

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
March 7, 2019**

PRESENT:	Tyler Vincent	Mayor
	DJ Bott	Councilmember
	Alden Farr	Councilmember
	Ruth Jensen	Councilmember
	Tom Peterson	Councilmember
	Mark Thompson	Councilmember
ALSO PRESENT:	Joseph Bach	Fire Chief
	Mark Bradley	City Planner
	Dave Burnett	Public Power Director
	Mary Kate Christensen	City Recorder
	Chris Howard	Police Lieutenant
	Paul Larsen	Community Development Director
	Colt Mund	City Attorney
	Mike Nelsen	Police Chief
	Derek Oyler	Finance Director
	Jason Roberts	City Administrator
	Kristy Welford	Community Activities & Services Director

Mayor Vincent called the meeting to order. The Reverence Period was given by Pastor Laura Stellmon, Community Presbyterian Church. The Pledge of Allegiance was recited.

Approval of Minutes: A motion to approve the minutes of the February 7, 2019 and 21, 2019 Council meeting was made by Councilmember Bott, seconded by Councilmember Jensen and unanimously approved as distributed.

AGENDA

CONSENT

Request to Write-off Accounts Due to Bankruptcy or Being Sent to Collections
Appointment to the Aging Advisory Board

SCHEDULED DELEGATION

Presentation on Active Transportation
Citizen Corps Council Report

PUBLIC COMMENT

COUNCILMEMBER COMMENTS

ACTION ITEMS

Consideration of Ordinance Amending Dates and Times Available for Group Reservations at the Pool
Consideration of Resolution Setting Fees for Senior Center Activities

DISCUSSION ITEMS

Power Source Presentation
Presentation of Annual Golf Course Report

UNFINISHED BUSINESS

Continue Discussion on Agreement and Resolution with Professional Pickleball Tours

CONSENT

Request to Write-off Accounts Due to Bankruptcy or Being Sent to Collections

A list of accounts totaling \$4,151.63 was presented to be removed from the City's system due to customer taking out bankruptcy or being sent to collections.

Appointment to the Aging Advisory Board

It was recommended Bruce Coleman be appointed to the Aging Advisory Board.

MOTION: A motion to approve the Consent Agenda was made by Councilmember Jensen, seconded by Councilmember Bott and unanimously.

SCHEDULED DELEGATION

Presentation on Active Transportation

Mr. Phil Collins from the Bear River Health Department came forward and discussed the physical health benefits of active transportation: reduction of obesity, hypertension, diabetes, and certain cancers. Adults should get 150 minutes of physical activity each week. Only 55% of Utahns reach that amount.

There are also economic benefits, for every dollar spent on active transportation there is usually a return on investment of \$8.41.

Paige Youngberg, an intern for the Health Department, came forward and said active transportation also increases property values. Homes that are close to trails have higher property values than similar homes that are further away from trails. In addition, cities that have above average walkability and bike ability trails attract high quality employees. Pedestrian shoppers spend more money than people driving from shop to shop and small shops that are out of the way are used more by pedestrians. Trails also help the environment by less cars on the road and less congestion.

Mr. Collins commended the City for their efforts in bringing about active transportation. The City's general plan includes a transportation component. He recommended as this is updated, the City look at implementing more active transportation.

Citizen Corps Council Report

Mr. Reese Jensen approached the Council and reviewed what the Citizen Corps Council has accomplished in the last year.

- Standardized districts.
- Proposed the district changes to the Interfaith Council and District Leaders and how they are addressing emergency preparedness and received their support.
- Assembled a Citizen Corps Council.
- Developed and approved an organization structure.
- Developed a communication network, which flows from the Emergency Manager for the City to the Citizen Corps Council. The District Coordinator of the Corps Council coordinates that information to the unit, down to the unit leaders to the facilitators, then into homes.
- Because the above communication doesn't always work, they also made provisions to push communication directly from the Corps to the home by the use of public communication media.
- Developed an emergency preparedness logo.
- Created a Main Street banner.
- Did a campaign to get people to sign up for CodeRED (reserve 9-1-1). The signups increased by 119.

