

**EUREKA CITY
COUNCIL MEETING
DECEMBER 13, 2021 7:00 P.M.**

PLEDGE OF ALLEGIANCE

Mayor Castleton opened the meeting and led everyone in the Pledge of Allegiance

ROLL CALL

Mayor Nick Castleton – Present
Council Member Darrin Carlson – Absent
Council Member Larry Ezell – Present
Council Member Travis Haynes – Present
Council Member Leslie Rice – Absent
Council Member Robert Trepanier – Present
City Recorder Patricia Bigler – Present
City Attorney Melissa Mellor – Present via Zoom

OTHERS IN ATTENDANCE

Bill Riley, Via Zoom - Harley Bradbury, Shelly Stansfield, Greg Evans, Emilie Barlow, Adam Riley

APPROVAL OF THE MINUTES

Council Member Trepanier made a motion to approve the minutes from November 8, 2021.
Council Member Ezell seconded. No discussion all in favor motion carried. Council Member Ezell made a motion to approve the Special Council Meeting minutes from November 11, 2021.
Council Member Haynes seconded. No discussion all in favor motion carried.

TREASURER'S REPORT

**EUREKA CITY
TREASURER'S REPORT
FOR NOVEMBER 2021**

Checking Beginning Balance:	\$151,873.95
Deposit Amount:	\$ 81,328.67
Withdrawal Amount:	\$ 85,411.15
Checking Ending Balance:	\$147,791.47

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

CLAIMS AGAINST THE CITY

Council Member Ezell made a motion to pay the bills. Council Member Haynes seconded. No discussion all in favor motion carried.

REPORT OF OFFICERS AND COMMITTEES

Nick Castleton – Dominion Energy has hooked up two of the schools and one home is ready on Main St. They will be doing this in tomorrow. We have three applications that are waiting to be hooked up. Bill Riley wanted to know what information he needed to turn into the City. The Mayor and Council Member Ezell gave him the information he needed. Council Member Ezell apologized to the Council for being one of the worst ones about the \$210 fee, but when he started thinking about it and hearing all the comments from the last meeting, he realized \$210 to get natural gas to Eureka was a good deal. He has been trying to get natural gas to Eureka since 1991 and the price was astronomical.

Robert Trepanier – Nothing to report

Travis Haynes – Nothing to report on streets. He asked if Jr. Jazz had basketballs available. Recorder Bigler said yes, we have basketball.

Darrin Carlson - Absent

Leslie Rice - Absent

Larry Ezell – Nothing to report

Planning Commission

DISCUSSION/ACTION ITEMS

1. Bill Riley – Proposal to trade property with Eureka City

Mr. Riley said he came before the City Council several years ago about trading property. He owns part of Butler Rd, Leadville Row, & Arlington and wanted to trade it for the City property he had partially built his garage on. He was told he would need to get a survey done before any exchange or trade could take place. He is finally ready to make the trade. He got the survey done and has the deeds ready to go through Juab Title. The Mayor and Council went over the survey and maps and Council Member Trapanier made a motion to approve the property trade with Bill Riley. Council Member Ezell seconded. No further discussion all in favor motion carried. Mayor Castleton said we will need wait until next week before we can sign the documents. Mr. Riley would like a copy of minutes. The minutes will be available online.

2. Review, Discussion concerning Natural Gas Inspection Fee

Mayor Castleton asked the Council if they wanted to change the fee or discuss this issue any further. The Council decided they did not want to discuss this any further and the \$210 natural gas fee would stand.

3. Review, Discussion concerning an application to serve on the Planning Commission by Travis Fields

The Council discussed the application from Travis Fields for the open position on the Planning Commission. Council Member Ezell made a motion to accept the application from Travis Fields. Council Member Haynes seconded. No further discussion all in favor motion carried.

4. Review, Discussion concerning Performance Guarantee Bond Ordinance

Mayor Castleton said this was mentioned during the work meeting and the information was sent home with the Council to review. He wanted to know if the Council had reviewed the information and was ready to discuss it. Council Member Ezell said he read it and did not see anything that needed to be fixed. It covered the details he wanted concerning developers and single-family homes getting bonds to cover the roads, etc. Attorney Mellor said this is not ready to be an action item it still needs to have work done to it. She is looking to get more feedback and wants to wait for the new Council and Mayor to take office to avoid the appearance of trying to push this ordinance through.

5. Review, Discussion concerning Cottage Home Development Ordinance

Attorney Mellor again would like to get more feedback and to wait until the new Council and Mayor take office before voting on this ordinance. Council Member Ezell thinks Attorney Mellor did an excellent job. He feels the ordinance addresses parking on the roads and the setbacks are there. Attorney Mellor said we still need to work on definitions to make clear what a non-conforming existing lot is. Mayor Castleton would like to see something done with the triangle pieces that were discussed in the last meeting.

