

# Board Minutes

Monday, February 10, 2025

The regular January 2025 meeting of the Town Board convened in the Peetz Town Hall at 6:30 p.m. and opened with the Pledge of Allegiance. Mayor Traci Davenport, Clerk Evelyn Gardiner, Trustees Jared Burns, Dani Rennewanz, Brenda Segelke, Ashley Toft, Zach Wood, and Maintenance Manager Ron Gentry were present. Trustee Paul Mansfield and ORC Lydia Kiser were present via Zoom. All Town employees completed 2025 W-4 forms.

Consent Agenda: No Action

Minutes of the regular December 2024 meeting were reviewed. Brenda Segelke moved and Ashley Toft seconded the motion to approve the Minutes. **Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**

Evelyn presented the Treasurer's Report. Dani Rennewanz moved and Jared Burns seconded the motion to approve the Treasurer's Report. **Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**

Evelyn presented the Claims Report. Dani Rennewanz moved and Brenda Segelke seconded the motion to approve the Claims Report. **Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**

## MAINTENANCE REPORT: Ron Gentry

- Ron has completed the Class I collection and distribution exam and the Class D Wastewater exam as well as Class D Water Operator exam. Because the Railroad Well is currently offline, a Class C certification is no longer needed; however, when/if the Railroad Well comes back online, Ron will take the Class C exam needed for that well.
- Perfection Door repaired the Town Shop overhead door.
- The shut-off valve for the Old Town Hall has been located, but the water box is full of gravel and debris. When the weather cooperates, Ron will clean out the water box, shut off the water to the building, blow out the lines, and contact Xcel to disconnect electricity so the Town can stop heating the building.
- Ron requested permission to attend the Colorado Rural Water Association Conference and Exhibition in Loveland on March 17-20. The conference fee is \$320, lodging at the Embassy Suites is \$120 per night, and a \$50 per diem meal allowance. Request was granted.

## MAINTENANCE REPORT: Lydia Kiser

- Lydia has contacted the Colorado Division of Water Resources to confirm that the Railroad Well is offline and to discontinue the Town's monitoring schedule. She is recommending that the well be considered a seasonal shut down rather than deactivated.
- Lydia acknowledged that the Town has applied for and received a permit to drill a new well. She made the Board aware that opening a new well or even putting an old well back into production will require the Town to have it engineered and a new treatment plant designed. Once that would be in place, the Town would be required to have the well fully tested every quarter at an approximate cost of \$2000 per quarter for at least one year.
- Research from a former board member suggests that the Kerr Well may have been taken offline due to a recharge issue. Ron suggested that the Town check into doing a recharge test on the well. He will follow up about that and will contact Jim Yahn from the North Sterling Irrigation District again about the possibility of the Town of Peetz being accepted into the District and paying for an augmentation plan.
- Lydia reported that she and Ron met with officials from the Peetz School and Neenan Construction regarding the issues with low pressure during peak watering times for the school landscaping. The school is asking the Town for an MOU to document the use of rotational watering and verification of backflow prevention for the football field. The school has a computer-controlled watering system for the new construction area but not the athletic fields. They have volunteered to investigate the possibility of adding the athletic fields to their system. Another meeting is scheduled for January 21 at 1:00 p.m. to discuss the issues further.
- Lydia congratulated Ron Gentry upon acquiring the necessary certifications to monitor the Town's wastewater and water systems. Lydia is willing to stay on in an advisory capacity to Ron Gentry, but she asked the Town to give her 30 day's written notice should the Board decide to end her contract as ORC.

## OLD BUSINESS

- 1) **MAIN STREET PROJECT-ASPIRING TOWN APPLICATION:** Evelyn reported that Peetz has been accepted into the Main Street Program as an Aspiring Town and can maintain that status indefinitely. All Town Board members will be added to the list of committee members for this project so they can receive updates and information via email. The Board felt is important to keep the Main Street Committee active and possibly meet a couple times a year to invite input from the community about the wants and needs of the Town.
- 2) **RAILROAD WELL UPDATE:** Covered in Maintenance Reports.

