AFTON TOWN COUNCIL MEETING
DECEMBER 14, 2021
5:00 P.M.

Mayor Jason C. Inskeep called the regular meeting of the Afton Town Council to order at 5:00 p.m. and welcomed those in attendance.

Those present included Mayor Jason C. Inskeep, Council Member Will Wilkes, Council Member Jeff Jensen, Council Member Abby Humes, with Council Member Cody Myers and Town Attorney Dale Cottam joining the meeting at a later time. Others present included Assistant Town Attorney Brandon Taylor, Town Administrator Violet Sanderson, Town Clerk Lisa Hokanson, Colter Hansen, Taylor Hale, Kim Jensen, Chad Jensen, Dustin Haderlie, Alan Haderlie, Patty Hunt, Tyson Hepworth, Jamie Eyre, Jamie DeCora, Kelly Miller, Reed Rick Miller, David Kennington, Nick Skinner, Tammy Carlston, and Don Capps.

Mr. Chad Jensen led those present in the Pledge of Allegiance.

Mayor Inskeep presented the agenda for the December 14, 2021, Afton Town Council Meeting. Mayor Inkseep requested that discussion of Town equipment be placed on the agenda under new business. At the call of the Mayor, Council Member Humes made a motion to adopt the agenda for the December 14, 2021, Afton Town Council meeting with the changes as noted. Council Member Wilkes seconded the motion. Motion carried unanimously.

Mayor Inskeep presented the consent agenda, which included:
Approval of the minutes from the regular Afton Town Council meeting held November 9, 2021.
Approval of the minutes from the special Afton Town Council meeting held November 18, 2021.
Approval of the business licenses and building permits issued for November, 2021.
Approval of the bills against the Town of Afton for the period ending November 30, 2021.

The bills against the Town of Afton for the period ending November 30, 2021, are as follows:

WSFA- Mutual Aid	$ 430.00
Dry Creek Enterprises, Inc.- Services	180.00
Call Ready Mix- Supplies	1,951.00
Blue Cross Blue Shield of Wyoming- Insurance	15,177.00
Valley Auto- Parts & Supplies	253.27
L.N. Curtis & Sons- Supplies	2,785.49
Hastings Hardware- Parts & Supplies	1,859.10
Rhinehart Oil- Fuel Exp.	1,499.87
Lincoln County Sheriffs Office- Communication & Prisoner Exp.	3,816.00
Lower Valley Energy- Electricity & Gas Exp.	8,472.77
Mecco Electric- Service & Repairs	516.00
National Band and Tag Co.- Supplies	62.83
Afton Point S- Tire & Repairs	161.85
Peavler Mountain Star, Inc.- Parts & Drain Rock	8,829.91
Petty Cash- Town of Afton- Misc. Exp.	30.74
Caselle, Inc.- Software Support	978.00
SVI Media- Public Notices	6,000.51
Sunrise Engineering, Inc.- Services	8,962.50
Turf Equipment & Irrigation- Supplies	665.60
Printstar- Office Exp.	13.87

