

## Erda City Council Minutes

3/14/2024 – 7:00 pm

### Tooele County Building - Auditorium

1. Call to Order 7:17
2. Roll Call
  - a. Terry Miner, Clyde Christensen, Sheldon Birch, Craig Smith, Scott Droubay
  - b. Jennifer Poole-City Recorder, Rachelle Custer-City Planner, John Brems-City Attorney (Via Google Meet)
3. Pledge
  - a. Clyde led the pledge of allegiance
4. Public Comment
  - a. No public comment made
  - b. Craig moved to close public comment, Clyde seconded the motion
  - c. Voting was unanimous to close public comment
  - d. **Public Comment Closed**
5. Approve meeting minutes from 2-22-24
  - a. Scott moved to approve the meeting minutes from 2-22-24, Clyde seconded the motion.
  - b. Voting was unanimous to approve the meeting minutes from 2-22-24
  - c. **Meeting Minutes from 2-22-24 APPROVED**
6. Sheriff's Report
  - a. Lt. Aranda- You had a total of 70 details, 12 arrests, and 60 citations. Here is hanout explaining significant incidents in February. Do you have any questions?
  - b. Clyde- What do you do with your 2nd DUI offenders?
  - c. Lt. Aranda- Whatever the Judge wants.
7. NTFD Report
  - a. No one to report
8. Treasurer Report
  - a. Terry- Deposits for March till today \$4,365.66 into checking. Checks written for a total of \$206,153.95. We have on the credit card a total of \$84.03 charged.
  - b. Craig moved to accept the treasurer report, Sheldon seconded the motion
  - c. Voting was unanimous to accept the Treasurer Report
  - d. **Treasurer Report Accepted**
  - e. Terry- We have workers comp and liability due, am I free to pay those?
  - f. Council agrees to approve the payment of those fees.

9. Consideration of Ordinance 24-05 Amendment to Erda City Code 1-8-5
  - a. John- This is adding an appeal authority in case of a conflict of interest. You already have an appeals officer, maybe you can appoint him to do that.
  - b. Craig- We can put anyone of us or Jed on there.
  - c. Clyde- What all would that entail?
  - d. Jennifer- Explained the GRAMA appeals process and why this might be needed.
  - e. Craig- I think we could put Jed as the alternate and ask for forgiveness if he doesn't want to do it.
  - f. Craig moved to open the Public Hearing
  - a. **Public Hearing Open**
  - b. Aubrey Smith- If you go with Mr. Hansen is this something that he would be paid for? And who would pay for that? Would it be the city or the applicant?
  - c. Craig moved to close the public hearing, Scott seconded the motion
  - d. Voting was unanimous to close the Public Hearing
  - e. **Public Hearing Closed**
  - f. Sheldon-Read the Proposed Ordinance and added that Jed Hansen would be the alternate appeal officer.
  - g. ROLL CALL: Terry-YES, Clyde-YES, Craig-YES, Scott-YES, Sheldon-YES
  - h. **ORDINANCE 24-05 APPROVED**
  
10. Consideration of Resolution 24-03 Approval of Oquirrh Point Community Structure Plan
  - a. Rachele- Read the Staff Report. It has been found that they have provided all items that are required of them.
  - b. Terry- Does this have any effect on the estoppel agreement?
  - c. Craig- Derald was here a couple of weeks ago asking for some changes, and he would have to make an amendment to the Development agreement.
  - d. Clyde- So what about the water and sewer?
  - e. Rachele- We do have the letter from SPID stating that they will have the ability to connect to the water and sewer.
  - f. Rachele- The reason this is a resolution not an ordinance is this is an administrative item.
  - g. Craig- Moved to approve Resolution 24-03 Approval of Oquirrh Point Community Structure Plan, Scott seconded the motion
  - h. ROLL CALL VOTE: Terry- Yes, Clyde-Yes, Scott- Yes, Craig-Yes, Sheldon -Yes
  - i. **RESOLUTION 24-03 APPROVED**
  
11. Council Direction on Railroad Environmental Study
  - a. John- Do you want me to file a response?
  - b. Scott- What would our response be?
  - c. John- Terry identified two problems with it.
  - d. Terry- It has the typical government stuff. I don't think it'll make any difference. I don't see how they can reinstate a right of way that's been abandoned for 40 years.
  - e. Sheldon- I'm in favor of a response if nothing else.
  - f. Scott- I think we need to at the least state that it is not in congruence with the Erda City General Plan.
  - g. Sheldon- Terry will you get with John and create a response?
  - h. Terry- I will do that.

