

**WORK SESSION OF THE
BRIGHAM CITY COUNCIL
May 21, 2026
5:00 p.m.**

PRESENT:	DJ Bott	Mayor
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
 EXCUSED:	 Dave Hipp	 Councilmember
 ALSO PRESENT:	 Chris Howard	 Police Commander
	Tom Kotter	Community and Economic Development Director
	Derek Oyler	City Administrator
	Tyler Pugsley	Power Director
	Jeff Schmitt	Finance Director
	Brandon Thueson	Fire Chief
	Mike Waite	Public Works Director

The Property tax Impact Schedule was noticed on the work session agenda and is included at the end of these minutes

Mayor DJ Bott called the work session to order at 5:00 p.m. Mayor Bott stated the purpose of the work session was to discuss the City's water system and potential water rate adjustments. City Engineer Brett Jones was invited to present information regarding the current condition of the water system, infrastructure needs, and funding considerations.

City Engineer Brett Jones reviewed the City's water supply sources and noted that the Mantua spring sources produce approximately 9.4 million gallons per day, Mantua wells produce roughly 2 million gallons per day, and in-town wells produce an additional 8.7 million gallons per day, for a total average production of approximately 20 million gallons daily. He stated that winter demand averages approximately 8.4 million gallons per day while summer demand can reach approximately 17 million gallons per day.

Mr. Jones reviewed several recent challenges affecting the water system. He noted the City had successfully obtained a substantial grant to offset costs associated with replacement of the penstock lines in the canyon, which he described as one of the City's most significant infrastructure assets. He then discussed a recent UDOT wetland mitigation site failure in Mantua Canyon caused by a broken corrugated metal drain pipe installed during highway widening projects in the 1990s. Mr. Jones explained the failure created flooding conditions that damaged Mantua's sewer main and threatened the City's penstock lines supplying water to Brigham City. Although UDOT covered a portion of the repairs, the event still resulted in substantial costs to the City.

Mr. Jones also referenced a recent period of unusually high temperatures and increased irrigation demand that temporarily created concerns regarding available water capacity while the Mantua supply was offline during a cutover process. He explained that during that period the City relied

solely on in-town well production and staff carefully managed the situation to maintain adequate water supply. He also reviewed improvements completed jointly with UDOT, including installation of a new drainage line into Box Elder Creek.

Discussion then shifted to aging infrastructure and long-term maintenance needs. Mr. Jones stated that while the overall water system remains in relatively good condition, the City still has over 40,000 linear feet of outdated four-inch water mains. He explained that these smaller mains reduce peak demand capacity and fire flow capabilities, break more frequently, increase maintenance costs, and create occasional service disruptions and water quality concerns due to older pipe materials.

Mr. Jones explained that water rates primarily fund three major categories:

- Operations and maintenance.
- System replacement.
- Capital improvement projects.

He emphasized that the discussion focused on maintaining the existing system rather than funding future growth, noting that impact fees are intended to fund growth-related infrastructure.

Mr. Jones reviewed operational costs, which include personnel, equipment, vehicles, pumps, and maintenance expenses, estimating annual operational costs at approximately \$2.9 million. He then reviewed replacement needs for water mains, valves, hydrants, meters, reservoirs, tanks, chlorination systems, and telemetry equipment. He noted that many components have lengthy replacement cycles, though some technology systems require more frequent updates.

Councilmember Jensen asked whether infrastructure replacements occur on a schedule or only when failures occur. Mr. Jones responded that the City uses a combination of both approaches depending on available funding and the specific asset. Mayor Bott commented that budget limitations often require cities to defer replacements until emergency conditions arise.

Additional discussion included the maintenance of PRV stations, replacement timelines for automatic water meters, maintenance of reservoirs and tanks, and cost savings resulting from the elimination of fluoridation requirements, which Mr. Jones estimated at approximately \$200,000 annually.

Mr. Jones then reviewed capital project needs and explained that the City has identified approximately \$14 million in water-related capital projects, with approximately \$5.6 million expected to be funded through development and approximately \$8.3 million funded by the City. He noted that annual funding needs for these projects exceed \$1 million per year and highlighted that several significant projects have already been completed in recent years.

Mr. Jones reviewed the City's current water rate structure. He explained that the current residential base fee is \$23 per month and includes up to 7,000 gallons of water usage. Additional tiered overage rates are charged above that amount. Mr. Jones stated staff recommendations included increasing overage rates by approximately \$0.50 per thousand gallons.

Mayor Bott emphasized that residents already receive 7,000 gallons of water within the existing base fee and noted that many households use only 2,000 to 3,000 gallons monthly for indoor

consumption. Mr. Jones also reviewed comparative rates from surrounding communities and noted that Brigham City's rates remain relatively low when compared to similar systems in surrounding areas.

Mr. Jones reviewed revenue projections associated with the current rate structure and explained that while current revenues adequately cover operations and maintenance costs, they fall substantially short in funding long-term system replacement and capital projects. He estimated the City is currently approximately \$6 million short annually for replacement funding and an additional \$1.1 million short for capital project needs. He stated that fully funding all identified needs would require residential rates approaching approximately \$78 to \$80 per month, though he acknowledged that such increases would be difficult for residents to absorb.

Extensive Council discussion followed regarding potential alternatives to the current rate structure, including adjustments to the base fee, usage tiers, and the amount of water included within the base allocation. Mayor Bott and Tyler Pugsley discussed the importance of maintaining stable base fee revenue, particularly during drought conditions when residents may reduce water consumption. Mr. Jones noted that infrastructure continues aging regardless of consumption levels and explained that portions of the system can deteriorate faster when water sits stagnant within the system.

Councilmembers asked questions regarding whether shifting more costs toward usage-based charges would create a more understandable billing structure for residents. Staff explained that reducing the base fee would require significantly higher usage charges to maintain necessary revenue levels, particularly because approximately 59% of customers remain within the current base allocation throughout the year.

Additional discussion addressed future growth and whether anticipated development was included in the projections. Mr. Jones and staff explained that the analysis intentionally focused on the current system and current infrastructure needs, noting that impact fees are intended to fund growth-related improvements. Councilmembers also discussed deferred infrastructure replacement, shared utility fund operations, and public perception regarding utility rate increases.

At the conclusion of discussion, Councilmembers indicated they would continue reviewing the information and potentially revisit the discussion later in the evening work session.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the May 21, 2026 City Council Work Session

Dated this 5th^h of June, 2026.

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.