

**WORK SESSION OF THE
BRIGHAM CITY COUNCIL
TO DISCUSS POSSIBLE CAPITAL PROJECTS
FOR THE FISCAL YEAR 2011-12
March 17, 2011, 6:00 PM**

PRESENT:	Dennis Fife	Mayor
	Bruce Christensen	Councilmember
	Scott Ericson	Councilmember
	Ruth Jensen	Councilmember
	Bob Marabella	Councilmember
	Tyler Vincent	Councilmember
ALSO PRESENT:	Jim Buchanan	Emergency Services Director
	Dave Burnett	Public Power Director
	Paul Larsen	Economic Development Director
	Kristy Law	Recreation Manager
	Bruce Leonard	City Administrator

Community and Economic Development

City Hall HVAC (\$200,000)

Mayor Fife said he would not support this until it is known whether the City gets a grant for seismic upgrade of the building. The City should be notified in June.

Air Conditioning at Hervin Bunderson Center (\$200,000)

There are air conditioning units at the Center, but it would cost \$200,000 to install the plumbing to make them work. The Mayor said he was not willing to put this kind of money into the building. Councilmember Marabella added that when the Council agreed to move Leisure Services to this building, it was agreed that there would not be any large projects done. Mayor Fife said they may need to install swamp coolers in the windows.

Water Division

Water System Emergency Isolation Valve Above Cemetery Well (\$50,000)

This would be funded from the Water Utility Fund. It is to separate the City wells from pumping into the system if there is an issue with the reservoirs.

Forebay Building and Emergency Shut-off Valve (\$75,000)

This would be in conjunction with the above item.

Flat Bottom Well Development and Pump Station and Pressure Reduction Valve Station (\$800,000)

These would be funded through the tax increment from P&G. This is currently in the testing phase.

100 East Service and Main Line Replacement – 100 South to 200 South (\$133,000)

This is a continuation of what was done last summer.

Cemetery Well #2 – Onsite Backup Generator (\$70,000)

This would be a natural gas generator that could be used in case of a power failure. Councilmember Marabella felt that it would be better to purchase a backup movable generator that could be used at multiple locations. There would be long-term maintenance for an onsite generator, which is very expensive. The council agreed.

Pressure Irrigation System Preliminary Design (\$39,000)

The Council agreed this should be included in the budget for now.

Golf Course

Cart Path Replacement (\$12,500)

This could be funded from the Golf Course Fund.

Water System Upgrade at Golf Course (\$35,000)

This is to replace the sprinkler system. It has been patched several times.

Golf Course Breezeway Repair (\$18,000)

Drinking Fountains (\$8,500)

This is to replace the coolers that are currently being used. This takes a lot of employee time to go around the course and refill these. It was suggested a cost justification be done.

1100 South Sign Panels (\$10,000)

Coca-Cola initially paid for the sign with a 10-year contract. That contract has expired.

Hazard – Lateral Hazard #1 and #9

This would improve the barranca through No. 1 and No. 9. Mr. Marx would like to do some rock improvements and create some waterfalls.

Driving Range

Mayor Fife stated that the City is looking at some feasibility studies to determine what can be done to improve the driving range. There are some tentative plans.

Electric Department

Capacitor Bank Installation (\$5,000)

Mr. Burnett explained that as the City's electrical load continues to get higher, more capacitors need to be installed on the system in order to keep the power quality high. This is included in the Electrical Master Plan.

Transmission Line (SW Substation to Autoliv) (400,000)

The long-term intent is to get a West Forest Substation for anticipated growth. Currently, almost everything is to the east. They are alleviating part of that with a line from 300 South to 500 West. A line from the Southwest Substation to the Autoliv Substation would complete the loop on the west part of town. In addition, a Subwest Substation could be looped in to take circuits to the west end.

Control Center SCADA Installation at Service Center (\$200,000)

This would get the major control facilities in the Service Center. The first phase would be the hydro and the East Substation tied into it. The rest would be phased in. The building is in the current year's budget.

Remaining Department of Energy Grant Funding Match (\$800,000)

Emergency Services - Ambulance Division

Ambulance #1 (\$125,000)

This should be in the Fleet Fund.

Emergency Services – Emergency Services Division

Response Trailer #1 (\$15,000)

Mr. Buchanan explained that this trailer would have portable trash pumps, generators, tools, lighting, that could be used to open up an area that had experienced a major waterline break and trees down.

Emergency Services – Fire Division

Equipment – Ventilation System (\$35,000)

When the EMS Building was designed all the controls and sensors are on the south end of the building and the trucks go out on the north end. They are requesting the sensors be moved to the other end of the building.

