

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
September 17, 2026
6:00 p.m.**

PRESENT:	D.J. Bott	Mayor
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Nicole Cottle	City Attorney
	Kevin Garlick	Interim Power Director
	Chris Horsley	Recreation Director
	Tom Kotter	Community and Economic Development Director
	Derek Oyler	City Administrator
	Kristina Rasmussen	City Recorder
	Chad Reyes	Police Chief
EXCUSED:	Dave Hipp	Councilmember

At 6:00 PM Mayor Bott called the meeting to order. The prayer was given by Cody Rasmussen of the 20th Ward and the pledge of allegiance followed.

CONSENT ITEMS

Mayor Bott presented the Consent Agenda, consisting of three items:

1. Approval of the September 3, City Council Meeting Minutes
2. Write off utility accounts due to being sent to collections
3. Write off library accounts due to being sent to collections

MOTION: Councilmember Jeffries made a motion to approve the consent item. Councilmember Troxell seconded the motion. Motion passed unanimously.

PUBLIC HEARING

Consideration of Resolution approving an amendment to the FY 2026-27 Budget to reflect an increase in expenditures in the Capital Projects Fund

City Administrator Derek Oyler introduced the proposed amendment to the FY 2026–27 Budget related to planning and design work for a potential City-owned indoor recreation facility. He noted that the Council had discussed the need for indoor recreation space during several previous public meetings and asked Recreation Director Chris Horsley to provide an update on information gathered since the previous discussion.

Mr. Horsley reported that staff had continued evaluating the City's need for reliable indoor recreation space and had met with community partners, including Box Elder High School and the Boys and Girls Club. He explained that Box Elder High School had added five sports during the past five years. Because several of those sports include varsity and sub-varsity teams, the actual impact on available gym space was considerably greater than the number of new sports alone would suggest. The High School's partnership with the Junior Jazz Bantam League had also increased demand for its facilities.

Mr. Horsley said the information helped explain the reduction in gym hours available to City recreation programs. Staff had also continued receiving inquiries from residents interested in programs the City had previously offered, including adult men's basketball. He summarized the primary challenges facing City recreation programs as:

- **Accessibility** – available gym space continues to be limited.
- **Reliability and consistency** – the City cannot guarantee regular programming when relying on facilities owned by other organizations.
- **Sustainability and growth** – community partners have their own growing programs and facility needs, limiting the City's ability to expand recreation opportunities.

Mr. Horsley explained that staff continued working with community partners rather than relying solely on a new facility. Box Elder High School was considering whether it could provide the City with one consistent night each week, although the specific gym might change. The Boys and Girls Club was unable to accommodate the City's request for three nights per week but indicated that two nights could be made available. While those partnerships were helpful, Mr. Horsley stated that they did not fully resolve the City's long-term issues with access and consistency.

Recreation staff also visited several recreation facilities along the Wasatch Front to determine whether there were amenities or design options that had not previously been considered. Mr. Horsley said staff found that the Farmington City gymnasium, a three-court City-owned facility rather than a full recreation center, provided a useful model for Brigham City's needs.

Based on that review, staff revised the concept previously presented to the Council. The revised proposal would be constructed as an addition to the existing Recreation offices at Pioneer Park and would include:

- Approximately 26,500 square feet;
- Three multi-use courts;
- Retractable bleachers; and
- A ground-level perimeter area that could be used for indoor walking when the bleachers were retracted, with approximately ten laps equaling one mile.

Mr. Horsley reported that VCBO Architecture, which designed the Farmington facility and other recreation facilities along the Wasatch Front, estimated that a facility of this general size and type could cost approximately \$10–12 million.

City Administrator Oyler then reviewed the purpose of the proposed budget amendment. He reminded the Council that during its previous discussion, staff had been directed to further develop the concepts and return with bids. As staff began preparing to do so, they determined that conceptual engineering plans would not provide enough detail to obtain dependable construction bids. A complete architectural and engineering plan set would establish details such as flooring, finishes, electrical locations, and other construction specifications, allowing contractors to provide more accurate bids and reducing the potential for significant change orders.

Mr. Oyler explained that the proposed amendment would provide approximately \$500,000 for architectural and engineering services. The amount was an estimate based on the anticipated construction cost because professional design fees for projects of this type are generally calculated as a percentage of construction costs. He noted that if the ultimate project cost were lower, the design cost would also likely be lower, while a higher construction cost could result in a higher design cost.

Mr. Oyler also addressed questions he had received from Councilmembers regarding procurement and project timing. He explained that professional services are treated differently under the City's procurement policy and State procurement requirements and are not necessarily selected based solely on price. Staff could conduct an RFP process if directed by the Council; however, determining a firm design price was difficult before the project's construction cost was known.

