

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 **Monday, May 12, 2025**. The following Members of the Council were present: Mayor Matt Robinson, Council Members Tyler Schena, Randy Hunter, Alison Webb, Lance Cox, and Owen Spencer. Also, present were City Manager Jason Brown, City Attorney Justin Wayment, and City Recorder Patty Simard. Public present: Kim Davis, Jeremy Roberts, South West Health Department, Richard Jex, Jex Environmental, Greg Washburn, Becky Washburn, Carston DeMille and Justin Telfer, Jones & DeMille Engineering, Mark Whittlesey, and Jackie Whittlesey.

Council Member Webb offered the opening prayer, pledge and thought.

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

Minutes of the previous **regular council meeting and special council meeting** were presented. Council Member Schena motioned, and Council Member Cox seconded to approve the minutes from **April 28, 2025**. All voted in favor. None opposed.

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

No conflicts of interest were voiced at this time.

#### **BILLS APPROVAL:**

Bills were presented and reviewed by the City Council. Council Member Spencer motioned, and Council Member Hunter seconded to approve the proposed bills for **May 1, 2025**, as presented. All voted in favor. None opposed.

#### **SLEEPY LAGOON PROJECT DISCUSSION:**

City Manager Brown led the discussion on the Sleepy Lagoon project. Present for this discussion was Kim Davis (neighbor to Sleepy Lagoon), Jeremy Roberts (health department), Richard Jex (engineer designing the septic system), and property owners Becky and Greg Washburn and their associate Tarena Meadows, attended the meeting electronically. City Manager Brown explained that identifying features of the existing septic system had been challenging. The property was previously one 2-acre parcel but is now divided between the Sleepy Lagoon and Kim Davis' property.

Richard Jex presented a proposed design for the Sleeping Lagoon septic system, which the health department had conceptually approved. He noted some adjustments needed based on recent observations of existing tank locations. Mr. Jex noted the main issue was whether the septic systems for Sleepy Lagoon and Davis' property were connected. If connected, it would require the wastewater system to be under city control. If separate, it could be resolved through a lot line adjustment or perpetual utility easement. Mr. Greg Washburn confirmed he was willing to do a property line adjustment to incorporate the system. The council discussed various options for verifying the separation of the systems, including dye tests, camera inspections, and exploratory digging. Jason noted that the culinary water for Davis's property currently comes from a well on Sleeping Lagoon property and would need to be disconnected, with Davis connecting to city water instead.

The council agreed that the next steps would be to verify the extent of the existing systems and their separation before proceeding with final design and construction permits for the Sleepy Lagoon project.

**RESOLUTION TO ADOPT BEAVER CITY PERSONNEL POLICY MANUAL:**

Mayor Robinson presented Resolution Number 5-12-2025, a resolution to adopt the 2025 Beaver City Corporation Personnel Policies and Procedures Manual.

The council reviewed the Beaver City personnel policy manual. A motion to approve Resolution 05-12-2025, Beaver City Policy Manual was made by Council Member Schena and seconded by Council Member Cox. Council Members Spencer, Cox, Schena, Webb and Hunter voted yea by roll call vote. Motion passed with a unanimous vote.

**SEWER LAGOON IMPROVEMENT PROJECT CONTRACTOR AWARD:**

Carson DeMille and Justin Telfer from Jones and DeMille Engineering presented the results of the contractor bidding process for the sewer lagoons improvement project. They explained the scoring system used to evaluate the bids, which considered both price and qualitative factors such as project approach and management.

Four contractors submitted bids: Hales Sand and Gravel, Precision Contractors, Inc., WW Clyde, and VanCon, Inc. Mr. DeMille stated that Precision Development submitted the lowest bid and, despite not scoring the highest on qualitative factors, was determined to be the best value for the city.

Jones and DeMille Engineering recommended awarding the preconstruction services contract to Precision Contractors, Inc. This would include design assistance and test pad construction. Once the design is finalized, the city would negotiate a final price with Precision for the full project.

Council members asked questions about the low preconstruction price from Precision Contractors, Inc and discussed the potential trade-offs between cost and design assistance quality. Mr. DeMille, assured the council that the process allows for rebidding if an agreement cannot be reached with Precision Contractors, Inc.

Motion to award the preconstruction services contract for the sewer lagoons improvement project to Precision Contractors, Inc was made by Council Member Schena and seconded by Council Member Spencer. The motion passed unanimously.

**FY 2026 BUDGET DISCUSSION:**

This item was tabled for the next meeting on June 10, 2025.

