

**EUREKA CITY
COUNCIL MEETING
MARCH 11, 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 via Zoom
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 - Present

OTHERS IN ATTENDANCE

Mary Carpenter, Barbra Palfreyman, Lindsey Andrus, Dennis Weight, Jessica Nielsen, JaNeel Nielsen, Steve Child, Shelly Stansfield, Michael Alexander

APPROVAL OF THE MINUTES

Council Member Snell made a motion to approve the minutes from February 2024. Council Member Nedreberg seconded. No discussion all in favor motion carried.

TREASURER’S REPORT

Council Member Trepanier 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 FEBRUARY 2024**

Checking Beginning Balance:	\$240,765.16
Deposit Amount:	\$ 62,559.84
Withdrawal Amount:	\$ 58,787.29
Checking Ending Balance:	\$244,537.71
Share Savings (Water Loan):	\$ 37,002.82
Savings (General):	\$133,184.06
Savings (Water):	\$174,148.11

Savings (Streets B & C Roads):	\$170,929.00
Money Market Fund (Wastewater Loan):	\$ 7,015.48
CD 101 (General):	\$ 11,349.52
CD 103 (General):	\$ 12,519.60
CD 104 (General):	\$ 3,449.17
Savings (Park & Rec Impact Fee):	\$ 3,912.83
Money Market (Wastewater Impact Fee):	\$ 5,171.79
Money Market (Water Impact Fee):	\$ 1,057.07

CLAIMS AGAINST THE CITY

Council Member Snell asked about the Paymentech Bill and if it was required for us to take credit card payments. Recorder Bigler said yes. Council Member Nedreberg asked about the rental car. It was rented for Darrin to go to the water conference. There was a discussion on Per Diem. Recorder Bigler said we need to get a travel policy as part of the Fraud Risk Assessment. Mayor Dever would like to have this added to the April's Work Meeting Agenda. Council Member Evans made a motion to approve the claims. Council Member Snell/Nedreberg seconded. No further discussion all in favor motion carried.

REPORT OF OFFICERS AND COMMITTEES

Chris Dever – nothing to report.

Robert Trepanier – Nothing to report.

Travis Haynes – Joe has been doing a great job at snow removal.

Thomas Nedreberg – Scheduled to attend a conference in April and will report back at May's meeting.

Greg Evans – He received the extension on the Water right for a couple of years. This should put us on the 50-year term. He will be meeting with the gentleman from Riley Water Consulting again to go over our other water rights to make sure they are in order. The water usage report is due at the end of this month.

Jeremy Snell – Recreation Committee is working on getting things lined up for this year's celebration. He thanked Jessica & JaNeel for all they have done to bring in some donations for the celebration.

Maintenance Technician Report – Had a few issues with the water. The SCADA was down for three days. The scale for the chlorine has been fixed. Everything is in order. He will get with Recorder Bigler over the outstanding meters on the water report.

DISCUSSION ITEMS/ACTION ITEMS

Shay Morrison – Six County, review of Draft Ordinances.
Transient Room Tax
Highway Tax

Shay was not at the meeting, but he emailed the drafts of the Transient Room Tax and Highway Tax ordinances for the Council to review. Attorney Mellor is also reviewing the ordinances. Council Member Evans felt they had discussed the new ordinances at the last work meeting and wanted to move forward with them at the next Council Meeting. Mayor Dever said to put them on the April's Work Meeting Agenda and then we can adopt them at the Council Meeting. We can schedule a Public Hearing for 6:30 pm before the Council Meeting. Council Member Snell wanted to publicly thank Shay for all the work he has done. Attorney Mellor mentioned she needs to do her annual Public Meetings Training and wanted to know if April's Work Meeting would work. The Council was fine with that.

Lindsey Andrus/Barbara Palfreyman – Discussion on Rezoning property for Twin Homes.

