

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
December 3, 2020
7:00 P.M.**

PRESENT:	Tyler Vincent	Mayor
	D.J. Bott	Councilmember
	Alden Farr	Councilmember <i>arrived at 7:05 p.m.</i>
	Joe Olson	Councilmember
	Tom Peterson	Councilmember
	Robin Troxell	Councilmember

ALSO PRESENT:	Christina Boss	City Recorder
	Mark Bradley	City Planner <i>via Zoom</i>
	Mike Christiansen	City Attorney
	Paul Larsen	Comm & Eco Dev Director <i>via Zoom</i>
	Mike Nelsen	Police Chief
	Derek Oyler	Finance Director
	Tyler Pugsley	Public Works Director
	Jason Roberts	City Administrator <i>via Zoom</i>

Mayor Vincent called the meeting to order at 7:00 p.m. The Reverence Period was given by Councilmember Bott. Jady from Troop #589 led the Pledge of Allegiance.

AGENDA

CONSENT

Request for Approval of November 19, 2020 City Council Meeting Minutes
Request to Write-off Accounts Due to Bankruptcy or Being Sent to Collections

PUBLIC HEARING

Community Development Block Grant First Public Hearing

PUBLIC COMMENTS FROM BRIGHAM CITY RESIDENTS AND THOSE PAYING

PROPERTY TAXES IN BRIGHAM CITY

COUNCILMEMBER COMMENTS

ACTION ITEMS

Consideration of Ordinance for Zoning Change from A-5 (Agricultural District) to M-D (Manufacturing-Distribution District) Located at Approximately 500 North and American Way (900 W.)

Consideration of Amended Preliminary Subdivision Plat Approval for Glen Hollow Phase 4 Located at 600 South 1100 West

Consideration of Final Plat Approval for Glen Hollow Subdivision Phase 1 Located at 600 South and 800 West

Consideration of Revision to Resolution No. 20-17 to Correct Utility Rate

Consideration of Resolution Amending Field Use Fees

Consideration for Approval of John Gullo Contract

ADJOURN TO CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY AND PENDING OR REASONABLY IMMINENT LITIGATION

CONSENT

Approval of November 19, 2020 City Council Meeting Minutes

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

A list of accounts totaling \$3,572.53 was presented to be removed from the City's system due to customers taking out bankruptcy or being sent to collections.

MOTION: A motion to approve the Consent agenda was made by Councilmember Bott, seconded by Councilmember Olson and carried unanimously.

PUBLIC HEARING

Community Development Block Grant First Public Hearing

Mr. Larsen stated that the purpose of the first public hearing is to receive input from citizens on projects they want considered for application for funding through the Community Development Block Grant. In 2021 approximately \$776,520.00 is expected to be available in the Bear River Region for CDBG projects. A portion of the funding will be used by BRAG for administration. The remainder of the funding will be available for projects to be rated and ranked. All funds allocated must meet a HUD National Objective and benefit low to moderate income individuals. Projects displacing low to moderate income persons are not likely to receive funding. The range of projects that are eligible include affordable housing, community infrastructure projects, durable equipment purchases, and other projects such as public service projects for seniors, youth and battered spouses, and housing rehabilitation projects. Some past projects funded in Brigham City through CDBG were a Senior Center floor replacement, parking lot overlay, and electrical system upgrade, ADA curb ramps throughout the City, housing rehabilitation, building improvements at the Box Elder County Family Support Center, Habitat for Humanity, and the Box Elder County Community Health Center. This first public hearing is a requirement for the City to apply for or to sponsor non-profit organizations' applications for the grant. This grant does not require a grantee match. The Council must respond to comments during the hearing, or the City must provide responses in writing after the hearing.

A motion to open the public hearing was made by Councilmember Bott, seconded by Councilmember Olson and carried unanimously. There were no public comments.

A motion to close the public hearing was made by Councilmember Bott and seconded by Councilmember Olson. Councilmember Peterson inquired as to the application process. Mr. Larsen said that there was a How to Apply Workshop held in Logan in November. The application deadline is January 31, 2021. The motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

COUNCILMEMBER COMMENTS

Councilmember Farr – stated that the Airport Advisory Board meeting was cancelled.

Councilmember Bott – was pleased that the Boy Scout Troop #589 was in attendance.

Councilmember Peterson – attended the Land Use Task Force meeting. Development agreements, upcoming annexation incorporations, water easement access and rights, and accessory dwelling units were discussed. The Utah League of Cities and Towns is working hard to prepare for the upcoming legislative session. Councilmember Peterson commented on the effects of COVID on in person lobbying opportunities.

Mayor Vincent – expressed his appreciation for the Councilmembers. He reported that the number of cases and hospitalizations were down. He asked citizens to be patient and kind to each other and was appreciative of the support of citizens. He recognized City staff for their hard work and acknowledged emergency services staff.

