

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 **May 26, 2026**. 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, and City Recorder Meranda Martin.

Executive assistant Taylor Gillins, Paula Fails, Venadee Limb, Patty Simard,

Public present: Jackie and Mark Whittlesey, Lorenzo Lopez, Emmerson Jolley, Lyle Anderson, Wade Bradshaw

Council Excused: Randy Hunter

Lance Cox offered the opening prayer, pledge and thought.

Prior to the council meeting the Council went on a tour of all the city's infrastructure visiting with department heads along the way. The council started their tour of the city's new property they purchased. It's located at 2240 N 400 W. After the new property they went to 600 N shed where power superintendent David Martin met up with the council. At 600 N they looked at the power vehicles that are being stored there. David also went over the current meter structure and the plans for the new meter structure. We then went to Beaver City swimming pool with manager Jordan Collings. She showed the council through the pool and went over some of the issues the older pool has. After the pool the City Council went to the Racetrack. At the racetracks they were able to visit with people who regularly use the track meet and train their horses there. After the racetrack Public Works supervisor Bret Black joined the group and took them to several wellhouses around town. We started at the well house above the golf course, then to the one up north creek and lastly the well house on center street. At each wellhouse Bret should the Council the condition of the well house as well as taught them about the purpose of them. City council then made their way to the sewer lagoons. Bret should them existing lagoons and the up-and-coming new lagoon. We then went to the golf course where Manager Dean Cooper took the Council around to a few of the greens to show them the progress they have made this year. After the golf course the council headed up the canyon with Superintendent Martin. We stopped by Baker Canyon to look at the wellhouse up there. After that we drove up to look over the pipeline project. After that we went to all the power plants that are up the canyon. We went to Plant 4 where David taught the Council about the plants and how much power they generate. After plant 4 we went to plant 3 and then 2. Plant 2 is one we just finished up construction on and will be up and running soon. After the council got off the mountain due to time they drove by the remaining parks and cemetery. They also stopped by the library for a visit before heading back to council meeting.

Council that was present at the tour: Mayor Matt Robinson, Hunter Holt, David Albrecht, and Randy Hunter. Staff: City Mangager Monte Hawkins, Executive assistant Taylor Gillins, and Recorder Meranda Martin.

Conflict of Interest Statement:

No other conflicts of interest were voiced at this time.

City Council Minutes Approved:

Minutes of the previous **regular council meeting** were presented. Council Member Tyler Schena motioned, and Council Member Lance Cox seconded to approve the minutes from **May 12, 2026**. All voted in favor. None opposed.

Bills Approval:

Bills were presented and reviewed by the City Council Member David Albrecht and Hunter Holt. Council Member Hunter Holt motioned, and Council Member David Albrecht seconded to approve the proposed bills for **May 12th to May 26, 2026**, as presented. All voted in favor. None opposed.

SFMA Award Presentation for Santi:

Lorenzo Lopez, representative of Sports field Managers Association (SFMA) and with the Utah Rec and Parks Association, presented the Sports field manager of the year to Santiago Amezcua. Mr. Lopez conveyed a message from Dan Farnes of Real Salt Lake, who was unable to attend, stating: "Santi's award proves that Beaver City doesn't just have great fields you have regional class, award-winning experiences right here on your municipal payroll" Santi thanked the council, his team members Brennon and Bridger, and City Manager Hawkins for their support. He also thanked SFMA and URPA organizations for their recognition.

Beaver Half Marathon -Amy Albrecht:

In place of Amy Albrecht, Lyle Anderson appeared before the Council to represent the Beaver Canyon Half Marathon. Mr. Anderson introduced himself as the new owner of the race. His company is called underground runner. This will be his first year taking over the Beaver Canyon Half Marathon. He shared with the council that there are people from 43 states in the race. He also said that there is a 15 percent increase in registrations compared to the prior year. 352 participants registered for the race so far. The race will be held June 27, 2026. He expressed his intent to preserve the existing race format, citing the outstanding community support and volunteer base.

Mr. Anderson requested that packet pickup be relocated to the start line or the Canyon Breeze Racetrack.

