

**EUREKA CITY
COUNCIL MEETING
DECEMBER 18, 2018 7:00 P.M.**

Pledge of Allegiance:

Mayor Castleton opened the meeting and led everyone in the Pledge of Allegiance

Staff in Attendance:

Rachel Carlson – City Clerk/Treasurer

Tim Merrill – City Attorney

Brandy Kirgan – City Worker

Public in Attendance:

Darrin Carlson Clifford Francom

Jonathan Street Leigh Grimstead

Sayed Almarzooq

Roll Call:

Mayor Nick Castleton – Present

Council Member Gordon Grimstead – Present

Council Member Leslie Rice – Present

Council Member Hortt Carter – Present

Council Member Kimberlee Clem – Absent

Council Member Tamra Jameson – Absent

Approval of Minutes;

Minutes were approved via email

Treasurer's Report:

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

Checking Beginning Balance: \$ 32,863.83

Deposit Amount: \$ 75,511.49

Withdrawal Amount: \$ 71,301.83

Checking Ending Balance: \$ 37,073.49

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.

Attorney Merrill said the Impact Fees need to be done before the CD's mature if the City plans on using one of them to pay for them. Council Member Rice asked if the City needed to put the

impact study out to bid. A bid is not required. Attorney Merrill said most municipalities use Zions Public Finance because they are certified. Council Member Carter made a motion to accept the Treasurer's Report. Council Member Rice seconded. All in favor motion carried. Council Member Carter made a motion to cash out the large CD to pay for the Impact Fee Analysis. Council Member Grimstead seconded. Attorney Merrill asked that on next month's agenda we have listed "Approval for the contract with Zions to conduct the Impact Fees". All in favor motion carried.

Claims Against the City:

Council Member Rice asked how come there was a charge at Carpenter Station for dog food. The dog food was needed to try and fix the issue at the sewer plant. City worker Lynn Elliott was told by Rural Water to try dog food to help feed the bacteria needed in the sewer plant. Council Member Carter made a motion to pay the claims in the amount of \$32,023.92. Council Member Grimstead seconded. All in favor motion carried.

Reports of Officers and Committees:

Mayor Castleton - Nothing to report

Council Member Jameson - Absent

Council Member Rice – Nothing to report

Council Member Carter – There will be money in the water/sewer project to purchase the new backhoe and to pay on the loans. He would like to have the current backhoe returned at the end of this month. He would like to have City Worker Elliott get a cost on the fence needed for the wells in Homansville and at the Tintic Junction.

Council Member Clem – Absent

Council Member Grimstead – Finally got someone to coach the 5th & 6th boys Jr. Jazz team. It will be Mason Young. He has been talking with the Sports Director from Payson Recreation, and is hoping we may get some home games for Jr. Jazz. He has an item he would like to discuss in the Executive Session.

Planning Commission - Nothing new to report

Introduction and Adoption of Resolutions and Ordinances:

No new items

New Business:

Wayne Kogiances – Request for Grazing Lease on City Property – No discussion Mr. Kogiances was not present at meeting

Sayed Almarzooq – Request to Purchase 5 acres of City Property

Council Member Carter asked Mr. Almarzooq if he had a map of the property he was interested in purchasing. Mr. Almarzooq said it is the property near the high school. Attorney Merrill suggested the applicant explain his purpose for the property. Then the Council could discuss the pro's and con's in a closed session. Council Member Carter felt the City should list the property if we are going to sell it and doesn't want to decide tonight. Mayor Castleton said if the 5 acres are in the 20 acres the City has then it will need to be subdivided. Council Member Carter said are we subdividing this property ourselves or what. The Council needs to decide on exactly what they are doing with this property. Council Member Grimstead felt that selling off 5 acres of the 20 acres we have is a big chunk and would not allow for much growth in that area. The Council asked if Mr. Almarzooq was willing to go with a smaller size lot. He didn't want to go any smaller, he has plans to plant a garden. Council Member Carter said the City doesn't offer irrigation water only culinary water and planting a big garden could get expensive. The Council decided they needed to discuss this further and would need to check the flood and drainage maps.

