

Erda City Council Minutes

11/14/2024 – 7:00 pm

Erda City Office/Fire Station - Auditorium

1. Call to Order
2. Roll Call
 - a. Terry Miner, Clyde Christensen, Scott Droubay, Craig Smith
 - b. Jennifer Poole-City Recorder, John Brems- City Attorney, Rachelle Custer-City Planner (Via Zoom)
 - c. Absent and Excused- Sheldon Birch
3. Pledge
 - a. Terry led the pledge of allegiance
4. Public Comment
 - a. No comment made
 - b. Scott moved to close public comment, Clyde seconded the motion
 - c. Voting unanimous to close public comment
 - d. **Public Comment Closed**
5. Approve meeting minutes from 10-24-24 (Tabled)
 - a. Item tabled till next meeting
6. Sheriff's Report
 - a. Sargent Caldwell -We had a pretty standard month. We've been doing the request for the Bronzewood patrols day and night. And we've only had one runaway this month. So I believe it's helping. This month was a little quieter with the kids in school and the weather getting colder.
7. NTFD Report
 - a. Kevin Nunn- Fire Chief- We have recently changed our records management system and we are having an issue with getting those records. There was a fire on the Oquirrh mountains about a month ago. We were there along with many other agencies. Do you have any questions?
 - b. Clyde- That fire was within Erda City?
 - c. Kevin- Yes, it was all within the City, it happened because of target practice. The person did stay on scene until we arrived. It was an accident. BLM is still assessing any fees or consequences associated with this issue.
 - d. Craig- I got 20 calls or so asking if this fire was going to bankrupt the city.

- e. Kevin- When we were there BLM asked if we wanted to delegate the fire to them and we did so. Therefore Erda City did not incur any fees for this. If we kept the fire the cost of \$380,000 for fire retardant it would have gone to NTFD.
- f. Buck Peck-Fire Marshall- We are applying for the Community Development Block Grant. With all of the new development we need more supplies to be able to fight fires. Like we need a ladder truck. We would like Erda City to partner with us and to levee an impact fee for any building over 40ft. It probably won't be a one time fee but a recurring fee.
- g. Craig- Will that fee need a study done with it?
- h. Buck- I don't think so, but we are working with some lawyers to make sure it complies with all regulations.
- i. Terry- So which ordinance would take precedence?
- j. Buck- NTFD would. We are beginning to see those taller buildings and we want to try and stay ahead of this.
- k. Clyde-So within Erda City these commercial buildings have to have their own supply of water right?
- l. Buck- Yes, water is a bear in Erda. To put out a fire in a room and contents is 10,000 gallons a fully involved fire is 100,000 gallons.

8. Treasurer Report

- a. Terry- For the first two weeks we had \$9,190.24 in deposits. Checks written this month total \$12,286.02.

9. Resolution 24-16 A Resolution Approving the Assignment of Oquirrh Point a Master Planned Community

- a. John- This is an assignment of rights for Oquirrh Point to EHD Developments.
- b. Terry- There is an error in the date of the third amendment approval.
- c. Jenn- It was on September 12, 2024
- d. Craig moved to approve resolution 24-16 Acknowledgement of the assignment of Oquirrh Point Master Development agreement with the ability to fix any date or language issues.
- e. **ROLL CALL VOTE: Terry-Yes, Clyde-No, Craig-Yes, Scott-Yes**
- f. **RESOLUTION 24-16 PASSED 3-1**

10. Estoppel Agreement for Oquirrh Point

- a. John- The hold up on this was the need to review and have paragraph 7.
- b. Terry- What does paragraph 12 mean?
- c. John- They are selling some property and the developer is making sure that all things are in order.
- d. Craig- Are you comfortable with the wording in this?
- e. John- Yes, it's good to go and have Craig sign it tonight.
- f. Clyde- Do we know who the buyers are?
- g. Craig- Linnar, it's one of the biggest home builders in the nation.
- h. Derald- There are two buyers: Linnar homes, the second biggest home builders in the nation. They built 74,000 homes last year. They bought 750 lots from us. AMH America homes. They are a national builder. Two national builders. AMH builds only single family homes. They bought 100 lots.
- i. Clyde- What types of homes are they building?

- j. Derald- They have the 4,000 sq/ft lots
- k. Terry- So is David Verdi still a part of this?
- l. Derald-Yes he is.
- m. Council agrees to the signing of the Estopple Agreement**

11. Business License Study

- a. John- I got a proposal from Zions Bank Public Finance. She is the one who came out and shared about impact fees, and they put together a proposal. This study won't be more than \$6,500 to get it done. This study will allow us to levee fees.
- b. Clyde- Anyway we have them pay the county cost for the fee?
- c. John- This is what that is supposed to be.
- d. Scott- So this could be a really good investment for us and help us get a good idea of what is going on.
- e. Craig- I don't know if we do it to implement it but it would be good to know what our costs are. I think it's good to invest in the study.
- f. Terry- The cost can go under professional services
- g. Craig, Scott, Clyde and Terry all vote in favor to proceed with the study.**

12. Discussion of Building Permits and Business Licenses

- a. Terry- I have gotten several calls from people saying that our process is a lot longer than the county and Grantville.
- b. Jennifer- Explained the process of building permits and the different departments that are a part of signing off on it. Many people have an issue with the Site Plan.
- c. Rachelle- Tooele County is about 5 days on simple solar and electrical permits, but a building permit takes about 3 weeks. I feel like Erda gets them done quickly.

13. Council Representative Reports

- a. Scott- There are a few complaints that I'm trying to address. There is someone who is living in a travel trailer that is hooked up to water and septic.
- b. Craig- We do have a city code that states they have to get a permit to live in that trailer, and can only do so for up to 12 months.
- c. Rachelle- That is correct.
- d. Scott- Rachelle where are we at on Cal-Maine business licenses?
- e. Rachelle- I approved 2 and had a question about 1 and Jenn answered me. I'll get that approved after the meeting.
- f. Craig- We have not sent a response back to Savage yet. We are working on it and we are getting our ducks in a row.
- g. Terry- With the roads what about the ordinance to name our own roads?
- h. John- That's on my to do list.

14. Comments from Council Members

- a. Clyde- I haven't gotten over to talk to the chicken guy and see what's going on over there?
- b. Scott- We got a complaint that the fence is too high.
- c. Craig- Planning and Zoning is going to look at the business license code again. There has been a request for instead of enclosed structures just a screened fence.
- d. Terry- Can we go ahead and officially cancel the next meeting on Thanksgiving
- e. Council agrees to cancel the meeting scheduled for Thanksgiving day.**

15. Adjournment

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

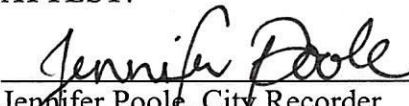
Note: these minutes represent a summary of the meeting and are not intended to be verbatim.

Prepared by: Jennifer Poole, Erda City Recorder

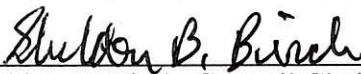
PASSED AND APPROVED by the Council this 12th day of December, 2024.

ERDA

ATTEST:



Jennifer Poole, City Recorder



Sheldon B. Birch, Council Chair