

**EUREKA CITY COUNCIL
WORK MEETING
SEPTEMBER 22, 2025 6:00 P.M.**

Mayor Dever opened the meeting.

ROLL CALL

Mayor Toni Dever – Present
Council Member Kimberly Clements - Present
Council Member Travis Haynes – Present
Council Member Tom Nedreberg – Absent
Council Member Jeremy Snell – Absent
Council Member Scott C. Pugh - Present
City Recorder Patricia Bigler – Present

OTHERS IN ATTENDANCE

Ryan Despain, Shay Morrison – R6 Community Advisor, Andes Camasen

DISCUSSION ITEMS

Attorney Christopherson reminded the Council since there were only three members present that a three-vote majority is required for a passing vote. Shay also mentioned in order to close a meeting for Executive Session, you must have two thirds vote, which means that you need four members of your Council to go into a closed session, rather than three.

Shay discussed the draft of the zoning map, highlighting issues he is having with parcel overlays and mixed-use properties. He asked for an update from the Council on the progress of the General Plan, ADUs, and STRs. The Planning Commission is working on all three but will be concentrating on getting the General Plan done first. It is proving to be a little more complicated than they thought it would be. Shay offered to help with surveys and making the General Plan more visually appealing. He mentioned Senate Bill 215 regarding EMS. He has consulted with the Utah League of City and Towns to get more information. The opinions differ on what the requirements are. He thinks the city might qualify for a sole source procurement due to our rural status. Attorney Christopherson will check and see if the city can do the sole source procurement instead of an RFP and will email everyone tomorrow. The Council will wait for clarification before taking any action. Shay asked about the status of the PTIF accounts. Recorder Bigler said no one has got with her yet to help set them up. Shay said he would be willing to help her set them up.

Review of Ordinance No. 2025-09-22-01, An Ordinance Amending Chapter 10 of the Eureka City Municipal Code and Establishing Procedures for Approval and Development Standards for a Subdivision Ordinance for Eureka City.

Council Member Pugh said the Planning Commission recommended sending it to the Council for approval. Shay asked if the Council was also passing by Resolution the checklist and forms. If the city doesn't have a Resolution document ready for tonight, they can still vote and pass it. Attorney Christopherson will get the Resolution prepared and they can ratify it at the next meeting.

Review of Ordinance No. 2025-09-22-02, An Ordinance Adopting and Codifying and Ordinance Relating to the Sale and Consumption of Alcohol and Beer.

Attorney Christopherson reminded the Council this was the Ordinance that a few of the establishments in town had concerns over. Those concerns were addressed, and he is fine with passing the Ordinance at

tonight's Council Meeting. He clarified for Council Member Clements what the Ordinance is for and what it does.

Eureka Fill Station – Alternate fill options for emergencies only.

Council Member Clements looked into buying a new temporary fill valve. They were quite expensive. They range anywhere from \$3,800 to \$12,000 if you want one with a meter on it. She doesn't know if this is a feasible option because system has only gone down a few times. She is having a plumbing supply company getting her a quote for one and possibly attaching the meter to it. But that doesn't include installing it. She is not sure where they would want to install it. There is a bury hydrant by the shop that might work. Council Member Haynes feels there should be an emergency temporary fill location. He thinks if she finds something for around \$200 that will work temporarily, she should go ahead and get it, then find a more permanent solution. Council Member Clements mention there are some ongoing issues with the top hose at the Fill Station. Based on what Joe had told her she thinks we should only allow filling from the bottom hose and cap the top hose. Mayor Dever liked the idea and said let's have him do it.

Review of Property Survey submitted by Kathy Guest for purchase of Railroad Property in front of their property and Afton Berry.

Recorder Bigler provided everyone with a copy of the request and the map. She explained which property was Kathy's and which one was Afton's. Council Member Haynes felt it met the requirements for selling Railroad Property, however; he could not read how much the street frontage was. The survey was done by Ludlow Engineering, and they know our requirements for the streets. After some discussion the Council decided to move forward on this.

Review of Request from Irma Marcel Navarro Casasola to purchase a piece of City Property that lies between her properties on Church Street and Deprizin Street.

CONSENT AGENDA

Review of Consent Agenda Items:

- Minutes from August 11, 2025, Council Meeting.
- Minutes from August 19, 2025, Special Council Meeting.
- Minutes from August 25, 2025, Council Meeting.
- Treasurer's Report for August 2025.
- Claims Report for August 14, 2025
- Claims Report for September 11, 2025
- Work Order Report for August 2025
- Building Permit Report for August 2025.

The Council reviewed the minutes and Recorder Bigler read the Treasurer's Report. She also went over the Work Orders and explained what they were. There were some questions on what a Data Log is. She explained how a Data Log is run and why it is done.

ADJOURNMENT

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