

## Erda City Council Minutes

3/27/2026 – 7:00 pm

### Erda City Office/Fire Station - Auditorium

#### Call to Order

1. Roll Call
  - a. Scott Droubay, Larry Kimpel, Clyde Christensen, Kyle Matthews, Sheldon Birch
  - b. John Brems- City Attorney, Jessilyn Stagg- Deputy Recorder
2. Pledge
  - a. Sheldon led the Pledge
3. Public Comment
  - a. Sheldon- Item #6 on the agenda will not be discussed by the City Council tonight. We will limit public comment to 30 minutes and about 3 minutes per person.
  - b. Sheldon opened public comment**
  - c. Coleen Carr- I would like to start off by thanking Councilman Birch and Councilman Droubay for their hard work to do what is best for Erda City. Next I would like to thank people like the Palmers that when it was no longer profitable to run their dairy farm and their boys did not want to farm the land they sold to developers. That land is where we now have the Golden Gardens Subdivision where I have some dear friends. I would also like to thank whoever sold the land where Larry Kimpel lives. If they had not sold that land I would not have my friends who live there. Change has happened in Erda over the years. We used to have one bus that could take everyone to school. I will admit I hate change because it is hard, but change can be good. If you are not lucky enough to have been here a long time like myself and Scott we would not have the people in Erda that we have now. I got my land from my family, I would not have been able to live here otherwise. For some farmers and ranchers who could no longer survive and who didn't have family who wanted to take over the farm, if it wasn't for developers we wouldn't have probably 90% of the people in Erda. There are a few things I would like our City Council to consider. I would like you to remember your own rules stated in other meetings. When there is an important decision to be made you have your public meetings first so you can hear what the public has to say before you vote. We can't just make decisions without the voice of the people you are elected to represent. You need to listen to what we have to say. Unfortunately because of things that have happened recently I am not sure that the councilman over my area would listen because there is a conflict of interest in my opinion between representing Erda City and the ECA. The members of the ECA elected to be a part of the CCA without pressure from the citizens of Erda. They have a right to be part of the lawsuits filed on their behalf. The rest of the citizens of Erda should have the same right. We should have a right to have our voices heard before voting to join lawsuits. If the ECA wants open space then they should come

up with the money to buy land to create that space. The open space in Erda is all private land as far as I can tell. That is the way farmers are trying to make a living. Many farmers work a day job and then come home at night to try to make a living by working the farm. I don't believe many realize all the time and commitment that comes into the ranchers' and farmers' land and the things they give up in order to work that land. In the event they are no longer able to continue they should have the right to sell to a developer. If the ECA doesn't want anyone else to farm that land or have the developer there then they need to come up with the cash to buy the land and not dictate how the landowner can use that land. I wonder who we should contact to get a light at the end of Sheep Lane and Erda Way. There have been many accidents there. I drive it at night and many don't know where to turn to get onto Erda Way. Is there a way to strongly encourage the people who are storing junk, I think they are at 1266 W Erda Way. I think there are a lot of squatters living there with rolled over vehicles and trailers. It used to be a county ordinance that they could only have so many on the property. I would love to see things like that cleaned up. Thank you.

- d. Sheldon- There are ordinances about it. Councilman Droubay is taking notes. If you connect with Councilman Droubay he can help.
- e. Ty Hoffman- I am from Tooele County Council. Thank you for the service. If you are not upsetting someone you aren't doing your job right. It's a thankless job. I want to thank you for what happened today out in the west desert. The Governor was there for the announcement of the nuclear life cycle plant that the county has been working on for several months and laying the foundation for over a year. Your support in that was crucial so I would like to thank you for that. That is something that is potentially going to be huge for the county and this state. There is a saying in politics that states if you aren't at the table you are on the menu. This has put our whole county as well as Erda at the table. We are hoping over time there is going to be a lot of money and resources that come into the community. We are looking at ways to negotiate if we get this with the state and the feds on ways to bring in more financial resources for the things we need here; water, roads, schools, things like that. Hopefully down the road this will help lessen our property taxes. I hope people know what this could mean not just for the state but for the entire country when it comes to nuclear power. The Cold War we are in with China, this is a plan from President Trump to fight that. Luckily right now there are both sides of the aisle in Washington D.C. that want to see a lot more nuclear energy developed. This is critical in the entire process. We have to win this war or it will devastate the world. This need has been discussed in every meeting I have been in for the past 3 years since I got into office. There is a huge need for this. So, thank you. We look forward to working with you in the future.
- f. Jeff McNeal- That segues into what I want to comment on. I appreciate you for helping bring these kinds of things to Tooele County because inevitably that will bring more people and jobs to Tooele County. That brings up development that all of us that have been here a long time hate to see. There are other places in the west desert that bring people into the county. I was in meetings this week regarding affordable housing and cost of housing. Currently in Utah 27% of the cost of new homes is from taxes and regulations. The average home in Tooele County is \$400,000. 27% of that is not the cost of the house. It is the cost of paying cities, impact fees, and sales tax. So when you get a new house you pay \$150,000 for a lot, then pay a builder \$400,000 to build the house and 27% of that is going to the government. We need to address this. We need to get on top of this. There is no easy solution. There will be difficult solutions because we need

