AFTON TOWN COUNCIL MEETING
FEBRUARY 11, 2020
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 Barbara Sessions, Council Member Abby Johnson, with Council Member Tom Davis attending via telephone. Others present included Town Attorney Dale Cottam, Town Administrator Violet Sanderson, Town Clerk Lisa Hokanson, Public Works Director Joshua Peavler, Golf Course Director Bryce Burton, Afton Police Chief Jason Romberg, Public Utilities Director Larry Lancaster, Sarah Hale, Jeff Jensen, Clyde Rainey, Tyson Holbrook, Marlowe Scherbel, Nick Erickson, Trent Veigel, Clem Stephens, and Johnna Stephens.

Afton Police Chief, Mr. Jason Romberg, led those present in the Pledge of Allegiance.

Mayor Inskeep presented the consent agenda, which included:
Approval of the agenda for the February 11, 2020, Afton Town Council meeting.
Approval of the minutes from the regular Afton Town Council meeting held January 14, 2020.
Approval of the business licenses and building permits issued for January, 2020.
Approval of the bills against the Town of Afton for the period ending January 31, 2020.

The bills against the Town of Afton for the period ending January 31, 2020, are as follows:

Blue Cross Blue Shield of Wyoming- Insurance	$16,700.75
Valley Auto- Parts & Supplies	4,781.61
Energy Laboratories, Inc.- Services	284.00
Hastings Hardware- Parts & Supplies	453.42
Lincoln County Sheriffs Office- Communications	1,848.00
Lower Valley Energy- Electricity & Gas Exp.	9,332.45
Petty Cash- Town of Afton- Misc. Exp.	15.00
Quality Service- Parts	1,284.80
Silver Star Telephone- Telephone, Cell Phone Exp. & New System	3,574.15
Caselle, Inc.- Software Support	978.00
SVI Media- Public Notices	1,857.75
Wyoming Workers Compensation- Workers Comp.	1,822.35
Wyoming Retirement Systems- Retirement	9,659.54
NCPERS Group Life Insurance- Payroll Deduction	112.00
Volunteer Fireman's Retirement Fund- Pension Fund	465.00
Wyoming Water Quality- Membership Fees	60.00
Bank of Star Valley- FICA & Fed/W	14,310.49
Crimestar Corporation- Support Fees	300.00
Valley Sanitation, Inc.- Trash Removal	661.50
Wells Fargo Remittance Center- Supplies & Travel Exp.	2,950.96
Office Depot- Supplies	209.47
Gardner's Country Store- Fuel Exp.	658.25
Star Valley Sales- Parts	3.99
High Country Linen- Service & Supplies	575.07
Wyoming Child Support Enforcement- Payroll Deduction	1,500.00

Freedom Mailing Services- Services	503.63
Kilroy LLC- Services	280.00
Wyoming Fire Chiefs Association- Membership Fees	100.00
Wyoming State Firemen's Association- Annual Dues	150.00
National Diagnostics, LLC- Services	26.45
Skaggs Companies, Inc.- Supplies	213.35
Great- West Trust Company- Payroll Deduction	300.00
Broulim's- Supplies	4.96
VSP of Wyoming- Insurance	227.42
Wyoming Educators Benefit Trust- Insurance	58.50
NAPA All Star Auto Parts- Parts & Supplies	174.48
Riverside Graphics- Supplies	1,293.25
Desktop Design- Supplies	67.50
Tolman, Pam- Services	750.00
BSHC, P.C.- Legal Services	3,810.00
Wex Bank- Fuel Exp.	4,078.57
Axon Enterprise, Inc.- Supplies	1,320.00
Wyoming Water Association- Membership Fees	250.00
The Burron Firm, P.C.- Legal Services	1,800.00
Pine Cove Consulting, LLC- Services	26,614.25
The Flower Shoppe- Services	60.00
Rich, Cheryl B.- Services	800.00
Zions Bank- Services	50.00
Foster Field Service, LLC- Service & Repairs	10,122.50
Earth Planter- Supplies	3,790.00
U.S. Bank Equipment Financing- Lease Payment	478.88
Payroll	62,630.68

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

Mr. Larry Lancaster, Public Utilities Director, stated that he is continuing to monitor the water tanks to ensure that they are filled to their capacity. He advised that due to the time of the year, the Town may have to begin turning the pumps on in order to fill the tanks.