Mr. Anderson also requested that the mayor sign an indemnification agreement with Iron County to secure school buses for shuttling participants to the race start. City Attorney Justin Wayment confirmed this arrangement had been done in previous years and he added that he had reviewed the contract and added his language. Mr. Anderson confirmed it was the same agreement as before.

The Council discussed the City's continued co-sponsorship of the event, which includes up to \$5,000 in financial support and use of City facilities.

Motion to approve \$5,000 financial support, use of our facility, and authorization for the mayor to sign the indemnification agreement for the school buses was made by Council Member Tyler Schena, Second by Council Member Lance Cox. All voted in favor. None Opposed.

Utility Connection -Emerson Jolley:

Emerson Jolley appeared before Council to discuss electrical service for Tushar Spring Subdivision, Phase 1, a six-lot, one-acre-per-lot subdivision located off North Creek Loop. He explained that Lot 6, the northernmost lot, is already served by Rocky Mountain Power. He requested City Approval to allow Rock Mountain Power to serve all six lots, with the cost distributed across them.

Mr. Jolley noted he had spoken with Rock Mountain Power representative Cameron Short, who indicated the utility was comfortable with this arrangement under an interlocal agreement, with the understanding that service would eventually be transferred to Beaver City Power when the City's infrastructure reached the area.

City Staff located a document from March 9, 2018, addressed to Phil and Collette Jolley regarding Tushar Spring Subdivision Phase 1.

Attorney Justin Wayment clarified that when Beaver City eventually assumes service, the city would be required to purchase Rocky Mountain Power's infrastructure at appraised value. The Council agreed the prior approval from 2018 was likely sufficient, and that staff would verify whether a signed copy exists. If not, the Council indicated its intent to reaffirm the approval and proceed with Rocky Mountain Power executing a formal contract.

Fee Schedule Update:

City Manager Hawkins presented a proposed fee schedule update developed through an in-depth review with utility clerks, department heads, and other staff. A lot of the fees are very outdated and don't align with actual operational costs. The review examined fees line-by-line to ensure costs are being covered.

Key Discussion Points Included:

Organized Events at City Facilities: City manager Hawkins raised the question of whether fees should be charged for organized gate-drawing events at Fort Cameron Rodeo Grounds and the Canyon Breeze Racetrack, noting that other City facilities such as the baseball fields and golf course do charge for such events. Mayor Robinson acknowledged the long-standing "chicken and egg" problem at the rodeo grounds the difficulty of charging a fee for a facility that has historically been in poor condition but agreed that with recent improvements, a fee structure may now be appropriate. Council Member Cox noted that entities such as 4-H use the facility, but those funds go to the County rather than the City. There was unanimous agreement among staff and Council that a fee for organized events should be developed, and staff agreed to bring forward options.

Irrigation Fee Study: City Manager Hawkins recommended engaging Chris Lund to conduct a formal fee study for the pressurized irrigation system. Attorney Wayment emphasized that while Beaver City is pursuing a state exemption from metering requirements, and early indications are positive, the law has been incrementally tightened over several years and it is prudent to plan eventual metering costs, estimated previously at over \$4,000,000. City Council Member Tyler Schena would like to see the study for PI with and without a meter. The Council agreed to proceed with a study fee once the exemption determination is received.

Encroachment Permits: Street Superintendent Dalton Bradshaw recommended shifting from a flat encroachment fee of \$2,500 to a fee based on square footage of the actual encroachment, with a \$100 non-asphalt bond added.

Water Connection Fees: A significant change was noted the water acquisition fee increases from \$6,500 to \$22,500, based on a five-year average usage calculation.

Utility Deposits: The residential utility deposit increases from \$300 to \$450. A new tiered commercial utility deposit structure was also introduced, scaled by amp service level, to address situations where commercial customers fail to pay utility bills.

Golf Course: Golf Course Manager Dean recommended increasing the single-season golf pass from \$600 to \$625.

Sound System: Linden Simard has been hired as the City's sound system operator and performed well at the Memorial Day event.

Manager Hawkins noted that fee schedule inconsistencies between paper records and the City's online presence would be corrected, and that this annual review process would be repeated prior to each budget cycle going forward.

Motion to approve Resolution R5262026 fee schedule update was made by Council Member Tyler Schena, Second by Council Member David Albrecht. The council did a roll call vote. The resolution passed unanimously.