ACTION ITEMS

Consideration of Ordinance for Zoning Change from A-5 (Agricultural District) to M-D (Manufacturing-Distribution District) Located at Approximately 500 North and American Way (900 W.)

Mr. Bradley displayed the General Plan map and the zoning designation map with the subject site highlighted. The zone change is consistent with the General Plan and the adjacent zoning to the north and west. The Planning Commission held a public hearing and recommended approval.

Councilmember Troxell expressed concern over the use of the property and possible effects on the subdivision to the east. There was a discussion on the intended use of the property. Cameron Hansen joined the meeting and explained that the intended use of the property is for storage for the towing business.

MOTION: Councilmember Bott made a motion to approve the ordinance for zoning change from A-5 to M-D located at approximately 500 North and American Way. The motion was seconded by Councilmember Peterson.

Roll Call: Councilmember Farr – aye
Councilmember Olson – aye
Councilmember Peterson – aye
Councilmember Bott – aye
Councilmember Troxell – aye

Consideration of Amended Preliminary Subdivision Plat Approval for Glen Hollow Phase 4 Located at 600 South 1100 West

Mr. Bradley displayed the plat showing changes from the loop road to a cul-de-sac. He explained that the cul-de-sac is warranted in this development due to the railroad to the west and the inability for street connectivity. The development will have the same number of units as previously presented. The Planning Commission recommended approval subject to addressing staff review comments, stipulations, and the findings of facts.

MOTION: A motion to approve the amended preliminary subdivision plat for the Glen Hollow Phase 4 subdivision located at 600 South and 1100 West was made by Councilmember Bott and seconded by Councilmember Peterson.

Roll Call: Councilmember Peterson – aye
Councilmember Bott – aye
Councilmember Troxell – aye
Councilmember Farr – aye
Councilmember Olson – aye

Consideration of Final Plat Approval for Glen Hollow Subdivision Phase 1 Located at 600 South and 800 West

Mr. Bradley stated that the project came before City Council in February. Lot 1 was on hold due to the location of Tom Edwards existing home. That lot will be included in Phase 1. There will be 22 units in Phase 1 and 89 units overall. Staff recommended approval subject to addressing staff review comments, finalizing the CC&Rs, entering into the escrow agreement, and final review by the City Attorney prior to recording the final documents.

MOTION: A motion to approve the final plat for the Glen Hollow Subdivision Phase 1 located at 600 South and 800 West was made by Councilmember Peterson and seconded by Councilmember Bott.

Roll Call: Councilmember Olson – aye
Councilmember Farr – aye
Councilmember Troxell – aye
Councilmember Bott – aye
Councilmember Peterson – aye

Consideration of Revision to Resolution No. 20-17 to Correct Utility Rate

Mr. Oyler approached the podium and explained that Resolution No. 20-17 had a typo in the ¾” water service showing the minimum monthly charge at \$9.86. This action will approve the resolution with the correct water rate of \$9.68.

MOTION: A motion to approve the revision to Resolution No. 20-17 to correct the utility rate was made by Councilmember Bott and seconded by Councilmember Olson.

Roll Call: Councilmember Bott – aye
Councilmember Peterson – aye
Councilmember Olson – aye
Councilmember Farr – aye
Councilmember Troxell – aye

Consideration of Resolution Amending Field Use Fees

Ms. Wolford joined the meeting and stated that there was concern among the larger special event users about the payment of court fees a year in advance. This proposed resolution will instead charge a \$500 deposit for the reservation of the venue. Remaining fees would be due 45 calendar days before the event. If events are cancelled less than 90 days before the event, the deposit is forfeited.

MOTION: A motion to approve the Resolution amending field use fees was made by Councilmember Peterson and seconded by Councilmember Olson.

Roll Call: Councilmember Troxell – aye
Councilmember Bott – aye
Councilmember Peterson – aye
Councilmember Olson – aye
Councilmember Farr – aye

Consideration for Approval of John Gullo Contract

Ms. Wolford explained that the proposed amendment to the John Gullo contract extends the contract for one year due to the cancellation of the TOC during COVID-19.

MOTION: A motion to extend the John Gullo contract to add an additional year was made by Councilmember Peterson and seconded by Councilmember Olson. Councilmember Farr made a correction to the second WHEREAS paragraph changing the word expended to extended.

Roll Call: Councilmember Farr – aye
Councilmember Olson – aye
Councilmember Peterson – aye
Councilmember Bott – aye
Councilmember Troxell – aye

ADJOURN TO CLOSED SESSION

A motion to adjourn to a closed session to discuss the purchase, exchange or lease of real property, and pending or reasonably imminent litigation was made by Councilmember Peterson and seconded by Councilmember Olson. A roll call vote was taken with all Councilmembers voting aye. The meeting adjourned to a closed session at 7:31 p.m.

The Council returned to a regular City Council meeting at 8:48 p.m. and adjourned.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the December 3, 2020 City Council Meeting.

Dated this 17th day of December, 2020.

Christina Boss

Christina Boss, Recorder