

The **Beaver City Council** met in a **regular session** at **5:00 PM** in the Beaver City Center located at 30 West 300 North on **Tuesday, January 27**. The following Members of the Council were present: Mayor Matt Robinson, Council Members Hunter Holt, Lance Cox, Tyler Schena, David Albrecht, and Randy Hunter. Also, present were City Manager Monte Hawkins, City Attorney Justin Wayment, City Recorder Meranda Martin, Executive Assistant Taylor Gillins, and Treasure Patty Simard.

Employees Present: Dean Cooper, Brennon Orton, Sharm Lopshire, Charles Cicala, Parker Fails, David Martin, Paula Fails, Shawn Limb, Venadee Limb, and Santi Amezcua

Public present: Glade, Nielson, Les Williams, Owen Spencer, Paula Spencer, Tara Tucker, Bob Bissitt, Marianne White, and Kris Williams

Hunter Holt 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 Cox seconded to approve the minutes from **January 13th, 2026**. All voted in favor. None opposed.

BILLS APPROVAL:

Council Members Albrecht and Holt reported on their review of the bills. Both indicated they had spent time with the Treasure to understand the process and coding of the checks. They both noted everything looked in order and reasonable.

Bills were presented and reviewed by the City Council. Council Member Holt motioned, and Council Member Cox seconded to approve the proposed bills for **December 6th 2025 to January 5th 2026 and January 6th to January 23rd 2026** as presented. All voted in favor. None opposed.

UAMPS & IPA Update- Les Williams:

Les Williams reported that UAMPS is finalizing its budget for approval at the February board meeting, with gas projects in Millard County and Idaho moving forward despite regulatory hurdles. Key upcoming changes include the May 1st launch of the Extended Day Ahead Market (EDAM), requiring a revised pool agreement to ensure Beaver City remains resource-adequate, alongside weekly legislative updates and "UAMPS 101" training for new officials. Regarding IPP, the "IPP Renewed" project is operational with coal plants shut down, though the State of Utah is maintaining one plant for potential sale. Williams, who will join the IPSC board quarterly, noted Beaver retains its IPP allotment and proposed a Council tour of the facilities for early summer. More information is available on the UAMPS website.

Tidy Town Project- Kris Williams & Marianne White:

Kris Williams and Marianne White proposed to the Beaver City Council for a community improvement initiative called Tidy Town. The goal of the project is to address property maintenance issues and general decline in the town's appearance by encouraging and supporting residents in cleaning and beautifying their properties. They expressed their love for the city and they value their neighbors and friends, but ultimately decided to withdraw their request at the time. After speaking with City Manager Hawkins, they learned they could not offer cash prizes as they had hoped. They plan to research how other small communities in Utah have implemented similar beautification efforts and bring a revised plan in the future.

Downtown Revitalization:

City Manager Monte Hawkins discussed with the City Council about renewing its Downtown Revitalization Incentive program. The program would enhance the appearance of local businesses, like past grants offered between 2017 to 2021. The previous program provided a 50/50 matching grant up to \$2,000 for projects on Main and Center Street to improve downtown curb appeal.

The Council discussed whether to renew the program and potentially increase the match amount. They agreed it would be beneficial to continue the program, as it motivates business owners to beautify their properties.

The Council decided to add this to the agenda for the next meeting, with the Treasurer providing information about the previous budget and participation rates.

Fireworks Discussion:

City Manager Monte Hawkins brought to the City Council's attention that it will be America's 250th Birthday. The city has been contacted from Lantis Fireworks & Lasers to ask if we are interested in purchasing for the 2026 year.

It is decided that next year we will \$4,000 more this year. \$2,000 more on the 4th and \$2,000 more on the 24th.

Policy Manual "Edits":

Manager Hawkins and Executive Assistant Taylor Gillins presented to the council the Policy Manual "Edits." After employee concerns regarding the April 2025 policy manual Beaver City compiled a committee to go over each section of the policy and procedure handbook and give recommendations to council on their thoughts. This Committee consisted of Beaver City employees as well as Owen Spencer who was there as a council representative at the time.

Each section of the manual was dissected and discussed in open conversations and the recommendations are compiled and presented to the council.

Suggested changes include the introduction, Section 2- employee hiring, Section 10- employment classification/ compensation, Section 11, Section 12-Family and medical leave act, and Section 14-Leave of absence.

It was decided that Taylor Gillins will create a redline version of these changes will be reviewed via a formal resolution at a later council meeting.