## NEW BUSINESS

- 1) **RESOLUTION #2025-1 – A RESOLUTION OF THE TOWN OF PEETZ, COLORADO, DESIGNATING PUBLIC PLACES FOR POSTING MEETING NOTICES FOR THE CALENDAR YEAR 2025:** Mayor Traci Davenport read the proposed resolution to post meeting notices at the 5 designated locations: (1) Peetz Town Hall, (2) Peetz Coop Station Bulletin Board, (3) Peetz Post Office Bulletin Board, (4) Facebook Page-Happenings in Peetz, and (5) the Town's website at townofpeetz.com. **Brenda Segelke moved and Ashley Toft seconded a motion to approve the Resolution as read. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**

## COMMITTEE REPORTS:

- **STREETS:** Nothing to report.
- **WATER/SEWER:** Discussion was held about the retention of Lydia Kiser as ORC for the Town of Peetz. Because Ron Gentry is now qualified to hold the position of ORC, the Board decided to end their current contract with Lydia Kiser and contact her company, Sustainable Environmental Solutions, LLC, on an hourly basis as needed after giving her 30 days written notice as requested. The Board will also require full disclosure of the work done and time spent on each service call. The Board directed the clerk to send letters to two residents with outstanding utility bills.
- **PERSONNEL:** **Brenda Segelke moved that pursuant to Section 24-6-402(4) of the Colorado Revised Statutes (“C.R.S.”), that this regular public meeting of the Board of Trustees of the Town of Peetz be moved into an executive session, upon the affirmative vote of two-thirds of the members present, for the sole purpose of discussing the one-year performance review of Maintenance Manager Ron Gentry as authorized by statutory citation 24-6-402(4)(f) Personnel matter. Paul Mansfield seconded the motion.** Mayor Traci Davenport approved the motion to enter Executive Session. Mayor Traci Davenport, Trustees Jared Burns, Paul Mansfield, Dani Rennewanz, Brenda Segelke, Ashley Toft, Zach Wood, Clerk Evelyn Gardiner, and Maintenance Manager Ron Gentry entered Executive Session at 7:54 pm. **At 8:12 p.m., Dani Rennewanz moved and Jared Burns seconded a motion to reconvene in Open Session. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**
- **FINANCE:** **Paul Mansfield moved and Jared Burns seconded a motion to retain Ron Gentry as Maintenance Manager and ORC at an annual salary of \$50,000. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**
- **PARKS AND RECREATION:** Nothing to report.
- **ANIMAL CONTROL:** Nothing to report.
- **COMMUNICATIONS:** (1) Evelyn presented an Engagement Letter for the 2025 fiscal year from the accounting firm of Lauer, Szabo, and Assoc. PC. **Dani Rennewanz moved and Brenda Segelke seconded a motion to sign the Engagement Letter. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.** (2) A letter from Colorado Rural Water Association making the Town aware of the implications of HB24-1344, *Sunset Plumbing Board*. (3) Legal Notice of Hearing on Petition for Organization of Sage Pointe Metropolitan District. (4) Invitation to Logan Chamber of Commerce Annual Banquet.
- **PERMITS:** Evelyn will email copies of Ordinance No. 2024-1 re Land Use Standards to the Permit Committee: Paul Mansfield and Jared Burns.
- **SANITATION:** The Board encourages residents and businesses to have visible house numbers to aid Marick's Waste Disposal for identification of customers, for accuracy of parcel deliveries, for Town maintenance locations, and for emergency locations.
- **ORDINANCE NO. 1:** Nothing to report.

With no further business, the meeting was adjourned at 8:21 p.m.

*Traci Davenport*

Traci Davenport, Mayor

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*Evelyn Gardiner*

Evelyn Gardiner, Clerk

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