

# Board Minutes

Monday, October 14, 2024

The regular September 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, Dani Rennewanz, Ashley Toft, Zach Wood, and Maintenance Manager Ron Gentry were present. Trustee Brenda Segelke was absent.

Consent Agenda: No Action

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

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

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

## MAINTENANCE REPORT: Ron Gentry

- Ron visited the Sterling WWTF and learned a great deal about preparing for wastewater testing. He has purchased 3 books to help prepare for water/wastewater testing. These manuals will be property of the Town.
- Paint for the wellhouses and Town Hall window frames has been purchased. Upon further inspection, the back wall of the Town Hall needs stucco patch repair and paint. Ron will get more paint.
- Maguire Iron completed water tower repairs over the Labor Day weekend. The Town received an invoice for \$41,950 but it was not itemized. Ron will contact Maguire Iron to get an itemized bill, listing all the repairs completed. Cunningham, Inc. has been contacted to come back to do the warranty work on the exterior paint job they did in 2023. They will try to get Peetz on their fall schedule.
- Ron is still working to isolate Louisa Street so he can change out a valve at 502 Louisa. He will work with M & S Drilling to check the four valves necessary to do this. The Town has 2 valves on hand. Ron will purchase a third and keep it in reserve. Louisa Street will need to be barricaded and the water supply to the Town shut down to do this work.
- The school has requested that millings be put down on Main Street between Shaw Ave. and Coleman Ave. before Homecoming. Due to construction traffic, this can only happen on a weekend if it is possible for Town maintenance. Millings have been laid on Shaw Avenue between Main and North Street, but this has not eliminated wash-boarding.
- The drainage ditch west of the Post Office was discussed. The ditch and culverts have been cleaned out following the heavy rain in August. The Fire Department Board has been made aware of the excessive runoff from the back of the Community Center washing gravel into the ditch. More large rock will be ordered to prevent sand washing into the ditch.

## OLD BUSINESS

- 1) **LEAD & COPPER ASSESSMENT:** Evelyn reported that she met the August 30 deadline for submitting lead/copper surveys to SLI-East LCRR Technical Support by mailing the entire 3-ring binder. They have now been scanned into the system. There were three locations in Town that reported lead fittings. One was re-checked and found to be copper not lead. The other two residents wouldn't allow Maintenance inside their homes to check. Ty Liedig with RCAC will be setting up a time to present his findings of the water rate analysis that he prepared for the Town.
- 2) **UTILITY BASE RATE:** The Board discussed the possibility of applying a water base rate for all valves that have been abandoned or shut off in Town. The Board took no action.

## NEW BUSINESS

- 1) **MAIN STREET GRANT:** Evelyn will attend the CML District 1 meeting in Brush on Wed., Sept. 11 to visit with other northeast Colorado municipalities about the Main Street Grant. Evelyn will check with Greg Etl with DOLA to find a date for the first Community Committee meeting.
- 2) **HOT SPOT LIQUOR LICENSE RENEWAL:** Mayor Traci Davenport presented the license renewal application with all the proper checks for the Town and the State of Colorado. **Dani Rennewanz moved**




and Jared Burns seconded a motion to approve the renewal application. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Toft-aye, Wood-aye. Motion carried.

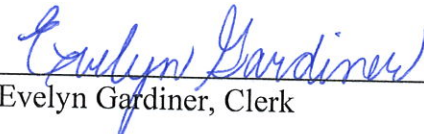
- 3) **PEETZ SCHOOL-ADDITIONAL WATERING ZONES:** Evelyn reported that Barre Ground verified that there are 6 watering zones on the school practice field and 11 zones on the football field. The School is currently paying \$358.75 per month during the summer watering period. The School has now added 14 more zones for the newly installed sod and landscaping and has plans for 10 more zones in the next phase of the project. Ron will check to see if a water meter was/will be installed on the school's water main. The Board decided to charge the school \$50 per month (Jan-July 2024) for use of the check valve/meter equipment rented from the Town.
- 4) **CODE AUDIT:** Evelyn reminded the Board about the State of Colorado Prop 123 requiring municipalities to commit to creating a set number of affordable housing units over a three-year period in return for eligibility to apply for funding from DOLA. The Board is opposed to doing this because the Town does not want to go into the real estate business. The Board reviewed the Peetz Land Use Ordinance prepared by consulting firm, Ayers Planning & Development. Because it is a large comprehensive document regulating land use and housing requirements in the Town, the Board will take the next month to review the document and revisit it at the October meeting.
- 5) **CIRSA 2025 PRELIMINARY PC/WC QUOTES:** After reviewing the proposed quotes and additional coverages available, **Dani Rennewanz moved and Paul Mansfield seconded a motion to approve the Property/Casualty quote with no additional coverages for \$10,029.80. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Toft-aye, Wood-aye. Motion carried. Paul Mansfield moved and Jared Burns seconded a motion to approve the Worker's Compensation quote with a \$0 deductible for \$1464.40. Burns-aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Toft-aye, Wood-aye. Motion carried.**

#### **COMMITTEE REPORTS:**

- **STREETS:** Covered in Maintenance Report.
- **WATER/SEWER:** Covered in Maintenance Report.
- **PERSONNEL:** Nothing to report.
- **CEMETERY:** The Board declined the offer of a \$25 donation from Herstead Monument Co. Evelyn will write a thank you letter.
- **FINANCE:** Evelyn reported that the quoted price for propane at Peetz Farmers Coop was down slightly. The Board directed her to lock in a propane price this week. The Town of Peetz will donate ice cream cups again this year for the Free Thursday Night Meal during For Peetz Sake Days.
- **PARKS AND RECREATION:** Covered in Maintenance report.
- **ANIMAL CONTROL:** Nothing to report.
- **COMMUNICATIONS:** Ron reported that he has signed the Town up for CIRSA's HailSens 360, a free service giving municipalities 90-minute tornado warning. Maintenance and Clerk will receive a text message.
- **PERMITS:** Garden dome-Jim Naegele. Large shed-Robert Adams
- **SANITATION:** 502 Main Street (Ridgecrest Wind Partners) requested 40-yd roll-off as they prepare to vacate the buildings.
- **ORDINANCE NO. 1:** Three letters were sent last month. Issues were resolved.

With no further business, the meeting was adjourned at 8:33 p.m.

  
Traci Davenport, Mayor

  
Evelyn Gardiner, Clerk