

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held July 12, 2018 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Brook Wiseman, Lisa Johnson, Kelly Shakespear; Dennis Pollock excused. Marie Niemann – Tropic Town Clerk & Cassie Chynoweth – Tropic Town Treasurer.

OTHERS: Bob Sudweeks, Jack/Gaia Greenhalgh, Carol Pollock, Clay/Rebecca Wagstaff, Doug Ahlstrom, Karleen McNelly, Catherine Anderson, Pat Shakespear, Sergio Vasquez, and Sergio Vasquez Jr.

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Doug Ahlstrom

PLEDGE: Catherine Anderson

APPROVAL OF MINTUES: A motion was made by Brook Wiseman to approve the minutes of the Tropic Town Board Meeting held June 14, 2018. Second by Lisa Johnson. Motion carried.

APPROVAL OF PUBLIC HEARING MINUTES: A motion was made by Lisa Johnson to approve the minutes of the 2017/2018 Amended budget & 2018/2019 Budget. Second by Kelly Shakespear. Motion carried.

APPROVAL OF THE AGENDA: A motion was made by Lisa Johnson to approve the agenda. Second by Kelly Shakespear. Motion carried.

THE COMMUNITY

Park Property Fencing: After the town purchased property to extend the town park fencing was removed by Sherrell Ott, which opened neighboring properties. Clearing and cleaning the area is underway; concerns were expressed from neighbors on the type of fence the Town was building, asking that barbwire not be used. Discussed options, in which neighbors were considering a chain linked fence. Council offered to foot the cost for wired fencing or panels; if property owners wanted chain link, they would need to split the cost. A motion was made by Brook to table the matter until August, when property owners will return with a decision. Second by Lisa Johnson – Motion carried.

PLANNING COMMISSION

Sergio Vasquez: Business application was reviewed and found all to be in order; food handlers/inspection, etc. The food truck will be located at Tropic True Value; parking and access adequate. A motion was made by Lisa Johnson to approve a business license – Second by Kelly Shakespear. Motion carried.

Katie Parkin: Following up on concerns expressed in June, contact was made with Katie discussing food handler's permit and notification/signature needed from neighbors. Verification was received of her receiving a food handler's permit and signature from Marie Pollock was received. A motion was made by Kelly Shakespear to approve Katie to continue her B&B operation. Second by Lisa Johnson – Motion carried.

Travis LeFevre questioned the Council action of requiring a copy of employee food handler permits/inspection; it is a lot of unnecessary paperwork, the inspection covers the food handler's permits. Clarification for the reasoning was explained, the Council had asked all food associated businesses have the same requirement.

With the information provide from Travis, the requirement was revised accepting an inspection certificate for restaurants; with food handler permit required from B&B's, since Southwest Public Health Dept. does not inspect B&B's.

Along this same line, it was reported food concession truck "TIKITOWN" is serving hot dogs; question whether or not they acquired a food handler permit, since their product was thought to be pre-packaged. Marie reported they brought in paperwork that included a food handler permit, but will verify and follow up if not.

Community Council ~ Questions regarding the use of water/sewer connection during the moratorium and how the Town is equating residential connection to commercial, i.e. Gary Bybee cabins; understanding that the project was approved before the moratorium was in place. Is a residential connection equivalent to 3 rooms, wasn't this dissolved? Addressing ordinance compliance, Marie made comment identifying the B&B ordinance was an outlined of construction/building requirements from the ground up; with this newest craze of STRs and using already existing homes as vacation rentals the Council is punting, working through each project and address them individually. Mayor reported ordinances are being revised to address these issues.

Clay/Rebecca Wagstaff: Business license application was received for River Stone Inn & Gallery; each has their food handler permits. Addressing inspection, it was reported again South West Public Health doesn't inspect B&B's. Further discussion identified the inspection requirement is stated in the B&B ordinance, as addressed previously the ordinance outline requirements for newly constructed B&B; if something did happen the landowners insurance will take action. A motion was made by Kelly Shakespear to approve a business license ~ Second by Brook Wiseman. Motion carried.

