

Board Minutes

Monday, July 10, 2023

The regular June meeting of the Town Board convened in the Peetz Town Hall at 6:31 p.m. and opened with the Pledge of Allegiance. Mayor Traci Davenport, Clerk Evelyn Gardiner, Trustees Ron Gentry, Dani Rennewanz, Brenda Segelke, Maintenance Manager Hunter White and ORC Lydia Kiser were present. WWTF Project Manager Amy Sorensen and Trustees Paul Mansfield and Rayce Wood were present via Zoom. Trustee Zach was present via phone.

Consent Agenda: **Dani Rennewanz moved and Brenda Segelke seconded a motion to approve the change of date for the regular board meeting from Monday, June 12 to Monday, June 19 in order to establish a quorum. Davenport-aye, Gentry-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried. Dani Rennewanz moved and Brenda Segelke seconded a motion to allow Peetz School Superintendent Jeff Durbin to address the meeting. Davenport-aye, Gentry-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.**

Minutes of the regular May 2023 meeting were reviewed. Dani Rennewanz moved and Ron Gentry seconded a motion to approve the Minutes. **Davenport-aye, Gentry-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.**

Evelyn presented the Treasurer's Report: Dani Rennewanz moved and Ron Gentry seconded a motion to approve the Treasurer's Report. **Davenport-aye, Gentry-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.**

Evelyn presented the Claims Report. Brenda Segelke moved and Dani Rennewanz seconded a motion to accept the Claims Report **Davenport-aye, Gentry-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.**

Superintendent Jeff Durbin approached the Board with a serious problem encountered at the school in the course of the building project. Three original water taps involved in the de-construction of the old waterline located in the center of Coleman Avenue cannot be shut off: one at the corner of Main Street and Coleman Avenue, one at the corner of Main Street and Shaw Avenue, and one on Louisa Street. Under the direction of Ron Kertzner of Cornerstone, Durbin proposed a wet tap process by placing a saddle on the pipe at these three sites, drilling into the pipe, and installing a butterfly valve. Hunter White and Lydia Kiser concurred that this needed to be done. Durbin proposed that the Town and the School split the cost as follows: School pays for 1 tap @ \$9000, the Town pays for one tap at \$9000, and the School and the Town split the cost of the 3rd tap @ \$8000; thus, each pays \$13,000. **Despite concern that drilling into old cast iron pipe may have consequences, Dani Rennewanz moved and Brenda Segelke seconded a motion to install the three new valves in the manner proposed. Davenport-aye, Gentry-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.** Mr. Durbin exited the meeting at 7:05 pm.

WWTF PROJECT MANAGER REPORT: Amy Sorensen reported that the second construction meeting was held via Zoom on May 23. The solids testing has been done without serious concerns. Velocity is waiting for the results. The old lagoons need to be mowed prior to June 26 to allow for removal of the solids and using them on Adams's farm ground. The fence will be removed the week of June 26. The Town will reuse some of the T-posts and keep the gate but is not interested in the wire. TerraCon will be the Geo-Tech on the project. The proposed amount for their work is \$3310. **Brenda Segelke moved and Dani Rennewanz seconded a motion to accept TerraCon's bid. Davenport-aye, Gentry-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.**

Velocity Constructors' Pay App #1 has USDA concurrence. Evelyn will issue a check for \$10,165 to pay them. Amy is working with USDA and DOLA on the proper split for their grant funds. Attorney Kelly Lowery is still working with Logan County Planning and Zoning to arrive at an agreement with Matt Adams about the deeding of the old lagoons back to him at the end of the project.

Paul Mansfield entered the meeting via Zoom.

MAINTENANCE REPORT: Lydia Kiser

- Lydia requested that Hunter be present for all the school valve installations and that photos of the valves and exposed piping be taken. Following installation, a regular valve exercise program needs to be put in place.
- Lydia reported that Chuck Graber of Maguire Iron did an inspection of the water tower, primarily to bid the replacement of the vent that is not compliant with the State. She reported that the estimated cost of the vent replacement is \$13,500, with the following additional proposed improvements and costs:

Remove ladder on top of the hatch - \$6375

Make the hatch compliant - \$8625

Repair the gap between the wall and the roof with Stitchweld - \$12,775; or

Repair the gap with Slamweld - \$22,210 (preferred)

Remove the C-clamp holding the old float system - \$1025

Graber also reported the paint applied to the tower last fall is still tacky – Cunningham, Inc. will be contacted about this, but any repair work will have to wait until after all the other work is completed.

- Maguire Iron's proposal for all the work above plus paint touch-up is \$40,000 to \$45,000 and is willing to spread the cost over 2-3 years. **Paul Mansfield moved and Ron Gentry seconded a motion to approve Maguire Iron's proposal with the Slamweld option. Davenport-aye, Gentry-aye, Paul Mansfield-aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried. Chuck Graber confirmed that work would not begin until fall.**
- Lydia reported on the progress at the Railroad Well. Repairs to the concrete floor, moving the vessels and re-piping the system are complete. The configuration inside the building is much better than the original construction. The well has not yet been put back in service because of issues with the variable frequency drive (VFD), but this has been electrically fixed. Lydia recommended not putting the well in service until July 1 and then allowing the well to operate for a week or two before sampling for arsenic. The State will require that the Town has clean samplings for a year in order to void the Violation Order currently in place. The Board agreed.

