

**SPECIAL MEETING OF THE
BRIGHAM CITY COUNCIL
JANUARY 22, 2015
6:00 PM**

PRESENT:	Tyler Vincent	Mayor
	Alden Farr	Councilmember
	Ruth Jensen	Councilmember
	Tom Peterson	Councilmember
	Mark Thompson	Councilmember
ALSO PRESENT:	Joseph Bach	Fire Chief
	Dave Burnett	Public Power Director
	Mary Kate Christensen	City Recorder
	Jared Johnson	Building Official
	Paul Larsen	Economic Development Director
	Derek Oyler	EMS Director
	Jason Roberts	Finance Director
	Bob Tuck	Building Maintenance Supervisor
EXCUSED:	DJ Bott	Councilmember

Mayor Vincent called the meeting to order. The Reverence Period was given by Mayor Vincent. The Pledge of Allegiance was recited.

Approval of Minutes: A motion to approve the minutes of the January 8, 2015 Council Retreat was made by Councilmember Jensen seconded by Councilmember Farr and unanimously approved as distributed.

CONSENT

Request Approval of Claims Review Committee

It was recommended Councilmember Jensen and Councilmember Farr review claims January through June and Councilmember Jensen and Councilmember Thompson review claims July through December.

Councilmember Jensen suggested scheduling someone for each month, or quarterly. It was decided to keep the schedule as presented and look at it in the future so it is easier for the councilmembers.

MOTION: Councilmember Peterson made a motion to approve the Claim Review Committee as presented, seconded by Councilmember Jensen and unanimously carried.

NEW BUSINESS

Discussion on Standards for Use of Facilities

Mr. Johnson came forward and explained that there are currently no standard policies or fees for City facilities. This is an attempt to get it all in one place and standardized.

One recommendation is that all reservations must conclude by 5:00 p.m. Councilmember Jensen asked about the Relay for Life and other activities that go beyond that. Mr. Johnson explained that they would have to get permission from the Council.

Discussion on Setting Fees for Facilities by Other Governmental Agencies, Non-Profit Organizations, Service Organizations and Citizens

Councilmember Peterson asked for clarification on the charge for other governmental entities. Mr. Johnson explained that if the entity is providing training for the City, there will be no charge. But if the entity is using the facility for another purpose, they will be charged. Mayor Vincent felt that the County is a separate issue because the City and County trade back and forth on various things. Mr. Leonard suggested an interlocal agreement for services and fees.

Mr. Johnson recommended that no more fee waivers be given. It has come to the point that no one is paying anything to use the City's buildings. This does not cover the cost of maintenance of these buildings. He also recommended citizens receive a discount over non-residents.

Councilmember Jensen suggested a cleaning deposit be imposed for reservation of boweries that will be returned if they leave the bowery clean.

Mayor Vincent also suggested a penalty if they cancel a reservation within a certain time frame.

The Council requested staff prepare an ordinance stating that the City will not waive fees.

Mr. Johnson will bring this back to the Council at a future Council meeting with a resolution for Council approval.

UNFINISHED BUSINESS

Continue Discussion on Goals and Needs of the City

Councilmember Peterson said he recently attended a meeting with Governor Herbert and Mitt Romney. The heart of the meeting was that if communities can build their economic base everything else will eventually come to fruition. He left that meeting feeling that the City should focus on the development of 1100 West intersection and 1200 West. This would open up a lot of development and eventually the recreation center and the sports complex would be a possibility.

Mayor Vincent agreed, but expressed concern with focusing only on 1100 South which could turn into a little Riverdale and it will affect Main Street. Councilmember Peterson said there are two different kinds of businesses for these locations. Major retail should be on 1100 South; office businesses will locate downtown. Mayor Vincent did not want to push businesses on 1100 South too quickly. He expressed concern with North Main dying. Councilmember Peterson disagreed, stating that auto body shops will not be located on 1100 South. If a person needs a title company, they will go to the title company; they will not look on 1100 South. Mayor Vincent said he was referring to people that drive through on Main Street. He has had people talking to him about opening a business and they will not look at North Main because it does not look good. He did not want to focus on 1100 South because he felt it will develop on its own.

Mr. Larsen said he gets calls from developers interested in the 1100 South area. The key to this development is going to be the 1100 West intersection. Another issue with that area is the water table. He said there will most likely be some kind of housing element with the development.

Mr. Larsen continued that Main Street has a lot of potential. The State has chosen Box Elder County as one of four pilot counties for a project they call Rural Tourism. They are trying to come up ways to promote tourism in rural counties.

Mr. Larsen felt that each area has certain potential. The 1100 South area and South Main has a specific potential. The Central part of downtown has different potential; 700 South 200 South and 100 North to 900 North all have different potential. The old golf course property has potential for some kind of convenience/gas station.

