

The Beaver City Council met in a Retreat – Work Meeting at 10:00 a.m. at the Canyon Breeze Golf Course Clubhouse located at 375 North Hwy 153 on Wednesday, January 25, 2022. The following members of the Council were present: Mayor Matt Robinson, Council Members Alison Webb, Tyler Schena, Owen Spencer, Hal Murdock, Lance Cox. Also present were City Manager Jason Brown, and City Recorder Anona Yardley. Attorney Wayment is excused. Treasurer Stacey Phelps entered the meeting at 11:00 a.m.

### **OPENING – MAYOR ROBINSON**

Mayor Robinson showed a video demonstrating how to use our time and set priorities.

### **MINUTES APPROVAL – JANUARY 11, 2022**

Council Member Cox motioned and Council Member Murdock seconded to approve the minutes for January 11, 2022 as presented. All voted in favor. None opposed.

### **BILLS APPROVAL – JANUARY 24, 2022**

Council Member Cox motioned and Council Member Schena seconded to approve the bills for January 24, 2022. All voted in favor. None opposed.

### **COUNCIL ASSIGNMENTS, SEATING AND ELECTRONIC DEVICES**

**Council Meeting Schedule** – Council meetings will be the second and fourth Tuesday of each month except in July and December when there is only one meeting on the second Tuesday.

Meetings will begin at 5:00 p.m.

**Council Technology** – Each council member can have an electronic device for council business that is updated every four years. After four years of use, it can be upgraded to a new device and the council member can keep the old device or turn it back in for a credit on the new device.

**Logo Wear** – Council members have a \$50 per year or \$100 every two years for clothing or hats.

**Council Seating Assignments** – Manager Brown, Attorney Wayment, and Recorder Yardley retain their seats. Council seating arrangement from Manager Brown is Council members Schena, Cox, Mayor Robinson, Council members Webb, Spencer, and Murdock.

**Council Assignments** – Council Assignments are as follows: Mayor Robinson-Hospital Board, Public Relations, Power (UAMPS, IPA), ULCT (LPC), Council of Governments (COGS), Five County Assoc. of Gov., Public Safety. Council Member Spencer-Public Works, Fire Dist. #1 Board, Roads, Board of Appeals for the City. Council Member Murdock-Hospital Board, Library, Fort Cameron Facility, Historical, Trails Committee. Council Member Cox-Finances, ULCT (LPC), Airport, Children’s Justice Center (CJC), Council of Gov. (COGS), Beautification. Council Member Webb-Finances, Civic Arts/Sr. Center, BIG Chamber of Commerce, City Events, Ec. Development, Drug Coalition. Council Member Schena-Mayor Pro Temp, Recreation/Golf Course/Swimming Pool, Cemetery/Parks, Travel Council, Ec. Dev., Public Safety, Youth City Council, Board of Appeals (County). Mayor Robinson asked that council members look at the list and let him know if they want any changes. There are important items on each of the assignments that can be addressed. Manager Brown reminded the council about forming a quorum outside of a scheduled meeting without advertising to discuss city business.

### **CITY SPONSORED EVENTS**

The events for the year were discussed and a chair person assigned. Assignments are as follows:

Easter Egg Hunt – Council Member Webb

Independence Day Celebration – Mayor Robinson and Council Member Cox

Trunk or Treat – Council Member Spencer

Veteran's Day Lunch – Council Member Murdock

Lighted Christmas Parade – Mayor Robinson and Council Member Schena

Beaver's Birthday – Held every five years again in 2026

Harvest Decorating of Main Street – Turn this issue over to businesses. The Big Chamber of Commerce may want to address.

### **PERSONNEL POLICY REVIEW – MANAGER BROWN**

Beaver City currently has a policy that their employees must live within 15 miles from their work place. Manager Brown asked council members for their thoughts on this policy. Mayor Robinson expressed his concerns about employees living in another community while working for Beaver City. After discussion on this issue, council members decided to leave the living within 15 miles policy in place. The personnel policy is under review for revisions. In the next weeks, the personnel policy will be reviewed and revisions recommended. Discussion continued on the current leave policy. A definition of use with the different types of leave is needed to clarify how employees can use their allotted leave time.

