

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
September 5, 2024
6:00 p.m.**

PRESENT:	D.J. Bott	Mayor
	Matt Jensen	Mayor Pro Tem
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Christina Boss	City Recorder
	Mark Bradley	City Planner
	Tom Cooper	Public Power Director
	Nicole Cottle	City Attorney
	Chris Howard	Police Commander
	Tom Kotter	Finance Director
	Paul Larsen	Community & Economic Development Director
	Derek Oyler	City Administrator
	Tyler Pugsley	Public Works Director
	Chad Reyes	Police Chief <i>arrived at 6:13 p.m.</i>
	Elizabeth Schow	Library Director
	Brandon Thueson	Fire Chief
	Mike Young	Fire Marshal/Assistant Fire Chief

Mayor Bott called the meeting to order at 6:02 p.m. Bishop Roberts and gave the reverence period and the Pledge of Allegiance was recited.

EMPLOYEE RECOGNITION

Promotion in Fire Department

Chief Thueson came forward and introduced Race Black, who was recently promoted to the position of Captain. Ms. Boss administered the Oath of Office and Chief Thueson presented his badge for pinning.

New Hires in Community Development and Police Department

Mayor Bott recognized the following new hires:

- Alyssa Kammerman – part-time Museum project assistant
- Hannah Barr – school crossing guard at Lakeview Elementary
- Ariel Velasquez – school crossing guard at Discovery Elementary
- Kristin Tomlinson – substitute crossing guard
- Rylee Johnson - substitute crossing guard

CONSENT

Approval of August 15, 2024 Work Session and City Council Meeting Minutes

MOTION: A motion to approve the Consent agenda was made by Councilmember Jensen, seconded by Councilmember Hipp, and carried unanimously. Councilmember Jensen, aye; Councilmember Hipp, aye; Councilmember Troxell, aye; Councilmember Jeffries, aye; Councilmember Smith, aye.

SCHEDULED DELEGATION

Noise Remediation Measures at 1080 North Main Street

Scott Lovett with Steves & Sons came forward and provided a brief history of the company and their involvement in the community. Since April they have taken action to mitigate the noise coming from their

facility. He introduced Austin Payne, Steve's Corporate Compliance Manager, who stated once they became aware of resident's complaints they completed the following improvements:

- installed dust collection systems with sound deadening wrap
- changed the rooftop dust collection fan unit bearings with a low noise liner bearing and applied noise reduction lubricant
- created a preventative maintenance schedule to replace bearings on a regular basis
- insulated four rooftop fan units that control dust collection using sound deadening wrap
- insulated six dust collection main guard fan units with sound deadening wrap
- relocated the team member smoking pavilion
- hired Mobile Health Diagnostics to conduct sound testing

Mr. Payne stated the measures implemented by Steves were effective in significantly reducing the noise emissions from their facility. The last study showed Steves is no longer the primary contributor to the overall noise in the adjacent neighborhoods. He introduced Mr. Bouman from Mobile Health Diagnostics to discuss the findings of the sound testing and passed out a noise level survey to the Councilmembers.

- First round of testing on April 21st
- Cross Spectrum Associates collected data on May 15th
- Mitigation efforts were implemented after data collection

Mr. Bouman explained a repeat study was completed at the end of June that showed that Steves is at background level (with the Steves facility on and off) but noted the background level is above City ordinance limits. He suggested updates to the City's noise ordinance for accuracy and enforcement purposes.

Councilmember Jeffries asked about Steves operating hours. Mr. Lovett confirmed operations begin at 6 a.m. and end at approximately 3 p.m. However, with continued growth of the company they are planning for a second shift which would operate until 10 p.m. or 11 p.m.

Mayor Bott turned the meeting over to Mayor Pro Tem Jensen at 6:35 p.m. to attend the Peach Queen Pageant.

PUBLIC COMMENTS

Juliana Larsen – Ms. Larsen expressed her concerns about the \$22 million utility revenue bond and where the funding will come from to make the payments without increasing property taxes or utility rates. She also commented on the recent Young Automotive Group loan from the USDA using the City as a passthrough entity.

