

**EUREKA CITY  
COUNCIL MEETING  
DECEMBER 11, 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  
Council Member Tom Nedreberg – Present  
Council Member Jeremy Snell – Absent  
Council Member Robert Trepanier – Absent  
City Recorder Patricia Bigler – Present  
City Attorney Melissa Mellor – Present via Zoom  
Maintenance Technician Darrin Carlson - Present  
Maintenance Technician Joe Carpenter - Present

**OTHERS IN ATTENDANCE**

Steve Child, Faylyn Catmull, Scott & Susan Pugh

**APPROVAL OF THE MINUTES**

Council Member Nedreberg made a motion to approve the minutes from November. Council Member Haynes seconded. No discussion all in favor motion carried.

**TREASURER’S REPORT**

Council Member Evans made a motion to approve the Treasurer’s Report. Council Member Hynes seconded. No discussion all in favor motion carried.

**EUREKA CITY  
TREASURER’S REPORT  
FOR NOVEMBER 2023**

Checking Beginning Balance:	\$257,395.68
Deposit Amount:	\$116,790.24
Withdrawal Amount:	\$ 72,377.30
Checking Ending Balance:	\$301,808.62
Share Savings (Water Loan):	\$ 26,248.96
Savings (General):	\$ 82,536.97
Savings (Water):	\$ 85,808.53

Savings (Streets B & C Roads):	\$210,360.35
Money Market Fund (Wastewater Loan):	\$ 3,995.95
CD 101 (General):	\$ 11,204.02
CD 103 (General):	\$ 12,377.02
CD 104 (General):	\$ 3,409.89
Savings (Park & Rec Impact Fee):	\$ 3,912.33
Money Market (Wastewater Impact Fee):	\$ 5,152.62
Money Market (Water Impact Fee):	\$ 1,053.16

### **CLAIMS AGAINST THE CITY**

Mayor Dever asked about Ace Rents. Darrin explained it was for an excavator. They were not able to dig the grave with the backhoe. Mayor Dever and Council Member Haynes have discussed the need to get a mini-X to help with the cemetery. Recorder Bigler mentioned she had brought this to their attention about needing to raise the cost of the opening/closing. Mayor Dever asked to have this item added to the next work meeting agenda. There were questions on the Harmony bill and the reimbursement to Darrin for natural gas parts he purchased at Home Depot. Darrin explained that they do not have a pin number for the debt card and sometimes you cannot run them as credit. Mayor Dever asked Recorder Bigler to look into getting a corporate credit card. Council Member Evans made a motion to approve the claims. Council Member Nedreberg seconded. No further discussion all in favor motion carried.

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

Chris Dever – He would like to have the performance reviews start Monday afternoon. JUB is still on going. He will talk about the other items as they come up on the agenda.

Robert Trepanier – Absent

Travis Haynes – The issue with Eckles Paving has been taken care of. That is all he had to report.

Thomas Nedreberg – Nothing to report.

Greg Evans – We got the funding for the lead and cooper inventory. He attended a kickoff meeting with Sunrise Engineering. Initially it looks like they can take what they already have and make up the map. He will be the contact for the city on this project. He will try and get some information out to the public on what it is and why it is being done. There are four types of service lines they are checking for: lead, non-lead, galvanized, and lead status unknown. If it is copper, we still need to know where the services are. Service line means from the meter to the home. He is also working on getting our Source Protection Plan submitted before the end of the year.

Jeremy Snell – Absent

Maintenance Technician Report – Darrin said the air in the water might have been caused by the well not cycling enough. He thinks the burp valve isn't working properly and allows an airlock to happen. Once we get the other check valve in it should fix the problem. He has changed the running times of the well and the water run time at the sewer plant. He is working with Mountainland to get pricing for the valve. They also have a guy who would come up at no charge to the city to look at the wells on the north side. We now have natural gas in all our buildings. He found out the city owns the propane tank at the Memorial Building. We need to get it emptied and then surplus the tank. They used the bucket truck to hang the Christmas lights and it worked really well. We have had a couple lights get hit by box trucks and semi's. So next year they will make sure to move those to a better location. They are having issues with some of the lights not working and found out the outlets on the poles need to be replaced. That will have to wait until next year. There are outside lights on City Hall that are not working. They are non-serviceable lights and will need to be replaced. They will be turning in the Chevy truck tomorrow. The new truck works great, but the spreader needed a new wire harness. The Mayor wants them to look at the SCADA antenna to make sure it is secured to the City Hall roof. Last year the snow ripped it off and he stuck it back up there temporarily. They will be taking down the first wastewater sample. They are working with Rural Water EPA Specialist Dennis Gunn. He is a great resource for the sewer plant.

