: ASTM A536 Ductile Iron Disc: Nylon 11 Coated	598.00
Endress + Hauser, Inc.	Levelflex FMP51 FMP51-V70N8/0 (FMP51-AABCADUBA4AFJ+EH);	4,752.97

15,616.37
 Mark up 15% 2,342.46
Total 17,958.83

INVOICE

Section 9, Itemb.



ATTN:
Cambrian Water Operations, LLC
15 Main St.
Ste 318
Watertown MA 02472
ap@cambrrianinnovation.com

DATE:
4/30/2025
INVOICE #:
INV4639

BILL TO
Town of Alpine
WW Treatment Plant
PO Box 3070
Alpine WY 83128
United States

SHIP TO
Town of Alpine
WW Treatment Plant
PO Box 3070
Alpine WY 83128
United States

SALES REP	PO #	SHIPPING METHOD	DU DATE	TERMS
Ali, Nicholas			6/15/2025	Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Partial Change Order #5 - Missing scope instruments	1	\$1.00	\$39,057.11
<hr/>			
Bank Name: JP Morgan Chase Connect		SUBTOTAL	\$39,057.11
Routing#: 021000021		TAX TOTAL	\$0.00
Account# 80003707932		TOTAL	\$39,057.11
Instrument equipment		AMOUNT PAID	\$0.00
		AMOUNT DUE	\$39,057.11



Lisa Harris

From Trish Williams <wytrish@gmail.com>
Date Mon 2/2/2026 1:12 PM
To Office <office@alpinewy.gov>
Cc lisaharris15@yahoo.com <lisaharris15@yahoo.com>

This is the first time you received an email from this sender (wytrish@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

To: The Town of Alpine
From: Trish and Rafael Williams
Date: 2/2/26
Re: Lisa Harris / Wine Bar

I am writing to support Lisa Harris in her efforts to obtain the appropriate license to open and operate a wine bar in the town of Alpine. I have known Lisa in a professional capacity for several years, and her good reputation preceded her many years prior to that. My husband, Dr. Rafael Williams, and I have had the pleasure of getting to know Lisa and her husband, Ken, on a more personal level over the past couple of years. We have had nothing but the most positive interactions and experiences with Lisa and Ken. I have observed firsthand how beloved and respected Lisa is by her friends and clients and the community in general. Lisa is a natural entrepreneur with a strong work ethic and limitless energy. I have no doubt that the wine bar she is proposing will be a success, and that it will be a welcoming, professionally managed business and an asset to the town of Alpine. Please do not hesitate to contact me if I can provide any further assistance to you. I highly recommend Lisa Harris.

Sincerely,

--
Trish Williams

*4855 S. Little Horsethief Lane
Jackson, WY. 83001
307-690-8779*



Re: Test

From Dina <djhornung@silverstar.com>

Date Mon 2/2/2026 10:24 AM

To Office <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Still saying not sent - please let me know if you receive? 🙏
Sent from my iPhone

On Feb 2, 2026, at 10:21 AM, Dina <djhornung@silverstar.com> wrote:

This is a letter of recommendation for Lisa Harris for town meeting 2/3/26.
I would like to say that I have known her for a long time now and believe her to be an outstanding citizen with an exceptional work ethic.
This is a much needed business that would be a great asset to our community.
Thank you, Dina Hornung
Owner Greys River Hair Studio & Alpine Mercantile

Sent from my iPhone

On Feb 2, 2026, at 10:17 AM, Office <office@alpinewy.gov> wrote:

Sarah Greenwald
Assistant Clerk
Town of Alpine
📞 (307) 654-7757 ext. 2
🌐 alpinewy.gov
<Outlook-plbspoq4.png>

Successful Solutions Inc.
PO Box 3782, Alpine, WY 83128
307-654-3727 Office
ssi.mybooks1@gmail.com

Section 10, Item a.

February 2, 2026

Town of Alpine
Attn: Town Council / Liquor License Board
Alpine, WY

Re: Letter of Recommendation for Lisa Harris – Liquor License Application

Dear Members of the Board,

I am writing to offer my strong recommendation for Lisa Harris in support of her liquor license application before the Town of Alpine. As a respected business owner, entrepreneur, and local resident, Lisa has consistently demonstrated the responsibility, professionalism, and integrity that are essential for holding such a license.

