

The **Beaver City Council** met in a **regular session** at **7:00 p.m.** in the Beaver City Center located at 30 West 300 North on **Tuesday, October 11, 2022**. The following members of the Council were present: Mayor Matt Robinson, Council Members Tyler Schena, Alison Webb, Hal Murdock, and Owen Spencer. Council Member Lance Cox was excused. Also, present were City Manager Jason Brown, and City Recorder Anona Yardley. 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 Murdock.

#### **CITY COUNCIL MINUTES APPROVED**

Minutes of the previous **regular council meeting** were presented. Council Member Murdock motioned and Council Member Spencer seconded to approve the minutes of **September 27, 2022** as presented. All voted in favor. None opposed.

#### **BILLS APPROVAL**

Bills were presented and reviewed by the City Council. Council Member Webb motioned and Council Member Schena seconded to approve the proposed bills for **October 6, 2022** as presented. All voted in favor. None opposed.

#### **CONFLICT OF INTEREST STATEMENT**

No conflicts of interest were voiced at this time.

#### **4H/FFA LIVESTOCK PRESENTATION**

Jonathan Webb introduced the group of 4-H and FFA livestock exhibitors who thanked the council for their support of the 4-H and FFA livestock projects. There were notebooks and treats presented to the council. They took pictures with the council members. This is an annual contribution to the 4-H and FFA livestock group in return for the group doing service in the community.

#### **PRELIMINARY AUDIT REVIEW – KIMBALL & ROBERTS ACCOUNTING**

Rick Roberts met with the council to present a draft of the FY2022 financial audit for Beaver City. The final audit will not be ready to submit to the State Auditor until the Beaver Valley Hospital audit is complete. They are the component unit of Beaver City's financial audit each year. Mr. Roberts reviewed the General Fund and Enterprise Funds Revenues and Expenses, the long-term debt, the budget and Beaver City's compliance to state law. The material finding was the timing in posting recordings and minutes to the public meeting notice website. Mr. Roberts was thanked for his expertise and help in performing the city's FY2022 audit. Gabe Miller, a member of the audit team who worked with the assets, was unable to attend.

#### **PUBLIC HEARING – WATER CONNECTION FEE INCREASE**

Council Member Schena motioned and Council Member Webb seconded to move into public hearing to received public comment on the increase of the water connection fee for newly constructed homes. Council Members Schena, Webb, Spencer, and Murdock voted yea by roll call vote. Council Member Cox was excused. Motion passed with a majority vote. The council entered public hearing at 8:01 p.m. Manager Brown stated that the current rate for a water connection was \$950.00 for a 3/4" service and \$1,000 for a 1" service. The current costs for a short side installation are \$1,800. Thus, the reason for the suggested increase, to cover the cost of connection. Mayor Robinson asked for public

comment at this time.

**Travis Hollingshead** – Mr. Hollingshead asked the Council to consider carefully raising the connection fee because Beaver City’s connection fee, if raised, would be higher than other surrounding cities. The Council needs to keep in mind that it is more expensive to build a new home in Beaver than other cities in the area.

**Debbie Smith** – The income base for Beaver City is not very high. When the new home builder is not making much money, it is expensive to build a home. It makes it difficult to afford building a home.

There was discussion on the difference between water rights and the actual water that is available. Three years ago, Beaver City did a 40-year water right study. The study showed that in 40 years Beaver City would be out of water if they did not obtain more water rights. Mayor Robinson commented that the way to balance the water demand is a very real concern for him. The council will not take action on this matter during this meeting. The council moved out of public hearing at 8:22 p.m.