Regarding the anticipated timeline, Mr. Oyler estimated:

- Approximately four to six months to complete architectural and engineering work;
- Additional time to advertise and receive construction bids; and
- A future Council decision regarding whether to construct the facility likely occurring during the FY 2027–28 budget process, with construction potentially beginning the following summer if the project were ultimately approved.

Mr. Oyler emphasized that approval of the budget amendment would not authorize construction of the recreation facility. The purpose was to obtain complete plans and reliable construction bids so the Council could later consider the project's actual cost before deciding whether to proceed.

A Councilmember asked whether the proposed budget amendment would affect any other capital projects already approved in the FY 2026–27 Budget. Mr. Oyler responded that it would not. He clarified that the recreation facility itself was not currently budgeted and that the proposed design funding would come from appropriated fund balance previously identified as available for this potential project.

MOTION: Councilmember Troxell made a motion to open the public hearing regarding the proposed FY 2026–27 Budget amendment to increase expenditures in the Capital Projects Fund. Councilmember Jensen seconded the motion. The motion passed unanimously.

Sheila Hassett asked whether the proposed gymnasium had already been approved and was advised that the current consideration was for planning and design work, not construction. Ms. Hassett opposed the gymnasium concept and encouraged the City to instead consider a broader community center serving residents of all ages. She referenced the previous recreation center proposal and the limited space available at the existing Community/Senior Center, stating that a more comprehensive facility could serve both students and the general public.

Marcy Andrews questioned whether sufficient information had been provided to justify a potential \$10–12 million facility and approximately \$500,000 in design costs. She requested more specific data regarding anticipated facility usage, the six recreation programs reportedly discontinued due to lack of space, the number of community requests for additional recreation space, and the impact of newly added Box Elder High School sports on gym availability. Ms. Andrews referenced the previous recreation center proposal rejected by voters and stated that additional information should be provided before significant City funds were committed.

Malone Molgard opposed the proposed gymnasium, stating that he viewed it as a community "want" rather than an essential City "need." He emphasized that the financial impact would extend beyond the estimated \$10–12 million construction cost to include staffing, maintenance, equipment, and ongoing operations. Referencing Farmington City's recreation expenses, he expressed concern that the facility could require continued subsidies from City revenues and potentially result in additional costs to taxpayers.

Brett Reeder stated that although he enjoys sports and would like additional gym space, he did not believe the current economic climate was the appropriate time for such a significant City investment. He questioned whether enough residents would use the facility to justify the cost and expressed concern about placing that expense on taxpayers who may already be struggling financially. Mr. Reeder encouraged the City to seek private donations, business support, and other funding partnerships while also considering the facility's long-term operating and maintenance costs.

Donovan Malone expressed concern that information previously requested regarding the project had not been readily available and questioned prioritizing a gymnasium when the City had identified substantial infrastructure needs. While supportive of additional gym space, he opposed relying solely on taxpayer funding and encouraged partnerships with the School District, community organizations, and private or corporate contributors. He also suggested considering existing facilities or locating a future gymnasium near the natatorium and expressed concern about spending approximately \$500,000 on design work before further exploring those alternatives.

Julianne Larson acknowledged that a gymnasium could benefit some residents but questioned spending approximately \$500,000 on design services without knowing how construction and ongoing costs would ultimately be funded. She expressed concern about the impact on residents already experiencing increased utility costs and questioned whether available resources should instead support infrastructure needs such as water and road improvements. Ms. Larson also encouraged greater public involvement and clarity regarding funding before the project moved forward.

Glen Wright stated that he was not opposed to additional gym space but questioned whether sufficient programming and demand had been demonstrated to justify the proposed facility. He raised concerns about the Recreation Department's current programming and operations and questioned whether Box Elder High School, Junior Jazz, or other organizations contributing to the demand for gym space would participate financially. Mr. Wright encouraged the City to more fully evaluate existing and future recreation needs before making a significant investment.

Wendy Kano encouraged the City to evaluate all existing gymnasium space in Brigham City and surrounding communities before constructing a new facility. She referenced courts at local schools, the Boys and Girls Club, and other community facilities and suggested pursuing additional partnerships. Ms. Kano stated that recreation programs could potentially operate at multiple locations rather than requiring one centralized facility.

Anna Marie Hall stated that her family actively participates in and coaches City recreation programs and clarified that she was neither for nor against the proposed gymnasium. She encouraged the City to pursue a collaborative approach involving grants, private and charitable contributions, service organizations, Box Elder County, the School District, and surrounding communities. Referencing successful partnerships she had experienced locally and the Weber County Ice Sheet as a regional example, Ms. Hall stated that sharing the cost and responsibility could increase community support and reduce the financial burden on Brigham City residents.