Parks Division

John Adams Park – Bowery, Restroom and Walkway (\$150,000)

Mayor Fife said the John Adams Park bowery needs to be redone or moved. There are no restrooms there, so they would like to move the bowery to part of the parking area and have restrooms by it. This would make the bowery more usable.

Rees Pioneer Park Expansion Area – Fields, Sprinklers, Parking, Fencing, Utilities (\$135,000)

This would finish these areas on the north side of the park.

Sports Complex – Rough Grading (\$725,000)

A feasibility study is going to be done that may support itself with a well system and surface irrigation. The rough grading may be donated by a contractor.

Sports Complex – Sprinkler/Utility Design (\$35,000)

Sports Complex – Property Acquisition/Irrigation Pond (\$185,000)

Mayor Fife said he did not feel like the City is ready to spend almost \$1M toward the Sports Complex. He added that the sprinkler and utility design might be feasible at this time. He suggested leaving this in. The Council agreed.

Discovery Grove Park (\$150,000)

This is to complete the park by Discovery School. This estimate may be high. The playground equipment from the Lincoln Center could be used at this park. There would be a small bowery and restrooms.

Councilmember Marabella suggested prioritizing these projects, because the City coming up with \$435,000 for three park projects is not realistic. Mayor Fife felt that Rees Pioneer Park was probably the first priority, John Adams the second, then Discovery. The Council agreed.

Pioneer Pond (\$50,000)

This will be funded by a grant from the DNR. They are going to dredge the north end.

Forest Street Trail (\$684,000)

This money was appropriated through the earmarks. The City is trying to get a reimbursement agreement between Brigham City and the Federal Highway Central Lands to move forward with this.

Public Safety Division (Police)

Night Vision (\$5,000)

This is for one set of night vision goggles for a K-9 dog. It is possible these could be purchased with a grant.

Vehicle Storage Building (\$27,000)

This would be at the Police Training Facility at the mouth of the canyon. The vehicles were being stored behind the Newman Building, which has been demolished. It is possible that at least materials could be donated. This needs to be discussed further.

Security Study (\$30,000)

Mayor Fife did not think this needed to be in the capital budget. Security companies can come in and assess what needs to be done and give an estimate.

Recreation Department

Soccer Goal Post Replacement (\$2,000)

The Council felt this should be done.

Recreation Department – Pool

Fence Painting and Repair (\$20,000)

Mayor Fife felt this was a high estimate. This needs to be done.

Pool Deck Furniture (\$15,000)

Ms. Law recommended the furniture be on an annual replacement schedule. They are very expensive. They have been spray painted, which is why they still look good, but they are not in good condition. Councilmember Ericson suggested putting a certain amount in the budget every year to maintain the pool furniture.

Floor Refinish (\$30,000)

The floor is getting to bare cement.

Hot Lips Pool Feature (\$15,000)

This is to replace the current feature.

Councilmember Marabella asked Ms. Law to prioritize these four projects. She said the fence would be her first priority, the floor as second priority, furniture third, and pool feature last.

There was a discussion on whether the pool makes money. It was suggested that pool fees and bowery fees be looked at to help cover some of the maintenance and upgrades.

Storm Drain Division

700 South SD Relief Line – 300 West to Main Street (\$228,000)

700 South SD Relief Line – 100 East to Main Street (\$70,000)

700 South SD Relief Line – 100 East to 200 East (\$62,000)

Highland Blvd Cul-de-sacs Storm Drain (\$62,868)

500 West SD – 600 South to 500 South (\$108,000)

Mayor Fife felt that all of these projects should be funded. The 500 West project will be funded by the bond. Councilmember Marabella said this is an additional \$400,000 to the \$8M that was bonded. Mr. Leonard explained that the bond was for priorities that existed at the time. It was mostly on the north and south end of the City. The above projects on 700 South is to upsize the existing line. Mayor Fife added that these will all come from the Storm Drain Fund. No General Fund money will be expended for these projects.

Due to time constraints, the Work Session was continued to after the City Council meeting. The Council reconvened in a Work Session at 7:25 PM.

Streets Division – Road Construction

800 West Reconstruction – 700 South to 885 South (\$167,000)

The Council felt that this project needs to be done. It is possible this could be done in the 2010-11 budget year.

Beecher Ave – Highland Blvd to Marie Drive (\$50,000)

This has been damaged from the pipeline work. It might be possible to get reimbursed for part of this.

100 East – 100 North to 100 South (\$100,000)

The water and sewer were replaced on this strip.