## 12. Council Representative Reports

- a. Terry- On Monday it was the Wasatch Front Regional meeting. Currently they have the funding to do the 3rd lane on the South Bound part of the Stansbury parkway. They have the ability to the extension all the way to 201. Phase 2 of Mid Valley Parkway is now phase 3. Then they talked about the Droubay project going all the way from Vine to Pole Canyon Rd.
- b. Scott- The last couple of days we've had meetings on Disaster Mitigation. The county has asked that we send a letter that we plan to participate in the Tooele County Hazardous Mitigation project. We've got a letter signed from me stating that Erda City Plans to participate in this. Our meeting today was about flooding. We have less snowpack than last year but we have higher ground saturation. No one there expected any flooding unless we had a series of major rain storms on top of the snowpack. Last year I went over all of the areas where flood waters are directed to go and spoke with people to get those areas cleaned out. I will also go back and check to make sure those items are good.
- c. Craig- I went to the airport open house. They have big plans and nothing immediate. They want to expand north and make Pole Canyon Rd move north. They are also going to at some point submit an airport overlay zone to the city. Rocky Mountain Power is moving forward with their new project and adding a limber line. They have been very good to work with. They are trying to mitigate any issues as much as they can. Jerry Hansen is moving and he will need to be replaced in the planning and zoning.
- d. Scott- We can give you some suggestions as to who you can appoint and let you decide.
- e. Terry- Aren't there 4 people who's time on the Planning Commission is up in June?
- f. Craig- We can retain them if we want and they want. But Cory Warnick, Nancy Martin, Jerry Hansen and Russ Brimley are all up in June.
- g. Craig- Could we get you to draft a resolution to appoint a new member to the Planning and Zoning Commission
- h. Sheldon- I am the IT committee, for your information I do now have access to the city stripe and civic review accounts. The other item I tried to listen in on the last Planning Commission meeting. I really struggled with the broadcast and was told that I was not the only one.
- i. Jennifer- We did have some issues with the equipment that we got resolved.
- j.

## 13. Comments from Council Members

- a. None made

## 14. Adjournment

- a. Craig moved to adjourn the meeting, Scott seconded the motion
- b. Voting was unanimous to adjourn the meeting
- c. **Meeting adjourned**

A WORK meeting will be held before the regularly scheduled City Council meeting at **6pm** in the Tooele County Building

1. Call to Order 6:00pm
2. Roll Call
  - a. Scott Droubay, Craig Smith, Sheldon Birch, Clyde Christensen, Terry Miner
  - b. Jennifer Poole- City Recorder, Rachelle Custer-City Planner, John Brems-City Attorney (Via Zoom)
3. Discussion and Presentation of Improvement District Creation and Process
  - a. John Brems- Outlined the process of a creation of a Special Improvement District.
  - b. Joe Colosimo -We will be working with SPID on servicing the Oquirrh Point, and Copper Cove areas. A main reason for the need for this special district is that a developer can not own a treatment plant.
  - c. Scott-So will we be liable in the future for any issues with this?
  - d. John- No the City will not be liable, but do we want to be in control of the services in the future? One of the things we've thought about is taking control of the district in the future. Sewer and water is critical.
  - e. Terry- How many water tanks?
  - f. Joe- Probably one 2.5 million gallon tank.
  - g. Clyde- I read in SPIDs notes that the developer was going to pay for the tank.
  - h. Terry- How many water rights do you have?
  - i. Joe- 700-'ish maybe close to 800 acre feet. It'll be enough to cover it. The average house uses .3 acre feet a year. It should be ample.
  - j. Clyde- what about right of ways and such?
  - k. Joe- They should be in the public right away and in the city easements.
  - l. John- It may be a premature question, but whoever controls the water and sewer controls the development. And I know that Erda wants to be in control of the development.
  - m. Craig- If we do nothing then it's created whether we like it or not. But if we work on it then we might be able to have a say in it and get the option to own it in the future.
  - n. John- I think the city would like some input in the creation of the development of the infrastructure.
  - o. Clyde- Where are you going to put your plant?
  - p. Joe- Our system would be past pole canyon road on the north side of 138. If the City is interested in providing services you have a timeline to begin the process. What was the timeline Matt?
  - q. Matt Ence- So the time frame is 120 days I believe.
  - r. John- Is this something in the future you would like to run?
  - s. Sheldon- I am in favor of leaving your options open. I think that perhaps we should leave that option open to future councils.
4. Erda City Contracts updates
  - a. Craig- We sent to the county the changes we'd like to make. They haven't put it on their agenda for discussion yet. The consensus I have gotten from them is that the money should be used within the City of Erda.
  - b. John- I think we just need a proper accounting of what they've spent.

- c. Craig- Andy seemed to think that a quarterly report of what they have done and the estimate of cost of it should be associated with it. At some point in time we need to come up with a plan for infrastructure inspections. Do we want our own inspector? Do we let the county do the inspections? We need to figure that out.
- d. Clyde-Can Ensign Engineering do it?
- e. Craig- They can and charge us to do it.
- f. John- You smooth into it, you do a cost benefit analysis. If you can do it on your own and do it for less than you do. I don't think we could use a full time public works inspector.
- g. Craig-I would be in favor of doing some hybrid with the county, as they will be servicing them anyway.
- h. Clyde moved to close the work meeting, Scott seconded the motion
- i. Voting was unanimous to close the Work meeting
- j. **WORK meeting closed**

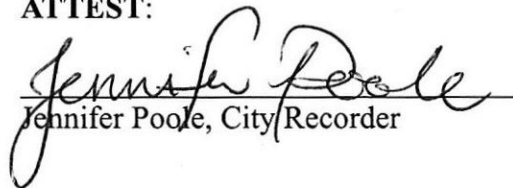
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

Prepared by: Jennifer Poole, Erda City Recorder

**PASSED AND APPROVED** by the Council this 28th day of March, 2024.

**ERDA**

**ATTEST:**

  
Jennifer Poole, City Recorder

  
Craig Smith, Council Vice-Chair