

The **Beaver City Council** met in a **work session** at **4:00 p.m.** in the Beaver City Center on Tuesday, **January 10, 2017.** The following members of the Council were present: Mayor Craig Wright, Council Members Connie Fails, Tyler Schena, Chad McWilliams, and Matt Robinson. Council Member Robin Bradshaw was excused. Also present were City Manager Jason Brown and City Recorder Anona Yardley.

CONDITIONAL USE ORDINANCE RECOMMENDATIONS

City Manager Brown and Planning and Zoning Administrator read the recommendation of the Planning and Zoning Board that the Council approve the Condition Use Ordinance with the suggested changes. A public hearing was held in the Planning and Zoning Board on December 20, 2016. The Council reviewed the suggested changes and asked questions about the public's comments.

SOLAR ORDINANCE FINAL REVIEW

The Council reviewed the Solar Ordinance or the Net Metering Ordinance. Attorney Wayment did extensive research to write the Ordinance. He also reviewed the proposed ordinance with the Electric Superintendent David Martin and Manager Brown. The public hearing will be held for comment on January 24, 2017 at 6:45 p.m.

CHAMBER OF COMMERCE LETTER

Beaver City wrote a letter to the Beaver Chamber of Commerce asking for an accounting of the money paid for yearly dues. The Chamber sent a letter itemizing the finances for their organization. Beaver City is ready to participate in the Chamber but needs to be fiscally responsible with the taxpayer's money. The Chamber is a business driven entity for the community. Council Member McWilliams will help in organizing a meeting with the Chamber of Commerce and businesses so they can organize themselves into a united group. Beaver City would like to help businesses succeed and be productive. Council Member McWilliams will report in the next Council meeting on the date for this meeting.

LOCAL OFFICIALS DAY – JAN. 25, 2017

The Youth Council is very busy with school activities and events. Council Member Schena will get a number of Youth Council Members who will be able to attend. Council Members Robinson, Schena, and McWilliams would like to attend.

NOVEMBER FINANCIAL REVIEW

Recorder Yardley reviewed the November, 2016 financial statement with the Council. A comparison from October to November was shown. At the second meeting in January, a mid-year review of the FY2017 will be presented.

VAPE SHOP ORDINANCE REVIEW AND PUBLIC HEARING DATE SET

After the Council meeting in December, Attorney Wayment compiled a draft ordinance Prohibiting Tobacco Specialty Shops in Beaver City. The Council reviewed the Ordinance and set the public hearing for Tuesday, January 24, 2017 at 6:30 p.m. A copy of the draft ordinance will be available in the City Office for the public to review.

The Council adjourned at 5:00 for a dinner break.

The Beaver City Council met in a **regular meeting** at **6:00 p.m.** in the Beaver City Center on **Tuesday, January 10, 2017.** The following members of the Council were present: Mayor Craig Wright, Council Members Matt Robinson, Connie Fails, Tyler Schena, and Chad McWilliams. Council Member Robin Bradshaw was excused. Also present were City Manager Jason Brown

and City Recorder Anona Yardley.

The Opening Ceremony of an invocation, Pledge of Allegiance, and thought was conducted by Council Member McWilliams.

CITY COUNCIL MINUTES APPROVED

Minutes of the previous **regular council meeting** were presented. Council Member Schena moved and Council Member McWilliams seconded to approve the minutes of **December 13, 2016** minutes as presented. All voted in favor. None opposed.

BILLS APPROVAL

Bills were presented and reviewed by the City Council. Council Member Fails moved and Council Member Schena seconded to approve the proposed bills for **Dec. 15 & 28, 2016 and Jan. 10, 2017**. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT

Council Members were asked if there were any conflicts of interest with the current agenda. No conflicts were voiced at this time.

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING

Council Member Fails moved and Council Member Schena seconded to move into public hearing at 6:30 p.m. All voted in favor. None opposed.

