

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
November 7, 2024
6:00 p.m.**

PRESENT:	D.J. Bott	Mayor
	Matt Jensen	Councilmember
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Ryan Smith	Councilmember <i>arrived at 6:30 p.m.</i>
	Robin Troxell	Councilmember

ALSO PRESENT:	Tom Cooper	Public Power Director
	Nicole Cottle	City Attorney
	Tom Kotter	Finance Director
	Paul Larsen	Community & Economic Development Director
	Derek Oyler	City Administrator
	Tyler Pugsley	Public Works Director
	Kristina Rasmussen	City Recorder
	Chad Reyes	Police Chief

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

EMPLOYEE RECOGNITION

Mayor Bott recognized the following new hires and announced the Firefighter/Paramedics would receive their badges and be sworn in at the November 21st meeting.

- Meghan Thornburg – Museum Aide
- Graycie Call – Animal Shelter Attendant
- Clinton Milner – Firefighter/Paramedic
- Colby Bailey – Firefighter/Paramedic

CONSENT

Request for Approval of October 17, 2024 City Council Meeting and Work Session Minutes

Request to Write-off Utility Accounts Due to Bankruptcy or Being Sent to Collections

A list of accounts totaling \$3,382.36 was presented for removal from the City's system due to customers taking out bankruptcy or being sent to collections.

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

PUBLIC COMMENTS

There were no public comments.

CITY ADMINISTRATOR REPORT

Mr. Oyler reported on the following items:

- Penstock Line Replacement Project – work on access road began and pipe will be installed next week
- Forest Street Overpass Project – Mayor's office approved \$1.2 million change order for water table and utility issues which remains within project budget; bores starting in 2-3 weeks with expected January 1st closure of Forest Street

- General Plan Update – Planning Commission and City Council joint work session on November 21st to discuss General Plan, future annexation areas, and infrastructure; sections of General Plan going to City Council for adoption in 3 to 4 months

COUNCILMEMBER COMMENTS

Councilmember Troxell – attended the BRAG Human Services meeting where she met the new executive director. The group discussed opportunities for providing emergency housing, and Code Blue expanding to Box Elder County. Councilmember Troxell also attended the community campus opening for the Boys and Girls Club. She recognized their hard work in Box Elder County.

Councilmember Jeffries – was excited to attend the groundbreaking at the Boys and Girls Club and recognized JeuneElle Jeffries’ efforts in bringing the project together.

Mayor Bott – attended the Habitat for Humanity banquet, and shared details about his invitation to participate in the Month of Gratitude at the Community Center.

ACTION ITEMS

Consideration of Resolution Amending Non-Resident Sewer Rates and Water Rates

Mr. Kotter came forward and explained that the July resolution to increase the base water rate for $\frac{3}{4}$ – 1 inch connections should have included all water service sizes up to 8 inches, as well as the non-resident water base rate. The proposed resolution would raise rates for services larger than 1 inch by approximately 15% and increase the non-resident water base rate to \$46.00.

The proposed resolution also included a non-resident sewer rate, set at double the resident rate, along with an overage flow rate similar to the City’s commercial accounts. Mayor Bott stated that, historically, non-resident rates were covered by negotiated contracts for communities utilizing Brigham City services. Mr. Kotter noted adding this rate would ensure Brigham City residents are not subsidizing other municipalities.

MOTION: Councilmember Troxell made a motion to approve the Resolution amending non-resident sewer rates and water rates. The motion was seconded by Councilmember Hipp.

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

DISCUSSION ITEMS

Presentation On Natural Gas Power Sales Contracts with UAMPS

Mr. Cooper came to the table and provided details on two UAMPS projects, a natural gas peaking plant and a natural gas base loading combined cycle plant.

