

The **Beaver City Council** met in a **regular session** at **5:00 p.m.** in the Beaver City Center located at 30 West 300 North on **Tuesday, November 8, 2022**. The following members of the Council were present: Mayor Matt Robinson, Council Members Tyler Schena, Alison Webb, Hal Murdock, and Lance Cox. Council Member Owen Spencer was excused. Also, present were City Manager Jason Brown, and City Recorder Anona Yardley. City Attorney Justin Wayment entered the meeting at 6:00 p.m. Mary Wignall from the Beaver County Journal, & Jackie and Mark Whittlesey were also present.

The opening prayer, pledge and thought were offered by Council Member Webb.

CITY COUNCIL MINUTES APPROVED

Minutes of the previous **regular council meeting** were presented. Council Member Webb motioned and Council Member Schena seconded to approve the minutes of **October 11, 2022** as presented. All voted in favor. None opposed.

BILLS APPROVAL

Bills were presented and reviewed by the City Council. Council Member Cox motioned and Council Member Webb seconded to approve the proposed bills for **October 13, Nov. 1 & 3, 2022** as presented. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT

No conflicts of interest were voiced at this time.

2023 HEALTH INSURANCE RENEWAL RATES – BILL PHELPS

Mr. Phelps educated the council about the negotiation of health care prices and the competitive bidding process. PEHP quoted a 3.90% increase. All the other quotes were very high with higher deductibles. He reviewed all the other health benefits with the council. The Tele-Med, Dental, Vision and Short-Term Disability were all reviewed with their increases and premiums. The mental health utilization was 15% by city employees. This is a great benefit the city provides for their employees. After Mr. Phelps finished his presentation, Council Members asked questions about how the different benefits were governed. There being no further questions, Council Member Cox motioned and Council Member Murdock seconded to approve the health insurance rates for the 2023 year with a 3.90% increase to the health insurance policy. All other benefits would stay the same with slight increases in premiums. All voted in favor. None opposed. Rates will go into effect on January 1, 2023.

UTAH WELLBEING PROJECT – BEAVER CITY

Courtney Flint from Utah State University entered the meeting remotely to present the findings of the Well-Being survey conducted in Beaver as a partner in this project. The purpose of the survey was to collect data that could help support local government leaders know how citizens feel about the wellbeing of their city and surrounding. This partnership has no cost to Beaver City. It is funded with grant through USU. She reviewed the results from Beaver City's survey. Community connection is very important for wellbeing. Recreation and parks have a great deal of positive wellbeing. What do people value about Beaver? They appreciate the Social Climate, Small town feel, safety, peace, and quiet. This information can be used for budgeting and planning of capital improvement projects.

Beaver City will conduct a follow up survey in the Spring of 2024. Mayor Robinson thanked Courtney for her help with conducting the survey and for her time in reviewing the results with the council members.

PUBLIC HEARING – INCREASE DENSITY FOR MULTI-RESIDENTIAL ZONE

Council Member Webb motioned and Council Member Schena seconded to move into public hearing to receive public comment on the increase density for multi-residential zone. Council Members Cox, Schena, Webb, and Murdock voted yea by roll call vote. Council Member Spencer was excused. Motion passed with a majority vote. The council entered public hearing at 6:03 p.m.

Manager Brown explained that the density would be increased from 8.5 to 14 units per acres in an MR-3 zone. This change was recommended by the Planning & Zoning Board. Debbie Smith, a member of the P&Z Board commented that there is a need for this increase. The area that was specifically recommended for the change was in response to a request from a developer wanting to build higher density housing at 1175 North 300 West. The zone would be changed to include this change in the ordinance. There being no further public comment, the council moved out of public hearing at 6:30 p.m.

PUBLIC HEARING – MAXIMUM HEIGHT FOR FENCES, WALLS AND HEDGES IN RESIDENTIAL ZONES

Council Member Cox motioned and Council Member Murdock seconded to move into public hearing to received public comment on the maximum height for fences, walls and hedges in residential zones. Council Members Cox, Schena, Webb, and Murdock voted yea by roll call vote. Council Member Spencer was excused. Motion passed with a majority vote. The council entered public hearing at 6:32 p.m. Manager Brown explained that the Planning & Zoning Board has recommended the current height in residential zones be changed to the maximum heights in intersections and properties be reduced from 8' to 6'. The front 20' setback was discussed to change from 5' to 4' in height for any shrub, fence or hedge and be 4 feet 50 feet from any intersection. This was a discussion item. There was no mention of type of fence. Council Member Webb asked questions about the type of fence and the setback of the height of fence taking into consideration animal fences on pastures. Mayor Robinson asked for citizen's concerns.

