

**SPECIAL MEETING
OF THE BRIGHAM CITY COUNCIL
TO DISCUSS THE GOLF COURSE IRRIGATION SYSTEM
March 13, 2018
6:00 PM**

PRESENT:	Tyler Vincent	Mayor
	DJ Bott	Councilmember
	Alden Farr	Councilmember
	Ruth Jensen	Councilmember
	Tom Peterson	Councilmember
	Mark Thompson	Councilmember
ALSO PRESENT:	Dave Burnett	Power Dept. Director
	Mary Kate Christensen	City Recorder
	Brett Jones	City Engineer
	Kent Jones	City Engineer
	Chris Marx	Golf Pro
	Mike Nelsen	Police Chief
	Derek Oyler	Finance Director
	Jason Roberts	City Administrator

Mr. Roberts, Mr. Marx and Mr. Oyler came to the table. Mr. Roberts said the water for the golf course comes from Pineview Water and Perry Irrigation. Culinary water is used before the irrigation water is available to fill the ponds, which is pumped out to water the course.

Mr. Jones explained that the areas being considered for upgrades are the golf course, Constitution Park, Mountain View Elementary, and Utah State University. This constitutes approximately 17% of the pressured irrigation system. There are two penstocks in that area, one for culinary and one for secondary. It was recommended the secondary penstock coming from Mantua Reservoir be used. It currently feeds into the cemetery. This line could be used to water the golf course with Mantua water. The remaining Pineview water could be delivered to the irrigators as an exchange.

The proposed service area would be 16.5% of what is developed in Brigham City. There were two pressure zones in the system, one higher on the east side of town and a lower on the west. The planned changes would constitute one-third of the area served by the higher pressure zone. It would be a significant step toward pressured irrigation.

The old pressure irrigation system study did not show use of the water east of the power plant; it was taking it all from the Mayor's Pond. The proposed plan would help the power system by getting higher pressure water from above the Mayor's Pond and not pumping it. It will take the pressure before it hits the power and take it to the golf course. The golf course will water at night when the power is not at peak. The City can control when they water because it is Brigham City on both ends of the line.

There was a discussion on the Mantua Reservoir and what would happen if it is low. There would be some backup with culinary water but the pressure wouldn't be as high. It is a very healthy reservoir. Even in dry years it is full.

The estimated new pump station construction cost associated with the golf course irrigation system is \$300,000. The power wholesale cost to run the power station has historical been:

2015	\$28,860
2016	29,251
2017	25,027

The estimated cost to maintain and replace the pump is \$3,000/year. The new line to service the golf course would be approximately \$490,000 and to get the line to USU would be approximately \$120,000. This could be added later.

Mr. Jones reviewed the impact to the City's power generation. The following table shows the worst case scenario.

Impact to Power Generation at the Lower Hydro Plant									
Cemetery 750 gpm	Golf Course H 260 gpm	Golf Course M 1230 gpm	Golf Course L 1460 gpm	USU 550 gpm	School 68 gpm	Park 172 gpm	Head at Hydro	Flow at Hydro	KW Output
							234 psi	34.0 cfs	1200
X	X	X	X	X	X	X	206 psi	34.0 cfs	1053
X							232 psi	34.0 cfs	1186
	X	X	X				225 psi	34.0 cfs	1150
				X	X	X	232 psi	34.0 cfs	1186
	X						234 psi	34.0 cfs	1200
				X			233 psi	34.0 cfs	1191

Mr. Roberts reviewed the positives and negatives of each option:

Pump System		Gravity System	
Positives	Negatives	Positives	Negatives
Redundant water system to fill up the ponds.	Dependency on the pumps.	Funding from utility funds could be used.	It could affect power generation if everyone was running water at the same time.
There can be a backup pump on hand if failure occurs.	The power used to power the pumps.	A start to the pressurized irrigation system in the City.	Small chance of staining at the golf course.
Familiar with this type of system processes because it is similar to the current system.		Power use will be less.	Not as much water source redundancy.
		Could help with staining of headstones at the cemetery.	Dependency on the penstock being up. This rarely happens.
		No risk of pumps going down.	Concern about the aesthetics of the ponds if the water if the water isn't flowing through as often.
		No culinary water used when there is no irrigation water.	

