



TOWN COUNCIL WORK SESSION MINUTES

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

CALL TO ORDER

Mayor Eric Green called the work session to order at 7:00 PM. He welcomed representatives from the Alpine Education Foundation (AEF) and invited them to take their seats at the front. Mayor Green outlined the purpose of the session: to address contingencies for the proposed lease of Town-owned property for a charter school.

Town Council Members Present:

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

Representatives from the Alpine Education Foundation, Inc.:

Dave Jenkins: Chair of AEF, Jeff Daughtery: Consultant for AEF, Meredith Leonard: AEF Board Member

OPENING REMARKS:

Mayor Green provided an overview of the session, emphasizing the importance of collaboration. He noted the session would include a presentation from AEF, followed by a question-and-answer session, and then public comment.

DISCUSSION ITEMS

a. Alpine Education Foundation, Inc.

AEF presented key details about the proposed school and answered questions previously submitted by the Town Council.

Dave Jenkins, Chair:

- Shared background on the effort to establish a local school, emphasizing the need for community support and collaboration.
- Described the challenges families face due to the lack of a local school and the benefits a charter school would bring to Alpine.
- Highlighted the long-term vision for the school and its potential impact on the community.

Meredith Leonard, Board Member:

- Described the mission of the school: to partner with the Alpine community to provide a state-of-the-art education for local children.
- Discussed the challenges of community engagement, noting that parents are hesitant to commit without more concrete guarantees.
- Stressed the need for the school to reflect Alpine's values and culture while meeting educational standards.

Jeff Daughtery, Consultant:

- Outlined the dual governance structure:
 - **Alpine Education Foundation:** Responsible for managing the lease, land, and building.
 - **Alpine Charter School Board:** Governs the educational aspect and contracts with the state.
- Addressed questions about financial planning:
 - The school is funded through donations, grants, and potentially USDA loans.
 - Discussed preliminary cash flow analysis and challenges in securing funding before securing land.
- Discussed state requirements for charter schools, including acreage and design standards.

KEY POINTS OF THE PRESENTATION BY ALPINE EDUCATION FOUNDATION

AEF's presentation addressed the Town Council's questions and provided clarity on their plans for the use of Town-owned land. Key topics included:

- **Enrollment:** Discussed the need for accurate student enrollment data to assess school viability.
- **Financial Sustainability:** Outlined funding strategies, including donations, grants, and potential USDA loans, and addressed concerns about securing land before securing funding.
- **Land Use:** Proposed lease terms ensuring the land benefits the community and remains a Town asset.
- **Community Involvement:** Emphasized the importance of aligning the school's governance with local values and maintaining transparency.

Related Attachments: **Appendix A:** Questions from Town Council prior to the work session for Alpine Education Foundation, **Appendix B:** Alpine Education Foundation Work Session Presentation

COUNCIL DISCUSSION

1. Demand and Enrollment:

- **Mayor Green:** Asked for evidence of community demand and enrollment projections.

- **Councilman Castillo:** Suggested conducting a community survey to gather accurate data on the number of prospective students and their ages.

2. **Land Use and Lease Terms:**

- **Mayor Green:** Discussed the possibility of phased leasing to address concerns about tying up land unnecessarily.
- **Councilman Castillo:** Raised concerns about the impact of leasing public land and ensuring it remains a Town asset.

3. **Financial Sustainability:**

- The Council expressed concerns about long-term financial risks, including potential liability if the school fails.
- Questions about whether the land or building would be used as collateral for loans were noted as critical for future negotiations.

4. **Governance and Community Involvement:**

- The Council raised concerns about the appointment of board members and the potential for more community involvement in governance.
- Discussions included the possibility of the Town appointing a representative to the AEF board.

PUBLIC COMMENTS

Ms. Sue Kolbas

- Expressed enthusiasm for the idea of a local school, calling it a wonderful opportunity for the community.
- Questioned the practicality of using public land for the project, suggesting private land acquisition as an alternative.
- Emphasized the need to evaluate the best use of public land to benefit all residents and urged caution before proceeding.

Mr. Jeff Daughtery

- Addressed Ms. Kolbas' concerns, explaining the challenges of purchasing private land, including infrastructure costs and state funding limitations.
- Argued that leasing public land is a more viable option for the foundation.

Ms. Dominique Brough

- Highlighted the importance of community trust and proposed a more democratic process for school board member appointments, such as community elections.
- Suggested enhancing transparency to ensure all stakeholders feel represented.

