

**EUREKA CITY COUNCIL
WORK MEETING
July 14, 2025 6:00 P.M.**

Mayor Dever opened the meeting.

ROLL CALL

Mayor Toni Dever - Present
Council Member Greg Evans – Absent
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

OTHERS IN ATTENDANCE

Laura Kirgan, Joe Carpenter – City Maintenance Worker, Shay Morrison – R6 Community Advisor, Dan Fechner – Jones & DeMille – City Engineer

DISCUSSION ITEMS

Joe Carpenter – Maintenance Technician Report.

Joe didn't have a report ready for the Council. Mayor Dever said she wanted him to know she had been contacted about how nice the park was looking. She also stated she had received a letter from Jullian Moore with the Payson Temple RIM Ward requesting permission to do a cleanup project at the cemetery on September 6th.

Shay Morriso, R6 Community Advisor – Ordinances.

Shay said he would cover everything he needed to at this meeting and would not need to speak at the Council Meeting. He sent an email to everyone explaining how PTIF accounts work. He contacted the State Treasurer's Office and there is an authorized signer form that needs to be filled out. A resolution is needed to authorize who the signers are. After speaking with the Mayor, he filled out the authorized signer form. We will need to get with the State Tax Commission to make sure everything transfers over correctly. Attorney Christopherson mentioned the PTIF accounts are not a guarantee of getting better interest rates than what is offered at a bank. Shay said he talked to the State Auditor's Office about the bonds the city has, and the reserve amounts needed. He was told it should be in the city's bond covenants. There is a website that shows how much should be held in reserve. He was unable to find any bonds for Eureka. Mayor Dever said the contracts do not specify an amount that should be held in reserved. The Attorney was asked to verify the Bond Council. These loans are with the State and may not have a Bond Council. Shay asked if the Council had been working on the subdivision ordinance and the zoning map. Council Member Pugh has been working on the zoning map. When the zoning map is completed, he can get it digitized. He has not had any response back from the Council to the Subdivision Ordinance updates he sent out. Council Member Pugh felt the updates were on point and the Ordinance is good to go. A Planning Commission Public Hearing was held

and they recommended approval and sent it to the City Council for adoption. The Council needs to adopt it. This should be added to the next agenda on the 28th.

Budget for FY ending June 30, 2026.

Mayor Dever asked for status on the budget. Recorder Bigler said she has given everyone a copy and uploaded it to the Drive. The budget balances and is in order. The budget is more than it was last year but there is a big B&C Road project budgeted. If they want or need any more changes let her know. The budget will need to be adopted after the Truth and Taxation public hearing and before September.

Truth in Taxation.

Recorder Bigler has uploaded the public hearing notice to the Drive and posted it various places. Attorney Christopherson has the ordinance ready and will get it to Recorder Bigler this week.

Ordinance on Short Term Rentals.

Attorney Christopherson asked if the Planning Commission has looked at it and given it a favorable recommendation. Council Member Pugh said it was recommended by the Planning Commission to add Short Term Rentals to the Commercial/Business Zone. Attorney Christopherson will get a copy to the Council and CivicLinQ. This will be added as an agenda item for the next meeting.

Ordinance creating an Alcoholic Beverage Code.

Attorney Christopherson said our current ordinance is outdated. He has some significant changes to make before the ordinance is ready for review.

Consent Agenda

- Minutes from May 27, 2025
- Treasurer's Report for June 2025
- Minutes from June 23, 2025
- Claims against the City June 2025
- Building Permit Report for June 2025
- Work Order Report for June 2025

Council Member Nedreberg looked over the consent agenda and didn't see anything wrong. Council Member Snell asked about the CD that will renew in August. We will notify the bank that we are not going to renew the CD and have the money transferred to the checking account. Shay and Dan will help with the reimbursement process on the grant we have. Recorder Bigler explained the building permit report and the work order report she printed off from the iWorQ system. There are more fields she can choose from when making the reports. There was a discussion on one of the building permits. The people had started doing work without a permit. The Building Inspector did go up and talk with them and inspected what they had done. They submitted a permit application only. We still do not have any plans or drawings of what they are doing. They need to complete a business license application before they can open. Mayor Dever asked if they had come before the Planning Commission. Council Member Pugh said yes, and no. They came to a Planning Commission meeting and talked about what they were planning, but they started building and never submitted any paperwork. Council Member Snell said we need to

figure out what the city's role is when something like this happens. We must do a better job with how building permits are handled. He is all for supporting small business, but they still must go through the process. Council Member Pugh said this has been brought up at the Planning Commission and a checklist is needed. Recorder Bigler said there is already a checklist they should be following and that the Planning Commission could hand it out during their meetings. We need to get Manny involved in these situations. Attorney Christopherson suggested setting a minimum amount for a building permit. State law makes it very clear that a development must pay for itself. A city or taxpayer should not bear the cost of inspections for anything.

ADJOURNMENT

Council Member Haynes made a motion to adjourn. Council Member Nedreberg seconded. All in favor meeting adjourned 6:53 pm.