

**EUREKA CITY
COUNCIL MEETING
AUGUST 14, 2023 7:00 P.M.**

PLEDGE OF ALLEGIANCE

Mayor Dever opened the meeting and led everyone in the Pledge of Allegiance.

ROLL CALL

Mayor Chris Dever – Present
Council Member Greg Evans – Present
Council Member Travis Haynes – Present late coming into meeting
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
Maintenance Technician Joe Carpenter – Present
Maintenance Technician Darrin Carlson - Present

OTHERS IN ATTENDANCE

Mike Sorensen, Neils & Joyce Wright, Steve & Cindy Child, Christina Dever, Nick Castleton, Shay Morrison, Laura Kirgan, Michael Alexander

APPROVAL OF THE MINUTES

Council Member Trepanier made a motion to approve the minutes from July 10, 2023. Council Member Snell seconded. No discussion all in favor motion carried.

TREASURER'S REPORT

The wrong month's treasurer report was handed out to the Council. They will review July's report at next month's meeting.

CLAIMS AGAINST THE CITY

Council Member Snell asked about the bill for Ace Rents. It was for the lift to take down and hang the banners. He is not sure renting a lift each time to change out the banners is a good use of money. We are going to be upside down and he doesn't know the best solution to change out the banners. He would like to find a different option. Mayor Dever said he has some feelers out to find a surplus bucket truck. Council Member Nedreberg made a motion to approve the claims. Council Member Trepanier seconded. No further discussion all in favor motion carried.

REPORT OF OFFICERS AND COMMITTEES

Chris Dever – JUB actively engaged and still working on the stormwater project. The city needs to come up with a 10% match. We may be able to use our own rode base and count it as In-Kind work. The key to the In-Kind hours will be to track the hours of our maintenance workers. There was a short discussion on the Chief Mine Historic Site. He dropped the ball on the job description for the new position. Council Member Snell said he was able to get the description

done and the job has been posted. He asked if anyone had talked to the fire department about the fireworks for the celebration. Council Member Snell said he spoke to Weston and there were some concerns with the fire break from last year. He spoke to Joe & Darrin about getting the area cleaned up. They got right on it and cleaned it up. The Mayor said an issue came up with an individual up the street concerning a sewer hookup. The map we have showed there was a sewer connection, but it was not there. There was a discussion brought up about whether he should pay impact fees. The Mayor felt the impact fees should not be charged because it was our error. He would like to talk about this more at the work meeting. Council Member Haynes said there are several other lots around town that have the same issue. Council Member Evans will check with Sunrise. Mayor Dever said he may have an individual lined up to be our code enforcement officer. He asked if the job needed to go out for bid. Attorney Mellor said it is considered a professional service and would not need to go out for a request for proposal. He will talk more with her later about this. Attorney Mellor talked about the different possibilities. She mentioned that Cedar Hills uses Administrative Code Enforcement, and she feels this would be the way to go. She explained how this type of Code Enforcement works. Council Member Snell liked the idea and would like to figure out how we can move forward with this. The rest of the Council agreed, and Mayor Dever said let's start the process. Attorney Mellor emailed them a link to Cedar Hills. Mayor Dever asked if she wanted him to contact Cedar Hills City Manager. She said that was fine or she could reach out to them.

Robert Trepanier – He talked about funding opportunities from HistoricFunding.com. It costs \$85 for a year subscription. Mayor Dever mentioned that Shay with Six Counties is very good at writing grants. He might be a better option at getting us grants.

Travis Haynes – Wanted to tell Joe & Darrin the shoulder work they have done on the roads is looking good. He felt the contractor fixing the trench by Steve Child was doing a good job. Mayor Dever asked Attorney Mellor to write up a warranty letter for Farnsworth. Council Member Haynes and Maintenance Technicians Darrin and Joe turned in bids for Beck St.

Thomas Nedreberg – His brother-in-law visited, and they rode around town. He wanted to commend Darrin and Joe for how nice the public places look. He received a letter from Drake Underwood inviting him to a LEPC meeting in Nephi on September 6th. He will be attending the meeting. He offered to help Shay and Greg with the water infrastructure project grants.

Greg Evans Water System Update – Sunrise Engineering came out and went over a lot of our infrastructures. They pointed out some problems that need to be addressed. We need to prioritize our long and short-term goals. The problem with the fill station has been fixed and it is up and running.

Jeremy Snell – The annual Tintic Silver Jubilee is this Saturday. He would like to thank everyone on the committee for all their work. He would like to challenge the Council to be there and to represent the city. He would like them to judge the Jam & Jelly contest. He said Patricia has done a ton of work putting together and getting flyers out. He said the park has never looked so good. He has had a lot of comments about all the trucks on Main St. He would like to see if we can get Main St cleaned up before the celebration.