#### **IPA-INTERMOUNTAIN POWER PROJECT RENEWAL UPDATE**

John Ward, IPA Representative, met with the council to discuss the IPP renewed project. At present, there are 300 construction workers and more coming every day that are working to construct the new IPP. IPP is entering a very dynamic and interesting time. The Intermountain Power Agency has 23 Utah municipalities that are members. Beaver City is one of those. There are other project participants as well. The Intermountain Power Project is not structured to make a profit. IPP is very different than any other power project arrangement. It was set up similar to an insurance policy, when power is needed, it can be used by the members and project participants. The power is paid for when it is used. The remainder of the power is sold to other entities. Beaver City, for the first time in the history of the project, has called power for 6 months in the summer. IPP has had a large economic impact on the State of Utah. They have paid taxes, hired people, and bought coal. A plan started in 2009 to convert the IPP plant into something that consumers could buy. In 2017 the decision was made to close the coal fired portion of the plant by 2025. IPA board could have walked away from the project. They decided that because of the infrastructure that was already there, they would convert the plant to another type of power source. There is an underground geologic salt formation under the plant which creates an interesting possibility for a power source. In 2019 new contracts were issued making it possible to keep IPP running until 2077. By 2045 IPP should be able to be 100% hydrogen powered. They will spend 1.2 billion dollars building gas units and 1.2 billion to build infrastructure for the transmission. 4 billion dollars from the Dept. of Energy to remove the salt from underground to assist in hydrogen production. Mr. Ward presented some facts about hydrogen and how it is made and used. This process saves water in creating energy. Mr. Ward answered questions from council members. Mayor Robinson, Manager Brown and council members thanked Mr. Ward from his time to explain the upcoming changes in the IPP.

#### **CANYON CREEK SERVICES – DOMESTIC VIOLENCE AWARENESS DECLARATION**

Mayor Robinson read the proclamation October, 2022 for Domestic Violence Awareness Month. The Canyon Creek Services originate from Cedar City and serves Beaver City citizens. The Children’s Justice Center provides services for other violence in the county. Council Member Schena motioned and Council Member Spencer seconded to accept the proclamation and have Mayor Robinson sign

the proclamation. All voted in favor. Motion passed with a majority vote.

### **SEPTEMBER, 2022 FINANCIAL STATEMENT REVIEW**

Manager Brown presented the power point that Treasurer Phelps compiled showing the comparison of three months this fiscal year, July, August and September.

### **PLANNING & ZONING RECMOMENDATIONS**

**Fences and Fence Heights in the City Residential Districts** – The Planning & Zoning Board made some recommendations to the fence ordinance in regards to fence heights on corners, in residential and commercial districts. The recommended height for a residential district fence is 6 feet and commercial districts 8 feet high. Recommendation for fences at intersections was 5 feet in height and within 50 feet of property corners.

**Increased Density in Multi-residential Zones** - The density of MR3 zone was considered northwest of the hospital. There is an MR2 district in this area at present. A private development would like to do 11 units per acre in this MR2 Zone. A higher density zone of 14 units per acre was recommended by the board in a MR3 Zone. The state land use mapping was used to make this recommendation. These ordinance changes would need a public hearing. Mr. Travis Hollingshead, P&Z Chairman, stated that the city would need to be adaptive to the needs of city residents. Council Member Schena suggested that a 4- foot fence only be allowed in the front of any home within the 20-foot front setback. The city council will schedule public hearings for these changes in the November 8, 2022 meeting.

### **BUILDING RENTAL AGREEMENT**

After review of the building rental agreement with the \$400 cash deposit, Council Member Schena motioned and Council Member Murdock seconded to accept the agreement as presented. All in favor. Motioned passed with a majority vote with Council Member Cox being excused.

### **PUBLIC COMMENT**

**Kenneth Lukins** – Mr. Lukins commented that he agreed with Officer Schena on the set backs on fences and obstructions in the road. He asked about the grandfathering of fences. He also stated that there was no one that came to his home to see the fence. He stated that the fence by his home was an illegal fence. He asked the council what they were going to do about it. The council is aware of the situation with the fence.

### **ADMINISTRATIVE/COMMITTEE REPORTS**

#### **Council Member Murdock:**

**Tour of Hospital** – Mayor Robinson and Council Member Murdock toured the hospital construction project. It is exciting to see what they are doing. There have been many delays in construction but there are many parts of the project that are coming together.

