

## **Tropic Town Council Meeting**

Minutes of the Tropic Town Board Meeting  
Held October 13, 2016 at 4:30 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:** Brett Chynoweth, Bob Sudweeks, Skyler Syrett, Ron Harris, Jim Kennedy, Steve & Roxanne Lewis, Jared Westoff, Dixie Burbidge

**CALL TO ORDER:** Mayor WaLon Brinkerhoff

**PRAYER:** Marie Niemann

**PLEDGE:** Sydney Lamas

**APPROVAL OF MINTUES:** A motion was made by Jason Bybee to approve the minutes of the Tropic Town Board Meeting held September 15, 2016. Second by Dennis Pollock. Motion carried.

**APPROVAL OF THE AGENDA:** A motion was made by Dennis Pollock to approve the agenda with the addition of Phebe Wiseman and Jared Westoff. Second by Brook Wiseman. Motion carried.

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### **THE COMMUNITY**

Town Park Property: Will be discussed in Executive Session.

Veteran's Memorial: Phebe Wiseman provided an update on the progress of the memorial and its completion date. Six-(6) young men have completed their portion of the project and have earned their eagles, with the remaining 6 scouts earning their eagles by the completion of the memorial. Dedication will be held Friday, November 11, 2016 at 1:00 p.m. following the Veteran's Memorial Assembly at the high school. Programs, invitations are being mailed out and dignitaries from around the State including the Governor of Utah have been invited.

Review of financial contributions were reported, remaining balance is \$5,005; Phebe asked for the Town to pick up the remaining balance. Consulting with Sydney Lamas Town Treasurer, it was reported the budget has been sent to the Auditor for review, would need to be amended. A motion was made by Dennis Pollock to pay the remaining balance and to amend the budget – Second by Travis LeFevre. Motion carried.

RV Park: A proposal to build a RV campground/Park was brought before the Council. Jeff Westoff, and property managers Steve and Roxanne Lewis were present to discuss details of their project. It is currently zoned Agriculture, requiring a zone change to General Commercial or Residential Recreation Commercial. Discussed w/s connection/impact fees, monthly water/sewer billing, etc. Further project discussion details will go before the planning commission.

### **PLANNING COMMISSION**

Max Stewart – Wood Shed: Application was reviewed for a pre-built wood shed; setbacks, zoning, etc. were found to be in order. A motion to approve was made by Travis LeFevre – Second by Dennis Pollock. Motion carried.

Skyler Syrett – Zoning & Daycare Facility: Planning Commission held a public hearing to rezone/extend a boundary line for property zoned ½ commercial ½ residential to all commercial; the property is located at 111 West 550 North.

Also, Skyler and Ciera presented a building application for a daycare facility on this property. After review and finding everything to be in compliance, a motion was made by Alfred Foster to recommend the rezone/extend boundary line and daycare facility to the Town Council for approval. Second by Dennis Pollock – Motion carried.

Bill & Nancy Crowl: Mr. & Mrs. Crowl purchased property on Francisco Lane, application was reviewed for a modular home zoning, setbacks, etc. were all to be in order. A motion was made by Travis LeFevre to approve the building permit – Second by Brook Wiseman. Motion carried.

## **FINANCIAL/WARRANTS**

Financial were prepared and reviewed – A motion was made by Jason Bybee to approve \* Second by Dennis Pollock. Motion carried.

Business Licenses: A number of businesses are delinquent in renewing their license; four-(4) notifications of delinquency have been sent. Discussion commenced on penalties and other issues continuing to affect the neighbors; currently a \$10 late fee is charged after 30 days. Additional penalties need to be put in place to prevent business from operating without a license; these could include: revoke the license/deadline, disconnect w/s services, increase late charge, etc. Legal council will be sought verifying what actions can be taken; revisions to the business license application/ordinance will be made and approval in November, as well as the Vacation Rental/STR ordinance.

## **CULINARY/SEWER**

Agreements: Ruby's Inn installed an 8" sewer line from 521 East Center to 980 North; through property owners Jack Chynoweth and Mavis Streble. This line services Bryce Meadows subdivision, Ahlstrom subdivision and 550 North. Agreements have been made with a number of property owners regarding the installation of water/sewer lines when developing, but nothing was made with Ruby's for this line. An agreement created, the terms of the agreement it states that when a connection is made onto the installed line, the property owner receives the \$1,000 impact fee as payment in purchasing the line.

Also created was a waterline agreement with Skyler Syrett and Joe Thompson for the installation of a waterline from 100 West on 550 North to Hwy 12; during their subdivision development. A motion was made by Jason Bybee to sign these two agreements – Second by Travis LeFevre. Motion carried.

