

**EUREKA CITY  
COUNCIL MEETING  
MARCH 14, 2022 7:00 PM.**

**PLEDGE OF ALLEGIANCE**

Mayor 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  
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

**OTHERS IN ATTENDANCE**

Brandon Gout, Travis Fields, Mike Sorensen, Theodore Haynes, Laura Kirgan, Juab County Commissioners - Clinton Painter, Marvin Kenison, Richard Hansen, Juab Council Travel Council – Shannon Memmott Via Zoom – Shelly Stansfield, Jessica Nielsen, JaNeel Nielsen, Gary Poh, Cory & Margaret Hills

**APPROVAL OF THE MINUTES**

Council Member Trepanier made a motion to approve the minutes from February 14<sup>th</sup>. Council Member Nedreberg seconded. No discussion all in favor motion carried.

**TREASURER’S REPORT**

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

Checking Beginning Balance:	\$238,193.37
Deposit Amount:	\$ 37,421.30
Withdrawal Amount:	\$ 81,201.95
Checking Ending Balance:	\$194,412.72

**Payroll Register February 2022**

Total Earnings: 664.25 \$11,928.87 Total Benefits: \$7,401.27 Total Deductions: \$3,767.31 Total Reimbursements: \$0.00 Total Taxes: \$912.56 Total Taxes: \$2,245.95

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

### **CLAIMS AGAINST THE CITY**

Council Member Nedreberg asked if the City had looked into to VoIP. Recorder Bigler said no that has never been brought up. Council Member Trepanier made a motion to pay the claims. Council Member Evans seconded. No discussion all in favor motion carried.

### **REPORT OF OFFICERS AND COMMITTEES**

Christopher Dever – Had an issue with one of the contractors not having his water service connection inspected. The contractor provided pictures of the connection. We will provide the service now. He spoke with the Realtor for the James Davis property and gave her an update on what is still needed. We had a couple of possible code violations, and our Code Enforcement Officer has done a very good job approaching the people. He would like to commend Drew for the good work. Recorder Bigler found an amendment to the water ordinance that was passed in October 2021 but not signed by Mayor Nick Castleton. We will have to have Nick sign it

Robert Trepanier – Talked to the County about how they determine the value of surplus land. If it is a small piece of land the county assessed value is used. Larger pieces of land are automatically put up for bid. Attorney Mellor reminded the Council the need to get fair market value. Marvin Kenison commented he would encourage the use an appraiser and suggested contacting the County Assessor. Mayor Dever asked Council Member Trepanier to contact the County Assessor.

Travis Haynes – Nothing to report

Thomas Nedreberg. - Update on City Emails for Council & Employees

The City now has an official email for everyone. It is your first name and then eurekautah.org. The service provides the use of Google products such as Google Docs and Apps. The cost is \$6.00 a month per each account. Recorder Bigler asked if the Planning Commission should be included. Mayor Dever said yes it would be good to have them have their own email. This would help with transparency. If we need to upgrade later, it would be \$12.00 a month. Council Member Evans thought it was a good idea to start with the basic and upgrade when needed. The current email will be phased out.

Greg Evans – Talked to Public Works Director Lynn Elliott about getting an updated bid for the sewer plant. Mayor Dever said he has talked to Lynn and Drew about the water audit and to continue working on it. He also signed the contract with Mammoth Water Users and the cooperative agreement for the crosswalk with UDOT.

Jeremy Snell – Attended the Recreation/Silver Jubilee Meeting. They discussed changing the Silver Jubilee committee to a year-round recreation committee. They will be keeping the vacant position applications open through the end of the month. The Council will appoint those applicants to fill the vacancies to the recreation committee. The next meeting will be on April 7<sup>th</sup>. He is excited to start this new process with the recreation committee.

## **2. Planning Commission**

Mayor Dever said we need to fill one more position on the commission. Mike Sorensen has applied for the open position on the Board of Adjustments.

### **DISCUSSION ITEMS/ACTION ITEMS**

1. Juab County Commission – Introduction and Request to use Eureka City’s Water and Sewer GIS Information for the County Emergency Response Program

Mayor Dever welcomed the Commissioners to the meeting and thanked them for coming. He turned the time over to them.

Clint Painter - spoke on Housing and Community Action Programs.

Richard Hansen – He welcomed everyone to come to any of their Commission meetings.

Marvin Kenison – GIS Mapping program is moving forward. He has been appointed to Central Utah Water Project Committee. The County has sent a written opposition to The Pine Valley Project. The purpose of the project is to take the water from the aquifer in this region give it to Iron County.