Lisa has established herself as a capable and conscientious business leader. She operates with careful attention to regulatory compliance, customer safety, and community standards. Her thoughtful management style, sound decision-making, and commitment to ethical business practices give me full confidence in her ability to meet and exceed the expectations associated with this responsibility.

Equally important, Lisa is invested in the well-being of our community. She understands the importance of maintaining a safe and welcoming environment and has earned the trust of those who know and work with her. I have no doubt that her business will be operated in a manner that reflects positively on both her establishment and the Town of Alpine.

For these reasons, I recommend Lisa Harris without reservation for approval of her liquor license. Please feel free to contact me if additional information would be helpful as you consider her application.

Sincerely,

Jackie Kastner

Jackie Kastner
President, Successful Solutions Inc.

LETTER OF SUPPORT

Town of Alpine Council
PO Box 3070
Alpine, WY 83128

30 January, 2026

Dear Council and Mayor,

I wanted to write a letter of support for El Capitan Enterprises (ECE). Owner Dave Walters has been a huge asset and successful business owner in the town of Alpine.

He has successfully brought to our town Reggae in the Rockies, this event brought thousands of people and business to our town.

Dave has been a big volunteer in our town with the Alpine Fire department giving countless hours of his time away from his family helping the community. Dave always donates to every charity event that is happening in our town.

After reviewing his project If you give the business license to Dave Walters, I know he will bring something magical to our town and put his heart into it. I don't feel that you will have any regrets.

Thanks for your consideration!

Sincerely,

David Jenkins



Lisa Harris- liquor license

From Bill Neeb <neeb@tetontruss.com>

Date Mon 2/2/2026 11:32 AM

To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (neeb@tetontruss.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Town of Alpine,

I am writing in support of the liquor license application of Lisa Harris. I have known Lisa personally for many years and she has always conducted herself with the highest of conduct. She has also run a very successful business in Jackson for years.

I believe the wine bar she is proposing would be a great complement to the town of Alpine and offer a much-needed classy alternative to the local 'bar scene'.

I am available for further discussion if necessary at 307-880-5665.

Sincerely,
Bill Neeb
Teton Truss

Bill Neeb
Teton Truss
307-883-4943



Lisa Harris and a wine bar recommendation

From Amy Ringholz <aringholz@yahoo.com>

Date Mon 2/2/2026 10:45 AM

To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (aringholz@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello,

My name is Amy Ringholz and I am a gallery business owner for Ringholz Studios in Jackson and I have known Lisa Harris for almost 20 years.

She has started and run successful businesses for her entire career varying from daycares to hair salons and so has her husband.

She has a MAGNETIC personality and business sense and I know she could add to the intrigue and culture for Alpine residents. I think she would start a special place in Alpine with a wine bar. A place for locals to gather in a different setting that also attracts tourists to stop in and enjoy beautiful Alpine.

She has always been consistent, accountable, reliable, and successful and long-standing for as long as we have been business colleagues.

Thank you for your consideration,
Amy Ringholz

RINGHOLZ STUDIOS

P.O. Box 12836 | Jackson Hole, WY 83002

ringholzstudios.com

307.690.4531

Come dream with us at Ringholz Studios!

160A East Broadway Avenue

Jackson Hole, WY 83001

307.734.3964



FW: [webform_submission:values:subject:raw]

From Monica Chenault <clerk@alpinewy.gov>
Date Mon 2/2/2026 3:22 PM
To Office <office@alpinewy.gov>

Please add to Public comments

Have a nice day,

Monica L Chenault

Clerk & Treasurer

Town Of Alpine

P.O. Box 3070

Alpine, WY 83128

(307) 654-7757 Extension #2

Website: www.alpinewy.gov

E-mail to and from me in connection with the transaction of public business is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: Melody Leseberg <admin@alpinewy.gov>
Sent: Monday, February 2, 2026 3:02 PM
To: Monica Chenault <clerk@alpinewy.gov>
Subject: Fw: [webform_submission:values:subject:raw]

