

**EUREKA CITY COUNCIL  
WORK MEETING  
April 1, 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 – Absent  
Council Member Travis Haynes – Present  
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  
City Maintenance Technician Joe Carpenter – Present

**OTHERS IN ATTENDANCE**

Barbara Palfreyman, Lindsey Andrus, Dennis Weight, Cole Palfreyman, Shay Morrison, Shelly Stansfield, Sue Renzello, JaNeel Nielson, Brett Renzello,

**DISCUSSION ITEMS**

Shay Morrison, Community Advisor Six County Association of Governments.

Capital Improvement Plan – He is putting together a similar format to the CIB for all the areas he covers. It will be in a shared Google Doc. He will be working with Recorder Bigler on this.

CDBG Income Survey – The survey still needs to be completed. If we could get it finished that would be great. We can start again in September. It is all grants and no loans.

CIB Annual Survey – The survey has been completed. Mayor Dever went over the three items listed. They are a site improvement for the well project to secure the wells, water resource improvement, and streets. The County Commission will prioritize the items on the 22<sup>nd</sup> of this month. We can apply for any of those items in June or October of this year or February of 2025.

Municipality Transient Room Tax (UCA 59-12-3A)

City or town option sales and use tax for highways or to fund a system for Public transit – Base – Rate. (UCA 59-12-2215)

He sent both taxes to the city and needs to have them look over the language and if they have any questions, please let him know. Attorney Mellor has looked at them and didn't have any problems with them. Mayor Dever wanted to put these on next week's meeting as an action item. Shay informed him that a Public Hearing is needed and a 14-day notice is required.

#### Maintenance Technician Reports.

Water – Joe said he completed the chlorine residual quarterly report and sent it to the State. They accepted it. He would like to discuss the sanitary survey that is coming up with Mayor Dever and Council Member Evans. In the last windstorm half of the roof on the shed at the green tank blew off.

Sewer – We no longer need to send our lab reports and results directly to the State. He received this news from Jennifer. She directed him to the website where he can upload them from now on. Mayor Dever told everyone the open position of Maintenance Technician was offered to Bret Renzello. Council Member Nedreberg asked when his start date will be. It will be soon there is some paperwork that needs to be completed.

#### Review of Building Permit for Todd Ryan – VersaTube Building.

The Council reviewed the permit and will have it added as an action item at the next council meeting.

#### Discussion on Amending Zoning Ordinance to allow Twin Homes.

Lindsey Andrus was asked to come up and explain what a twin home is and what they want to do. Council Member Haynes felt the smaller lots that fall under the Cottage Home ordinance should be the only one we change to allow twin homes. Mayor Dever said we want to amend the Cottage Home ordinance to include zero lot line homes. A Public Hearing is needed. Attorney Mellor said it did not require a two-week notice. It is difficult for her to advise the Council when she has not seen the proposed layout. She has concerns over setbacks and possible unintended circumstances. Shay said if needed he could help with a code change. He said an emergency vehicle would need to be able to get to the back of the homes. He said the Public Hearing requires a seven-day notice. Attorney Mellor can make the amendment, but she needs to see the application. Recorder Bigler will send the plan tomorrow. Mayor Dever would like this as an action item on next week's council meeting agenda. He would also like the contractor to work closely with Joe and Council Member Evans concerning the water and sewer lines and with our building inspector for the correct fire walls in between the homes.

Cole Palfreyman said he purchased seven acres west of his lot on Last Chance. He would like to subdivide the lots and straighten out property lines. Mike Draper would like to purchase the three-acre piece behind his home. Cole is going to take an acre and straighten out his property line. He would have two ½ acre lots when he was done. Mayor Dever said we need to look at the water and sewer when he decides to build. He will need to pick up the paperwork to subdivide the property from Recorder Bigler.

#### Discussion on the use and control of the Road Base and Topsoil piles.

Mayor Dever said the moratorium has expired and we need to decide what we are doing with the pile. He would like to have a policy put in place to handle this. He feels we are not prepared to sell it. We don't have a mechanism to weigh the dirt, how much is taken, and the price. We need to sell it for the same price as it costs to replace it. We do not need to sell it. We can keep it for internal use only. Recorder Bigler mentioned she uploaded to the drive the guidelines we are supposed to be following and have not been. Mayor Dever would like to use it for internal use only. Council Member Haynes thinks we should split it. Sell the topsoil and keep the road base. If this is something we are going to do then we need to fence off the road base, so it is not

accessible to the public. Council Member Snell has a concern about not following the guidelines we have in place. An excavation permit is needed for all dirt that is taken out of the pile. Mayor Dever wants to discuss this more with Joe, Brett, and Recorder Bigler to make sure it is monitored and executed correctly.

Discussion on possibility of hiring Summer Hires.

Council Member Haynes felt there was a need for summer hires because there is a lot of work at the park, cemetery, and around the wells. In the past we have worked with the Dept. of Workforce Services to help with funding. There are guidelines to follow if we use them. There must be a need for jobs in the community. If we cannot get help with funding, then we need to find it in the budget. He would like to have two to four people fill these temporary positions. Council Member Haynes will contact Workforce Services again. He would like everyone to look over their budget in case we cannot get the funding. Mayor Dever wants this added to the council meeting agenda. Sue Renzello commented that some of the old metal markers at the cemetery need to be replaced and would be a good project for the kids to do. Is there a way to find out who owns them and how to contact relatives. Recorder Bigler said we do not know who is buried there. She mentioned we received an email from a gentleman who is wanting to come repair some of the old markers and headstones, however; they are privately owned.

Discussion on iWORQ Quote for Licensing Module (Business & Animal Licenses) for next budget year.

Recorder Bigler explained what it is about and how much it would cost. She knows we do not have it in the budget because it is quite expensive. Council Member Snell felt we need to concentrate on getting the Code Enforcement Officer first. If was agreed the cost was too much.

Discussion on drafting a Travel Policy and updating Procurement Policy.

Shay asked if the city had any specific items for these policies. Mayor Dever would like to mimic the Federal guidelines. He would like to have some ideas as to what other cities are doing that can be discussed at the next work meeting.

Attorney Mellor reminded the Council the City needs to adopt a tentative budget prior to the council meeting in May. She will do the Open Meetings training at the work meeting in May.

## **ADJOURNMENT**

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