

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held Thursday, April 8, 2021 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 & Elaina Purcell – Tropic Town Treasurer.

OTHERS: Heather Johnson

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Mike Ahlstrom

PLEDGE: Elaina Purcell

VISION STATEMENT: Marie Pollock

APPROVAL OF MINTUES: A motion was made by Gene Anderson to approve the minutes of the Tropic Town Board Meeting held March 11, 2021. Second by Marie Pollock. 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 Gene Anderson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

THE COMMUNITY

Community Events

Noting there were no celebrations in 2020 due to COVID-19, Council Member Marie Pollock asked for feedback on this year’s Town celebrations; specifically the 4th of July festivities. Though the Town has not focused on making a profit, covering the cost of the bounce houses should be considered. Comments from the Council expressed support to once again begin holding town celebrations, starting with Founder’s Day. As to the 4th of July activities, follow up with the high school student leaders, committees, teams, etc. as to their involvement will be made. Other comments reference getting support from the Prevention Coalition and revisit the organization of an activities committee.

PLANNING COMMISSION

Tropic True Value: A project to relocate the Tropic True Value store was reviewed by the planning commission; property and financing of the project is being secured and is ready to move forward. One item to resolve is the water/sewer connection; though there is full support of the Commission and the Council for the project, the Commercial w/s connection needs to be addressed.

Heather supported her petition for a water/sewer connection by noting it isn’t a new development and would not be using any additional water than is currently being used and less than a residential home; the store is just relocating with an expansion of a family dollar. Heather reported current property owners Dallas and Emilee Clark are preparing to tear down the building that currently houses the True Value store and relocating the gas pumps in its place.

Mayor Brinkerhoff and Town Council reviewed the current status and availability of water/sewer connections for residential and commercial development as outlined in Town Ordinance 2019-4. After much discussion, the Mayor and Council reviewed two possible options. One option is to obtain satisfactory Spring Creek water rights for the proposed development, which transfer will need to be approved by the Irrigation Board; the amount of shares needed depends on square footage of the building. The second option directed Heather to talk with Dallas on purchasing the connection currently servicing the store. The question was asked what is Heather's deadline to be out, responding Heather stated her lease was up in 2023, but didn't see the need to wait or postpone the inevitable. Project will be placed on next month's agenda.

Kortney Ahlstrom: Representing Kortney, Mike Ahlstrom reviewed the building permit application for a 60 x 60 corral, with a 10 x 10 lean-two and a 30 x 60 steel building was reviewed by the planning commission; all requirements for the property's Agricultural use, including setbacks, distances between buildings were found to be in compliance. The steel building will have living quarters accessing water/sewer; Kortney currently has a culinary water connection, but no sewer services.

After review of the project, the motion was made by Gene Anderson to approve the purchase of a sewer connection and a building permit for this project. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Gene, and Marie voting "aye". Mayor and Council Member Mike Ahlstrom abstained.

Other Commission Items: Recalling Nathaniel Steed's plan to subdivide his property for long-term housing in Bryce Meadows, Gene Anderson reported the project was scrapped and updated the Council on a number of Nathaniel's ideas which included rezoning, storage units, and a B&B; asking for a variance and a conditional use permit. No solid project was presented and that whatever he decided had to follow code.

During this discussion with Nathaniel, it was discovered a flaw in the zoning map's Commercial zoning was found; which has zoned Lowell Mecham's property as Commercial. According to the description outlined in the Zoning Map Ordinance, property commercially zoned ended at 400 North Street. Kaden has been contacted to make the correction and to change the zoning on Mike Ahlstrom and Tony McDowell's property that was recently approved.

EMPLOYEE REPORT

It is a Municipal election year, the available elected official positions are: Mayor * 4-year term, two-(2) Council seats * 4-year terms, and one-(1) Council member seat * two-(2) year term. Deadline for publishing a Notice of Election is May 1st.

Elaina reported the town's audit is getting closer to completion. Scheduling to install the security system is in progress.

ANIMAL CONTROL

No Report

FINANCIAL/WARRANTS

Elaina asked for direction on which account the "cell tower" funds are to be deposited and earmarked. Discussion concluded that a portion of the funds would go to the Fire Department Capital Improvement Fund and the remainder to the General Capital Improvement Fund.

The Town's financial activity has been reviewed by Mayor and Town Council – all was found to be in order. 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

Mayor reported the sewer lagoon project to on schedule for completion; looking at rapping things up in June.

ROADS/STREETS

Nothing has been done to the needed road work on 600 West & 100 South by Stan Mecham's ; Gene will follow up with Larry Rose and Brett; as well as getting with Kent to straighten street signs.

PARK/RECREATION

LaMar Feltner will be doing the grounds keeping at the Baseball Complex, Park and Heritage Center.

HERITAGE CENTER

Council member Lisa Johnson expressed confusion on the heritage center's budget report. Mayor and Council reviewed their department's budget; after receiving insight on reading the budget's outline, it was concluded that funds were still available for the Heritage Center projects.

FIRE DEPARTMENT

An invitation has been extended to the Mayor and Town Council to attend Fire Department training Wednesday, April 28th at 7 p.m.; providing them the opportunity of seeing Fire, EMS, and First Responders in training and the services they provide.

A meeting with the surrounding communities regarding a Fire District is still in the making.

MAYOR'S REPORT

No Report

EXECUTIVE SESSION

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

Items discussed: Employee Communication, Budgeting and Accounting, Fire Department

A motion was made by Marie Pollock to close executive session and move back into Town Board Meeting – Second by Mike Ahlstrom. The motion was made by Mike Ahlstrom to adjourn. Second by Gene Anderson. Voting was unanimous with Council persons Lisa, Gene, Marie and Mike voting “aye”. Mayor abstained.

Approved this 13th day of May 2021
Marie H Niemann – Tropic Town Clerk