

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held November 10, 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: Brett Chynoweth, Bob Sudweeks, Jared Westhoff, Steve & Roxanne Lewis, Ken Tuttle, Marv Willis, Carol & Jerry Pollock

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Marie Niemann

PLEDGE: Ken Tuttle

APPROVAL OF MINTUES: A motion was made by Travis LeFevre to approve the minutes of the Tropic Town Board Meeting held October 13, 2016. Second by Jason Bybee ~ Motion carried.

APPROVAL OF PUBLIC HEARING: A motion was made by Dennis Pollock to approve the minutes of the CIB Public Hearing minutes held October 13, 2016. Second by Jason Bybee ~ Motion carried.

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

THE COMMUNITY/PUBLIC COMMENT

Park Property: With the purchase of the park property, a fence owned by Sherrell Ott was removed opening up neighboring property owned by Jack Greenhalgh and Jerry Pollock. Concerns were also expressed regarding the fire hazard of the weeds and the deteriorating shed. After address these concerns, a motion was made by Dennis Pollock for the section of property purchased to be cleaned and a fence be put back up separating the two properties. Second by Travis LeFevre – Motion carried.

Business Proposal: Three business proposals were brought before the Council all focused on bring visitors to Tropic during the off season. Alisha Pollock would like to begin a Tropic Fall Festival & Barbecue during the month of October; Travis LeFevre and other business owners have been contacted for support/interest. Another venture was holding a mountain bike race, Travis and Alisha discussed tying the two events together; discussed possible trails/areas for the event. The third proposal was a farmer's market; Katie Parkin was not in attendance to discuss the details.

Travis LeFevre purchased the Stewart property neighboring Bryce Pioneer Village; it is zoned commercial. With Alfred Foster's commercial development not moving forward, Travis would like to take Alfred's idea and put in a gas station/convenience store/car wash, and possibly a mechanic shop; but before moving forward needed to discuss with the Council adjusting some of the Main Street landscaping for the entrance/exit. Council doesn't seem to have a problem ~ Begin construction July 2017.

Business License: A letter was sent to Chad & Mindy Grimshaw inviting them to attend town board meeting to discuss the renewal of their business license and to address other concerns being reported. In response to the letter, the renewal form & fees was received; but no license has been issued.

After much discussion, the motion was made by Jason Bybee for another certified letter to be sent asking them to attend town board meeting in January and that their license has been suspended; that further action could be taken, that of w/s services be discontinued, if they continue to disregard the notice. Second by Travis LeFevre – Motion carried.

Jared Westhoff: No planning commission meeting was held in November, so the project was not reviewed and Mr. Westhoff could not move forward with the zone change for his commercial development; with this, he was not added to the agenda to discuss the project, but was added Jared to discuss the sewer lagoon. Mr. Westhoff asked the Council for permission to discuss his RV Park, campsite, cottages, project – A motion was made by Dennis to amend the agenda adding Jared allowing him to discuss the zone change and RV park project.

Addressing the zone change, current commercial zoning extends back one block from Main Street; the only thing that would be out of the ordinary is that it extends further back than the 1 block. Discussed a buffer zone; keeping the development contained. In reviewing the project, it would consist of 71 pull-through RV, 24 back-in, 35 tents, 24 cottages; totaling 154 sites, with a dump station. As discussed in October's meeting regarding infrastructure for future development, it was again emphasize the concern allowing businesses to compromise the Town's ability to provide and maintain current services.

PLANNING COMMISSION

Dixie Burbidge: A work meeting was held October 20, 2016; one item that was discussed was the employee housing project for Stone Canyon Inn, it was reviewed and approved.

Business License Revisions: Per direction from the council in October, revisions to the business license application and ordinance were made. Among other changes, revisions adjusted the penalties and addressed suspensions if not complied. Council was not prepared to adopt/approve ~ Will be studied/reviewed and approved in January 2017.

Vacation Rental/STR Ordinance: Along with the business license/ordinance, an ordinance addressing Vacation Rentals, Holiday Homes, etc. was compiled. Discussed its contents ~ after some deliberation it was agreed that something needed to be in place; and could be refined after the State Legislature addresses the issue in January. A motion was made by Travis LeFevre to approve the Vacation Rental Ordinance – Second by Dennis Pollock. Motion carried.

FINANCIAL/WARRANTS

A review of the warrants was presented by Town Treasurer Sydney Lamas - A motion was made by Jason Bybee to approve the warrants as reported. Second by Dennis Pollock. Motion carried.

A letter was received from South Central Communications providing the opportunity to take a percentage of the invested stock ~ or wait. A motion was made by Dennis Pollock – Second the motion by Travis LeFevre. Motion carried.

CULINARY/SEWER

The Department of Water Quality is asking the town to update the Water Conservation Management Plan; discussed possibly doing the updates in house, rather than pay Jones & DeMille; since the employees provide the information. A motion was made by Dennis for Brett to follow up with Carson on what information is needed; and doing it in house. Second by Travis LeFevre – Motion carried.

