

**EUREKA CITY  
COUNCIL MEETING  
DECEMBER 9, 2024, 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

Mayor Dever opened the meeting and led everyone in the Pledge of Allegiance.

**ROLL CALL**

Mayor Toni Dever – Present

Council Member Greg Evans – Present

Council Member Travis Haynes – Present

Council Member Tom Nedreberg – Present

Council Member Scott Pugh - Present

Council Member Jeremy Snell – Present

City Recorder Patricia Bigler – Present

City Attorney Melissa Mellor – Present via Zoom

**OTHERS IN ATTENDANCE**

No one attended the meeting

**DISCUSSION ITEMS/ACTION ITEMS**

1. Subdivision Ordinance Review

Mayor Dever said she had a zoom meeting with Mike Hansen and Council Members Pugh and Nedreberg. They went over a few items and Mike sent out a revised ordinance. The Council read over the revised ordinance. They discussed the revisions and any questions that were brought up. Council Member Evans felt it would be better to have the two phase process. He wanted to hold off adopting section 14.3 “Exemption from plat” until they can get more information and go over it some more. This would include the minor subdivision and the minor lots. Council Member Nedreberg said he would rather work with the Hansen Group on this section by asking them questions and giving them our suggestion then not including it. Recorder Bigler brought up the submittal process. The ordinance says they submit their application to the Planning Commission. At what point does the city office get notified and who do they specifically provide it to. Council Member Evans said we will need to make a new checklist of where it goes. It goes to the Land Use Authority which is the Planning Commission. Council Member Pugh said the Hansen Group should provide us with the checklist. We would need to review it and make sure it covers everything we need.

2. Discussion of Public Hearing for December 17<sup>th</sup>

Council Member Nedreberg moved to have the Public Hearing on December 17<sup>th</sup> for the subdivision ordinance and include the RFP for city engineer and legal counsel.

3. Review and Action for Adoption of the 2025 Planning Commission Meeting Schedule.

Council Member Pugh said the Planning Commission would like to have their meetings on the 3<sup>rd</sup> Wednesdays of the month. Council Member Nedreberg made a motion to approve the Planning Commission having their meetings on the 3<sup>rd</sup> Wednesday of each month. Council Member Evans seconded. No further discussion all in favor motion carried.

4. Discussion of Combing Work Meetings and Council Meetings for the same night  
Council Member Evans said Shay had mentioned having the Work Meeting on the same night as the Council Meeting. Council Member Snell commented that the Work Meeting would last about an hour and the Council would review the consent agenda and other items before the Council Meeting. Council Member Nedreberg felt having two meetings a month would help the city facilitate items faster. The work meeting would start at 6 pm and have a hard stop time of 7 pm.

5. Review and Action for Adoption of the 2025 City Council Meetings and Work Meetings Schedule

Council Member Nedreberg made a motion to combine the Work Meeting and Council Meeting to the same night and have them on 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month. Council Member Evans added if there is a holiday then the meetings would be moved to Tuesday and then seconded the motion. No further discussion all in favor motion carried.

6. Review/Decision on Wayne Kogianes Lease and Improvements

Council Member Haynes made a motion to approve the lease agreement for Wayne Kogianes. Council Member Snell seconded. No further discussion all in favor motion carried.

7. Budget Review

Council Member Evans said we need to look at the budget in January. We need to identify our needs and decide if we need to revise the budget. Mayor Dever wants the Council to think about what they what to accomplish together or separately in their assignments for next year and discuss it at the January meeting.

8. Discussion of RFP's end date of December 17<sup>th</sup>

Mayor Dever said we received an RFP from an attorney on October 31<sup>st</sup>. She wanted to vote on it tonight so the new attorney could meet with Attorney Mellor. Council Member Evans said we are discussing this at the December 17<sup>th</sup> meeting. Attorney Mellor said she will be available to meet with the new attorney for transfer of files and consultations.

9. Neils Wright Conditional Use Permit Update

Neils was not able to make it to the meeting.

