

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held February 9, 2017 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Jason Bybee, Dennis Pollock & Sydney Syrett – Tropic Town Treasurer. Council members Travis LeFevre & Town Clerk Marie Niemann were excused.

OTHERS: Ron Harris, Jared Westhoff, Marie Barton, Daniel Allen, Kerry & JoNeil Alvey, Brett Chynoweth, Bob Sudweeks, Roger Blake and Morris Peacock.

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Kerry Alvey

PLEDGE: Morris Peacock

APPROVAL OF MINTUES: A motion was made by Dennis Pollock to approve the minutes of the Tropic Town Board Meeting held January 10, 2017. Second by Jason Bybee - Motion carried.

APPROVAL OF THE AGENDA: A motion was made by Jason Bybee to add Daniel Allen and approve the agenda. Second by Dennis Pollock. Motion carried.

THE COMMUNITY

No Report

PLANNING COMMISSION

Relay Tower: Verizon Wireless is interested in installing a 100ft relay tower providing wireless service to the area. After being reviewed by the planning commission, it was felt that an 80ft tower would be sufficient; addressing height restriction, there isn't anything specific identified with towers; it was their consensus it would fall under building structures and was recommended to the Council for approval. Details of construction, installation, and cost (which would be responsibility of Verizon) were discussed; once completed the fire department would have ownership. There would be space for 3 additional carriers, possible AT&T and T-Mobile, each paying for space on the tower with funds being earmarked for fire department. Details are still being worked out; maintenance and utilities paid by Verizon.

In regards to the current tower, Ron reported he would like to sale it. They are still under contract with ComNet which AT&T wireless uses, there would be use for ComNet to be associated with it; fire department owns the antennas on top, which would be also be atop Verizon's tower.

Comments from JoNeil expressed opposition to the installation. JoNeil stated after talking with realtors having any type of telecommunication tower adjacent to their property would depreciate the value; understanding the revenue for the fire department, but the public should be informed. Dennis and Jason questioned the information and asked what percentage of or monetarily would do to property; JoNeil didn't have figures. Other comments questioned other possible sites; Ron responded there's been discussion with three others. Comments identified support as well as possible opposition from the community; Dennis made the motion to hold a public meeting Tuesday, February 21st at 5:00 p.m. to get community input. Second by Brook – Motion carried.

Southpine Rental Rezone: The planning commission held a public hearing December 1, 2016 to receive input on the zone change for property owned by Jared Westhoff from Agriculture to Commercial. Dennis reported no objections were received. Brook Wiseman asked for what the distance back from Hwy 12; responding Jared reported 1 block. A motion was made by Dennis Pollock to approve the zone change – Second by Jason Bybee. Motion carried.

Life Safety Inspection: In addressing the increase number of businesses in the non-general commercial zone, Dennis felt parameters needed to be set for the safety of the businesses and the community, and which the planning commission has expressed concern. Dennis discussed with Jared Woosely these concerns and it was felt that by following the requirements as outlined in the NFPA Life Safety 101Guide, an inspection could be created and would be required before a business license is renewed for an occupancy business located in a residential or non-commercial zone; noting the safety and liability would be on the Town for issuing of a business license to an unsafe establishment.

Dennis highlighted a couple of issues dealing with occupancy: 2-people per bedroom, 6-bedrooms per house maximum, giving a 12 person per house occupancy; which the B&B's are required to follow. A draft of the inspection is being created, and felt having access to the guide book would be beneficial ~ Dennis will follow up with Marie to order copy of the NFPA Life Safety Guide for the office.

Division of Forestry: Daniel Allen gave a presentation a community forestry program and becoming a Tree City USA. There are four standards: Committee, Ordinance, Continual Funding/Planting, & Arbor Day Observance. Brett reported Tropic Town is already a part of this program and received funding for the trees, shrubs, etc. along Main Street and Heritage Center landscaping. Mr. Allen wasn't aware of this, and upon further discussion participation needs to be renewed annual. Marie Barton and Abby Palmer are interested in this program and volunteered to head up the committee, with Marie as chairman. A motion was made by Jason Bybee – Second by Dennis Pollock. Motion carried.