From: "[webform_submission:values:name:raw]" <noreply@civicplus.com>
Sent: Monday, February 2, 2026 12:57 PM
To: Melody Leseberg <admin@alpinewy.gov>
Subject: [webform_submission:values:subject:raw]

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Council Members,

My name is Travis Ladner and I own a business in the town of Alpine as well as live here. I am in finance and wanted to make one point that I believe should also be considered when deciding on

which business to give the liquor license to. If you remember back to economics in college something called the multiplier effect. Which is that just because a company moves into a town/city they don't just hire people and that's the end of it. Those jobs have a multiplier effect on the town's other businesses, homes, apartments etc. Each situation is different depending on the size of the town, the company and how much the people will get paid. If you look up our town and the income that the businesses would be paying people that multiplier is 1.3 to 1.6. I broke the numbers down for you below:

1. If you have a business paying an employee \$40k per year and the multiplier effect is 1.3 that means that person has the potential to be a total gain to the town of \$52k per year. If you go off the high end of 1.6 that is \$64k per person.
2. According to most economists' low-income jobs like these the people tend to keep more of the money locally because they are buying groceries, paying for an apartment/home etc. Unlike, higher income individuals who will use more of their funds on investments, vacations etc.
3. When you break this down between a liquor store who may employ one or two employee's vs a business that has the potential to employ 20 people you are talking about a potential of two person business generating \$104k to \$128k per year for the town. Versus a business with 20 employees that would potentially generate \$1,040,000 to \$1,280,000 per year.
4. Short term thinking is get the money now from a two person business. Long term success comes from the big picture of what a 20-person business can do for the town.
5. This council has been so forward thinking about how you have governed. You have put together a master plan so that there is a roadmap to the future success of this town. I believe from a number's standpoint and long-term planning the Walters vision falls in line with the long-term master plan and the continued smart growth of this town
6. I listed one reference and their website below. Once you go to the website go to search and type multiplier effect and it will break it down for you

1. American Independent Business Alliance

<https://Amiba.net/local-muliplier/>

Travis Ladner



Wine bar

From jennifer foley <mfgardens@gmail.com>

Date Mon 2/2/2026 11:12 AM

To Office <office@alpinewy.gov>

I am writing to express my support of Lisa Harris's proposed wine bar. It will fill a need for a safe, clean spot for people to gather and to drink something other than beer. Lisa's work ethic and commitment to our town is not to be underestimated. She is a successful business owner who knows what it takes. Please consider her unique vision and what would be a lovely spot for locals and tourists to congregate. Thank you, Jennifer Strasburg

Sent from my iPhone



Liquor License Applicant

From Kelly Shackelford <kshack0610@outlook.com>

Date Sat 1/31/2026 1:39 PM

To Eric Green <mayor@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Amy Wierda <awierda@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Office <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Mayor and Members of the Town Council,

I am writing to express my strong support for granting the available liquor license to El Capitan Enterprises, the applicant who is proposing to open an event space, restaurant, and wine bar / package store in our community.

This proposal represents a thoughtful and forward-looking use of the license—one that prioritizes community gathering, local economic growth, and long-term amenity value. An establishment that combines dining, events, and a curated wine bar would provide a welcoming space for residents to gather, celebrate milestones, and enjoy local culture in a responsible, social setting.

Compared to a standalone liquor store, this type of venue offers significantly greater benefits to the town. It encourages foot traffic, supports local employment, and contributes to a vibrant downtown or neighborhood atmosphere. It also keeps alcohol consumption tied to hospitality, food service, and community events, rather than purely retail sales.

Most importantly, this proposal reflects an investment in the long-term character of our town. A well-run restaurant and event space becomes part of the community fabric—hosting weddings, fundraisers, local meetings, and everyday gatherings—while also attracting visitors and supporting nearby businesses.