Peaking Facility

- 200 MW fleet of 10-12 Reciprocating Internal Combustion Units (RICE)
- Able to ramp on and off quickly to meet the members’ changing load needs
 - Each engine ramps to full load in 2 to 5 minutes
 - Fast ramp times enable integration of additional clean, less expensive, renewable energy
- Natural gas peaking units compliment members’ intermittent resources
- Capable of burning hydrogen mix when available in the future
- Ideally located near natural gas and transmission lines
- Commercial operation in 2029
- Levelized cost of energy (LCOE) in 2024 dollars \$93-\$167/MWh

Combined Cycle Facility

- 360 MW 1x1 frame-style combined cycle plant
- Highly efficient system includes a gas turbine and steam turbine, decreasing overall energy cost
- Natural gas baseload generation is critical to support members' reliable generation needs
- Capable of burning hydrogen mix when available in the future
- Ideally located near natural gas and transmission lines
- Commercial operation in 2031
- Levelized cost of energy in 2024 dollars \$66-\$94/MWh

Mr. Oyler advised the Councilmembers that the November 21st Council agenda would include an action item for participation in the projects.

Mason Baker with UAMPS came forward to provide additional details and answer Councilmember questions. He also spoke about the transmission deposit UAMPS is responsible for (\$5 million letter of credit) which is meant to reduce the number of developers that go into the process. There was a discussion about the risk with each project and the exposure at the completion of the studies. Mr. Cooper explained the projects need to reach 85% subscription. Mr. Oyler summarized the steps if the City signed the Purchase Power Agreement on November 21st.

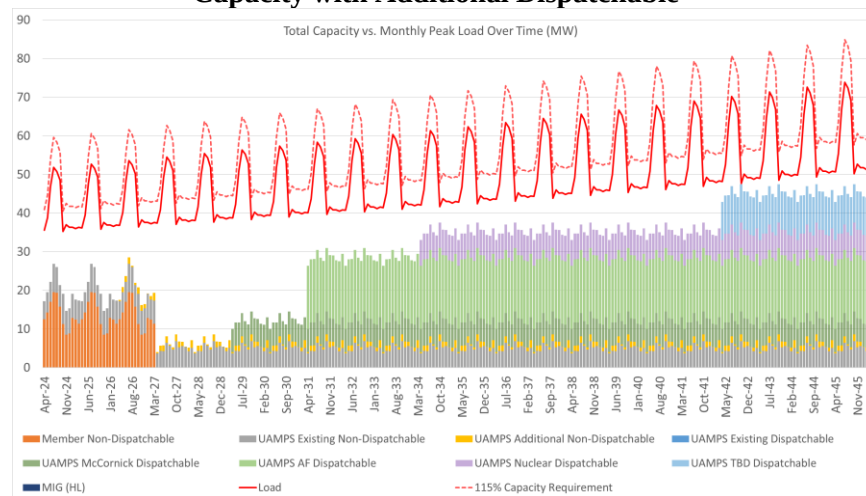
- UAMPS assembles a project management committee (PMC)
- With a signing agreement, Tom Cooper would have a seat on the PMC to represent Brigham City
- PMC sets limitations and makes decisions on cancelling or continuing with the project; these projects do not have off-ramps for individual members

Mr. Cooper presented the subscription recommendation as follows:

- 4.64 MW subscription for Peaking Facility
- 12.34 MW subscription for Combined Cycle Facility

Referring to the graph below, Mr. Cooper explained that dispatchable power is ready when needed and non-dispatchable power is at the mercy of the source e.g., wind, water, sun. The Shell Project (Member Non-Dispatchable) will end in 2027. They are currently working on obtaining resources for 2027 to 2029.

Capacity with Additional Dispatchable



This graph shows future possible dispatchable resources. The dark green is showing the recommended subscription for the new natural gas peaking plant. The light green is showing the recommended subscription for the new natural gas combined cycle plant.

Jackie Coombs with UAMPS came forward and reported that three members have received approval to participate in the projects, and seven others are awaiting approval from their city councils.

Mr. Oyler cautioned against increasing the subscription recommendation at this time due to possible changes in the wholesale power market and other UAMPS projects the City is looking at. He stated the City is still considering building an internal generation peaking plant. He questioned whether a member-owned peaking plant would always be in the best interest of Brigham City.

Mayor Bott asked UAMPS to provide a projected wholesale power price for 2031 at the November 21st meeting, to serve as a comparison to this project proposal.