**PLANNING & ZONING BOARD MEMBER APPOINTMENT:**

City Manager Brown recommended appointing Jordan McMullin to the Planning & Zoning Board to replace Chris Hillsman. Mr. McMullin would begin service at the next meeting in early June.

Motion to approve Jordan McMullen as a member of the Planning and Zoning Board was made by Council Member Cox and seconded by Council Member Webb. The motion passed unanimously.

**PUBLIC COMMENT:**

No Public Comment.

**ADMINISTRATIVE/COMMITTEE REPORTS:**

**Mayor Robinson:**

Mayor Robinson discussed changes to the council meeting schedule. The second meeting in May, which would normally fall on Memorial Day, was canceled. Starting in June, meetings will be held on the second and fourth Tuesdays of each month at 5 PM.

Mayor Robinson informed the council that he would be giving a welcome address to the Rural Utah Chamber Coalition and presenting at their conference. He also accepted an invitation to present at the UAMPS conference in August.

**City Manager Brown:**

Jason reported that he was invited to give a presentation at an APPA conference in North Carolina in September, discussing Beaver City's approach to electric vehicle charging station impact fees.

Jason also provided an update on the Plant Number 2 project, mentioning that a pre-bid meeting was held and bids are expected by May 22nd. Construction is scheduled to start around July 1st.

**Council Member Hunter:**

Randy discussed a potential FFA fundraising project involving meat chickens on elementary school property. The council briefly discussed zoning considerations for this project.

**Council Member Webb:**

Alison inquired about plans for the Fourth of July celebration, including fireworks and entertainment.

**Council Member Cox:**

Lance provided an update on the racetrack, mentioning recent certifications obtained to make it an official timed center for horse workouts. He also discussed the planting of flowers around the city, which is pending weather conditions.

**Council Member Spencer:**

Owen asked about booking Santa Claus for the upcoming holiday season, which was approved by the council.

**City Recorder Simard:**

Patty reminded council members about the updated procedures for the municipal election, particularly regarding absentee voting.

**Council Member Schena:**

Tyler asked if there are any community service projects the city needed completed that the youth could do on B-Day. City Manager Brown stated that he has been in contact with the youth group and has arranged for city employees to help supervise the project as well.

**CLOSED SESSIONS:**

Council Member Schena motioned, and Council Member Cox seconded to move into closed session to discuss purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction. Council Members Spencer, Cox, Schena, Webb, and Hunter voted yea by roll call vote. Motion passed with a unanimous vote. The council moved into closed session at 8:42 p.m. and moved out at 8:47 p.m.

Present in above closed session: Mayor, Matt Robinson, Council Members Owen Spencer, Lance Cox, Tyler Schena, Alison Webb, and Randy Hunter, City Manager, Jason Brown, and City Attorney, Justin Wayment, and City Recorder, Patty Simard.

Council Member Spencer motioned, and Council Member Cox seconded to move into closed session to discuss pending or reasonably imminent litigation. Council Members Spencer, Cox, Schena, Webb, and Hunter voted yea by roll call vote. Motion passed with a unanimous vote. The Council moved into the closed session at 8:47 p.m. and moved out at 8:55 p.m.

Present in above closed session: Mayor, Matt Robinson, Council Members Owen Spencer, Lance Cox, Tyler Schena, Alison Webb, and Randy Hunter, City Manager, Jason Brown, and City Attorney, Justin Wayment, and City Recorder, Patty Simard.

Council Member Schena motioned, and Council Member Webb seconded to move into closed session to discuss the character, professional competence, or physical or mental health of an individual. Council Members Spencer, Cox, Webb, Schena, and Hunter voted yea by roll call vote. The motion passed with a majority vote. The Council entered the closed session for the above reason at 8:56 p.m. and moved out at 10:09 p.m.

Present in the above closed session: Mayor Matt Robinson, Council Members Owen Spencer, Lance Cox, Tyler Schena, Alison Webb, and Randy Hunter, City Manager, Jason Brown, and City Attorney, Justin Wayment.

**ADJOURNMENT:**

Council Member Cox motioned, and Council Member Spencer seconded to adjourn the meeting. All voted in favor. None opposed. The Council Meeting was adjourned at 10:09 p.m. The next scheduled regular Council meeting will be held June 10, 2025, at 5:00 p.m.

APPROVED:    M.T.R.    ATTEST: \_\_\_\_\_

**MATTHEW ROBINSON**  
**MAYOR**

**PATTY J. SIMARD**  
**CITY RECORDER**