- They have met every month in 2018, except for Thanksgiving and the meetings have been well attended.
- Acquired a computer and projector for the CERT Training Room.
- Developed and prioritized a strategic plan.

Mr. Jensen said it would be helpful if there was more transparency from the City's emergency preparedness initiatives. They are often asked what the City is doing for emergency preparedness when they are discussing initiatives.

PUBLIC COMMENT

Kurt Straub, Brigham – Mr. Straub said he and his wife started playing pickleball about five years ago. He thanked the Council for the foresight they had to bring pickleball courts to Brigham City. He encouraged them to continue adding more. Pickleball keeps him healthy and they have made a lot of friends. He has seen the benefits of the tournaments and how it brings in money.

Scott Clayson, Brigham – Mr. Clayson thanked the City for supporting something that he felt has been significant to the community. It crosses ages, genders and families playing together. It helps with social, emotional and physical health.

Duane Rice, Brigham – Mr. Rice supported the previous comments. Pickleball can be played all year long. He started playing several years ago, he was heavier then and could hardly walk up and down stairs. Pickleball is fun for all ages; he will be 83 this year.

Mark Straub, Perry – Mr. Straub expressed appreciation to Brigham City for everything they have done, as well as Kevin Klein and the Recreation Department for bringing tournaments here. They have been great for the community. He and his wife started playing four years ago. He lost 40 pounds and it is a sport for all ages.

Calvin Lindsay – Mr. Lindsay hoped the Council will support expanding the sport further and improve the life of the community.

Raquel Bruderer, Brigham – Ms. Bruderer said pickleball has been life changing for her. She has struggled with her social anxiety and severe depression throughout her life and pickleball has been an answer to her prayers. She has weighed up to 272 pounds. She hasn't lost all of it due to pickleball, but a portion of it, and she has been able to maintain it. She went from dreading mornings to looking forward to getting up and playing pickleball in the mornings with her friends. It has also given her and her husband a common hobby they can do together. It creates community and connection.

Cindy Simcox, Brigham – Ms. Simcox said pickleball has been an eyeopener for her family. Last year her husband had two knee replacements. Pickleball is a much better therapy than going to a therapist. They have made a lot of friends. It brings the community together.

Natasha Tilly, Brigham – Ms. Tilly said most sports have age limitations and different athletic abilities, but pickleball is something everyone can do together. When she and her husband played their first tournament in St. George, they were surprised to see their opponents, who were 75; they lost to the 75-year olds. It brings generations together.

Joseph Allen – Mr. Allen said he is a former soccer player and his wife was on the women's national soccer team. He never thought he would play pickleball, but he loves it. Brigham City is considered an epicenter

of pickleball that produces some of the best talent, largely due to Kyle Klein. Mr. Allen said he played in a tournament with an 80-year-old partner. It unites generations.

Katie Allen, Brigham – Ms. Allen said they moved to Brigham City from Draper. There was a lot to do in Draper and she was worried about moving to Brigham. She felt isolated and was struggling. A friend invited her to start playing pickleball. It completely changed her life. She started meeting people in the community and it has made her love this community.

Katie Herrop, Brigham - Ms. Herrop said pickleball is all inclusive. Kyle Klein is a great ambassador for pickleball, helping and guiding everyone, and he runs great tournaments. They have been playing for about three years. It has changed their life, giving her and her husband something in common and something they can play with their children. She thanked Brigham City and hoped the City will continue to move forward with more courts.

Shaun Herrop, Brigham – Mr. Herrop commended the Council for the things the City has done with the pickleball courts. They have been involved with the sport for three years. Pickleball transcends all ages. When they travel as a family, they look for pickleball courts. He was amazed that a small northern Utah town is as progressive as it is. He hoped the City will pursue more courts.

