

**EUREKA CITY COUNCIL
PUBLIC HEARING
SEPTEMBER 9, 2019 6:00 & 6:30 P.M**

The purpose of the hearing is to receive public comment on:

6:00 p.m.

Declaring Part of Lot 2, Lot 3 & part of Lot 10, Blk. 1, Plat D, owned by Eureka City, as surplus. Eureka City received an offer to purchase said property from Charles Davis – Charlie D’s Heavy Equipment Repair, LLC.

6:30 p.m.

Introduction of the Eureka City Master Plan Ordinance for Culinary Water, Transportation, Parks and Recreation, and Wastewater.

Public in Attendance

Kent R. Brewer, Judy Jones, Toni Dever, George Dever

Roll Call

Mayor Nick Castleton – Present
Council Member Hortt Carter – Present
Council Member Gordon Grimstead - Absent
Council Member Kimberlee Clem – Present
Council Member Leslie Rice – Present
City Recorder Patricia Bigler – Present

Mayor Castleton opened the public hearing at just after 6:00 p.m.

He read the purpose of the public hearing. Eureka City has received an offer to purchase the property. Judy Jones inquired where the property is located. Mayor Castleton explained it runs approximately from the high school fence almost to Bulk Plant St. Charlie would like to build a new shop that can handle big trucks and have more parking. Judy then asked who owns the property right behind his current business on Leadville. Recorder Bigler said she thinks the last names are Sullivan. Mayor Castleton explained there is one issue we have with the property Chuck wants to purchase. There are a couple of drainage ditches on the property. He has contacted the State Director of the EPA that was over the cleanup here in Eureka. He didn’t see there was any problem if the drainage ditches were maintained. Council Member Clem said her concern is this should be put out to bid so that the school could have a chance to purchase it. Mayor Castleton said Attorney Merrill said typically the way it is done is if someone is interested in purchasing property from the City, they would submit an offer to purchase the property. The City surpluses the property and negotiates a price. If the school or anyone else would like to make an offer on this property they can.

Mayor Castleton asked if anyone had any more question. Judy said to sell it we need the business in town.

There were no more questions. Mayor Castleton closed this portion of the public hearing at 6:20 p.m.

Mayor Castleton opened the public hearing at 6:20 p.m.

He read the purpose of the public hearing. The reason for the study of this now is there is projected growth and development in the future. The City feels the impact fees should be in place, so the current residents do not have to carry all the burden of new growth. Council Member Carter explained the City had to have current Master Plans to study to help decide what the impact fees should be. Anyone who builds regardless if they already live here will be charged an impact fee. The money collected from the fees stays within its own department and is used for future projects brought on by growth in that area. Kent Brewer asked how much growth we are projecting. Council Member Carter said between 1%-2% over 20-year growth period. These fees are being put in to protect the citizens. Are these new houses being built in town included? They have not been included because we have not yet adopted the fees yet. Once the fees have been adopted there is a 90-day wait period. George Dever asked if these new subdivisions must be fully developed 100% before they build the first home. Council Member Carter said we have adopted our ordinances from the State and may need to have more teeth added to them. The developer must bond the project so if something happens the City will not be stuck with the bill. Kent said with these talks of development why did they take that property out of sensitive lands. For them to develop the property it needed to be removed from sensitive lands. He has heard from a good source that there are plans of putting in 400 homes instead of the 228 Council Member Carter said Eureka City requires ½ acre lots. Also, any subdivision above a certain elevation would have to build a new water tank to supply the subdivision. The developer would be responsible for paying and building the new tank. Judy Jones do we still use the wells in Homansville. Our water comes out of two different drainage systems. George asked that we look at our ordinances that requires PR valves/pressure reducing valves on new developments. He also asked if we are requiring them to bring water with them for these new developments. Yes, that is part of all these Master Plans/Water Ordinances.

Mayor Castleton closed the public hearing at 6:50 p.m.