

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

Pledge of Allegiance:

Mayor Nick Castleton led everyone in the Pledge of Allegiance

Public in Attendance:

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| Laura Kirgan | Steve G. Higgs |
| Tim Merrill-City Attorney | Rich Renzello |
| Sue Renzello | Nina Higgs |
| Andrew Froula | Brigitte Kirgan |
| Shane Grange | Lacy Grange |
| Charles Davis | Tamra Jameson |
| Brandon Gout | Heike Anderson |
| Susan Farnsworth | Ryan Lind |
| Jordan Nielsen | Bob Pagnani |
| Natalie Scott | Lance Willson |
| Brett Colvin – Century 21 Everest Group | |

Presentation of Qualified Candidates for Unexpired term of City Council:

Gordon Grimstead was the only qualified candidate and he was not present at the meeting. Tamra Jameson, the other candidate, did state at the meeting she was a registered voter. Patricia said she had called Juab County and they did not have Tamra listed as a registered voter. Tamra has a receipt showing she is a registered voter. Patricia will check with Juab County again. The Council will hold off on the presentation of qualified candidates until the April Council Meeting.

Roll Call:

Leslie Rice – Present
Brandy Kirgan – Present
Mayor Nick Castleton – Present
Kimberlee Clem – Present
Hortt Carter – Present

Approval of the Minutes:

Council Member Brandy made a motion to approve the minutes from February 12, 2018. Council Member Kim seconded. All in favor motion carried. Mayor Castleton mention that on bottom of page 4 under the CIB list the items applied for was drainage for flood control and a shed for salt. These items were not available at the time of the February meeting.

Treasurer's Report:

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

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|-----------------------------|--------------|
| Checking Beginning Balance: | \$133,875.79 |
| Deposit Amount: | \$196,495.98 |
| Withdrawal Amount: | \$ 64,677.01 |
| Checking Ending Balance: | \$265,694.76 |

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

Claims Against the City:

The claims against the City were in the amount of \$110,908.50. Council Member Hortt asked about the claims for Sunrise Engineering and J-Mart. We had 3 different items that were printed for that month. They were the newsletters, the orange building permits notices, and the violation notices. Sunrise Engineering was just their pay request reimbursements. Council Member Brandy asked about the claim for Carpenter’s Station. It was for fuel. Council Member Hortt made a motion to pay the bills in the amount of \$110,908.50. Council member Brandy seconded. All in favor motion carried

Report of Officers and Committees:

Mayor Nick Castleton – didn’t have anything to report.

Leslie Rice – Shane Grange had attended the Planning & Zoning meeting to see about a building permit for a garage. There was an issue with the permit the one corner doesn’t meet the setback of 20’. He will need to appear before the Board of Adjustment. Patricia will send the Board of Adjustment members an email letting them know they need to schedule a meeting. At this meeting the 1st order of business they will need to appoint a chair person and the meeting will need to be recorded. A notice of the meeting must be posted 24 hours in advanced. The applicant must notify neighbors that are located within 200 feet of the garage of when and where the meeting will be.

Brandy Kirgan – playing baseball against Payson this year. The teams will not be able to play any post season games this includes going to tournament. The home field will be in Genola for the Mustang and Pony teams. The U.B.B.A has a draft policy and Santaquin is now starting to enforce it.

Kimberlee Clem – talked with Brandon Stocksdale about the grant for the trailheads we have received. She will talk to BYU about doing a 2- month survey of the best areas to make some new trails. She has talked to Chief Consolidated and Spent Hansen and they seem to be in favor of opening the land if they would not be responsible for anything. These will be foot trails and ATV trails and combination of both. Robert Pagnani asked if the grant was In Kind or Matching. Mayor Castleton said the grant we received the State is matching and we can us In Kind for our half.

Sue Renzello asked does the City manage or control the trails. Who cleans up the trash left on the trails. There will be signs at the trailheads. Some of the ATV clubs do a cleanup every year on the trails. We have a grant for a restroom to be located at the trailhead.

Hortt Carter – what is the status on City Hall? Mayor Castleton talked to the architect and she is almost done with the plans.