Lindsey is with South Rim Realtors and is representing Barbara Palfreyman and her contractor Dennis Weight. They have met with both the Planning and Zoning and City Council before to discuss the property and what they want to do with it. Barbara had four lots and had them combined into two small lots that meet the Cottage Home ordinance requirements. Her intention was to build two homes and then decided to go with a twin home. She said it had been approved and now they are being told they need to make a zone change. There was a discussion on what type of homes they want to build. The zone change is for multi-family homes, and she feels this is wrong. Council Member Trepanier asked if we could grant a variance on the current zoning instead of changing it. Attorney Mellor stated that no we could not issue a variance under these circumstances. The variance could be done if there was something unique about the property that warrants it not just to make a change outside of what the ordinance states. Recorder Bigler said she put on the drive what our zoning ordinance classifies as a single-family and multi-family home. She also read the minutes from the January 2023 meeting where the zone change was discussed. Council Member Snell asked could we approve the zone change at the next meeting. Joe was concerned about the sewer line. Their private line would need to run down the street to the next sewer main. Mayor Dever said let's discuss whether or not the zone changes or variance will be allowed. If they are approved, then we will worry about the utilities. Mayor Dever said to get the zone change application completed and in by April's Work Meeting. If everything is good, then it can be added to April's Council Meeting as an action item. Council Member Trepanier said he respectfully disagrees and thinks a zone change is not necessary when the Council can grant a variance tonight. Council Member Evans reread the ordinance and what we really need to do is amend our ordinance to include twin homes. It was decided to amend the ordinance and it was added to the April Council Meeting Agenda. The plans have been submitted and the building inspector sent them back saying they were approved pending payment. Council Member Nedreberg felt more discussion is needed and can be done at the April Work Meeting. Mayor Dever said at the Work Meeting we can go over the amendment to the ordinance. He would like the developer to work closely with Recorder Bigler to get in all the necessary paperwork. Aside from that he would like Joe, himself, the developer, and Council Member Haynes to look at the extension of the sewer line. Council Member Haynes felt Council Member Evans needed to be included in the process.

In-Home Business License Approval – Amanda Bigler, Tintic Valley Insurance. Council Member Haynes made a motion to approve the business license for Amanda Bigler, Tintic Valley Insurance. Council Member Nedreberg seconded. No discussion motion carried.

Boyd Knight – Proposal to help fund and promote the restoration of the old Miners Union Building.

Michael Alexander said the Historical Society would be open to rebuilding the old Miners Union Building. He said at the next Historical Society meeting they could discuss it more and would try to get the community involved in what they would like to see in the park design and the rebuilding of the Union Hall. They will be putting up flyers for the meeting. It will be April 3rd at 7 pm at the High School. He will contact Boyd and see if he will come to the meeting.

Discussion on Job Description and Budget for Code Enforcement Officer.

Council Member Snell said we need to move on it or let it die. There was a discussion on wages, the budget, and duties. We have a decent set of ordinances and no one to enforce them. Council Member Nedreberg felt the wage should be \$19.00 negotiable. Council Member Haynes made a motion to open the part-time Code Enforcement Officer position. Council Member Nedreberg made an amendment to add \$19.00 an hour negotiable and then seconded the motion. No further discussion all in favor motion carried. Mayor Dever will get with Attorney Mellor to go over the administrative fines and how to deal with it.

Review and Approval of 2023 Fraud Risk Assessment.

Recorder Bigler explained the items that the Council needed to work on to get our score up. We ended up with the same score as last year, 330 out of 395. Council Member Nedreberg made a motion to accept the 2023 Fraud Risk Assessment. Council Member Snell seconded. No further discussion all in favor motion carried.

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.)

No comments.

ADJOURNMENT

No further action was taken. Council Member Nedreberg made a motion to adjourn. Council Member Haynes seconded. All in favor meeting adjourned.

EXECUTIVE SESSION

Discussion of the character, professional competence, or physical or mental health of an individual.

Mayor Dever felt there was no need to have an Executive Session, however; Council Members Snell, Evans, and Haynes wanted to have it. Council Member Snell made a motion to move into the Executive Session. Council Member Evans seconded. All in favor meeting moved into Executive Session. Council Member Nedreberg made a motion to move into regular session. Council Member Evans seconded. All in favor meeting moved back into regular session.