

**EUREKA CITY COUNCIL
WORK MEETING
JANUARY 3, 2022 7:00 P.M.**

OATH OF OFFICE for Newly Elected Mayor and Council Members

The meeting opened with Recorder Bigler reading the Oath of Office and swearing in the new Mayor Christopher Dever and Council Members Greg Evans and returning Council Member Robert Trepanier.

PLEDGE OF ALLEGIANCE

Mayor Dever 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 Robert Trepanier – Present
City Recorder Patricia Bigler – Present
City Attorney Melissa Mellor – Present via Zoom

OTHERS IN ATTENDANCE

Paula Evans, Christina Dever, Toni Dever, George Dever

DISCUSSION ITEMS

a. Discussion concerning Performance Guarantee Bonds

Mayor Dever asked Attorney Mellor what she needed. Attorney Mellor said she needs more feedback and there is a lot more work that needs to be done.

b. Discussion concerning the Cottage Home Ordinance

Mayor Dever said the last time he talked to Attorney Mellor about this ordinance they were discussing what the minimum size and actual lot sizes. He wanted the Council's thoughts on the subject. Council Member Evans commented he thought we should find out how many existing lots we have in town that are considered small and what those lot sizes are. Council Member Haynes believes a lot of the sizes are 50' x 10'. Mayor Dever thought we might be able to reduce the minimum frontage of 80' on the pie shape lots or lots that do not conform to the ordinance. Council Member Haynes agreed with him. Recorder Bigler said a while ago some lots were subdivided into 50' X 100' lots. There was a discussion on how to get the setbacks and frontage to work on the small lots. Mayor Dever asked the Council to study and review the ordinance and to be ready to discuss it at next week's council meeting. Attorney Mellor is not sure she will have it ready. Mayor Dever said we will see how it goes at the next meeting.

c. Discussion on Short-Term Rental Ordinance

Mayor Dever commented the feedback on the short-term rental has not been positive. He thinks we should step back from this issue for a while. Council Member Trepanier is concerned that if

we adopt this ordinance it has the potential to turn every home in the city into a hotel. Mayor Dever said the feedback he received had to do with the existing homes and business that are already Airbnb's. The need to start licensing, regulating, etc. could cause serious problems with code violations. This might be too much to take on right now and it was suggested that more research is needed on how other cities are handling this issue. Council Member Evans asked if there is something in the Legislature on Airbnb's. Council Member Haynes thinks it has to do with taxes. Mayor Dever asked Council Member Trepanier if he could follow up on this and research what other cities and the Legislature are doing to deal with these.

d. Discussion concerning the American Rescue Plan Funding

1. Vulcan Well

Mayor Dever said he is not aware of what this is and asked for more information. Recorder Bigler explained we received \$42,000 from the fund. The funds can only be used for water or sewer infrastructure. The previous Council had been discussing fixing the sewer screen and getting the Vulcan well and telemetry working. We do have a cost for the sewer screen; however, the quote is several months old. She will check to see when we must spend the money. Mayor Dever commented the previous Council had decided not to do the sewer screen, until we had a chance to look at it. He asked Council Member Evans if he would talk to Lynn to see what we need to fix the screen, the pricing, and if we really need it done right now. He would like to use some of the money to get the Vulcan well working and to check the other wells. We must make sure they are viable. Council Member Haynes mentioned we are having issues with one of the two booster pumps. He believes it is the one by the sewer plant. Recorder Bigler stated we have had three booster pumps go out since the project started. She would like to see this issue addressed and fixed. She said we may need to contact Sunrise or someone who knows about booster pumps to look at them first before we try and fix them again. Mayor Dever asked Council Member Evans if he would take over the water/sewer department. Council Member Evans said he will try to get with Lynn as soon as he can to discuss and see the wells and booster pumps. Council Member Haynes said we need proof that the wells are being used. Council Member Evans agrees we need documentation we are using the wells. Mayor Dever has made a spreadsheet for water usage to help Attorney Mellor with the Mammoth water users. He will add a line on how many gallons are being used from each well each month. Council Member Evans wanted to confirm that the main issue with the Vulcan well is the telemetry showing on the system here in the office. At the last Council Meeting, Recorder Bigler said Lynn had told the Council the well was working, however; the well has been showing pink (meaning the comms are down) since the day the system was installed. Mayor Dever talked to Lynn about thawing water pipes with welding machines. He told him this practice must stop as there is too much liability. He said Lynn also told him the City offered one free thaw per person in the City. Recorder Bigler said we have not offered that service for several years. We also do not lend out our sewer tape anymore. The City's responsibility for water is from the main line to the meter and with the sewer it is only the main line.

2. Booster Pump

Discussed above

Mayor Dever informed the Council he had talked to Lynn about the older truck and gave him the go ahead to purchase parts to fix it. Recorder Bigler wanted the Council to know she had put

together a booklet for each vehicle for maintenance and for tracking fuel usage. She does not believe anything has ever been done. Mayor Dever wanted to know when the last performance reviews for the employees were done. Recorder Bigler thinks it was three to four years ago. Mayor Dever wants to have them done by the end of this month. He asked Attorney Mellor if there was a specific form he needed to use. She will get him a template that can be tailored to what the Council wants. Council Member Haynes brought up the new vehicle has GPS capabilities and wanted to know if anyone knows how to work it. Mayor Dever wants the GPS hooked up. Recorder Bigler has not had any contact with the company we got the truck from. She has not received any paperwork other than the registration. Mayor Dever will contact the company to get the information. Most company trucks now have and use a GPS system. He asked if the Council wanted a third party to monitor the GPS system. Mayor Dever will spearhead this project and will discuss it at the next meeting. He asked Council Member Evans if he could get information on third party companies to monitor the GPS. He also asked both of the City workers to not smoke in the truck

Mayor Dever mentioned the moratorium is over and wanted to know if it could be reinstated. Attorney Mellor said we can, however; be aware applications can be filed before we get it reinstated. This will be an action item for next week's meeting.

Mayor Dever would like the Council to take this time between meetings to focus on our current affairs and what direction they would like the City to go. Council Member Trepanier asked about the two vacant Council Member seats. The deadline for those positions is Friday, January 7, 2022 at 5:00 p.m. We currently have one application from Tom Nedreberg and Emma Snell picked up an application but has not turned it in. Mayor Dever informed the Council and those present he will be instituting a timer for citizen comments to keep the meetings timely and professional.

ADJOURNMENT

Council Member Haynes made a motion to adjourn. Council Member Trepanier seconded. All in favor meeting adjourned. 7:45 p.m.