

**EUREKA CITY
COUNCIL MEETING
April 14, 2025 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 – Absent
Council Member Tom Nedreberg – Present
Council Member Scott Pugh - Present
Council Member Jeremy Snell – Present
City Recorder Patricia Bigler – Present
City Attorney – Present via Zoom

OTHERS IN ATTENDANCE

Dan Fechner – Jones & DeMille, Doug Wright, Lexi Little, Ian Wright, Manny, Escoto, Cory & Margaret Hills

DISCUSSION ITEMS/ACTION ITEMS

Shay Morrison – Community Advisor (Attending Virtually)
R6 Updates.

Was not able to attend Virtually.

Manny Escoto, Code Enforcement.

Manny discussed the implementation of a code enforcement program, emphasizing public cooperation and the need for equipment like a vehicle, uniforms, and a phone. He discussed the importance of public cooperation in code enforcement, emphasizing the benefits for the city. He estimates spending between 10 to 12 hours per week on code enforcement, with a focus on initial setup and compliance. Council Member Snell said they will be working on the Nuisance Ordinance to ensure it aligns with the administrative code.

Alma Allred – Sub. Inspector.

Item was not discussed.

Lexi Little, State Historic Preservation Office – Presentation of the UCSS Program in Eureka.

Lexi gave an update on the repair of the Bullion Beck head frame. Ivanhoe Electric had contacted them to see about getting it fixed. Ivanhoe Electric and the Utah Cultural Site Stewardship Program have provided funding to get the head frame fixed. They were able to visit a couple of mining sites and talk about potential repairs and preservation efforts. Upon request from Ivanhoe, they have placed volunteers at these mining sites to monitor changes and damages. There is more to this project than just the monitoring and repairs. UCSS goal is to

strengthen education awareness and respect around the cultural resources and archaeology that are found in the Tintic Mining District. To help accomplish this goal there will be educational signage placed throughout locations around the area. The Council appreciates the importance of preserving historic buildings and the potential for the program to expand to other sites.

Cory & Margaret Hills, Discussion concerning a possible change in their type of business.

Corey and Margaret came to discuss the possible change in business due to the State ban on certain products they sell. Their store will be closing at the end of this month. They propose repurposing their building into an Airbnb, given its location in the business area. There is a possibility of hiring local help for cleaning and maintenance. The Council discussed the zoning requirements and the potential for occupancy tax. The Council encouraged them to work with the Planning Commission to finalize the details of the Airbnb.

Creating Nuisance Ordinance 2024 – Possible Public Hearing on April 28, 2025.
Item was discussed at the Work Meeting.

Dan Fechner, Jones and DeMille – Transportation Plan Proposal.

Dan came tonight to follow up on the Transportation Master Plan. CIB gave their approval and now the city needs to move forward. Recorder Bigler said the city office has not received any paperwork. Council Member Evans received the email and will forward it to the city. Dan explained the procedures for payments. Council Member Nedreberg made a motion to move forward. Council Member Evans seconded. All in favor motion carried.

America First Credit Union, City Banking, Signatures and Corporate Account Minutes.
Council Member Evans made a motion to approve the Mayor to have access to the accounts and to approve the public works employee Joe Carpenter to have a credit card. He will not be a signer on the accounts and the card will not be tied to any of the accounts. Council Member Nedreberg seconded. All in favor motion carried.

Lease Agreements for City Buildings – Keys, Council Member Tom Nedreberg.
Council Member Nedreberg asked if the lease agreement for the Old City Hall with the Historical Society had been signed. Recorder Bigler said it had not been signed yet because the Council had not given former Attorney Mellor enough information to complete it. Council Member Evans suggested getting Attorney Christopherson involved and to have a new lease agreement prepared. The Council discussed the importance of having keys to city-owned buildings and the need for access. They also mentioned the need to review and update lease agreements for the other city buildings, including Charlie D's and the grazing lease agreement with Bill Riley.

Silver Jubilee Band – Council Member Jeremy Snell.

Council Member Snell said the band for the main Saturday entertainment for the Silver Jubilee is requesting a signed contract and \$750 deposit in advance, with a total cost of \$1,500. Before the contract is signed it will need to be sent to the Attorney to look over. The Recreation Committee are having issues getting donations this year to pay for the fireworks.

