

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held January, 14, 2016 at 6:30 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, Jared Greer, Mr. Johnson, Jim England, Falyn Owens, Eric Clay, Lance Foster,

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Gaia Greenhalgh

PLEDGE: Sydney Syrett

APPROVAL OF MINTUES: A motion was made by Jason Bybee to approve the minutes of the Tropic Town Board Meeting held November 12, 2015. Second by Dennis Pollock ~ Motion carried.

APPROVAL OF THE AGENDA: A motion was made by Travis LeFevre to approve the agenda. Second by Jason Bybee ~ Motion carried.

THE COMMUNITY

Utah Division of Water Rights: Jared Greer discussed with Mayor Brinkerhoff and Council the Town's water rights; owning, identifying, using, etc. Mr. Greer explained one of his roles in working for the Utah Water Rights is to negotiate and settle water right issues between the State and Federal government. Explained how one begins owning water rights; #1~ settled the area utilized water and put it to use, #2 ~ 1903 water right laws came into effect and one had to applied for a water right and #3 ~ a Federal Reserve water right ~ Federal government takes public land and reserves it for a specific purpose like an Indian reservation or national park ~ at which time a water right is also reserved. The amount of water reserved, for example a reservation was based on what it took to for the people to survive; for a national park it is whatever the purposes of the were and preserves the natural water features within the park.

Mr. Greer discussed with Mayor Brinkerhoff and the Town Council an agreement with the Park Service regarding future needs for Bryce Canyon National Park. A Natural Water Right was reserved when Bryce Canyon National Monument was established; which is based on the "Priority Date" and that is based on the date the Park was "reserved" ~ 1888. The Park Service is asking for a "in place water right" to maintain the lodge, campground, and current uses. Mayor questioned their purpose of getting more water, is there new development or infrastructure going in. Mr. Greer stated no, but they would like to subordinate all their natural water rights to any existing rights in the area. Continuing, Mr. Greer reported in 1923 Bryce Canyon National Monument was established, owned and operated by the Los Angeles Salt Lake City railroad company. When development of the lodge and other amenities, they purchased from the Tropic East Fork Irrigation Company a portion of the State base water right; a change application was filed with UDWR in 1926. This spring, which is currently located above the East Fork of the Sevier River, is piped over to the lodge ~ amount of water is 2.5 pfx, which equals 180 acre feet of water. The NPS has done a study regarding future visitation, facilities and needs, they need 184 acre feet of water; needing 4 acre additional feet of water. Park Service would like to negotiate with the access permit to Dr. Goode Springs; which Tropic just completed the filing a permit with the Park Service to access Dr. Goode Spring for its redevelopment. The permit time period is 10 years, at which time an access permit will need to be refiled.

Mr. Greer asked how the process was handled; Council voiced the headaches and hurdles went through to receive the permit; changing of administration, spotted owl, paperwork, delaying for a number of issues, etc. Continuing, Mr. Greer stated this agreement is to quantify the Park Service State Based water right; he feels that this in an important issues, but doesn't want to delay negotiations by asking for something that in the end the NPS will not agree to. Council expressed a number of important issues on the public's side that was stopped by the Park Service; passing lane, bike path, etc. Further discussion Mr. Greer stated the agreement could acknowledge the right-of-ways exists, Council expressed concern that wording would need to be such that new administration could not, not allow access – need to guarantee the right of way without hurdles and hoops to jump through. Jason questioned if right of ways accesses could be a part of the negotiations; environmental laws change and the 10-year time frame is because of issues like the spotted owl or other environmental concerns; which is why the phrasing or wording is such to guarantee access. Concluding, much discussion is needed to before both parties are content with a win-win situation.

Bryce Canyon Bible Church: Business License ~ No representation was present – Council asked that it be placed on February's agenda and contact be made with Rev. Brannon.

Garfield County Travel Council: Falyn Owens shared the “2015 ~ a year in review” Tourism report; the “Mighty Five” marketing campaign was beneficial to the County's economic growth. In 2016 a new version of this called “Road to the Mighty” will be unveiled, focusing on the rural tourism communities accessing the parks.

Water Sewer Ordinance: A committee was comprised of both business and non-business owners, after receiving the committee's recommendations, a new water/sewer ordinance was drafted; two public hearings were held to receive input and address questions and concerns the community may have regarding Residential and Commercial water sewer monthly base rate increases and billing structure. Participation and attendance was ill attended; no one objecting or protest the changes. A motion was made by Travis LeFevre to adopt Water/Sewer Ordinance #1-14-2016 Second by Dennis Pollock.

PLANNING COMMISSION

Dennis Pollock: A building permit application to build a 24 x 24 Room addition (Grandpa Shack) was received; there will be a breezeway between the home and the addition. Setbacks, zoning, etc. were all in order. No water/sewer connections needed. A motion was made by Travis LeFevre to approve this project – Second by Brook Wiseman – Motion carried.

