

**MINUTES OF THE HELPER CITY COUNCIL MEETING**  
**Thursday, April 4, 2024**  
**At 6:00 p.m.**  
**In the Council Chambers**  
**19 South Main Street**  
**Helper, Utah 84526**

**ATTENDANCE:**

Mayor Lenise Peterman

**Council Members:**

David Dornan  
 Robert Olson-absent  
 John Serfustini  
 Cole Stapley  
 Ed Chavez

**City Staff:**

City Recorder: Zack Tonc  
 Deputy Recorder: Melissa Parker  
 City Attorney: Dominique Kiahtipes  
 Police Sargent: Sean Draper

Citizens: Matt Montoya, Zack Wise, Nancy Elkins, Joe Sacco, Michelle Goldsmith, Mike Martinez and Traci Bishop

**PUBLIC COMMENT:**

Kim Kuehn Exhibit A.

**A public hearing of the Municipal Building Authority of Helper City, Utah, calling a public hearing and authorizing notice of intention to issue not more than \$800,000 of taxable lease revenue bonds for the acquisition of a public works building, and related improvements; fixing the maximum interest rate, maturity and discount of the bonds; and related matters.**

Council Member Chavez moved to approve adjourn as the Municipal Building Authority for Helper City, Utah. Council Member Serfustini seconded. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Olson</u>	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Stapley</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Chavez</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

Council Member Dornan moved to approve open a public hearing. Council Member Chavez seconded. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

Dornan	X		
Olson			X
Serfustini	X		
Stapley	X		
Chavez	X		
Motion passed			

Eric Johnson Helper City’s bond attorney explained a municipal bond is a loan to a public body. State legislature requires that loans are to be documented, and a public hearing is required prior to any public body incurring debt in Utah. Interest rates on the public market for tax exemption right now are 5.5 and 6%, Helper City is getting a 0% interest loan. Council Member Serfustini asked how the City was going to pay this loan or retire the bonds. Eric Johnson stated it would be an annual payment, the security for this loan would be the building, and it would be a 30-year loan. Council Member Dornan asked if taxes were going up because of this loan, Eric Johnson stated no taxes were pledged, and there is no anticipated tax increase to pay for the Public Works Building. Mayor Peterman stated the Fire House and Police building will be paid off in 2026, Helper City will pay a lower payment for the Public Works Building.

Council Member Serfustini moved to close the public hearing. Council Member Stapley seconded. Motion carried, the council roll call vote is as follows:

Council Member	Yes	No	Absent
Dornan	X		
Olson			X
Serfustini	X		
Stapley	X		
Chavez	X		
Motion passed			

**Discussion and possible approval of Resolution 2024-05 a resolution of the Municipal Building Authority of Helper City, Utah, Authorizing and approving an annually renewable lease agreement, between the Authority and the city of Helper, Carbon County, Utah; authorizing the Authority’s \$519,000 taxable lease revenue bonds, series 2024 for the lease of a Public Works Building and related improvements; authorizing a ground lease, master resolution, and the security documents and other documents required in connection therewith; and related matters.**

Council Member Chavez moved to approve Resolution 2024-05 a resolution of the Municipal Building Authority of Helper City, Utah, Authorizing and approving an annually renewable lease agreement, between the Authority and the city of Helper, Carbon County, Utah; authorizing the Authority’s \$519,000 taxable lease revenue bonds, series 2024 for the lease of a Public Works Building and related improvements; authorizing a ground lease, master resolution, and the security documents and other documents required in connection therewith; and related matters.

Council Member Dornan seconded the motion. Motion carried, the council roll call vote is as follows:

Council Member	Yes	No	Absent
Dornan	X		

Olson			X
Serfustini	X		
Stapley	X		
Chavez	X		
Motion passed			

Council Member Dornan moved to reconvene as the Helper City Council. Council Member Serfustini seconded. Motion carried, the council roll call vote is as follows:

Council Member	Yes	No	Absent
Dornan	X		
Olson			X
Serfustini	X		
Stapley	X		
Chavez	X		
Motion passed			

**Discussion and possible approval of Resolution 2024-06 a resolution of the City Council of the city of Helper, Carbon County, Utah, authorizing an annually renewable lease agreement between the City and the Municipal Building Authority of Helper City, Utah; authorizing the Authority’s \$519,000 taxable lease revenue bonds, series 2024 for the lease of a Public Works Building, and related improvements; authorizing a master resolution, Security documents, and other documents required in connection therewith; and related matters.**

Council Member Stapley moved to adopt Resolution 2024-06. Council Member Chavez seconded the motion. Motion carried, the council roll call vote is as follows:

Council Member	Yes	No	Absent
Dornan	X		
Olson			X
Serfustini	X		
Stapley	X		
Chavez	X		
Motion passed			

**Approval of the minutes from March 7, 2024.**

Council Member Chavez stated on line 49 of the meeting minutes, it should say “handle” instead of “hand”.

