

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Mayor Moser.
3. Roll Call: Trevor Black, Robert Campbell, Judith Davis, and Mayor Moser were present. Ron Brown participated by telephone. Legal counsel was excused. Rod Mills of Ensign Engineering was present. Dale Harris was excused. Jack Davis was present. Town Clerk, Nathan Bronemann, was present, taking minutes.
4. Declarations of conflict of interests.
None stated.
5. Public Comments

Carolyn Mills stood and said her husband was unaware that she was attending. She thanked her husband and Mayor Moser for always being honest men. She said she had never known them to be dishonest. She said it was okay to disagree with them, but the witch hunt needed to stop. She said if they were Christian and had never made a mistake, then they could cast the first stone.

Rich Kopp attempted to address the attendees regarding the Gateway meeting that had taken place.

Mayor Moser asked him not to do so.

Rich Kopp asked that the Town Council have the best interests of the residents at heart.

Motion made by Trevor Black to close public comment. Robert Campbell seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

6. Discussion and action on a backhoe lease and purchase options

Mayor Moser said this issue had been discussed in a prior meeting and they had now obtained more information on warranty and service contracts. He said the public works director recommended the Case option.

The Council reviewed the service agreement option which would cost around \$1,000 for a year.

Robert Campbell asked if it might be better to purchase a used backhoe and a used water truck for half the price.

Motion made by Judith Davis to approve the lease/purchase of the Case Backhoe with an initial annual lease payment of \$5,000 and then 5 annual purchase payments of \$16,060 and to purchase the service agreement. Mayor Moser seconded the motion. Vote: Trevor Black-yes, Robert Campbell-abstain, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/0 with one abstention.

7. Discussion and action on purchasing drainage culvert for Coyote Rd. residents

Mayor Moser said that with the road improvements that would be happening shortly on Coyote Road, Dale Harris would be cutting drainage ditches. He said that would then require property

owners in the area to comply with Town standards and have drainage culverts installed at their driveways. He said the Town needed to purchase the culverts and then they could bill everyone that needed a culvert.

Ron Brown asked about Coyote Rd. sections not being dedicated.

Mayor Moser said the drainage could be required on prescriptive easements maintained by the Town.

Motion made by Trevor Black to approve the purchase. Robert Campbell seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

8. Discussion and possible action on Gateway Project progress

Mayor Moser said they had a work meeting earlier that day and had found some issues and had received some feedback.

Motion made by Mayor Moser to have the engineer move forward with the removal and replacement of the concrete with issues and to return with the results of the meeting with the contractor. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

9. Reports from Town Council members on assignments

Mayor Moser said he attended the DTAC meeting and there was a lot of talk about the Northern Corridor location. He said UDOT would also be determining the tourism hot spots for funding projects.

10. Report and recommendation from the Planning Commission, (including discussion and action)

a. Recommendation on General Plan Amendment for AV-1311-A-7 (Residential Estate-40,000 to Planned Development) – Majestic Development

Mayor Moser said he didn't see any reason not to approve the amendment, pending the sale of the property.

Motion made by Mayor Moser to approve the amendment to the General Plan pending the sale of the property to the new owners. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-no, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/1.

b. Recommendation on Zone Change for parcel AV-1311-A-7 (Open Space Transitional to Planned Development) – Majestic Development

Robert Campbell asked for clarification on what would happen if the sale took place.

Mayor Moser said the zoning and general plan would revert to the original state only if the sale did not take place.

Motion made by Mayor Moser to approve the zone change pending the sale of the property to the new owners. Judith Davis seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

- c. Recommendation on site plan review for Camp Gooseberry on parcel AV-1311-A-7 – Majestic Development

Mayor Moser said their next step would be to work on engineering and to work on the development agreement.

Robert Campbell said there were quite a few stipulations that would need to be included as part of the development agreement.

Mayor Moser said the Town Council would need to review and approve the development agreement prior to the project moving forward.

Robert Campbell asked Rich Despain about the camp host.

Mr. Despain said there would be a 24/7 camp host.

Robert Campbell asked if there would be any public areas in the project.

Mr. Despain said there were no public areas currently as part of the plan, but they were thinking about having time dedicated every year to allowing Town residents to use a section of the area. He said an area could be made available for events by Town residents.

Mayor Moser suggested the possibility of having a bike path for locals to access the mesa.

Mr. Despain said he would be willing to make compromises to give something back to the community.

Robert Campbell asked if he had taken the opportunity to discuss the project with the fire chief.

Mr. Despain said he had not done so yet.

Robert Campbell asked if there would be any outdoors camping.

Mr. Despain said all overnight stays would be within the cabins.

Robert Campbell asked if Mr. Despain would continue to look at ways to benefit the community.

Mr. Despain said that was his plan. He said the success of the project would hinge on community support.

Judith Davis asked about the distance from parking locations from the cabins and the estimated time frames between phases.

Mr. Despain said anything after the first phase depended on the demand. He said they wanted as little disturbance as possible and that is why they had the parking so far away from some of the units.

Motion made by Mayor Moser to approve the site plan, pending engineering staff approval and a signed development agreement. Judith Davis seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-no, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/1.

11. Report and recommendation from the Big Plains Water and Sewer SSD

Mayor Moser said the District had approved a parameters resolution for up to a \$95,000 bond to connect Well 59 to the system. He said there would be a hearing on October 9th.

12. Report and recommendation from the Community Events Committee

Marie McGowan said Founders Day would be this Saturday. She said the parade would be at 10:00 am. She said there would be a flag ceremony and bounce houses.

13. Report and recommendation from the Public Works Department

Nothing to report.

14. Consent Calendar - Income and Expenses - Town Treasurer

Motion made by Judith Davis to approve the consent calendar. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-abstain, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/0 with one abstention.

15. Consider approval of minutes:

a. September 7, 2017 Regular Meeting Minutes

Motion made by Ron Brown to approve the September 7, 2017 regular meeting minutes. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-abstain, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/0 with one abstention.

16. Announcements

Nothing more to announce.

17. Request for a closed session

None requested.

18. Adjournment

Motion made by Judith Davis to adjourn the meeting. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

Meeting adjourned at 6:39 PM.

Date approved: _____

ATTEST: _____
Nathan Bronemann

Richard Moser