Dave and Becka Walters have proven their ability to run a successful business with Alpine Adventure Rentals. In addition, they have been integral in bringing community events to Alpine, such as the weekly summer music we all enjoy, and the reggae festivals at the 4H camp. Their commitment to our community goes even further with their volunteer work. Dave spends his time at the fire house and on the tourism board, while Becka donates time and care to the food bank, alongside other philanthropic local efforts. In other words – they have a proven track record of being invested in Alpine. I know that any project they propose will be thought out, purposeful, and well done. While it may not be the quick turnaround that a liquor store alone would be, I believe that the benefits their project would bring to the town would far surpass that of another retail sales business. In a town that already has 6 retail outlets for liquor and beverage purchases, this idea brings much more than simply another package store.

I appreciate the time and care that the Mayor and Town Council have taken to address issues master plan, planning and zoning, and a myriad of other issues that affect the future of our town, and what it will look like years down the road. I encourage you to thoughtfully consider your support for the liquor license with a business that would add value to the growth of our community.

Section 10, Item a.

I believe this applicant's vision aligns well with the values and future goals of our community, and I respectfully encourage the Mayor and Town Council to give this application serious and favorable consideration.

Thank you for your time and for your continued service to our town.

Sincerely,

Kelly Shackelford

Old Alpine Resident



Fwd: Retail Liquor License

From Eric Green <mayor@alpinewy.gov>

Date Tue 2/3/2026 2:15 PM

To Office <office@alpinewy.gov>

Sent from my iPhone

Begin forwarded message:

From: Riley Hovorka <rileyhovorka@gmail.com>

Date: February 3, 2026 at 1:38:01 PM MST

To: Eric Green <mayor@alpinewy.gov>, Jeremy Larsen <jlarsen@alpinewy.gov>, Andrea Burchard <aburchard@alpinewy.gov>, Amy Wierda <awierda@alpinewy.gov>, Shay Scaffide <sscaffide@alpinewy.gov>

Cc: Monica Chenault <clerk@alpinewy.gov>

Subject: Retail Liquor License

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good afternoon Mayor and Council,

A retail liquor license is the only license type that allows on-premise ("open container") liquor sales, off-premise ("package") liquor sales, and entertainment as a percent of total revenue. It is the most prestigious, highly sought after liquor license type in the state of Wyoming. These businesses have potential to generate significant sales tax revenue, if/when the license is used to its fullest potential.

These licenses allow for off-site sales through issuance of 24-hour catering permits, which allow these entities to serve alcohol at community events like concerts, rodeos, and sports games. Retail license holders significantly influence the way communities look, feel, and function by providing a venue for friends, families, and neighbors to come together and celebrate. They are transformative for small towns like ours.

With great privilege comes great responsibility. Retail liquor license holders have a responsibility to serve and sell alcohol responsibly. The applicant you select should express a commitment to community well-being and have a plan in place to deter or mitigate unwanted effects. They should also express a willingness to work with local law

I highly recommend issuing the license to a business that intends to use it for on-premise **and** off-premise consumption, is open/accessible to the general public, is willing to "sponsor" alcohol at local events, and demonstrates a commitment to community well-being. This will ensure the license is used to its fullest potential. If there is no such applicant at this time, I strongly encourage you to retain the license until the right opportunity presents itself. The Town of Alpine is *not* required to issue this license now, or ever.

I look forward to hearing the presentations.

Sincerely,

--

Riley Hovorka

Phone: (805) 217-5564

Email: rileyhovorka@gmail.com



Liquor license

From Jennifer Wilhite <tetonsurfco@gmail.com>

Date Tue 2/3/2026 2:20 PM

To Office <office@alpinewy.gov>

Hello,

My name is Jennifer Wilhite and I am friends with Lisa Harris. She is applying for a liquor license. She wants to open a wine bar and I am in support of this. I think it is a niche that this valley would like to see added. Lisa owns the building where she wants to open the wine bar. She has been in the town of Alpine for 20 years. She is a business owner. She owns a Hair Salon up in Jackson. She has a great work ethic and she is a fantastic person. Please deeply consider her business for the liquor license. Thank you!

Cheers,

Jennifer Wilhite

Sent from my iPhone