Debbie Smith commented that there are horses in the pasture next to them. The pasture has a 5' fence. She wondered if lowering fences for animals would be a concern. There is a safety concern with higher fences that are solid at intersections.

Ken Lukins commented that he would like to have lower fences in order to see pedestrians when coming out of driveways. He asked about 8' fences. He was told existing 8' tall fences would be grandfathered if the ordinance changes. He was told that 8' fences require a building permit and they have been allowed in residential areas. He wants his neighbors, the Richters, to lower their fence. There being no further comments, the council moved out of public hearing at 6:52 p.m.

COMMUNITY DEVELOPMENT BLOCK GRANT 1ST PUBLIC HEARING

Council Member Schena motioned and Council Member Cox seconded to move into public hearing to receive public input on possible projects for CDBG funding. Council Members Schena, Cox, Webb and Murdock voted yea by roll call vote. Council Member Spencer was excused. Motion passed by a majority vote. The council moved into public hearing at 7:00 p.m.

Mayor Robinson opened the public hearing and stated that the purpose of the public hearing is to

provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2023 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Five County Region in which Beaver City is a member, is expecting to receive approximately \$907,269 in this 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 Robinson 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 of homeless shelters. Mayor Robinson indicated that in the past Beaver City has received two grants from CDBG, one for the renovation of the Sr. Center and the other for a road project on 600 East and 300 North. The city has handed out its capital investment plan as part of the regional “Consolidate Plan”. This list shows which projects the city has identified as being needed in the community. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name before they speak. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

John Painter – Manager of Beaver Food Pantry. Mr. Painter thanked Beaver City for their support of the Beaver food pantry. The food pantry is located in the back of the local Search & Rescue building. The radio receiving and transmission tower makes it difficult to open the door to the loading dock of the pantry. Mr. Painter suggested that the tower be relocated to allow easier access to the loading dock and to allow the door to fully open. The concrete on the loading ramp is very rough and chewed up. They would like some new concrete to make it easier to unload food from the delivery trucks. The food pantry only has the key to the back door where patrons come for food. This entrance is not ADA compliant. An access ramp would help loading the pantry and allow disabled citizens to access the pantry better. There is no air conditioning in the facility. In the summer it is very hot. This is substandard for storage of commodities because it is too hot. Beaver County owns the building where the pantry is located. There was discussion with Jen Wakeland on a joint project with Beaver County. Recorder Yardley committed to find out how CDBG works on joint projects. There being no further public comments, the council moved out of public hearing at 7:13 p.m.

CHRISTMAS PARTY ENTERTAINMENT

Manager Brown asked if the council members had some ideas for entertainment during the Christmas Party. Council Members suggested Kendall Condie. Bagpipes would be a different type of entertainment. Council Members would like some fun entertainment.

CAPITAL IMPROVEMENT PROJECTS – 1 YEAR; 2-5 YEAR PRIORITY LIST

Jen Wakeland talked to the council about the old hospital. There are conditions in the facility that make part of the building uninhabitable for citizenry. Manager Brown will compile the current city priority list and have it ready for approval at the next council meeting.

BUILDING RENTAL AGREEMENT

Manager Brown explained that the office staff have some recommendations for the rental agreement. They would like to increase the rental rate and keep the deposit at \$200. Council Member Webb motioned and Council Member Murdock seconded to resend the former motion of a \$400 deposit and approve the increase of the rent to \$100 for four hours and \$200 per day with a \$200 deposit. All

voted in favor. Motion passed with a majority vote.

SOUTH PEAKS INDUSTRIAL PARK

Attorney Wayment presented the revised document of the CCR's for the industrial park. There were some minor changes that he made that were suggested in last council meeting. Council Member Schena motioned and Council Member Cox seconded to approve the CCR's for the South Peaks Industrial Park. All voted in favor. Motion passed with a majority vote.

