

**EUREKA CITY
COUNCIL MEETING
SEPTEMBER 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 Jeremy Snell – Present
Council Member Robert Trepanier – Present
City Recorder Patricia Bigler – Present
City Attorney Melissa Mellor – Present via Zoom
Maintenance Technician Joe Carpenter - Absent

OTHERS IN ATTENDANCE

Scott & Susan Pugh, Robert Jenkins, David Haynes, Shay Morrison, Wesley Dever, Brandy Kirgan, Laura Kirgan, Andy Camarena

APPROVAL OF THE MINUTES

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

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

Checking Beginning Balance:	\$155,629.04
Deposit Amount:	\$ 76,539.39
Withdrawal Amount:	\$101,682.62
Checking Ending Balance:	\$130,485.81
Share Savings (Water Loan):	\$ 58,514.53
Savings (General):	\$133,217.64
Savings (Water):	\$197,381.59

Savings (Streets B & C Roads):	\$170,972.09
Money Market Fund (Wastewater Loan):	\$ 13,094.06
CD 101 (General):	\$ 11,642.95
CD 103 (General):	\$ 12,836.91
CD 104 (General):	\$ 3,536.58
Savings (Park & Rec Impact Fee):	\$ 7,824.09
Money Market (Wastewater Impact Fee):	\$ 10,325.18
Money Market (Water Impact Fee):	\$ 2,115.55

CLAIMS AGAINST THE CITY

Council Member Snell made a motion to approve the claims. Council Member Haynes seconded. No further discussion all in favor motion carried.

REPORT OF OFFICERS AND COMMITTEES

Toni Dever – She would like to have a Christmas tree lighting ceremony this year. At the next work meeting she would like to have each Council Member come up with ideas and what is happening in their departments and what you see in the future for those departments.

Robert Trepanier – Nothing to report as far as the cemetery was concerned. He talked to the Mayor today and with his work schedule not allowing him to make it to most of the meetings he will be resigning at the end of the meeting tonight.

Travis Haynes – He has been looking at different options for fixing Church St. He would like to get it chip sealed in the near future. He has been looking at getting a broom for the streets. There have been quite a few up for action and having been selling for \$15,000 - \$30,000.

Thomas Nedreberg – He purchased the tablets and laptop for the maintenance workers. Les Olsen came up and set them up. He wants to get the Planning and Zoning up and running. The deadline for development is coming up. He enjoyed the ULCT conference. There were a lot of good ideas. He hopes we can implement some of them.

Greg Evans – He has done some work with the State concerning our wastewater fine. They have reduced the fine from \$30,000 down to \$22,000. He will be working with them on the next steps. He has been working with Rural Water on the Sanitary Survey. He will work with Joe and Bret on getting the deficiencies corrected by the December 16th deadline. He reached out to Widdison about the check valves to see if they can come out and replace them. He will also have them look at the booster pump. He talked to them about the wells on the East side trying to get costs on getting them upgraded. He has also talked to them about our water rights issue.

Jeremy Snell – He wanted to publically thank the recreation committee and all the volunteers involved in the Tintic Silver Jubilee. There is a survey going out to the public for comments and ideas. It will have a QR code so people can submit it electronically. He had talked to County

Commissioner Painter when he attended the R6 meeting. He said they have a Christmas in the County and would like to have all the communities in Juab County light their lights all on the same night. He thanked Bob for his service and appreciated his wisdom and his opinion. Mayor Dever seconded and thanked Bob for his service.

Maintenance Technician Report -

Council Member Evans had a couple of conversations with them on the items they were working on last week. They were able to get their numbers at the sewer plant down to an acceptable level. The Council asked to have this item on the Work Meeting Agenda only.

DISCUSSION ITEMS/ACTION ITEMS

Shay Morrison, Community Advisor.

The CIB funding source for critical infrastructure. We can apply in June, October, and February of each year as long as we are on the CIB list. For any CIB projects coming up the deadline is October 1st. He would be happy to help with the application. We should have three projects on the list. Council Member Evans thinks we should wait until February to give us time to get the engineering and public hearing done. Shay said they received a grant from CIB to create a dashboard to create a database for projects of all their communities. The goal is to have the communities put their projects in the database. This will help the funding agencies see what each community needs. Is there a Council Member who he could work with on a CIP? Council Member Evans volunteered. They can now produce zoning maps for the communities. He can help us put one together. The State funded mandate SB174 requires we get a signed MOU with any of the consultants listed. We need to get this done and adopted by December 2024. If we cannot get a consultant, we can ask Shay if he will do it. We can try to get Sunrise to be our consultant. We need to get the Planning Commission in place. We can start the process but cannot sign the MOU until it is voted on. Need this as an action item for October. Shay will start working on it for the Council Meeting in October. He went over the meetings/training that were listed in his newsletter.