Wyoming Workers Compensation- Workers Comp.	2,597.59
Wyoming Association of Rural Water- Membership Fees	450.00
Wyoming Retirement Systems- Retirement	11,009.57
NCPERS Group Life Insurance- Payroll Deduction	112.00
Volunteer Firemen Retirement Fund- Pension Fund	637.50
Bank of Star Valley- FICA & Fed/W	16,799.53
Larsen Fire Apparatus, Inc.- Services	800.00
Valley Sanitation, Inc.- Services	712.00
Office Depot, Inc.- Supplies	591.87
Fast Stop- Fuel Exp.	225.01
High Country Linen- Service & Supplies	453.58
Jones Simkins LLC- Services	2,050.00
Wyoming Child Support Enforcement- Payroll Deduction	1,500.00
Freedom Mailing Services- Services	600.75
Diamond V Inc.- Service & Repairs	115.00
Thatcher Company- Supplies	2,657.06
JP's Water & Sewer Service- Services	525.00
USDA Forest Service- Fees	175.73
Gallo's Laser Engraving- Services	100.00
Wilbur- Ellis Company- Supplies	3,719.05
Great- West Trust Company- Payroll Deduction	260.00
Broulim's- Supplies	601.82
VSP of Wyoming- Insurance	224.34
Wyoming Educators Benefit Trust- Insurance	58.50
Napa All Star Auto Parts- Parts & Supplies	2,057.06
One- Call of Wyoming- Services	39.00
Al's Equipment, LLC- Equipment & Services	6,949.32
Desktop Design- Service & Supplies	8,209.50
Black Mountain Rental- Rental Exp.	465.00
Tolman, Pam- Services	525.00
BSHC, P.C.- Legal Services	4,558.75
Western Wyoming Drug Collection- Services	108.00
GCSAA- Membership Fees	120.00
Wex Bank- Fuel Exp.	2,394.05
Mountain West Farm Bureau- Insurance	150.67
Frontier Fence Inc.- Repairs	2,350.00
Ferguson Waterworks- Parts	14,265.91
Purchase Power- Postage Exp.	455.50
Oldcastle Precast Inc.- Parts	690.00
Candy Howe Insurance- Insurance	819.21
The Burron Firm, P.C.- Legal Services	1,770.00
RSM Food Service, Inc.- Supplies	1,645.52
CH Diagnostic & Consulting- Service & Supplies	485.00
Decorate Memories- Services	100.00
Yost Pacific Office Automation- Lease Payment	15.39
U.S. Bank Equipment Finance- Lease Payment	214.06

Hireright, LLC- Services	119.00
Delta Dental of Wyoming- Insurance	1,108.00
Zions Bankcard Center- Supplies & Travel Exp.	1,841.40
IDAWY Solid Waste District- Expense	60.00
Avail Valley Construction- Service, Repairs, & Crushed Base	266,646.80
Miles Partnership LLLP- Services	8,700.00
Cash- Parade Prizes	550.00
Rural Community Consultants- Services	825.00
Pioneer Equipment Co.- Parts	602.85
DNS Excavation, LLC- Services	229,496.25
Bomgaars Corporate Office- Parts & Supplies	437.48
Hags With Rags LLC- Services	1,000.00
Lancaster, Larry- Services	250.00
Two State Roofing, Inc.- Repairs	2,587.50
Suloff's Towing LLC- Services	1,065.00
B & R Rentals, LLC- Refund	297.00
Lexipol- Software	552.00
Gordon, Carolyn- Services	250.00
Payroll	72,680.39

At the call of the Mayor, Council Member Wilkes made a motion to approve the consent agenda as presented, seconded by Council Member Humes. Motion carried unanimously.

Mr. Jason Sleight, CPA for Jones Simkins, presented the audit report for the fiscal year ending 2020/2021. He advised that their firm conducted the audit in accordance with auditing standards accepted in the USA and the standards applicable to financial audits contained in Government Auditing Standards. He presented the revenues and expenditures for the Town funds as well as the assets and liabilities. He stated that the Town does have good segregation of duties in place and they are working well. He advised that they did not find any deficiencies or weaknesses in the controls. He reported that the Town is in good standing and he thanked the employees for their help in this matter. The Council thanked Mr. Sleight for his services on behalf of the Town.

Council Member Cody Myers arrived at the meeting at this time.

Mrs. Kelly Miller, Afton business owner, discussed parking issues located between Fifth and Sixth Avenue on Highway 89. She advised that the parking spaces in the area are smaller than within the Central Business District. Therefore, she feels it is unsafe for individuals that park within the area. She also discussed snow removal issues and asked that the Town plow the sidewalks to the end of Sixth Avenue and Washington Street and remove the snow from the curbs which would help with this matter. She requested that the Town consider helping with the maintenance of the alleyway as well.

Mrs. Patty Hunt, Afton business owner and resident, advised that some of her clientele have had their mirrors hit that park along the roadway. She advised that she is concerned for her elderly clients that need to park on Main Street. She also expressed that she does not feel that the turning lane is utilized and asked that it be possibly eliminated or be made smaller which would help with the parking issues as well.

Mrs. Violet Sanderson, Town Administrator, advised that she has contacted WYDOT to conduct a corridor study to address traffic and pedestrian concerns on Main Street. Mayor Inskeep requested that the Town move forward with a full corridor study which would include

all of Main Street. The Council agreed to this matter. Mrs. Miller thanked the Council for their help in this matter and for authorizing a study to be done to possibly alleviate this situation.