Mayor Wright opened the public hearing for the CDBG program and stated that this hearing is being called to consider potential projects for which funding may be applied under the 2017 CDBG Program. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Five County Area in which Beaver City is a member, is expecting to receive approximately \$780,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Mayor Wright read several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters. Also eligible are loan programs for private businesses which would then hire low income persons and the program can also pay for housing rehabilitation or down payment assistance for low income homeowners. Mayor Wright read some of the projects in which CDBG funds have been used. At this time, Mayor Wright asked that Max Anderson, Director of the Beaver Housing Authority, addressed the project that he is proposing for the 2017 funding year. This project would include repairs on 500 East which would help provide access to the North portion of the City and will give access to the newly purchased subdivision for low income housing. Four to nine housing units would benefit from this project. \$90,000 is the amount that would be applied for in the 2017 year for this project. Mayor Wright thanked Mr. Anderson for his comments. There being no other comments, the Council moved out of public hearing at 6:47 p.m.

CONDITIONAL USE ORDINANCE APPROVAL

Council Member Robinson moved and Council Member McWilliams seconded to accept the recommended changes by the Planning and Zoning Board and approve the Conditional Use Permit Ordinance as presented. Council Members Robinson, Fails, Schena, and McWilliams voted Yea by voice vote. Council Member Bradshaw was excused. The motion passed by a majority vote.

ZONING CHANGE FROM R-1 TO MANUFACTURING – 190 SOUTH 300 WEST

The Planning and Zoning Board had a public hearing in December for the change in zoning at 190 South 300 West to facilitate an extension of the Dairy Farmers of America Parking area. The Board recommended approving the change in zoning. Council Member Schena moved and Council Member Fails seconded to accept the recommendation of the Planning and Zoning Board and change the zoning at 190 South 300 West from R-1 to Manufacturing. Council Members Robinson, Fails, Schena, and McWilliams voted Yea. Council Member Bradshaw was excused. The motion passed by a majority vote. Beaver City will continue to work with DFA for additional phases and improvements on the site. Crushed gravel has been placed on the dirt for now. Rick Manske, Manager of the Beaver Plant, was in attendance and thanked the Council for their help with this process.

AMARAL SUBDIVISION APPROVAL RECOMMENDATION

Phase One of the Amaral Subdivision includes ten building lots. Beaver City is working with the owners of the subdivision to provide irrigation water. The Irrigation companies will be organizing a separate water district for this subdivision and will provide a water master that will help with the distribution of the irrigation water. The infrastructure for the irrigation water is in place. The water transfers will be done as indicated in the letter of intent read by Manager Brown from the irrigation companies. There were questions about the timetable of this action. It is yet to be determined. Council Member Schena moved and Council Member Robinson seconded to accept the subdivision as recommended by the Planning and Zoning Board pending the transfer of the irrigation water. Council Members Robinson, Fails, Schena, and McWilliams voted Yea. Council Member Bradshaw was excused. The motion carried by a majority vote. Trevor Gadd, Engineer for the Subdivision from Jones & DeMille addressed the council asking for final approval of Phase 1. They will be working with the Harris Willis Irrigation Company to provide a sub-irrigation company for this subdivision. Irrigation Water must be available before ground can be broke on any new construction. Lots can be sold, but construction can't take place before the irrigation water is available. The Council thanked Mr. Gadd for coming and his work on this subdivision.

CAPITAL IMPROVEMENT 5-YEAR LIST APPROVAL

Council Member Schena moved and Council Member McWilliams seconded to approve the FY2017 Capital Improvement 5-Year Master List for submission to the Five County Organization as presented. All voted in favor. Council Member Bradshaw was excused. Motion carried by a majority vote. (See Exhibit 1-10-2017)

ADMINISTRATIVE/COMMITTEE REPORTS

Manager Brown:

Airport – There will be a final pay request submitted when all the final bills are received.

City Projects – City crews are working at placing object markers around the City, trimming and removal of trees under the city power lines and out of rights of way.

Water Diversion Project – The water diversion project should be mostly complete in two weeks. The city crews will be putting up the chain link fence around the project and the concrete was extended from the original plans. It has been a very good experience to work with Schmidt Construction on this project.

