

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held Thursday, February 20, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Lisa Johnson, Gene Anderson, Michael Ahlstrom; Marie Pollock was excused. Marie Niemann – Tropic Town Clerk & Dayne Shakespear – Tropic Town Treasurer.

OTHERS: Brett Chynoweth, Bob Sudweeks, Geni Senary, Tony & Misty McDowell, Landon Holm, Levi Holm, Jeanne Shakespeare, Joey & Bree Shakespeare, Becky Gregg, Ben Anderson – Baptist Church

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Marie Niemann

PLEDGE: Jeanne Shakespeare

VISION STATEMENT: Dayne Shakespear

APPROVAL OF MINTUES: A motion was made by Gene Anderson to approve the minutes of the Tropic Town Board Meeting held Thursday, January 23, 2020. Second by Michael Ahlstrom. Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

APPROVAL OF THE AGENDA: A motion was made by Gene Anderson to approve the agenda with the addition of Geni Senry and Joey Shakespeare under Community. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

THE COMMUNITY

Community Yard Sale: Geni Senary would like the use of the conference center for a community yard sale on Saturday, March 7th from 10 am to 2 pm; the use of tables and chairs for those providing items and good to sell. Geni will spearhead the event and post flyers. Mayor Brinkerhoff and Town Council were in agreement for the event; stating this could become something annually for Spring and Fall.

Town Clean-Up: Joey Shakespeare expressed interest in spearheading a town clean-up; organizing a committee to assist the Town in its annual clean up, volunteering his equipment to help haul limbs and other debris. Council appreciated Joey for volunteering his equipment, but there is a Town liability issue and the Town has the equipment needed. Depending on weather, the last week of April first week of May will be set aside as Town Clean up week.

PLANNING COMMISSION

Tony & Misty McDowell: Building permit for a modular home was submitted and reviewed by the planning commission. Property was purchased in Ahlstrom’s subdivision – Lot #11; there is an active water connection, a sewer connection was installed during the sewer expansion project but was not purchased. Setbacks and all other requirements are incompliance.

A motion was made by Mike Ahlstrom to approve a building permit and authorized the purchase of a sewer connection. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

Landon Holm: The Bryce Canyon Livery B&B has changed ownership and an application to renew the B&B license was reviewed by the planning commission and found to be in compliance recommends approve to the Town Council. A motion was made by Gene Anderson to approve a business license – Second by Mike Ahlstrom. Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

Amanda Manumaleuna: No one was in attendance to represent Amanda. Council Member Gene Anderson reported Bryce Point B&B was purchased by Austin LeFevre the grandson of Lamar and Ethel LeFevre and an application was submitted to renew the business license. The business has not be in operation for a number of years and the Commission reviewed concerns that had been brought to their attention which included parking, privacy fence, and use of the hot tub, etc. and upon clarifying the difference between a “B&B” & “B&B Inn”, the Commission recommended the application for a B&B to the Town Council for approval. A motion was made by Mike Ahlstrom to approve a business license for Amanda Manumaleuna – Bryce Point B&B. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

Joey Shakespeare: A review of the Planning Commission meeting was reported. With the recent sale of the Bryce Canyon Livery B&B to Landon Holm, the use of the “Family Suite” has been in question; as it was not part of the sale and it does not comply with the requirements of the vacation rental. Discussion commenced with an argument regarding the definition of a “parcel” and “lot”; and whether or not the property of which the B&B, Family Suite and Joey’s home are on one-(1) “lot” or three-(3) separate “lots”. It was reported that clarification was sought from the Count Recorder and reported they were on three-(3) separate “lots”. Jeanne, Joey and Bree dispute this; Jeanne reporting she went and spoke with County Recorder Les Barker and Cindy Talbot and was told they are all on one-(1) “parcel”. Jeanne approached the table continuing to dispute information given to the Town Clerk. In defense, Marie reported in 2018 – when the home was first presented to the Planning Commission it was for a vacation rental; but it was denied because of zoning requirement. Continuing, Marie proceeded to explain that in March 2018 the Commission recommended approval to the Council using the “Vacation Rental” as a family suite for the Canyon Livery B&B; but was interrupted and quieted. (PC Minutes February & March 2018). Comment was received from Joey Shakespeare, in Marie’s defense, stating she has been given wrong information from the County.

Continuing, Council Member Gene Anderson reported that their proposal was presented to the Commission for a Vacation Rental, and Travis asked that the project be place on agenda in March to be reviewed as a B&B. Gene stated, if they were not being dealt fairly with by the Commission or the Council, they could appeal the decision. Mayor Brinkerhoff and Council Member Mike Ahlstrom asked that Shakespeare’s return to the Planning Commission as Travis had recommended.

