

**EUREKA CITY  
COUNCIL MEETING  
FEBRUARY 14, 2022 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

Council Member Haynes informed everyone Mayor Dever would be late and he called the meeting to order and led everyone in the Pledge of Allegiance

**ROLL CALL**

Mayor Chris Dever – Present came in late 7:20 pm  
Council Member Greg Evans – Present  
Council Member Travis Haynes – Present  
Council Member Tom Nedreberg – Present  
Council Member Jeremy Snell – Present  
Council Member Robert Trepanier – Present  
City Recorder Patricia Bigler – Present  
City Attorney Melissa Mellor – Present via Zoom

**OTHERS IN ATTENDANCE**

Mike Sorensen  
Via Zoom – JaNeel Nielsen, Cory & Margaret Hill, Lynn Elliott

**APPROVAL OF THE MINUTES**

Council Member Trepanier made a motion to approve the minutes from Jan 10<sup>th</sup>. Council Member Evans seconded. No discussion all in favor motion carried.

**TREASURER’S REPORT**

**EUREKA CITY  
TREASURER’S REPORT  
FOR JANUARY 2022**

Checking Beginning Balance:	\$243,432.06
Deposit Amount:	\$ 80,664.60
Withdrawal Amount:	\$ 85,903.29
Checking Ending Balance:	\$238,193.37

Council Member Haynes made a motion to approve the Treasurer’s Report. Council Member Trepanier seconded. No discussion all in favor motion carried.

**CLAIMS AGAINST THE CITY**

Council Member Snell asked if the expenses for Chadwick Booth & Co. were covered under a grant. Council Member Haynes explained we received two separate grants one for the trail mapping and the other for the commercial with AYL and both expenses were covered by the

grants. Council Member Nedreberg asked if the difference between the claims report amount and the withdrawal amount on the treasurer's report was due to payroll. Recorder Bigler said she was not sure and would need to ask Treasurer Carlson. Council Member Trepanier made a motion to pay the bills. Council Member Evans seconded. No further discussion all in favor motion carried.

## **REPORT OF OFFICERS AND COMMITTEES**

Christopher Dever.

- Overview of each Council Member's responsibilities

Item was not discussed

- Homework/Reading Assignments (Training)

He would like the Council to read the Power & Duties book they received before the Open Meeting & Ethics Training

- Setting Date for Open Meetings & Ethics Training

He confirmed the training will be at the March Council meeting on March 14<sup>th</sup> at 7:00 p.m.

- School Crossing and Dump Assignments

He had covered the dump a couple of weeks ago for Denny and he left a little early and someone dumped their garbage in front of the gate. He will have some signs made up to address the issue. There was some communication breakdown this last Saturday on coverage for the dump and it was not open. A discussion about the crossing guard took place later in the meeting.

- Coverage for when Lynn and Drew are out of town

Lynn and Drew will be gone the week of February 28<sup>th</sup> – March 4<sup>th</sup> to attend a water conference.

He asked if any of the Council would like to volunteer to help when Lynn and Drew were gone.

Council Member Trepanier volunteered. He would be willing to learn to plow if needed.

Council Member Snell asked about hiring someone to fill in when needed. Mayor Dever said we may need to address that option in the future. He will be talking to Lynn and Drew about not taking time off at the same time.

Robert Trepanier – Nothing to report, but is working a couple of different items

Travis Haynes – Noting to report on roads but informed the Council the grant for the At Your Leisure Commercial and trail mapping contained all the In-Kind hours so the City will not be responsible for any out-of-pocket expenses.

Thomas Nedreberg – He put together a flow chart explaining the different options for emails. Some of these options have a cost associated with them. His recommendations would be Google or Microsoft. Google makes it easy to share documents. He has not worked much with Microsoft, but it is the industry standard. The discussion was tabled until the Action Item portion of the meeting.

Greg Evans – He was unable to meet with Lynn and Drew for the onsite visits. He hopes he can do this by the end of the month. It was brought to his attention that some inspection issues at the sewer plant were not taken care of. Those issue have now been taken care of. He is going to try an attend a virtual 2-day water conference on the drought. He found an old map of the City and believes it can be used to help define the zones for the Cottage Home Ordinance. He scanned it to Google Drive so it can be shared with everyone including the Attorney.