Council Member Chavez moved to approve the meeting minutes from March 7, 2024, with the amended change. Council Member Stapley seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u></u>	<u></u>
<u>Olson</u>	<u></u>	<u></u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u></u>	<u></u>
<u>Stapley</u>	<u>X</u>	<u></u>	<u></u>
<u>Chavez</u>	<u>X</u>	<u></u>	<u></u>
<u>Motion passed</u>			

**Arbor Day Proclamation.**

Mayor Peterman explained there is no need to vote on this Proclamation, it is something Helper City does yearly.

**Discussion and possible approval of local consent for Saturday Vibes.**

Kim Kuehn stated Helper Vibes is ready to get going, she has been working with Council Member Olson on the contract details. There have been a lot of Main Street sponsorships, and Main Street support. Everyone is hired for Saturday Vibes, \$60,000 dollars has been raised so far, and they need another \$15,000 to raise in 5 weeks. Kim Kuehn stated she is going to start setting annual meetings with the Police Department, the Fire Department, and the Health Department. Mayor Peterman stated that in order for Saturday Vibes to serve beer/liquor they need local area consent from City Council. Council Member Dornan asked if the contract for Helper Vibes would be wrapped up before the May 2<sup>nd</sup> meeting. Joelle Amaya asked when she could pick up the local consents, Mayor Peterman stated she could pick them up on Monday, April 8, 2024. Kim Kuehn stated there has been a real shift in the Main Street Merchants, willingness to participate. Council Member Stapley stated the entity on the consent is blank, Kim Kuehn stated is an LLC, and she is about a week out from getting a 501-C3. She stated that the 501-C3 would not go into effect until next year.

Board Member Doran motioned to approve local consent for Saturday Vibes. Board Member Chavez seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u></u>	<u></u>
<u>Olson</u>	<u></u>	<u></u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u></u>	<u></u>
<u>Stapley</u>	<u>X</u>	<u></u>	<u></u>
<u>Chavez</u>	<u>X</u>	<u></u>	<u></u>
<u>Motion passed</u>			

**Discussion and possible approval of blocking off 2 parking places for Fryer Tuck’s Business event on May 21, 2024, from 10:00 am to 2:00 pm.**

Driggs Mortgage Company has been hosting a lunch for a variety of small businesses, because of the size of Friar Tuck’s, they need to put up tents outside.

Council Member Dornan motioned to approve blocking off 2 parking spaces for Friar Tuck’s event on May 21, 2024. Council Member Chavez seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Requested</u>
<u>Dornan</u>	<u>X</u>	<u></u>	<u></u>	<u></u>
<u>Olson</u>	<u></u>	<u></u>	<u>X</u>	<u></u>
<u>Serfustini</u>	<u>X</u>	<u></u>	<u></u>	<u></u>
<u>Stapley</u>	<u></u>	<u></u>	<u></u>	<u>X</u>
<u>Chavez</u>	<u>X</u>	<u></u>	<u></u>	<u></u>
<u>Motion passed</u>	<u></u>	<u></u>	<u></u>	<u></u>

**Discussion and possible approval of American Legion – Jeff Cisneros.**

Jeff Cisneros stated he has been involved in the American Legion for 35 years. Last year is the first time in 35 years that there has not been an American Legion game played in Helper. Jeff Cisneros stated they are trying to have a program in Helper for the summer. Council approved purchasing dirt last year, and because Jeff Cisneros did not have a team, he did not order the dirt he would like to order this year if he can find a team. He is proposing a tournament on June 20<sup>th</sup>. Council Member Dornan asked what he thought the downturn in participation was from, Jeff Cisneros stated there are a lot more summer leagues than there have been in the past.