Mrs. Sanderson presented the Afton financial statements for the period ending November 30, 2021.

Mayor Inskeep presented a variance application submitted by Mr. & Mrs. Kyle Eyre for the property located at 33 Young Lane located in Rockbridge. Mrs. Sanderson advised that they are requesting a variance on the setback of 15' rather than the 20' setback in order to place an accessory building. The current setback for Rockbridge is 25' but they agreed to waive the 25' setback to 15' if the Town approves the variance. The applicant advised that due to the setback and the shape of the lot along with a ditch easement running through the property, they are limited in their ability to use a portion of their lot. Mrs. Sanderson advised that the Afton Planning & Zoning Board approved the variance application as presented with the condition that the approval of the variance does not constitute a build and the applicant acquire a valid building permit and the variance would be valid for the property accessory structure and no other future structures would be attempted to be built on the lot. At the call of the Mayor, Council Member Humes made a motion to accept the recommendation of the Afton Planning & Zoning Board as presented with the conditions as stated. Council Member Wilkes seconded the motion. Motion carried unanimously.

Mayor Inskeep presented a final plat submitted by Surveyor Scherbel on behalf of Mr. & Mrs. Alan Haderlie for a minor subdivision titled "PYRAMID PEAK ADDITION TO THE TOWN OF AFTON WITHIN THE NE1/4SW1/4 of SECTION 31, T32N R118W, in Lincoln County, Wyoming." Mrs. Sanderson advised that the name of the subdivision has changed from Haderlie Sixth Addition to Pyramid Peak Addition. She stated that the applicants have satisfied all of the requirements outlined in the Developers Agreement for the utilities to be stubbed in as well as the lighting requirements. She expressed that the applicant has not brought the road up to the Town specifications and therefore, the road will remain private. She advised that the Afton Planning & Zoning Board approved the final plat with the condition that the final plat is filed within two years from the date of the final plat approval. At the call of the Mayor, Council Member Jensen made a motion to accept the recommendation of the Afton Planning & Zoning Board and approve the final plat for Pyramid Peak Addition as presented and authorize the Mayor to sign it with the conditions as stated. Council Member Myers seconded the motion. Motion carried unanimously.

Mrs. Sanderson discussed Resolution 2021-03, a resolution that pertains to the certificate of placements for building permits. She advised that the current resolution states that two inspections are currently required from a licensed surveyor or qualified engineering firm. She stated that residents have expressed their concerns regarding the costs of two inspections and the amount of time it takes for the process.

Mr. Brandon Taylor, Assistant Town Attorney, stated that he has reviewed other Town's regulations that are located within the valley and has discovered that they are only requiring one inspection. He stated that the property owners are required to mark the corners of their lot and sign an affidavit that it has been done correctly. He advised that the certificate of placement is required once the concrete forms are in place and is to be done before the concrete has been poured. He presented Ordinance 670 for the Council's review, an ordinance requiring a certificate of placement for certifying that the concrete forms or other moveable foundation support structures are within the appropriate setbacks, parcel property lines, and do not interfere with any applicable easements and right of ways. He advised that the ordinance would require

the owner to locate the corners of the lot or parcel and sign an affidavit certifying that all such corners and any existing survey markers such as permanent monuments or metal stakes have been located.

Mr. Chad Jensen, Afton resident, advised that he likes the idea of requiring only one certificate of placement due to the costs and the time frame. He thanked the Council for working on this matter.

Council Member Humes advised that after further research, she has discovered that there are a few individuals in the valley that could perform the services required. It was determined that the information would be included in the building permit application for the applicant's information.

After some discussion, Council Member Jensen made a motion to pass Ordinance 670 on first reading as presented but to change Section 3 which states that the applicant shall obtain a Certificate of Placement from a licensed or qualified engineering firm with licensed surveying staff to read that the applicant shall obtain a Certificate of Placement from a licensed surveyor or qualified engineering firm. No second to the motion was made. Motion failed. After further discussion, Council Member Myers made a motion to pass Ordinance 670 on first reading as presented, Council Member Jensen seconded the motion. Council Member Humes voted nay. Council Member Wilkes voted in favor of the motion. Motion carried.