Jeremy Snell

-Tintic Silver Jubilee –He was approached by a resident about some ideas on activities we can do during the celebration. He would like to hold off making any decisions until we can get a formal committee with a functional chairperson and designated volunteers in place. He would like to get with Travis and Patricia to discuss this further. Recorder Bigler likes the idea of a formal committee. Council Member Haynes gave an update on what the current committee has been doing. He said more volunteers are needed for the day of the celebration. A small discussion took place about the budget and Recorder Bigler reminded everyone the need to follow the budget carefully. Mayor Dever commented if private enterprises want to hold an event such as the mud bog, they may want to look at using private property. We do want to promote tourism but need to make sure we are doing it safely. Recorder Bigler mentioned she has made copies of the volunteer application. For those who would like to volunteer send them to the City Office to fill out the application.

### **Planning Commission**

a. Recruitment for Planning Commission

b. Recruitment for Board of Adjustment

Mayor Dever addressed both items at once. He would like the Council and those present to talk to as many people as they can about filling these vacancies. We need some good people to fill these positions. Currently we have one position on the Planning Commission and the Board of Adjustments has at least two maybe three positions to fill.

### **DISCUSSION ITEMS**

1. Review, Discussion concerning Performance Guarantee Bond Ordinance

Mayor Dever said he has not had a chance to do anything with this yet. He will get with Council Member Evans and go over it. He wants to get ideas for the fees nailed down before the next work meeting. Recorder Bigler said the performance bond was included in the water/sewer ordinance, but an actual performance bond ordinance was not done. She said the office personnel were never informed in how or what to do concerning the bond. She would like to have some training done. Council Member Evans feels this ordinance would be more for new development such as subdivisions and big developments. The one in the water/sewer would be for the smaller individual items. Mayor Dever has been contacting engineering firms to see about having them on retainer for these big projects. We need to work out all the checks and balances before we finish the ordinance. Council Member Haynes wants to make sure the engineering firm is also held to a standard. Council Member Evans said you must have quality control and quality assurance. Quality assurance falls on the City and quality control would fall back on the engineering firm.

2. Review, Discussion concerning Cottage Home Development Ordinance

Mayor Dever wants to discuss this at the next work meeting. We have a lot to discuss. He will have the projector up and ready. He would like to get this ordinance nailed down and finished.

### **ACTION ITEMS**

1. Review, Discussion concerning School Crossing Zone

Mike Sorensen, a bus driver for Tintic School District, had a concern about the crosswalk. The kids are walking in front of cars and occasionally the bus when they cross Campus Drive. He wanted to know if the crossing guard could take care of this along with her other duties. Mayor Dever said we discussed this at the work meeting. He had asked Council Member Snell to work on it. Council Member Snell said he had shared his thoughts in an email he had sent to the Mayor and City Recorder. He met with the Superintendent and the district transportation director, and they felt the crossing guard could handle both crossings. He feels maybe she could stand in the middle of the two crossings and monitor the situation. There will always be concerns, but with proper communication it should work. We may want to talk to the adjacent property owner about letting her park near the stop sign. Council Member Evans asked if the school could talk to the students about how and where to cross. Council Member Snell said there is a traffic flow map for the parents and students to follow. It is his understanding there is a school staff member outside to monitor the kids when school is dismissed. We may need to have them move further down the sidewalk. Mayor Dever asked if anyone was apposed to him talking the crossing guard about the situation with Campus Dr. Council Member Nedreberg made a motion to have the Mayor contact the crossing guard to discuss the situation with her. Council Member Haynes seconded. No further discussion all in favor motion carried.

#### 2. Review, Discussion concerning the use of ARPA Funding

The possibility of using the money for the sewer plant and screen had already been discussed. The Mayor asked if Council Member Evans had any more information to report. Council Member Evans did not but will try to get with Lynn and Drew next week. Council Member Nedreberg made a motion pending the outcome of Council Member Evans finding and the cost, we move on getting the items fixed using the ARPA funds Council Member Haynes seconded. No further discussion all in favor motion carried.

