

The **Beaver City Council** met in a **retreat work session** at **11:30 a.m.** in the Canyon Breeze Golf Course Clubhouse located at 375 North Highway 153 on Tuesday, **January 22, 2019**. The following members of the Council were present: Mayor Matt Robinson, Council Members Alison Webb, Tyler Schena, Robin Bradshaw, Connie Fails, and Hal Murdock. Also present were City Manager Jason Brown and City Recorder Anona Yardley. City Attorney Justin Wayment entered the meeting at 4:10 p.m.

OPENING – MAYOR ROBINSON

With Mayor Robinson's opening, he encouraged the Council to do something good for someone this year. The Council liked having the City Christmas Party on the same night as the last Council meeting in Nov., 2019. The gift giving strategy would be determined during the first Council meeting in Nov., 2019.

COUNCIL SCHEDULING

Council Assignments – A few assignments were changed to reflect the actual assignments and boards on which Council Members are currently serving. Council members will double check their assignments on the list the Mayor will email to each of them.

Seating Assignments – All seating at Council Meeting stayed the same. Council members Fails, Murdock and Schena will be up for election this year.

Council Meeting Schedule – Council meetings will continue to be held the 2nd and 4th Tuesdays as published.

2018 Retreat Agenda Review – Mayor Robinson reviewed last year's retreat agenda so those in attendance could get a feel for the accomplishments of Beaver City during the past year.

BEAVER CITY FINANCIAL OVERVIEW

State of the City – With the Beaver County Law Enforcement Tax, Beaver City will lower the property tax rate from 0.000704 to 0.000289 reducing the tax revenue by approximately \$65,000. After the rate adjustment, the general fund will gain approximately \$191,537. This will help ease some of the burdens on the general fund. Treasurer Barton reviewed the city's Cash Accounts in the balance sheet. The Long-term Debt schedule was also reviewed.

Balance Sheet and Budget Review – Cash is an asset. The yearly budget is a legal plan to spend the money of the City. Each of these portions of the city's finances are different with a different purpose. One does not relate to the other.

Department Performance Overview – David Martin, Electric Superintendent, and Chad Limb, Water and Sewer Superintendent joined the Council to discuss the assets, budget, and balance sheet of the City's enterprise funds. Capital Improvement Projects for each of the funds were discussed.

Fee Schedule –

Electric Fees – The Electric connection fee is \$600. Mr. Martin assured the Council that this was barely covering the cost of a new connection. The electric meter cost is passed on to the new owner but maintained by the City after installation at no extra cost to the owner. Meter prices change with their cost. Commercial rates are different than residential rates. All the utility rates were adjusted with the adoption of the fee schedule a year ago. All utility fees and rates are monitored throughout the year.

Water Fees – The culinary water fees were set with the 2010 Water Project. These rates may need to be re-evaluated. There is legislation being considered that would require Beaver City to accept responsibility for all the water lines in the Grove Area. These lines will need utility easements and they will need to be brought up to City standards before the City will accept them. The well has been pumping every third day which lets us know there may be a water leak or high

use of culinary water somewhere in the system. The problem is under investigation but a leak has not been determined. There was a question on the ability to charge a different rate for culinary users outside the city limits. This will be investigated. The Water Acquisition fee will be evaluated in the 40-year water plan that should be ready for a Council meeting in April for review. It was discussed that commercial water users should bring water rights into the City if possible or pay to add the water right for the water they are consuming.

Sewer Fees – The Sewer Bond will be paid off in three years. After that time Beaver City wants to have more sewer expansion. There is cause to protect our culinary water by eliminating the need for septic systems.

Cemetery Fees - The cemetery burial fee and purchase of lots was discussed with a suggestion that the City consider a third tier for Beaver County residents.

Capital Improvement Priorities – Manager Brown listed the projects that he felt were priorities and asked the Council for their input. The following are the projects that were listed:

1. 600 North Street - very high priority, \$1.7 K Plus
2. Opera House - \$650,000 Plus
3. Swimming Pool shell redone - \$150,000
4. Electric Power Projects -Plant #2 Building, 150,000 and east residential circuit \$500,000
5. Water Project - Bear Canyon Spring - \$500,000
6. Street Maintenance - \$100,000
7. Rodeo Arena Lights - new lights
8. 600 N. Shed - \$250,000

Utility Shutoff Policy – City Manager Brown

Beaver City currently has no written policy for residents that can't pay their utility bill except at the discretion of the City Manager. Manager Brown will reach out to other cities to see how they deal with their utility cut offs. Mayor Robinson will get a copy of Hospitals policy.

INFRASTRUCTURE PLANNING DISCUSSION

Subdivisions – Subdivision developers should have guidelines depending on the location of the subdivision. Minor and Simple Subdivisions are less than 10 lots. There was discussion about adopting a road maintenance fee on the monthly bill. City could build half the road and developer build half and bill the person on the other side of the road if and when they develop their property. Discussion will be on going with the Planning and Zoning Board and the City Council.

Developer Responsibilities – Roads are needed in many areas of town that are being developed. Attorney Wayment was asked if the City can ask a developer to pave the road in front of a subdivision. If the road services other people, it is a public road. If it only services the inhabitants, the road has to be put in by the developer. Depending on the long term effect to the City and if the City needs the housing, it may benefit the City to put in the road. A road development agreement could be used as long as the City is not responsible for monitoring it.