Ms. Larissa Maine

- Voiced concerns about APA's curriculum, describing it as overly rigid and reliant on rote memorization.
- Shared specific examples of classroom management policies, such as behavior cards, which escalate discipline severity and may not align with Alpine's values.
- Urged APA to provide clarity on how much flexibility the school would allow to adapt to local needs and parental input.

Ms. Heather Goodrich

- Highlighted legal implications under Wyoming law, noting that if the school were to close, APA would retain ownership of state-funded resources, leaving the Town with no assets.
- Voiced concerns about APA's governance model, curriculum rigidity, and political leanings, urging the Council to thoroughly address these issues before proceeding.

Ms. Christine Christie

- Shared her personal challenges as a mother; with her oldest child commuting 65 miles daily for her schooling, highlighting the strain this places on Alpine families.
- Emphasized the potential of a local school to serve as a community hub, create jobs, and encourage growth.
- Urged the Council to focus on long-term benefits while addressing valid concerns and avoiding divisiveness.

Mr. Richard Jenkins

- Reflected on Alpine's history of community-driven initiatives like the fire department, library, and civic center, which succeeded despite limited resources.
- Encouraged collaboration and problem-solving to build a school that benefits the town's children and future.

Mr. Joseph Paine

- Questioned APA's governance structure, citing a disconnect between public land use and the absence of an elected school board.
- Suggested that AEF consider purchasing the land outright to alleviate concerns about public asset usage and governance transparency.

Ms. Megan Rumsey

- Raised concerns about meal quality at other APA schools, citing reports of inadequate facilities and restrictive policies.
- Criticized the lack of local representation on the school board and highlighted canceled meetings and limited community engagement.
- Advocated for financial accountability and transparency to address potential conflicts of interest.

Mr. Luke Astle

- Supported the school project, acknowledging community concerns but encouraging a collaborative approach to resolve them.
- Highlighted the long-term benefits a local school would bring to Alpine.

Mr. Justin Scott

- Suggested surveying local bus routes to estimate potential enrollment.
- Raised concerns about traffic congestion and the lack of bus services for the proposed K-8 school.
- Recommended a thorough traffic study to assess the impact on nearby neighborhoods.

Ms. Shay Scaffide

- Commended the Council's diligence but emphasized the need for financial details, including land valuation and lease terms.
- Advocated for preserving recreational spaces and ensuring the school aligns with the Town's broader vision.
- Offered to assist with grassroots efforts to gather enrollment data and community feedback.

Mr. Carson King

- Noted Wyoming's laws allow students from across the state to attend the school, which could impact enrollment projections and community expectations.
- Encouraged clear communication about the school's policies to ensure transparency.

Ms. Melinda Dorian

- Proposed holding monthly meetings between AEF and the Town Council to enhance transparency and address community questions promptly.
- Expressed gratitude for the community's engagement and emphasized the board's commitment to collaboration.

Eric (Star Valley Ranch Resident)

- Framed the use of public land for public education as a worthwhile investment in the community.
- Acknowledged the challenges but encouraged the Council to weigh the potential benefits for Alpine families.

KEY TAKEAWAYS

Mayor Green reaffirmed the Council's commitment to due diligence and transparency, highlighting the importance of community input in shaping Alpine's future. The AEF was tasked with providing additional information, particularly regarding:

- Enrollment estimates and community demand.
- Financial sustainability and potential liabilities.
- Governance structure and community involvement.

Mayor Green proposed regular updates from AEF to enhance transparency and ensure progress aligns with the Town's values.

CLOSING REMARKS

Mayor Green thanked participants for their engagement, highlighting the importance of community input in shaping Alpine's future. He assured residents that the Council would carefully weigh all concerns and perspectives before proceeding.

ADJOURNMENT

Mayor Green adjourned the work session at 9:30 p.m.

Attachments:

Appendix A: Questions from Town Council prior to the work session for Alpine Education Foundation

Appendix B: Alpine Education Foundation Work Session Presentation

Transcribed By:

Sarah Greenwald, Town Assistant Clerk

Date

Attest:

Monica L. Chenault, Town Clerk

Date

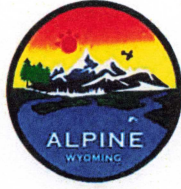
Minutes approved in a legally advertised meeting on 12, 17, 2024.