### **FACILITIES REVIEW – RECORDER YARDLEY**

Recorder Yardley presented a power point on the current assets and liabilities of Beaver City. The presentation focused on the FY2021 Assets and Liabilities contained in the balance sheet. Each of the utility funds were considered as well as the general fund accounts including the airport, cemetery, buildings, golf course, and parks.

### **BUDGET REVIEW**

Treasurer Phelps showed the comparison of fund balances as of the end of December, 2019, December, 2020 and December, 2021. She also went over the financial statement of December, 2021 which is half way point in FY2022. She also reviewed the long-term debt with the payment schedule and interest rates. Council members expressed their desire to decrease the debt in the general fund as quickly as possible. The UAMPS bills have increased in 2021 with the increased power consumption with Beaver City consumers and the decrease of generation with the Beaver City hydro plant. Revenues and Expenses were compared over the three years reflecting capital improvement projects over all funds. Council members asked questions about Beaver City's financial stability when fund balances in the PTIF accounts were reviewed. Council Members thanked Treasurer Phelps for her presentation.

### **DEPARTMENT HEAD PRIORITY PRESENTATIONS**

**Electric Superintendent David Martin** – The south commercial circuit which contains the Tesla charging station, is pulling more load than they originally expected. In July, 2021 Tesla's power demand tripped off the entire south circuit. A new line has been built on 600 East. Mr. Martin is communicating weekly with Tesla. Two of Tesla's cabinets have been off line since that time. They have the capacity to pull 2.2 MW at full capacity. Their usage could be half as much as every residence in Beaver. Electrify American has a charging station on the north interchange and Rivian is considering a charging station at the Creamery. Superintendent Martin would like to separate the circuits and oversize the wire, and possibly construct a new substation. His priority is to divide the circuit to east and west sides. EATON has been asked to do a study on our electrical distribution system. That information has not come yet. It is very important in order to make good decisions on how to improve Beaver City's Electrical Distribution System.

### **Water & Sewer Superintendent Chad Limb**

**Water** -Superintendent Limb explained that one of the main priorities of the culinary water system is having meters that read correct usage information for billing. Master meter is the current water meter provider. Currently, we are using Eaton/Yukon auto read system, which

leaves several hundred meters unread each month. Beaver City has started a pilot program using Zenner meters. All the Grove Area water meters have been replaced with Zenner meters that will read to the office. The availability and quality of the Eaton nodes is one of the reasons for the pilot program. The reading capability is the problem with whatever system used. Plastic lids replaced the metal lids and that didn't help with the readability. Zenner representative will come in February for the reading and billing to see if some of the problems can be worked out. The water rate restructuring was a good step forward. The second priority is a building around the Head House well. The well has been rehabilitated so it will be more efficient. A building needs to be constructed to allow for future maintenance and possible replacement. Third – The waterline replacement project at 1175 North Main Street to the north interchange. There have been many leaks in this line recently because it is old cast iron pipe. Fourth – The North Creek Well building roof needs concrete repair work and a fence around it when possible. Fifth – Continue replacing the old fire hydrants with new hydrants. Sixth – The Bear Canyon Spring Project which is in progress. Work on the spring will resume in late Spring.

**Sewer** – The first priority for the sewer department is to replace the sewer line south of the Creamery Plant to the west main trunk line. This section of sewer mainline has been corroded away due to the caustic acid DFA is using. At present, PVC Pipe is very difficult to get, but Beaver City has sufficient pipe for this project. Second – All the sewer manholes throughout the city need to be collared. Third – Funding for a new auger at the pump station. These are quite expensive. Fourth – Replace the old pump building at the lift station. Fifth – Do some concrete work on the inflow structure at the sewer lagoons.

