

MINUTES
TOWN COUNCIL, TOWN OF CASTLE VALLEY
PUBLIC HEARINGS, AND TOWN COUNCIL REGULAR MEETING
WEDNESDAY JUNE 22, 2011 At 6:30 P.M. CASTLE VALLEY COMMUNITY CENTER
2 CASTLE VALLEY DRIVE

Town Council Members Present: Dave Erley, Tory Hill, Brooke Williams, Aaron Davies.
Absent: None.

Other Present: Greg Halliday, Joan Sangree, Michael Peck, Laura Cameron, Craig Hemsley, Jack Campbell, Mary Beth Fitzburgh, Leta Vaughn, John Groo, Tom Henry, Lynne Henry.

A Public Hearing on the Proposed Budget for FY2012.

1. Call to Order: 6:33 P.M.
2. Open Public Comment.

Laura Cameron thanked Tory for all of her hard work, and commented that often this type of work goes unappreciated.

The Mayor said that the Town is in excellent financial condition due to good financial management by the previous and present Treasurer(s).

3. Discussion and Possible Action re: The Proposed Budget for FY2012.

The Town Council voiced the intent to pass this budget in the form of a resolution during the Regular Town Council Meeting

Brooke motioned to adjourn the Public Hearing. Aaron seconded the Motion. Dave, Tory, Aaron and Brooke all approved the Motion. The Motion passed unanimously.

Adjournment: 6:36 P.M.

A Public Hearing on the Property Tax Rate of Tax Year 2011/FY2012.

1. Call to Order: 6:36 P.M.
2. Open Public Comment.

None.
3. Discussion and Possible Action re: The Property Tax Rate for the Tax Year 2011/FY 2012.

The Town Council voiced the intent to pass this as a resolution during the Regular Town Council Meeting.

Brooke motioned to adjourn the Public Hearing. Aaron seconded the Motion. Dave, Tory, Brooke and Aaron all approved the Motion. The Motion passed unanimously.

Adjournment: 6:39 P.M.

Regular Meeting of the Town Council, Town of Castle Valley.

1. Call to Order: 6:39 P.M.

2. Open Public Comment.

Craig Helmsley commented that Rim Shadow Lane has had a lot of truck traffic lately partly due to Frontier accessing their relay station, and a lot of dust has been stirred up. He feels that there are health hazards to dust, and asked the Town Council to place speed limit signs on that road.

The Roads Manager commented that there is the same problem on his road, but that the Town has no way to enforce our speed limits.

The Mayor briefly discussed the traffic light and the designated right turn lane that are to be installed to increase safety at the intersection of Highways 191 and 128. He also said that construction for the bike paths along Route 128 is scheduled to begin after Labor Day.

Ron Drake mentioned the problem with the grasshoppers this year and in several preceding years, commenting that this is becoming an annual event. The Mayor acknowledged that this is a good topic for dialog, perhaps with a state agency, and requested that a Town Council Member follow up on this. Tory volunteered to follow up.

3. Approval of Minutes: May 16, 2011 MBA Meeting, Public Hearings and Regular Town Council Meeting.

Brooke motioned to table the May 16, 2011 Minutes until the July 20, 2011 Meeting. Aaron seconded the Motion. Dave, Tory, Aaron and Brooke all approved the Motion. The Motion passed unanimously.

4. Reports:

- Roads Department.

The Roads Manager supplied a written Roads Report for the Red Books. There were no comments/questions on his report. He said that the tractor/mower has been picked up for repair at Western Implements in Grand Junction and that we expect to have it back early next week.

The Mayor commented that our June 1, 2011 application to the CIB for a Castle Valley Road Shed has been favorably received by the CIB Board. On July 7, 2011 the Mayor, the Roads Committee Chairperson and the Roads Manager will attend the CIB Meeting on the applications that were submitted on June 1, 2011.

- Planning and Land Use Commission.

The Planning and Land Use Commission Chairperson provided a report for the Red Books. There were no questions on this report.

The Planning and Land Use Chair requested that the Town Council authorize the purchase of a book entitled Utah Impact Fee Handbook and Checklists. The price of the book is \$25.00, plus \$8.60 for shipping. The Town Council authorized the purchase and asked the Town Clerk to order it.