Planning Commission –

Ferrel Thomas presenting a Proclamation for Tintic Historical Society

Ferrel had given the City Council a Proclamation at the last City Council Meeting to see if the City would adopt it. Mayor Castleton read the Proclamation and proclaimed that the 11th - 18th of August will be The Tintic Historical Society Week. This will help showcase what the Historical Society is doing for Eureka. Council member Hortt made a motion to proclaim August 11th – 18th as The Tintic Historical Society Week. Council member Kim seconded. All in favor motion carried.

Shane Grange, Building Permit for garage requiring Board of Adjustment Decision

Shane's garage permit needs a 6' variance on one of the setbacks. The building ordinance requires a 20' setback and he only has 14'. He will need to meet with the Board of Adjustments

Introduction and Adoption of Resolutions and Ordinances:

There were no items under this section

New Business:

Charles Davis – Discussion to take over/assume Lease of Old Fire Station

Charles Davis was present at the meeting and presented the Council with a letter of intent. He had some questions for the Council about taking over the current lease. Tim Merrill said that a new lease was needed, and a termination and collection letter needs to be sent to BJ Gordon. The lease agreement would be for the same terms as it was for BJ Gordon. Which was a month to month at \$400 a month. Charles currently has an at home business license with the City. He will have to reapply for a commercial license. Charles asked if the City has the engineered plans of the building. He will need to get with Patricia to see. Charles would like to get water to the building, so he can put in a mobile office or he could bring in a camp trailer to use as his office until the water issue is sorted out. Council member Brandy told Charlie he would need to go to the Planning Commission meeting and apply for a conditional use permit. Council member Hortt will get with Lynn on water and cost to put in a sink. Charles said he was told that the City has regulations on signs. There is a section on signs in the zoning ordinance. Get with Patricia to look at regulation. He asked how much of the parking lot can he use. Most of the parking lot is owned by some people in Tooele. He would need to contact them.

Unfinished Business:

Lance Willson and Brett Colvin – Development above City Park

Lance Willson presented a packet to the Council on the Active Adult Community development of about 85 to 100 homes with a community center above the City Park. There are some flood zone issues that would need to be addressed. Mr. Willson gave a brief overview to those present. There were a lot of questions and concerns from the citizens attending the meeting.

Mr. Willson said that all the stats show that the population is going to grow, and you cannot control it. What he is here to propose is that he wants to cater to the active adult community. There will be some single-family homes.

Tim Merrill asked for a Point of Order because this meeting is being recorded and it is very difficult for the minutes to be transcribed with all this back and forth banter. He suggested letting Mr. Willson make his presentation and then letting the citizens make their comments.

Mr. Willson said that each home in the development would pay a master development fee and a portion of that fee would go to the City for maintenance of the community building. The homes would be built in phases of groups consisting of about 10 homes. On the residential side the developer would purchase the property and on the commercial side the City would retain ownership of the land and the developer would do a land lease with the City and help pay for the facilities. The developer would put in the infrastructure on site. Any additional improvements off site would be covered by the impact fees.

Sue Renzello had wildlife concerns and said a study of the area should be done.

Mr. Willson said he wanted to stress again that the developer would be working with the City on development and maintenance costs. The developer would also look at other options including educational to help benefit the community. The homes would be free standing no condos or townhomes. Richard Renzello asked if this would get the City a cell phone tower. Mr. Willson said that is something to look at.

Steve Higgs asked if he had any drawings that could be reviewed by the citizens. Mr. Willson said those engineered plans are expensive and if the City and the Citizens are not on board with the project then how much does he want to spend. If the City did proceed the drawings would be presented to the citizens and a public meeting would be held. Steve asked if the City's current sewage treatment plant could handle this growth. Mayor Castleton said with the current system upgrades from the sewer project it would be able to handle this growth.

Mr. Willson said about utilities he has a contact in Natural Gas who said there is federal money available to bring in natural gas lines. A question was asked if Mr. Willson has prior experience in these types of developments and are there any completed projects in Utah. Mr. Willson said he could bring a list of those projects.

