

**EUREKA CITY COUNCIL
WORK MEETING
DECEMBER 5, 2022 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 – Absent
Council Member Tom Nedreberg – Present via Zoom
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

DISCUSSION ITEMS

Discussion of Railroad Property and the Environmental Covenants that are attached to said property
Mayor Dever informed the Council he had been contacted by an individual who said he was going to buy the property from the people who were trying to purchase it from the city. A couple of the properties might fall under the cottage home ordinance. We might not want to sell them at the regular railroad property price. They would need to be sold at fair market value. Council Member Snell agreed with Mayor Dever. He just wants to make sure it would get sold for more than the \$.30 a square foot. Mayor Dever suggested we may have to have the Juab County Assessor assess those properties. Recorder Bigler mentioned we had another individual contact the city office on Friday for the upper part of the gulch. The piece is big enough to be a buildable lot, but the gulch runs through the middle of it. She said that when Chuck purchased his property near the gulch, he contacted the EPA, and they told him he could put in a culvert. They may allow other property owners to do the same thing. Then they could use it as a buildable lot. Attorney Mellor said if we deviate from the original ordinance passed on the railroad property then the process would need to be done again. Council Member Snell had some concerns about how to designate it as buildable and to make sure all the parties involved are contacted. Mayor Dever wanted to make it clear that if the railroad property meets the minimum square footage in the current cottage home ordinance, then it will be sold at fair market prices and if it doesn't then it will be sold at the regular railroad property price.

Review and Discussion of possible amendments to Ordinance no. 04-14-2013-1 Ordinance Establishing Noise Restrictions within Eureka City Limits.
Council Member Trepanier asked if we had any complaints. Mayor Dever replied he had received two complaints about the Topless Bar and one complaint on the live bands at the Motorcycle Museum. There was a discussion and Attorney Mellor emailed some examples of

other cities ordinances. Council Member Snell feels like we are not getting anywhere and are getting hung up on something we can't enforce. Council Member Nedreberg and Trepanier will work with Six County on this ordinance.

Review and Discussion of Job Description for Full-Time Position in Public Works
Mayor Dever went over the changes between the full-time and temporary positions. One of the changes he made was to the pay. He felt it should be negotiable based on experience. Council Member Snell was wondering why the job title was for a maintenance mechanic. He would also like to see the minimum and maximum pay. Council Member Evans also felt that mechanic should be left off. Mayor Dever said the minimum should be \$18.00. He will make the changes to the job title and add technician and the minimum pay. Recorder Bigler said we have never required certification in anything besides water and sewer. She feels we are advertising for all the other stuff instead of water/sewer. After some discussion the job title will be changed to maintenance technician with a minimum pay of \$18.00 - negotiable based on experience and qualifications. The Council decided to open the job as soon as possible and have it close on Friday, Jan 6th. The Council will review the applications at the January Council Meeting.

Review and Discussion of Fee Schedule and implementing a procedure for setting up accounts for the Eureka Fill Station
Mayor Dever has been talking with Flowserve and they are getting him the numbers. He should have them by the next meeting.

Discussion of Water Audit
Mayor Dever said with the cost of all the parts and supplies our rates are going to be going up. He wants everyone to be aware of this.

Review and Discussion of lots donated to Eureka City
Mayor Dever said a family came to the city and donated some pieces of property. Recorder Bigler explained what lots were donated. Attorney Mellor will make up the deeds but needs the full legal descriptions first. Mayor Dever apologized to Attorney Mellor for not being aware that he couldn't sign an MOU without the Council's approval. She said a little statement saying this is not legal and binding until Council approval is all that is needed.

Discussion of the possibility of starting a library in Eureka
Council Member Nedreberg said he went to the County Commission meeting. The other person who went down to the meeting asked to see what it would cost to have the bookmobile come to just Eureka. They discussed splitting the cost between the city, school district, and the County. Mayor Dever asked him to pursue the matter and to look into grants that might be available to help fix the Memorial Building. Council Member Trepanier passed around a photo of what the Carnegie Library looked like. He would like to look at getting a historical grant. Recorder Bigler mentioned former Council Member Darrin Carlson had applied for but didn't get a CDBG grant. Mayor Dever asked Council Members Trepanier and Nedreberg to work together on getting a grant for the building. Council Member Snell thinks there was some information about the building in the time capsule that is on display at the high school.

Discussion of furnace in Memorial Building and Maintenance Shed/Preventive Maintenance

Mayor Dever informed the Council that just before Thanksgiving the downstairs furnace in the Memorial Building quit working. We had the building rented out. Some heaters were purchased to help keep the water from freezing and to help get some heat to the people renting the building. Recorder Bigler was able to get a hold of Triple T and had them come up and look at it. We were going to get 3 bids, but one of the technicians who came out said he could fix it and it was at a good price. There is an issue at the maintenance shed a new heater will need to be installed.

Review of annual Meeting Schedule

The Council reviewed the schedule for next year. Council Member Nedreberg said the Planning Commission was fine with leaving their meeting day on Thursdays. It was decided to not have a work meeting at all in July due to the holiday.

Mayor Dever asked if any of the Council had anything they needed to talk about. Council Member Nedreberg asked if the Council wanted to redo our 5-year plan. He said if we do, we can work with Six County, who are more than willing to help free of cost. We would need to get a grant to help with part of the plan. We would also need to hold a public meeting. He will see if Six County will come to the next work meeting and explain the process. Recorder Bigler mentioned that Lynn needs to talk to the Council about cutting trees on city property behind the cemetery and the old dump. Mayor Dever said get him on the agenda. Council Member Evans said he spoke with Drew, and he was able to get the chlorinator fixed. Council Member Snell mentioned the Recreation Committee is holding a gingerbread house party this Saturday. If anyone would like to be a judge let the committee know. Mayor Dever volunteered to be a judge. Council Member Snell mentioned the PTO is organizing a community Santa Claus night and the Recreation Committee volunteered to do the treat bags. He said Rachel has been busy trying to get Jr. Jazz organized. The Utah Jazz is putting on a coaches training and referee training he is interested in going to.

ADJOURNMENT

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