

**EUREKA CITY
COUNCIL MEETING
NOVEMBER 13, 2018 7:00 P.M.**

PLEDGE OF ALLEGIANCE:

Mayor Castleton led everyone in the Pledge of Allegiance

STAFF IN ATTENDANCE:

Patricia Bigler – City Recorder

Tim Merrill – City Attorney

PUBLIC IN ATTENDANCE:

Kodey Hughes – Tintic School District Superintendent

Leigh Grimstead

Paxton Charlesworth

Byron Woodland

Clinton Painter

Laura Kirgan

Brandy Kirgan

ROLL CALL:

Tamra Jameson – Present

Hortt Carter – Present

Nick Castleton – Present

Gordon Grimstead – Present

Kimberlee Clem – Present

Leslie Rice – Present came in at 7:02

APPROVAL OF THE MINUTES:

Recorder Bigler said Rachel had emailed the minutes to the Council. Council Member Grimstead was the only one who responded back. Council Member Carter made a motion to approve the minutes. Council Member Grimstead seconded. All in favor motion carried

TREASURER'S REPORT:

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

Checking Beginning Balance:	\$ 38,572.13
Deposit Amount:	\$124,461.64
Withdrawal Amount:	\$130,169.94
Checking Ending Balance:	\$ 32,863.83

CD 102 and CD 103 will mature on 01/10/2019. They will automatically renew for another 12 months with the new maturity date being 01/10/2020. The dividend rate and annual percentage yield have not yet been determined but will be available on 01/10/2019. Any changes to these CD's must be made prior to 01/10/2019.

Council Member Carter said to have them rollover into a 2 year or 3 year instead of 1 year CD. This would help the City earn more interest. Member Carter made a motion to accept the Treasurer's Report. Council Member Clem seconded. All in favor motion carried.

CLAIMS AGAINST THE CITY:

Claims in the amount of \$39,643.90 Council Member Jameson said we need to start budgeting vehicle maintenance. Council Member Carter made a motion to pay the bills. Council Member Jameson seconded. All in favor motion carried.

REPORT OF OFFICERS AND COMMITTEES:

Nick Castleton - Did not have anything to report

Tamra Jameson – Emailed a template on CDBG on how to set up the Public Hearing for the next Work Meeting at 6:30. The notice needs to be advertised for at least a week before the hearing. She said the paperwork needs to be turned in by the end of January.

Leslie Rice – There is some zoning ordinances that will be looked at later in the meeting. There has not been a meeting for a couple of months, there has been no agendas mailed out. Recorder Bigler stated that there have been agendas, and no one has picked them up. There was also one emailed to all Planning Members and City Council. Council Member Grimstead inquired about the Public hearing. The ordinance is for the "North Eureka Peak Property" as R1. When it was put on the agenda it was for all the sensitive lands. Mayor Castleton said there are 2 separate things going on. The first is amending the current ordinance changing annexed land coming in as sensitive land to coming in as R1. The second is land that was already annexed in to change over to R1 from sensitive lands. Attorney Merrill said if the Council wanted all property to be rezoned to R1. It has not been put down on paper as an ordinance. To accomplish the rezone, we need a map showing the zones and a description of the area. Council Member Grimstead asked if a Public Hearing was needed and it is. Attorney Merrill said by State law it must go to the Planning Commission. They give a recommendation to the City Council. The Public Hearing would be for the Planning Commission. Council Member Carter made a motion to send the "North Eureka Peak Property" back to Planning & Zoning. Council Member Grimstead seconded. Attorney Merrill said the Council needs to direct the Planning Commission to take on the existing map to identify which sensitive lands can be rezoned residential. All in favor motion carried.

Hortt Carter

a. Donation to Moab Elks Lodge in lieu of a surplus screen and projector.

Another community organization went down the tubes. \$50 donation to the Moab Elk Lodge for a screen and projector. Council Member Grimstead made a motion to donate \$50 to the Moab Elk Lodge Trust Fund. Council Member Jameson seconded. All in favor motion carried. Had an offer from Brian Underwood, Tintic School District, of a donation of a board table and desk

console since the grant for the City Hall doesn't cover furniture, he would like to accept the offer. Hortt made a motion to accept the offer for the board table and desk console and donate \$100 to the Elementary School. Council Member Jameson seconded. All in favor motion carried. Council Member Carter asked when are we supposed to start on the City Hall building, we have the money. Mayor Castleton is trying to get the bid amount down. The Council turned down the loan of \$200,000 they felt the City couldn't take on that much debt right now. Council Member Carter said he talked to Jesse Ralphs, Sunrise Engineering, we should be getting the \$800,000 from Corps of Engineers we will pay off one loan and will have enough to pay some on another one. He is sure we can purchase a new backhoe. Just need to determine whether we want a CASE or John Deere. The Well down the canyon is up and running. Recorder Bigler said there are about 10-15 water meters that are not working. She felt the City should not have to pay to have them fixed or replaced it should be up to JCI. Council Member Carter asked for info on a customer's bill. They asked if he could bring it up before the Council. They had a water leak on their side of the meter and it didn't surface. They would like to have their account credit back the money from the overage of \$214.86. Council Member Carter made a motion to split the difference on this bill. Council Member Jameson seconded. All in favor motion carried. Council Member Grimstead made a motion that these types of issues should be handled on a case by case basis within 60 days. Council Member Carter seconded. All in favor motion carried

Kimberlee Clem – Didn't have anything to report

Gordon Grimstead – he and his wife went to a Recreation meeting about Trailheads grants. The Trailhead grant we received for down by cemetery is in the works. The City needs to get a plan together on what we want. Council Member Rice asked do they have people that could help us put a plan together. He said there are people who have done it before that can come down and talk to us. He said there is another 7 possible trailheads around Eureka that could bring in people.