DeAnna Hardy, County – Ms. Hardy expressed concern that there are so many in the community that love pickleball, but forgot one important principle – the principle of liberty. When people go through the government for recreation, they are taking that liberty from their neighbor because they don't get to choose their recreation; the government is choosing for them. The government is forcing them to pay for their recreation. The solution is for pickleball to be privatized. She also addressed active transportation. She reminded everyone of Agenda 21 from the United Nations. She discussed public transit, stating that no one rides them, and it is a waste of taxpayer money.

COUNCILMEMBER COMMENTS

Councilmember Thompson stated that he attended the Airport Advisory Board and reviewed the 25-year plan. In approximately 2022 they plan to resurface the airport. This will be a significant benefit to the community.

Councilmember Bott said the Youth City Council is in Logan at their annual conference. They did a service project and cleaned the faculty lunch room at the middle school. He attended the first Chamber of Commerce meeting regarding the Peach Days car show. The Bonneville Car Club will no longer be in charge of this event.

Councilmember Farr attended the Trails Committee meeting. He suggested the Mayor appoint Phil Collins to this committee. The Committee is moving forward on a trail by the gravel pit. They are waiting for some legal issues before they move forward.

Councilmember Peterson attended the Utah State University Advisory Committee. Utah State is doing lectures on the Golden Spike. They are held on Thursdays, but will also be on YouTube.

Councilmember Jensen attended the Fire Department Banquet. It was well attended. She also attended the County Economic Development Agency meeting. There will be thousands of people visiting Box Elder County for the 150th anniversary of the driving of the Golden Spike. They are encouraging everyone to clean up the exterior of their homes. There are grants available for businesses to update signs, windows, etc. Information is available on the County's website.

Mayor Vincent also attended the Fire Department Banquet. He also attended the Bear River Water Conservancy Board Meeting; water levels are good. He spent a lot of time at the legislature the last few weeks. He and Representative Joel Ferry proposed a bill to help with the issue of the railroad blocking the track on West Forest for long periods of time.

ACTION ITEMS

Consideration of Ordinance Amending Dates and Times Available for Group Reservations at the Pool

Ms. Wolford came forward and explained that traditionally the training for lifeguards is done on Tuesday night. With new management, there needs to be a variance for training. This ordinance changes the days from Tuesdays through Saturdays instead of Wednesdays through Saturdays.

MOTION: Councilmember Bott made a motion to approve the ordinance, seconded by Councilmember Jensen.
Councilmember Bott – aye
Councilmember Farr – aye
Councilmember Jensen – aye
Councilmember Peterson – aye
Councilmember Thompson – aye
Motion unanimously carried.

Consideration of Resolution Setting Fees for Senior Center Activities

Ms. Wolford stated that there are currently no guidelines for Senior Center refunds when someone signs up for an activity and then cannot participate. This resolution sets those refunds, a \$5.00 processing fee.

MOTION: Councilmember Jensen made a motion to approve the ordinance, seconded by Councilmember Thompson.
Councilmember Bott – aye
Councilmember Farr – aye
Councilmember Jensen – aye
Councilmember Peterson – aye
Councilmember Thompson – aye
Motion unanimously carried.

DISCUSSION ITEMS

Power Source Presentation

Mr. Roberts and Mr. Burnett approached the Council to discuss the options for power supply.

Diversification

The City has some diversification but are very reliant on market sources.

Current portfolio: approximately 70% market oriented made up of the following, based on a peak load of 35 MW:

WAPA.....	11%
Horse Butte	6%
Internal Generation	4%
Baseload forward product (up to 7 years).....	14%
HLH forward product (up to 7 years)	26%
HLH summer forward product.....	7%

Market Exposure 32%

Internal/External Generation Sources:

