

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held February 12, 2015 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Shilo Richards, Mike Burbidge, Jason Bybee and Travis LeFevre. Marie Niemann – Tropic Town Clerk & Sydney Syrett – Tropic Town Treasurer.

OTHERS: Gaia Greenhalgh, Brett Chynoweth, Bob Sudweeks, Dixie Burbidge, Jerimiah Jackson, Sunrise Engineering – Doug Nielsen, Ken Tuttle, Sean Garrard, Susan Garrard, Karlene McInelly

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Mike Burbidge

PLEDGE: Doug Nielsen

APPROVAL OF MINTUES: A motion was made by Jason Bybee to approve the minutes of the Tropic Town Board Meeting held January 8, 2015. Second by Shilo Richards. Motion carried.

APPROVAL OF THE AGENDA: A motion was made by Shilo Richards to approve the agenda. Second by Mike Burbidge. Motion carried.

THE COMMUNITY

Eagle Project: An Eagle Scout Service Project proposal was received from Sean Garrard; the project is to reconstruct the community's notice board at the Town post office. Because the post office is on leased property, owner(s) would need to be contacted for approval. A possible design was provided for the Council to review; discussed use of materials, styles, covering, etc. cohesive to kiosks throughout the area. Council supported the project and asked Sean to provide a number of styles/designs with the costs; contact will be made with the Les Barker at the County to locate the owner of the property.

Dixie Burbidge: The BV Business Association are putting together a Travel Brochure "99 Things to do in Bryce Valley" to introduce visitors to activities in the area, other than visiting Bryce Canyon National Park; this would be available in all businesses and public establishments in Tropic. Printing cost is \$10,000; funding for brochure: ½ Marathon * \$1,000, Local business * \$100, SBSU * \$250 and \$6,500 from the Travel Council; would like \$750 from the Town to cover the balance – this would be 30,000 copies. A motion was made by Travis LeFevre to approve \$750 toward the brochure's printing Second by Shilo Richards – Motion carried.

As part of the "99 Things to do in Bryce Valley" the Heritage Center Museum is among the points of interest, would like to discuss a way to have the Center open in the evenings – 5:00 p.m. to 7:00 p.m. A donation box was also discussed to collect funding if people were not willing to volunteer.

Gary Bybee: Mr. Bybee attended planning commission meeting to discuss future development on his property located at 41 South Main Street. He was told there were some issues with the sewer lagoon's capacity, possibly additional hook ups would not be approved; Council would be meeting with engineers to discuss the issue. As planning commission liaison, Councilman Jason Bybee clarified that reports on the BOD testing of the lagoon showed the Town has doubled its capacity load; contrary to what Jones & DeMille's study reported. Brett confirmed this, the Town is on the borderline of how much you can put in the lagoon; the Council at this point needs to look at options whether it is to purchase additional ground to expand or create a sewer district with Cannonville/Henrieville.

Continuing, Gary stated that he was told he could use his existing connection, but for additional hookups the Council would not approve. Being at the PC meeting as well, Travis corrected Gary stating that the planning commission didn't say probably not they didn't know if the Council would; the Town is in a planning stage. Gary continued to ask about property being advertised in town as 2 acres approved for 210 motel units. Council clarified that the Parry Subdivision is null and void, bonding and other issues stopped the project; there is no approval for this project. Gary expressed thoughts regarding the lack of communication between realtors and the Town; Mayor Brinkerhoff stated that he agreed, but it's the realtor's responsibility to investigate property.

Comments made by Gary during the discussion on his one (1) connection led to the understanding that the PC approved a project, which was not correct; Marie clarified that Gary didn't have a project that he was on the agenda to get information. Jason added that the Gary expressed to the commission he would like to purchase additional hookups; knowing the results on the BOD loading, the commission didn't know if the Council would approve any additional connections, to bring it before the board; nothing was ever said they couldn't have them it was maybe they might not approve it. Gary was asked does he have a project, responding, Gary would like 60 to 100 rooms; Mike stated this is a different issue all together. This led to Karleen McNelly asking about the Parry Subdivision, is it approved for 210 motel units; Mayor said No, definitely not; Travis stated that though it was approve at the time, building permits are only valid for a certain amount of time * 1-year. Karleen asked if a project comes before the Council for a motel, would it be approved with the sewer issue; Travis responding saying that is something none of the Council can answer; neither could Brett.