Fraud Assessment Survey:

Treasure Patty Simard Presented an overview of the annual fraud assessment survey required as part of the city's audit process. She highlighted key categories, including cash handling procedures, conflict of interest disclosures, procurement policy, etc. Patty noted that adding David Sanders as a licensed CPA to the team will increase our score. She also reminded Council members and staff of the need to complete the annual ethics training and indicated that conflict of interest disclosure forms. The fraud assessment will be brought back to a future meeting for formal Council approval once all items are compiled.

Sewer Connection Language:

Manager Hawkins presented to the council a discussion regarding properties within approximately 300 feet of a Beaver City sewer main but remain on septic systems and have not connected. Manderfield Highway and 6th north roads are two examples where we have identified this to be the case.

City Manager Hawkins proposed adding ordinance language stating that residents within 300 feet of a sewer main who are served by septic would be required to connect when their system fails and would in the meantime be subject to a standby fee.

Attorney Justin Wayment clarified the purpose of the standby fee: it is not an escrow toward the cost of connection, but rather a charge for the City having made the infrastructure available to the property. He also noted that under the Utah State Construction Code, a full Remodel or rebuild requiring new plumbing could serve as an additional trigger for mandatory connection. The Council agreed that this approach requiring connection upon septic failure and charging a standby fee in the interim was a fair solution. Attorney Justin Wayment agreed to assist with

appropriate ordinance language. A public hearing will be required before a formal vote on the amended ordinance.

Policy Manual Update:

City Manager Hawkins presented several sections of the policy manual that have been drafted or updated for Council approval, developed in collaboration with City Attorney Wayment, Executive assistant Taylor Gillins, and other staff members.

Sections that were changed or updated include Section 2 Employee Hiring- Background checks and investigations, scope of policy, and Beaver City Responsibilities. Section 8 Record keeping- Performance Appraisals. Section 10 Employment Classification/ Compensation-Employment Classifications. Section 13 Employee Leave- Vacation Leave and Sick Leave.

One of the key updates is the Performance Review. The Policy was updated to clearly designate department supervisors as the individuals responsible for conducting written performance reviews at least annually. The updated language establishes a structured process including self-appraisal, goal setting, and 1-on-1 interview.

City Manager Hawkins proposed a compensation structure combining a state COLA (2.6% for fiscal year 2027) with a merit increase of up to 1.5%, for a total standard increase of approximately 4.1%. He requested flexibility as City Manager to recommend merit increases above 1.5% in exceptional cases, subject to Council approval and budget constraints, citing examples of contributions of staff members.

Attorney Wayment noted that COLA, being a cost-of-living adjustment, is typically applied uniformly across the board, while the merit component is where performance-based differentiation occurs.

Motion to approve proposed manual edits and updates presented by Manager Hawkins was made by Council Member Lance Cox, Second by Council Member Hunter Holt. All voted in favor. None Opposed.

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

City Manager Hawkins:

Updated the city council on a discussion that was held at a prior city council meeting discussion on vacating streets, he reached out to Jones and DeMille for assistance. The process appears feasible, and Jones & DeMille has requested specific information from the city to proceed. A cost estimate and further details are expected by the next meeting.

Public Comment:

Wade Bradshaw addressed the Council regarding the budget for water management. He expressed concern about the city's use of its 1,500-acre-foot water allocation, noting that the water year runs from October 1 through September 30. He urged the Council to review actual water consumption data from the prior year and incorporate that information into the budget, rather than passing unanticipated costs to citizens. He described specific operational challenges with water pond levels fluctuating overnight and water running over into adjacent fields and raised questions about whether the city is efficiently utilizing its allocation. He stated he intends

to raise these questions at an upcoming public hearing on water rates and asked that consumption data and pond management practices be addressed at that time.

Closed Session:

No closed session was held.

Action:

No actions resulting from the closed session discussions.

Adjournment:

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

The Council Meeting was adjourned at 6:57 p.m. The next scheduled regular Council meeting will be held June 9th, 2026 at 5:00 p.m.



APPROVED: _____

MATTHEW ROBINSON

MAYOR

ATTEST: _____

MERANDA MARTIN

CITY RECORDER