

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
SEPTEMBER 18, 2025
6:00 p.m.**

PRESENT:	DJ Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Tom Cooper	Power Director
	Nicole Cottle	City Attorney – <i>via zoom</i>
	Tom Kotter	Finance Director
	Derek Oyler	City Administrator
	Jeremy Poppleton	Assistant Fire Chief
	Kristina Rasmussen	City Recorder
	Chief Reyes	Police Chief
	Chief Thueson	Fire Chief
EXCUSED:	Ryan Smith	Councilmember

Mayor Bott called the meeting to order at 6:00 p.m. The invocation was offered by Councilmember Hipp. The Pledge of Allegiance followed.

CONSENT AGENDA

Mayor Bott introduced two consent items:

1. Approval of the September 4, 2025, City Council Meeting Minutes.
2. Request to write off utility accounts totaling \$3,321.23, due to bankruptcy or being sent to collections.

Councilmember Hipp made a motion to approve the consent item as presented. Councilmember Jensen seconded the motion. The vote was unanimous in favor.

EMPLOYEE RECOGNITION

Mayor Bott recognized new hire Emily Bailey as a substitute crossing guard in the Police Department and Caleb Bradley as a new IT Technician

PUBLIC COMMENTS

There were no public comment.

COUNCILMEMBER COMMENTS

Councilmember Hipp – Shared a brief story from attending a film at the Capitol Theatre. A visiting couple from Colorado remarked on how *quaint and beautiful* Main Street is and how much they enjoyed seeing the historic theatre—an outside validation of Brigham City’s charm and tree-lined streets.

Mayor Bott – Reported on the 9/11 Day of Service projects across the city, highlighting one Latter-day Saint stake’s cleanup at four homes. Approximately 350 volunteers participated, filling seven city dumpsters (emptied and with requests for additional units). The Mayor plans to follow up for exact volunteer hours and counts. He thanked community members and noted City employee participation within the stake boundaries. The Mayor also mentioned new trees planted at Watkins Park (observed about 13 on the south side) to restore shade removed for a recent road project.

ACTION ITEMS

Consideration of Resolution authorizing Brigham City to enter into a participation agreement with Utah Inland Port Authority and Nucor Towers and Structures

City Attorney Nicole Cottle (remote) provided background on the participation agreement within the Utah Inland Port Authority (UIPA) project area. She explained that UIPA’s property tax differential tools help finance significant upfront infrastructure needs—especially power infrastructure—tied to the Nucor Towers & Structures project. The City previously bonded for infrastructure including the Watery Lane electrical substation; tax differential funds routed through UIPA to Brigham City will be used for debt service on the substation. The agreement further provides that if tax differential receipts are insufficient in a given year, Nucor will make up the shortfall so that the City’s debt service is fully covered. Cottle emphasized the long-term structure of this backstop and noted the power investment also benefits future City needs beyond the Nucor load.

City Administrator, Derek Oyler, Clarifications:

- Identified a typo in the exhibits (completion date listed as “20227” should be 2027); staff will correct it.
- Requested administrative authority to update exhibit cost figures as actual bids arrive, since many substation component bids are only valid for ~30 days; site and ground work are already underway.
- Explained bond composition: the utility bond included multiple projects; Nucor is responsible for ~66% of the substation cost (with ~33% reserved by the City for future area expansion). Tax differential flows address the City’s substation share; other bond projects follow their own funding.

Council Discussion:

- Confirmed mechanics of the annual accounting and Nucor shortfall coverage.
- Confirmed the exhibit-update authority for the City Administrator as actual costs finalize.
- Agreed to correct the completion date typo.

Motion:

Councilmember Troxell moved to approve the resolution authorizing Brigham City to enter into a participation agreement with Utah Inland Port Authority and Nucor Towers and Structures. Seconded by Councilmember Jeffries.

Councilmember Jeffries – Aye; Councilmember Troxell – Aye; Councilmember Jensen – Aye;
Councilmember Hipp – Aye

Consideration of Resolution authorizing a fee for the recovery of costs for fire and ambulance services

The Mayor invited Finance Director Tom Kotter and Fire leadership to present on the proposed resolution related to recovery of fire and ambulance service costs. At the outset, staff recommended

that the Council table the item, explaining that additional outreach to neighboring municipalities and further due diligence were still needed before action should be taken.

Mr. Kotter began by describing the growing service demand placed on Brigham City. He noted that call volumes are increasing across a large geographic area—including Brigham City itself, surrounding municipalities, and unincorporated parts of the County—while the costs of equipment and personnel continue to rise. As an example, he referenced the City's recent repair of an ambulance that cost over \$400,000.

Kotter reviewed the most recent fiscal-year data: Brigham City's Fire and EMS responded to 2,706 incidents, with about 74% occurring inside the City. Based on budget figures, he explained, Brigham City currently subsidizes Fire/EMS operations at roughly \$3.2 million annually. Assigning 74% of that cost to City residents leaves approximately \$800,000 attributable to outside users. When facility costs—estimated at another \$600,000—are factored in, the effective cost of providing services beyond City boundaries reaches about \$1.4 million. The intent, Kotter stressed, is not to withdraw services, but to ensure a fair and transparent system so Brigham City residents are not disproportionately subsidizing regional needs.