Charles Davis said that there was a 99-year lease on the motor cross. Patricia and Mayor Castleton were not aware of this lease and will check into it.

Jordan Nielsen asked if there were any numbers in yet on how much revenue the leased land would bring into the City. Mayor Castleton said that there were no numbers yet.

Tim Merrill asked if the developer would be looking at being negotiable to 100% on the leased property. Mr. Willson said yes, on the commercial property.

Steve Higgs has a question on whether the Recreation facility would be open to the whole City. The developer said that the facility would be open to the public.

Laura Kirgan asked what the time line would be for the construction of the homes. Mr. Willson said what he proposes is a 90-day time period to solicit interest in the project. He thinks that the response will be favorable. He said best case would be 1 year and worst case about 2 years. The proposal is for a joint venture cooperative effort with the City on the cost of the community center. If part of the building is used as a senior citizens center, then there may be grants available to the City. The research on getting grants would also be a joint venture. Laura asked if the impact fees are enough to meet these demands? Mayor Castleton said we currently do not have any impact fees. Laura asked what his goal was within the next 90 days. Mr. Willson said that he thinks he could have a lot of these issues taken care of and make a presentation to the community. Tim Merrill asked him about their takedown schedule. Mr. Willson said that is an open and broad statement and it is basically is whatever makes sense for the City. The development would not be using all of the available 20 acres. It will be high density homes to keep the cost down about 6 to 8 homes per acre.

Brett Colvin is a Real Estate Agent with Century 21 and he works with sustainable developers. He said he is interested in single family homes. He also has looked into tiny homes.

Lacy Grange asked if the meeting could move on to the next subject this discussion has been going on too long.

Ambulance Discussion

Mayor Castleton said he talked to Juab County Commissioner Byron Woodland and he said nothing is going to change even if Eureka gets its own ambulance there will be an ambulance from Juab County here too. Laura Kirgan asked if Nick had a schedule for the ambulance and he said no. She said the main objective is to have an ambulance here in Eureka whether it is Juab County or Eureka city. We need an ambulance that can transport the patients. Laura said that on the ambulance run to the sand dunes over the weekend our ambulance was called out along with our fire department. The ambulance and fire department had to wait for Juab County to get there so the patient could be transported. This took resources and people out of Eureka. She wants to know if the City is holding the County responsible for making sure there is an intermediate EMT on the ambulance here in town so that they can transport the patient. Mayor Castleton said they do not have an intermediate full time, but they do have one on the weekends. Laura asked if Nick could get a schedule. She feels the town should know if they have full coverage on the ambulance or just first responders. Mayor Castleton said he was not sure he could get a schedule. He said the ambulance is running on a day by day basis on who they can get to run. Juab County is asking for volunteers from Nephi to come to Eureka. Steve Higgs spoke with Dennis Bang, Byron Woodland, and Mika Sperry. He was told that there were two individuals from our ambulance that were fired for insubordination. He was given a letter that stated that. He feels that the City should not interfere with what the County does with its employees. He said he was given a letter by the County of how they are addressing the issues with our ambulance. Ryan Lind from Santaquin City Support said they were asked by Juab County to assist Eureka when needed. He said that getting a City ambulance will be costly. Mayor Castleton said we have a loan available but even with the loan Eureka City couldn't afford to do it. Bob Pagnani would

like to see a copy of the list of complaints that the ambulance association had give to the County. Mayor Castleton said there are currently 4 basic EMT's here in Eureka and there are about 10 people who joined and are going to be trained. It can take a month or more before they can start training. The City will not be moving forward with getting its own ambulance.

Council Member Brandy called Mika about getting a schedule for tonight's meeting showing if we had a basic or intermediate coverage and was told she would have one. She received an email later this afternoon saying this was a GRAMA request and it could take 10 days. She also tried calling the County Commissioners to get facts for tonight's meeting and not one of them would take her call.

Citizen Comments:

The comments were asked throughout the meeting.

Executive Meeting:

Council Member Hortt made a motion to go into Executive Session

Adjournment:

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