Airport RFQ Approval:

Beaver City was notified that the 5-year Capital improvement plan for Beaver Airport has been updated. There is approximate 100k in unspent funds from previous projects, along with accumulated yearly entitlements, is available to fund future capital improvements at the Beaver City Airport. Accepting Woolpert’s statement of qualifications will complete the city’s selection process, allowing them to proceed with the 2026 capital improvement plan and make the best use of these available funds. An RFP was issued, and only one bid came in, for Woolpert.

Motion to approve the statement of qualifications from Woolpert to complete the selection process and move forward with the 2026 capital improvements project was made by Council Member Hunter, Second by Council Member Holt. All voted in favor. None Opposed.

Trail Kiosk Information:

The Cedar City BLM Field Office Recreation Program reached out to City Manager Hawkins to let him know they were interested in installing a trail map/ information kiosk near the lower terminus of the “tank trail”

Motion to approve Trail Kiosk Information Sign installation was made by Council Member Schena, Second by Council Member Albrecht. All voted in favor. None Opposed.

Zoning Ordinance Amendment NO. 1-27-2026:

Mayor Robinson explained that at a previous meeting, they had approved a zoning ordinance change but had not conducted a proper roll call vote. The change involved rezoning from Residential one to Multifamily Residential for a city block near the old hospital to allow multifamily housing to be built by Beaver Housing.

Motion to approve Amendment NO. 1-27-2026 was made by Council Member Schena, Second by Council Member Cox. All voted in favor. None Opposed.

Water Rate Discussion:

Chris Lund with Utility Financial Solutions, completed an in-depth culinary water and sewer study for Beaver City. In October 2025, Chris and his team, presented a corresponding rate increase with scenarios for culinary and sewer rates based on the data produced by the study.

The Council decided to request Chris Lund to prepare a 7% straight across the board rate and an 20-20-15-10-10 percent increase scenario for the Sewer rate increase scenario for five years. After five years they will redo the study. There will be a public hearing on the proposed rate increase at the next City Council.

Electrical Rate Discussion:

Manager Hawkins wanted to review the electrical rate study that has been implemented by Beaver City. This is to approve the annual electric rate adjustment so it reflects an accurate rate after the 1.1% increase is assessed each January.

The Council agreed that the utility clerks should edit the rates each January to reflect the 1.1% increase while maintaining the \$0.02 savings for the hydro benefit months (April through June).

Parking Ordinance Wording:

They City's current ordinance for business/ professional offices requires one off-street parking space per 100 ft. sq. of floor area. The new City Center complex will total 31,721 sq. ft. Under the current rule, the project would need 317 off-street stalls. The City Council must decide how to reconcile the parking requirement with the physical constraints of the new building.

After extensive discussion, the Council decided to change the ordinance for business or professional offices from 1 parking space per 100 ft sq of floor area to minim of 3 parking spaces and 1 parking space per 500 ft. sp. of floor area.

Water Ordinance Wording:

The city office has been approached by developers for a potential subdivision development within city boundaries. We refer them to our Water Requirement ordinance 12.4.10 Each developer has mentioned the difficulty in purchasing enough water to follow our ordinance. For Beaver to welcome growth the city needs to be willing to accommodate for light to moderate growth, and not prevent growth by having strict, challenging requirements.

The Council decided to change the water acquisition fee \$6,500 to \$22,000 per acre foot while using the 5- Year average water usage to calculate the actual requirement. It is also decided to allow developers to pay an acquisition fee rather than transfer actual water rights. It is decided to hold a public meeting at next city council.

CONFLICT OF INTEREST STATEMENT:

No other conflicts of interest were voiced at this time.

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

Patty Simard- Reminder about Beaver’s Birthday. It will be on February 17th 7-8 pm.

Council Member Schena:

Beaver High School is doing a new gym floor after prom. They want to use the 2240 N 400 W building for baseball and softball practice on the cold days. The Council agreed in principle but noted the building would need significant cleaning first.

PUBLIC COMMENT:

None

CLOSED SESSIONS:

No closed session.

ACTION:

No actions resulting from the closed session discussions.

ADJOURNMENT:

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

The Council Meeting was adjourned at 10:15 p.m. The next scheduled regular Council meeting will be held February 10th, 2026 at 5:00 p.m.

APPROVED: _____

MATTHEW ROBINSON
MAYOR

ATTEST: _____

MERANDA MARTIN
CITY RECORDER