Staff then outlined the proposed methodology for allocating costs. Drawing on the Box Elder County consolidation feasibility study, the approach would blend three factors—call volume, population, and taxable value—to determine each jurisdiction's share. The City's preference is to negotiate interlocal agreements with partner cities. If such agreements cannot be reached, staff may return with a proposal for an availability charge to reflect the real cost of maintaining 24/7 readiness.

At this point, Fire leadership joined the discussion. They explained the distinction between automatic aid and mutual aid. Automatic aid, they said, is triggered immediately by dispatch and sends multiple departments at once, while mutual aid requires a request and can be declined if resources are unavailable. Brigham City is working to update its outdated agreements so they better reflect current practices. The City's goal is to maintain true mutual aid while also establishing reciprocal availability charges, especially with Willard and Corinne, so that when one agency assists the other, each can bill appropriately.

Turning to EMS coverage, staff reminded the Council that Brigham City holds a state-licensed ground transport area far larger than its own city limits—stretching westward to Promontory Point. Under HB 215, governmental entities are now explicitly responsible for EMS service. Brigham City's current EMS contract runs for two more years from this past August. During that time, the City will continue to serve the entire licensed area while negotiating for partner jurisdictions to contribute their proportionate share. If agreements cannot be reached by the end of the contract term, state law requires that the service be opened to RFP.

Billing practices were also addressed. Staff explained that HB 301 sets maximum rates for EMS services across Utah, creating a level playing field between public and private providers. The legislation recently rolled supply charges into the base rate, though this change has created new challenges and will likely be revisited in the legislature. Regardless, they noted, insurance reimbursements seldom equal the billed amount, which is another reason Brigham City faces structural shortfalls.

Fire leadership addressed questions about privatization, acknowledging that private ambulance providers exist but warning that outsourcing EMS across such a large rural geography could reduce local control over response times and service quality. Brigham City's current response time averages five to six minutes in its core area, a standard staff called nationally competitive, and maintaining that readiness requires significant ongoing investment in facilities, training, staffing, and equipment.

During Council discussion, members raised several points:

- How equity would be maintained among jurisdictions,
- The scope of facility costs and the historical general obligation bond that funded the fire station,
- The role of the County in broader planning,
- How interfacility hospital transfers are counted (staff confirmed those originating inside Brigham City are included in the City's own EMS volume), and
- The importance of preserving mutual aid agreements while modernizing outdated language.

In closing, staff reiterated their request that the Council table the resolution so they could continue outreach with partner jurisdictions and bring the matter back after further coordination.

Motion:

Councilmember Jensen made a motion to table the resolution to a later date. Seconded by Councilmember Hipp.

Councilmember Jeffries – Aye; Councilmember Troxell – Aye; Councilmember Jensen – Aye;
Councilmember Hipp – Aye;

At 6:55 PM a motion was made to by Councilmember Jensen to move into a closed session to discuss pursuant to one or more of the provisions of the Utah Open and Public Meetings Act 52-4-205(1). The motion was seconded by Councilmember Jeffries and carried out unanimously.

Councilmember Jeffries – Aye; Councilmember Troxell – Aye; Councilmember Smith – Aye;
Councilmember Jensen – Aye; Councilmember Hipp – Aye

At 9:06 PM the meeting returned to open session. Councilmember Jensen made a motion to adjourn. The motion was seconded by Councilmember Hipp and carried out unanimously.

Councilmember Jeffries – Aye; Councilmember Troxell – Aye; Councilmember Smith – Aye;
Councilmember Jensen – Aye; Councilmember Hipp – 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 18, 2025 City Council Meeting.

Dated this 6th of October, 2025.

Kristina Rasmussen

Kristina Rasmussen, City Recorder

** These meeting minutes were generated with the assistance of artificial intelligence and have been reviewed, edited and approved by Brigham City Staff.

**CLOSED SESSION
OF THE BRIGHAM CITY COUNCIL
September 18, 2025
6:55 P.M.**

PRESENT:	D.J. Bott Dave Hipp Matthew Jensen Dave Jeffries Robin Troxell	Mayor Councilmember Councilmember Councilmember Councilmember
ALSO PRESENT:	Kristina Rasmussen Nicole Cottle Tom Kotter Derek Oyler Jeremy Poppleton Chad Reyes Brandon Thueson	City Recorder City Attorney – <i>via Zoom</i> Finance Director City Administrator Assistant Fire Chief Police Chief Fire Chief
EXCUSED:	Ryan Smith	Councilmember

I, D.J. Bott, Mayor of Brigham City, do hereby affirm that one of the purposes for closing the meeting and adjourning to a Closed Session on Thursday, September 18, 2025, was to discuss the character, professional competence, or physical or mental health of an individual. Therefore, no recording of this portion of the closed session meeting was performed.

This statement is signed in accordance with Utah Code, Section 52-4-206(6)(a) of the Open and Public Meetings Law.

The closed session was recorded for remaining items and adjourned to an open meeting at 9:06 p.m.


D.J. Bott, Mayor

ATTEST:


Kristina Rasmussen, City Recorder

