

**EUREKA CITY
COUNCIL MEETING
FEBRUARY 12, 2018 7:00 P.M.**

Pledge of Allegiance:

Mayor Nick Castleton led everyone in the Pledge of Allegiance

Public in Attendance:

Ferrel Thomas Darrin Carlson
Andrew Froula Brigitte Kirgan

Roll Call:

Leslie Rice Present
Brandy Kirgan Present came in after roll call
Nick Castleton Present
Kimberlee Clem Present
Hortt Carter Present

Approval of Minutes:

Hortt made a motion to approve the minutes from January 8, 2018. Brandy seconded. All in favor motion carried.

Treasurer's Report:

**EUREKA CITY
TREASURER'S REPORT
FOR JANUARY 2018**

Checking Beginning Balance:	\$240,396.20
Deposit Amount:	\$481,313.37
Withdrawal Amount:	\$587,833.78
Checking Ending Balance:	\$133,875.79

Hortt made a motion to approve the Treasurer's Report. Leslie seconded. All in favor motion carried.

Claims Against the City:

Kim asked what the penalty charge was from Juab County. Patricia explained it was on the property that the caboos sits on. The City was waiting on a contact from the Historical Society

and a late fee was charged. Discussed the propane and coal bills. Hortt asked if this was the last coal bill. Nick said yes, and that the rest of the coal was burned, the water was drained from the boiler and it is shut down. The propane bill was high because the City Hall building was using more propane after moving the office up there and it ran out. Hortt made a motion to pay the bills of \$435,200.76. Kim seconded. All in favor motion carried.

Report of Officers and Committees:

Nick Castleton - Is still working with State on the EMS Licensing. He has most of it ready. He has a meeting with Dr. Jones out of Mountain View Hospital to be our Medical Director. Nick is on the agenda for Juab County Commissioners meeting.

Leslie Rice – Lance Wilson came to the Planning Commission meeting and is here tonight to make a presentation on his proposed Active Adult Community.

Brandy Kirgan – Received an email from Rachel that Santaquin will no longer be playing against us. We are welcome to play if our kids sign up in Santaquin. Brandy was going to try to see if we could play with Mona, Genola, and Goshen. Patricia said that Genola and Goshen had called to set up a meeting to discuss the situation. Brandy agreed to be the liaison between EMS, the City Council, and Juab County. Nick showed the Council a map of the boundaries for EMS that he is proposing to the State.

Kimberlee Clem – Would like to see the Code Enforcement Officer address a property on Main St and the property up by the City Park. Received a Trailhead grant for bathrooms down by the cemetery. Kim will also help Brandy as liaison for EMS.

Hortt Carter – Wanted to know the renovation status on the City Hall building. Nick had received an email from Ryan Savage and he was sending everything to SHPO. It could take 8-10 days. He asked if the internet and computer issues were fixed in the office. Patricia said things are starting to work better. She reported we received the phone bill and there are some charges that need to be looked at. It is showing internet charges at the Memorial Building and the Shop and they cost more than the internet we currently have at City Hall. The phone is not currently working at the Memorial Building. The phone bill has not been paid until the charges are investigated.

Planning Commission – Lance Wilson came to the last meeting to discuss his proposed Active Adult Community. Darrin commented that the Planning Commission recommended he get his permits and fees in to the City. Lance stated at the meeting he was going to take 2-3 months to figure out what the towns ideas are about the project. Darrin stated he told Lance that he would support no more than the 5 acres they discussed at the meeting.

Introduction and Adoption of Resolutions and Ordinances:

There were no items to be discussed

New Business:

Special Event Permit – Huntsman 140 Bike Ride

Eureka City received an application for a Special Events permit from the Huntsman 140 Bike Ride. The don't have any stops in Eureka. Mayor Castleton asked for a motion to waive the permit fee. Brandy made a motion to waive the permit fee. Hortt seconded. All in favor motion carried.