Mr. Lancaster advised that there have been several snow slides in Swift Creek Canyon. However, they are continuing to push the roadway to keep it open in order to monitor the facilities in the area.

Mr. Lancaster stated that there are several water meters that are not operating properly due to them being hit and damaged or parts needing to be replaced. He advised that they would continue to work on this matter.

Chief Romberg updated the Council on the incidents and calls of service for January, 2020. He stated that there have been numerous accidents this month that are weather related.

Chief Romberg advised that a patrol vehicle is in need of being replaced. He asked that the Council consider placing the funds for the proposed vehicle in the upcoming budget.

Mr. Joshua Peavler, Public Works Director, thanked the maintenance department for the work being done pertaining to snow removal.

Mr. Peavler discussed the maintenance process pertaining to the ice-skating rink. He advised that the snow is pushed off each day as needed and many individuals are using the rink on a continual basis.

Mr. Peavler discussed removing the snow from the meridian strip located on Main Street. He advised that in previous years as the weather warms up, they have pushed the snow into the roadway so that it would melt. He stated that it is more cost effective to remove the snow in this manner rather than haul it off. After some discussion, the Council asked that the maintenance department haul the snow off due to safety issues.

Mr. Peavler discussed the Safe Routes to School sidewalks and advised that they are continuing to work on removing the snow as needed. He expressed that they are pushing back snow banks and intersections to help keep the children safe as well.

Mr. Peavler stated that residents are continuing to push snow across the roadways which is prohibited. He advised that they are continuing to address this problem and the police department will be issuing citations as needed.

Mr. Peavler discussed the sliding room divider that is located in the large conference room at the Afton Civic Center. He stated that the problem with the divider appears to be a structural issue. It was determined that the Town would hire a contractor to inspect and repair the divider. Mrs. Violet Sanderson, Town Administrator, stated that she would discuss this matter with the County to determine if they would help with the repair costs.

Mr. Bryce Burton, Golf Course Director, stated that he was recently selected to receive a scholarship to attend the 2020 Melrose Leadership Academy classes. He advised that they support the professional development of GCSAA member superintendents by providing individuals the opportunity to attend the Golf Industry Show. The Council congratulated him for receiving this award.

Mr. Burton stated that he is continuing to help with snow removal as needed as well as work on golf course equipment for the upcoming season.

Mrs. Sanderson presented the Afton financial statements for the period ending January 31, 2020.

Mrs. Sanderson presented a petition to re-zone Doyle Child Circle located within the Old Afton Fairgrounds Addition described as Section 31, T32N, R118W, in the Town of Afton. The Town of Afton requested that the zone be changed from (GC), General Commercial and (R-2) Mixed Single Family Residential to (R-3) Mixed Residential. She expressed that the Town became aware that the current zoning for Lots 1,2,3,4,5,6, & 7 of the Old Afton Fairgrounds Addition were re-zoned from (C-2) Commercial to (G-C) General Commercial by the Town during the revision and adoption of the Afton Land Development Code that was re-written in 2009. In the previous (C-2) zoning, it allowed four-plex apartments and the current zone of (G-C) prohibits four-plexes. Other property owners have requested to build four plexes on their lots located on Doyle Child Circle due the fact that they already exist in the area and they were previously allowed. She advised that the re-zone would rectify the prior, inconsistent zoning of the property and would accommodate those property owners who originally purchased the property with the intent of building four-plexes. She stated that all property owners that would be affected by the re-zone have agreed to this matter. She stated the Utility Board discussed the original Nield String pipeline that went through the property. It was determined that it has been relocated and the old existing line has been vacated. She conveyed that the Afton Utility Board and the Afton Planning & Zoning Board approved the zone change as presented. Mayor Inskeep presented Ordinance 658 for first reading, an ordinance re-zoning the lots described

within Section 31, T32N, R118W, in the Town of Afton from (GC), General Commercial and (R-2) Mixed Single Family Residential to (R-3) Mixed Residential. The lots are known as 1,2,3,4,5,6, & 7 of the Old Fairgrounds Addition. At the call of the Mayor, Council Member Johnson made a motion to pass Ordinance 658 on first reading as presented, seconded by Council Member Wilkes. Motion carried unanimously.

