

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held Thursday, June 11, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

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

OTHERS: Kami Brinkerhoff, Todd & Lynda Niemann, Cassandra Russo

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Dayne Shakespear

PLEDGE: Todd Niemann

VISION STATEMENT: Kami Brinkerhoff

APPROVAL OF MINTUES: A motion was made by Mike Ahlstrom to approve the minutes of the Tropic Town Board Meeting held May 14, 2020. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

APPROVAL OF THE AGENDA: A motion was made by Mike Ahlstrom to approve the agenda. Second by Marie Pollock. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

THE COMMUNITY

Bryce Canyon ½ Marathon: In preparation for this year’s event, a request to use the Town Park for registration and dinner was received July 10th-11th; as well as use of the canopies. A motion was made by Gene Anderson to approve the use of the canopies and Town Park for the Bryce Canyon ½ Marathon registration and dinner. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained. Marie N. will check the Town’s calendar to see that there are no conflicting events previously scheduled and follow up with Kami Brinkerhoff.

4th of July Celebration: Much discussion regarding the 4th of July celebration; due to restrictions in place from the pandemic, activities and events may need to be altered to meet the Governor’s and State health department guidelines. Most events will go as planned ~ parade, program, kid races, food concessions and lunch; high school students will serve lunch wearing gloves and masks, as well as the snow cone, cotton candy, etc. Council expressed difference of opinions regarding games for the younger kids; how to sanitize and keep distance regulation will be challenging. A little britches rodeo is also being arranged; Mclain and Merrilee Mecham has agreed to hold this event at their arena and to organize the events for kids competition. Other ideas suggested was the use of the fire department’s zip-line and water slide – Marie Pollock and Mike Ahlstrom will follow up with Ron Harris. Town hats, candy and other supplies will be order for the parade.

Discussed the Fireman’s Pit barbecue; Mike reported Ron is in contact with Nicholas Company for their donation of the meat; but again with the loss of revenue from the pandemic, Mike isn’t sure they will donate. Mayor Brinkerhoff and Council felt this was an important event; it was proposed that the surrounding communities join together and purchase the meat needed for the barbecue – Contact will be made to Bryce Canyon City, Cannonville and Henrieville.

PLANNING COMMISSION

Todd & Lynda Niemann: Review of the “B&B Inn” business license was reviewed, as well as a building permit for the remodel of the home. Floor layout, parking, windows egress, etc. was reviewed. A motion was made by Mike Ahlstrom to approve a remodel building permit and for a “B&B Inn” business license. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

Bryce Point B&B Inn Business License: Due to an err on the Town’s misunderstanding of code, re-submission of their business license application for a “B&B Inn” was reviewed by the planning commission and is recommended to the Town Council for approval. A motion was made by Gene Anderson to table the approval of Bryce Point as “Bed & Breakfast Inn” until the required notifications have been made. Second by Mike Ahlstrom. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

Previous owners of Bryce Point B&B Lamar & Ethel LeFevre extended their paved driveway onto the Town’s right-of-way; Triton Manumaleuna spoke with Council member Gene Anderson about the Town sealing this area when the Town does road patching. It was agreed that no, the Town was not going to seal the extension of his driveway; the use of which provided additional parking. It was brought to the Council’s attention that this section Mr. Manumaleuna is asking about should have had a culvert installed. Lisa recalled the rulings made by the Council at the time culverts were installed; Kent and Lisa wanted to extend their driveway, but were told no, they could not park in the Town’s right-of-way; by right, the Council should have required a culvert to be installed at the LeFevre’s residence as well. Now there are drainage and flooding issues, because the asphalt is sinking water flows into neighboring properties.

This led to the discussion of off-street parking. Discussion commenced addressing the regulating of businesses and not residents; it needs to be consistent. Noting there is a difference between occasional over parking at a family residence in the right-of-ways, verses nightly off street parking at a business, in this case a B&B establishment. Addressing this circumstance, code requires two-(2) off street parking for managers of B&B establishments and one-(1) for each guest room. Occasionally there will be circumstances at places of business or residents that parking in the Town’s right-of-ways occurs, if the Council wants to enforce to the letter of the law, it has to be straight across the board. It was reported that notices have been sent and should be reminding residents to remove vehicles, trailer, farm equipment, etc. from the town’s right-of-ways in preparation of mowing, snow removal, etc.