**Pressurized Irrigation System** – 1<sup>st</sup> Priority – Replace & relocate the water line on 1200 east from 600 North to 425 North. 2. The Center St. well needs a new building and some replacement of the plumbing to the well. 3. Put Sam Hutchings subdivision (1200 East 200 North) on the city PI system. 4. Structure work at the PI Pond flume. 5. Install a cleanout and valve at the end of the pond inlet to help with clogging.

**Road Superintendent Dalton Bradshaw** – Superintendent Bradshaw handed out the priorities of the road department with a maintenance schedule for the next three years. The priorities he mentioned were: 1. Maintain a 7-8-year road maintenance plan containing every road in Beaver City will receive maintenance within that time frame. 2. Have funding to reconstruct roads when needed. 3. Replace and maintain good equipment. He suggested selling the Black dump truck and purchasing a new dump truck with a plow. 4. A larger storage yard for road base, sand, chips, equipment, etc. He also emphasized the need to reconstruct the road in the industrial park, Porter Subdivision and all roads north of the hospital.

**Parks Superintendent Brennen Fails** – Superintendent Fails provided five priorities for the parks department. There were: 1. Improvements to the City Center block which included a new sprinkler system on the northeast corner and new sprinklers on the front of the building.

Questions about the playground and asphalt area were asked. Superintendent Fails said the playground was obsolete because none of the parts were made anymore to fix the toys. Wood chips are also needed. The playground needs to be replaced or taken out. It was asked if a Pickle Ball court and basketball courts could be painted on the asphalt. A facilities overview for the block of the city office was recommended. Manager Brown asked what summer help will be needed to hire. Brennen stated he would like 3 or 4 individuals for summer help. His other priorities were: 2. Additional bleachers for the baseball fields. 3. More trees on the Tushar Mountain Ball Complex. 4. Upgrades and maintenance on all the baseball fields. 5. Fixing the batting cages on the little league and sports complex fields.

**Sexton Shawn Limb** - Cemetery – Priorities include: 1. A new fence on the west side of the cemetery. Shawn has been talking with Brennen Strong for metal prices to replace the west fence with something that will match or compliment the new fence on the north side. 2. Trim trees in the cemetery so they are not a problem for equipment and patrons. 3. Replace old risers that are not functioning properly. 4. Purchase a rock screen to make it possible to reuse dirt that has been dug up and replace it where needed in the cemetery. This will illuminate the need to purchase top soil. 5. Clean up and plant grass in the northwest corner of the cemetery.

**Librarian Jodi Robinson** – The priorities for the library are as follows: 1. There are no applicants for the Children’s Program Director as of today. The work load and pay scale don’t match. Without the children’s program director, the summer programs would need to be down scaled. 2. There is no chairperson for the library board at present. There have been three volunteers to serve on the library board – Doug and Linda Sorensen have served on the board previously and would like to serve for another term. Doug will serve as the chairman. Kelly Beeson is also willing to volunteer for the board. 3. Have the library display two art exhibits each year in the basement. They would be traveling exhibits of four weeks each. The cost would be \$1,200 yearly. In order to do that, the basement walls would need to be repaired. Volunteers from the community could be found to paint. 4. The library has received an Adult Diversity book grant of \$3,000. Over two hundred books have been purchased. Other books in the library have been sold to make room for the new books from this grant. The DVD collection will be separated into ratings making the collection more available for all ages. The Digital Inclusion grant of \$1,200 it extending the Wi-Fi to as many people as possible. Citizens need to call the library for the password. The signs advertising this service were up last week. In the year 2021, the library checked out over 21,000 items which included books, games, and devices. Five thousand patrons from all over the world used the library resources. There were 629 program participants and the library received more than \$14,000 in grants.

