

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, October 14, 2025**. The following Members of the Council were present: Mayor Matt Robinson, Council Members Owen Spencer, Tyler Schena, and Randy Hunter. Also, present were City Manager Monte Hawkins, City Attorney Justin Wayment, and City Recorder Patty Simard. Public present: David Albrecht, Mark and Jackie Whittlesey, Jake Lapsys, Hal Murdock, Lynn Harris, Bryon Condie, Diane Madsen, Greg Solberg, Marcus Keller with Crews and Associates, and Chris Lund, Utility Financial Solutions appeared electronically. Council Members Lance Cox and Alison Webb excused.

City Recorder Patty Simard offered the opening prayer, pledge and thought.

CITY COUNCIL MINUTES APPROVED:

Minutes of the previous **regular council meeting** were presented. Council Member Schena motioned, and Council Member Spencer seconded to approve the minutes from **September 26, 2025**. All voted in favor. None opposed.

BILLS APPROVAL:

Bills were presented and reviewed by the City Council. Council Member Hunter motioned, and Council Member Spencer seconded to approve the proposed bills for **September 25, 2025, October 6, 2025, and October 9, 2025**, as presented. All voted in favor. None opposed.

CONFLICT OF INTEREST STATEMENT:

No other conflicts of interest were voiced at this time.

Public Hearing Regarding (a) the Issuance of Not More Than \$5,000,000 of Sewer Revenue Bonds and (b) Any Potential Economic Impact That the Improvements, Facility or Property Financed in Whole or in Part with the Proceeds of Said Bonds May Have on the Private Sector:

At 5:18 p.m. A motion to enter public hearing was made by Council Member Schena and seconded by Council Member Hunter. Council Members Spencer, Schena, and Hunter voted yea by roll call vote. The motion passed with a majority vote. Council Members Lance Cox and Alison Webb excused.

Mr. Marcus Keller from Crews and Associates provided an update on the sewer project funding. He reported that the city had successfully obtained an additional \$754,000 in grant funding and \$502,000 in 2% 30-year loan funding from the CIB. This brings the total project funding to \$4,934,000 in grants and \$3,289,000 in loans at 2% interest.

During public comments, resident Mr. Lynn Harris asked if the new bond would affect sewer rates. Mayor Robinson clarified that while this specific bond would not require a rate increase, the city was conducting a separate water and sewer rate study that would likely result in rate increases in the future. Mr. Harris also asked about alternative options that had been considered. Mayor Robinson

explained that the city had spent approximately three years evaluating all options, including relocating the sewer ponds, but determined the current plan was the best available option given geographical constraints.

Mayor Robinson further explained that the additional \$1.2 million in funding was needed because they discovered two of the sewer lagoon cells did not have clay liners, which would now need to be installed. He noted that while the current investment would extend the life of the system by approximately 20-30 years, it was not a permanent solution. A complete relocation and water treatment plant would cost \$20-30 million and would require real estate that is not currently available.

Mr. Keller added that treatment facilities in other parts of the state currently cost \$25-30 million, making any solution expensive.

Mr. Brian Condie, a new resident, expressed concern about potential rate increases, stating that the city should provide better communication to citizens about the necessity of such increases. Mayor Robinson agreed that the city has an obligation to educate citizens about these issues.

Mr. Lynn Harris also commented that while rate increases might be necessary, not all residents can easily afford a \$50 per month increase. He also expressed concern about the appearance of city workers riding around without working, which he felt gave the city a "black eye."

After receiving no further public comment, the Council exited the public hearing at 5:34 p.m.

Water and Sewer Fee Study Update Review Discussion and Consideration with UFS:

Mr. Chris Lund with Utility Financial Solutions presented a comprehensive water and sewer financial rate study. He explained that each utility fund (electric, culinary water, sewer, and pressurized irrigation) should financially stand on its own, with rates sufficient to cover the respective system's needs.

Mr. Lund reported that the last water rate increase was in 2020 (9% increase from \$32.20 to \$35.00 per month), while the last sewer rate increase was in 2008 (from \$16 to \$22 per month). The study findings indicated a need for:

1. Culinary water rate increases of 25-32.5% (approximately \$13.50 per month)
2. Sewer rate increases of approximately 80% (approximately \$26 per month)

Even with these increases, Mr. Lund noted that Beaver City's rates would remain well below the EPA's affordability standards of \$150-200 per month for combined water and sewer service.

Mr. Lund presented four different scenarios for implementing rate increases for both water and sewer:

- Scenario 1: Five years of consistent smaller increases (6.5% annually for water; 17% annually for sewer)
- Scenario 2: Two years of 10% increases for water followed by inflationary increases; two years of 30% increases for sewer followed by inflationary increases.
- Scenario 3: One year of 15% increase for water followed by inflationary increases; one year of 60% increase for sewer followed by inflationary increases.
- Scenario 4: One-time increases (25% for water; 75% for sewer) with no further increases for several years

Council members requested additional scenarios including:

- Mayor Robinson: 7% increases for two years then 3% increases for water; 20% increases for two years then 3% increases for sewer
- Council Member Spencer: Fixed dollar increases rather than percentage increases.

The council discussed the pros and cons of each approach, noting that the city needed to move forward with some type of increase to maintain system sustainability. Mayor Robinson expressed his preference for a model similar to Scenario 1, stating that he opposed the practice of making one large rate adjustment every 17 years, considering it unwise management.