Bill Riley – Request to Purchase City Property He Currently has a Grazing Lease On – No discussion Mr. Riley was not present at meeting

Jonathan Street – Request to lease 17.14 acres of City Property for a Christmas Tree Farm

Mr. Street had revised his proposal after attending the work meeting on December 3rd. He passed out the new proposal. Council Member Grimstead said he had talked to City Worker Elliott about the possible tree farm and using the discharge from the sewer plant. City Worker Elliott said we are required from the State to use a high quantity of chlorine to chlorinate the discharge. This could have a serious impact on the tree farm. It would be very costly to dechlorinate the water. Mr. Street said he was not aware the water would be chlorinated but he could plant organic matter that would clean out the chlorine. Council Member Carter explained this is a new sewer system and the City is not sure on how much discharge water if any will be produced. He would like to wait at least a year or more before doing anything with the property. Mayor Castleton agreed and said with this being a new system we may not even have any discharge in the summer months. Council Member Carter also explained that samples are taken from the 1st and 2nd ponds and depending on how clean they are will depend on how much chlorine will be needed. Mr. Street understands there will be fluctuations in the chlorine, and he feels he could handle it by using a top layer of mulch. He said he may not need to use the discharge water at all. Attorney Merrill said there is some red tape the City would need to take care with the State for the property to be used as a tree farm. Currently the City is not permitted to use the property this way. Mayor Castleton asked the Council if they would like to pursue this matter. Council Member Carter would like to wait at least a year or more to see how the new system works. Clifford Francom said he and Mr. Street would like to continue moving forward and have the City contact the State on how to change the current permit. Mayor Castleton said there would be no decision made at tonight's meeting. Council Members Carter and Grimstead told both gentlemen to keep in contact.

Unfinished Business:

Discussion and Decision on how to proceed on Renovation of City Hall

Mayor Castleton said he had a contractor come up and look at the building. He said this contractor works off the State price list and he feels he could do the job for under the \$333,000. Council Member Carter asked if the project had to go out to bid again. Mayor Castleton said no because the City had never awarded the contract to anyone. Council Member Grimstead asked if there were any strings attached to this contractor and there is not. Mayor Castleton said he should have the figures to him at the first of the year. Mayor Castleton informed the Council that they cannot downsize the renovation that was suggested by Mr. Savage. If the City were to downsize, they would need to give up the current grant and go through the process again.

Set Date of Public Hearing to Amend Budget for Fiscal Year Ending June 30, 2019
Mayor Castleton said we need to hold a public hearing to amend the budget. Council Member Carter would like to have the information on the CD's maturing emailed to them before they discuss the budget. He would also like to have Recorder Bigler print out them a copy of the budget showing the current percentages left in each section. A notice would need to be posted at least 14 days before the public hearing. Attorney Merrill said the City should not need to amend the budget but needs to adjust line items that are over the amount budgeted.

The City received a letter from Superintendent Hughes concerning the City property by the elementary School. Attorney Merrill feels that Mr. Hughes is backpedaling on what was discussed at the work meeting he attended. He thinks the City needs a representative that can work with the School District. He suggested Brandy Kirgan, since she has a vested interest in what is going on. Council Member Carter said he will work with Superintendent Hughes. He would like to look at the minutes of the work meeting. Council Member Grimstead found the minutes online and read the section Council Member Carter wanted clarified. Attorney Merrill said the City needs to see the map containing the easement. It is best if the easement is listed on the plat map when it is recorded.

An email was received by the City today from Jeri Ezell on behalf of Victor Ezell. He has been invited to participate in the Down Under Sports Tournament in Australia and is asking for donations. Council Member Grimstead said considering the issue with the budget he didn't feel the City should donate, however; Mr. Grimstead, Mr. Castleton, Mr. Carter, Mr. Merrill, and Mr. Darrin Carlson all decided to make a personal donation of \$20 each. City Clerk/Treasurer Carlson will notify Jeri Ezell of the donation and make arrangements for her to pick it up.

Citizen Comments:

No comments were taken

Executive Meeting:

Adjournment:

Council Member Carter made a motion to leave the regular meeting and go into the Executive Meeting. Council Member Grimstead seconded. All in favor the Council Meeting was adjourned. The Council moved into the Executive Meeting