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

Shay Morrison – Six County, Discussion on possible projects for grants.

The deadline for CDBG is this Friday. Mayor Dever will talk to the staff about getting the survey out. Shay needs to have the surveys to him before the deadline. An RFP needs to be put out by Friday. He is willing to help get the application done. An emergency grant funding can be done but it depends on a lot of factors. Mayor Dever would like to put in for a grant for the water system. He would like the grant to be 100% and not have a loan attached to it. Shay said there were not many of those type of grants available, but he would look into it.

Faylyn Catmull, CentraCom New Liaison between CentraCom and the City.

She wanted to come and introduce herself to the Mayor and Council. She would be who to call if we need anything. Council Member Nedreberg asked what type of services they are going to offer in the future. They may be looking at helping with cell service. He also asked about VOIP instead of landlines for the city. Faylyn mentioned maybe using hot spots. They thanked her for coming.

Discussion on CDBG Grant project.

Was discussed during Shay's portion.

Update to Employee Policies & Procedures – Clothing Allowance.

Council Member Haynes gave a run down on prices for a good pair of boots, coat, and bibs. Council Member Nedreberg was thinking about \$500. Council Member Evans wanted to know if the city was giving an allowance or buying the items. Council Member Haynes acknowledged that was a good point. We could get the items cheaper by using UCI for the clothing and have the employees buy their own boots as long as they are hard toed and turn in a reimbursement.

Council Member Haynes felt \$200 for boots should be good. Council Member Evans has done some research on government agencies and most of them go up to \$300. He felt \$250 would be a good place to start. Mayor Dever proposed \$200 reimbursable and another \$200 if they buy the clothing through the office. Council Member Nedreberg made a motion to that effect. Council Member Haynes seconded. No further discussion all in favor motion carried.

#### Discussion on Property/Building Leases.

Mayor Dever said the statistics he brought in last week come to about \$1.25 per sq ft a month for the buildings. Council Member Nedreberg feels a first-time business should have a cheaper rent for the first year then after the year the going rate. The Council discussed the issue and was thinking about \$1.25 per sq ft for the existing business and \$.75 for first-time businesses for the first year and then \$1.25 after that. Mayor Dever would like the liability insurance added into the contract. He bought up what to do about the Old City Hall. The Council would hate to see the building empty and wants to work with the Historical Society. Council Member Nedreberg believes there should be a non-profit and for-profit rate. Mayor Dever said \$1.25 per sq ft for existing businesses, \$.75 for first time businesses, and \$.10 for historical buildings along with the insurance and the heat. Council Member Nedreberg said the \$.10 was for a non-profit. Recorder Bigler asked about the lease agreements. We currently charge \$250 a year. Steve Child gave some information on how BLM handles their grazing leases. Mayor Dever would like to table the grazing lease portion and discuss it more at the January Work Meeting. Council Member Nedreberg made a motion to charge non-profits \$.10 per sq ft, start ups \$.75 per sq ft, and \$1.25 per sq ft for established businesses for city properties. Council Member Evans seconded. Attorney Mellor asked if the properties had a similar rental value. If not, then her advice would be to take it on a case-by-case basis and not set a specific amount. They felt most of the properties were similar in rental value. Council Member Nedreberg amended his motion to include subject to negotiation. The second stands. No further discussion all in favor motion carried.

#### Discussion on Code Enforcement Officer.

Mayor Dever said he has a meeting with the Sheriff next Monday. There now seems to be an interest from the County to handle some of it. He is tabling the job description for now until he gets more information from the County.

#### **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.)**

No comments were made.

#### **ADJOURNMENT**

Council Member Evans made a motion to adjourn. Council Member Haynes seconded. All in favor meeting adjourned 8:21 pm.