

**EUREKA CITY COUNCIL
WORK MEETING
MARCH 7, 2022 7:00 P.M.**

PLEDGE OF ALLEGIANCE

Mayor Dever called the meeting to order and led everyone in the Pledge of Allegiance.

ROLL CALL

Mayor Chris Dever – Present
Council Member Greg Evans – Present
Council Member Travis Haynes – Present
Council Member Tom Nedreberg – Present
Council Member Robert Trepanier – Present
Council Member Jeremy Snell – Present
City Recorder Patricia Bigler
City Attorney Melissa Mellor

OTHERS IN ATTENDANCE

Travis Fields

DISCUSSION ITEMS

a. Cottage Home Ordinance

Mayor Dever said we need to identify street and lot sizes so we can get this ordinance finished. A discussion took place on square feet and what would work best. Council Member Haynes felt 40 sq ft was starting to get too narrow. Mayor Dever said a minimum of 50 sq ft. was a good workable number. We need to allow enough space for at least one vehicle off street parking. The Council came up with a list of some of the roads that might apply such as Eagle St, Railroad St, Iron & O' Connor, Shriver, Spring, Clark, Knight, Richins, East Park Subdivision, Leadville west to Church St. Council Member Haynes had concerns about subdivisions. A discussion took place concerning square footage and preventing subdividing. After the discussion it was decided to have the minimum home size as 800 sq ft and the maximum will be the table that is already in the ordinance. The first two rows of the table will be removed and everything within the existing infrastructure of the City will be included. New infrastructure and subdivisions will not be included. Council Member Evans had an issue with section 6 of the ordinance. It was decided to remove section 6 and just have it read 30% grade. Mayor Dever will get with Recorder Bigler to make the changes and get it emailed to Attorney Mellor.

b. Short-Term Rental Ordinance

Council Member Trepanier has not been able to find anything new on what the State Legislature decided to do with these rentals. We currently have one Airbnb in town. They have a business license but not one for operating an Airbnb. Council Member Nedreberg found Salt Lake's ordinance and read it to the Council. Mayor Dever would like the Council to research what other cities are doing especially with historic homes. It was decided to table this item for a couple of months.

c. Performance/Guarantee Bonds

This ordinance applies to contractors cutting into streets and City property. Mayor Dever said he will do some more research on what is needed. Council Member Haynes mentioned he thought the previous Council had voted on an ordinance for these bonds. Recorder Bigler said wording for the need of a bonded contractor was added into the Water/Sewer ordinance. There is nothing in either ordinance about the contractors bringing in a bond. We need to come up with how long the bond should be for, the type, and the amount it should be. We need to come up with specifications on what the City requires for the work. Travis Fields spoke up and said he had been doing some research and some cities require a permit before any work is done on a public right-of-way. Council Member Haynes had some concerns about homeowners doing their own work. Will they need to be bonded? They will be coming to the City with questions on how to do it and will want to have a City employee there making sure they are doing it right. Mayor Dever replied they do not need to be bonded but the City can lien their property if the job is not done correctly and they refuse to pay to have it fixed. Council Member Evans said he understands what Member Haynes is saying, but it would not be the City's responsibility to provide that service. The City would be responsible for providing the specifications on how it is done, and the inspector would inspect it and let them know what they did wrong. The homeowner would be taking on the responsibility if they want to do it themselves. Mayor Dever asked Recorder Bigler to get them copies of the current water/sewer ordinance. He wants to Council to do some research and then they will readdress this issue again.

d. Sewer Line Reinspection's

Mayor Dever informed the Council the new home on Haulage did not have the water and sewer line inspected before they covered it up. He has called Derk Palfreyman several times but has not received a call back. There is currently a lock on the meter so they cannot get water. The burden of proof is on them. They may end up having to dig it back up. Mayor Dever wanted to keep the Council up to date on what is happening. Council Member Haynes wants to make sure the building inspector is aware of the issue and does not issue a certificate of occupancy until this matter is taken care of. Mayor Dever said he would call him.

e. Davis Property

Mayor Dever had contacted the realtor and let her know the entire piece of City property would need to be purchased. She said the homeowner did not have a problem with that. A lot-split will be required for the piece of Chief property he wants to purchase. Recorder Bigler did not have a copy of the map showing the lot-split, but the Council did have a map of the railroad property. Mayor Dever asked if any of the Council had an issue with selling the railroad property to Mr. Davis. Recorder Bigler mentioned Mr. Davis was not the only property owner adjacent to the railroad property in question. The other property owners will need to be contacted. Mayor Dever said he could try and contact the other adjacent property owners, or he could have the realtor contact them. A discussion took place on who the adjacent property owners are and to make sure there is survey, an amount, and description in place. The Mayor decided to contact the other adjacent property owners.

f. Palfreyman Property

Mayor Dever said this is concerning the property on Beck St. He spoke to the Real Estate Agent and told her if they purchase the property he would like them to give us a clear title and deed for

the street. He made it clear the City would not pay to have it surveyed or recorded. They would need to take care of that. He would like to have this put on the agenda for next week's Council meeting.