Lance Foster: Plot plans were reviewed for Phase 2 of Bryce Canyon Cabins; the project included a 4-gas pump gas/goodie and diner/grill within and a patio area. Changes in accessing the establishment were discussed – Lance reported UDOT was contacted to allow full access off of Hwy 12, this would allow for a pull through for larger vehicles and parking. Lance discussed Main Street landscaping that would be affected. Water/Sewer connections would be purchased to accommodate public restrooms and eating facility. Drainage, zoning, parking, etc. were all in order.

A motion was made by Jason Bybee to approve a building permit for Phase II of this project with the stipulations the sole cost of removing and rebuilding the curb/gutter, lighting, landscaping would be theirs and the appearance of this section will continue with the flow of the design of Main Street - Second by Travis LeFevre. Motion carried.

Eric Clay: Mr. Clay recently purchased property on 100 South – Harold Shakespeare lot. An application was received to build a shop/garage toward the backend of the property; eventually and if possible restore the home currently located on the property; currently there is not no water/sewer connection – would like to purchase one water/sewer connection.

Setbacks, zoning, etc. was in compliance – A motion was made by Dennis Pollock to approve a building permit for this project with the intention of approving a water/sewer connection – Second by Travis LeFevre. Motion carried. Council reported the procedure to purchase a water/sewer connection has been modified; water/sewer connections are authorized, but not purchased until a building permit is obtained from the county.

FINANCIAL/WARRANTS

Hinton & Burdick will be reporting on the Town's 2015 Audit in February. Having no Board meeting in December, Sydney reviewed November & December's warrants with the Council – all was found in order. A motion was made by Jason Bybee to approve the warrants and reported – Second by Brook Wiseman. Motion carried.

With changes in the governing body of the town, new assignments and authorization on banking accounts are needed. Department Assignments were made to the following: Travis LeFevre * Roads/Streets, Travel Council and Business Association Liaison; Jason Bybee * Fire Department & Maintenance; Dennis Pollock * Water & Sewer, Planning Commission Liaison; Brook Wiseman * Park, Recreation. As Mayor Pro Tem * Nominations were made; the following vote was taken: Jason Bybee 2 votes * Travis LeFevre 2 Votes; Council discussed responsibilities and which would be more accessible – Mayor voted Travis LeFevre – Motion carried.

CULINARY/SEWER

In reviewing utility billing and identifying modifications to lodging businesses, the Water Sewer ordinance was revisited; Council discussed the phrase to include recreational RV parks and all nightly rentals. A motion was made by Travis LeFevre to recede the previous motion that approved the w/s ordinance, and to reapprove the ordinance making the following clarifications, identifying “RV parks and all nightly rentals” in the description of the w/s ordinance. Second by Jason Bybee – Motion carried. To correctly bill the lodging accommodation businesses with the new rates, the Council called for a lodging room count inventory ~ Dennis will accompany Brett in completing this task before this next billing when the increase rates will take effect.

Pre-Construction on Spring Creek redevelopment is set for January 11th.

ROADS/STREETS

Regroup on vacating roads and securing the right-of-ways on T-Hill accessing the water tank.

PARKS/RECREATION

Conference Room Flooring: A number of options were considered cement flooring was one of them, but the cost was twice as much as carpeting; and considering the activities, the council agreed to go with carpet tiles. A catalogue with many colors and styles is available in the office to choose from. Revisit this in February.

Park/Scout House/Baseball Complex: Much discussion on the care of the baseball complex; recalling previous discussions with the coaches. The major problem is removing the trash and cleaning the bathrooms. Comments expressed the lack of enforcement from the coaches and leaders to teach responsibility to the students using the facility. Council asked that once a week during the cleaning/mowing of the Town Park for Brett and Bob check the baseball facility as well.

“Save the Scout House” Campaign ~ Decisions need to be made on whether or not to restore the scout house. Dennis reported he a cousin that does restoration work that could possibly reconstruct the historical icon, Dennis will follow up with him. Need to examine the cost of restorations, its use and maintenance after restoring it. A public meeting was asked to be scheduled to receive public input regarding the future of the scout house.

Veteran's Memorial: Brook reported benches are made; they are being stored at Ruby's Inn. Weather has delayed the project. The other project to be completed is the area's information kiosk that was taken down making room for the memorial; needing to decide where to relocate it. Brook will follow up with Brett and Bob and discuss where the best place for it would be.

FIRE DEPARTMENT

Fire Class ~ Nine (9) people will be attending. Number of fire personnel is dwindling, suggested a recruitment activity encouraging residents to be involved. Notification will be posted in the newsletter and on the town's website.

EMPLOYEE REPORT

Mayor Brinkerhoff explained to the new councilmembers Dennis and Brook the use of tasks list on google calendar, and how it used and tracking specific jobs or tasks employees are given or working on. Council inquired about the progress of Bob R getting his CDL license and other certifications for the job.

MAYOR'S REPORT

Follow up Items: Dog Ordinance – A possible solution to a hold facility or kennel was suggested by Brett to use the old water tank building; modifications need to be made – door, window, etc. The animals would have shelter and warmth; at it is accessible to water. Follow up with purchasing gloves, food/water dishes, etc. needed.

Work meeting planned prior to Town Board meeting in February.

ADJOURN

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

Approved this 11th day of February 2016
Marie H Niemann – Tropic Town Clerk