Planning Commission – No items

Maintenance Technician Report – The Fill Station is experiencing some sediments issues. They must clean the filter almost every week. They have a brand-new flow meter and do not want to put it in until this issue is fixed. The current meter is 9 years old, and it has a life span of 10 years. He has been pulling out debris and keeping it running. It is still counting slightly off. They had Cal Val come out and he recommended putting in a regulator to help with the fluctuating water pressure. They have cleaned up the weeds around all wells, booster pump station, and the sewer plant. They spent about 2 ½ days getting the old backhoe running all they need now are some bolts. He would like to get their bolt bin stocked. He has talked to Fastenal about coming out and seeing what bolts we need and the prices. There were 2 trees that fell over at the Cemetery. They do not have a chainsaw to take care of it. They counted about 11 dead trees that need to be taken care of. The chainsaw could be used at the cemetery and the park. The Mayor and Council said to just get one. The Council asked about the work done on the old backhoe. They put in a new radiator, changed and flushed the oils, and put in new filters. It is not a work horse but a piece of equipment they can scoot and move stuff. They brought in twelve loads of gravel to the Park and fixed the washed-out areas. It looks good. They are going to fix the floor and put in a new toilet in the men's restroom at the bottom of the park. So far people are taking care of it and not destroying anything. He would like to put sinks in them next year. However, if they start getting damaged then they will just get rid of them. The chlorinator at the sewer plant is having pump problems. They are working on it. Steve Child said that Darrin and Joe came up and looked at the issue with his concrete. Darrin said they found some kind of drain line right at the concrete.

DISCUSSION ITEMS/ACTION ITEMS

Shay Morrison – Six County, Needs Assessment Follow-up

The water program funding opens on the 17th and closes on 31st. He should be getting more information on the program tomorrow or the next day. It does funds stormwater so that may be an option to look at. He would be happy to help get that application filled out. There is funding available for the lead and copper that Rural Water wants done. Shay touched on some of what Council Member Trepanier had talked about during his report. Mayor Dever would like them to work together to get funding. He will help write the ordinance for the Code Enforcement. If you find out the amount of funding from JUB he will try to find a match. He will also read through give a written summary of the new bills and legislation coming out.

Discussion and Approval of Building Permit Application for Mike Sorensen – Garage
Mike came up and gave a brief description of what he plans to do. Council Member Nedreberg made a motion to approve project. Council Member Haynes seconded. No further discussion all in favor motion carried.

Nick Castleton, Emergency Management Survey

Nick thanked Council Member Nedreberg for getting involved. He would like to get a flyer in the newsletter. Council Member Nedreberg made a motion to put the flyer in the September newsletter. Council Member Evans seconded. No further discussion all in favor motion carried. He would like to have the volunteer form also included in the newsletter. Council Member Nedreberg thought a link might be better and have it in the newsletter and website along with a

little blurb to go with it. We need to have a call system in place. Mayor Dever invited Nick to the work meeting to go over this in more detail.

Neils & Joyce Wright, Application for Conditional Use Permit to occupy/live in an RV while cleaning property.

Neils explained why they wanted the permit. He would like to get as much cleaned up as possible before winter. It looks like the house is being pushed back until spring. Council Member Nedreberg made a motion to accept the signed Conditional Use Permit so they can move forward with their plans. Council Member Trepanier seconded. Council Member Snell wanted to have a discussion and asked how long a conditional use permit is for. The ones we have issued in the past have been for six months. There was a discussion on the time limits for the permit. It was decided to discuss it at the work meeting. There was no further discussion all in favor motion carried.

Discussion/Adoption of an Ordinance Creating a System for Creating Performance Guarantee Bonds to ensure timely construction of improvements for development within Eureka City

Mayor Dever informed the Council the ordinance had never been voted on. He went over a little of what the ordinance covers. Council Member Nedreberg made a motion to approve. Council Member Evans seconded. No further discussion all in favor motion carried.

Discussion and/or Adoption of Renewal of Lease Agreement with the Tintic Historical Society

Michael Alexander asked the Council to renew the 2019 lease agreement for the old city hall. He was wondering if they had a chance to look at the lease and if they wanted to make any changes. The lease was \$100 per year. The Council discussed some items they would like to see in a new lease such as sufficient heat during the winter, so the pipes do not freeze, and access to the building. The Mayor had some questions concerning how the Historical Society is being run. The Council felt they should pay the \$400 from the prior months. Council Member Nedreberg made a motion to accept the lease, having them pay the prior months bill of \$400, and issue a key to the building. Council Member Snell seconded. No further discussion all in favor motion carried. Mayor Dever told Michael to bring him the check and key then he will sign the lease. Attorney Mellor said the lease agreement should have a section for them to list their insurance on the property. The lease is a 10-year term with a renewal once a year. The lease is still in effect, but it is just a matter of changes that need to be made. Mayor Dever will get a copy of their insurance policy. Attorney Mellor feels the city needs to check into more of what is going on in the Historical Society and to fine tune the lease before the Oct 2023 renewal deadline.

Discussion on Property Requests/Reschedule Public Hearing Date

Mayor Dever asked when they would like to set the date. Council member Evans said we need to check to make sure we truly own the alley properties. There have been issues in the past. Attorney Mellor has given us the information on the probate judge. Recorder Bigler is not sure if the probate judge owns the alleys or not. She has gone through the books to find the adjacent property owners, the tax id numbers, and most of their addresses. The most current information she has is from 2020. Attorney Mellor will call her this week. Recorder Bigler mentioned she only has information on 2 of the properties and they are Boyse Sandersons and Todd Ryans. She

does not have information on any of the other properties discussed. Mayor Dever will get a hold of the people in question.

Discussion/Approval of bid for work on Beck Street

The Council discussed the bids received for the re paving of Beck Street. Steve and Cindy Child said the contractor has removed the concrete in front of their driveway and replaced it with asphalt. Council Member Evans made a motion to move forward with Eccles as the contractor. Council Member Nedreberg 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.)

EXECUTIVE SESSION

No items to be discussed.

ADJOURNMENT

Council Member Nedreberg made a motion to adjourn. Council Member Evans seconded. All in favor meeting adjourned 8:52 pm.