#### 3. Review, Discussion concerning emails and hosting

Council Member Nedreberg said the bottom line is we need a system whether it be Gmail or Microsoft. We need to use our domain eurekautah.org no matter which system we use. The system would be managed by the City with at least two people over it. He discussed in detail the prices of both systems. Council Member Evans thinks going with Google to start with is a good idea. Mayor Dever said he trust his judgement and asked him to spearhead the project and to work with Recorder Bigler. Council Member Evans made a motion to have Member Nedreberg work on a proposal and present it at the next work meeting. Council Member Haynes seconded. No further discussion all in favor motion carried.

#### 4. Review, Discussion concerning the Davis Property on Church Street

Mayor Dever said he has been trying to get a hold of the real estate agent, but with no luck. He needs to let her know the entire piece of railroad property must be purchased and the Chief Property will require a lot split. Council Member Snell wanted to make sure they understand they need to have a current survey along with getting a Quit Claim Deed with an accurate property description done. Council Member Nedreberg made a motion to have the Mayor talk with the property owner. Council Member Evans seconded. No further discussion all in favor motion carried.

5. Review, Discussion concerning the sale of an alley to Travis & Sadie Green, which lies adjacent to his property

Recorder Bigler informed the Council a public hearing was held by the previous Council, but they failed to vote on it. When forwarding the information to Attorney Mellor she noticed the public hearing also included a small parcel of land that George Dever wanted to purchase. It was also not voted on. She does not know the status of that property and we need to look into it. Council Member Nedreberg made a motion to approve the sale of the alley to Travis and Sadie Green. Council Member Haynes seconded. No further discussion all in favor motion carried. Council Member Snell asked if we have a set purchase price for property. Recorder Bigler said railroad property is \$.30 a sq. ft and non-railroad property is it to be sold at Fair Market Value, however; in the past property was sold at \$.47 a sq. ft. A discussion took place on how pricing should be done when selling non-railroad property. Mayor Dever feels we need to check with the County Assessor. He asked Council Member Trepanier to contact the County Assessor. The Council decided to sell the alley to Travis Green at \$.47 a sq. ft. Council Member Haynes amended the previous motion to include the sell price as \$.47 a sq. ft. Council Member Trepanier seconded. No further discussion all in favor motion carried.

Mayor Dever informed the Council we received a real estate offer for the property above the ballfield. In the contract they are offering to pay \$360,000. He would like to have this put on the work meeting agenda under the Executive Session. Council Member Nedreberg felt it was premature to talk about it since we do not have the ordinances in place. He made a motion to table the discussion until we have the ordinances in place and have studied the ones we do have. Council Member Evans seconded. No further discussion all in favor motion carried.

**CITIZEN COMMENTS. (Citizens who had submitted their question or concerns in writing prior to the meeting may speak at this time, if present, but will be limited to two minutes each.)**

Mike Sorensen voiced his concern about people we have living in camp trailers around town. It seems like we are getting more of them all the time. Council Member Haynes agreed with him. Mike said he has a person living in a camp trailer near his residents and he called the Sheriff on him. A deputy came up and told the individual he could not live in the trailer any longer. Then the deputy talked to Drew and was told the gentleman had a month left and then he would need to contact the City and fill out a form. Recorder Bigler said we do not have any form for him to fill out. If you are building a home, then you can get a conditional use permit to live in a camp trailer on your property while the home is being built. He is not building a home he is just living there. Mike wanted to know what the City is going to do about it. Mayor Dever will talk to Code Enforcement Office Drew Froula tomorrow and he has already talked to the Sheriff. Council Member Snell brought up we have our first tiny home on wheels in town. A discussion took place and Mayor Dever will talk with the property owner. Attorney Mellor said to keep her informed.

**ADJOURNMENT**

Council Member Haynes made a motion to adjourn. Council Member Nedreberg seconded. All in favor meeting adjourned.