Lance Wilson – Presentation on an Active Adult Community

Looking at building an active adult community. An adult community would bring people in who are retired and don't need jobs but have income that can be spent here in Eureka. This would bring jobs and services to Eureka. Why Eureka? What would bring people here? What attracts people? The clean air, quiet, outdoor activities. One thing would be price. The homes would be more affordable. The infrastructure would be critical. The City would need the facilities that would draw the people here. Such as medical, a pharmacy, a facility with maybe a community pool and a senior center. What they are proposing is to create this blend between the private sector and the City. This partnership means that whatever the City couldn't get with grants they would help fund. Need to bring in about 100 homes to make this work. Any less than that makes it hard to afford to put in the facilities just mentioned. How is it going to work? They put the plan together. They understand what part they can do on the private side and what the City can do. If we have facilities/infrastructure people will come. They would do a 3-4-month marketing trial run to see if it is going to work. The question is this something the City would like to pursue. Hortt would like to see more of it to see a proposal. He would like to have a public hearing and see how community feels. Brandy wanted to know about how much land he was taking about. Mr. Wilson said it would be about 8 homes per acre. Tim asked again about how many acres. The Council went off on where they would like to see the pool and Mr. Wilson never answered Tim's question. Kim asked if he was saying to get the pool or other facilities the City would have to get the grants. Mr. Wilson said that the City may have grants or funds that may otherwise not be available to the private sector. Tim asked if we added 100 homes Can our sewer /water system be able to handle it. Nick feels that our new system could handle it. Darrin mentioned that the costs are a big concern. How will the City pay to maintain a pool, maintain the community building? Darrin feels that the money for the pool and community center should be upfront or we might never see it. Kim mentioned we need to sit down with Planning & Zoning and go over numbers and proposal prior to holding a public hearing. Mr. Wilson stated he shares our concern. His purpose for coming tonight is to see if the City is interested in and if we would like to pursue it further. If this is something the City would like to pursue then they would put together a proposal and crunch the numbers. Leslie said she thought they were looking at less acres when they were at the Planning Commission meeting. It was approximately 8 homes per acre. Darrin feels the City needs to look at places for younger families. If the City uses all the acres we have for the active adult community where are the younger families going to live. Tim asked some questions on 55 and older. When you mentioned it was like an HOA but not what did you mean? Mr. Wilson said it is called a master development fee. Tim asked is this something Eureka City can maintain ownership of. Mr. Wilson said yes. Is money privately funded? Mr. Wilson said yes, it is privately funded as it is coming from us. There will not be any bank loans against the property or anything like that. Who owns the land? Nick said right now it is Eureka City. Tim said the next step would be to set a closed session for the Council to discuss in an executive session the possible sell of property. The property is currently zoned sensitive lands and would need to be rezoned. Tim would like Mr. Wilson and his partners to do a development agreement with the City. Tim said developers never have a partnership with the

city and communities they can into it is always adversarial. The developer's interests are usually opposed to the city's interests.

The Recording Device did not record the rest of the meeting. The following notes are taken from the City Recorder, Patricia Bigler, had written notes.

The Council thanked Mr. Wilson for coming.

Tim – the next step is to put together conceptual costs assuming temp is warm take next step come back in March or April

Unfinished Business:

Discussion on Impact Fees

Nick said Hortt had some information on impact fees. The Council needs to decide if they would like to proceed in looking into getting impact fees. Have Patricia call around. Impact fee analysis. Call and get quotes don't want to burden current citizens not a facility plan just an analysis.

Follow-up on Ambulance Licensure

Nick said we are waiting on a Medical Director. Brandy asked if he had heard anything.

Kim asked what happened after it has been submitted.

Ferrel asked if we are leaving Juab County. Yes, that is the direction we are trying for.

Patricia mentioned that right now Santaquin will be responding all week. From about 4 am – 10 am We have only one EMT available with some days having a trainee.

Proclamation Historic Preservation week. Week of celebration showed a Proclamation to Council. Tim stated that it would have to be adopted. Council decided to put on next regular meeting agenda.

Council Member Duties and Employee Job Descriptions

Kim asked about the vacant Council position. Patricia mentioned she will have it done and will get it posted. Hortt said that for a CDBG grant the Council needs to adopt 2 ADA regulations.

Brandy asked if Nick had what he put on the CIB list. Nick said he put what the council asked.

Citizens Comments:

Executive Meeting:

There were no items for the Executive Session.

Adjournment:

Hortt made a motion to adjourn. Brandy seconded. All in favor motion carried.