Mayor Inskeep stated that he along with Mrs. Sanderson prepared breakfast for the Town employees and he attended their regular employee meeting. He thanked the employees for their services.

Mr. Dale Cottam, Town Attorney, presented Resolution 2020-02, a resolution authorizing the sale of the building located at 67 Doc Perkes Lane. He advised that the Town of Afton and the North Lincoln County Hospital District d.b.a. Star Valley Health entered into a purchase agreement with the assistance of the Wyoming Business Council on September 1, 2013, to purchase the physical therapy building. He advised that Star Valley Health made the final payment to the Town of Afton and the obligations under the purchase agreement have been met. At the call of the Mayor, Council Member Johnson made a motion to pass Resolution 2020-02 as presented, seconded by Council Member Sessions. Motion carried unanimously.

Mayor Inskeep presented Ordinance 659 for first reading, an ordinance replacing Section 17-2-4.1 and Section 17-2-8 of Ordinance 593 relating to the simple subdivision and variance review and approval process pertaining to Title 17, entitled the Afton Land Development Code. At the call of the Mayor, Council Member Sessions made a motion to pass Ordinance 659 on first reading as presented, seconded by Council Member Wilkes. Motion carried unanimously.

Mayor Inskeep presented Ordinance 657 for third and final reading, an ordinance re-zoning the lots described as within Section 19, T32N R118W from the present zoning of (ACR) Agriculture, Conservation, and Recreation to (R-3), Mixed Residential. The property is owned by Ms. Janis Burton Campbell and is located on Burton Lane. At the call of the Mayor, Council Member Johnson made a motion to pass Ordinance 657 on third and final reading as presented, seconded by Council Member Sessions. Motion carried unanimously.

Mayor Inskeep discussed the variance that was previously granted by the Afton Planning & Zoning Board for Mr. Tyson Holbrook for his property located at 461 S. Washington Street. He stated that the Planning & Zoning Board approved a variance to remodel the existing structure to build residential units in the back of the commercial building on the main floor. The front of the building facing Washington Street would remain as commercial. However, the Afton Town Council tabled the variance after the December Town Council meeting due to parking issues and the fact that the majority of the Council preferred that residential units only be allowed on the upper level of commercial buildings in the Central Business District.

Town Attorney Cottam discussed the options available pertaining to the variance that was granted. He stated that the Council can choose to allow the variance as approved or revoke the variance with a resolution or hold a public hearing and make a determination at that time. After some discussion, Council Member Johnson made a motion to approve the variance as granted, seconded by Council Member Wilkes. Council Member Sessions and Council Member Davis voted nay. Mayor Inskeep voted nay. The motion failed.

Mr. Holbrook advised the Council that he has addressed the parking issues and presented a parking plan for their review. Council Member Sessions expressed that residences should not be allowed in the Central Business District except on the upper level of buildings. She stated that she wants to keep the main level of businesses for commercial purposes to be used for retail space. She stated that if the variance is granted, it would fundamentally change the way Main

Street looks and this matter should not be decided by a variance. She thanked Mr. Holbrook for investing in the community but expressed if the Town grants the variance, she is concerned that it would set a precedence for future development. Council Member Johnson stated that Afton has a housing shortage and Mr. Holbrook is keeping commercial frontage on Main Street. She expressed that there are empty buildings on Main Street and the Town needs to be open to new ideas and plans. She stated that she is concerned that Mr. Holbrook is being held up on proceeding with the project while the Town is addressing this matter. Council Member Wilkes advised that he is in agreement with Council Member Johnson. Council Member Davis stated that he does not want residential units on Main Street except in the upper level of the commercial buildings and he is opposed to the variance.

Mr. Clem Stephens stated that he is employed by Lincoln Self Reliance and he works with individuals that are in need of housing. He advised that Mr. Holbrook has a unique building and he doesn't want Main Street to become vacant. He stated that there is a need for low cost housing in the area. He thanked Mr. Holbrook for investing in Main Street and stated that he is in favor of the variance.

Mr. Nick Erickson stated that the buildings located on Main Street are cheap in comparison to other real estate property in the area. He stated that if the variance is granted, he is concerned that other individuals would purchase the vacant buildings on Main Street and turn them into residential housing.

