

Board Minutes

Monday, September 11, 2023

The regular August 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 Ron Gentry, Dani Rennewanz, Brenda Segelke, and Maintenance Manager Hunter White were present. Trustee Paul Mansfield, WWTF Project Manager Amy Sorensen, and OCR Lydia Kiser were present via Zoom. Trustee appointee candidate, Jared Burns, was present. Trustee Zach Wood was absent.

Consent Agenda: **Dani Rennewanz moved and Brenda Segelke seconded a motion to move the swearing-in of the new appointee to the beginning of the meeting. Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye. Motion carried. Dani Rennewanz moved and Brenda Segelke seconded a motion to approve Jared Burns to serve as Trustee to fulfill Rayce Wood's term until April 2026. Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye. Motion carried.**

Minutes of the regular July 2023 meeting were reviewed. Ron Gentry moved and Brenda Segelke seconded a motion to approve the Minutes. **Burns-aye, Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye. Motion carried.**

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

Evelyn presented the Claims Report. Ron Gentry moved and Paul Mansfield seconded a motion to approve the Treasurer's Report. **Burns-aye, Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye. Motion carried.**

MAINTENANCE REPORT: Lydia Kiser

Lydia has been corresponding with both Cunningham, Inc. regarding the paint issues at the water tower and Maguire Iron regarding the proposed repairs to bring the storage tank into compliance. Cunningham, Inc. has agreed that the tacky paint is a warranty issue and will address it after other repairs are made and then warrant the paint work from that date forward. The Water Committee, Traci Davenport and Paul Mansfield, along with Hunter White, will meet with Maguire Iron to discuss the list of repairs. Evelyn will contact Chuck Graber to set a date.

Installation of the new entry point hydrant near the water tower is complete. Hunter has set up reflective barricade posts to protect it from possible damage. Lydia will contact CDPHE to clear the violation for noncompliance,

By October 2024 the State is regulating that all municipalities do an assessment of all water lines, those owned by the town and all resident lines. State funding is being made available for this undertaking. Lydia will contact state officials to come and speak with the Board about this project.

Jared Burns left the meeting at 6:57.

WWTF AND DECOMMISSIONING PROJECT: Project Manager Amy Sorensen reported that the Decommissioning project was completed today, Monday, August 14. The old lagoons have been leveled after spreading the biosolids on Matt Adams's adjacent field, and the road leading to the old ponds was leveled and graded.

The weekly Zoom meeting will be Wed., Aug. 16 at 2:00 pm. A Substantial Completion Notice will be issued. The Town will place a legal notice regarding final payment in the local newspapers, and then observe a 30-day waiting period. The Town will prepare a Resolution for Final Payment.

Matt Adams has been invited to attend Wednesday's meeting. Logan County Planning and Zoning has ok'd the Town to now deed the old lagoon acres back to Admas.

Amy advised the Board that none of the \$35,000 Contingency fund has been spent on this project. A list of maintenance needs will be prepared. A trash can that has blown into one of the ponds at the WWTF needs to be removed, and the gate to the facility needs to be repaired before the Warranty Walk-Through by the engineers and the funding agencies. The date for the walk-through will be set at Wednesday's meeting.

Jared Burns returned to the meeting at 7:25 pm.

MAINTENANCE REPORT: Hunter White

- Hunter and Paul Mansfield presented bids from five dealerships for compact front-end loaders. One from Tital Machinery in Sidney, and one from 21st Century in Sidney were discussed. **Ron Gentry moved and**

Paul Mansfield seconded a motion to purchase the JD 304 model for \$104,500, a compatible blade for \$4000, and a snowblower for \$10,500. Burns-aye, Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye. Motion carried. Paul Mansfield will contact the dealership for purchase date and details.