Mr. Pugsley stated that the 1100 West construction is projected for 2016. They hope to get a lot of the utilities installed in this current budget and do roadway improvements in the 2016-17 budget.

There was discussion on the potential for a railway crossing for 1200 West. Mr. Leonard said the right-of-way needs to be secured and find any funds available to get the corridor set up, and then look at how to approach the railroad crossing. If the City owns the right-of-way, the chances are greater that the developer will put the improvements in on his property, and then the City can extend from there. He added that the sanitary sewer is already in that area and the waterline is looped through the sports complex. This makes it more attractive for developers.

Front Runner

Councilmember Farr asked if 1100 South would be a better place for Front Runner parking compared to 200 South. Mr. Larsen felt that 200 South is a better location because it is central to the population and the amount of commuter traffic. Autoliv is the County's largest employer and they are within walking distance of the 200 South parking lot. The bulk of riders are commuters. He added that the infrastructure is already installed at the 200 South site. He added that it is possible to locate it at 1100 South as part of the development.

Councilmember Peterson said he would like to see it at 1100 South.

Councilmember Farr felt that riders from Cache Valley will come to 1100 South as well as people getting off the freeway. He felt more people will use the Front Runner to go south compared to commuters coming into Brigham City.

Golf Course Driving Range

Mr. Leonard reported on a meeting with the property owner. He is going to check with the family members, but Mr. Leonard felt that there was interest.

Fire District

The Council asked Mr. Leonard and staff to look into the creation of a fire district. It would have to be a ballot initiative because it would be a separate tax.

Facilities

Councilmember Thompson said he talked to an employee of the School District and he said he did not see any need for the School District to take use of the Bunderson Building. Councilmember Farr said he heard the same thing. Councilmember Peterson suggested talking to Jim Christensen.

Councilmember Thompson said there is still a concern with the Bunderson Building because it is aging, but maybe not as urgent as previously discussed.

Mr. Johnson will continue working on this.

Power Generation

Councilmember Thompson said the previous discussion was whether to purchase gas generated power or whether having control was the best option. Mr. Burnett said it is all market driven. It would provide an alternate energy source if a main grid went down.

Councilmember Peterson suggested this be done in phases, maybe over five years. Staff will come up with a timeline for a 6.6 megawatt plant, but purchase enough property to build more if needed in the future.

Conclusion

The Council felt that economic development should be the key focus of the City, by either development of the 1100 South 1100 West intersection or building an industrial park. Councilmember Peterson added looking at a ballot initiative for a bond for the sports complex. Councilmember Jensen added the North Main rehabilitation.

Mr. Leonard said the City is waiting for federal money and the environmental clearance before moving forward with the 1100 West intersection. The Wasatch Front Regional Council told City staff that this would not be done until 2016. However, they have projects that come up that the municipality is not ready for when their project comes up, so they go to the next project on the list, so Brigham City is trying to get everything in line to be prepared for 2016. That is why staff wants to work on utilities now. They will put this in their budget.

Staff will also apply for a preservation grant from the County.

Councilmember Peterson thought the main thoroughfare should be on 1400 West because the big box stores will want freeway exposure.

Mr. Larsen said one of the advantages of 1100 West is that it continues an existing alignment of 1200 West which continues to SR-13. He felt that the big box stores will want proximity to 1100 South and I-15.

Councilmember Peterson said he was anxious to get this done because of the future development west of 1200 West. If that is not possible because of the wetlands, he recommended relooking at 1000 South. If the development is going to be on 1100 South, he felt the intersection should be moved further north to allow bigger development close to the intersection. It is currently planned only 430' which would not allow a big business to come to 1100 South. Mr. Johnson said that is the area where they received the most resistance from property owners.

Councilmember Farr stated that there are a lot of big box stores in Bountiful where the back of their store faces the freeway. He added that it's not possible to have a store next to 1100 South without facing north.

Industrial Park

Councilmember Farr said if things on 1100 South are moving along as hoped and staff is getting things ready for the 2016 construction, he suggested working toward building an industrial park in the north part of town.

Mr. Larsen said an investor has made two offers on some property. The City would need to establish an economic development project area and do a participation agreement with the developer so as projects are built, they will be reimbursed through tax increment. The other option is to have the City do the infrastructure with a bond and use the tax increment to pay the bond.

4th of July Booths

Councilmember Peterson suggested concession booths be allowed at the park during the 4th of July celebration. This would provide a place for participants to find food and drink and also provide revenue for the City.

The Council agreed this would be a good idea and directed staff to look into it.

The meeting adjourned at 8:55 PM.