

# Board Minutes

Monday, April 8, 2024

The regular March 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, Paul Mansfield, Brenda Segelke, Ashley Toft, and Maintenance Manager Ron Gentry were present.

Consent Agenda: **No action.**

Minutes of the regular February 2024 meeting were reviewed. Paul Mansfield moved and Jared Burns seconded a motion to approve the Minutes. **Burns-aye, Davenport-aye, Mansfield-aye, Segelke-aye, Toft-aye. Motion carried.**

Evelyn presented the Treasurer's Report. Brenda Segelke moved and Ashley Toft seconded a motion to approve the Treasurer's Report. **Burns-aye, Davenport-aye, Mansfield-aye, Segelke-aye, Toft-aye. Motion carried.**

**Zach Wood entered the meeting at 6:45.**

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

**Dani Rennewanz entered the meeting via Zoom at 7:00.**

**MAINTENANCE REPORT:** Lydia Kiser

- Lydia discussed with the Board the possible installation of a soft start mechanism, which controls hammering, and the removal of the VFD pump at the Railroad Well. M & S Drilling's original estimate for installation was \$1650. M & S Drilling will inspect the VFD pump, and if it is still in good condition, they will credit the Town \$400, making the final cost \$1250. Lydia also suggested consulting an engineer before installing an adequate VFD pump in the Main Well.
- Maguire Iron is estimating 3 weeks of down time for the Water Storage Tank when they begin repairs and maintenance this spring. In order to keep the pressure up, the Town will have to rent a 10,000-gallon pressure tank from Maguire Iron, adding a possible additional \$25,000 to the original proposal. Chuck Graber of Maguire Iron will contact Ron Gentry tomorrow to go over details.
- Lydia reminded the Board that the only CDPHE violation on the storage tank that the Town is responsible for at this time is the top vent replacement.
- Lydia has completed the current round of water testing and all results were good.
- Lydia provided Evelyn with the most current list of tap locations that she had. Evelyn has acquired an updated list from the Logan County Assessor. Evelyn will share this list with Lydia.

**MAINTENANCE REPORT:** Ron Gentry

- The Board reviewed the Maintenance Report that Ron shared with them via email earlier today.
- Ron reported that AJ Nelson had water leaking into the old basement of his new house at the corner of County Roads 74 and 49 over the past weekend. Locating the valve was difficult due to it being paved over in Nelson's yard. The valve was eventually located and shut off. The Board decided to cap the Town supply line to Nelson and the Peetz Cemetery to prevent Nelson's well water from infiltrating the Town's water supply.
- Ron approached the Board about the need for utility locator equipment. The Board authorized Gentry to get bids for the locator. Moving forward, locator tape will be installed on all waterline repairs.
- The Board authorized the purchase of pipe-reamer kit.
- Many damaged/missing street signs have been replaced with some minor ones still to be replaced. This project will be put on hold for the present.

**NEW BUSINESS:**

- 1) **IHOP WORKSHOP/GRANT:** Evelyn Gardiner gave a report of the workshop held in Akron on February 27. The most interesting housing project was presented by a representative from the Town of Kit Carson. This community has formed a 501c3 corporation that procures grants for housing. Since 2007, Kit Carson has purchased 17 abandoned or condemned properties within the Town and built 17 affordable houses. The corporation works with the Town of Kit Carson to approve building permits, etc. The Ayers group will be contacting the Town of Peetz soon to assess the Town's codification needs.

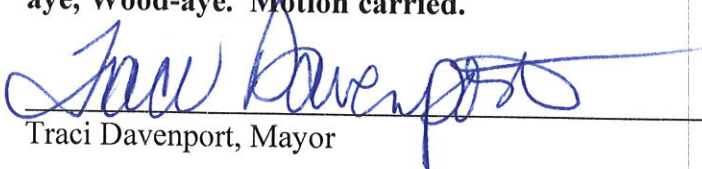
**COMMITTEE REPORTS:**

- **STREETS:** The Board instructed Gentry to build a drag for smoothing up the streets.
- **WATER/SEWER:** Covered in Lydia's and Ron's Maintenance Reports.
- **PERSONNEL:** Nothing to report.
- **CEMETERY:** The Board continues to monitor the progress of the tree removal at the cemetery. C & C Tree Service requested half of their bid proposal up front to cover the cost of a stump truck. The Knifer Trust granted the request.
- **FINANCE:** Mayor Davenport advised the Board to consider how much longer they want to finance the purchase of the JD loader.
- **PARKS AND RECREATION:** Ron Gentry is getting prices for metal to replace the Pavilion roof in the park. The hedge on the north side of the park will be trimmed back and a space for access by the UTV will be trimmed out and a gate installed.
- **ANIMAL CONTROL:** Nothing to report.
- **COMMUNICATIONS:** Funds allocated from the Opioid settlement have been transferred to Logan County per the Opioid agreement.
- **PERMITS:** Peetz School for a storage container.
- **SANITATION:** Burn pile hours will be set at Maintenance's convenience and announced to the public. Marick's Waste Disposal will be contacted for a Spring Clean-up date.
- **ORDINANCE NO. 1:** Nothing to report.

With no further business, the meeting was adjourned at 8:20 p.m.

**ADDENDUM:** On March 18, 2024, via email, **Zach Wood moved and Brenda Segelke seconded a motion to approve Multi-leg -40MG – Change Order for Project CST261 (Sanitary Upgrades to the Peetz Water Storage Tank) in the amount of \$17,795 by owner's request for a Pressure Tank for system operation during repairs. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**

**ADDENDUM:** On March 28, 2024, via email, **Zach Wood moved and Dani Rennewanz seconded a motion to approve the bid from Apex Electric for replacement of the VFD pump in the Railway Well with a soft start at a cost of \$1650.00. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**

  
Traci Davenport, Mayor