

**EUREKA CITY  
COUNCIL MEETING  
FEBRUARY 12, 2024, 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 – came in late.  
Council Member Tom Nedreberg – Present  
Council Member Jeremy Snell – Present  
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 - Absent

**OTHERS IN ATTENDANCE**

Steve Child, Christina Dever, Kapri Boggess

**APPROVAL OF THE MINUTES**

Council Member Snell made a motion to approve the minutes from January. 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 Snell seconded. No discussion all in favor motion carried.

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

Checking Beginning Balance:	\$272,913.51
Deposit Amount:	\$116,732.26
Withdrawal Amount:	\$148,880.61
Checking Ending Balance:	\$240,765.16
Share Savings (Water Loan):	\$ 33,418.13
Savings (General):	\$133,178.77
Savings (Water):	\$173,189.31

Savings (Streets B & C Roads):	\$170,922.21
Money Market Fund (Wastewater Loan):	\$ 6,008.20
CD 101 (General):	\$ 11,300.28
CD 103 (General):	\$ 12,466.34
CD 104 (General):	\$ 3,434.50
Savings (Park & Rec Impact Fee):	\$ 3,912.67
Money Market (Wastewater Impact Fee):	\$ 5,165.67
Money Market (Water Impact Fee):	\$ 1,055.82

### **CLAIMS AGAINST THE CITY**

Council Member Snell asked about the Putman Property Tax. The property was donated, and we had to pay 2023 taxes because it was not yet in the city's name. Council Member Snell made a motion to approve the claims. Council Member Evans seconded. No further discussion all in favor motion carried.

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

Chris Dever – Some items are still on the burner. Code Enforcement is going to take a little time. He was approached by an individual that wants to build a few more houses. He will work closely with Recorder Bigler on this.

Robert Trepanier – Absent

Travis Haynes – Snow removal looks good.

Thomas Nedreberg – The Chamber of Commerce meeting is next week.

Greg Evans – Found out Sunrise does not do Water Right Proofs anymore and they recommended Riley Water Consulting. He called them today and they are going to file for an extension for another four years to get us back on the 14-year cycle. It would then be due March 30, 2029. He explained what he discussed with Riley. He received an email from Shay concerning water rates and they have been discussing them. We need to review our Water Master Plan. Shay will get together the list of optional taxes that were discussed at the Work Meeting. He also asked about the Planning Commission and Greg explained our current situation of not having one. He will continue to work with Shay on some other items.

Jeremy Snell – The deadline for the Outdoor Rec. Grant is coming up. He has been doing some research to see about getting information on pavilions. He met with Doug Wright about the benches and sent information to the designers. They talked about the status of the Main St pocket parks and the caboose. As a Council we need to decide where we are headed and what we would like our Main St to look like.

Maintenance Technician Report – Darrin talked about the Memorial building. He had the idea to clean it out. Him and Joe went up and hauled out two dumpsters of garbage. He would like some support from the Council to fix the leaks. He can get some pricing together to fix the wall, roof, and paint. He boarded the broken windows. The new floor has buckled at one of the seams because of the leaking roof. There are two leaks in the roof and the corner wall to fix. The Council agreed and thought it should be fixed up. Darrin mentioned that Joe has done roofing before. Council Member Haynes helped find the fiber optic line that is next to the water line project. He is working on the culinary report. We must figure out how many meters we have.

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

Shay Morrison – Six County  
Transient Room Tax  
Utah Outdoor Recreation Grant  
Hazard Mitigation

Shay was not able to make it to the meeting. Council Member Evans recommended having Shay come to the Work Meeting. Mayor Dever thanked Council Member Evans for the work he has been doing with Shay.

Lot Split Request by Kathryn Pannell for building lot on Haulage Road.  
Recorder Bigler mentioned earlier last year we had Barbara Palfreyman come in to see if she could put in a twin home. They needed to have a zone change and so would Kathryn if she decided to go with a twin home. Council Member Nedreberg doesn't like the idea of splitting the lot. He would be fine with an auxiliary home or Mother-in-Law apartment or even a twin home on the lot. Mayor Dever said if we allow the split then it would negate the cottage home ordinance. Council Member Nedreberg made a motion to deny the lot split. Council Member Evans seconded. No further discussion all in favor motion carried.

Business License Approval – Tintic Pizza Co.  
Council Member Nedreberg made a motion to approve the business license for Tintic Pizza Co. Council Member Haynes seconded. No discussion all in favor motion carried.

Building Leases.  
Recorder Bigler said Attorney Mellor had sent over the Property Rental Agreement for the Tintic Historical Society. She asked what other leases needed to be done. Mayor Dever said there is one more lease for Charlie D's. Mayor Dever said the leases would be year to year, and it would be \$.25 per square foot. He would like to table until the work meeting to make sure we have all the information gathered together. Recorder Bigler will get the Bylaws for the Historical Society and she does have their insurance information. They just had their elections so there may be new board members. The city will pay for the natural gas to heat the building and pass that expense on to the Historical Society. We want to make sure the building is heated. Council Member Snell asked if the Senior Citizens still use the Memorial Building and if so, do they pay rent. Recorder Bigler said they pay \$50 a month. The rental amount for the Memorial Building is \$125. She said there is no agreement with the Senior Citizens. Mayor Dever said the Council discussed the rates for commercial as well as not for profit at a Work Meeting. He believes the amount for commercial as \$1.25 a square foot and not for profit was \$.24 or \$.25 a square foot. He will

email the information for the commercial piece of property to Attorney Mellor so she can start working on it. Recorder Bigler mentioned the grazing leases. The Council still needs to work on them. Recorder Bigler said the current grazing lease we have up by the tank is \$250 a year. The contract is supposed to be renewed annually but we have not had a signed copy for about three years. Recorder Bigler found the meeting notes for August 2023 that discussed the lease agreement for the Historical Society. She found the meeting notes for December 2023 that discussed the amounts for the leased buildings. At the December Meeting the Council voted and passed the following amounts \$.10 per square foot for nonprofits, \$.75 per square foot for startups, and \$1.25 per square foot for established businesses for city properties and “subject to negotiations” was added before the vote was taken. Council Member Haynes feels the museum is great for the city if it is run right. He would like to set up a meeting with them to let them know what our vision is and to find out what theirs is. Mayor Dever liked the idea and has some questions about the old IGA building. Recorder Bigler mentioned the city owns the property the cabin sits on. She said we received a call and email from a Boyd Knight, a relative to Jesse Knight. He would like to see about getting the old IGA fixed up. He has lots of friends in the construction business and is willing to reach out to see if they could donate In Kind labor or money to fix up the building. Mayor Dever said to table for now and he will invite Michael and some of the members to the work meeting.

Council Member Nedreberg mentioned conference April 17,18,19.

#### **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 each.)**

No comments

#### **ADJOURNMENT**

Council Member Nedreberg made a motion to adjourn. Council Member Haynes seconded. All in favor meeting adjourned 8:06 pm.