COUNCILMEMBER COMMENTS

Councilmember Hipp – commented that residents may find interacting directly with companies or neighbors when experiencing similar situations as the one with Steves Doors could result in quicker resolution to issues. He appreciated Steve & Sons response to the noise issues.

Derek Oyler – relayed Mayor Bott's comment in his absence. Instead of City Council receiving the lengthy list of weekly departmental bullets, the Council agenda will include a City Administrator report to highlight what Staff is working on.

ACTION ITEMS

Consideration of Resolution Authorizing Public Works Director to Direct Completion of Improvements as Required in the Deferring Public Improvements Agreements for KEB Subdivision Lot 2 Located at 52 South 1000 West and KEB Subdivision No. 2 Lot 1 Located at 115 South 1050 West

Mr. Bradley explained there were two separate deferral agreements addressed in the proposed resolution, one from 1996 and the other from 2003. At that time, the City preferred not to have a half road improvement. The deferral agreements allowed the developer to defer improvements until the timing was reasonable and warranted and stated the property owner agreed to construct the deferred improvements within 60 days of the request from the Public Works Director as authorized by the City Council. The current property owner is Box Elder County and Mr. Bradley gave them notice the request was going before Council.

MOTION: Councilmember Troxell made a motion to approve the resolution authorizing the Public Works Director to direct completion of improvements as required in the Deferring Public Improvements Agreements for KEB Subdivision Lot 2 Located at 52 South 1000 West and KEB subdivision No. 2 Lot 1 Located at 115 South 1050 West. The motion was seconded by Councilmember Jeffries.

Roll Call:	Councilmember Smith	Aye
	Councilmember Troxell	Aye
	Councilmember Jensen	Aye
	Councilmember Jeffries	Aye
	Councilmember Hipp	Aye

DISCUSSION ITEMS

Library Update

Ms. Schow came forward and stated September is National Library Card Sign Up Month. She highlighted several patron success stories and invited residents to visit the Library.

Ian Harding, Vice-Chair of the Library Board, came forward and provided 2023-24 Library statistics.

- 72,474 patron visits
- 143,749 physical items used; 74,731 digital items used
- 468 library programs attended

Fred Perkins, Chair of the Library Board, came to the podium and spoke about the Library programs and events, and the Library's mission.

Ms. Schow provided details on the Library's annual book sale.

Academy Building Financial Analysis

Mr. Kotter explained the Chamber just completed their first year of running the Academy Building. The City's share of the net profits was \$15,966.89. The increased expenses were due to a significant elevator repair and the replacement of the water heater.

Project List for 2024 Utility Revenue Bond

Mr. Kotter stated the City anticipated the utility revenue bond, as discussed in previous meetings, would be approximately \$18.5 million, but the parameters resolution was approved for a par amount of \$22 million.

The West Forest powerline project was initially estimated to cost \$250,000 which included an overhead line. Due to a lack of space caused by Rocky Mountain Power's lines, Brigham City lines will need to be installed underground. The current estimate to complete the project is now \$1 million higher than the original estimate.

Staff's request was to include the West Forest powerline project in the bond. Mr. Kotter reminded the Council that the parameters resolution gave Mr. Oyler and himself the authority to make this type of change to the bond. At \$22 million, the anticipated annual bond payment would be \$1.8 million for 20 years. With the estimate for the Penstock line project still pending and the potential for total project costs to exceed the bond amount, Mr. Kotter said, in that case, Staff would present a recommendation to Council on which

project(s) should take priority and which could be eliminated. Mr. Oyler noted any leftover revenue from the bond could be used for any utility project.

At 7:42 p.m. the Council adjourned to a closed session to discuss the purchase, exchange, or lease of real property and pending or imminent litigation.

MOTION: Councilmember Troxell made a motion to adjourn to a closed session. The motion was seconded by Councilmember Smith.

Roll Call:	Councilmember Troxell	Aye
	Councilmember Smith	Aye
	Councilmember Hipp	Aye
	Councilmember Jeffries	Aye
	Councilmember Jensen	Aye

At 8:03 p.m. The Council returned to an open meeting and adjourned.

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

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

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the September 5, 2024 City Council Meeting.

Dated this 7th day of October 2024.

Christina Boss

Christina Boss, Deputy City Recorder