10. Water and Sewer Survey Update

Mayor Dever asked Recorder Bigler for an update. Recorder Bigler said the office has not been given any information and we are getting a lot of questions concerning the letter that was sent out. We have been telling people to call the hotline number listed on the letter. Council Member Evans commented he had not had anymore contact with them either since sending out the letters. He will follow up with them for the next steps for the Lead and Copper surveys. Mayor Dever

said she was referring to the sewer/water survey that Dennis Dunn and Mrs. Braithwaite were doing. Council Member Evans said he has not heard anything yet.

**CONSENT AGENDA**

**APPROVAL OF THE MINUTES**

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

**TREASURER’S REPORT**

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

**EUREKA CITY  
TREASURER’S REPORT  
FOR NOVEMBER 2024**

Checking Beginning Balance:	\$199,516.83
Deposit Amount:	\$ 77,465.36
Withdrawal Amount:	\$104,647.04
Checking Ending Balance:	\$172,335.15
Share Savings (Water Loan):	\$ 26,269.61
Savings (General):	\$133,234.25
Savings (Water):	\$197,406.19
Savings (Streets B & C Roads):	\$200,881.08
Money Market Fund (Wastewater Loan):	\$ 4,126.13
CD 101 (General):	\$ 11,789.72
CD 103 (General):	\$ 13,000.35
CD 104 (General):	\$ 3,581.61
Savings (Park & Rec Impact Fee):	\$ 7,825.06
Money Market (Wastewater Impact Fee):	\$ 10,365.34
Money Market (Water Impact Fee):	\$ 2,122.56

**CLAIMS AGAINST THE CITY**

Council Member Snell asked if there were any updates on the Caboose property. Recorder Bigler said she called Juab Title about the report we had them do. It shows the city filed a Notice of Interest on the property years ago. At one point the County deeded the city the property to that specific lot. The property has changed names, it is now Ella Price instead of Miranda Woods. They couldn’t tell her when the name changed. She will upload the report to the Drive so the

Council can look at it. Council Member Nedreberg made a motion to approve the claims. Council Member Haynes seconded. No further discussion all in favor motion carried.

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

Mayor, Toni Dever - Brought up the reimbursement to Council Member Snell for the Christmas tree. He is waiting to hear if the committee that Marc Rowley sits on would be willing to help take care of that. She mentioned again Doug Wright had donated \$500 towards the Christmas event. Mayor Dever asked Recorder Bigler to give an update on the Leadville property they discussed at the work meeting. Recorder Bigler said she is not sure if it was the realtor or title company that called but she gave them the outstanding balance on the property. They told her they would send a check out for that amount.

Scott Pugh – They had their first Planning Commission Meeting. They talked about members being able to attend by Zoom if they can't make it in person. Recorder Bigler said we have an ordinance for electronic meetings. The Zoom meetings would not be used for the public to attend. They would need to come to the meetings in person.

Travis Haynes – He talked to Chris Trowbridge about the damaged sidewalk in front of his business. We will try and put some material such as sand or road base or patches in the upper entrance. We need to fix it in the spring or summer. He contacted Wayne Kogianes about the approved lease agreement. Wayne will come up and get it signed.

Thomas Nedreberg – He asked how the format for the Consent Agenda will work. Council Meeting Evans said we would be reviewing the items on the Consent Agenda at the Work Meeting and vote on it at the Council Meeting. Council Member Nedreberg said Jones and DeMille sent their quote. The Council will discuss this at the January meeting. He will send a copy to the Council for review before the meeting.

Greg Evans – He talked with JUB, FEMA, and the State about getting some clarification and details figured out to be able to submit for reimbursement. Megan Jensen with Rural Water came out last week. She is writing our report for the Source Protection Plan. She informed him we need to have an Emergency Action Plan. She said she can help with that. She would like to have a public advisory board meeting about what source protection is. The report is due by the end of December, but we do have a grace period. He submitted the wastewater application renewal for the sewer plant. He has not heard anything back on it.

Jeremy Snell – Nothing to report.

### **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.