those things. I know in the future you are considering sewer impact fees. Generally when that happens in cities they decide they need this much money and hire an engineer to do a study that shows we need this much money and they will come up with what you need, it's usually the max amount of money you told them you need and they'll do a study to show that and then you'll tax tax. You'll call it an impact fee because that is a little bit easier and it probably should go to the new homes and not to the old homes. That's probably the way to do it. But it's a tax. It's a tax on the new homes. The developers will say that is a cost of the business and they have to pass that on to the homeowners. That is just how it goes. A city once had a pretty company. You could only build a house according to the City Council standards of what was pretty and so they had to build rocks on the front and a certain steep roof and so on. I can't build the houses my grandparents lived in. They are illegal. There isn't a city around that will let you build those. They aren't big or fancy enough. That drives the cost of houses up. As we invite, thank and are appreciative of this new energy source coming here we need you to consider what we in Erda are going to do to make it affordable so we aren't just full of \$5 million mansions and nothing else because no one else can afford to live here. Thank you.

- g. Sheldon made a motion to close public comment. Kyle seconded the motion
  - h. Voting was unanimous
  - i. **Public comment closed.**
4. Approve meeting minutes from 3-12-26
- a. Kyle made a motion to approve meeting minutes from 3-12-26, Clyde seconded the motion
  - b. Voting was unanimous to approve the meeting minutes from 3-12-26
  - c. **Meeting minutes from 3-12-26 APPROVED**
5. Consideration of Resolution 26-05 Supporting America 250 Utah and Recognizing and approving the Erda Utah250 Community Committee
- a. Sheldon- This is designed to designate us as a participant in the America 250 celebration this year. In so doing, it qualifies us to apply for some money for a community celebration. We've discussed using this for our Erda Days celebrations, but there could be others.
  - b. Sheldon made a motion to approve Resolution 26-05, Clyde seconded the motion
  - c. **ROLL CALL VOTE: Scott Droubay- Yes, Larry Kimpel- Yes, Clyde Christensen- Yes, Kyle Matthews- Yes, Sheldon Birch- Yes**
  - d. **Resolution 26-05 PASSED 5-0**
6. Consideration of Ordinance 26-03 An Ordinance directing that City of Erda be removed as a party to the lawsuit.
- a. Kyle made a motion to continue Ordinance 26-03, Clyde seconded the motion
  - b. **ROLL CALL VOTE: Scott Droubay- Yes, Larry Kimpel- Yes, Clyde Christensen- Yes, Kyle Matthews- Yes, Sheldon Birch- Yes**
  - c. **Ordinance 26-03 Continued**
7. Consideration of Letter of Support for the Utah Nuclear Lifecycle Innovation Campus (NLIC)
- a. Sheldon- This does not belong on the agenda, it has already been signed and approved and issued.

- b. Sheldon read the attached letter addressed to Chris Wright, Secretary of U.S. Department of Energy.
- c. Sheldon- That was submitted today to the Governor in support of his press conference today announcing the State's application for this process. We are one of ten counties nationwide. I also learned today from the Governor for the public's information that if it happens it is happening soon. If it happens it will be announced in the next 2 maybe 3 months and if so they intend to be producing nuclear energy within 6 years. It is a fast ramp up and a quick development. It would be transformational for our community in a number of ways. They have intention to bring water from multiple sources including some from Skull Valley and possibly some water from even further away piped in. This project is not a real water intensive process.
- d. Kyle- Will there be a data center associated with it?
- e. Sheldon- Not at this point. It has been compared to a Hill Air Force Base type campus with all types of support industries for development of nuclear energy. They are talking about the potential for 10,000 jobs over 20 years. High paying jobs, technical, engineering, type jobs. The campus would be both private and public partnership.

