

The Beaver City Council met in a **Retreat Work Meeting** on **Wednesday, February 1, 2023** at 8:00 a.m. at the Canyon Breeze Golf Course Clubhouse located at 371 North Highway 153. Those in attendance were Mayor Matt Robinson, Council Members Tyler Schena, Alison Webb, Owen Spencer, Hal Murdock, and Lance Cox. Also Present were City Manager Jason Brown, City Attorney Justin Wayment, City Treasurer Stacey Phelps, and City Recorder Anona Yardley. May Wignall from the Beaver County Journal was also present.

The Prayer, Pledge and Thought were given by Manager Brown. He reviewed his goals for the staff and Beaver City.

Mayor Robinson discussed his goals for the day. They were:

1. How and when will we address the current power situation? Decisive action is needed.
2. Building on cohesiveness as council and staff is important. We are doing well but want to continue to develop the ability to think critically, debate issues and bring them to resolution more efficiently. Spending the day together practicing this will help.
3. Interacting with city staff is always a blessing and opportunity. The time spent with the Department Supervisors in the afternoon is always his favorite item at the annual retreat.

### **POWER PURCHASE AGREEMENT DISCUSSION**

Attorney Wayment explained the Power Purchase Agreement that Lehi City has adopted. It is a cost-plus model with a multiplier factor. Monroe City is looking to adopt this kind of rate structure as well. Washington City did a rate study to help with their power issues. Manager Brown will contact some of these cities to get the information we need to hold a public hearing on this matter.

### **COUNCIL DISCUSSION – MAYOR ROBINSON**

The following items were discussed to see if there needed to be any changes made for the upcoming year.

**City Council Schedule** – No changes

**Council Tools – electronic devices – logo wear**

There is a budget for these items. Council Members were encouraged to come to the office for the catalog or ordering of an electronic device.

**Seating Assignments** - No changes.

**Council Assignments** - No changes.

**City Sponsored Events – Council Member Webb**

Easter Egg Hunt – Council Member Webb

July 4<sup>th</sup> – Council Member Cox

Trunk or Treat – Council Member Spencer

Veterans Day Lunch – Council Member Murdock

Santa Parade & Visit – Council Member Schena, Mayor Robinson, and Youth Council

### **UTILITY RATES & FEE SCHEDULE**

**Culinary Water** – A 5% increase annually over all the utility rates was suggested. A public hearing is set for the 14th of February to discuss a potential increase for all city water users as it pertains to the water improvement project. The Culinary Water Project in the Grove area and inside the city is being funded partially by the State Division of Drinking Water and the City. They have granted a 0% interest loan plus \$1.3 million in grant funding but the stipulation is that water customers will pay back the loan by raising their water rate. An archeological study will need to be done. The engineers are working on the scope of work and probable costs so the project can be advertised in March, 2023. Hopefully breaking ground will take place the first part of June. UDOT and Beaver County will be working on the

Navajo Bridge replacement this fall. The entire project should be finished in December, 2023. Water users will take a rate increase for sure. The amount is to be determined. The project is a benefit for the integrity of the entire culinary system. Some water lines will not all be replaced, only those that have need.

**Power** - Manager Brown contacted many members of UAMPS to determine an average Base Rate for power. The average Base Rate was \$12.50. Manager Brown explained a tiered structure on power usage. He recommended a three-tier system. Most residents would be in Tier 1 & 2. Residential usage would be the 1<sup>st</sup> tier at one rate. The higher the usage, the higher the tier and rate. He would like to have some goals for power rate changes. The staff will be involved in helping to set up and determine a way for this tier system to happen. Manager Brown will contact Lehi City and Monroe City to see what kind of a tier system they are using. A public hearing will be held on Tuesday, Feb 14, 2023 to inform the public about a power purchase agreement. This will be an opportunity to educate the public and allow them to ask questions. Jason will bring temporary rate structure to next council meeting. A Mayor's Corner will be written for the paper to educate the public. There should be an agenda item on the February 28<sup>th</sup> agenda to pass the resolution. If necessary, a second public hearing can be held.

**Sewer** – The sewer lagoons need some work in order to make it so they can be sustainable for years to come. Next Thursday staff will meet with Rural Water and the City Engineer to discuss possible ways to extend the life of the sewer lagoons. There should be a plan forthcoming. One way to de-sludge a lagoon is aeration. Combine lagoons one, two, and three to create one large primary cell will increase the aeration capacity. Some work still needs to be done to remove garbage from the sewage.