6. Review, Discussion concerning Short-Term Rental Ordinance

Mayor Castleton said there is a 30-page document that has come up in the State Legislature that addresses this type of stuff. He thinks we need to hold off on passing this ordinance until we see what the State is going to do. Chris Dever also mentioned he attended the Utah League of City and Towns meeting on Saturday, and they will be discussing this issue further in the Legislature. He agrees we may want to table this. Mayor Castleton would like Attorney Mellor to also keep an eye on what happens in the Legislature. Attorney Mellor said she feels there are several residents who are interested in this ordinance, and we should make sure to keep noticing it, so they are aware we are still working on it.

7. Review, Discussion concerning the use of APRA Funding

Mayor Castleton said it was suggested using this funding at the sewer plant or to get the Vulcan Well up and running. He would like to see the Vulcan Well running on a consistence basis. Chris Dever feels it is imperative that we know the wells are working. When he takes office in January, he will enable a check and balance sheet on the wells. The guys will have to report on how many gallons run through them each week. He wants to have more dialog with City employees concerning these wells. We need to make sure they are working so we do not lose the water rights on those wells. We need to have a redundant water source. Council Member Ezell asked if we must vote on it before the end of the year. Mayor Castleton said no we have until sometime next year, however; he would like to see some movement on it. Chris was concerned with the environment and the engineering at the sewer plant. He feels the guys should not be dealing with raw sewage. Council Member Ezell has the same concerns. We just had a water & sewer project and cannot believe we are having this many issues. We may need to have a meeting with the engineers. Chris said right now we need to work on keeping the guys from working in the raw sewage. Council Member Ezell made a motion to spend the ARPA Funds to try to help the problem for the time being at the sewer plant and we can find out where the engineering outfit messed up on us. He has no faith in Sunrise Engineering and neither does Council Member

Haynes. Chris has a third party waiting to do an analysis at the sewer plant and in the interim, we need to fix the issues. Mayor Castleton said we have a few years before we must spend the money, however; a report of what we are planning to do with the money is required. Council Member Ezell wanted to amend his previous motion to table the funding for the sewer screens. Council Member Haynes seconded. No further discussion all in favor motion carried.

8. Review, Discussion concerning lease agreement with Unified Fleet Leasing on a work vehicle
We have a lease agreement for \$6,000 on a 2022 Ford F250. It has everything we want on it including a GPS. It has a stretch bed which will accommodate the sander and the plow we have will bolt on. The lease will start on December 13, 2021 and expire on December 13, 2022. We can pick up the truck in American Fork. Council Member Ezell made a motion to accept the lease agreement with Unified Fleet Services. Council Member Haynes seconded. No further discussion all in favor motion carried. Mayor Castleton will sign the agreement tomorrow.

9. Review, Discussion and Approval of Annual Meeting Schedule for 2022
Council Member Haynes made a motion to approve the annual meeting schedule for City Council and the Planning Commission. Council Member Trepanier seconded. No further discussion all in favor motion carried. Attorney Mellor asked for an email copy of both schedules.

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.)

Shelly Stansfield asked if the Council was going to discuss the Airbnb's tonight. Mayor Castleton said they would fall under short-term rentals, and it has been tabled until next month. Shelly said she had asked the question on Zoom before the Council discussed it and understands the City is waiting to hear what the Legislature decides. Attorney Mellor said it may take a few months before we hear anything. Shelly said she is not in any hurry she has been thinking about doing something like this for some time.

Zoom Chat room:

Adam IFONE SE: Can't hear anything???

Eureka City: We haven't started the meeting yet, nobody is talking in the microphones.

Barlows: Emilie Barlow

shelly: Are we going to discuss air B&B tonight?

Adam IFONE SE: Have A ?

Adam IFONE SE: Shelly, you send the message just to me

shelly: Thank you all!!!!

Adam IFONE SE: Yes, thank you all for your service... mostly a thankless job.

Harley Bradbury: Thanks to all of you!!! We appreciate all you do!!!

Recorder Bigler informed the Council that newly elected Council Member Kimberlee Clem has decided to resign before she even gets sworn in. Attorney Mellor said she has never encountered this and will check with the Lt. Governor's office on how to handle it. She feels it should be treated like a mid-term resignation. Mayor Castleton wanted to know if we could post her position. Attorney Mellor said yes post it as a Mid-term vacancy. Recorder Bigler explained how

a mid-term position works. Both vacancies on the Council will be posted as mid-term vacancy and be for a two-year term. Recorder Bigler will post the positions. Chris wanted to thank Mayor Castleton and Council Member Ezell for all they have done for the City. Council Member Ezell thanked everyone as well and said it was very educational. Recorder Bigler asked which meeting the Oath of Office should be administered to the new Mayor and Council Members. Attorney Mellor would like it done at the Work meeting. Attorney Mellor also thanked the Mayor and Council Member Ezell for all the work they have done. Council Member Haynes and Trepanier also thanked the Mayor and Council Member Ezell and said they will be missed.

ADJOURNMENT

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