Holms Cabins: Council Member Dennis Pollock reported the location for two cabins for Bryce Valley Lodging have been incorrectly placed. Fire Chief Ron Harris wanted it on record what he signed off on is not the plot plan submitted to the County Inspector nor the one being used; the plan he signed had a 25ft emergency access. Council asked Dennis to follow up by meeting with Ron and Jared on site to discuss the issues, and report back.

FINANCIL/WARRANTS

2015-2016 Audit Approval: Town auditor Hinton Burdick presented the 2015/2016 audit. All was found to be in order – a motion was made by Dennis Pollock to approve the audit & retain Hinton Burdick as Town Auditor Second by Jason Bybee – Motion carried. A copy of the audit will be available for the public in the Tropic Town Office.

Sydney gave the warrants and financials report – all was found in order. A motion was made Jason Bybee to approve the warrants – Second by Brook Wiseman. Motion carried.

CULINARY/SEWER

Brett reported the Spring Creek/Dr. Goode project is completed; the old collection boxes from Spring Creek are still on Jim Kennedy's property, and he would like to have them removed. The total amount of gallons has increased ~ collecting between 160 & 200 gallons.

Jared Westhoff would like to continue move forward with his RV Park/Campground project asked for update on the progress of cleaning the sewer lagoon. In email correspondence with the Mayor, Jared expressed interest in purchasing land to expand the lagoon to help resolve the issue with capacity; in turn working out something with w/s connections & impact fees.

Discussion reiterated previous conversations currently being done to resolve capacity, the sewer study, etc.; what findings it would reveal as to growth. Jason made comment, depending upon what is revealed; one developer cannot be given all the connections, having nothing for residential or other development. Brett commented the study isn't going to give the Town additional capacity; we already know; it still has what it was originally built for 20 years ago, the Town is at full capacity.

Continuing, Jared reviewed again what his project entails, looking at about 151 for the total project. Jared asked the council for permission to contact Jones & DeMille what the study finding is. Jason asked that he not, Travis isn't in attendance and should have input; plus there's probably a confidentiality concern. Discussed water availability and water storage ~ we have plenty of water, but not the back-up storage facility; it isn't logical to use the Well, the cost to pump, filter, test, etc. is very costly and is the Well is only for emergency purposes, not to turn on because the town is using more water than they have. Everyone is anxious to know what the study reveals; once available Jared will be contacted.

ROADS/STREETS

Travis approached the County Commission asking for assistance in the road project – it was reported the town will save \$60,000. CIB funding for the road project was awarded: Total cost of the project \$600,000.00 * Grant \$180,000 and \$270,000 Loan. Project consists of street and drainage improvements, which include grading and drainage on 9.3 miles of town streets, resurfacing 6.75 miles of town streets and adding an all-weather surface to 2.55 miles.

PARKS/RECREATION

Mater Key – Dennis proposed that the Heritage Center be rekeyed; reporting the outside doors and every interior door has a different key. Discussed possibly rekeying town park, baseball complex, heritage center; having a master key, with sub-keys for specific building. Council agreed – Dennis will follow up

FIRE DEPARTMENT

Misc. discussions: height of trees at the town park compared to the Verizon relay tower; new search/rescue truck maintenance responsibility, skid-steer maintenance/snowplow attachment, upgrade/new snowplow, etc.

ANIMAL CONTROL

No report

EMPLOYEE REPORT

Council member Brook Wiseman inquired about the procedure for employee wage increases; yearly employee evaluations. Discussion recalled it was the Council's intension of a yearly evaluations raises done each December. Council will follow up with scheduling a work meeting.

MAYOR'S REPORT

ADJOURN

A motion was made by Jason Bybee to adjourn – Second by Dennis Pollock. Motion carried.

Approved this 9th Day of March 2017
Marie H Niemann – Tropic Town Clerk