Layne Christensen, in written comments, expressed support for additional City-owned gym space and encouraged development of a broader fitness facility that could include basketball and volleyball courts, weightlifting space, and rooms for instructional classes. He stated that he would like to see a facility of this type available in Brigham City and Box Elder County.

MOTION: Councilmember Troxell made a motion to close the public hearing regarding the proposed FY 2026–27 Budget amendment to increase expenditures in the Capital Projects Fund. Councilmember Jeffries seconded the motion. The motion passed unanimously.

Following the public comments, the Council discussed the proposed \$500,000 budget amendment and several of the concerns raised during the hearing. Councilmembers acknowledged that the estimated design cost was significant and discussed whether it could be reduced. Staff explained that approximately 80% of the architectural fee would be associated with preparing the detailed plans and bid package necessary to obtain reliable construction bids, with the remaining portion generally associated with construction oversight. City Administrator Derek Oyler emphasized that completing detailed plans upfront would help establish a more accurate project cost and reduce the risk of substantial change orders later.

Councilmembers also discussed the broader need for indoor recreation space, noting that the proposed facility could accommodate more than basketball, including walking and other recreation programs. Discussion included past adult volleyball and basketball programs, limited practice time for youth programs, increasing demand on existing facilities, and the value of providing affordable recreation opportunities for families.

The Council and staff addressed several additional issues raised during public comment:

- **Funding:** Mr. Oyler clarified that the funds identified for the project were unrestricted General Fund monies. Although the Council could transfer General Fund money to a utility fund, he explained that utility infrastructure is typically funded through the respective utility funds.
- **Partnerships and donations:** Staff stated that discussions with private businesses and potential contributors were already occurring but that details were not yet appropriate for public release. Staff also noted that potential donors had requested more specific information regarding the size and cost of the proposed facility before determining possible contributions.
- **Existing facilities:** The Mayor and staff discussed previous efforts to identify other available gym space, including schools, surrounding communities, and religious facilities. They stated that availability had become increasingly limited and that the City expected to continue using school and Boys and Girls Club facilities even if a City gymnasium were eventually constructed.
- **Public information:** Councilmembers discussed providing additional opportunities for residents to ask questions, including possible work sessions or a town hall-style meeting, and creating a centralized location on the City's website with project information and answers to frequently asked questions.

Councilmember Jeffries stated that he supported the need for additional gym space but could not support the proposed amendment at that time because the \$500,000 expenditure had not been included in the recently adopted budget. He indicated that he would prefer the expense be considered through a future budget process and also supported exploring partnerships with other organizations.

Councilmember Smith expressed concern about making an immediate decision following the questions raised during the public hearing. He suggested that the Council could table the item and hold additional work sessions to provide more information and allow for further public discussion before deciding whether to fund the design work.

Councilmember Troxell discussed the history of City recreation programs and the difficulty of providing programs as access to facilities has declined. She supported continuing to explore the facility and emphasized the community value of recreation, parks, senior services, the library, and other public

amenities. She also supported pursuing grants, private contributions, and partnerships so the project would not fall entirely on taxpayers.

The Mayor noted that the City had discussed the issue during several previous public meetings and had pursued conversations with surrounding communities, schools, and other potential partners. He also emphasized the importance of maintaining a respectful environment where residents with differing views felt comfortable participating. Staff reported that public feedback received through the City's online contact form during the week had included both perspectives, with most of those submissions supporting moving forward with the planning process.

Mr. Oyler reiterated that the purpose of obtaining architectural plans was to establish an accurate construction cost for consideration during the next budget process. He stated that if the Council intended to continue evaluating the project, detailed plans were necessary before the City could solicit meaningful construction bids.

Motion: Councilmember Smith moved to table the item for approximately 60 days, until mid-November, to allow for additional discussion and work sessions with the public before considering the proposed budget amendment. The motion failed for lack of a second.

Motion: Following additional discussion regarding whether the design cost could be reduced, Councilmember Jeffries moved to deny the resolution amending the FY 2026–27 Budget to increase expenditures in the Capital Projects Fund. Councilmember Smith seconded the motion.

Roll Call: Councilmember Jeffries – aye; Councilmember Troxell – nay; Councilmember Smith – aye; Councilmember Jensen – nay; Mayor Bott – nay

The proposed budget amendment was denied.

Motion: Councilmember Jensen moved to table the proposed FY 2026–27 Budget amendment for 60 days and hold at least two work sessions to allow for additional discussion and public feedback. The work sessions would provide an opportunity to review the need for the proposed gymnasium, answer questions raised by residents, discuss potential partnerships and funding options, and provide more accessible information regarding the project and the proposed design process. Councilmember Smith seconded the motion.