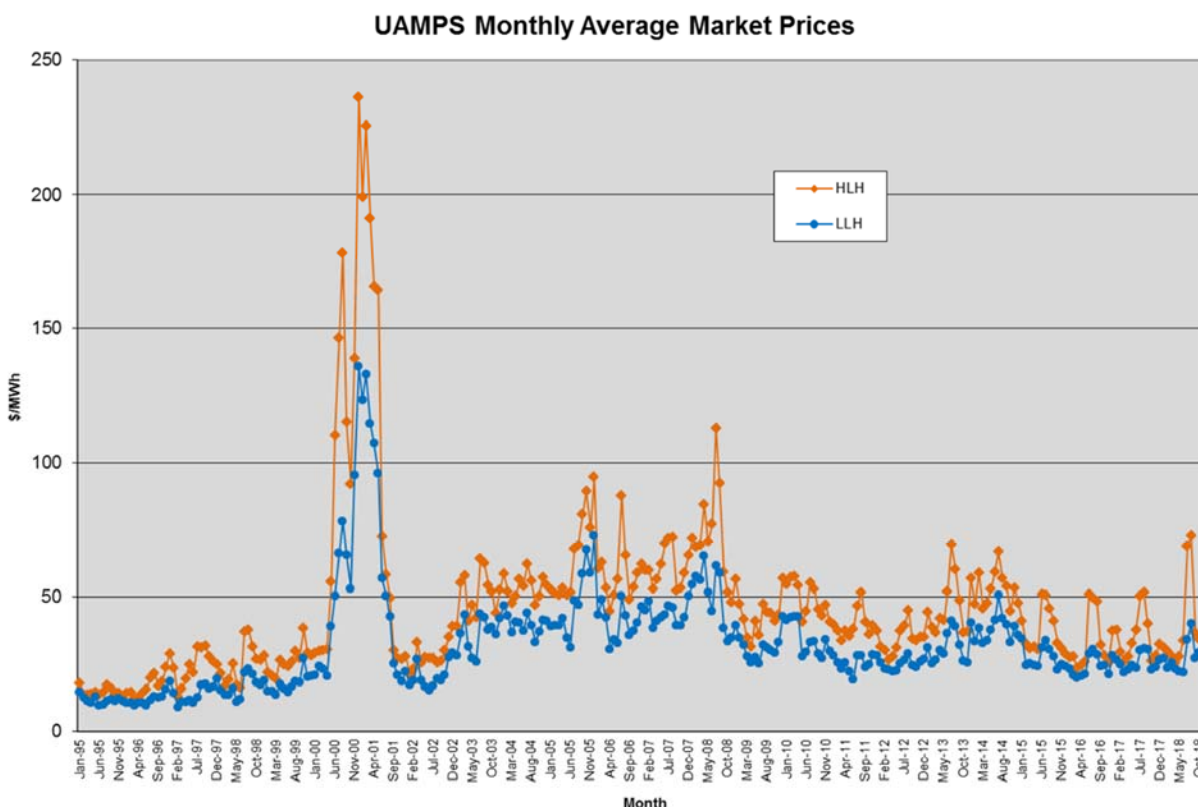
Muddy Creek Waste Heat – 1,623 kW subscription; royalty based, not dependent on natural gas price. This is not moving so the City is on hold on this.

INL Small Modular Reactor (SMR) Nuclear Power - 8,444 kW subscription; independent of gas, coal, etc. This looks promising and cost effective.

On-site Gas Generation – Initially 3 units, 2.5 MW each, 7.5 7MW total.

Power Market Risk Acceptability

The following graph shows the Wholesale Power Market that is most related to Brigham City for the past 23 years:

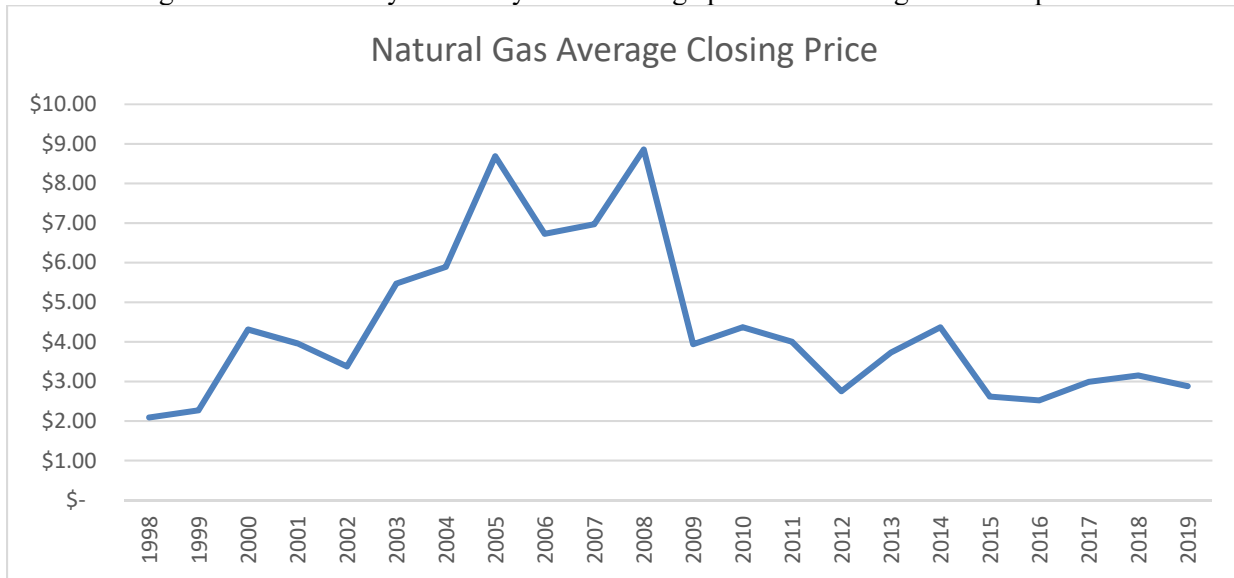


From 1995 to 2009 the wholesale power market for our region has increased by an average of 7% per year. Since 2009 costs have remained relatively stable. There have been multiple times in the past where prices have moved drastically, and the City needs to be aware of the risk when making source decisions. Factors that have the ability to affect market prices in the future include government regulation, the closing of coal fire power plants, and changes to natural gas prices.

Other Market Risk Acceptability

The cost of natural gas is a major concern for this project. The cost of natural gas component of this project is approximately \$10 per MWh at \$3 per MMBtu. If the MMBtu cost increases to \$4.50, then the cost per MWh would increase to \$15.

The following chart shows a 21-year history of the average price of natural gas on the open market:



Other Risk

The risk that construction bids will not be sufficient is considered to be low for this project because this is a well-established product that is often constructed. Many cities, even in Utah, have done projects like this. In a significant disaster that makes natural gas lines inoperable, this generation would not be available.

Environmental and Regulatory Risk

The primary regulatory risk for these generators would be if the operation of the units caused negative environmental impact. It is currently known that the generators do have emissions into the air at currently acceptable levels. If allowable emission levels were to decrease in the future, cost to retrofit the assets would be in addition to what is projected here. There is a lot of pressure to shut down coal fire plants, which produce cheap power. As these plants shut down, the alternative is usually are more expensive.

Councilmember Peterson recommended Mr. Roberts and Mr. Burnett look at the cost for something that works in the 49 states and what it costs in California. Eventually the restrictions in California will move to Utah so it might be better to buy it up front.

Financial Considerations

The estimated cost of the project would be \$109 per MWh at an anticipated cost of \$1,155,000 per year. 2019 forward contracts for a similar load would cost on average \$60 per MWh at a cost of \$634,000

The forward contract price will change each year based on the wholesale power market. Note that this comparison is looking at peak power load product costs as these units would most likely be used for peak load.

The above analysis assumes that the City would construct and maintain a plant and purchase natural gas for 20 years. The total cost of the plant would be \$11.75 million paid for with a 20-year bond at 4.5% interest. A \$3 per MMBtu price for natural gas is also assumed and considered a variable risk.