Signed:

Attest:

Eric Green, Mayor

Monica L. Chenault, Town Clerk



Town of Alpine

Mayor:
Eric Green

Town Council:
Andrea Burchard
Emily Castillo
Frank Dickerson
Jeremiah Larsen

Alpine Education Foundation, Inc.
PO Box 2911
Alpine, WY 83128

Re: Letter of Intent

Dear Board Members:

The Alpine Town Council is looking forward to having you attend their work session on December 3rd, 2024. The meeting begins at 7:00 p.m.

In preparation for this meeting, I have prepared the following list in anticipation of discussion about leasing land owned by the Town of Alpine. The list was generated from a series of individual lists from Town Councilman.

If the information is not readily available, please provide a timeline of availability.

If you have any questions, please reach out and I will be happy to assist you.

Sincerely,

Monica L. Cheanult
Alpine Town Clerk

Cc: Mayor Green, Town Council

Physical: 250 River Circle
Mailing: PO Box 3070
Alpine, WY 83128
Phone: 307-654-7757



Town of Alpine

Mayor:
Eric Green

Town Council:
Andrea Burchard
Emily Castillo
Frank Dickerson
Jeremiah Larsen

Entity Information

Alpine Education Foundation, Inc.

- Please provide a list of the current Board of Directors
 - Detail board selection process
 - Define Public outreach to announce board selection
- Please provide the Bylaws and tax-exempt status
- Contracts or agreements with APA, APS, Alpine Charter School, Inc.
- Detail dissolution plans (if not outlined in Bylaws)
 - Include details of any risk to Town of Alpine

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Contractual Relationships

- Define the relationship between AEF, Inc and ACS, Inc

APA/APS/UCA/APEF

- Please define the entities listed and which ones will be involved in the Alpine Charter School
- Please provide an Organizational Chart

Projected Enrollment

- How many families have indicated they will send their children to the Alpine Charter School initially?
 - Breakdown by
 - Current education statistics (Homeschool, Teton County School District, Lincoln County School District)

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- Number of children
- Residential zip code
 - Specifically, how many live within the incorporated boundaries of the Town of Alpine?
- Provide student population growth projections
 - Day 1 – 20 years
 - Provide supporting documentation for projections

Budget/Financial

- Provide documentation of current cash position
- Provide a cash flow analysis
 - Day 1 – 20 years
- Donations
 - Detailed list of all donors
 - Detailed list of Angel Investor/s
 - Detailed list of all donor commitments (Promises)
- What is your budget to build the school
 - Breakdown by phases (K-8, HS)
- Debt service
 - Provide commitment and repayment schedules or agreements for angel investors
 - Provide refinancing plan for angel investors
 - Term, amount, collateral
- Lease payment
 - Fair market value or other
- Detail financial terms of agreement with administration of charter school
 - Is APA/APS for profit or non-profit?
 - How will you comply with the requirement to make monetary decisions locally?

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Site Considerations

- Please detail all land options listed on Charter School Application
 - Explain process of elimination
- Please detail any viable land options currently
 - Have you investigated nearby state-owned education land?
- Acreage Requirements
 - Provide supporting data on requirements by phase
 - Tie data back to enrollment projections
- Are Charter Schools regulated by the Wyoming School Facilities Commission Design Standards and Guidelines?
 - Note - The FC requires that prior to purchasing a site, the district planner or architect prepare a site utilization plan and preliminary development cost estimate to determine if the site is cost effective. Factors to be utilized in the site analysis and development study include: Site Size, Vehicle Site Access, Site Topography (a site topographic study is required for ALL sites), Subsurface Characteristics (A Phase 1 Environmental Study is required prior to all property purchases/acquisitions. The Phase 1 Study must be completed by someone other than the seller of the land). There are multiple facilities requirements surrounding the utilization of land for a school that will need to be followed and adhered to by the Alpine Charter Board if a town owned land lease is to be considered.
- Detail safety concerns if school is placed behind the CDC
 - Airport flight path
 - Quarry air pollution
 - Traffic (entering and exiting the highway)
 - Brewery proximity

Town Land

- Zoning/Rezoning
 - Costs must be paid for by Lessee
- Replat/Subdivision
 - Costs must be paid for by Lessee

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- Existing Town Facilities
 - Preserve or relocate
 - Cost must be paid for by Lessee
- Traffic Study
 - Will be required – How soon can it be completed

Building & Development

- Schedule for opening school
- Must comply with all Land Use Development Codes (LUDC) and Alpine Building Codes
- Define process for awarding contracts and/or selecting vendors
 - Building phase
 - Operations phase

