

**EUREKA CITY COUNCIL  
WORK MEETING  
NOVEMBER 4, 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**

Laura Kirgan, Brigitte Kirgan, Brandon & Krystal Gout, George Dever, Susan Pugh, Shay Morrison, Bruce Nielsen, Jessica Nielsen, Joyce Thompson

**REPORTS:**

Maintenance Technician Reports  
The Maintenance Technicians were not at the meeting. No report was given.

**DISCUSSION ITEMS**

Shay Morrison Community Advisor – updates from R6.  
Review of Draft Ordinances.  
RFP for City Attorney.

Mayor Dever introduced Mike Anderson, with the Hansen Planning Group, and turned the time over to him. He wanted to discuss a couple of items. The first item was the subdivision ordinance update. It is a Statewide initiative that is due by the end of the year. They read through the subdivision ordinance we are working on and sent an audit of their findings and suggestions to the Mayor and Council on Saturday. He would like to get some feedback from the Council tonight so they can get the draft done and back to the Council for review. In the new law the City Council does not play in the decision making or make the final decision. It is unclear how much the Planning Commission can be involved. Their interpretation depends on how your process works; the Planning Commission could be the group that makes the final decision. He explained how the process works. Another change is a public hearing is not required. If the city decides to have a public hearing, they can only have one. There must be a reason in your ordinance to deny the subdivision not just because the public or the city doesn't want it. There was a short discussion about having a combined process instead of having a preliminary and final process. Council Members Nedreberg and Evans felt the combined process would work the best for the city. The report they will submit will be for the combined approach. We are in the process of getting a Planning Commission in place. We would want them, the Attorney, and maybe an

engineer as the Land Use Authority. The Council would be the Appeal Authority. He also discussed CiviclínQ. They would take our code in whatever format it is currently in and digitize, organize, and codify them. A search bar would be located at the top of the page to search the ordinances. Their platform is for one flat fee. Council Member Nedreberg will be the lead on this.

Shay said he likes what the Hansen Planning Group is doing with the subdivision ordinances he has seen. There is a grey area concerning the Planning Commission being involved in the final approval. His non-legal opinion is that the Planning Commission cannot serve as your final approval and the City Council cannot serve as either the preliminary or the final. The Administrative Land Use Authority serves as the final. He said to definitely have our Attorney look at the report from the Hansen Planning Group. The City Council has the authority to change the Land Use Code and those require Public Hearings. The TPA grant through UDOT for planning purposes is accepting applications. There is no loan, and the match is relatively low. He proposed a Laws of Order in a policy to adopt as a resolution for Council Meetings. It talks through how motions and seconds are made and other things. He would be happy to write a resolution. It is for laws of order for the Mayor and Council in meetings. It follows along with Robert's Rules. There is information on the CDBG survey in the monthly newsletter. He sent an RFP for a City Attorney to the Mayor and Council Member Evans has a copy. Mayor Dever has contacted several Attorneys and received one proposal.

Theodore C. & LouAnna Haynes – Subdivision and Rezoning Applications.

No need to discuss. It was voted on and passed in the Special Council Meeting held earlier tonight.

Cole Palfreyman – Subdivision Application.

No need to discuss. It was voted on and passed in the Special Council Meeting held earlier tonight.

Laura Kirgan – Sewer & Water Issue and Discussion concerning Light Up Juab County. She wanted to talk about her water bill. She understands there was an issue with them. She has been keeping a record of her meter readings for the first seven months of the year. She didn't understand how she could use more water in one month than she did in seven months. We did have an issue with about 130 meters that didn't read in August. A representative from Master Meter came out and checked the meters. He couldn't find anything wrong. Council Member Nedreberg explained he had a leak, and it can add up. A toilet running or a small leak can run up the water usage. He advised her to keep watching her bill and if it continues to check for leaks. Council Member Haynes said to contact the city office to get your meter checked. The sewer at Fill R Up backed up. She had Newman's come up and they suggested she find a company to camera it. She ended up having the line dug up. It appears the pipe had not been burred and the clean out was put in backwards. She provided photos and copies of bills for her expenses. She has paid almost \$10,000 in repairs. She feels the city is responsible for the issue because it had not been inspected at the time it was installed during the water and sewer project. She said she heard the city wanted to light up a headframe during the County Light Up Christmas night. She is currently renting a crane and would be willing to use it to light up the headframe. Council Member Snell said he was not aware of this. She said to let her know if the crane is needed.

#### JUB – FEMA Grant.

We were awarded the grant from FEMA for the storm drain improvement for flood prevention. JUB is working on the final design and what the cost will be. There are some things that need to be coordinated with UDOT.

#### Rick Brinkworth – Security System for City Hall.

He said Mayor Dever had mentioned to him there had been an incident where cameras would have been helpful. He put together a proposal and provided a handout to the Council. He explained where he would install the cameras in the building and on the outside. It is a very flexible system

#### Review of Quotes for Mold Remediation in Basement of City Hall.

Recorder Bigler said we had three companies come up and look at the basement. The Disaster Repair Team was \$3,020. Western Disaster Cleanup had two quotes. One for \$2,824.34 and \$6,671 that included cleanup/handling of documents. The last quote was for \$20,982.13 that includes cleanup/handling of documents. Council Member Snell felt we need to come up with a scope of work needed. Mayor Dever had concerns about continuing issues with ground water. Council Member Nedreberg wanted to know if this could go to risk management. There was no more discussion.

#### Review of Employee Health Coverage for 2025.

There was a little over 5% increase from last year. We only have one employee who receives health care coverage from the city. The agreement needs to be signed by November 22<sup>nd</sup> for the upcoming year.

#### Review of Fraud Risk Questionnaire.

Recorder Bigler said she sent an email copy to everyone. We are currently working on the audit and the auditor wants each Council Member and Mayor to fill it out and turn it into the office. She needs these done ASAP so our audit will not be late. Please turn them in before or at the next Council Meeting.

#### Review of Conditional Use Permit from Neils Wright and Procedures for Renewal.

Recorder Bigler passed out the initial permit and the new permit he filled out. He is on the agenda for next week's meeting. Council Member Snell said at the time of the initial permit the house had burned and there were plans to build a new home. The property needed to be cleaned up and it was decided to issue the permit for six months to give him time to clean up the property. When it came time for the building permit an issue with the property came up that prevented the permit from being issued. It has been a year and a half since we issued the permit and there is no sign of the property being taken care of. We cannot just issue the permit and not see some effort in cleaning up the property. Bruce Nielsen commented that in the last two weeks more stuff had been brought in and left on the property. They did put a tarp over it but did not secure it down. The wind blew it all over. He is constantly picking up trash that is being blown off their property and he is tired of it. He asked that the city do something about it.

Recorder Bigler said Mountain States Lighting finally sent a quote to fix the streetlight that fell down by the caboose on Main St. To fix the light and the banner arm it is \$3,857. To fix just the light is \$1,845 plus \$200 for freight. Ludlow Engineering just sent the maps of the property the city had surveyed if the Council and Mayor want to look at them.

**ADJOURNMENT**

Council Member Evans made a motion to adjourn. Council Member Nedreberg seconded. All in favor meeting adjourned 8:52 pm.