Biotreatment was started three years ago on the lagoons. Phil from Rural Water will help with a sludge testing this summer. The larger the primary cell the better aeration there is. This would allow the lagoons to be more efficient and last longer and allow for decreased odor. Water is being pumped into the far south cell for evaporation. A project of this type would be approximately \$2 to \$3 million dollars.

### **WATER STRATEGY**

The council closed a portion of their meeting to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the estimated value of the property under consideration or prevent the public body from completing the transaction. Council Member Schena motioned and Council Member Cox seconded to move into closed session for the above-mentioned reason. Council Members Spencer, Cox, Murdock, Webb, and Schena, voted yea by roll call vote. The motioned passed with a unanimous vote. The council moved into closed session at 11:15 a.m. They moved out of closed session at 11:30 a.m.

The council closed a portion of their meeting to discuss pending or reasonably imminent litigation. Council Member Murdock motioned and Council Member Schena seconded to move into closed session for the above-mentioned reason. Council Members Schena, Webb, Murdock, Cox and Spencer voted yea by roll call vote. The council moved into public hearing at 11:35 a.m. They moved out of public hearing at 12:00 p.m.

### **DEPARTMENT PRIORITIES**

#### **Power – Superintendent David Martin**

**Projects** – Distribution – Beaver City needs to look at planning for a new substation. We are waiting on some SCADA equipment to help with the distribution system and circuit loads to determine circuit load and substation capacity. The South Commercial Line is nearly finished to I-15 and 400 West. We are waiting for the weather to install poles on the west side of I-15. The commercial growth is planned on the south side of Beaver. There are 3 or 4 electric vehicle charging stations in the works. The city met with the hospital. They have a 500 KW diesel fuel generator they want to give to Beaver City It could be used in an emergency situation. Generation - Plant #4 will be getting new switch gear. The goal for Beaver City is to have as much internal electric generation as possible. The new controls inside Plant #4 building will help follow the flow of the river. Through the year this will be a large benefit to the

city's generation. At present the highest generation is 3.5 MGW which occurs with high water volume. With the new plant #2, Beaver City could possibly generate up to 4 MGW for a short duration of time when the river exceeds 40 c.f.s. The new plant will be able to maximize the flow of the Beaver River. Plant #1 is out of commission at this time. It was suggested that we be contact Wayne Anderson (UAMPS metering guru) and have him come to a council meeting to explain how the metering of the projects work.

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

Projects – Grover and Water Improvement Project is finally being worked on. Priority Number 1 is the Sewer lagoons. They are at full capacity. At present, we are pumping water from the secondary cells to the auxiliary cells. We are pumping the two secondary ponds to the two cells above. Beaver City is in a position where something needs to be done. One of the suggestions was to increase the surface area in the aerobic ponds. There is a plant that grows on the top of the sewer ponds called duck weed that stops aeration to the ponds. The trash collector is also important to remove the rubbish from the sewage. City engineers will assist in getting a project scope ready so we can pursue funding. Bear Spring Development Project - The headhouse well has not had to pump water to maintain demands since the new spring was put in. The new water tank has maintained a constant flow. The north creek well continues to be pumped.

Metering – Metering the water usage for each customer has been a challenge. The Grove has been the testers of a pilot program for Zenner meters. There are 460 Zenner meters in the ground. They are reading at this time. The cost for this system is \$110 for the transmitter and \$160 for the meters. Some of the old lids are being used but a new one would cost \$120. There are two collectors in town. The metering of water is an ongoing challenge for our system because it is under ground.

### **Roads – Superintendent Dalton Bradshaw**

Three Main Priorities in the road department – 1. Reconstruction projects – There needs to be a major reconstruction project going on all the time. Those that will be coming shortly are the Manderfield Road from Main St. to the city limits. A Joint Highway grant for this project has been submitted and we will know in February if we receive this grant for a 2026 project. This is a major collector road. The plan is to widen the road with a bike path on each side of the road. The Hospital Road (1175 North) is also a problem. It is a major collector as well. The Porter Subdivision is also in need of reconstruction. 2. Small Reconstruction projects – Superintendent Bradshaw gave the council members a list of smaller projects that would not require funding from other sources. They are on one side of a city block. See Exhibit.

3. Maintenance Projects – Beaver City has developed a good working plan for maintenance. This year we will look at a slurry seal for 600 North. The budget will determine how much maintenance is done. A street sweeper is approximately \$80,000. The one we have is not the best fit for curb and gutter.

### **Parks – Superintendent Brennen Falls**

Top Priorities – New Bleachers for the canyon field, south little league field, and the armory field. The safety of the existing bleachers is also a high priority.