Mayor told Gary asking for 100's of connections is probably not going to happen, but to draw up a plot plan, then come before the Board. Whatever Gary has planned, Mike hoped Gary would do a feasibility study, what money he puts in the project puts out. It was asked what if a septic system was put in place for his project, Brett stated No, according to code, anything within 300 feet of the sewer line has to connected to the system; Gary didn't like the words "have to" stating that if the Town doesn't have the capacity in the lagoon that's different. Brett went to make a comment, Gary interjected stated he didn't want to get an attorney. Gary also stated that the PC also asked for a drainage plan, Council backed the PC up, stating that engineer will tell you to do that, you don't want water/sewer backing up. Mayor stated that the Council will approve projects within reason; doing what is best for Tropic. There is a happy medium between residential and commercial development.

FINANCIAL/WARRANTS

Audit Approval: A motion was made by Shilo Richards to approve the 2013-2014 Audit as presented and to retain Kent Burdick and Associates as Town Auditors. Second by Mike Burbidge – Motion carried.

Financials were reviewed; a number of items were discussed – heritage center cleaning contract, will not be renewed come March – Council made it part of Bob R's responsibilities. A sponsorship request for the girls and boys basketball ads was discussed. It was asked that a line item be created in the financials identifying donations; include this in preparing the 2015-2016 Budget. A motion was made by Shilo Richards to approve the warrants and the donations for the basketball ads – Second by Jason Bybee. Motion carried.

PLANNING COMMISSION

Bryce Pioneer Village: Travis LeFevre presented two building permit for a swimming pool and a pergola covering; applications were reviewed by the planning commission, all was found in order. Discussed the drainage into the wash, contractor will get the approval through the State's health department. A motion was made by Jason Bybee to approve a permit to build a swimming pool at Bryce Pioneer Village – Second by Mike Burbidge. Motion carried.

A motion was made by Shilo Richards to approve a building permit for a pergola to cover the breakfast deck at Bryce Pioneer Village. Second by Jason Bybee – Motion carried.

County Building Permit Fees: It was reported that the County building permit fees have changed, the Town was not notified and continued to provide the previous fees cost in its building permit packets. Marie reported talking with Debbie Hatch –County Inspector’s office – asking why no notification was given and requested a copy of the new fee schedule; Marie was told she would email a copy, but not to place them in the packets. This does not sit well. Travis suggested Tropic look into getting a Town building inspector. Much discussion on the budgeting of Garfield County’s employee’s salaries/benefits and how it affects the growth of Tropic, County turned Tropic down for additional funding for the fire department, and residents ability to make personal improvements.

WATER/SEWER

Jerimiah Jackson: In settling up his utilities before moving back to Richfield, Mr. & Mrs. Jackson felt there was a payment that wasn’t recorded correctly; in the meantime they were in the process of moving and didn’t get the final bill paid; this led to the disconnection and the fee of \$200 for non-payment. The balance has been paid, minus the \$200; asked the Council to wave the disconnection charge, being that the charge would be forwarded to Stewarts. After much discussion, Mike Burbidge made the motion to reduce the bill to \$100 with the remaining balance be taken out of the emergency water payment fund. Second by Travis LeFevre – Motion carried.

Sunrise Engineering: A proposal to inventory the Town’s water rights was brought before the Council from Sunrise Engineering having; cost is \$3,900.00. They work directly with the State and the information is updated daily, providing details of each water right; if the Town is in compliance, suggestions on what needs to be done with them. Brett supported this stating it good information to have; according to the State there are 17 or 18 different water sources in the Valley, if so, having them listed, their location, status, etc., all of it would be very beneficial.

