

**EUREKA CITY
COUNCIL MEETING
JULY 28, 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 – Absent
Council Member Travis Haynes – Present
Council Member Tom Nedreberg – Absent
Council Member Scott Pugh - Present
Council Member Jeremy Snell – Present
City Recorder Patricia Bigler – Present
City Attorney via Zoom – Present

OTHERS IN ATTENDANCE

Shay Morrison – R6 Community Advisor, Dan Fechner – Jones & DeMille, Laura Kirgan

DISCUSSION ITEMS/ACTION ITEMS

Shay Morrison R6 Community Advisor.
The UAC (Utah Association of Counties) annual convention is Sept 8th – 10th. The ULCT annual convention is Oct 1st & 2nd. The clerks/recorders/treasurers training is on Aug 14th. July 31st is an ambulance provider selection training and Mayor Dever requested that Council Member Pugh attend the training. The economic development focused Rural Community Opportunity grant is available for up to \$600,000. Grants for the Main Street Program will be opening soon. He talked with Council Member Pugh about getting the zone map completed. The America 250 information the Mayor wanted is available in a link in his newsletter.

Jubilee Checks.
Not discussed.

Public Entity Resolution – Office of the State Treasurer for PTIF Accounts.
Shay said the resolution is just authorizing users to access the PTIF accounts. He will help coordinate with the Tax Commission. Council Member Snell made a motion to approve Resolution No. 2025-07-28. Council Member Haynes seconded the motion. All in favor motion carried.

Business License for Eureka Travel Company, LLC with added short term rental.
The Mayor started talking about having a public hearing for the short term rentals instead of discussing the business license. Recorder Bigler asked if they still needed to vote on the business license. Council Member Pugh made a motion to approve the business license for Eureka Travel Company to continue the same business as the previous owner the Gas Hole and when the

ordinance for short term rentals is updated to allow them in the business zone they be allowed to operate their hotels. Council Member Haynes seconded the motion. All in favor motion carried.

Unfinished Business.

Chelsea Bradley, Presentation of Survey for Requested Railroad Property.
Recorder Bigler explained that Chelsea had attended a prior Council Meeting and was told she needed to get a survey and then come back again. The survey has been done, the deed is completed, and she has made the payment. Council Member Haynes made a motion to approve the sale of Railroad Property to Chelsea Bradley. Council Member Snell seconded the motion. All in favor motion carried.

Ordinances.

The microphones were not being used and could not hear what was being said.

Codifying short term rentals to commercial/business zone.

Council Member Pugh apologized for putting this item on the agenda. He was unaware that a public hearing was needed to move forward with the update.

Decision on Planning Commission Alternates – Jesica Severa and Raeleen Maxfield.

Council Member Snell made a motion to approve Jesica Severa and Raeleen Maxfield as alternates with a stipulation that Raeleen can only be an alternate for Barry Maxfield. Council Member Haynes seconded the motion. All in favor motion carried.

Items for Future Meetings.

Mayor Dever reiterated the need for a public hearing for the ordinances and to get them voted on.

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.)

Laura Kirgan said when she listens to the minutes online, she cannot always hear the Mayor and figures she is not using her microphone when she talks. She thanked the city for putting the minutes online to listen to. She was frustrated with how the recent water outage was handled. She is aware emergencies happen and there isn't always a chance to communicate but today it felt like a slap in the face. She has equipment in her business that can be damaged when used without water. She immediately called the City Office, and they didn't know the water was off. She went next door to the Post Office to see if they had water, which they didn't. She drove down the street and seen a person working by Jonny Underwood's home. She spoke to him and found out he was hired by the city to fix an emergency water leak. She felt a phone call could have been made or if the City Office had known she could have been saved the stress of trying to find out what was happening and when it would be fixed. She would like to see better communication from the city worker to the City Office since that is the first place people call for information.

CONSENT AGENDA

Approval of Consent Agenda Items.

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

REPORT OF OFFICERS AND COMMITTEES

Mayor, Toni Dever – She will be submitting a little something about Greg thanking him for his time on the Council to the newsletter. She would like the lease agreement with the Historical Society put on the agenda for the next Council Meeting. She will email a copy to each of them. The Truth in Taxation hearing is scheduled for August 25th.

Greg Evans – Mayor Dever had Council Member Haynes read Greg's resignation letter to the Council effective July 28, 2025.

Jeremy Snell – He was contacted by an individual who runs the Utah Heavy Athletics which holds a version of the Scottish Highland Games in September. They were trying to find a host city to hold their games this year and wanted to see if the park would be usable. She did tell him upfront that because of the heavy items they use it does create a lot of divots in the grass. They do come in with sand and seed to fix them. It was a red flag for him, and he suggested the section above the playground. When he talked to her again, they didn't think the space would be big enough. He told her he would bring it up tonight to see if any of the Council would be interested in having further discussions about doing it next year. He met with our Code Enforcement Officer Manny along with the Mayor and talked about getting a vehicle and some other items. He thanked Mayor Dever and Attorney Christopherson for finding us a vehicle. As he talked with Manny, he was surprised at what he had been doing in the background. The focus right now is on getting Main St cleaned up. He appreciates all he is doing. Attorney Christopherson is pursuing one case in court. He would like to meet with the Mayor and Rick Brinkworth about the security system. As a reminder Juab County has committed to pay for a portion or possibly all of the security system depending on the scope of work. He thanked Attorney Christopherson and Jones & DeMille for the donations to the celebration. Osisko Development, owners of the Burgen mine, came to the City Office and presented a donation check for the celebration. The Recreation Committee would like to have the Mayor and Council in the parade. He thanked Greg Evans for all the work he did on the Council especially the water/sewer departments.

Thomas Nedreberg – Absent

Travis Haynes – He seconded what Council Member Snell said about Greg. It has been great working with him. He has been in contact with CentraCom concerning their service project at the cemetery scheduled for Sept 4th. It would be great if any of the Council would come down and help. CentraCom donated \$1,500 again this year to the Silver Jubilee

Scott Pugh – At the Planning Commission meeting they discussed the Subdivision Ordinance, and it is good to go. A Public Hearing for the General Plan was held. They talked about just updating the numbers and taking out items that no longer apply. They also discussed the possibility of using BYU students again like we did in 2017. Shay clarified the changes to the Subdivision Ordinance and said he could help with the General Plan. The Planning Commission talked about adding some code for detached ADU's (Accessory Dwelling Units) and he explained what they are. They are thinking about modifying the Cottage Home Ordinance to allow tiny homes on

smaller pieces of property that otherwise are not buildable. Council Member Haynes hates to see anything smaller than what we are already allowing because of parking issues. He really doesn't want to see tiny homes with wheels. Council Member Pugh said tiny homes with wheels would definitely not be allowed. Council Member Snell is afraid someone might try using a Tuff Shed as a rental, Airbnb, or ADU. He also thanked Greg for all the work he has done and that it was a pleasure to work with him on the Council.

Council Member Haynes made a motion to adjourn to the Executive Meeting. Council Member Snell seconded the motion. All in favor meeting adjourned to Executive Meeting 8:00 pm.

EXECUTIVE MEETING.

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

ADJOURNMENT

Information on adjournment of the regular meeting was not provided.