Updating panels, scoreboards and signs on the baseball fields. New signs on the 4-plex fields. New sign with logo and chalk or markers to keep score for the baseball fields. Fixed the LED scoreboard. The softball field scoreboard is also fixed. The fields have been fixed and low spots filled in. Sprinklers have been added to the baseball fields. See Exhibit.

Mayor Robinson suggested other items to add to the list.

### **Recreation – Director Santiago Amezcua**

Director Amezcua reviewed the programs and facility needs. The inventory of sports equipment is sufficient to provide what is needed for all programs. The entrance fee for the Beaver Bash and the Summer Smash have been raised. The future needs are another four ball fields for baseball and softball were discussed. The recreation department has received \$11,200 in private donations for the recreation

program this year. This is not as much as last year. Discussion continued on building soccer fields and how soccer tournaments could increase the economic development for Beaver City.

### **Swimming Pool – Manager Meranda Martin**

Priorities – A few more lifeguards have been hired and are being trained. They will have added training plus in-service each month. Lifeguards need proper training. The pool rules need to be enforced. Swim Diapers will be enforced. Parents will need to be involved with their children as they are swimming. The pay scale needs to be upgraded for the pool employees to entice more teenagers to work at the pool. The Interlocking System at the pool needs to be kept working correctly. Signage will be placed at the pool for enforcement purposes. Swim Team will be taking place in the summer. Dive Blocks will be put up during swim team. One dive block is up at all times with a cover. The humidity and heat in the summer was discussed and solutions were considered.

### **Golf Course – Managers Chanda Gardner & Steve Judd**

The hopeful opening for the course is in March depending on the weather. Need to fix the entrance to the course. Employees are being considered for the golf season this year. Last year Steve had some teenagers working for him. This didn't work as he expected. He would like to hire people who he knows will be dependable and reliable. Steve said there will be trees to plant before the course opens in the spring. The bunkers need to be improved. The ditches are level with the grass so they need to be cleaned. The irrigation system needs to add sprinklers and improve the system as a whole. Steve would like to fence off Hole #6 due to problems arising during horse race meets. He needs to know what will be happening with the cart stalls. The north section did not get completely removed. Advertising for constructing a new cart stall structure or restore the old one will be soon. There is need for an addition of another maintenance building. A good place would be by the power plant where it is not too visible. A bid for the maintenance shed could be included with the cart stall bid. A piece of equipment needs to be upgraded each year. Some of the equipment on the course is 30 years old. The trees in front of the course need to be trimmed. There could be some shrubs planted around hole #1 and more sand for the bunkers is needed. The tees and greens need to be top dressed. The sprinklers around the race track need to be adjusted. The wind carries the water into the track and makes it dangerous for the horses and jockeys. Looking for sprinklers that will spray low instead of high to prevent the wind from blowing water. The cart path is in good condition and could be extended at hole #3. Would like to see the pond by hole #4 cleaned out. Would like to have people not on the course at night. The youth have been using the golf course.

### **BUDGET REVIEW- TREASURER PHELPS AND MANAGER BROWN**

Treasurer Phelps presented the December, 2023 financial outlook. Each of the graphs were generated for 2019 through 2023 to compare where Beaver City is now in comparison to other years.

### **CODE AND POLICY REVIEW**

**Fence Ordinance** – Council Member Schena reminded the council that there needed to be a distinction between developed and undeveloped property in the fence ordinance verbiage. The front portion of a developed property fence could only be four feet beginning at the front setback. A five-foot fence would be allowed on an undeveloped property. Setbacks would be kept the same in all zones. Commercial Zones could have an eight-foot fence which would require a building permit. Manager Brown will make the changes and get them ready for another public hearing.

### **Closing Remarks - Mayor Robinson**

Beaver City has moved forward at present that we are in a position to deal with the important issues that are happening in the economy and in Beaver City. Our high priority is to do everything to protect our hydroelectric plants and work on the electric rate structure. He expressed appreciation to the appointed staff. It is a joy to be a part of a group that is successful. There was a discussion on the city's influence in business decisions in the community.

There being no further business, Council Member Murdock motioned and Council Member Cox seconded to adjourn the meeting. All voted in favor. None opposed. The meeting was adjourned at 5:00 p.m. The next City Council meeting will be held on Tuesday, February 14, 2023 at 4:00 p.m.



**APPROVED:** \_\_\_\_\_  
**MATTHEW ROBINSON**  
**MAYOR**

**ATTEST:** \_\_\_\_\_  
**ANONA S. YARDLEY**  
**CITY RECORDER**