450 West @ SR-13 Roadway Construction (\$140,000)

This was funded this year, but a portion of the money was used to construct the sidewalks at the hospital. He added that the hospital paid for a portion of this and so did Bliss Law. It is not known whether the City will get approval from UDOT to do this in this budget year.

Streets Division – Road Maintenance

500 East – 600 South to 700 South (\$35,800)

600 East – Mac Lane to 500 South (\$28,400)

600 East – 600 South to Mac Lane (\$7,150)

The above projects are all overlays. The Council felt all these projects should be done.

Councilmember Marabella said Mac Lane should also be improved. It used to be a private road, now it is owned by the City. It is not really a road, it is an alleyway. Mr. Leonard will talk to the Street Department about this street. The whole street would have to be reconstructed.

Streets Division – Sidewalks

700 South – 200 W to 100 W (\$9,480) and 700 South – 100 W to Main St (\$8,720)

There are currently no sidewalks on the south side of 700 South. It is possible this will qualify for funds from the Safe Sidewalk Program.

Wastewater Treatment Division

Waste Treatment Plant Lab, Equipment & Expansion (\$300,000)

Mayor Fife felt that this is not critical. He suggested moving this to another year. The Council agreed.

P&G Sewer Pump Station – Phase 2 (\$300,000)

P&G will fund this.

Employee Wages

Mayor Fife said the City lost another Police Officer to Ogden recently. He received \$500 more per month, or \$5,000. This is a 25% increase. He explained that Chief Tittensor has proposed a new position, that of a Master Officer. Chief Tittensor explained that this would eliminate the Corporal rank. It would allow those that have eight years of service with the City, meets certain educational requirements, has attended advanced training, and has been a member of one of the department's special teams, to advance to Master Officer. There are several Master Officers in the state. It allows more people to be promoted, and thus be more inclined to stay with the City. Currently only four officers can be promoted beyond Corporal.

Councilmember Marabella said his perception is that Willard pays their officers less than Perry; Perry pays less than Tremonton; Tremonton pays less Brigham; Brigham pays less than Ogden. If Brigham City stays within those parameters, some will still leave, but others will stay. If Chief Tittensor found out that Tremonton is paying the same as Brigham City or is paying more, then something would need to be done. He said there is going to be normal attrition.

Councilmember Vincent said the Council needs to look at how much the City has spent on equipment, clothing and training on officers. When an officer leaves, the City loses money. Chief Tittensor added that he figured the City spent \$500,000 on the officer that recently resigned.

Councilmember Marabella stated that it is healthy in an environment to have some employees leave to allow other employees to grow and take on new responsibilities. Money isn't everything in the workforce. If there is a great work environment and employees are not making quite as much money, they will stay. Councilmember Ericson said the officer left for a 25% increase; anyone would do that. Councilmember Marabella said there were 85 applicants for this opening. One out of every nine people are out of work. A City or government job is the best job right now. If the City keeps wages fair, there could be some that leave, but then another person would have the opportunity to grow and take on new responsibilities.

Councilmember Vincent said the City needs to look at some kind of increase, although it is not possible to increase them \$5,000.

Mayor Fife explained that this is different than increasing salaries. Chief Tittensor is proposing that a new position be created that is the same as corporal, but it would allow more officers to advance. It would be the same salary as a corporal. Instead of four corporals, there may be eight. It would be a 5% increase per pay grade. It is not a significant amount, but it would mean a lot for morale.

Consumer Price Index

The CPI last year was 1.6%. The federal government has put a freeze on all wages. The decision the City makes now will not take effect until July, and the federal government will make another decision in October. Mayor Fife has asked that the budget be prepared both with a merit increase and without. Promotions and cost adjustments should be budgeted. Brigham City has fallen behind for the last three years. Salaries used to be 95% of market, now they are 91% of market.

Utility Rate Increases

There was a discussion on whether utility rates should be increased. The Council also discussed rate increases and utility fund transfers versus an increase in property taxes. Councilmember Ericson noted

that if the City goes with an alternative source of energy, there will be a capital cost, so if money is not set aside in the Utility Fund, money will have to be set aside somewhere to fund this. The Mayor thought there was \$2.5 million in the fund.

The PUAB is reviewing a proposed commercial rate to a flat fee plus usage. It was suggested residential rates go to a winter and summer rate.

MET Tax

Mayor Fife suggested looking at the MET Tax before increasing property taxes or utility rates. The City is currently only charging 2.25%. Cities can charge up to 6%. There are only about three cities in the state that are not at 6%. Councilmember Marabella said he would support that if utility rates were decreased.

A motion to adjourn was made by Councilmember Jensen. The motion was seconded and carried unanimously. The meeting adjourned at 9:34 PM.