



**TOWN OF MANILA REGULAR MEETING  
MANILA MEETING ROOM  
145 E HWY 43  
MAY 12, 2022 AT 5:30 P.M.**

**MEETING CALLED TO ORDER:** Mayor Coombs called the meeting to order at 5:32 P.M.

**PRESENT:** Mayor Coombs, Councilmembers Gretchen Northcott, Greg Scott, William Rylander, and Marlena Connor, Town Clerk.

**GUESTS:** Mike and Susan Sullivan, Clint Roundy, Kent Bond, Robin Schroeder, and Petra Lendering.

**EXCUSED:** Councilmember Randall Browning was excused.

**PUBLIC COMMENT:**

**Mike and Susan Sullivan** came to talk to the council about being charged additional money for their water impact and connection payments. The Sullivan's had originally paid \$3,150.00 in 2017. Mayor Coombs said that there was a little bit of conversation about this near the end of the last meeting and there had not been any resolution as far as the councilmembers as far as what they wanted to do with this.

Councilmember Northcott said that there have been a lot of upgrades to the water and sewer system over the last 5 years and the impact to connect 5 years ago would have been different than connecting to the system now. The Sullivans said they were already connected to the water and sewer. The Town Clerk clarified, that the laterals were already run to the property line, but they weren't connected, they did not have an account set up nor did they use the services until recently. The Sullivans agreed.

Councilmember Scott disagreed and stated that if he had paid for the impact and connections in full 5 years prior, he should not be charged the additional cost that it is now. The clerk, Marlena Connor, pointed out that the impact fee ordinance and connection fees had changed over the years.

Mayor Coombs stated that the cost of materials and labor had gone up over the years. The sewer fees were lower for Harpers Landing for additional facilities at the sewer lagoons. The contractor did not do what was in the contract to do. Mayor Coombs said for the sake of argument the town will split the amount with Sullivan's and refund them \$900.00.

Councilmember Northcott said she didn't think they could take action on the item at the time without having it on the agenda. The Council said they would consider the proposal and put the Sullivans on the agenda for the next meeting.

**Robin Schroeder** stated that she has the Villa Inn Motel and asked if she could offer a continental breakfast to her customers. The clerk, Marlena Connor said she thought they needed to have TriCounty Health involved so they can inspect the facilities, and asked if the breakfast would be done by someone else or the Villa? Ms. Schroeder said it would be done by the Villa. Marlena told her she could keep it under the same business license and to update the Deputy Clerk, Samantha Reitz with the sign-off from TriCounty Health.



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**CONSENT CALENDAR:**

Councilmember Northcott approved the consent calendar consisting of payroll hours, budget worksheet, invoice register, transaction register, revenue analysis, and previous minutes. Councilmember Scott seconded the motion. All were in favor. The motion carried. The invoice register is attached with the minutes.

RESULT: APPROVED  
AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

**BUDGET PUBLIC HEARING RESCHEDULE:** The budget public hearing was scheduled for June 9<sup>th</sup>, 2022 at 5:30 P.M. at the Town of Manila meeting room.

**FRAUD RISK ASSESSMENT UPDATE:** The clerk had brought back the fraud risk assessment after discussing some of the issues further. This brought the score from low to medium. The council wants to work on some of the policies as well.

**MANILA HIGH SCHOOL YEAR BOOK AD:** Councilmember Scott moved to approve the ¼ page ad in the high school yearbook. Councilmember Northcott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED  
AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

**PLANNING AND ZONING RECOMMENDATIONS**

• **BRYCE MANNEK & BRANDON MANNEK LOT COMBINATIONS:**

Councilmember Rylander moved to approve the lot combinations for Bryce and Brandon Mannek. Councilmember Northcott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED  
AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

• **DON RADDON LOT COMBINATION:**

Councilmember Rylander moved to approve Mr. Raddon's lots 17 and 18 to be combined in the Dry Creek Subdivision. Councilmember Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED  
AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

**SURPLUS ITEMS FOR APPROVAL:** Mayor Coombs explained that there are items that need to be surplus. There is a rock rake, a snow plow made for dodge, a dump truck snow plow, and the wood-burning stove from the senior center. All sealed bids will be brought back to the town council meeting in



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July of 2022. Councilmember Northcott moved to approve the sale of the surplus. Councilmember Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

**CAPTAIN'S COVE SURPLUS PROPERTIES:** Mayor Coombs explained that the soil and perk test on the Captain's Cove properties and the values that were added (values will not be listed until properties have been sold). Councilmember Scott moved to approve the values that were indicated on the map. Councilmember Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

**DRY CREEK LEGACY & 3Z RANCH SUBDIVISION UPDATE:** Mayor Coombs explained that there was a meeting earlier in the day with Bob Ford and Matt Tippets. There are warranty agreements that were drafted by the town attorney, Rob Patterson, that need to be signed. There were issues with the asphalt that they are working on fixing as well. This was an informational item.

**AARON AVERETT-SUNRISE ENGINEERING:** Aaron's assistance was not needed; this item was tabled.

**FIRE DEPARTMENT UPDATE:** Councilmember/Fire Captain Greg Scott said that the fire department is moving along with their meetings. He will start to attend the Flaming Gorge EMS meetings.

**ADJOURNMENT:** Councilmember Rylander moved to adjourn the meeting. Councilmember Northcott seconded the motion. All were in favor. The motion carried. Mayor Coombs adjourned the meeting at 6:10 P.M.

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David G. Coombs, Mayor

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Marlena Connor, Town Clerk