

**EUREKA CITY COUNCIL
WORK MEETING
DECEMBER 2, 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 Scott C. Pugh - Present
City Recorder Patricia Bigler – Present
City Attorney Melissa Mellor – Present via Zoom

OTHERS IN ATTENDANCE

Ted & LouAnna Haynes, Shay Morrison – Six County, Robert Jenkins

DISCUSSION ITEMS

Donations.

Mayor Dever said Doug Wright had given the city a donation of \$500 for the Christmas Lighting Ceremony. She said the ceremony was sensational.

Theodore C. & LouAnna Haynes – Re-signing of Subdivision Maps.

Mayor Dever and the Council re-signed the maps for Ted and LouAnna Haynes.

Cole Palfreyman- Re-signing of Subdivision Maps.

Mayor Dever and the Council re-signed the maps for Cole Palfreyman.

Shay Morrison Community Advisor – Updates from R6.

-Review of Draft Ordinances.

Shay sent out the R6 newsletter and a mini training on Land Use. He highly recommends the Planning Members attend. The Utah Recreation Grant is one of the biggest in Utah and is geared more toward tourism. There is a new program that will fund the standard park projects. There will be a workshop at Snow College a week from today. The TPA grant through UDOT for transportation planning closes on December 12th. Shay is willing to review the Subdivision ordinance if needed. The Hazard Mitigation Survey is updated every 5 years. He recommends participating in the update and adopting by resolution when completed. They are still in the process of updating it and will probably be ready in a year or two for municipalities to adopt by resolution. By participating it makes us eligible for some FEMA funding. The OPMA training message is Texting. Texting, emailing, or talking on the phone between the Mayor and Council is fine as long as it is not a quorum.

Review of Documents, Notices and Ordinance for Subdivisions.

Recorder Bigler said she emailed and made copies of the ordinance for them to review. The Planning Commission needs to hold a public hearing and that requires a 10 day notice. A special Council Meeting will need to be held to approve the ordinance before the end of the month. Shay said the Legislative intent with the new changes was to remove the Mayor and City Council from the process. He feels the Mayor and Council should not be involved in any part of the new process. In his opinion the Planning Commission should only be involved in the preliminary review of the applications. The final review should be a board of representatives such as the city engineer, attorney, and city staff. Council Member Snell suggested having Mike Hansen attend the Planning Commission meeting on Wednesday. Shay said if Mike cannot make it, he will be there and will walk them through it. There was more discussion, and the ordinance is written as a one phase approach not a two phase approach. Shay will email the Council a list of his recommendations.

Review of RFP for City Attorney and Applicants.

Council Member Nedreberg reviewed both attorneys. They have different rates and different levels of expertise. A discussion was held about what each attorney could offer the city. Council Member Evans was curious about travel rates. Recorder Bigler brought up the budget saying we only budgeted what Attorney Mellor was getting paid, and we are currently \$4,000 over budget. Attorney Mellor's was working at a reduced rate of \$175. Mayor Dever asked if Council Member Nedreberg could reach out to them tomorrow.

Review of RFP for City Engineer.

Mayor Dever said she had spoken to several different Engineering firms and only had one firm show interest in applying. It was decided to extend the RFP's for both the Attorney and the City Engineer until December 16th. The budget will have to be taken into consideration. Shay recommended doing a budget amendment.

Delinquent Utilities and Building Permit Enforcement.

Mayor Dever talked about putting a tax lien on April Winters house on Leadville. The Council and Attorney Mellor felt it was more appropriate to discuss this in a closed session. Mayor Dever is concerned about the city letting the utility bill get too high. Even though the water is shut off they are still using the sewer. We need to have procedures in place for putting liens on the property. These are code enforcement issues. Recorder Bigler said we may want to change the water/sewer application and make it be under the homeowner's name and not the renters. To put a tax lien on the property the utility bill must be in the property owner's name. Council Member Snell brought up people building without permits. Recorder Bigler explained how the iWorQ's system is supposed to work concerning building permits.

Update of Property on Church St.