Council Expectations – City Manager

Tabled

Planning & Zoning – Chair Joe White

Tabled.

2018 REVIEW – MAYOR & CITY MANAGER

There were many accomplishments in the general fund areas of the increased revenue sources, the cemetery, parks, roads and economic development. The north cemetery fence is started and the tennis courts were resurfaced with a pickleball court added. 500 West was constructed. Chip

sealing and crack sealing many miles of city streets completed. Street maintenance requires constant effort and funding. Economic Development moved forward with helping The Creamery become a vital part of the community and the ice manufacturing plant committed to doing business in Beaver City. The Water Department is working on finishing the water project up Baker Canyon and certifying City employees with required certifications (water and sewer). The distribution power system is working on providing power to new homes, subdivisions, and businesses throughout the city as well as certification for linemen of the department. Hydro Generation Plant #3 is finished, the Telluride Plant had the Unit #2 Stator rewound, Plant #2 relicensing is underway and Beaver City generated 31% of its own power in a low water year. Plant #1 is also being upgraded. 2018 was a very busy and productive year.

ADJOURNMENT TO CITY CENTER FOR REMAINDER OF WORK SESSION

OPERA HOUSE RENOVATION DISCUSSION – ALLEN ROBERTS

Architect Allen Roberts was connected to the meeting over the phone. Von Christiansen, Chairman of the fundraising committee was also present. Architect Roberts asked the Council about the different sections for funding and development of the project. Manager Brown explained the different funding sources that Beaver City has secured and will be submitting applications for. Each of the different funding sources is earmarked for a different piece of the project. Manager Brown asked about when the plans for a contractor to bid would be available. He also affirmed the necessity to have contractors be able to bid the entire job but have different phases of the project. The community is actively being engaged in fundraising. There are two fundraisers in the Opera House during February and March. Manager Brown will work with Architect Roberts to coordinate bid dates. Mayor Robinson thanked Architect Allen Roberts for his time and expertise in making this project a reality.

OPEN MEETING LAW TRAINING – ATTORNEY WAYMENT

Attorney Wayment conducted the yearly Open Meeting Training to the Mayor, Council Members, Manager Brown, and Recorder Yardley. He emphasized the importance of the intent of deliberations and having them before the public. The reasons for closing a meeting were reviewed with noticing requirements for agendas, minutes, and public hearings. Questions were answered and the Council thanked him for his expertise.

The **Beaver City Council** met in a **regular session** at **6:00 p.m.** in the Beaver City Center located at 30 West 300 North on Tuesday, **January 22, 2019**. The following members of the Council were present: Mayor Matt Robinson, Council Members Hal Murdock, Alison Webb, Tyler Schena, Connie Fails, and Robin Bradshaw. Also present were City Manager Jason Brown, City Attorney Justin Wayment, and City Recorder Anona Yardley.

CITY COUNCIL MINUTES APPROVED

Minutes of the previous **regular council meeting** were presented. Council Member Murdock motioned and Council Member Fails seconded to approve the minutes of **January 8, 2019** with correction to Council Member Bradshaw's reports. All voted in favor. None opposed.

BILLS APPROVAL

Bills were presented and reviewed by the City Council. Council Member Fails moved and Council Member Bradshaw seconded to approve the proposed bills for **January 17 & 22, 2019** as presented. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT

No conflicts were voiced at this time.

CRUSHER IN THE TUSHAR – BURKE SWINDLEHURST

Mr. Swindelhurst reviewed the past race years with the Council and asked if the City would like to co-sponsor or partnership with the event by sponsoring the lunch after the race at Eagle Point. The Timberline caters this and Beaver City could use this as a way to give people a good impression of the City. Michelle Evans addressed the Council about Cedar City’s bike racing event. The Council was very positive about a sponsorship and committed funds from the FY2020 budget. The City Logo will be added to the Crusher in the Tushar Website as a sponsor.

CLOSED SESSION

Council Member Schena motioned and Council Member Murdock seconded to move into closed session to discuss with Beaver County Economic Development the purchase, exchange, or lease of commercial property. Council Members Murdock, Schena, Fails, Webb and Bradshaw voted yea by voice vote. Motioned carried by a unanimous vote. The Council moved into closed session at 6:35 p.m. The moved out of closed session at 7:15 p.m.

EXTEND MORATORIUM ON NEW SUBDIVISIONS

Council Member Schena motioned and Council Member Murdock seconded to extend the moratorium for 60 days in order to finish the revisions to the Beaver City Subdivision Ordinance. All voted in favor. None opposed.

CONSENT ITEM:

Council Member Bradshaw motioned and Council Member Murdock seconded to approve the two 18-hole with cart passes for the BHS Golf Team Fund Raiser. All voted in favor. None opposed.

Council Member Webb moved and Council Member Fails seconded to adjourn the meeting. All voted in favor. None opposed. The Council Meeting was adjourned at 7:20 p.m. The next scheduled Council meeting will be held Tuesday, February 12, 2019 at 4:00 p.m.

APPROVED: _____
MATTHEW ROBINSON
MAYOR

ATTEST: _____
ANONA S. YARDLEY
CITY RECORDER