Planning and Land Use Commissioner Laura Cameron said that David Snyder, Division of Environmental Quality for the State of Utah, is willing to come to Castle Valley to do a workshop presentation on septic systems. Included in this presentation would be a demonstration on how individuals can measure their own systems.

There was some concern about whether this type of presentation would draw enough people to make it worth Mr. Snyder's time. The Mayor suggested holding the presentation in the meeting room of the Castle Valley Community Center during the Gourd Festival, since the Festival draws a huge attendance. The thought behind this is that perhaps Mr. Snyder could do a presentation every 30 to 60 minutes in a day-long marathon.

The Mayor suggested that we first approach Mr. Snyder to see if this type of scenario works for him. He also suggested that perhaps the PLUC Commissioner Cameron could do a short presentation at a Town Council meeting between now and the fall to inform everyone of what they (i.e., she and her husband) have done on their septic system, as they installed an access port which enables them to easily monitor whether their septic system is working properly.

The Town Council agreed that, given that Mr. Snyder is fine with the Gourd Festival scenario, we should talk to the Gourd Festival Committee for their input on this.

- Treasurer's Report.

The Town Treasurer provided a report for the Red Books. There were no questions on this report.

The Mayor recommended that we establish a line item in our budget of \$10,000 per year to set aside funds for future repairs to Castle Valley Drive. We currently have \$61,000 in Restricted Road Capital, in which \$40,000 is currently allocated to the paving of Castle Valley Drive.

New Business:

5. Discussion and Possible Action re: Resolution 2011-4: A Resolution Adopting the Fiscal Year 2011 Amended Budget (approved at the May 16, 2011 Public Hearing).

Tory motioned to adopt Resolution 2011-4 as presented. Brooke seconded the Motion. Dave, Aaron, Brooke and Tory all approved the Motion. The Motion passed unanimously.

6. Discussion and Possible Action re: Resolution 2011-5: A Resolution Adopting the Fiscal Year 2012 Budget.

Brooke motioned to adopt Resolution 2011-5 as presented. Tory seconded the Motion. Dave, Tory, Brooke and Aaron all approved the Motion. The Motion passed unanimously.

7. Discussion and Possible Action re: Resolution 2011-6: A Resolution of the Property Tax Rate.

Tory motioned to adopt Resolution 2011-6 as presented. Aaron seconded the Motion. Dave, Brooke, Tory and Aaron all approved the Motion. The Motion passed unanimously.

8. Discussion and Possible Action re: Appointment of a New Town Council Member to Complete the Term of an Open Town Council Seat (term ends December 31, 2011).

Two applicants for the vacant seat on the Town Council submitted letters of interest.

The Mayor entertained a Motion to appoint the first applicant (by letter of interest date), Lynne Henry, to fill the vacant seat. Tory motioned to appoint Lynne to fill the vacant seat. Aaron seconded the Motion. Dave, Aaron, Tory and Brooke all approved the Motion. The Motion passed unanimously.

9. Discussion and Possible Action re: Moab Area Watershed Partnership (MAWP).

The Mayor commented that a number of months ago the Town Council had appointed him to represent the Town on the MAWP.

He supplied two draft documents for the Red Books:

- A. A draft of the **BY-LAWS for the Establishment and Operation of the Moab Area Watershed Partnership (MAWP)**; and
- B. A draft of a **PARTNERSHIP AGREEMENT for the Establishment and Operation of the Moab Area Watershed Partnership (MAWP) to facilitate holistic watershed planning and management for the municipal watersheds of Moab, Spanish Valley and Castle Valley, Utah.**

The Mayor asked the Town Council to peruse both documents and be prepared to discuss them at the July 20, 2011 Meeting so that we can present our comments to the MAWP. At present, we have joined as a “Member in Concept”, but we now need to review the Partnership Agreement and By-Laws to make sure we support them as drafted.

Brooke motioned to table the MAWP decision until the July 20, 2011 Meeting. Aaron seconded the Motion. Dave, Tory, Brooke and Aaron all approved the Motion. The Motion passed unanimously.

- 10. Discussion and Possible Action re: Possible Dissolution of the Castle Valley River Ranchos Property Owners’ Association (i.e., POA).