#### 8. Boys Home in Bronzewood Cir

- a. Scott- The way I wanted it listed was the unsupervised incarceration unit located on Bronzewood Circle in Erda. We have this problem with this residential treatment center. We've had a lot of trouble with it. The city has done a lot of things to mitigate the problem. We considered charging for all of the sheriff calls that go there, but we didn't think it was enough of a fee to change the way they operate. Sheriff Wimmer gave me a list that has gone from that facility to the Sheriff's office. It was 42 pages long. Over the years there have been assaults, attacks, trespassing, stolen property, and now two neighbors are selling their homes to get out in order to no longer live next to this place. They don't dare live next to this place. One of the citizens who is selling to get out has hired an attorney to bring them before a state office to revoke their business license. They are leaving, but they are leaving with a good gesture, they are trying to make the community better. Is there a way we can help them?
- b. John- Who are they licensed by, do they have a city license?
- c. Scott- Yes, but it is the State that protects them.
- d. John- Let me know what form of license they have and I can look into it to see what we can do to get their license revoked.
- e. Scott- Can we get you John in touch with the attorney they hired so you can work together. One of the biggest issues is there is almost no supervision in this home. When we have complained to the state in the past they have called them and supervision is increased, but the increased supervision only lasts for about a week. I asked the owner to come to our meeting and explain their business and he wouldn't. He said those meetings don't usually go well for him.
- f. Sheldon- Scott, please continue that discussion with John. Anyone who would like to speak about this please contact Scott.

#### 9. Council Representative Reports

- a. Scott- We have been trying to get a light on Sheep Lane, but the problem is part of that area is in Grantsville. We will keep working on that, it is a problem.

- b. Sheldon- I met someone at the event this afternoon from Rocky Mountain Power who might be able to help us with that street light. Grantsville in the past has said they would go in with us on the street light.
- c. Clyde- On the way down here I drove by Oquirrh Point, it would be nice if they would add turning lanes as they put in their roads. Do we need to when we have a master agreement with the development to add that in, or ordinance that new developments put in turn lanes. If we just have the developers do it could be done at the same time.
- d. Sheldon- We can only ask so much, depending on traffic studies which define the need for turn lanes and we can only hold them accountable for what the traffic study says. The traffic study we had done did not include turn lanes for Oquirrh Point.
- e. Scott- I thought once it does get developed and there is traffic then they will.
- f. John- I will have to look at the development agreement to see if it was required to be added.
- g. Derald Anderson- We added a turn lane for Oquirrh Point a year or two ago. We are also adding 33rd parkway signaled intersection. We are upgrading the infrastructure. You are right there is no turn lane for Erda Way but there isn't a turn lane for Droubay Road either.

10. Adjournment

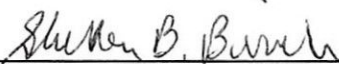
- a. Sheldon made a motion to adjourn the meeting, Larry seconded the motion
- b. Voting was unanimous to adjourn the meeting
- c. **Meeting adjourned**

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

Prepared by: Jessilyn Stagg, Erda City Deputy Recorder

**PASSED AND APPROVED** by the Council this 24th day of April, 2026.

**ERDA**

  
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**Sheldon B. Birch**, Council Chair

**ATTEST:**

  
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**Jennifer Poole**, City Recorder

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3/27/2026 – 7:00 pm

Erda City Office/Fire Station - Auditorium

Call to Order

1. Roll Call
  - a. Councilmen: Scott Droubay, Larry Kimpel, Clyde Christensen, Kyle Matthews, Sheldon Birch
  - b. Staff: John Brems- City Attorney, Jessilyn Stagg- Deputy Recorder
2. Motion and Vote to Enter Closed Session (reason: imminent litigation requiring immediate council direction)
  - a. Sheldon- Motioned to close the meeting to a closed session. Clyde Seconded the motion
  - b. ROLL CALL VOTE: Kyle- Yes, Clyde- Yes, Larry- Yes, Scott- Yes, Sheldon- Yes
  - c. Closed Session opened
3. Conduct Closed Session
  - a. Clyde motioned to adjourn, Kyle seconded
  - b. ROLL CALL VOTE: Kyle- Yes, Clyde- Yes, Larry- Yes, Scott- Yes, Sheldon- Yes
  - c. Closed Session Adjourned
4. Adjournment
  - a. Sheldon and Clyde
  - b. ROLL CALL VOTE: Kyle- Yes, Clyde- Yes, Larry- Yes, Scott- Yes, Sheldon- Yes
  - c. Closed Session Adjourned

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**Sheldon B. Birch**, Council Chair

**ATTEST:**

  
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**Jennifer Poole**, City Recorder