A motion was made by Shilo Richards to approve Sunrise Engineering complete a Water Right Ownership inventory – Second by Mike Burbidge. Motion carried. Mayor Brinkerhoff signed the proposed agreement.

The concept of creating a Bryce Valley Sewer District was briefly discussed, which would include Tropic, Cannonville and Henrieville Towns. CIB would be more willing to fund this type of project – a multiuse project.

Forgo Water Connection: Sydney reported Greg Leech would like to discontinue his water/sewer connection on property located in the Cedar Ranch Subdivision; he understands he will need to purchase new connections. Council questioned if Megan’s name is still on the property, feeling she should be aware of the activity. Syd was directed to contact Megan and inform her of the situation and for clarification.

Water/Sewer Rate Research: Mayor Brinkerhoff assigned Marie the task to research water/sewer rates of all municipalities in the Five County Region, a partial list was available – this information will be used to help determine the increase in water rates. Discussed connection in subdivision not being utilized i.e. Cedar Ranch, Bryce Meadows, etc. Brett stated that if all the connections were being used, the Town would be in deep trouble. Look at increasing impact fees for new development rather than on placing it all on water rates; Travis expressed that all the financial impact should not be placed on the residents who have been paying on the system since its beginning. Creating a water committee was discussed. Mike Burbidge felt this was not needed, that the Council could gather the information needed – cost of maintaining the system/2014 revenue received and hold public meeting receiving the same result. A work meeting will be held listing those items the committee needs to address: increase w/s rates, lower allotted gallons, increase water overages fees; some communities charge for every gallon plus the base rate, i.e. 0-5,000 * .50; 5,001 – 10,000 \$1. A list of name was compiled creating a water committee to assist in this challenge. Those who will be contacted: Franz Shakespear, Lance Syrett, Mike Ahlstrom, Reed LeFevre, Jim England, Lowell Mecham, Jean Seiler, Tyson Brinkerhoff, Echelle Pollock, McLain Mecham, Carl Boyd, Dennis Pollock, Gayle Pollock and LaMar Feltner.

Septic Tank/Lagoon: A letter will be sent to those septic tank businesses informing them of changes to accessing the Town's sewer lagoon; deposits will be allowed as the Town has capacity, when the cells are dry and empty.

ROADS/STREETS

There are a number of areas where gravel is needed on road edges; was asked to place it on the task list.

PARKS/RECREATION

The south door entrance of the Heritage Center is being littered with cigarette butts by those attending AA meetings; Council asked that container be available for them. Mike also addressed the south door issue; doesn't shut properly, need to relocate the alarm sensor to inside door; Mike will look into solution.

There are issues needing to be address regarding the use of the Heritage Center; it was reported that kids are playing in the restrooms – climbing, bathroom stalls disgustingly dirty, etc. Council asked that a letter be sent addressing these issues, adding the possibility of losing their privileges if not corrected. Mayor asked that office personnel check the restroom before leaving for the day.

It was reported that NPS – History Treasurers – is a source for the Town to find funding to restore the scout house; it was also mentioned that Bryce Pioneer Village would like to relocate Ebenezer's Cabin to the heritage center. Gaia reported this money is free, nothing to pay back.

FIRE DEPARTMENT

Funding was received for the Dr. Goode Spring Creek Development and the Fire Department. Travis reported that the new fire truck will be a demo rather than factory built;

EMPLOYEE REPORT

Elections: It is an election year, and in budgeting for the election, Marie talked with County Clerk Camille Moore, regarding the cost of the County's vote by mail results; Camille said it was cheaper and the County will continue to use the vote by mail system. Researching this, Marie contacted Carr Printing – Town's election supplier – with the information gathered it will be cheaper to continue having voters come to the poll to vote.

Google Calendar: Discussed the task list, placing dates & times in the "note" block.

MAYOR'S REPORT

No Report

ADJOURN

A motion was made by Jason Bybee to adjourn Town Board meeting and move into an executive session – Second by Shilo Richards. Motion carried.

Approved this 12 of March 2015

Marie H. Niemann – Tropic Town Clerk