Item was not discussed.

Security Cameras, City Hall Basement, Public Works Building, and 20 ft Storage Container.

Mayor Dever said she understands we do not have the money for the security cameras, but she did get another bid come in. She is concerned about the documents that are stored in the City

Hall basement due to mold. The Public Works building cannot use a heated section of their building because it is being used to store documents. Someone suggested to her about getting a portable storage unit. The cost to have one delivered is \$4,000. Council Member Snell asked if the insurance company was contacted about submitting a claim for the flooding and mold issue in the basement. Recorder Bigler said she would contact the insurance to see what they will do. We need to do this right by installing shelving to put the boxes on not just stacking them on the floor again Council Member Nedreberg asked Shay if he knew of any grants that would help pay for security cameras.

Vehicle Removal

Mayor Dever handed out information on towing abandoned vehicles. She said we wouldn't haul away people's vehicles but maybe it would encourage people to get rid of them. Council Member Haynes said it appears they are looking for vehicles to scrap. They must have the title to the vehicle or some paperwork showing it is their vehicle.

REPORTS:

Maintenance Technician Reports.

No report was given.

Council Member Evans said the FEMA Grant needs to be signed tonight. JUB is excited to get this project going. The total amount of the funding is \$3.6 million dollars. UDOT will be paying for the 10% match. The city should not have to pay too much. The construction phase will not start until sometime in 2026.

Council Member Snell was contacted by Marc Rowley. He sits on a county wide board that handles and distributes mineral lease and tax money. He would like to have money come to this side of the county. He asked if we have any projects that might qualify for this funding. The funding would be for capital type projects. Council Member Evans said City Hall needs improvements for ADA to bring it into compliance. We could put the security cameras and mold remediation on this. The school cheer coach talked to him about starting a youth tumbling/cheer program. She would like to do it through the city like the youth wrestling does. He purchased the Christmas tree off the public surplus website. The tree came with all the lights and ornaments. The reserved price was \$5,000. He contacted them to see if they would be willing to sell it under the reserved price. He found out on Tuesday we got it for \$1,500. There was a 10% buyer's premium through the auction website. The total price was around \$1,677.50. He paid for it personally but has held off submitting the reimbursement. He had many people in the community come to him wanting to donate money to pay for the tree. He feels we should see if the county board that Marc talked to him about would help pay for it. He needs to go over his recreation budget to see what funds he might be able to use. He did purchase some power supply stuff and a timer. He said we had unfinished business from the last meeting concerning the Railroad Property for Renzello and Kirgan's request. He is not sure if they needed to discuss this but wanted the Council to be aware of it for the next meeting.

Council Member Haynes said he had talked to Attorney Mellor about the lease agreement for Wayne Kogianes. He would like to have it finished up by the end of the year. He said we need to look at repairing the concrete by the Gas Hole that was destroyed by the flooding. It is a little late in the year for a big project. He will talk to them.

Council Member Pugh said he has scheduled with Shay to have a Planning Commission meeting on Wednesday at 7p.m. They have some training and a few items on the agenda to cover. One of the items was the price for the sale of city property.

Mayor Dever informed the Council if they have anything they want on the meeting agendas to please email her. Council Member Snell said we have talked in the past about using the Work Meeting to put together the agenda items for the Council Meeting. Shay suggested having the meetings two weeks apart. Recorder Bigler said she has a preliminary 2025 meeting schedule done. If they want to change it, they can discuss it next week and she can have it ready. Council Member Nedreberg said he would like to see the two options. Shay said some communities have their meetings on the same night. Council Member Snell said the school board holds both meetings on the same night. They discuss the prior minutes, the claims, etc. and then have them listed as an action item at the regular meeting. Attorney Mellor said they are listed as a consent agenda and can be voted on at the same time. The Planning Commission Public Hearing will be on December 17th followed by the Special Council Meeting.

ADJOURNMENT

Council Member Evans made a motion to adjourn. Council Member Nedreberg seconded. All in favor meeting adjourned 9:19 pm.