

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held Thursday, August 8, 2019 at 6:00 p.m. in the Tropic Town Heritage Center

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

OTHERS: Bob Sudweeks, Karleen McIncelly, Sarah Dusek, Annette Chynoweth, David Cowan, Levi Holm, Scout Holm, James Saunders, LD Shakespear

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Dayne Shakespear

PLEDGE: Lisa Johnson

VISION STATEMENT: Karleen McInnelly

APPROVAL OF MINTUES: A motion was made by Dennis Pollock to approve the minutes of the Tropic Town Board Meeting held July 10, 2019. Second by Kelly Shakespear. Voting was unanimous with Council persons Dennis, Brook, Lisa and Kelly voting “aye”. Mayor abstained.

APPROVAL OF THE AGENDA: A motion was made by Kelly Shakespear to approve the agenda with the addition of Business License discussion. Second by Lisa Johnson. Voting was unanimous with Council persons Dennis, Brook, Lisa and Kelly voting “aye”. Mayor abstained.

THE COMMUNITY

Under Canvas: A “Glamping” development proposal was presented and discussed. The location of the development is located on Residential Recreation Commercial property currently owned by LD Shakespear. The proposal included 70 -100 tents, water/sewer connections for them and for communal bathrooms and kitchen. The water usage was reported at 8,000 gallons per day. Mayor and Council explained the Town’s current water/sewer situation and what the Town is doing to address its issues. As with other proposed developments, no water/sewer connections would be given until the matters are resolved. Mayor made comment on the number of proposals that have been received asking for pre-approval; the Council will not pre-approve developments.

David Cowan: As with the previous proposal, Mr. Cowan too would like w/s connections for the development of his property on 1250 North Street. Dave reported that the investor would like purchase John Luke’s property for the development, due to the fact Mr. Luke has access to a well; which led to a discussion on the amount of water it produces and the wastewater services.

PLANNING COMMISSION

Tracy Chynoweth: Planning Commission reviewed an application for the placement of a Connet storage box; setbacks and all other requirements were in compliance. A motion was made by Brook Wiseman to approve the use of a Connex storage box. Second by Lisa Johnson. Voting was unanimous with Council persons Dennis, Brook, Lisa, and Kelly voting “aye”. Mayor abstained.

Glamping Ordinance: Garfield County has adopted a “glamping” ordinance which seems to address the Town’s concerns. Not all Council members have read through the drafted ordinance. It was asked that the items be tabled until everyone had a chance to read and review the document.

B&B Ordinance: With the debate of the proposed project of Christ Seiler, the planning commission recommends for the Council to uphold the current B&B Ordinance; requiring the owner or the manager living onsite. Discussion commenced with comments expressing

Business License Ordinance: Council Member Dennis Pollock asked that the Town follow up with revisions to the Town’s Business license ordinance, adding the requirement to provide proof of paid sales tax; which parallels Garfield County. Mayor Brinkerhoff and the Town Council were in agreement. A draft with the revisions will be prepared for September’s board meeting.

FINANCIAL/WARRANTS

A review of the Town’s financials was presented; all were found to be in order. Inquiries were made regarding purchasing procedures; is the Town receiving bids before purchases are made ~ Dayne reported they are. A motion as made by Dennis to approved the warrants. Second by Brook Wiseman. Voting was unanimous with Council persons Dennis, Brook, Lisa, and Kelly voting “aye”. Mayor abstained.

Purchase of Bobcat: A motion was made by Kelly Shakespear authorizing the purchasing of a new Bobcat. Price is \$35,000 ~ minus the \$9,000 for trade-in. Second by Lisa Johnson. Voting was unanimous with Council persons Dennis, Brook, Lisa, and Kelly voting “aye”. Mayor abstained.

The purchase of a new dump truck was also discussed; Brett and Dennis will pick it up at Utah Surplus in Salt Lake City on Tuesday.

CULINARY/SEWER

Sewer Lagoon Bonding: A public hearing was held prior to Town Board meeting. Information was provided and discussed regarding the construction, cost, and funding of the project; questions and comments were received with no negative feedback. A motion was made by Dennis Pollock to approve the Sewer Lagoon project bonding. Second by Lisa Johnson. Voting was unanimous with Council persons Dennis, Brook, Lisa, and Kelly voting “aye”. Mayor abstained.

Late Fee Charge: A request to remove or reduce late fee charges from Red Ledges water/sewer bill was presented to the Town Council. After discussion, the motion was made by Kelly Shakespear no to remove or reduce the charges – Second by Brook Wiseman. Voting was unanimous with Council persons Dennis, Brook, Lisa, and Kelly voting “aye”. Mayor abstained.

Water Overages: Todd and Lynda Niemann questioned the water meter reading on their 2nd home. No activity at the homes has cause to use the excess amount of water reported. As with previous situations the Council has reduced the overage charge by half. They are looking into the cause of the overage; not sure if there is a leak, or a running toilet, etc. Because the item was not specifically listed on the agenda no action could be taken. Dayne will follow up with them in identifying the source of the overage and if a leak was detected, if it has been repaired; the request will be placed on September’s agenda.

ROADS/STREETS

Elementary School is complete. Need to address the re-paving at the construction site with the Superintendent and Hughes Construction. A number of areas within Town need repairs; these areas will be marked, identifying what areas need to be repaired.

Mowing of Streets: Before the terms of the rental agreement is up with the Bobcat, mowing of the Town's right-of-ways will need to be completed.

Trash Bin Policy: Follow up on signage for the County dumpsters ~ placards will be placed on the trash bins notifying residents and those accessing the bins of their use.

PARKS/RECREATION

Park Renovations: Funding in the amount of \$25,000 was given from Garfield County for the renovation of the Scout House.

HERITAGE CENTER

Follow up is needed on the enclosure of the Town office area and access to the upper level of the Heritage Center; as well as the conference center outside doors. Follow up will be made with Reed Munson. With Dayne's carpentry skills he will look at the conference center doors and what solution can be found to restrict access to the upstairs.

FIRE DEPARTMENT

No further information as to the development of a Fire District.

ANIMAL CONTROL

No Report

EMPLOYEE REPORT

In a conversation with Brett and Bob, Dennis reported their thoughts regarding the sale of the Dodge truck; would like to keep the Dodge and sale the GMC; seeing that the Dodge is 4-wheel drive and more useful in winter than the GMC. In discussing the request, Lisa reported receiving a text asking for authorization to purchase a bumper for the dodge; the decision to purchase was denied and the Council moved forward with the original plan to sell the Dodge truck and buy a new-(use) County truck.

MAYOR'S REPORT

Follow up Items: Employee goals were updated and discussed.

EXECUTIVE SESSION

A motion was made by Dennis to move into executive session – Second by Kelly Shakespear. Voting was unanimous with Council persons Dennis, Brook, Lisa, and Kelly voting "aye". Mayor abstained. Topic of discussion ~ Land purchase for the sewer lagoon.

ADJOURN

A motion was made by Dennis Pollock to close the executive session move back to Town Board meeting and to adjourn. Second by Lisa Johnson. Voting was unanimous with Council persons Dennis, Brook, Lisa, and Kelly voting "aye". Mayor abstained.

Approved this 12th day of September 2019
Marie H Niemann – Tropic Town Clerk