Council Member Dornan moved to approve the American Legion for Jeff Cisneros. Council Member Chavez seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u></u>	<u></u>
<u>Olson</u>	<u></u>	<u></u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u></u>	<u></u>
<u>Stapley</u>	<u>X</u>	<u></u>	<u></u>
<u>Chavez</u>	<u>X</u>	<u></u>	<u></u>
<u>Motion passed</u>	<u></u>	<u></u>	<u></u>

**Discussion with Don Mealing and Tim Panic with LiveWire Mining, LLC requesting a special electric rate.**

Don Mealing stated he submitted a proposal for the City Council, Don Mealing stated he is before Council with a new idea for a Bitcoin Mining Operation. Don Mealing stated he picked Helper City to start his Bitcoin Mining operation because Helper City has some of the cheapest electrical rates in the state. Council Member Dornan asked what plans Don Mealing has to repay the debt, Don Mealing stated part of his proposal is to repay Helper City every penny they owe.

**Discussion and possible approval of purchasing step 1 fertilizer, electric meters, and sprinklers.**

Public Works Co-Director Romero stated Helper City needs step 1 fertilizer on all the parks, they had about 15 bags left from last year, and this year would only be \$1,700 to get the amount of fertilizer needed for the parks. Co-Director Romero stated there are not enough sprinklers to cover the Legion field and the Cemetery. It will cost \$4,071 to get back to the number of sprinklers we were at. Council Member Stapley asked if it was in the budget to purchase the sprinklers, if it is not in the budget could we pair it down. Co-Director Romero stated they have about \$8,500 dollars for sprinklers and fertilizer.

Public Works Co-Director Hansen stated Public Works is in need of more Tanulus meters, we have 35 meters at the Avalon House that need to be switched out, and we do not have the meters to do so. It is going to be \$14,880 for the 32 meters we need for the Avalon House, since starting the Tanulus program there are only 11 water meters not reading. Public Works Co-Director Romero stated they need 3 phase net meters, the previous meters purchased will not work. City Recorder Tonc stated that the Equipment budget for electrical is \$13,000, he suggested purchasing half now and pushing the other meters to the next fiscal year. Public Works Co-Director Romero stated Helper City would need to have Rocky Mountain Power come and install the 3-phase net meters because Helper City is not certified to install them. City Recorder Ton stated he would like to order the meters and get an estimate from Rocky Mountain Power to have them installed, in the next fiscal year.

Council Member Dornan moved to approve purchasing the fertilizer and sprinklers as listed and ordering meters to be received in fiscal year 2025. Council Member Serfustini seconded the motion. Motion carried, the council roll call vote is as follows:

Council Member	Yes	No	Absent
Dornan	X		
Olson			X
Serfustini	X		
Stapley	X		
Chavez	X		
Motion passed			

**Discussion and possible approval of pay increase for Keven Mastin.**

Public Works Co-Director Hansen read a statement from Keven Mastin regarding his reasoning for a pay raise. She stated that in the last 3-4 months Keven has improved, and stepped up. Mayor Peterman stated that during the Public Works Department raises, Keven Mastin was not included in that because

Michael Mastin who is Keven Mastin’s brother was the Public Works Director at the time, and Keven Mastin was not in his department.

Council Member Chavez moved to approve a pay \$3 pay raise for Keven Mastin, moving him to \$16/hour. Council Member Dornan seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Olson</u>	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Stapley</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Chavez</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

**Discussion and possible approval of purchasing payroll, timekeeping, and business license applications.**

City Recorder Tonc summarized that it would be \$3,600 to buy the licensing for business licenses and an \$83 monthly fee. The payroll proposal includes direct deposit and timekeeping. With Caselle timekeeping is done on a phone or computer. We had some issues with the Swimming Pool last year with timekeeping this way. City Recorder Tonc would like to get a time clock that requires a fingerprint, to prevent any issues with timekeeping. Council Member Stapley asked what the total cost would be, City Recorder Tonc stated it would be around \$8,800.