**Swimming Pool Manager Meranda Martin** – The priorities for the swimming pool are: 1. Cool down the pool area in the summer (roof no longer opens). She is looking into purchasing large fans or misting fans. The ventilation system has never worked correctly and the roof does not open any more. 2. Would like to purchase some water weights to use three or four times a week for water aerobics. The cost would be over \$1,000 for good quality water weights. 3. New rules for patrons. This will take a while because educating patrons, lifeguards and parents about the rules and then enforcing them will be a learning experience for all. 4. Creating an emergency action plan for the pool. First Aid equipment needs to be available and staff must be trained to use it. At present, there is a 100-mile challenge for lap swimmers at the pool. There are 15 participants to date. Each participant needs to swim two miles a week to complete the challenge. A plaque could be presented to all those who finish the challenge. Manager Brown was worried about getting the chemicals the pool needs. Manager Martin has been checking into getting a different supplier that knows our system and delivers.

**Golf Course Manager Chanda Gardner** - Manager Gardner had one priority for the golf course, to manage the present cart stalls. There are 54 stalls in the front and others on the north side. She presented a power point with one idea to phase out the cart stalls at the course.

**Recreation Directors Santiago Amezcua and Randy Davis**. The top priorities for recreation are: 1. Recreation programs & Special Events for Youth and Adults. They outlined all the youth and adult recreation sports and dates for all baseball tournaments. They have been approached about a biking program in Beaver and are looking for a venue. Beaver County is planning on increasing their trail system. 2. Parks and Facilities - The tasks that they would like to complete

at all the ball fields were outline as well as other projects that will soon be completed. 3. Marketing & Services – They would like to continue to improve the website and other social media venues to advertise programs. A concessionaire for the 2022 season. 4. Recreation Inventory & Spending – The recent purchases of equipment, jerseys and paint were outlined. 5. Budget & Donations – There were \$16,000 in donations received for the upcoming recreation season. The budget will be reviewed quarterly to make sure there is adequate budget for improvements and purchases.

**City Manager Brown** – Priorities for the city are as follows: 1. 600 North Yard moved outside of a residential area. 2. Plan for the City Center Block and the Main Street Park. 3. Purchasing the property from the USDA Forest Service at Plant #4. 4. Purchasing property and design a new sports complex.

Council Member Murdock commented that the prefabricated restrooms at the rodeo grounds look like a good way to go. CDBG funding has been applied for to replace the restrooms.

### **WATER STRATEGY DISCUSSION**

After discussion with legal counsel, Manager Brown explain the current policy with water impact fees. An impact fee is the same for every new user to the system. It is a fee to offset the impact of an additional user to the system. Water Acquisition pays to have water supplied to newcomers to the system. In the historic part of the city, they pay the impact fee and acquisition fee so they can have water. A person outside the old part of the city and within the city boundaries can pay the impact and acquisition fees and get water. If they want to subdivide, they must bring water rights with them. There are many culinary water users who irrigate with culinary water. As is, Beaver City has sufficient water rights at present. If water rights are not brought to Beaver City, Beaver City will be short of water right in 40 years. That is why the city must obtain water rights for subdivision developments and outside city limits water requests. Beaver City is divided into three geographic areas; the original city boundaries, annexation properties, and outside the city boundaries. If water has already been brought to the city, why is there still an acquisition fee? We can assure that there will always be enough water for housing subdivisions when we have enough money to purchase water. There should not be an acquisition fee if water is deeded to Beaver City. Mayor Robinson proposed that the impact and acquisition fees be combined and call it a water impact fee. If a citizen brings water rights to the city, they would get a credit off the impact fee. A recommended amount of the impact fee will be needed. Manager Brown will look into what that amount needs to be. A Water Conservation Plan will be required within two years.

### **UTILITY RATES/FEE SCHEDULE REVIEW**

This concept should apply to all utility rates. All rates should be increased exponentially every year. All rates need to be fair to users and the city. The question is “What should be the graduating fee each year?” Measuring the inflation rate may be the answer. The COLA percentage could be used. Manager Brown will get some outside source guidance and make a recommendation.

### **PUBLIC OPEN MEETING ANNUAL TRAINING**

Cancelled due to illness.

Council Member Schena motioned and Council Member Webb seconded to adjourn the meeting. All voted in favor. None opposed. The meeting adjourned at 5:53 p.m. The next council meeting is scheduled for February 8, 2022 at 5:00 p.m.