Anticipated Effects on Customers

If the cost of power were to increase by \$521,000 as shown above (\$1,155,000 - \$634,000), and the cost were passed on to customers, the average annual customer bill would increase by 3.5%, or \$34.26. The overall cost of power for the City, excluding cost of labor and infrastructure, would increase by 6.25%.

Reliability

The City is very reliant on the main grid system to receive power sources and the design has very good redundancy built into it. The City is fed from a main 138kV line that is under the jurisdiction of FERC and NERC (North American Electric Reliability Corporation) and WECC (Western Electricity Coordinating Council). There are two ways to receive power onto the system, north from the Wheelon and Bridgerland switching stations and south from the Ben Lomond Substation.

Natural gas generation could potentially help in an emergency situation where feeds from both sides are unavailable and the natural gas line is still functioning. It can also provide power on hot days when load increases the stress on the transmission grid. Situations such as a high wind, heavy snow, or terrorism are the most likely events identified where these units would be used for emergency power. The City could also look at potential firming of intermittent sources should one of the large customers decide to put solar on their facilities with fast acting generation.

Councilmember Jensen said some areas are using their waste treatment plants to generate power. She wondered if technology is better so it is feasible for Brigham City to do this. Mr. Burnett said they have been looking at this.

Mr. Burnett said waste can be turned into biomass; Murray does this. The landfill would have to be capped.

Councilmember Jensen thought there might be some federal money available for renewable energy.

Mr. Roberts and Mr. Burnett will look into these suggestions.

Presentation of Annual Golf Course Report

Mr. Marx stated that the irrigation system continues to be a problem. This year they had over 100 breaks. None of the sustaining pumps are working, they borrowed two major big pumps from Idaho. The new irrigation system is a desperate and good thing. They are over halfway done with the main line.

Mr. Marx said the Ben Lomond Golf Course in Harrisville closed this spring. Birch Creek Golf Course in Smithfield moved their budget from an enterprise fund to the general fund. Valley View made cuts to lower their labor budget. Logan River looked at management companies. They have been losing over \$150,000 to \$180,000 per year for several years.

In the last eight years, two years the course lost money, which were the last two years. In addition, rounds have been under 50,000 in the last two years. This was a little better this year.

This year they started a native grass program. If areas are not used, or an area where golfers do not hit, they let the grass grow and turned it into a native grass.

Mr. Marx announced that Superintendent Spencer received the Superintendent of the Year Award.

The golf course will celebrate the course's 30-year anniversary. There will be several events on Saturday, June 8th to celebrate this event:

- Clubs for kids
- Movie in the park
- Campfires
- Laser tag
- Inflatables/ snag golf/ birdie golf
- Brigham City citizens play free
- Bingo trick shot show

- Club throwing contest
- Night golf tournament
- Insurance for hole in one contest
- Bounce house
- Foot golf
- Two \$500 scholarships given away to attending high school student

The following 30-year promotions were proposed:

- June 4 – Ladies play for 30¢
- September 9 and Veterans Day – veterans play for 30¢
- \$30 Tuesdays – play all day for \$30
- \$30 bounce back coupon
- Box Elder High students play free
- Adult drive, chip and putt contest
- Halloween – cart path fundraiser
- Family nights (Monday, Friday, Saturday – foot golf, par 3, campfire/marshmallow roasting, coupons to family night for juniors, coupon schools, coupon chamber, coupon everybody
- Junior Golfers – PGA Junior League, drive, chip and putt contest, Junior Club Championship, re-vamped junior clinics, high school golf camp, Eagle Mountain Junior League
- Family range pass program – April through August
- Rotary/Kiwanis coupons – buy nine, get nine
- Cache Valley Direct coupon book
- Utah PGA passbook
- Business to business punch card
- Field trips coupon give away

UNFINISHED BUSINESS

Continue Discussion on Agreement and Resolution with Professional Pickleball Tours

Mr. Roberts, Ms. Wolford and Kyle Klein came to the table. Mr. Roberts reviewed the estimated cost of the tournament and purchasing the tournament.