Council Member Dornan moved to approve purchasing payroll, timekeeping, and business license applications. Council Member Stapley seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Olson</u>	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Stapley</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Chavez</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

**Discussion and possible approval of a Pickleball Court. – Michelle Goldsmith**

Michelle Goldsmith stated a few years ago with a previous City Council a skate park at Locust Street Park was voted on and approved. The people requesting the skate park have not had a fundraiser to start/finish the skate park. In the meantime, there has been some interest in making the cement pad at Locust Street Park a Pickleball Court, a \$1,000 donation to Friends of the Helper Area was made for the Pickleball Court, and would like Helper City to create a Pickleball Court. Helper City just needs to paint

the lines and put up a net. Council Member Chavez asked if the court would be fenced in, Michelle Goldsmith said that would depend on how much money is raised or donated.

Council Member Dornan moved to approve a Pickleball Court. Council Member Chavez seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Olson</u>	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Stapley</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Chavez</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

**Discussion regarding connections to canal road to access fire hydrants. - Michelle Goldsmith**

Michelle Goldsmith and Allen Hughes stated on or about March 11<sup>th</sup>, he noticed a Helper City road grader working on 5<sup>th</sup> East. Allen Hughes was walking on Spring Glen Canal road, and he noticed a road had been cut in, that came through a fence line. It came down 5<sup>th</sup> East down to the Canal Road, when Allen Hughes asked why this road was done he was told “Fire Chief Montoya wanted a road cleared to the fire hydrant, which is up by Willie Ellington’s property”. Allen Hughes stated there are no fire hydrants on Spring Glen Canal Road, the other fire hydrant is 12 parcels away from where the road was cut in. Part of the road crossed part of Michelle Goldsmith and Allen Hughes's property, Allen Hughes stated they put up a fence and gate with permission from Spring Glen Water Board and Water Master, to control the increasing traffic they were getting with ATVs and Side by Side’s. Allen Hughes stated the gate and fence did elevate the traffic, but since the road has been cut traffic has increased. Public Works Co-Director Romero stated that he was the one who asked Tyson Haycock to go cut a road in there because Michelle Goldsmith and Allen Hughes installed a gate that is blocking access to the fire hydrant in case of a fire. Public Works Co-Director Romero stated Willie Ellington is completely fencing his property off, and there will be no access for the fire department to get to the hydrant behind his property. Public Works Co-Director stated that Helper City has a fire inspector who will check that the fire flows are correct. A passageway is required, without access to fire hydrants, insurance companies can raise policy premiums for all residents in Helper. Mayor Peterman stated no process was followed, public works was just trying to get the road in for the Fire Chief. She asked Michelle Goldsmith and Allen Hughes what they would like to see done. Michelle Goldsmith stated she would like her survey marker back, would like it reseeded on their property, that they go back and dig that maintenance canal through the city limits, and for it to go through Planning and Zoning. Mayor Peterman suggested a meeting with Public Works Co-Director Romero and Hansen, Council Member Stapley, and herself to see the problem and come up with a resolution. Allen Hughes would like Spring Glen Canal, and Planning and Zoning to also be there.


**ADJOURNMENT:**



There being no further business Council Member Stapley moved to adjourn. Council Member Dornan seconded the motion. Motion carried, the council roll call vote is as follows:

<u>Council Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Dornan</u>	<u>X</u>	<u>      </u>	<u>      </u>
<u>Olson</u>	<u>      </u>	<u>      </u>	<u>X</u>
<u>Serfustini</u>	<u>X</u>	<u>      </u>	<u>      </u>
<u>Stapley</u>	<u>X</u>	<u>      </u>	<u>      </u>
<u>Chavez</u>	<u>X</u>	<u>      </u>	<u>      </u>
<u>Motion passed</u>			

I hereby certify that the foregoing represents a true, accurate, and complete record of the Helper City Council meeting held on Thursday, April 4, 2024.

  
\_\_\_\_\_  
Lenise Peterman  
Mayor

  
\_\_\_\_\_  
Zack Tonc  
City Recorder

Exhibit A

**Helper City**  
**Citizen Public Comment Form**  
Comments Only

Name: Kimberly Kuehn  
Date: 4/24  
Address: 50 N. Main St. Helper Utah

I wish to address the Council during public comments regarding:

MAYOR Lenise Peterson - 2 years max AS  
MAYOR

Note: This form must be filled out and handed to the city recorder before the beginning of the meeting. Comments are limited to 2 minutes. All citizens attending Council Meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

  
\_\_\_\_\_  
Signature (This form is complete unless signed)

Thank you for taking the time to complete this form.