Mr. Lund agreed to provide additional scenario analysis for the council's consideration. He noted that this was a work session to gather input, and he would return with formal rate recommendations at a future meeting.

Hunsaker Training Discussion and Approval:

Mayor Robinson discussed the scheduling for two additional training sessions with Hunsaker. The council discussed potential dates, noting that the 23rd would not work for all members. It was decided that Recorder Simard would send an email out to council members to determine the best dates and times.

Mayor Robinson noted that the additional training would cost approximately \$14,000.

Motion to approve the additional Hunsaker training was made by Council Member Spencer and seconded by Council Member Hunter. The motion passed unanimously.

Financial Update:

Recorder Simard distributed financial statements to council members showing information as of June 30, 2025, and another as of September 30, 2025. She reported that the 2025 Fiscal Year End audit was recently completed and that there were some findings.

City Code Ordinance Review Reminder for the Next Meeting Will Be on Section 3 Business and License Regulations:

Mayor Robinson reminded the council that at the next meeting they would be reviewing Section 3 of the Beaver City Code, which covers Business and License Regulations.

Policy Manual Suggested Updates Discussion and Approval:

City Manager Hawkins reported on the first meeting of the employee committee for policy manual updates. Nine employees attended the meeting, along with Council Member Spencer and Recorder Simard. The committee reviewed the introduction, Section 1, and Section 2 of the policy manual and suggested the following edits:

1. Introduction section: Add "Appointed employees will be appointed by the City Council."
2. Add "If there are any material changes made, all city employees will be made aware of said changes."
3. Change wording from "employees are encouraged to follow the chain of command" to "employees are expected to follow the chain of command" in dealing with abuses of power.
4. Change "appointed" to "approved" regarding the formation of committees.

The council discussed how to proceed with policy manual updates. It was decided that the committee would continue its review of the manual and present suggested edits to the council. The council preferred dividing the policy manual into three sections for future resolutions rather than passing a resolution for every change. Council members also suggested prioritizing the review of four key areas of employee concern: PTO, comp time, vacation, and sick leave.

City Manager Hawkins will present these options to the committee and report back on their preference. Recorder Simard also mentioned that the URS audit identified a need for written documentation stating that appointed officials in the Tier 2 category are considered full-time employees.

Reports, Updates, Old Business Follow Up: Elected Officials and Staff:

Cemetery Sexton Limb:

Shawn requested permission to remove a pine tree from the cemetery that has become a concern. He explained that the area beneath the tree has become bare, with pine needles and bird droppings making it unattractive and difficult to maintain. Mr. Limb received approval to remove the tree at a cost of \$2,500. Council members discussed the possibility of developing a long-term plan to gradually replace all pine trees in the cemetery with more suitable varieties like silver maples that would provide shade without the maintenance problems associated with pine trees.

City Manager Hawkins:

Monte reported that interviews for the open recorder and executive assistant positions would be held

Thursday early afternoon, with three applicants for the recorder position and four for the executive assistant position.

He also sought direction from the council regarding the remaining funds (approximately \$1.9 million) from the sales tax bond that was used to purchase property across from the fourplex. Mayor Robinson explained that the original intent was to develop a site master plan for the entire recreational area, followed by construction of a basketball facility (2-3 courts). The property was purchased primarily to provide replacement space for ball fields that would eventually be converted to cemetery expansion. Mayor Robinson emphasized the need for a professional site layout plan before proceeding with any construction.

Council Member Schena:

Tyler reported that the Beaver Youth City Council was sworn in the previous Monday with fourteen participants. He discussed plans for the upcoming Trunk or Treat event on October 31st, which coincides with a football game. It was decided to get with Craig Wright and Search and Rescue to come up with a plan to alleviate congestion and conflicts. Tyler also reported that the green covers for the golf course had arrived, and Dean (new golf course manager) would be investigating how to best utilize them. He noted that the golf course is in great condition and is being prepared for winter.

Council Member Spencer:

Owen noted that the pressurized irrigation system would be shut down on Thursday. The meeting with the architects for the remodel and new building design was positive.

City Recorder Simard:

Patty reported that ballots for the November election have been mailed. She also mentioned that the city is currently undergoing a URS audit with further training scheduled for Friday. She reminded Council Members about the upcoming Beaver Birthday celebration and the need to get the committee organized.

Public Comment:

Mr. Hal Murdock suggested an option to consider when changing the location of the trunk or treat to having the activity in just the block surrounding the city center.

CLOSED SESSIONS:

Council Member Schena motioned, and Council Member Spencer seconded to move into closed session to discuss pending or reasonably imminent litigation. Council Members Schena, Spencer, and Hunter voted yea by roll call vote. Motion passed with a unanimous vote. The Council moved into closed session at 7:47 p.m. and moved out at 9:11 p.m.

Present in the above closed session: Mayor Matt Robinson, Council Members Owen Spencer, Tyler Schena, and Randy Hunter, and City Manager Monte Hawkins, City Recorder Patty Simard, and City Attorney Justin Wayment.

ACTION:

No actions resulting from the closed session discussions.

ADJOURNMENT:

Council Member Schena motioned, and Council Member Spencer seconded to adjourn the meeting. All voted in favor. None opposed.

The Council Meeting was adjourned at 9:13 p.m. The next scheduled regular Council meeting will be held October 28, 2025, at 5:00 p.m.

APPROVED: _____ **MATTHEW ROBINSON**
MAYOR

ATTEST: _____ **PATTY J. SIMARD**
CITY RECORDER