Mr. Marlowe Scherbel stated that he feels that there is more of a need for residential housing rather than commercial or retail space. He stated that in his opinion, the Planning & Zoning Board approved the variance because they felt it was best for the community. He stated that Mr. Holbrook has addressed the parking issues as requested and asked if there was a compromise that could be made that would be good for all parties involved.

Mayor Inskeep apologized to Mr. Holbrook for delaying the variance. However, he stated that he is concerned that if the Town allows the variance then it would cause problems in the future and a precedence would be set to allow housing on the main level of Main Street. He thanked Mr. Holbrook for purchasing property in the Town of Afton and for his understanding of this matter. After further discussion, Mayor Inskeep presented Resolution 2020-03, a resolution to revoke the variance that was granted to Mr. Tyson Holbrook by the Afton Planning & Zoning Board. At the call of the Mayor, Council Member Sessions made a motion to approve Resolution 2020-03 as presented, seconded by Mayor Inskeep. Council Member Davis voted in favor of the motion. Council Member Wilkes and Council Member Johnson voted nay. Motion carried. Mayor Inskeep requested that this matter be put on the March Town Council meeting agenda and discussion will be held pertaining to the Central Business District regarding how to proceed with residential units and the commercial and retail areas within that zone.

Mayor Inskeep covered the following correspondence:

A notice from the Lincoln County Office of Planning and Engineering regarding a simple subdivision application for Scenic View Subdivision 2nd Filing submitted by Mr. and Mrs. Kendall Brough.

Discussion was held regarding the possibility of placing permanent lights on the Elkhorn arch. Mrs. Sanderson advised that she is waiting on information from a lighting engineer pertaining to this matter. She will keep the Council updated as this matter proceeds.

Ms. Sarah Hale, representing the Star Valley Chamber of Commerce, stated that plans are underway for a 2020 business tour scheduled for this spring. She stated that the event is

scheduled to begin in Afton which would showcase the local businesses. She advised that she would keep the Council updated as this matter proceeds.

The Mayor advised that a workshop meeting would be held on March 10, 2020, at 4:00 p.m. at the Afton Town Hall with the Afton business owners. Discussion will be held pertaining to ways that the Council can better help and support the local businesses. The business owners are encouraged to attend to follow up on ideas that were discussed at the previous meeting held in November, 2019.

Council Member Sessions stated that the Wyoming Main Street in association with the Wyoming Business Council would be reviewing the Town's application later this month as part of the Main Street Aspiring program,

Mrs. Sanderson advised the Council that scholarships may be available to reimburse expenses for the upcoming National Main Street Conference that will be held in Dallas, Texas in May, 2020, if a representative from the Town chooses to attend. She stated that she would research this matter further.

Mayor Inskeep presented the Afton Municipal Court docket for January, 2020.

Mrs. Sanderson updated the Council on the possibility of placing lights on the star located on the hill. She stated that Sunrise Engineering has agreed to help with the engineering of the concrete base of the star structure. The Council determined that they would ask the Forest Service for permission to run the power off the face of the hill and use the tower that Silverstar Communications has authorized the Town to use. Mr. Jeff Jensen, Town resident and Silverstar employee, stated that he would complete the permit application to be submitted to the Forest Service. Mrs. Sanderson stated that she would set up a meeting with the Forest Service to discuss this matter further.

Mr. Cottam discussed the Robert's Rules of Order. He stated that the Mayor does have the authority to vote on issues as well as second a motion if he desires.

The Council discussed the possibility of having work sessions/ educational training before the Afton Town Council meetings. They will begin at 4:30 p.m. the second Tuesday of each month to review and discuss items for the upcoming Council meetings that would begin at 5:00 p.m. It was determined that they would not hold a work session in March due to the workshop that is scheduled with the business owners.

At the call of the Mayor, Council Member Johnson made a motion to adjourn the regular meeting of the Afton Town Council, seconded by Council Member Sessions. Motion carried unanimously. The regular meeting adjourned at 7:10 p.m.

The next regular meeting of the Afton Town Council will be held on Tuesday, March 10, 2020, at 5:00 p.m. at the Afton Town Hall.

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

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