Mr. Roberts said staff had reviewed all the pros and cons and felt that the gravity system was the best option.

Mr. Oyler then reviewed the possible financing for both options.

Possible Financing of Project with Pump Station	
Capital Project Funds from Prior Year	\$ 1,138,009
Additional General Fund Balance	122,649
Pickleball Parking Lot	105,000
RDA #2 Fund Balance	20,557
Other General Capital Improvement Fund Balance	13,646
Olympic Legacy Funds	256,000
General Fund Fund Balance 25% of FY17-18 Revenues	210,000
Subtotal	\$ 1,865,861
Projected Cost	\$-3,100,000
Shortfall	\$ 1,234,139

Possible Financing of Project with Gravity Fed Secondary Line		
	General Fund	Utility Fund
Capital Project Funds from Prior Year	\$ 1,138,009	
Additional General Fund Balance	122,649	
Pickleball Parking Lot	105,000	
RDA #2 Fund Balance	20,557	
Other General Capital Improvement Fund Balance	13,646	
Olympic Legacy Funds	256,000	
General Fund Balance 25% of FY17-18 Revenues	210,000	
Utility Fund	500,000	
Subtotal	\$ 2,365,861	
Projected Cost – Golf Course Irrigation with Gravity Fed Line	\$-2,800,000	
Projected Cost – Gravity Fed Secondary Irrigation Line	-500,000	
Shortfall	\$ 934,139	

Mr. Oyler continued that if the Council chooses the gravity fed system, there would be a savings of \$42,319 that the golf course pays for electricity for the pump stations each year. There would also be a savings of \$8,000 for maintenance of the current system.

Another option is to do a loan from the utility fund at 4% for ten years. This would generate an additional \$343,000. This brings the shortfall down to \$526,007. However, there is no revenue source to back this. Because of this, Mr. Oyler said the general fund fund balance is the best option to cover the shortfall. If this was done, there would be a yearly decrease in interest revenue of approximately \$35,000 per year.

Mr. Oyler said the Council can also transfer money from the utility fund to the general fund as long as all the legal steps are followed.

Councilmember Peterson asked how much it would cost to add a second line with this project. Mr. Pugsley did not think it would save much money to do it now. The City would save on the mobilization costs and getting cheaper rates now than what it would be 6-7 years from now.

The Council discussed the suggested funding options. One suggestion was to remove the amount for the pickleball courts; however, it was felt this was needed.

There was discussion on transferring funds from the utility fund. There is some negative feelings in the public about this, but it is legal as long as the City follows the requirements set by State Code.

Councilmember Bott felt that the utility transfer and fund balance was the best option.

Mr. Roberts felt that the easiest solution is the one-time utility transfer. The other would be the options as presented with anything being pulled out being taken care of through fund balance.

Councilmember Peterson said the Federal Supreme Court ruled that Brigham City is legal in doing the transfer. However, it seems that there is a desire on the state level to do away with this. If the City transfers money for this, he was concerned that this might bring attention to it. Mr. Roberts agreed this could be a risk.

Mr. Roberts said the City has been building up cash the last few years while the economy has been good, so cash balance is resilient.

The Council discussed not doing the pickleball courts. Councilmember Peterson said he did not want to put off paving the pickleball parking lot. There are some major tournaments coming to Brigham City this year and next. He thought it should look more professional for the big tournaments coming in. There have also been complaints from residents in the neighborhood regarding kids driving on the gravel late at night and making a lot of noise. He preferred to transfer \$655,000 and do the parking lot project.

Mr. Oyler said he doesn't yet know what the general balance will be for 2017-18. It is probable there will be money available. Sales taxes look good and there have been employee positions that have been vacant.

Mr. Roberts gave a history on the Olympian Legacy Funds. In 2004 the City went through an extensive process to set up this grant fund. There are no restrictions on this money, but the resolution would have to be rescinded.

Councilmember Peterson recommended moving forward with the gravity fed system and utilizing the funding sources identified by staff with the exception of the pickleball parking lot and the Olympian Legacy Fund, and make up the difference from the general fund balance.

Councilmember Bott would like to know more about the inline generation.

The meeting adjourned at 7:34 p.m.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the March 13, 2018 City Council Meeting.

Dated this 5th day of April 2018.

Mary Kate Christensen

Mary Kate Christensen, Recorder