

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held September 11, 2014 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Shilo Richards, Mike Burbidge, Jason Bybee and Travis LeFevre. Marie Niemann – Tropic Town Clerk & Sydney Syrett – Tropic Town Treasurer.

OTHERS: Gaia Greenhalgh, Brett Chynoweth, Levi Holm, Dennis Pollock, Annette Chynoweth and Danny Brinkerhoff

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Mike Burbidge

PLEDGE: Annette Chynoweth

APPROVAL OF MINTUES: A motion was made by Shilo Richards to approve the minutes of the Tropic Town Board Meeting held August 14, 2014. Second by Mike Burbidge - Motion carried.

APPROVAL OF PUBLIC HEARING MINUTES: A motion was made by Mike Burbidge to approve the minutes of the Tropic Town Fire Department Public hearing minutes held August 20, 2014. Second by Jason Bybee – Motion carried.

APPROVAL OF THE AGENDA: A motion was made by Shilo Richards to approve the agenda. Second by Mike Burbidge – Motion carried.

THE COMMUNITY

Annette Chynoweth would like to schedule the “Mystery Market” the evening of September 19th, Friday; lawn at the Heritage Center – A motion was made by Mike Burbidge to approve the “Mystery Market” request by Annette Chynoweth – Second by Shilo Richards. Motion carried.

FINANCIAL/WARRANTS

Warrants were reviewed ~ a motion was made by Mike Burbidge to approve the warrants as reported. Second by Jason Bybee – Motion carried. Sydney reported workman’s comp is up for renewal, increased \$100 ~ A motion was made by Shilo Richards to renew workman’s comp – Second by Travis LeFevre. Motion carried.

Council Member Travis LeFevre expressed interest in a project being proposed by the high school business class; the creation of a brochure for the Town, listing all businesses a map, points of attraction, etc. would like the Council’s consent. Discussed possible incentive for best idea and design; all were in favor to move forward with the project.

PLANNING COMMISSION

A number of building permit applications were reviewed by the planning commission and have given their recommendation for the Town Board’s approval:

John Holland: Storage Shed ~ A motion was made by Mike Burbidge to approve a building permit for this project. Second by Jason Bybee – Motion carried.

Danny Brinkerhoff: Hay Barn/Kitchen Extension ~ A motion was made by Travis LeFevre to approve a building permit for the construction of a hay barn and a kitchen extension. Second by Mike Burbidge – Motion carried.

Travis LeFevre: Mr. LeFevre resubmitted an application to update & complete the workshop/adjoining carport project that was started in October 2013. A motion was made by Mike Burbidge to re-approve a building permit for the completion of this project. Second by Shilo Richards – Motion carried. Also submitted in 2013 was a liquor license application, Travis would like to follow up with this. All was found in order. A motion was made by Shilo Richards to approve a liquor license for the Showdown Cowboy Kitchen; a copy of insurance and state license will be placed on file. Jason Bybee Second the motion – Motion carried.

WaLon Brinkerhoff: Preliminary plans were shown to the Town Council of WaLon and Kami Brinkerhoff house plans and location was reviewed; house design/layout could possible change to include a basement. A motion was made by Mike Burbidge to approve a building permit for their home; Second by Shilo Richards – Motion carried.

Zak Holm: Representing Zak was his brother Levi; they would like to build six-(6) additional cabins completing his commercial development housing area. In reviewing the setbacks, location, and current layout Travis expressed concern with the accessibility of fire/emergency vehicles to this addition. Discussed with Levi the State's fire code, suggesting he contact Fire Chief Ron Harris to address the Town's concerns. In discussing accessibility, another item concerning the entrance/exit from Main Street was addressed the need to work-out a compromise with the adjoining business in moving the rock boundary line back, being able to access both businesses from the one entrance. A motion was made by Mike Burbidge to approve the construction of four-(4) cabins; Planning Commission and Town Council will re-address the remaining 2 cabins once the accessibility for emergency vehicles/personnel is resolved. Second by Jason Bybee – Motion carried.

CULINARY/SEWER

Water Sanitary Survey: Scheduled for Tuesday, September 23, 2014 could change. Brett also reported BOD (Biochemical Oxygen Demand) capacity testing will be done during the on season and off season; will help determine the expansion of the lagoon and the sale of water/sewer connections; discussed possible options: purchase of additional land or create a sewer service district for the 3 communities.

Dr. Goode Springs: It was noted that though the Well can supply the needed water to the community, accessing and operating it is very expensive; need to re-organize the water committee before making any decisions to raise rates. The redevelopment is essential to get the much needed water, Brett knows he can do the work required to collect the water being lost; will contact Dell Pollock BCNP following up on the status of the application that was submitted giving authorization to access Dr. Goode. Need to get this done before winter.

Water Billing: Mr. & Mrs. Roger Blake question their water bill; Brett reported there is no leak and have re-read the meter three-(3) times; meter is turned off. They maintain no one is coming and staying at the place. It is not the Town's responsibility to figure out where the water is being used; it's to read the meter and bill the usage.

Discussed public laundry facilities; charges, detergent affects/BOD at lagoon, etc. This too will need to be addressed by the water committee.

Also, need to look into changing a residential billing to a commercial billing; Steve & Wendi Hill are advertising on bookings.com a vacation apartment nightly rental; Marie will follow up with a letter. Also regarding the sale of a home with a newly installed connection to the sewer system, balance is to be paid in full at the time of sale; mortgage companies usually have this kind of information.

ROAD/STREETS

Grading is needed on 1250 North and 300 East, Brett expressed concerns with the surface of the manholes; will follow up. Mike Burbidge asked that while the roads were wet to grade and to spray dust control chemical recently purchased. It was noted that an upgrade the Town's B&C road listing is needed; these funds are used for snow removal, chip seal, general maintenance.

Another item discussed involved a resident parking their cars outside their fence, causing concern with the flow of traffic on Francisco Lane; it has created a hazard. A letter will be sent drawing attention to the matter and to remove the car(s) creating the hazard.

Discussed flooding and water run off throughout Town, washing away gravel causing deterioration of roads, washing full of willows/shrubs, etc. Travis reported damage to the curb/cutter; sidewalk is sinking in front of Bryce Pioneer Village, will need to contact State Roads to address this.

Entrance signs completed; look great!

PARKS/RECREATION

Community sod cutter was purchase for \$1,000; Town/Bryce Valley Schools/PTA to share cost ~ our contribution \$350. The new filter installed on the splash pad is not working, Mike will follow up; item will be discussed next meeting.

FIRE DEPARTMENT

Fire Grant Application is complete; CIB meeting is in October to review.

EMPLOYEE REPORT

Raymond has official retired as full time maintenance worker, will continue to mow lawns; and is willing to help grade roads and be on call when needed. Brett expressed there is no need to hire someone at the present time, going into the off season things are slowing up; suggested the Council wait until spring to post job opening. Council noted the costs to hire a full-time person with benefits will be much more; Raymond has had medical coverage through Kiabab.

MAYOR'S REPORT

ADJOURN

A motion was made by Mike Burbidge to adjourn ~ Second by Travis LeFevre. Motion carried.

Approved this 9th day of October 2014
Marie H. Niemann