

# Board Minutes

Monday, March 13, 2023

The regular February meeting of the Town Board convened in the Peetz Town Hall at 6:00 p.m. and opened with the Pledge of Allegiance. Mayor Traci Davenport, Clerk Evelyn Gardiner, Trustees Ron Gentry, Paul Mansfield, Dani Rennewanz, Brenda Segelke, Rayce Wood were present. Maintenance Manager Hunter White entered the meeting later. WWTF Project Manager Amy Sorensen and ORC Lydia Kiser were present via Zoom. Trustee Zach Wood joined the meeting at 6:45.

Consent Agenda: Dani Rennewanz moved and Ron Gentry seconded a motion to allow Katelyn Roelle to present to the Board her request for an ordinance change to allow chickens and rabbits in the Town of Peetz. Roelle read her Letter of Intent and presented the board with samples of various Colorado municipal ordinances and regulations regarding chickens in town. The Board discussed pros and cons and appointed Animal Control Committee members, Ron Gentry and Rayce Wood, to look into the issue further and present their findings at the March meeting.

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

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

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

## OLD BUSINESS:

- 1) **WW PROJECT MANAGER REPORT:** Amy Sorensen reported that JVA, Inc. that all grant funds for the Decommissioning project have been secured. JVA, Inc. issued the Notice of Award to Velocity Constructors on February 2. The Notice to Proceed must now be issued within 90 days.
- 2) **ARSENIC AT THE RAILROAD WELL:** ORC Lydia Kiser reported that Universal Water of Colorado Springs flushed and mothballed the RR well. This company was the original installers of the media so Lydia felt they should be the ones to do the work properly. The well is now shut down until repairs can be made to the damaged floor and piping. Alan Krier of Concrete Specialties submitted an estimate for concrete floor repairs, plumbing, and electrical work in the amount of \$13,225.00. He will also install a VFD pump to prevent water hammering at start-up and shut-down of the well. **Dani Rennewanz moved and Ron Gentry seconded a motion to approve Concrete Specialties as the General Contractor for the repairs. Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, R. Wood, Z. Wood-aye. Motion carried.** JVA, Inc. has denied all responsibility, stating that there was zero subgrade preparation of the building floor when it was built. JVA, Inc. suggested submitting Concrete Specialties' estimate to CDPHE Small Communities Grant Committee to see if they will release the remaining \$9053.83 for these repairs. JVA was skeptical that CDPHE would approve the VFD pump as part of the repairs as it is an add-on, not part of the construction.
- 3) **PEETZ SCHOOL PROJECT:** No progress. Hunter White entered the meeting at this time.
- 4) **SALE OF TOWN EQUIPMENT:** No progress from Big Iron Auctions. This led to a discussion of whether to sell the Massey Tractor or opt to repair it. The consensus was to have Redlund of Sterling take a cursory look at the tractor and advise about needed repairs. The town's dump truck can only be sold at auction if the title can be located.

## MAINTENANCE REPORT:

- The majority of Hunter's time this past month was doing snow removal.
- The Christmas decorations were removed from the Park and Town Hall.
- The JD mower received a maintenance exam, and a cylinder was replaced on the street broom at 21<sup>st</sup> Century Equipment in Sidney.
- A new screen door was installed on the Town Hall.
- Some potholes have been filled with asphalt millings. Streets and alleys need further maintenance dependent on weather conditions.



**NEW BUSINESS:**

1) **UPDATE FEE SCHEDULE:** After reviewing suggested changes by the Permit Committee (Rayce Wood and Ron Gentry) to the current fee schedule, **Ron Gentry moved and Zach Wood seconded a motion to approve the following fee schedule changes for building permits and liquor licenses:**

- New Home was \$25 now \$300
- Mobile/Modular Home was \$20 now \$100;
- Storage Container was \$20 now \$50; (limit 1)
- Additional room(s) that add square footage was \$15 now \$50 each;
- Double Garage was \$15 now \$100;
- Single Garage was \$10 now \$50;
- Storage Shed (Larger than 16'x20') was \$15 now \$50;
- Storage Shed (Smaller than 16'x20') was \$10 now \$30;
- Deck, Cement Patio, Cement/Asphalt Driveway was \$10 now \$30;
- Fence was \$5 now \$25; and
- Liquor License was \$50 now \$75.

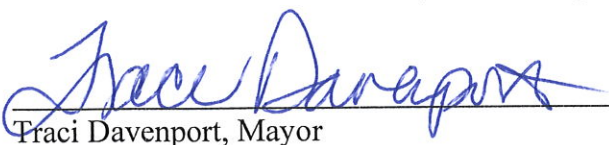
**Davenport-aye, Gentry-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, R. Wood, Z. Wood-aye. Motion carried.** A resolution to increase these fees will be presented and voted on at the March 13, 2023, meeting and become effective immediately.

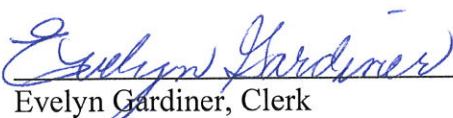
2) **PROPOSITION 123-AFFORDABLE HOUSING:** Evelyn brought the Board's attention to information regarding Proposition 123 and the two (2) conditions that must be met by Dec. 31, 2026: (1) Municipalities must submit a commitment identifying how the combined number of new and converted existing affordable units in the jurisdiction will increase by 3% annually over a baseline amount. (2) Municipalities must establish a fast-track approval process to enable a final decision within 90 days of submission of a "complete application" for all development permits (not including subdivisions) in which 50% or more of the residential units are affordable housing.

**COMMITTEE REPORTS:**

- **STREETS:** The Board granted Chuck Pfingston permission to use asphalt millings from the Town pile to build a driveway on the east side of his property.
- **WATER/SEWER:** Nothing to report.
- **PERSONNEL:** Nothing to report.
- **CEMETERY:** Discussion was held regarding the 2023 Knifer Cemetery Trust Budget. It was decided to forego last year's plan to replace cedar trees (due to drought) in light of possible negotiations to purchase more land for parking and a road around the perimeter of both cemeteries.
- **FINANCE:** Evelyn and Hunter now have Capital One cash back credit cards. The Wells Fargo card will be phased out.
- **ANIMAL CONTROL:** Nothing to report.
- **PARKS AND RECREATION:** More graffiti was reported on the climbing wall.
- **COMMUNICATIONS:** Telephone call from Laurie Hart regarding property taxes on the property at Lot 4, Block 1, First Addition, Main Street; a letter was sent to Logan County Assessor for possessory interests for the Town; invitation to the annual Chamber of Commerce banquet; a letter from GOCO.
- **PERMITS:** Nothing to report
- **SANITATION:** Nothing to report.
- **ORDINANCE NO. 1:** Nothing to report.

With no further business, the meeting adjourned at 9:06 p.m.

  
Traci Davenport, Mayor

  
Evelyn Gardiner, Clerk