MAINTENANCE REPORT: Hunter White

- Due to abundant moisture, mowing has been difficult to keep up with. Traci Davenport and Evelyn Gardiner have put in some time mowing to get caught up.
- Hunter is still in need of Board volunteers to move heavy items out of the shop and to install RFP board in the Kerr Station building.
- The Main Well is experiencing serious water hammering. Kuntz Pump and Well Service has been contacted. The well will need to be pulled and a new check valve installed. Hunter indicated that if the tower is full, pulling the well should not require shutting water off to the Town. A reverse 911 notice will be issued, and notices posted on Happenings in Peetz Facebook page.
- The annual CIRSA inspection was completed last week. Exit signs need to be posted at the back doors of the Town Hall and the Town Shop. The Town will receive CIRSA claims checks for hail damage to the buildings and cleaning the graffiti from the Town Hall back wall.
- Hunter will not be responsible for opening the burn pile on weekends. A new sign will be ordered.

OLD BUSINESS:

- 1) **DECOMMISSIONING OF OLD LAGOONS:** Covered in Amy's report.
- 2) **ARSENIC AT THE RAILROAD WELL:** Information regarding the function of the well was covered in Lydia's maintenance report. Evelyn will submit the final pay request to CDPHE Small Communities Grant for the remaining funds.
- 3) **PEETZ SCHOOL PROJECT:** Evelyn supplied attorney Kelly Lowery with contact information for the school's surveyor so that she can complete the abandonment deed for certain streets affected by the project, maintaining easements for water and sewer lines.
- 4) **BIG IRON AUCTION-TOWN EQUIPMENT:** The Big Iron sale of the Massey tractor, the dump truck, the 3-point blade, and the scraper is complete, netting \$39,382.85. Bids for a wheel loader will be taken from local companies first, before seeking info from the Front Range.

NEW BUSINESS:

- 1) **IHOP (HOUSING) GRANT TASK FORCE:** Due to the large amount of information being disseminated for the grant, Evelyn requested that Board members form a Task Force to monitor developments and work with the Northeast Colorado Regional Planning Strategies Committee. Traci Davenport volunteered.

COMMITTEE REPORTS:

- **STREETS:** Streets and alleys need attention after the recent heavy rains. Maintenance will be done as time and weather allow. The Board instructed Hunter to get quotes for a dump trailer.
- **WATER/SEWER:** Bids were sought for the entry point hydrant installation from Concrete Specialties and R & T Excavating. Alan Krier did not respond. R & T submitted a bid of \$3375 with the caveat that the cost could incur 1 extra hourly charge to locate the water main at the water

tower. **Ron Gentry moved and Brenda Segelke seconded a motion to accept the bid from R & T. Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz -aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.**

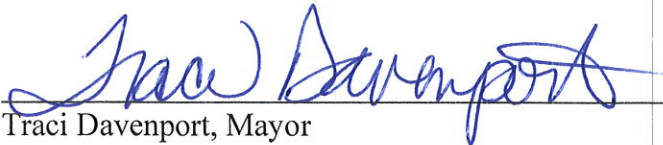
Evelyn reported that CDPHE has approved the termination of the discharge permit for the old sewer lagoons. There will no longer be a discharge permit fee.

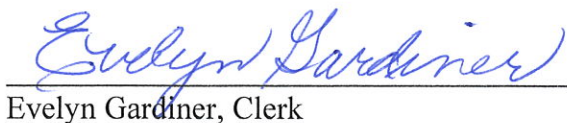
- **PERSONNEL:** Hunter requested a raise, citing the extra demand that the school building project has placed on his hours. After discussion, **Ron Gentry moved and Dani Rennewanz seconded a motion to advertise a part-time mowing position at \$14 per hour for no more than 25 hours per week. Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz -aye, Segelke-aye, Rayce Wood, and Z. Wood-aye. Motion carried.**

Review of the Bereavement Policy noted that no allowance was made for Board members and employees of the Town. The policy will be amended to include Board members and employees and be attached to these Minutes. (Bereavement Policy)

- **CEMETERY:** Evelyn showed the Board a photo of the stamped concrete pad, flower containers, and faux topiary balls placed on the Knifer Memorial prior to Memorial Day. The cost of the improvements totaled \$2127.13, submitted to the Knifer Trust for payment. Board members signed a cemetery deed for Randolph and Reva Kissell.
- **FINANCE:** Nothing to report.
- **ANIMAL CONTROL:** Nothing to report.
- **PARKS AND RECREATION:** The CIRSA inspector recommended replacing the pea gravel with rubber mulch. The playground equipment is showing signs of wear.
- **COMMUNICATIONS:** Email inquiring if Town has been contacted regarding Building Code and Energy Code requirements; CML By-laws provisions for annual meeting.
- **PERMITS:** Received several swimming pool permits; one building permit for Tyler Robinson.
- **SANITATION:** Nothing to report.
- **ORDINANCE NO. 1:** Letters will be sent to residents with yards that need to be mowed. Two residents will be contacted regarding trees that are causing problems.

With no further business, the meeting was adjourned at 9:12 p.m.


Traci Davenport, Mayor


Evelyn Gardiner, Clerk