

**EUREKA CITY COUNCIL
WORK MEETING MINUTES
DECEMBER 6, 2016**

Pledge of Allegiance:

Brian Underwood Mayor Pro tem led everyone in the Pledge of Allegiance

Roll Call:

Brian Underwood, Kimberlee Clem, Leslie Rice came in late

Public in Attendance:

Bill BeFuss, Helina Carter Thomas, Branden Gout, Laura Kirgan, Tim Buchanan, Vern Tharp, Todd Stoker, Ferrel Thomas

Discussion of Items;

Plans for City Buildings

Review Contract with Tintic Historical Society on use of Building

Patricia said that the Attorney, Tim Merrill, was still working on the contract with the Historical Society and had not got back to her yet.

Roof Repair/Furnace/Insulation

Patricia said that roof repair and furnace was for City Hall. Hortt was supposed to be looking into whether grants could be used for the roof. Hortt had not gotten back with Patricia on this subject. Mayor Castleton attended a meeting in Richfield about grants that can be used. The grant he found could not be used for City Hall but it could be used for the Memorial Building.

Water and Sewer Project

Brian said they are pretty much done with the water part of the project. There were some additional items that were added to the project that still need to be addressed. They will be here until the weather gets bad. Brian said the project is running on a good time table and that we will have a good infrastructure after the project is finished.

Open Bids for Surplus Property

Brian asked if we had received bids on the surplus property. Patricia said yes and got the bids out. The Council members looked at the bids.

Vector Truck - \$1,200 Paul
Front End Loader - \$525 Mark Rowley
Chevy Blazer – \$802 Ned Allinson
Sign Arrows – \$400 Mark Rowley
Orange 10 Wheeler – \$300 Mark Nelson

Vern Tharp – Annexation of Homansville Area

He said the concept is that someone is going to eventually want to develop that area and he would like to see Eureka get the benefits. He said that the property owners are now interested in doing a development with the property now. He said that by having the City annex the property the City would get the revenue from homes and business that would go in. It would help Eureka grow and stay a viable community. He said that part of his presentation is to get to know what the City wants and what some of our concerns are. He said that he would like to make a plan with the City and to understand what direction the City wants to go. He wants to know if the City has any interest in participating in this plan. Leslie said she would like to see more homes come. Brian has concerns about having 2 different counties and how that would work, working with 2 different school districts, and how this would affect the new water and sewer infrastructure that is being put in. He would like to know what they would want from the City concerning these matters. Vern said that we pay the way. Any development that happens they pay it. The benefit for this is that if a home is to be built then the homeowner would need to come to Eureka City to get a building permit. Every single infrastructure would be paid by Vern and the other people involved in the annexation. Vern feels that there shouldn't be a problem with the school districts. He said that a special tax district that can be set up to fit our (City) needs. Brian said he would like to see figures as to where the money would come from and where it would go. He feels there are a lot of gray areas that need to be addressed. Brian would like to see something in writing from Utah County and Nebo School District. Helina Carter Thomas is a real-estate broker and developer who is working with Vern on this project. She understands the concerns that Brian brought up. She said that it may be possible for them to work with Nebo School politically to help solve this issue. She said that the growth would not be a fast. Leslie asked how many homes they are talking about putting in. Vern said that it would be up to the City to determine the amount. He said he is thinking about multi-family homes like condos and town homes, smaller single family homes, and larger homes that would be more affordable. Brian wants to know what is expected of the City. Helina said that State code would need to be followed. Todd Stoker said he builds high income homes and he said that City's charge impact fees to help with infrastructure costs. He said that some of the infrastructure can cost millions of dollars. Vern said that their goal is to come in and help the City get a plan in place. Helina said that with just the annexation that the situation with the school district would not be an issue. It would become an issue once the City decided to develop the property and could be addressed then. Brian said that the Council is not opposed to the annexation but would like to see some examples what other cities and towns have done and some time to look into this and not just jump in without addressing the concerns he has. Vern said some of the business he would like to see is something for RV's and recreation storage area. He would like to see some kind of assisted living facility that would allow the elderly to have a better quality of air to breathe. These jobs seem to fit the skilled labor in this area. Brian said thanked them for coming. Brian asked about the deeds for the well and Tim Buchanan said that he has been talking with Jesse to work out the details.

Todd Stoker – Old City Hall Portico

Todd came up with some plans as to what the railing would look like. He said that the rails that Nick would like to have will cost too much. Todd said that the railing that was originally outside would have to be hand done and the cost would be way too high. He said that if we went with the smaller hand rail it would be better. Leslie had concerns about how historical accurate they need to go. Nick had just rough draft the plans from pictures that were taken of the City Hall back in the day. Todd had brought up samples of wood that can be used for the hand rails. Ferrell felt

that wood would not hold up too well. Todd said the plans for the deck is metal and it has a mild slope to help the water run away from the building. Todd said that the soffit that was on the original plans will not work with the metal deck so he has come up with a different material. Todd said that he will need to know the colors for the soffit and the siding. He showed them the columns that he wanted to use. There will be 2 structural ones and the other 3 will be just for looks. He said the City needs to decide on the material for the hand rails and banisters. Leslie would like to see what he could do with metal for the rail. Brian and the Council were fine with the columns that he had come with. Brian would like to see the metal powdered coated to help it last longer. Todd said a slip proof coating could be put on the metal for the deck. Kimberlee would like to see a contract with Todd on this project.

Adjournment

Kimberlee made a motion to adjourn. Leslie seconded. All in favor motion carried.