Surplus Real Property – Public Meeting, Council Member Scott Pugh.

The Council discussed the need to declare the properties, including alleyways as surplus and the procedures involved. Council Member Evans mentions a survey was completed last fall to identify the properties in question. The set price for Railroad Property is \$.30 sq ft. Any buildable lots are sold at fair market value. The price on alleyways was not decided on. The Council plans to review the list of properties. Attorney Christopherson asked to have the list sent to him. A discussion on pricing followed. Doug Wright said when the Council decides on a price he would like to purchase the triangle piece adjacent to his home. Council Member Nedreberg with the help from the Attorney made a motion to assemble the list and release it to the public of properties that were surveyed that were alleyways adjacent to other parcels, declaring them surplus, subject to a price set per square foot using the past sales with an adjustment for inflation to today's pricing. Council Member Evans seconded. All in favor motion carried. Council Member Snell felt the price of the survey should also be recouped. Council Member Nedreberg made a motion to amend the previous motion to include the cost of the survey along with the price. Council Member Evans seconded. All in favor motion carried.

Planning Commission.

Council Member Pugh said they will be discussing the General Plan and going over the subdivision ordinance. Next month they plan to hold a Public Hearing on both items. He read over the General Plan and feels it just needs some minor updates.

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.)

No Comments.

CONSENT AGENDA

Minutes of March 24, 2025, City Council Meeting.

Treasurer's Report for March 2025.

Claims Against the City for the Month of March 2025.

Council Member Nedreberg made a motion to approve the Consent Agenda. Council Member Snell seconded. All in favor motion carried.

REPORT OF OFFICERS AND COMMITTEES

Mayor, Toni Dever – She asked for an update on the buyback of some cemetery lots. Recorder Bigler said she didn't have an update she was waiting for a decision from the Council. The hold up is we cannot find the paperwork showing proof of purchase. The current cemetery ordinance states the city will buyback the lots at the current rate charged. Mayor Dever wants to change the ordinance. Attorney Christopherson will see what it will take to change the ordinance. There was a discussion on the lots and what to do with the ordinance.

Greg Evans – The fine on the sewer plant is out for public notice and comment for 30 days. If there are no comments, it can be resolved at the end of the 30 days. He submitted a letter to remove our UPDES permit. He is working on changing it from a discharge facility to a ground water application. This will make it easier for us by reducing the amount of testing and sampling. He got the hotspots and phone setup and will get with Joe to show him how to use them.

Jeremy Snell – The Recreation Meeting will be this Wednesday. They will be working on getting donations. He was approached by some citizens about the repairs to the fire hydrants. He feels Joe has done a good job fixing some of the easier ones. He has concerns about a water leak by Johnny and Nancy Underwood's. Council Member Evans said he has talked to Joe about it and Recorder Bigler has set up a Blue Stakes line locate. He doesn't want it to become a bigger issue than it needs to be. Mark Rowley contacted him about the Juab County Special District Grant that we were awarded. He wanted an update on the repairs to the streetlight by the caboose and the security system for the city. He said we can send the invoice for the security system to the County, and they will pay it. Recorder Bigler said Black and MacDonald were supposed to come out to fix the light. She called them and they were out of the office she will follow up with them tomorrow.

Thomas Nedreberg – Nothing to report.

Travis Haynes – He gave the Mayor the items he was working on. The orange truck had a fuel leak. Joe was not able to repair it. The tan truck is repaired but the EGR didn't get fixed. The old white truck will work for the Code Enforcement Officer until we can get something. He is working with Shay on the Safe Routes to School Grant.

Scott Pugh – He said there might be some overlap between the two building inspectors. Mayor Dever asked if Lane has had a chance to review the plans with have on file. He needs to be set up in iWorQ's first. Recorder Bigler said Chris Swenson had already reviewed the Barnes building permit and had looked at the first permit that David Whitney had submitted. The first permit was missing items and is now expired. David has submitted a new permit with the same plans with the items that needed to be fixed.

Council Member Evans mentioned he had been asked if the city was going to hire any summer hires this year. Council Member Nedreberg felt we need to add this to the agenda for the next meeting.

EXECUTIVE MEETING

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

No Executive Meeting was held.

ADJOURNMENT

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