

**SPECIAL SESSION OF THE
BRIGHAM CITY COUNCIL
June 13, 2024
6:00 p.m.**

PRESENT:	D.J. Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matt Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember

ALSO PRESENT:	Christina Boss	City Recorder
	Mark Bradley	City Planner
	Tom Cooper	Public Power Director
	Tom Kotter	Finance Director
	Paul Larsen	Community & Economic Development Director <i>via Zoom</i>
	Derek Oyler	City Administrator
	Tyler Pugsley	Public Works Director
	Chad Reyes	Police Chief

Mayor Bott called the meeting to order at 6:00 p.m. Councilmember Hipp gave the reverence period, and the Pledge of Allegiance was recited.

ACTION ITEM

Request for Approval of Boyer Brigham Lot 1 Subdivision A One Lot Industrial Combined Preliminary and Final Subdivision Plat Located at Approximately 1200 North and 2400 West

Mr. Bradley came forward and explained the one lot subdivision in the Reeder Ranch Industrial Park for the Bridor project included a road dedication on a portion of 2600 West. There will also be a dedication of 2400 West which will be the new rail crossing. The south entrance to the subdivision will be at 2600 West. The Planning Commission recommended approval to the City Council subject to staff comments, stipulations, and findings of fact.

Mr. Oyler provided the timeline stating the road portion of the project was out to bid and the estimated closure of 2600 West would be in the spring. The agreement between the City and UPRR included a new rail crossing on 2400 West. Mr. Bradley estimated Bridor would submit a land use application the first week of July.

MOTION: Councilmember Smith made a motion to approve the Boyer Brigham Lot 1 Subdivision, a one lot industrial combined preliminary and final subdivision plat located at approximately 1200 North and 2400 West. The motion was seconded by Councilmember Jensen and carried unanimously. Councilmember Jensen, aye; Councilmember Troxell, aye; Councilmember Smith, aye; Councilmember Hipp, aye; Councilmember Jeffries, aye.

Mr. Cooper requested that all utilities through the Rocky Mountain Power corridor be in place and documented. Mr. Oyler stated the request would be added to staff recommendations.

DISCUSSION ITEM

Capital Project Bond

Mr. Oyler stated the projects previously discussed in past Council meetings that would require bonding were the penstock line, the power line relocation at Staker Parson, and completion of the 46kV loop line

from the West Forest substation to the Reeder substation. The additional two proposed projects included the water line on 800 North and the electrical substation in that same area.

Mr. Pugsley came forward and spoke about the 800 North water line loop and redundant feed to the areas west of town which are experiencing rapid growth, as well as current obligations west of I-15. City Engineer, Brett Jones, completed a study which showed the water line would provide an excess of 800 GPM to the area. Mr. Oyler added that there would soon be an annexation petition for the 1600 acres around the airport.

Mr. Oyler continued the discussion speaking about the future substation in the 800 North area. The estimated cost would be \$7-8 million for up to a 40 megawatt substation. He explained completion of the substation would take two years and talked about the effect of waiting for development to arrive first. He also talked about not moving forward with the substation and potential issues serving current industrial customers. He explained how impact fees offset future infrastructure costs. The two projects in the 800 North area would be included in the impact fee analysis for future collection.

There was a discussion about future demand. Mr. Oyler stated the City commissioned three studies with Rocky Mountain Power for additional transmission:

- 2nd point of delivery on the north end of the City
- Tap into the 345kV transmission line on the west end of the City
- Existing point of delivery maximum transmission

Mr. Oyler said there would be no additional infrastructure costs up to 9 MW. He explained there is an impact fee analysis coming to the Council soon. Transmission fees will not be in that study but will be in the next analysis for large industrial customers needing additional transmission.

At 7:14 p.m. the Council adjourned.

MOTION: Councilmember Smith made a motion to adjourn. The motion was seconded by Councilmember Troxell and carried unanimously. Councilmember Jensen, aye; Councilmember Troxell, aye; Councilmember Smith, aye; Councilmember Hipp, aye; Councilmember Jeffries, aye.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the June 13, 2024 City Council Meeting.

Dated this 21st day of July 2024.

Christina Boss

Christina Boss, Recorder