Mayor Dever asked if there was any information on who the Economic Grant was awarded to. We did have some business that put in for it. Commissioner Painter said that Charlie D’s was awarded the grant. Council Member Nedreberg wanted to know how get stories in the Nephi Times. The Commissioners said to just send it in.

Shannon Memmott – Tourism Director for Juab County. She has been working on the High Desert Trail System. The trail starts down by St. George and runs through the entire State and ends in Box Elder County. She put in for a \$1,000,000.00 appropriation grant and received it. It will pay for the kiosks, signage, and restrooms. She fought to get a trailhead as close to Eureka as possible. She gave the Council one of the maps she had. She said Juab, Millard, and Beaver County have combined to form OHV Utah. Hopefully, this will get some dollars coming into Eureka. A virtual tour of the area has been done and they would like to add itineraries to the tour. Just got the Tax Advisory Board in place. The TRT may help get funding for the Jubilee. Council Member Snell thanked the Commissioners and Shannon for promoting our side of the mountain.

### **2. Review and Discussion concerning Cottage Home Development Ordinance**

Mayor Dever said he talked with Attorney Mellor, and they made the revisions to the ordinance that were discussed at the work meeting. She also took out the entire steep slope provision. She needed clarification on the maximum and minimum lot size, the footprint, and frontage. She will make the changes and email the corrected ordinance. Mayor Dever wanted to know if the Council could vote on this or if they need to wait for the corrected ordinance. Attorney Mellor said a vote can be made but it will need to include the changes. Council Member Nedreberg made a motion to accept the Cottage Home Development Ordinance with the following changes the minimum frontage 50 sq. ft., the minimum lot size is 3,750 sq. ft., the minimum building footprint is 800 sq. ft. Council Member Evans seconded. Council Member Trepanier had a question concerning the section on allowed uses. It lists short-term rental and home occupation. He does not want these lots to be strictly for short-term rentals. Mayor Dever said the problem is

what do you determine as a short-term rental and a long-term rental. He feels the City would be dictating what people can do with their property. There was a discussion on rentals. Council Member Trepanier made an amendment to the motion to strike B short-term rental under allowed uses. Short-term rentals would be allowed if they get a license. Mayor Dever asked if this was accepted without objection, it was. Mayor Dever repeated the main motion to adopt the Cottage Home Development Ordinance with the items listed: minimum building footprint of 800 sq. ft., minimum frontage of 50 sq. ft., and the minimum lot size of 3,750 sq. ft and strike letter B Short-Term Rental. 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.)**

**ZOOM ATTENDEE'S QUESTIONS:**

**Shelly Stansfield:** Sorry I missed the last meeting. When is this meeting and are you going to zoom it?

**Shelly Stansfield:** Ok, thanlk you!!

**Shelly Stansfield:** Can you turn it up? 🗣️

**Shelly Stansfield:** Thank you for coming out to our meeting!!!

**Gary Poh:** does any one have the Abnb app or the VRBO app amd has anyone on council ever used these services?

**Gary Poh:** also please use your mic

**Shelly Stansfield:** I wondered if I could get the minutes from the Jubilee meeting that I missed.

**Gary Poh:** there is only 1 listing for Eureka on Airbnb not sure why this is a issue

Mike Sorensen said the road crossing still has not been taken care of and he is afraid a kid is going to get hit. Mayor Dever said he has been talking almost daily with the crossing guard and has gotten a substitute crossing guard, Denny Wahlberg, to fill in when needed. He asked Mike to report back to him in the next few days as to what is going on at the crossing. Shannon Memmott stated the State now has a compliance officer over Airbnb's. If we know of someone running an Airbnb and you feel they are not paying the required taxes, you can contact the compliance officer. Council Member Haynes asked Recorder Bigler if we have any business licenses for Airbnb's or VRBO's. Recorder Bigler replied we do not have any business licenses for those type of businesses. If we can get Shannon, the names of those businesses she will try and contact the State for us.

**ADJOURNMENT**

Council Member Trepanier made a motion to table the executive meeting until the next meeting. Council Member Evans seconded. No discussion all in favor motion carried. Council Member Evans made a motion to adjourn. Council Member Nedreberg seconded. No discussion all in favor meeting adjourned.

**EXECUTIVE SESSION**

1. Review and Discussion of a Real Estate Offer.

The executive meeting was tabled