Family Time Vacation Rental: As direct in January’s TB Meeting, Manager Lisa Halton followed up with securing John and Marshal Holland as the local contact person for Under the Rim Guest House. There was a question as whether it was the Holland’s or if they had contracted with Austin LeFevre; verification will be made. A motion was made by Gene Anderson to approve a Vacation Rental business license, contingent that a local manager requirement has been met. Second by Lisa Johnson - Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

FINANCIAL/WARRANTS

A review of the Town’s financial activity was reviewed; Gene asked for details on the Fire Department expenditures. All was found to be in order. A motion was made by Mike Ahlstrom to approve the warrants as presented. Second by Lisa Johnson – Motion carried. Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

Two sponsorship requests were reviewed; the Half-Marathon and Rural Water Golf Scramble. A motion made by Gene Anderson to approve \$150 Gold status sponsor and to sponsor a four-man team in the Rural Water Golf Scramble. Second by Mike Ahlstrom. Voting was unanimous with Council persons Lisa, Gene, and Mike voting “aye”. Mayor abstained.

Water Billing Adjustments: A water leak was discovered at the Baptist Church; problems on both the Church side and the Towns' side of connection. A proposal was presented to Ben Anderson to reduce the bill to \$136.00, and to purchase a new valve; with the Town making the repairs. Mr. Anderson and members of their church were in agreement and expressed appreciation to the Council. A motion was made by Mike Ahlstrom to adjust the water bill of the Baptist Church to \$136.00; in which they will purchase a new valve and the Town will install. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, and Mike voting "aye". Mayor abstained.

Water Overages: Dayne has received a number of calls from residents owning cattle that have used culinary water for their cows; they have expressed they are willing to pay the water overages, but question the charge on the sewer – since the water is not impacting the lagoon. Council understood, but denied removing the extra sewer charge. How can the Town meter what one uses for cattle vs home; giving that there is an option for them to access the fire hydrant to water livestock.

CULINARY/SEWER

Annual Percentage Rate Increase: In 2019 water/sewer rates were increased and a rate structure was implemented as well. In this process, an annual rate increase had been discussed, but was not formally adopted by code. It has been proposed that there be an amendment to Resolution #R2019-1 implementing an annual rate increase of \$1.50; which will be distributed into water (.50), sewer (.50), roads (.25) and storm drainage (.25). A public hearing will be held prior to Town Board in March to receive public comment.

ROADS/STREETS

As the weather begins to warm, Darren Cottam will be contacted to discuss sealing and road repairs.

PARKS/RECREATION

Spring baseball practice will begin shortly. LaMar Feltner recently had knee surgery and will be out of commission for a little while. Mike, Brett and Bob will care for the fields until LaMar can resume normal his activities.

HERITAGE CENTER

Dayne gave an update on security system proposals, waiting for price quotes. Reviewed locations to place cameras; Heritage Center, Baseball Complex, Town Park, Maintenance Yard.

Council Member Lisa Johnson discussed the cleaning of the Heritage Center; current assignments divide the upper and lower levels with Bob and office personnel. Lisa proposed that Bob be given the responsibility to clean both the upper and lower levels; which was met with some resistance. Mayor Brinkerhoff felt all employees should take an interest in keeping the building clean, asking Bob to oversee the cleaning; when cleaning the lower level to check the upper level and clean if needed.

FIRE DEPARTMENT

Tropic Fire Department will be hosting the Annual Fireman's Convention; activities include a parade, dinner, etc. Town Park has been reserved for Thursday night, June 25th. Comments led to a discussion regarding the lack of volunteer fire fighters; proposing Brett, Bob, WaLon, and other interested be trained as Truck Engineers having authorization to access fire equipment/truck to respond when needed.

ANIMAL CONTROL

Follow up will be made with Kelton Neilson regarding the relocation of his dog to St. George.

EMPLOYEE REPORT

New personal employee goals to be reviewed and discussed with the Council at a work meeting, which will be held prior to Town Board in March.

MAYOR'S REPORT

Garfield County UDOT meeting will be held Thursday, March 19 at the County Building at 11:00 a.m. Mayor Brinkerhoff will be attending and asked Council members who could to attend. Items that will be addressed are federal aid, transportation funding and programs; as well as upcoming state highway projects. Council would like to inquire about placing a "Tropic Town" sign on Hwy 89 & Hwy12.

ADJOURN

A motion was made by Gene Anderson to adjourn. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, and Mike voting "aye". Mayor abstained.

Approved this 9th day of April 2020
Marie H Niemann – Tropic Town Clerk