PLANNING & ZONING BOARD MEMBER APPROVAL

P&Z Board Administrator Brown – He expressed thanks to David Albrecht who served Beaver City much longer than the two-year term. Administrator Brown recommended David Kerksiek to serve on the P&Z Board for a term of two year. Council Member Schena motioned and Council Member Cox seconded to approve the recommendation of David Kerksiek to serve on the Planning & Zoning Board for two years. All voted in favor. Motioned carried with a majority vote.

VETERANS DAY LUNCH & CHRISTMAS PARADE

Veterans Day Lunch - Council Member Murdock reported that to accommodate the state football game some changes would need to be made. The menu will be the same but they would serve buffet style. Howard Bradshaw will give a few remarks. Beaver City will supply the paper supplies, tables, table clothes, and chairs that will be set up the night before. The decorations are ready to put on the tables. The time is at 11:30 a.m. The veterans wall of honor is up at Mikes.

Christmas Parade – Council Member Schena showed the draft of the poster for the Santa visit and Parade. The Main Street lights will be on prior to the beginning of the parade. The Youth City Council will hand deliver the entry forms and flyer to the businesses. Music for Santa will be provided with the city's sound system by the Post Office. The Youth City Council will not be doing a float this year. Mayor Robinson will reach out to Elmer Evans to get the fire truck. Council Member Webb will reach out to an individual to be the Grand Marshall. Candy is coming from Mikes for Santa's visit. Mayor Robinson will also be in charge of the parade float for Beaver City. The fireworks are here and Craig Wright and his team will shoot them.

ADMINISTRATIVE/COMMITTEE REPORTS

Council Member Murdock:

Library – There are two new board members.

Hospital – The hospital renovation project is moving forward. There are delays are going to continue to be part of this project due to the nature of the construction business. It will be well worth the wait. It will be a wonderful addition to our community

Council Member Spencer:

Excused.

Council Member Webb:

Economic Dev. Meeting – BIG Chamber meeting will be held Thursday, Nov. 10 at 9:30 a.m. in the City Center. Council Member Webb and Beaver County Economic Development Director Jen Wakeland will be facilitating a round table discussion in this meeting to find out what our businesses need. The chamber is a resource to help businesses flourish. The magazine needs a 2-page advertisement and narrative for Beaver City and Beaver County. Ideas are needed for this advertisement.

Drug Coalition Movie – The theater was full. There was a lot of popcorn and Soda Fix drinks.

Another event of this type will be planned for the future.

Civic Arts presentation – Utah Opera Company will perform on Nov. 10 in the Opera House at 7:00 p.m. They are performing an opera about food.

Council Member Cox:

Beaver Municipal Airport – The Airport Taxiway project is being finished. It looks very good. Thanks to JViation for their engineering expertise and help with the project.

Council Member Schena:

No report.

Manager Brown:

Beaver Deals App – Chanda Gardner – Chanda showed the council the app and how to download it to their phones. The logo will be chosen tomorrow. She showed the logo for the app that is there already. There will be a year free trial for businesses. The Golden Beaver Scavenger hunt is coming. Hopefully the app will be ready to promote fully by December 1, 2022.

Bear Canyon Spring – The water from the Bear Canyon Spring is now in the Beaver City Water System.

Mayor Robinson:

Hospital Tour – The City Council and any Beaver City staff are invited to attend this tour of the hospital renovation on Tuesday, November 15 at 11:30 a.m. They will meet by the administrative offices in the hospital.

CLOSED SESSIONS:

Council Member Schena motioned and Council Member Murdock seconded to move into closed session to discuss the character, professional competence, or physical or mental health or an individual. Council Members Schena, Cox, Webb, and Murdock voted yea by roll call vote. Council Member Spencer was excused. Motion passed with a majority vote. The Council moved into closed session at 7:45 p.m. and moved out at 8:25 p.m.

Council Member Schena motioned and Council Member Murdock seconded to move into closed session to hold a strategy session to discuss the sale of real property. Council Members Schena, Cox, Webb, and Murdock voted yea by roll call vote. Council Member Spencer was excused. Motion passed with a majority vote. The Council moved into closed session at 8:22 p.m. and moved out at 8:35 p.m.

Council Member Webb motioned and Council Member Schena seconded to adjourn the meeting. All voted in favor. None opposed. The Council Meeting was adjourned at 9:36 p.m. The next scheduled regular Council meeting will be held November 22, 2022 at 5:00 p.m.



APPROVED: _____
MATTHEW ROBINSON
MAYOR

ATTEST: _____
ANONA S. YARDLEY
CITY RECORDER