Impact Fee Discussion

Mr. Philpot with LRB Public Finance Advisors reviewed the working impact fee facilities plan and impact fee analysis originally presented at the October 17th meeting. He clarified that land and facilities are impact fee eligible as long as they are expansionary. Mr. Philpot went over the changes to the plan previously presented.

The three Parks and Recreation approaches were as follows:

- Remove Park impact fees
 - Consider impact to level of service
- Level of Investment
 - Could result in slightly lower fee; maintains level of service; based on current acreage and amenities
- Master Plan/CIP
 - May result in slightly higher fee; maintains level of service; based on proposed acreage and amenities

Mr. Philpot cautioned against using the CIP approach due to the fact the City does not have a Parks master plan. Mr. Oyler said that if park impact fees were removed, his recommendation would be to retain the existing capacity buy-in for the pool and sports complex.

Facilities for both Fire and Police were shifted to the end of the facilities planning horizon.

Fire

Facilities

	Year	SF/Acre	Cost	Const. Year Cost	% to Fire	Cost to Fire	SF to IFFP	% to IFFP	Cost to IFFP
New Facilities	2033	10,000	\$8,000,000	\$10,438,185	100%	\$10,438,185	8,135	81%	\$8,491,000
Training Facility	2033		\$500,000	\$652,387	100%	\$652,387		81%	\$530,688
Land Acquisition	2028	4	\$441,000	\$496,349	100%	\$496,349		81%	\$403,758
Total Facilities				\$11,586,921	100%	\$11,586,921		81%	\$9,425,446

Police

Facilities	Const. Year	Total Sq. Ft.	Construction Cost Total	Construction Year Cost	% to Police	Total Police Sq. Ft.	Portion Attributable to Growth	Total Impact Fee Eligible Cost
New Facility	2033	25,000	\$15,000,000	\$19,571,598	100%	5,170	21%	\$4,047,381

Water storage improvements were added to the plan.

Water: Storage

Year	Project Description	Const. Yr Cost	Impact Fee Eligible %	Impact Fee Funding \$	IFFP Cost
2025	2.5MG Tank	\$6,300,000	77%	\$4,872,889	\$3,923,756
2030	New 2.5MG Tank North Side of Town	\$8,040,574	100%	\$8,040,574	\$6,474,445
Total		\$14,340,574		\$12,913,462	\$10,398,201

Mr. Philpot presented the proposed fees and noted there has been significant inflation on all capital investments since the 2018 study that established the existing fees.

Proposed Fees

	Single Family	Multi-family	Non-Residential
Parks	\$4,601	\$2,564	-
Fire	\$928	\$928	\$1,297
Police	\$1,120	\$1,120	\$1,243
Storm	\$1,232	\$1,232	\$1,232
Wastewater	\$2,472	\$2,472	\$2,472
Water	\$6,820	\$6,820	\$6,820
Transportation	\$1,716	\$1,227	\$4,782
Power			
Total	\$18,889	\$16,363	\$17,847
% Change	116%	125%	178%
\$ Change	\$10,158	\$9,106	\$11,422

Existing Fees

	Single Family	Multi-family	Non-Residential
Parks	\$3,115	\$1,746	-
Fire	\$171	\$171	\$350
Police	\$10	\$10	\$13
Storm	\$1,026	\$1,026	\$1,026
Wastewater	\$1,689	\$1,689	\$1,689
Water	\$2,366	\$2,366	\$2,366
Transportation	\$354	\$249	\$981
Power			
Total	\$8,731	\$7,257	\$6,425

Councilmember Jeffries requested a comparison of impact fees from surrounding communities. Mr. Oyler stated they would have it ready for the November 21st meeting. He also informed the Councilmembers that, going forward, various impact fees would be reviewed annually to prevent large increases.

At 9:02 p.m. the Council adjourned to a closed session to discuss the purchase, exchange, or lease of real property.

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

Roll Call:

Councilmember Smith	Aye
Councilmember Troxell	Aye
Councilmember Jensen	Aye
Councilmember Jeffries	Aye
Councilmember Hipp	Aye

At 11:00 p.m. the Council returned to an open meeting and adjourned.

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

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

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the November 7, 2024 City Council Meeting.

Dated this 22nd day of November 2024.

Christina Boss

Christina Boss, Deputy City Recorder