

**Tropic Town Public Hearing Meeting  
Sewer Lagoon Project & Water/Sewer Rate Increase**

Minutes of the Tropic Town Public Hearing Meeting  
Held Wednesday, February 6, 2019 at 5:00 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 \* Cassie Chynoweth Town Treasurer

**OTHERS:** Brett & Tracy Chynoweth, Bob Sudweeks, Kent Johnson, Brad Cowan, Franz Shakespear, Brady Syrett, James & Abby Palmer, Levi Holm, Carson DeMille, Clint Pierson, Travis & Cheryl LeFevre, Lance Syrett, Danny & Wendy Brinkerhoff, Danny & Wendy Brinkerhoff, Sydney Syrett, Sandra Francisco, Gayle Pollock, John Niemann III, Rick Bybee, Alice Wolf, David Roberts, Garrett Cottam, Cary Deccio, April LeFevre, Russ Sorensen, Bill Steeves

**WELCOME:** Mayor WaLon Brinkerhoff

**PRAYER:** Franz Shakespear

**PLEDGE:** Lance Syrett

Purpose

This public hearing is to address the increasing demands for these services and to continue providing and maintaining current public needs. Mayor Brinkerhoff reported tonight’s meeting is to primarily focus on a sewer lagoon expansion project and submitting application to the CIB for funding; another public hearing will be held to address the culinary water system. Time was turned over to Jones & DeMille Engineer ~ Carson DeMille.

Sewer Study Findings

Working with Engineering firms Jones & DeMille and Sunrise Engineering studies were conducted, providing information regarding the welfare of the community. Carson, from Jones & DeMille, began the discussion explaining the condition of the Town’s sewer lagoon, which was built in 1977, is at full capacity; and the culinary water system is approaching capacity. The average life span of a sewer lagoon system is 20-years; this system has supplied the Town for an additional 20 years.

Water & Sewer Rate Increase Proposal ~ State Requirement \* Tiered Structure

<b><i>Water Monthly Base Rate * \$33.00</i></b>	<b>Allotment * 0 – 10,000</b>	<b>Overage Fee * Per 1,000</b>
	10,001 – 25,000	\$.25
	25,001 – 50,000	\$.45
	50,001 – 75,000	\$.65
	75,001- 100,000	\$.85
	100,001 & Up	\$1.05
<b><i>Sewer Monthly Base Rate * \$33.00</i></b>	<b>Base on Water Usage</b>	<b>Overage Fee * Per 1,000</b>
	10,001 – 25,000	\$.15
	25,001 – 50,000	\$.35

50,001 – 75,000	\$ .55
75,001- 100,000	\$ .75
100,001 - & Up	\$ .95

Project Proposal ~ Sewer Lagoon Expansion

The Council has looked at a number of options, including land application and a treatment facility; both of which have been closely examined and studied; including the cost, maintenance and long term vs short term fix. Jones & DeMille’s recommendation is to build new lagoon cells. The project would repair the lagoon’s leakage by re-lining, restoring pipelines, cleaning, etc. and allow for growth.

Properties having the needed acreage of 9 acres researched. After reviewing the study and weighing the Town’s options, Council approached Mr. Pete Mangum on securing 15 (+) or (-) acres for this project \* \$90,000.

Funding \* CIB Application \* Cost of the project: 3.1 Million

Consequence of just doing repairs is a financial waste; the \$800,000 to do just repairs could be used toward a two-million dollar project allowing for current and future demand.

Town Treasurer Cassie Chynoweth gave the following scenarios:

Estimated Yearly Payment	% Grant * 2.5% Loan	#’s Year Loan
\$98,145.00	50% Grant * 50% Loan	20 year
\$78,516.00	60% Grant * 40% Loan	20 year
Estimated Yearly Payment	% Grant * 2.5% Loan	#’s Year Loan
\$73,100.00	50% Grant * 50% Loan	30 year
\$58,480.00	60% Grant * 40% Loan	30 year

Public Comment

Comments from the public were in support of fixing the problem, but also to regulate growth; not using all the capacity by building a new lagoon to provide for the next 20 years and having it used up in two years. Questions addressing the possibility of land application, what percentages (%) set aside or earmarked for Residential verses Commercial growth, timeline and the possibility of lifting the moratorium on Residential connections.

Responding, Mayor Brinkerhoff and Town Council along with Carson DeMille reported that these rates would cover the cost of the project; there would not be another increase for the project; rates would go into effect ASAP.

The availability of w/s connections is at least 2 – 3 years out; funding needs to be secured, property purchased, construction plans drafted, etc. Mayor Brinkerhoff and Council member Dennis Pollock explained the process the Town is currently undergoing to update General Plan ~ which is a compile of policies regarding the long-term development of the Town; it includes maps, land use, commercial and residential development, etc. Mayor Brinkerhoff did express they are working on opening some residential connections.

Addressing those living on a fixed income, Council Member Dennis Pollock suggested a “senior discount”; still looking into the possibility. Gayle Pollock asked the Council to contact the State regarding the “Job Initiative” program currently being discussed helping economic development of Utah’s rural communities; funds to assist in building the Town’s infrastructure. It was also suggested to invite Lieutenant Governor to attend a Board meeting to discuss these concerns.

Mayor Brinkerhoff asked for the communities support, moving forward with the project and submitting application to CIB for funding; those in attendance supported the proposal.

Adjourn

A motion was made by Dennis Pollock to adjourn the Public Hearing for submitting application to the CIB for funding the expansion of the Town's sewer lagoon. Second by Lisa Johnson – Motion was unanimous with Council members Dennis, Brook, Lisa and Kelly voting “aye” – Mayor Brinkerhoff abstained.

Approved this 13<sup>th</sup> day of February 2019  
Marie H Niemann – Tropic Town Clerk