Catherine Anderson: A B&B business license application was also received from Catherine Anderson; all paperwork, handler permits, and neighbor acknowledgement for the Carriage House was in order. A motion was made by Brook Wiseman to approve a business license – Second by Lisa Johnson. Motion carried.

Karleen McInelly: In June's board meeting, the Town Council tabled the approval of the zone change due to Mike and Doug Ahlstrom wanting to readdress the amount of acreage. With the requirement for another public hearing which would take additional time, the proposal was withdrawn. A motion was made by Kelly Shakespear to approve the zone change located in the Ahlstrom Subdivision – Second by Lisa Jonson. Motion carried.

There has been some disagreement on the zone change; Travis encouraged the Council to create a Board of Adjustment or an Appeal Authority to address disputes that may be forth coming. A motion was made by Brook Wiseman for Cassie contact Michael Hansen from Rural Community Consultants regarding their services and to update the zoning map. Second by Lisa Johnson – Motion carried.

FINANCIAL/WARRANTS

Cassie Chynoweth reviewed the Town's revenue and spending activity. Cassie questioned the reasoning behind having two-(2) telephone providers; one for long distance and South Central for local calls ~ A motion to drop the long distance provider and place all telephone operations through SCC and to approve the warrants was made by Brook Wiseman – Second by Lisa Johnson. Motion carried.

CULINARY/SEWER

Special Use of Water & Billing: Addressing requests for the use of large amounts of water, being used for road and construction purposes, Cassie asked the Council for direction. It was reported no specific regulation is addressed in the w/s ordinance; under "special rates" it does address such a request ~ "the Town Council may... fix by agreement or resolution special rates and conditions for users using exceptionally large amounts of water". Council agreed to meter/bill those using large amounts of water for construction or other projects.

Shutoff List: Reviewed water shutoff list; Mayor asked that the list be emailed out to the Council.

Dave Cowan: As reported in June a letter from Mayor Seiler and Council to Jay Bowman was sent acknowledging he had a water connection; the connection was given for allowing the Town a waterline easement on what was known then as the Bowman Ranch property. Research clarified an easement was given to the Town in exchange for a water connection. Discussion clarified the meter is not being billed; a motion was made by Kelly Shakespear to acknowledge the connection if the back billing is paid ~ Second by Lisa Johnson. Motion carried.

ROADS/STREETS

Recent flooding has cleaned the culverts; no additional cleaning is needed. There is evidence of the beginnings of road damage caused from hauling construction material from the elementary school site; Mayor and Kelly will follow up with Hughes Contractor.

HERITAGE CENTER/PARK/RECREATION

It was reported to the Council of the conference center and kitchen was egged; hinges on the exterior doors are not holding. Follow up will be made on getting quotes for new doors.

FIRE DEPARTMENT

There is a need for additional members for the TVFD; new recruit Joe McGee was acknowledge as the newest member of fire department.

ANIMAL CONTROL

EMPLOYEE REPORT

MAYOR'S REPORT

Business Licensing: As discussed in June, business licensing procedure and fees are in review; additional questions regarding the requirement of each branch/location of a business to have e a separate business license. It was reported this is standard practice throughout Utah; and has always been a requirement within Town code. Council discussed changing the code dismissing the requirement of a 2nd license for a branch location. In addition to fees and issuing date, the requirement of a 2nd license will also be reviewed.

Fire/Firework Restriction Resolution: Due to extreme drought conditions and with the high danger of wild fires, State, County, and Forest Service have placed restrictions on all campfires, home fire pits, and other possible fire hazards. A resolution outlining the guidelines during drought conditions and extreme fire dangers was reviewed. A motion was made by Kelly Shakespear – Second by Lisa Johnson. Motion carried.

Master Water Plan: Mayor asked the Council to review the information provided by Sunrise Engineering regarding the Town's water plan; directing Marie to email out a digital copy for them to review. Discussed usage, rates – having one base rate.

ADJOURN

A motion was made by Kelly Shakespear to adjourn – Second by Lisa Johnson. Motion carried.

Approved this 9th day of August 2018
Marie H Niemann – Tropic Town Clerk