Council reviewed plans for the storm retention pond, meeting with the BLM and County to discuss the expansion; received verbal permission. Brett will follow up with getting written permission.

Dennis reported he's been looking into a chemical that would help cleaning the sewer lagoon; Duchesne has been using it; and it can be used while wet. Brett will be following up with Duchesne on how well it works. Need to be proactive in finding a faster process than waiting for Mother Nature to dry out the cells.

Sewer Treatment Plant: With the capacity issues with the sewer lagoon, Jared Westhoff expressed interest in helping find a solution; the idea is to create a small system to manage sewer – "Package Plan System". It treats water to a point good enough to irrigate with. Would the Town be willing to take on another system – it would need to be located at the sewer lagoon; giving developers another choice and lowering water/sewer impact & connection fees?

This led to a discussion on assessing impact fees with both water and sewer base on the Town's capacity; Jared questioned if they being formulated correctly and charged accordingly to maintain the current system, future storage, etc. making sure the impact fees he's being charged would take care of his projects' demand. Brett stated the Town is relatively sure what load is being put in to the system; and what its capacity load is. Cleaning the lagoon is a temporary fix, but not for long term and development. Jared felt the current impact fees are pretty high, to the point that it inhibits the project. By Jared being proactive in helping write a capital facilities plan and would like the Council to support having an impact fee analysis done, which could lower the cost of the infrastructure of his development.

The Council doesn't want to say no to any development, but the Town needs to fix the problems before an RV Park or any other type of development impact is made onto the system; water demand alone for an RV park with 150 + connections, fire flow/hydrants, etc.; that is a lot of demand. The town does not have property for sewer lagoon expansion. Impact fees analysis could/would either raise or lower the impact fees based on what is found; but it would not guarantee the project.

Water Rights – Ken Tuttle & Marv Wilson: In 2015 Sunrise engineering was given \$3,900 to inventory the Town's State water rights; at that time Mr. Wilson recommended that a water study be completed. This led to a discussion on the Water management Plan done by Jones & DeMille in 2004, the number of water connections available to sell were 50; did this factor in the number of connections not in use, but are committed and paid for; sewer connections is another element to be factored in. Travis would like an update of the plan, rather than a whole new study.

Discussion continued questioning the use of the Well, impact fees, also the number of connections allocated for residential & commercial, etc. Travis expressed concern with the financial impact it would have if forced to use the Well, because of the demand from the RV Park or other commercial development. Mr. Wilson felt Tropic should have a progressive rate structure in place.

Discussed CIB funding for the an impact fee analysis; Mayor Brinkerhoff expressed interest in what the analysis would reveal; and felt the Water Rights information that Ken Tuttle has will reveal Tropic has a lot of water, but it probably includes the Well, emphasizing the Well is for backup purposes not a regular source. It was asked if the study could factor out the Well – Yes.

Marv Wilson reported a law was passed in 2009 regarding impact fees, the Town needs to comply with the State (Utah Code Title 11 Chapter 36a); Mr. Wilson stated Tropic's impact fees may or may not be where they should be, there is no analysis to back them up; and could guarantee they are not in compliance. Travis expressed caution, how many impact fees would need to be refunded since 2009 because the study showed lower? All agreed it would be in the Town's best interest to get the study before any decision on the RV Park or other development could be made.

A motion was made Dennis to move forward with the impact fee analysis and applying to the CIB for funding for a Water Study ~ Second by Jason Bybee. Motion carried.

ROADS/STREETS

No Report

PARKS/RECREATION

Brook reported the statue for the Veteran's memorial was not finished as promised; and will not be available for the dedication ~ much disappointment expressed in the artist Stan Watts, promised it would be ready Nov 18th. Security cameras will be installed – will need to drill a hole into the Heritage Center for the security line.

Casing in the office area is moving forward; will need to look elsewhere for construction, Jones Paint and Glass never responded back with a quote.

FIRE DEPARTMENT

No Report

ANIMAL CONTROL

No Report

EMPLOYEE REPORT

Binds will be order for the office windows on the south side to block the evening sun into Sydney's office. The annual "Ice Fishing Derby" sponsored by Panguitch Main Street Committee is asking for donations as in certificates, or gift items; many Garfield County residents and others throughout the state attend and have a great time. A motion was made by Jason to purchase two \$25 gifts cards from Cabela's . Second by Travis LeFevre ~ Motion carried.

MAYOR'S REPORT

Conflict of Interest Policy: A motion was made by Jason Bybee to adopt the Conflict of Interest Policy – Second by Travis LeFevre. Motion carried.

No town board meeting in December. Christmas dinner will be held at Bryce Canyon Pines December 16 at 6:00 p.m.

ADJOURN

A motion was made by Travis LeFevre to adjourn – Second by Dennis Pollock. Motion carried.

Approved this 12th day of January 2016
Marie H Niemann, Town Clerk