

## **Tropic Town Council Meeting**

Minutes of the Tropic Town Board Meeting  
Held February 11, 2016 at 6:00 p.m. in the Tropic Town Heritage Center

**PRESENT:** Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Jason Bybee, Travis LeFevre, Dennis Pollock and Brook Wiseman. Marie Niemann – Tropic Town Clerk & Sydney Syrett – Tropic Town Treasurer.

**OTHERS:** Gaia Greenhalgh, Brett Chynoweth, Bob Sudweeks, Ruth Baugh, Kelly Shakespear

**CALL TO ORDER:** Mayor WaLon Brinkerhoff

**PRAYER:** Brooke Wiseman

**PLEDGE:** Travis LeFevre

**APPROVAL OF MINTUES:** A motion was made by Jason Bybee to approve the minutes of the Tropic Town Board Meeting held January 7, 2016 Second by Dennis Pollock. Motion carried.

**APPROVAL OF THE AGENDA:** A motion was made by Travis LeFevre to approve the agenda Second by Brook Wiseman. Motion carried.

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### **THE COMMUNITY**

Rural Planning: Reschedule

Water Connection Refund: With the recent revisions to the water/sewer ordinance to pay a monthly rate, a number of connections are being challenged; disputing such charge is Ruth and Mate Baugh, they disagree with the new charge and have requested a refund on the purchase on their connection – or to have it installed to begin using the water. Council expressed empathy, but defended the new charges. After much discussion, it was revealed that her connection hasn't been charged the ½ rate since the Resolution was adopted in July 2007; knowing this, calculating the number of ½ rate payments not paid on the Baugh's connection would total more than what they paid for the connection. Council Member Travis LeFevre made comment towards refunding the connection, if they were to be refunded, everyone owning an unused connection would need to be refunded. Continuing, it was explained that many water connection have been purchased without being used/connected, thus placing a challenge on the Board's responsibility towards the Town's future involving the water/sewer infrastructure. The options are outlined in the ordinance, to pay the full monthly rate of \$50 or relinquish the connection; Mrs. Baugh asked that the connection be made.

Another issue Mrs. Baugh asked the Council to address is that of drainage and roads; expressed flooding concern, stated the irrigation ditch is the only thing that keeps her property/house from flooding. Council addressed the funds currently being collected on the water bill: \$1 Drainage Fee & \$1 Road Fee, as part of the Water Drainage Plan consist of being able to direct the water into the wash; the planning has been completed, and taking action is expensive and something the Town is currently looking at funding resources to implement the plan.

Scout House Renovations: Kelly Shakespear expressed concern with the condition of the Scout House and felt it is worthy of restoring. Mr. Shakespear is familiar with restoration projects; his employment with the NPS has provided many opportunities within this scope of work. Kelly discussed resources for contractors, volunteer building and finishing work, funding resources, etc.

With the use of social media, town's website, and other advertising, the project can be funded and volunteers gathered to do the project. A motion was made by Dennis Pollock to move forward with this undertaking – Second by Jason Bybee. Motion carried.

Garfield Travel Council: Cary Deccio re-applied for the cooperative marketing funds and received the \$3,500 for the on-line survey and kiosk; will begin project as the weather warms.

## **PLANNING COMMISSION**

Council Member Dennis Pollock and liaison for the planning commission gave report on two items discussed in commission meeting. Kevin Poe presented further development for his Dark Ranger telescope night sky viewing; the activities he would like to have are not listed in the permitted uses and asked for modification to allow these activities, which included: outdoor port-a-potty, ticket booth, gift shop, future indoor theatre, etc., and install 4 x 8 sign for advertising; this additions would be more for commercial zoning than residential.

Dennis reported the Commission discussed the concerns expressed by residents on 550 North in July 2015; and if he had spoken with Mr. Kennedy regarding rezoning, currently the property is Agriculture and R-1-20; rezoning would take it out of Agriculture, which would raise taxes and Mr. Kennedy might likely pay back taxes for taking it out of green belt. It could be rezoned to Residential Recreation Commercial; but it would be spot zoning and reviewed with him the procedure to rezone.

The other item was rescheduled; construction of a hay barn for Brett Chynoweth.

## **FINANCAIL/WARRANTS**

Audit Review and Approval: Mayor Brinkerhoff and the Town Council met prior to Town Board with Certified Public Accountant Morris Peacock of Hinton Burdick and received the Town's financial findings for the 2014-2015 fiscal year. A motion was made by Travis LeFevre to approve the 2014-2015 Audit – Second by Brook Wiseman – Motion carried.

As in past years a letter to continue with Hinton Burdick as the Town's CPA's was received; the motion was made by Dennis Pollock to retain Hinton Burdick as the Town's CPA's ~ Second by Brook Wiseman – Motion carried.