Town Attorney Cottam joined the meeting at this time.

Mayor Inskeep presented Ordinance 671 for first reading, an ordinance repealing Ordinance 554 and establishing regulations regarding the placement and storage of cargo storage/ shipping containers within the Town of Afton. Mayor Inskeep advised that since Ordinance 554 was passed in 2006, three special use permits have been granted to allow for storage containers. However, there are other units that are located in the Town that have not been permitted. Mayor Inskeep stressed that if the Town does continue to allow storage containers, that the Council consider putting rules and regulations in place including the appearance of the containers and reducing their visibility.

Mr. Chad Jensen, who was serving as Mayor when Ordinance 554 was originally passed, updated the Council on why the Town Council chose to pass the ordinance. He advised that a businessman was beginning to sell them and the Council who was serving at the time did not like their appearance and did not want to see them in the Town.

Mrs. Anona Skinner, Afton business owner, advised that the Town Council did approve their storage container. She asked that the Council not make the storage units be kept up at a higher standard than a regular shed and asked that the Town be consistent with what rules they enforce. She also requested that the Town not put an extra burden on the Town businesses.

Mr. Nick Skinner also discussed that if the Council requires that a fence or barrier be placed around the units, that the snow would damage the fence and cause additional problems.

Mr. Dustin Haderlie inquired about the difference between a storage container and the units that are allowed in Town that individuals live in. Mayor Inskeep advised that he has researched this matter and they are classified as trailer homes.

Mr. Colter Hansen encouraged the Council to allow free commerce and to be able to use their property how it would best fit their business. He expressed his concerns about the rules and regulations that the Council is placing on storage containers and how they would be enforced. However, he advised that he is not in favor of unsightly containers being placed in Town but questioned how the Town may mitigate it.

The Council discussed the possibility of allowing them in commercial areas but prohibiting them in residential areas. They also stressed that they are in favor of helping the businesses but they also need to protect the appearance of Town. After some discussion, Mayor Inskeep asked that the Council not take action on the proposed ordinance until the conditions of the storage units be included. The Council determined to not take action on this matter at this time and advised that the proposed ordinance would be placed on the agenda for the January 11, 2022, Afton Town Council meeting at 5:00 p.m. Additional public input and comments will be taken at the meeting before the Council determines to take action on this matter.

Mayor Inskeep presented Resolution 2021-05, a resolution establishing a 120-day moratorium on crypto currency mining or block chain transactions. Mrs. Sanderson advised that the moratorium would allow the Council time to put rules and regulations in place for this type of business.

Town Attorney Taylor stated that the moratorium would be in effect due to the fact that the Town Code does not address this type of business and it would help if other businesses of this type requested to do business in Afton.

Mayor Inskeep stated that the moratorium would also allow them time to make sure that this type of business is not disruptive to adjoining businesses and the Town of Afton residents.

Mr. Colter Hansen expressed that there are currently individuals in the community that are doing this type of business in their homes and inquired how the Town would monitor it. Mayor Inskeep stated that when multiple units are placed in one area then the amount of sound that they emit becomes an issue. Mr. Hansen stated that this is a financial business and business transactions are taking place. He advised that he would like to do business in the Town. Mayor Inskeep inquired about the reasoning of being in Afton and Mr. Hansen stated that it is because of power capacity and they have been offered power at an affordable rate.

The Council expressed concerns pertaining to the noise that the units would put off. Mr. Hansen played a video of the sound that is produced by the units that is located inside a concrete structure at one of their locations in Idaho Falls, Idaho, for the Council's review. Council Member Jensen agreed to go to that location to hear the sound that is produced.

Mr. Dale Cottam, Town Attorney, advised the Council that if they do allow Mr. Hansen to place a storage unit in the Town to do this type of business, that more companies would come due to the conditions of the area and the price of power.