Levi Holm: Signage plan for Bryce Valley Lodging was reviewed and found to be in compliance by the planning commission. A sketch /drawing of the sign was available for review and upon finding all incompliance, the motion was made by Mike Ahlstrom to approve the construction of the sign, which will mimic the previous sign used for Bryce Canyon Log Cabins. Second by Marie Pollock. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

South Central Communication: A building permit application for a 3-sided storage shed storing materials and other misc. items was reviewed and found in order. A motion was made by Gene Anderson to approve a building permit for SCC storage shed. Second by Mike Ahlstrom. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

EMPLOYEE REPORT

Utah Municipal Clerk’s Institute and Academy was cancelled in March due to the pandemic; Marie Niemann reported they have rescheduled the training for June 22nd – June 26th via teleconferencing – Zoom. This training has been paid for; SUU did not give reimbursements in hopes of rescheduling.

PUBLIC HEARING

A motion was made by Gene Anderson to move into the Water/Sewer Annual Rate Increase public hearing. Second by Mike Ahlstrom. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained

Public Attendance: Annette Chynoweth, Brad & Yolanda Cowan, Travis LeFevre

Welcome & Purpose: Mayor Brinkerhoff

Review of the proposed resolution to increase water/sewer rates annually was reviewed – the proposed increase will provide a gradual rate increase rather than a large increase every few years. Total cost for each service increase is as follows:

- ~ An Increase of Fifty Cents (.50) for each Water connection which is maintained, operated and serviced by and within the Town of Tropic boundaries. Total of \$6.00 yearly increase
- ~ An Increase of Fifty Cents (.50) for each Sewer connection which is maintained, operated and serviced by and within the Town of Tropic boundaries. Total \$6.00 yearly increase
- ~ An Increase of Twenty-Five cents (.25) to the Road Fee. Total of \$3.00 yearly increase
- ~An Increase of Twenty-Five cents (.25) to the Storm Drainage Fee. Total of \$3.00 yearly increase

Town’s month water/sewer bill is currently \$68.00 for these services; with this increase it would be \$69.50 a month.

Public Comments:

Annette Chynoweth asked for the timeframe of this increase. Mayor Brinkerhoff replied it has been proposed that the increase begin in January. After hearing comments from Annette and others, the increase would be better for businesses to have it implemented in the month of July rather than January.

Brad Cowan questioned the use of the water/sewer fees – are funds being used to find additional water resources. In reply, Mayor Brinkerhoff reported on projects completed and those currently underway; namely sewer lagoon and redevelopment of spring creek water; funding is also used for water/sewer studies. Other possible developments such as, a reservoir – to collect winter runoff, and ongoing negotiations with the Irrigation Company to obtain additional water shares was also discussed. Questions about the use of Well was also reviewed; noting it was for emergency purposes and was not used as part of the Town’s general growth plan – explaining the cost of updating the system, testing & maintenance, and operation.

Adjourn: The motion was made by Gene Anderson to close the public hearing and reconvene Town Board meeting –Second by Mike Ahlstrom. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

ANIMAL CONTROL ~ No Report

FINANCIAL/WARRANTS

The Council reviewed the Town’s financial spending and current budgets - A motion was made by Mike Ahlstrom to approve the warrants – Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

CULINARY/SEWER

Water/Sewer Annual Rate Increase Resolution: Public comments received in the public hearing addressed when to implement the increase. The consensus was to implement the increase in July rather than in January when businesses and residents have better income.

Travis LeFevre addressed a timeframe of its purpose; proposing a time limit to discontinue the annual increase. Council agreed and asked that revisions to Resolution #R2020-4 include a timeframe base on the MAGI(Medium Adjusted Gross Income). Council member Mike Ahlstrom made the motion to adopt Resolution #R2020-4 with the following changes: implement the increase beginning in July and to include a timeframe of perpetuity or until the MAGI of community is met. Second by Gene Anderson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

ROADS/STREETS

PARKS/RECREATION ~ No Report

HERITAGE CENTER

Color and texture of carpeting/rugs for the conference room have been chosen and ordered.

FIRE DEPARTMENT ~ No Report

MAYOR’S REPORT ~ No Report

ADJOURN

A motion was made by Marie Pollock to adjourn – Second by Gene Anderson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

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