Mayor Dever informed the Council he had only gotten one performance review done on the employees. He will get the rest of the employees taken care of.

g. Revamping of Travel Policy

Mayor Dever said we need to look at more than just turning in receipts. We need to take a hard look at getting a policy in place. Recorder Bigler said all we have in place is what is in our Employees Policies and Procedures. Right now, we have the employees turn in receipts for any meals and we use the IRS mileage rate for gas. Council Member Nedreberg asked what guidelines we use for meals. Recorder Bigler said we have none. There was a discussion on per diem. Council Member Snell mentioned the school district uses the GSA website. He said the website is broken down into mileage and per diem. Mayor Dever would like the Council to think about what they want and be ready to discuss it again at the next work meeting.

h. Review of Budget – Training for Employees

Mayor Dever feels training for employees is critical. We need to make sure we budget enough money for training purposes. He will talk to the employees to see what kind of training they need and to make sure they get the correct training. Council Member Nedreberg asked if the budget covered travel as well as registration. It covers all of aspects of training. Recorder Bigler said Administrative training covers her, Rachel, the Mayor, and Council. There are separate training budgets under water and sewer. Recorder Bigler informed the Council on the current training just completed. She said Drew's training will be going under sewer because he needed to take the sewer test again. Mayor Dever asked Council Member Evans to get with Drew on whether he passed the test or not and then report back to him and the rest of the Council. Recorder Bigler said we had signed up and paid for Drew to take the test a while ago, but he did not make it and wanted to know if we should charge him for it. The Mayor and Council thought that was appropriate and the Mayor will talk to him. Council Member Snell said if we are going to amend the budget, we need to see what the upcoming training is, and the cost associated with it. Council Member Nedreberg would like to hold off and wait till the end of this year's budget and see where we stand. Recorder Bigler told the Council there are a lot more training options available for water and sewer throughout the year that are not being taken advantage of. Most of these trainings are one day and are held in cities across the State. They are sponsored by Rural Water and cost little to nothing. She said she can forward the emails to the Council and Mayor of the training available for water/sewer and for administrative.

i. Tintic Silver Jubilee Report

Council Member Snell said he would like a Recreation Committee instead of just a Silver Jubilee Committee. The Recreation Committee would include all the City's recreation programs. He would like some advice on how to set up the committee. He would like to set a hard deadline for applications so they could vote on who will be on the committee. They decided to take applications until April 7th. He wants a committee that would be dedicated to the once a month or more meetings and then we would have guests and have members report on what they are working on. He wants more organization and structure to the committee. He does not want to

have random people calling vendors and such saying they are calling on behalf of the City. Council Member Haynes suggest having a certain number of people on the committee not just everyone who shows up. He thinks five people on the committee would be a good idea. At the last Jubilee meeting Doug Wright gave a passionate presentation of the history of the Jubilee and some good ideas as how it should change. Brandon Gout also attended the meeting and brought two gentlemen with him one from UTV Utah and the other from DNR. They were very informative and brought some good information. There could be some annual event for UTV. Council Member Snell would like to see an event like that but would like it to be separate from the Jubilee. A discussion took place on trailheads and what type of restrooms are needed. Mayor Dever would like to see the area up behind the park or school cleared off and have pit toilet put in. Council Member Haynes said he is against having a pit toilet because of the work that is required to keep them clean. He gave up a grant the City received for a trailhead and toilet because of this reason. Travis Fields asked if we are going to be a UTV destination could the City budget some money to have a professional come out to clean the pit toilets so the City workers would not have to deal with it. Council Member Snell said with the commercials we have playing on TV shouldn't we as a City address this and have a place for the UTV's to park and have a restroom. Mayor Dever said for the sake of time lets table this issue for now.

j. Review of alley between Iron & O'Connor St. and Railroad St.

Recorder Bigler brought the Council up to date on this purchase. Boyd Sanderson would like to purchase the alley way. This is another one of those alleys that was listed as owned by the probate judge and was abandoned years ago. She said we need to check if it needs to be surplused again. The City needs to contact the adjacent property owners

k. Grazing Leases

Recorder Bigler wanted to let the Mayor and Council know Bill Riley had come into the office on Friday and asked if he could purchase the property he is currently leasing. He will be on the agenda for the Council Meeting. Mayor Dever asked Attorney Mellor is she could rewrite a new lease. Recorder Bigler also said the property the City owns down by the sewer plant is now required by the State to be noticed. We have purchased signs for no trespassing or hunting.

l. Business License Disclosure for Mayor

Mayor Dever said he has two business, and their licenses are due. The Mayor usually signs the business license and he wanted to make sure the Council was ok with him signing his own licenses. The Council did not have an issue with him signing his business licenses.

Recorder Bigler let the Mayor and Council know three Juab County Commissioners will be coming up for the Council Meeting. They will be introducing themselves and to ask if they can use our GIS. Attorney Mellor will also be attending the meeting to perform the Open Meetings and Ethics training. She will hold the training at 6 pm.

ADJOURNMENT

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