As directed by the membership, the POA Board is trying to dissolve the POA without leaving liability between property owners by using a two-step process:

- A. Amend the POA Covenants; and then
- B. Dissolve the POA.

The POA Board is trying to dissolve the POA without a negative balance.

The Mayor has spoken with Ray Beck, the attorney the POA is working with. He recommends that the Town write an ordinance stating that the Town accepts the original plat and easements from the POA so that the process is complete.

The Mayor asked for the Town Council’s permission to add a new link to our website regarding POA documents. The Town Council agreed that, if we do this, we must specify that the Town bears no responsibility for this link; we are simply providing this information on the Town website as a courtesy to the POA because the POA does not have a website of its own. The Mayor suggested that the Town Council work on wording for the website. In the meantime, he will speak with the Town’s attorney regarding this.

- 11. Discussion and Possible Action re: Water Right Amendment for Lot 340.

The Castle Valley Water Rights Agent wrote a memo to the Town Council (contained in the Red Books) recommending that an additional 6.28 acre feet (AF) be allocated to the current allocation of 3.2280 AF of water rights for Lot 340. The total allocation for this lot will then be 9.5080 AF which puts it over 8 AF and needing Council approval.

The Mayor commented that it is in the best interest of the Town as a Municipal Water Provider to allow residents to use what they need in the way of water rights. He also commented that usage of these rights will be confirmed at some future time.

Brooke motioned to approve the allocation of an additional 6.28 AF of water be allocated to Lot 340. Aaron seconded the Motion. Dave, Tory, Brooke and Aaron all approved the Motion. The Motion passed unanimously.

Old Business:

12. Discussion and Possible Action re: Castle Valley Noxious Weeds Investigator Duties and Funding.

No discussion.

13. Discussion and Possible Action re: Database.

The Mayor gave a brief background on John Groo, our Database Consultant, saying that he was one of the founding fathers of the Castle Valley community, as well as the second Mayor of this community. He is also the father of our water rights and database system. John is a database expert and manages the databases for the Grand County Travel Council, the Grand County Road Department, the Moab Half Marathon and Canyonlands Field Institute, to name a few.

The Mayor commented that when this administration took office it inherited a brand new water status (i.e., as a Public Water Provider) and a twenty-five year old database. We are currently in the midst of updating the database to reflect our new responsibilities as a Public Water Provider. Thus, it is an efficient time to update the system from an comprehensive perspective including the Road Department Manager, Building Permit Agent, Water Rights Administrator and the Town Clerk

John said that Castle Valley has improved considerably since his days as Mayor, but there is still quite a bit of fragmentation and duplication in our database. He further commented that every business, or government, needs a good database.

The Town Council expressed two concerns:

- A. Are we growing the database more rapidly than needed; and
- B. Training for the database users.

John replied that we are simply bringing our database up to current technology, and that his responsibilities will include training for the database users.

He recommends a server system that can be accessed by anyone authorized. The Treasurer commented that she had budgeted \$7,000 for this in Office Expenses in our budget for FY2012.

A Town Council Member asked what our next step should be. The Mayor replied that the next step should probably be to purchase a server. He asked the Town Council to think about this and to come to a decision as to how we should proceed.

Another Town Council member suggested talking with our technical hardware consultant, Mike Baird, about our hardware needs.

John Groo will be back in Moab in about two weeks. At that time he would like to meet with the Mayor and Mike Baird about the next step in the process.

14. Discussion and Possible Action re: Ordinance 2004-4, An Ordinance Prohibiting the Take-Off, Landing and Flight of Powered Ultralights and Other Aircraft in Castle Valley Utah (left tabled).

Left tabled.

15. Payment of Bills.

Brooke motioned to pay the bills as presented. Aaron seconded the Motion. Dave, Tory, Aaron and Brooke all approved the Motion. The Motion passed unanimously.

16. Closed Meeting (if needed).

None needed.

Brooke motioned to adjourn the Meeting. Aaron seconded the Motion. Dave, Tory, Aaron and Brooke all approved the Motion. The Motion passed unanimously.

Adjournment: 8:46 P.M.

APPROVED:

ATTESTED:

David D. Erley, Mayor

Denise Lucas, Town Clerk