Other Lease Considerations

- Non-transferable
- Land remains free and clear of any encumbrances
- Lease term
 - Provide supporting documentation for lease term
- Town Council approval required in advance of submitting applications to P & Z Department

Community Concerns

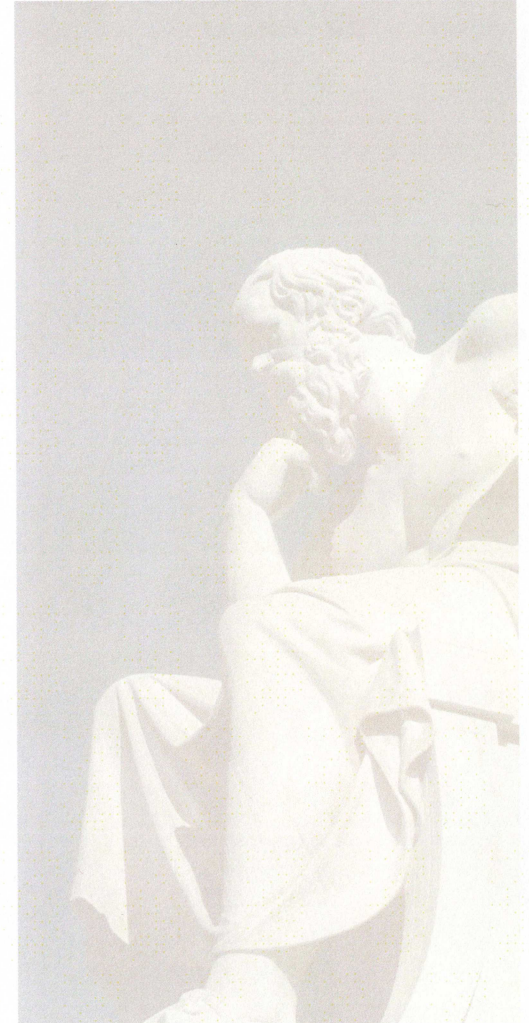
- Detail enrollment process
 - Concern – children in the incorporated boundaries may get turned away
- Curriculum
 - Concern – how do parents and concerned citizens get detailed curriculum documents? Can you host a Public forum on curriculum concerns?
- Success/Fail Rate of Charter Schools
 - Concern - the Charter Application references State Statute surrounding dissolution of assets and leaseholds
 - Detail the statistics
 - Detail the legal/financial risks to the Town of Alpine
 - What steps can be taken to mitigate the risks?

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AMERICAN PREPARATORY
SCHOOLS

TOWN WORKSHOP
ALPINE, WYOMING
DECEMBER 3RD, 2024



**EDUCATION IS THE KINDLING OF A FLAME, NOT
THE FILLING OF A VESSEL.**

- SOCRATES

OUR MISSION

**PARTNER WITH THE ALPINE COMMUNITY TO
PROVIDE A STATE OF THE ART EDUCATION TO THE
CHILDREN OF ALPINE AND SURROUNDING AREAS.**

OUR VISION

**A BEAUTIFUL SCHOOL, IN A BEAUTIFUL TOWN THAT
WILL CREATE A COMPLETE COMMUNITY FOR A
THRIVING ALPINE.**

GOAL OF THIS WORKSHOP

- START A CONVERSATION.**
- ADDRESS THE QUESTIONS PRESENTED AS A PART OF THE PROCESS.**
- OUTLINE OUR APPROACH TO THE DESIGN PROCESS.**
- SHARE OUR VISION FOR FUTURE GOALS OF THE TOWN LAND AND ITS MUTUAL USE.**
- TOWN & COMMUNITY COLLABORATION
“LET’S WORK TOGETHER.”**

ENTITY INFORMATION

ALPINE EDUCATION FOUNDATION BOARD MEMBERS

***INDEPENDENT ENTITY**

- Rob Hegedorn
- Meredith Leonard
- Mike Mueller

ALPINE CHARTER SCHOOL BOARD

***PUBLIC BOARD - PENDING STATE CONTRACT**

- Dave Jenkins - Chair
- Kelly Shackelford - Vice Chair
- Melinda Dorian - Secretary
- Dave Burchard - Treasurer
- Amy Wierda

ENTITY INFORMATION CONTINUED

SELECTION PROCESS

- Positively interested parties with diverse skill sets and backgrounds.
- The WCSAB has requested a member with K-12 experience be added to the Charter School Board.