After some discussion, the Council stated that they are in favor of a moratorium in order for them to educate themselves on this matter. They expressed that if this is allowed, larger companies of this kind would request to do business in Afton and they would like rules and regulations in place before possibly permitting them. However, they expressed that they are in favor of new businesses coming to the area but more research needs to be done pertaining to this type of business since there are currently no regulations in place. The Council agreed that the amount of days for the moratorium be increased to 150 days to allow for public hearings and additional research.

After some discussion, Council Member Myers made a motion to pass Resolution 2021-05 with the condition that the days of the moratorium be increased to 150 days to allow for further research and public hearings but that a single unit or in tandem not be allowed. No second to the motion was made. Motion failed. After further discussion, Council Member Jensen made a motion to pass Resolution 2021-05 with the condition that the days of the moratorium be increased to 150 days and to currently allow only individuals to do this type of business that do not exceed a standard residential power service. Council Member Humes

seconded the motion. Council Member Wilkes and Council Member Myers voted nay. Mayor Inskeep voted in favor of the motion. Motion carried.

Mrs. Sanderson discussed funding for the Canyon View Park master plan. She advised that there is ARPA funding available for the project in the amount of $348,000. The Council discussed the possibility of making it an all ability park. The Council requested that this project begin to move forward and that a landscaping engineer be hired to begin the process.

Discussion was held regarding the Star on the Hill project. Mrs. Sanderson presented estimates for the project including the structure and the lighting. The Council stressed that monetary donations for the project need to come from the community. The Town will begin to notify the public of ways to donate and inform them of the proposed project.

Discussion was held regarding the possibility of building a golf cart storage shed which would be used for cart storage in the summer months and equipment storage in the winter months. The Council advised that fees would be charged to individuals that would like to store their golf carts in the building for the golf season. The Council also discussed the possibility of building a small pro shop to be included in the building as well. It was determined that additional research would be conducted before further action is taken regarding this matter.

Discussion was held regarding the Town's maintenance equipment. The Council discussed the pros and cons of leasing the equipment versus purchasing the equipment. The Council requested that Mrs. Sanderson research this matter further and report back to the Council with her findings and options that are available regarding this matter.

Mrs. Lisa Hokanson, Town Clerk, advised the Council that the individuals that are currently serving on Town Boards have been contacted to determine if they would like to remain on their respective boards. She updated the Council on the members that had requested to be removed from their boards. The Council agreed to look for individuals to serve on the Boards that currently have vacancies. All board members will be appointed at the January Afton Town Council meeting.

Mayor Inskeep covered the following correspondence:

A memo from the Lincoln County Office of Planning & Engineering regarding a hearing date for a simple subdivision application submitted by Mr. Georgel Erickson pertaining to G7 Ranches.

Discussion was held regarding a hearing date for a building permit issue located at Lot 224 of McKayla's Landing located within the Town of Afton. It was previously determined that the building permit is out of compliance regarding setback issues, being built within the public roadway, being constructed on the adjoining property owners' lot and on top of the Town sewer line. The Zoning Administrator had issued an enforcement letter requiring that the applicant come into full compliance with the Town Code. The applicant has advised the Town that they would like to appeal the determination made by the Zoning Administrator and requested that an appeal hearing be scheduled. The Council agreed as the Acting Board of Adjustment for Appeals to hold the appeals hearing on January 27, 2022, at 5:00 p.m. at the Afton Town Hall. This matter will be advertised to the public and all of the property owners that are located within 300 feet of the property will also receive a notice of the hearing per the Town code.

The Council determined that a workshop meeting pertaining to Resolution 2021-05 regarding the 150-day moratorium that was recently passed on crypto currency mining or block chain transactions would be held on January 6, 2022, at 5:00 p.m. at the Afton Town Hall. The public is invited to attend to make public comments and share input on the development of rules and regulations regarding this matter.

At the call of the Mayor, Council Member Wilkes made a motion to adjourn the regular meeting of the Afton Town Council, seconded by Council Member Humes. Motion carried unanimously. The regular meeting adjourned at 9:25 p.m.

The next regular meeting of the Afton Town Council will be held on Tuesday, January 11, 2022, at 5:00 p.m. at the Afton Town Hall.

Jason C. Inskeep, Mayor
(ATTEST:)
/s/ Lisa Hokanson, Afton Town Clerk

Publish December 29, 2021.