Ongoing Tournament Projections:

<u>Revenues:</u>	<u>17 Courts</u>	<u>22 Courts</u>
Tournament Fees	\$54,000	\$64,000
Sponsorship Revenue	20,000	20,000
<u>Expenses:</u>		
Annual Purchase Fee	(5,400)	(6,400)
Tournament Prizes	(55,000)	(55,000)
Projected Net Income (Loss)	13,600	22,600

Contractually Required Improvement Projections:

<u>Expenses:</u>		
5-8 new pickleball courts (\$20,000 each; 7 shown)	(140,000)	(140,000)
** Assumes donated groundwork similar to previous builds		
Shade Structures	(20,000)	(20,000)
Champions Monument	(10,000)	(10,000)
Power Outlets (somewhere between 1K and 5K)	(5,000)	(5,000)
WiFi	(5,000)	(5,000)
Total Contractually Required Improvement Projections	(180,000)	(180,000)

Councilmember Jensen said when the City started building pickleball courts, her main priority was an economic engine, which it has been. She felt it would help the Hampton Inn, the Academy Square and the restaurant. Now that the City is no longer co-signing with the Hampton Inn, and the Academy Square is starting to be successful, she wondered if 25 courts will be enough and when will it stop. Mr. Roberts said it is up to the Council and their vision for the future. Mr. Klein felt that the planned courts will be adequate for the next 5-10 year. However, if pickleball keeps growing, it is possible more courts would be needed. He added that there will always be a tournament this size of this caliber with this number of courts.

Councilmember Bott said this is one tournament that will put Brigham City on the national map, where the City will be a destination place. The City already has several tournaments that have been very successful that are not on a national level.

Mr. Roberts reviewed the estimated labor hours, with and without volunteers. If volunteers were used, City staff would need to manage them. They estimated it would require two full-time employees at 20 hours for the startup, then three full-time employees for three days at approximately 10 hours/day. Cleanup would require about two hours, for a total of 134 hours. There would need to be some hours by part-time and temporary employees, bringing the total estimated hours to 205.

If there were no volunteers, he estimated it would require 620 hours of employees' time.

Mr. Roberts reviewed the economic impact of the TOC. He estimated that some participants would bring one person with them; some two, so he estimated 2.2 visitors per participant. He got some estimates from Cedar City on how much visitors spend per day - \$125.40.

	<u>Current Projections, 17 Courts</u>	<u>Projections with 22 Courts</u>
Number of participants	510	635
Average Visitors/Support per Participant	2.2	2.2
Total No. of Visitors	1,112	1,397
Total Daily Spending per Visitor	\$125.40	\$125.40
Est. Total Dollars Spent by Visitors		
Staying four nights	\$562,795	\$700,735
Estimated Additional City Sales Tax	5,628	7,007

Mr. Klein said these numbers do not include those that have other housing, nor does it include spectators.

Mr. Roberts discussed the options for additional parking. In the long term, the Council has discussed the pony ball field having some limitation and the possibility of using this location for a recreation center. Placing a pickleball court in this area could impact how much area there is for a future building. If the additional courts were built on the current parking lot, there would be 15 less parking stalls. Some of those could be replaced in another area directly south of the existing parking lot. Several options were discussed.

MOTION: Councilmember Peterson made a motion to approve the agreement and resolution and move forward with Professional Pickleball Tours. The motion was seconded by Councilmember Bott.

Councilmember Bott – aye

Councilmember Farr – aye

Councilmember Jensen voted aye, adding that she was concerned with the tournament paying for itself and wondered if it would get too big at some point in the future.

Councilmember Peterson – aye

Councilmember Thompson – aye

The motion unanimously carried.

The meeting adjourned at 10:10 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 7, 2019 City Council Meeting.

Dated this 4th day of April 2019.

Mary Kate Christensen

Mary Kate Christensen, Recorder