

**EUREKA CITY  
COUNCIL MEETING  
NOVEMBER 14, 2017 7:00 P.M.**

**Pledge of Allegiance:**

Mayor Nick Castleton led everyone in the Pledge of Allegiance

**Public in Attendance:**

Tim Merrill – City Attorney, Ferrel Thomas, Lynn Elliott, Clifford Francom

**Roll Call:**

Leslie Rice – Present  
Brian Underwood - Present  
Brandy Kirgan - Present  
Nick Castleton - Present  
Kimberlee Clem - Present  
Hortt Carter - Present

**Approval of Minutes:**

Brandy made a motion to approve the minutes from October 10, 2017. Kim seconded. All in favor motion carried.

**Treasurer’s Report:**

**EUREKA CITY  
TREASURER’S REPORT  
FOR OCTOBER 2017**

Checking Beginning Balance: .....	\$79,331.24
Deposit Amount: .....	\$255,988.02
Withdrawal Amount: .....	\$136,916.60
Checking Ending Balance: .....	\$198,402.66

Hortt made a motion to approve the Treasurer’s Report for October 2017. Leslie seconded. All in favor motion carried.

**Claims Against the City:**

Hortt asked what the bill for Epic Engineering was for. Patricia let him know if was for building inspections. Brian made a motion for warrants to be drawn and bills to be paid. Brandy seconded. All in favor motion carried.

**Report of Officers and Committees:**

**Nick Castleton** – Riley will be coming up next week to the Planning Commission meeting. She will be getting us a copy of the General Plan before the meeting. Hope that the Council can read through the General Plan, so it can be approved at the next Council Meeting. Denny will be closing the garbage dump at 12:00 p.m. on Saturday, November 18<sup>th</sup>. Ensign Engineering – on drainage. It is a zero fee to go after funding for the engineering. He has talked to Senators and Congress members. Hortt just wants to be careful the City cannot take on any more debt.

**Leslie Rice** – The Planning Commission had a meeting last week to discuss the General Plan. The garbage is moving along.

**Brian Underwood** – Apologize for not making it to the last few meetings. Jesse has been keeping him up to date on the water project. Trying to look at purchasing some equipment through the project.

**Brandy Kirgan** – Didn't have anything to report.

**Kimberlee Clem** – Has been working with Brandon, Forest Service, on grant information

**Hortt Carter** – Talked to Lynn about fixing the Bell Tower at Old City Hall. He has talked to Cory Wall and received a quote of \$1,557.00. He also got pricing from Home Depot if Lynn and Fred want to do the work. He went over the cost of materials with the Council. Patricia looked at the Old City Hall Maintenance budget and there is \$2,000 available. The quote from Cory Wall is less than what the City could do it for. The Council said that a contract would need to be drawn up and signed by Cory. Hortt needs to call Cory to make sure the quote includes labor and materials, and a completion date of December 31, 2017. Then get back to Tim to draw up the contract. Hortt asked if Lynn and Fred have work orders. They do not.

**Planning Commission**

Nothing to report.

**Introduction and Adoption of Resolutions and Ordinances:**

An Ordinance Amending Chapter 5 of the Eureka City Zoning Ordinance.  
Tim said the ordinance as it stands doesn't work for the lots in Eureka and that is why the change is needed. Brian wants fences on intersections to not block the view of the road. The Council discussed the proposed ordinance amendment of Chapter 5. Nick wanted to make a change to the section concerning the height of fences. He would like it changed to 6 feet between yards. Tim suggested that any fence over 6 feet high would require a building permit and approval from the City. The change will include retaining walls. They will need to be engineered. Current fences are grandfathered in unless they are not in compliance with the current ordinance. Tim would

like to see a fence link on the website. Tim handed out a “Notice of Code Violation” letter for Council approval. Brandy made a motion to adopt the Ordinance amending Chapter 5 to also include change to 6 ft. Brian seconded. All in favor motion carried. Tim will email a corrected copy of this ordinance to Patricia. The Council liked the “Code Violation Letters”.

Put Code Enforcement Officer on next month’s Council Meeting.

**New Business:**

Review PEHP Health Insurance for 2018 for Full Time Employees.

Patricia said that the health insurance has gone up. Hortt made motion to renew PEHP Insurance for full time employees. Kim seconded. All in favor motion carried.

**Unfinished Business:**

A. Discussion from Council on design ideas for City Office-Council Chambers/CIB Grant Application.

Nick has talked to Lynn, Fred, Patricia, and Rachel and they would like to move the office to the front of the building and have it enclosed for more security. Nick has talked to America First about moving the ATM. The Council discussed different ideas. They would like to see a separate office for Patricia. Hortt would like to set up meeting with the engineers to go over plans/design. Let’s see if they will come to work meeting.

B. Lease Agreement for Shea Building.

Clifford Francom was not happy with the contract that he received from Tim. He feels that if he puts any work into the building then the City can come along and ask him to leave and he would be out that money. He would like to be able to make improvements (approved by the City) and have that amount taken off the rent. He would like to see windows be put in the building, water/sewer and some type of heat, but he cannot afford to do that right now. Tim suggest that the improvements wait until he can purchase the building. He is ok with the month to month lease, but he wouldn’t do any improvements to the building. Leslie asked if the City could still sell the building with this contract in place. No, the City couldn’t sell the building to anyone else for the next 12 months. Hortt asked if Clifford defaulted on the contract what then. The City when then get the building back and could do with it whatever they wanted. Hortt asked Clifford if he would do a month to month rental agreement until he decides to exercise his option to buy the building. Hortt did bring up that in the last Council meeting when this was being discussed that he had said something like “if we sell the building for \$20,000 that’s better than what we are doing now”. This amount ended up in the contract and it shouldn’t have. Hortt said, we still as a Council, have not set a price or voted on this lease agreement. Brian is against a lease or rental of any kind due to issues in the past with the building. Clifford asked about the power. He would need to talk to Rocky Mountain Power, the building inspector, and get a building permit. Hortt made a motion to rent month to month until next month until we get an appraisal and decide what to do. Leslie second. The vote was not unanimous

Hortt- yes

Kim- yes

Brandy- abstained

Brian- no

Leslie- yes

Motion carries. Tim will draw up a draft and mail it out.

**Citizen Comments:**

Ferrel Thomas asked if the Historical Society gets the Old IGA from PJ Dimick would the City help with getting grants. Hortt said he felt PJ found a way to get rid of her problem by giving it to the Historical Society and that it is too far gone to worry about. Brian felt that once the City made the decision to take PJ to court to tear the building down that it should have been. Some of the Council feels that the building should be torn down and a new building be built with a historical looking facia. The Council is in favor of saving historical buildings. Nick will contact Don, he works for the State.

**Official Canvas of Election Returns:**

Patricia needed to have Brian and Hortt to verify the Election votes. Patricia said that the results were the same as she posted. Hortt read the results to the Council.

**Executive Meeting:**

No Executive Meeting was held

**Adjournment:**

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