Council Member Bradshaw: Excused

Council Member Robinson:

Golf Course – Council Member Robinson and Manager Brown met with golf course employees

to review the 2016 golf season at the golf course. It was a very successful year without much advertising or public awareness. There are fourteen scheduled tournaments for the 2017 season. A Jr. Golf tournament has been recommended for the Jr. Golf recreation participants and another tournament in October for the Deer Hunt or Beaver City Family and Employee tournament. There is a locker room in the clubhouse that has no lockers. It was suggested that this year lockers be installed and be available for golfers to rent for a day or the season. There is a pressing need for an upright deep freeze for food in the kitchen. Hand carts are also needed. Golf Course staff would like to purchase six handcarts for the beginning of the 2017 season. Hole #6 would like to take advantage of the green that is already installed and would need to remove two trees to extend the fairway.

Council Member Fails:

Library – The new Children Book Shelving is not ready yet. The library programs are moving forward with much success.

Hospital – The audit progress is slow because of the nursing home groups and the timing of the year end for those facilities. Auditors are requesting more information from the management groups. This is a new area of management that is causing the slowness of the hospital audit. Beaver City is currently out of compliance with the State Auditor's Office.

CJC Meeting – Council Member Fails will attend a Children Justice Center meeting later in January.

Semi-Truck parking – Road base has not been put down where some of the semi-trucks are parking on City Rights of Way.

2017 Christmas Lights - The Nativity on the park is not working enough to be placed on the park for the 2017 Christmas Season. The City needs to budget for a new Nativity for next fiscal year.

Bridge on the Walking path - Manager Brown is working on the repair of this bridge and should have it done before the water comes back in the canal this spring.

Council Member Schena:

Pool – The pool will be opening on Monday, Jan. 30th. Afternoon Lap swimming will be available this year on Tuesday and Thursday. There will be a free swim on Saturday, Feb. 4th from 1:00 to 5:00 p.m.

Council Member McWilliams:

Economic Development - There will be a meeting on the Branding Initiative on Jan 19th with Rainbow Sign. The branding for Beaver County decided on “Beaver Country”. The Economic Development Committee is working on a survey to determine the priorities of economic development in Beaver County.

Recreation Activities – Basketball for all ages is under way. The baseball season is fast approaching and the volunteers in the community that will be running the baseball program are organizing themselves and their program within the next two weeks.

Mayor Wright:

Council Assignments – Mayor Wright asked Council Members to review their assignments. There were a few changes that were needed. Council Member McWilliams would be assigned “Branding” for Economic Development and Council Member Fails will serve on the Wayfinding Committee for Economic Development.

Old hospital ready for renting – The Old Hospital which Beaver County owns and operates will now be known as the Business Growth Center Facility. They are offering spaces in this facility for low rent amounts and offering a lease grant for those businesses that are expanding.

Rural Preparedness Summit – This summit will be held in St. George on Feb 27-28 at Dixie State College.

Hospital – The hospital wants to remove the trees under the power lines and is wondering if Beaver City would like to plant the trees on one of their facilities.

Airport – The Airport Hanger Land Leases increase 4% each year. Many of the building owners have called concerned about this part of the newly extended leases. Would like the Council to revisit the lease agreement.

Roads – Pot holes on 300 North and 1100 East can't be worked on with the weather as it is. There is a priority list with these locations on that list.

Thanks - Thanks to City Crews for trimming trees in the City. The streets look great. Plowing the snow has been done so well. Much thanks to all for a job well done!

Council Member McWilliams moved and Council Fails seconded to adjourn the meeting. All voted in favor. None opposed. The Council Meeting was adjourned at 7 p.m. The next regularly scheduled Council meeting will be held Tuesday, January 24, 2017 at 4:00 p.m.

APPROVED: _____ **ATTEST:** _____
CRAIG WRIGHT **ANONA S. YARDLEY**
MAYOR **CITY RECORDER**