B. Planning Commission

Discussed earlier by Council Member Rice

C. Aaron Travis Beard, Economic Development Report

Did not attend the meeting

INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES:

A. Ordinance No. 11-13-2018, An Ordinance Amending Section 6.5 and 6.6 of the Eureka City Zoning Code Governing Annexed Lands.

Council Member Rice made a motion to adopt Ordinance No. 11-13-2018 amending section 6.5 and 6.6 of the Eureka City Zoning Code Governing Annexed Lands. Council Member Rice made a motion to adopt Ordinance No. 11-13-2018. Council Member Carter seconded. All in favor motion carried.

NEW BUSINESS:

A. Rick Carlton, Juab County Commissioner

1. Discuss Juab County turning old Ambulance Building back over to Eureka City.
2. Discuss Building Permit Fee for New Ambulance Building.

Byron Woodland, Juab County Commissioner, was present and said the EMS building is close to being done. They would like to make a request to get a reimbursement on the building permit and in return they would give the old Ambulance shed back to the City. The money would be used to epoxy the floor. Council Member Grimstead made a motion to reimburse the County back the money for the building permit and accept the old Ambulance shed. Council Member Rice seconded. All in favor motion carried. There will be an open house and invites everyone to come see it. Mayor Castleton asked about the property down by the City Hall that the City gave the County to build the Fire Station. The County had said since they didn't use the property, they would give it back. Commissioner Woodland said he would consider it.

B. Wayne Kogianes – Request for Grazing Lease on City Property.
He was not at the meeting.

C. Superintendent Kodey Hughes, Tintic School District, approval on the quick claim deed for the property by Elementary School.

Superintendent Hughes was present to have the City sign the quick claim deed for the property by the Elementary School that was discussed during the Nov 6th work meeting. These were listed as coal roads and belonging to the City. Council Member Grimstead made a motion to do the quick claim deed. Attorney Merrill said before we do the quick claim by law the City needs to surplus the property. Also, by State Law we need to get fair market value on the property. Superintendent Hughes said the District is trying to get all the property within the fence line certified, so the architect can come in and make the plans. Attorney Merrill asked if the district could mark the access as an easement on the map. Council Member Carter made a motion to surplus 3 parcels that are going to be quick claimed to the district and to authorize the Mayor to sign the quick claim deed conveying the property to the district in exchange for public easement access to be recorded in writing. Council Member Jameson seconded. All in favor motion carries.

D. Discussion/vote on zoning change of the “North Eureka Peak” annexed Lands.
As discussed earlier in the meeting the “North Eureka Peak Property” is being sent back to the Planning Commission

UNFINISHED BUSINESS:

A. Impact Fee Analysis – Proposal from Zions Bank.

Attorney Merrill said Zions sent in their proposal to the City. He spoke with Matt Kennedy with RCAC. They have never done an impact fee analysis for water and sewer. They do not do roads, parks, etc. They were not going to certify the impact fee. He felt the impact fees were not the right project for RCAC. Zions gave a bid of \$20,000 which is a very good price. The expense is coming from the fact the City needs to update their engineering master plans for water, sewer, transportation, parks, fire, and EMS which is \$50,000. The master plans are critical for Eureka. If the City is expecting to grow and we want to encourage development the only way to remain financially sound is to adopt Impact fees. These fees help take the financial burden off the citizens already living here by not raising taxes to cover the infrastructure needed. A master plan is a top priority for the City to identify what the City needs going forward. This needs to be enacted now if the City wants to grow. It will be irresponsible for us, as a City, and to our citizens not to find a way to cough up the \$70,000 for the Impact Fees and Master Plan. This

needs to be put back on agenda for next month. Council Member Carter said he is against any development until we get the Impact Fees and Master Plan in place. Council Member Rice asked how long this would take. Attorney Merrill said it would be about 4 months maybe longer because we don't have any Master Plans.

CITIZEN COMMENTS:

(Citizens wishing to address the council may do so at this time with any questions or concerns but will be limited to two minutes each.)

Laura Kirgan asked about the 20 acres that was discussed a couple of meetings ago. She has heard there is a development coming in. Is that still happening or is the property available for sell what is happening with it? Mayor Castleton said no decision has been made. Council Member Cater said no one has come to the Council. There are a lot of rumors about this property. Council Member Grimstead asked if there was any way we can make a note to let people know if a fee is raised etc. Council Member Jameson said if they want to know they can come to a meeting. Mayor Castleton said all the information at our meeting is out there for people to read. Council Member Grimstead said he is not sure how to get the information out to the public in a better way than what we are doing. Council Member Carter made a motion to have Council Member Grimstead and Council Member Rice form a Community Outreach to get information to the public. Council Member Jameson seconded. All in favor except Council Member Grimstead he opposed. Motion carried. Council Member Grimstead said there ought to be a better way to get the word out to the public. Mayor Castleton said people ought to be interested in what is going on in their community. He can't force them. Council Member Grimstead told the Mayor he was being hard headed for saying that. This is a frustration that some of the public has. Mayor Castleton said he agrees with him and wants to know do you have a proposal on how to get these people interested in the City and what we are doing. Attorney Merrill said other cities have sent out a survey to its citizens that identify things that the Council have as goals. Figure out what is important to the Council. Then you can get the pulse of the City by sending out the survey. It gives you an idea where their mind is at.

EXECUTIVE MEETING:

There were not items to be discussed.

ADJOURNMENT:

Council Member Carter made a motion to adjourn. Council Member Jameson seconded. All in favor meeting adjourned at 8:49 p.m.