BYLAWS & TAX EXEMPT STATUS

- The boards are in the process of creating and approving bylaws.
- We have applied for 5013c status for both Boards.

CONTRACTUAL RELATIONSHIPS

- WCSAB is currently writing the Alpine Charter's contract with the State.
- Upon State approval APA Contract will be negotiated.
- We will report on our progress regularly to the Town Council.

PROJECTED ENROLLMENT

- 90-270 Students per year (10-30 students per grade).
- The school will be designed for approximately 300 students - this could be adjusted as demand grows.
- As is custom to the process, once the charter contract has been approved, an enrollment study will be conducted.

**LINK TO AMERICAN PREPATORY ACADEMY OF
ALPINE STATE CHARTER APPLICATION**

BUDGET & FINANCIAL

CASH FLOW & CURRENT CASH POSITION

- Burn rate has been ~\$20K-\$25K per month, primarily on consulting, legal fees, and PR.
- Charter Schools do not have access to State funds during the development and design process.
- We are in a favorable position to seek funding from the USDA Rural Development Program.
- We are actively fundraising, our nonprofit is still pending with the IRS.
- Every dollar spent is a dollar found.

BUDGET FOR THE SCHOOL

- The goal is that every dollar raised is put into the classroom.
- Assess community demand to inform the scope of school design.
- Preliminary cost of construction will be based on a square foot estimate.
- The design of the school will respond directly to the land allocated.
- A reasonably reliable Opinion of Probable Cost can be proffered at 80% design.
- The bid phase is where the true cost is known.

BUDGET & FINANCIAL CONTINUED

DEBT SERVICE

- Further detail is forthcoming

DONORS

- Hundreds of thousands of dollars of Parent & Professional time has been donated thus far.
- Monetary donations through businesses and private donors will be disclosed once appropriate permissions have been given.
- The goal is that this is a grassroots effort.

SITE CONSIDERATIONS & TOWN LAND

STATE REQUIREMENTS

- SFC (School Facilities Commission) design guidelines for elementary schools require 4 acres plus 1 acre per 100 students.
- SFC design guidelines for middle schools require 10 acres plus 1 acre per 100 students.
- SFC design guidelines for high schools require 20 acres plus 1 acre per 100 students.
- Proposing using 10 acres of Town Land.
- Thus, the charter board will work with the SFC staff to gain support for the 10 acre proposal.

DESIGN STANDARDS & GUIDELINES

- Quality design and site planning is a top priority.
- The SFC has a host of design standards for educational spaces that are valuable and we will design to.
- We share the same considerations of the town (size, impact on neighbors, vehicle access, topography, etc.)

SITE CONSIDERATIONS & TOWN LAND

SAFETY CONCERNS

- Airport
- Quarry Air Pollution
- Traffic circulation and student walk-ability
- Brewery Proximity

BUILDING & DEVELOPMENT

- Design & Engineering Project Schedule is forthcoming.
- School will comply with all building codes.
- Inspiration imagery and concepts - Town workshops and setting precedent in design.

LEASE CONSIDERATIONS

- There are several successful models we can pursue.
- We need to work with the Town to structure a lease methodology to ensure concerns are addressed.

COMMUNITY CONCERNS

DETAIL ENROLLMENT PROCESS

- Outlined in our Application.
- We are working with legislators to confirm geographic priorities.

CURRICULUM CONCERNS


- APA School Foundations
Expectations, Effort, Enthusiasm, Encouragement, Excellence
- Curriculum is outlined in our application.
- Charter Bus - School Tour
- Host curriculum focused Q&A sessions for interested parents.

LEGAL & FINANCIAL RISKS TO THE TOWN

- We will be working with Town Council and Legal Team to address and mitigate risks.


APA CHARTER SCHOOL SUCCESS

2024 School Report Card Rankings - Elementary	
Rank (out of 799)	School Name
2	American Preparatory Academy - Draper #1
19	American Preparatory Academy - Draper #2
112	American Preparatory Academy - Salem
303	American Preparatory Academy - The School for New Americans
497	American Preparatory Academy - Accelerated School



AMERICAN PREPARATORY
ACADEMY

Acadience
Assessment Results
2024



Reading
#1 in Utah
APA Draper 1

Math
#1 in Utah
APA Draper 1

Reading
#2 in Utah
APA Draper 2

Math
#9 in Utah
APA West Valley 2

Math
#13 in Utah
APA Salem