- Hunter proposed the purchase of a dump trailer. The Board advised Hunter to include the dump trailer as part of the 2024 budget. The Board instructed Hunter to have several loads of gravel hauled in for street repairs.
- Hunter discussed some of the past month's issues with waterlines at the Peetz School building site. Repairs to broken water lines were done.
- Hunter will contact Marick's Waste Disposal for clean-up of the Railway Road Shop and the old Town Hall under the water tower. It was decided to disconnect water and electricity at the old Town Hall.
- Hunter requested shelving for the shop areas. He was again advised to include these in his 2024 budget requests.
- Hunter reported that Noah Naegele has been doing a good job with the mowing around Town. Noah will start school this week, so his hours will mostly be weekends going forward.

OLD BUSINESS:

- 1) **DECOMMISSIONING OF OLD LAGOONS:** Covered in Amy's report.
- 2) **ARSENIC AT THE RAILROAD WELL:** The Town received the Certificate of Final Completion for the Arsenic project from JVA, Inc. Evelyn contacted CDPHE and has started the process to get the final Small Communities Grant funds released.
- 3) **PEETZ SCHOOL PROJECT:** Attorney Kelly Lowery has been in contact with the school surveyors and is preparing the deed to vacate Coleman Avenue, Evelyn Avenue and Ross Avenue.

NEW BUSINESS:

- 1) **HOT SPOT SMOKEHOUSE LIQUOR LICENSE:** Application for 2024 renewal of the Hot Spot Smokehouse's liquor license was presented along with the proper checks to Colorado Department of Revenue and Town of Peetz. **Dani Rennewanz moved and Ron Gentry seconded a motion to approve the application. Burns-aye, Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye. Motion carried.**
 - 2) **CIRSA CLAIM:** Evelyn presented information regarding the expenditure of the funds claimed from CIRSA for hail damaged roof repairs. The Town will seek a company to replace the metal roofing on the Town Shop located on Main Street. Some repairs to the east wall will need to be made as well.
- 1) **COMMITTEE REPORTS:** Mayor Traci appointed Jared Burns to the following Committees:
Cemetery, Animal Control, and Permits.
 - **STREETS:** Logan County Road and Bridge approved the placement of a "Stop Ahead" sign on Road 74 entering Peetz from the west.
 - **WATER/SEWER:** Discussion was held about raising water rates by Resolution by the beginning of the year 2024.
 - **PERSONNEL:** Hunter advised the Board that his year as Maintenance Manager will be up in September. He will be using vacation and comp time for hunting season. He asked for Board volunteers to train for checking water wells in his absence. Trustee Paul Mansfield inquired about Hunter's progress toward getting his water/sewer certificates. Hunter will begin these trainings as time allows.
 - **CEMETERY:** The annual Knifer Trust statement was shared with the Board. Sterling Monument contacted the Town regarding the placement of a monument for Allen and Mildred Meier.
 - **FINANCE:** Approval of the 2022 Budget Exemption from Colorado Department of Revenue was received and will be filed with the 2022 Budget documents. Evelyn is working to clear payroll reporting errors. The Town may receive a bill from Lauer, Szabo & Associates for preparation of a Power of Attorney to speak with the IRS.
 - **ANIMAL CONTROL:** Nothing to report.
 - **PARKS AND RECREATION:** Graffiti on the underside of the Park Pavilion roof will be painted over.
 - **COMMUNICATIONS:** Email regarding the Colorado Attorney General Meet and Greet to discuss concerns of NE Colorado municipalities to be held in Sterling.
 - **PERMITS:** Peetz Plateau School for 30' x 50' shed.
 - **ORDINANCE NO. 1:** Nothing to report.

With no further business, the meeting was adjourned at 8:48 p.m.



Traci Davenport, Mayor



Evelyn Gardiner, Clerk

Addendum: September 4, 2023, by virtue of an electronic vote, the Board of Trustees approved a Memorandum of Understanding with Matthew Adams and Alicia Adams, allowing Adams access to the area of the decommissioned waste water lagoons prior to ownership of the property for the purpose of fall planting.

Burns-aye, Davenport-aye, Gentry-aye, Mansfield-no, Rennewanz-aye, Segelke-aye, Wood-aye. Motion carried.