**Library Board Members** – Council Member Murdock motioned and Council Member Spencer seconded to accept two new members of the library board. They are Kim Robinson and Shilo Tippits. All voted in favor of the new board members.

#### **Council Member Spencer:**

**Trunk or Treat** – The UDOT road closure needs to be done. Flyers are out and on notifications are on Facebook. The wards have been contacting the city to see if they will be holding this event again this year.

**ULCT Conference** – The theme of the conference was Building Strong Towns. Chuck Marohn was the keynote speaker. Much of the conference is on their website for anyone to view. He recommended the P&X Board watch some of the presentations. It should help them in their responsibilities. There was good networking and presentations.

**Utah Sports Hall of Fame** – Council Member Spencer attended the dinner when Cody Wright was inducted into the Utah Sports Hall of Fame.

**Council Member Webb:**

**Dowdle Puzzles** – City officials have seen a mock draft. Changes have been submitted. We are waiting for the second draft from artist David Hollows. The project is moving forward but not sure when the painting will be ready for production.

**Prevention Coalition** – They are planning a theatre movie possibly on October 27, 2022.

**BIG Chamber** – In the next meeting a presentation on Preventing Employee Burnout is possible. There is a BIG Chamber magazine. There is a meeting next week to see what that will look like.

**Job Fair in Beaver County** - A Job Fair will be held on October 13 at the Minersville Fairgrounds. Another one is scheduled in January, 2023. They would like to have them quarterly.

**Council Member Cox:**

Excused.

**Council Member Schena:**

**Youth City Council** – There is only one Junior on the Council who is Caleb Moffett. When approached, he wanted to be the Assistant Mayor for next year. He will be the Youth City Council Mayor for the 2023-24 school year. The youth council is planning to help with Veterans Day, and the Santa Parade and visit.

**Manager Brown:**

**Beaver Canyon Spring** – The Water Tests are back from Bear Canyon Spring. It is premium and excellent water. We are waiting for an operating permit from the State of Utah in order to put the spring water into the system. Manager Brown brought water from the spring so council members could enjoy the water.

**Grove Water Service Area** – The loan closing for the water project in the Grove Area and other water improvements will be in February, 2023. Construction date to begin the project will be sometime in April. The project is estimated to be complete in December, 2023.

**Sewer Lagoons** – Manager Brown will meet with Jones & DeMille Engineering to discuss the future of the sewer lagoons.

**Pressurized Irrigation** – The water will be out of the system on Monday, October 17, 2022.

**Power Distribution System** – Manager Brown, Council Member Schena, and Power Superintendent David Martin met with the Beaver County School to discuss power options at the Tenth Street Center/Football Field.

**Golf Course Stall Construction** – Construction will begin this month and finish in March.

**Mayor Robinson:**

**Christmas Party** – The city Christmas Party is scheduled for Monday, Dec. 5 at the City Center

**Thank You Given** - Thanks to City Manager and City Crew for the beautiful 600 North Road.

**Hospital Audit** - Mayor Robinson will discuss the need to get the hospital audit as soon as possible.

**Economic Development** – Mayor Robinson and Manager Brown had a very productive meeting with

Beaver County's Economic Development Coordinator, Jen Wakeland. There is an Interlocal Agreement with Beaver County describing the arrangement for economic development within the county. It will be revised in the near future. Mayor Robinson publicly acknowledged and thanked Jen Wakeland for being willing to come to Beaver City for a very productive and honest communication.

**CLOSED SESSIONS:**

Council Member Webb motioned and Council Member Spencer seconded to adjourn the meeting. All voted in favor. None opposed. The Council Meeting was adjourned at 9:32 p.m. The next scheduled regular Council meeting will be held November 8, 2022 at 5:00 p.m.



**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
**MATTHEW ROBINSON** **ANONA S. YARDLEY**  
**MAYOR** **CITY RECORDER**