Sydney reported on a number of items the Council needed to address: A fee increase on the Town's Fleet Gas Card more than what the discount is, can't justify the cards; felt that getting a credit card for the fire department would be better. Syd was directed to cancel gas card get a credit card from State Bank for the Fire Department. The motion was made by Jason Bybee to approved obtaining a credit card for the Fire Department – Second by Dennis Pollock. Motion carried.

Another item was the creation of a CD to keep funds available for the fire truck payment – A motion was made by Jason Bybee to take \$7,000 from the General Funds to open a CD for the fire truck – Second by Brook Wiseman. Motion carried.

Reviewed and verified the room lodging inventory as being claimed by business owners. Discussed the water/sewer connection dispute ~ a number of people have expressed negatively to the change in discontinuing the dormant rate. A revision in the w/s ordinance requires everyone owning w/s connections to pay full rate, whether installed or not. Those not willing to pay will forfeit the connection – will need a letter or statement requesting the disconnection and forfeiting their services.

A motion was made by Brook Wiseman to approve the warrants as reported by the Town's Treasurer – Second by Dennis Pollock. Motion carried.

## **CULINARY/SEWER**

Dennis was asked to investigate a number of possible sewer connections not being account for: the sewer connection at the old “Fair Deal Cash” store – know a shop - owned by Pete Mangum; as well as the cabin behind his home and Clint Mecham bunkhouse. Mr. Mangum told Dennis there isn’t one; Brett verified there is a connection at the store. Much discussion regarding the use of workshops, garages, etc., personal or part of a commercial business; what is the distinguishing factor? Whether commercial or personal, if there is a sewer connection, a charge should be billed – A letter will accompany the additional sewer bill explaining why the extra charge and asking him to sign off on his claims regarding the cabin and his shop. Also, the bunkhouse at Clint Mecham is being billed a separate account.

Discussed homes being rented as multiple family dwellings; specifically Gerald Talbots and Slate Stewart, should they be billed two-(2) residential rates? For now, Stewart’s will be charged two-(2) residential rates; one-(1) residential rate will be charged to the Talbots, until circumstances change and an additional family moves in to the basement. Council exchanged thoughts and views regarding these issues need to treat everyone the same, being consistent; if family(s) use sewer services, it should be accounted for and billed.

Dr. Goode Update: Installing the clay liner and rip raff along; project is coming along great. Discussed the project; some of the boxes just need repairs, having Brett oversee the project and having the engineer on site when the spring is being develop, this will save money if the line needs to be replaced.

Brett reported problem with the water line from the old chlorinator building to the ponds; Brett suggested before putting in a new line, to backwash the line out; feels there is blockage that just needs to be cleared out.

Shut off list: Reviewed those currently not up-to-date or are always delinquent on their bill. Discussed the frequency of some being on the list; expressing the Town is always willing to work out payment arrangements. Council directed Sydney to send a letter addressing the issue, reminding them of the disconnection/reconnection fees.

Water/Sewer Ordinance Revisions: Three clarifications were made; Section 10 & 11 under \*\*Commercial add to definition – “less than 30 days”; also change “Non-Residential” to “Non- Resident” in Section 10.3b

## **ROADS/STREETS**

When the weather warms, examine and prioritize roads repairs; discussed contacting Rosenberg to discuss a road project. Also, an inventory road mileage to update B&C Road Funds.

## **PARK/RECREATION**

Follow up on Scout House restoration project with Kelly Shakespear. Warmer weather will get the Veteran’s memorial going again – benches are made and are being stored at Ruby’s Inn.

Discussed conference flooring – decision was made to tear up the carpet and put cement flooring in.

Brett and Bob have been cleaning and spraying off cement at the pavilion and water splash pad at the Town Park.

## **FIRE DEPARTMENT**

Council again expressed concern with the gas tanks and propane fuel tanks behind Clarke’s and the danger it has created for the community; especially their business. Being that “Clarke’s” is under new ownership, contact needs to be made with Emilee and Dallas making them aware of the situation.

## **EMPLOYEE REPORT**

Dog Ordinance: A motion was made by Jason Bybee to adopt Tropic Town Dog Ordinance #2-11-2016 and to purchase animal control equipment. Second by Travis LeFevre – Motion carried.

It was brought to the Town's attention of an incident that occurred at the Tropic Town Park involving a dog and a small child. The incident was reported, but to the Council's understanding no contact was made to the dog's owner or if any follow up testing to the dog done. A letter will be sent to Sheriff Perkins asking for a follow up on the situation.

Brett and Bob will be attending Rural Water Conference in St. George; Bob will be training for his waste water certification; once completed he will begin applying for his CDL.

## **MAYOR'S REPORT**

### **ADJOURN**

A motion was made by Travis LeFevre to adjourn – Second by Jason Bybee. Motion carried.

Approved this 10<sup>th</sup> day of March 2016  
Marie H Niemann – Tropic Town Clerk