Roll Call: Councilmember Jeffries – nay; Councilmember Troxell – aye; Councilmember Smith – aye; Councilmember Jensen – aye

PUBLIC COMMENT

Brett Reeder thanked the Mayor and Councilmembers for the time and consideration involved in making difficult decisions. Regarding the proposed gymnasium, he acknowledged that there is a lack of available gym space and stated that he regularly receives requests from individuals wanting to use his gym.

Mr. Reeder encouraged the City to consider the types of activities the facility is intended to accommodate when selecting flooring, noting that a traditional wood gym floor may not be suitable for sports such as lacrosse, soccer, and softball that also need indoor winter practice space. He also encouraged coordination with the School District to avoid duplicating future facilities and to ensure that

any City and School District projects complement one another and address the community's different recreation needs.

Marcy Andrews reiterated her opposition to the proposed expenditure, stating that she felt the process was being rushed and that a gymnasium was a desire rather than an essential City need. She questioned spending approximately \$500,000 on design work, particularly given the Council's recent budget discussions regarding funding for a City Attorney, and encouraged the Council not to approve the expenditure.

Anna Marie Hall raised concerns about gaps in sidewalks and safe pedestrian routes throughout the City, particularly near schools. She noted that inconsistent sidewalks can require children to cross streets unnecessarily and expressed concern about students walking to school during darker winter mornings. She encouraged the City to explore improvements, grants, and other opportunities to provide safer and more continuous walking routes for children traveling to schools, parks, and other community destinations.

Glenn Wright expressed appreciation for City employees and their work during Peach Days. As a resident living near the center of the festivities, he stated that he is continually impressed by how quickly the area is cleaned and restored following the event. He asked that his gratitude be shared with City employees for their efforts.

COUNCILMEMBER COMMENTS

Councilmember Smith thanked everyone who attended Peach Days and commented that it was another successful festival. Referring to the evening's discussion regarding community needs and priorities, he thanked residents for attending the meeting and sharing their opinions. He encouraged them to participate in the upcoming work sessions so the Council and community could continue the discussion.

Councilmember Troxell expressed appreciation to the Chamber of Commerce, City employees, and community members for another successful Peach Days and recognized the cleanup efforts following the event. She reported attending several meetings during the week, including:

- The Library Board meeting, which included trustee training and training on the City's new CivicPlus system. She encouraged residents to visit the Library's website for information on reading groups, classes, and upcoming activities.
- The BRAG Human Services Board meeting, where discussion focused on increasing demand for services in Box Elder County despite reduced funding and local access. She noted that BRAG was exploring opportunities to provide additional staff and services in Brigham City and also encouraged residents interested in volunteering with BRAG's tax preparation program to contact the organization for training.
- The Coalition Against Domestic Violence meeting, which included a presentation from Alyssa Butler with the Hope Hero Foundation regarding youth mental health awareness and recognizing signs of a potential mental health crisis.

She also announced a Resource Rally at the Boys and Girls Club from 2:00–4:00 p.m. on October 2, where food boxes, hygiene supplies, and community resources would be available. A domestic violence awareness walk would also be held that evening at 5:00 p.m. at Jeanie Stevens Park in Tremonton/Garland.

Councilmember Jeffries thanked Police Chief Reyes, the Police and Fire Departments, and Public Works employees for their work during Peach Days. He specifically recognized the cleanup efforts and commented on how quickly the City was restored following the event.

Mayor Bott reported that he had missed the previous Council meeting because he traveled to tour Holtec International, a nuclear manufacturing company that has been working with HITECH Solutions. He referenced the recently approved MOU between Brigham City, Utah State University, and HITECH for development of a research, manufacturing, and nuclear workforce training campus near the USU Brigham City campus.

Mayor Bott stated that the visit provided an opportunity to tour Holtec's manufacturing operations and continue building relationships with company representatives. He reported that Holtec was considering future expansion in the western United States, including potential manufacturing operations in Brigham City, and described the possibility as an opportunity for significant manufacturing space and high-paying employment. He expressed appreciation for the opportunity to learn more about the company and its operations and looked forward to continued discussions.

At 8:00 PM Councilmember Jensen made a motion to enter a closed session to discuss the purchase, exchange, or lease of real property. Councilmember Smith seconded the motion.

Roll Call:

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

At 9:27 PM Council came back into regular session. Councilmember Jensen made a motion to adjourn. Councilmember Jeffries seconded the motion. Motion passed unanimously.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the September 17, 2026 City Council Meeting.

Dated this 5th of October, 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.