Jim Kennedy: Two letters were received requesting the Council to acknowledge a right-of-way access from Bryce Way between Campbell and Bryce Washes given to them by the BLM; the other addressed the fence line separating the Towns' property and Kennedy Ranch is not accurate; survey reveals the fence line is 15 feet onto the Kennedy Property. Mr. Kennedy wanted it on record so that there will be no disputes between their heirs and the Town. A motion was made by Travis LeFevre to acknowledgement of the discussed items - Second by Brook Wiseman. Motion carried.

With the recent rains, flood waters reveals areas where bar ditches are needed to channel the water. Brett was asked to survey the Town and see where they might be needed.

## **ROADS/STREETS**

A motion was made by Travis LeFevre to move into the CIB Public Hearing for the Town's road project – Second by Dennis Pollock. Motion carried. (Minutes of the Public Hearing attached). After adjourning and moving back into Town Board meeting, the motion to proceed with the CIB Funding application was made by Travis LeFevre – Second by Brook Wiseman. Motion carried.

Ponds are completely full, discussed ways to relieve the water. Brett suggested that they be pumping it out; it's not a long term fix, but for now it would alleviate the water from spilling over. Reported the BLM gave approval to Clay Stewart to relocate the fence around the "Stewart Cove" area, which would expand the area to hold the water. Brett will follow up.

Grading is needed on 1250 North by Ahlstrom's; Brett will follow up.

## **PARKS/RECREATION**

Problems with grub worm in the lawn at the baseball park; best time to spray is in the spring. It was also asked that Bull's Eye be contacted to spray for spiders, bugs, etc. at the Town Office. Brett will be winterizing the bathrooms and facilities at the Town Park.

Following up on the kiosk, Sydney reported she spoke with Cary and is hoping to have it done by December; not sure what the status is on the survey.

Reported the Heritage Center upper level door latch assembly is not working; Brook asked Brett to take a look at them, if needed to order new hinges. Brook still has not heard from Jones Paint and Glass on cost for inclosing the office area - Ron gave recommendation on a company Ruby's is looking into for some work for them.

## **FIRE DEPARTMENT**

Fire Chief Ron Harris was present to discuss the purchase of a Hazemat Truck; the existing truck is a 2004 has 112,000 (hard) miles on it. Replacements have been research; as well as funding of and the sale of the old truck. Kelly Blue Book - \$7,000; County donation \$10,000; Bryce Canyon City \$8,100 – lighting, striping, equipment installation; Misc. donations \$4,500 ~ truck would be gas, not diesel. Ron discussed with available funds with Sydney, there is enough in the Fire Department's budget to make the payments. A motion was made by Dennis Pollock to approve the funds needed for the purchase – Second Jason Bybee – Motion carried.

## **ANIMAL CONTROL**

Council was made aware that members attending AA meetings are bringing their dogs; Bob continues to find dog hair throughout the lower level of the conference center when cleaning. Notify Randall that no dogs are allowed inside the center.

## **EMPLOYEE REPORT**

Water Tank Alarm: Brett reported no phone line is needed to have an alarm; it is works from a radio read, need to activate the dial tone at park building.

Wireless Internet Use: Many visitors use computer in the resource room to check their emails while they are traveling; at times 6 to 7 people at one time are asking for wireless access. Solution; not give out the password – could be a problem, having to wait in line to use the one computer. There are 2 networks \* Share 1 & Tropic Town; it was agreed not to give out the wireless passwords, unless it's for a conference, dance groups, etc.

## **Executive Session**

A motion was made by Jason Bybee to move into executive session – Second by Travis LeFevre.

Town Park Property Purchase: After purchasing property located adjacent to the Town Park, investigation into the acreage revealed the size was not correct as was conveyed to the Council from the Realtor, and Seller; the amount paid was based on a buildable lot. Conflict on the approval procedure to purchase the property was had among the Council; upon further discussion with Realtor and examining possible recourse, the decision to purchase the property was again put to a vote: A motion was made by Dennis Pollock with Jason Bybee Seconding the motion to purchase the property adjacent to the Town Park; Call for vote: In favor \* Dennis Pollock, Jason Bybee ~ Opposing \* Travis LeFevre, Brook Wiseman \* Mayor Brinkerhoff making the deciding vote, voted in favor. Motion passed.

## **ADJOURN**

A motion was made by Dennis Pollock to move from Executive session back to Town Board and adjourn – Second by Travis LeFevre. Motion carried.

Approved this