David Whitney – Application for Building Permit.

David would like the Council to allow him to move forward on his building permit contingent on approval from the building inspector. He will be getting his engineered plans to him by next week. His home falls under the cottage home ordinance. Council Member Haynes abstained from voting. Council Member Trepanier made a motion to approve the building permit. Council Member Snell seconded. No further discussion all in favor motion carried.

Antonio Navarro – Excavation Permit to install water and sewer lines to his property.

Andy said he represents his Father-In-Law and he wants to connect to the water and sewer. He just wants to connect right now so when they are ready to build they can. Mayor Dever asked to see the excavation permit. She read the permit aloud line by line. The contractor needs to be licensed and bonded and a performance bond needs to be issued to the city. He is aware the city owns the property in front and behind him. When asked how he would run the line he said they would go underneath the area that the city owns. She said the reason the permit was denied was it was not filled out correctly to be able to build. He understands, but he only wants to stub in his water and sewer at this time. He wanted to know how to get some of the information required. Attorney Mellor spoke up and gave some information on what the city can and cannot do and

what advice they can give. Council Member Evans said we typically do not approve of just putting in a service without knowing what is going to be on the lot. He will need to look at the ordinances we have in place to make sure he can do what he wants to do with the property.

Discussion on Grazing Lease for Wayne Kogianes.

Council Member Haynes said Wayne was not able to make it to the meeting. He was following up with the city because he has not received a contract yet. Council Member Evans said he dropped the ball and had not emailed the information to Attorney Mellor. Council Member Haynes explained to the Mayor that Wayne wanted to lease property from the city and that it was approved.

Discussion on code Enforcement Administrative Process and Ordinance Review.

Mayor Dever said she has talked to our building inspector Chris Swenson about this process. Council Member Snell said the last time we discussed this the Council decided to review the ordinances to make sure they are complete and enforceable. We had asked Shay and Attorney Mellor to look at them. Do we need to amend our ordinance or proceed and go forward with getting the administrative process set up. Attorney Mellor said she and Shay need to have more conversations together. She knows the Council wants to get this done as soon as possible but she wants to get it right even if it is not perfect. She said the city needs to update some ordinances and they have been identified. Then we adopt the administrative code. We do have a draft nuisance ordinance. Shay and Attorney Mellor gave their opinions on how the city should proceed. The discussion got a little heated as to how long it is taking to get anything done. After talking about what ordinances were sent for review Attorney Mellor stated the animal ordinance is solid and the next step is the administrative code and there is a draft of it.

Review of Fill Station Requests and Policies.

Council Member Evans has reviewed the Mammoth Water Users policy. It does not look like they can add anymore people to their existing agreement. He did not have time to look at a policy around the fill station. We only have eight pins available on the license we have for the fill station. Recorder Bigler said someone needs to check with Juab County about people living in Silver City. That was the other request we had. We should not be selling water to people living in a place where the County said no one should be living there.

CITIZEN COMMENTS

(Citizens who had submitted their questions or concerns in writing prior to the meeting may speak at this time, if present, but will be limited to two minutes.)

Robert Jenkins said his complaint has been brought up by past members of the Planning and Zoning. The city is not doing anything. You have had the Planning and Zoning ordinance for months and it is still waiting for a vote. Without the ordinance we cannot establish the committee.

Wayne Kogianes made it to the meeting and Council Member Evans filled him in on what was discussed tonight.

Michael Alexander with the Tintic Historical Society asked for a donation from the city of some road base for the floor of the old miner's union building. Council Member Nedreberg said it will need to be added as an action item for next month's Council Meeting. Mayor Dever would like to see a sketch of what they are planning.

Council Member Evans made a motion to move into Executive Session. Council Member Snell seconded. All in favor meeting moved to Executive Session.

ADJOURNMENT

Council Member Haynes made a motion to adjourn. Council Member Nedreberg seconded. All in favor meeting adjourned 9:28 pm

EXECUTIVE SESSION

Discuss threatened or pending litigation.

Discussion regarding the possible purchase, exchange, or lease of real property, including any form of a water right or water shares.