

MINUTES OF A CITY COUNCIL SPECIAL MEETING HELD MAY 28, 2026 AT WEST POINT DAIRY, 570 NORTH 500 WEST, HYRUM, UTAH.

CONVENED: 9:00 A.M.

CONDUCTING: Councilmember Rasmussen

ROLL CALL: Councilmembers Rebecca Foulger, NaLyn Nelson, and Craig L. Rasmussen.

CALL TO ORDER: There being three members present and three members representing a quorum, Councilmember Rasmussen called the meeting to order.

OTHERS PRESENT: City Administrator Daniel Ferris, City Treasurer Todd Perkins, West Point Dairy Representatives J.D. Rhea, Brent Lundstrom, Bill Stefans, Vern Hunt, Dave Koines, and Moises. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Councilmember Rasmussen welcomed everyone in attendance.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was emailed to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices more than forty-eight hours before meeting time.

4. SITE VISIT:

- A. Tour of West Point Dairy and discussion on future expansion.

5. ADJOURNMENT

SITE VISIT:

TOUR OF WEST POINT DAIRY AND DISCUSSION ON FUTURE EXPANSION.

West Point Dairy Manager J.D. Rhea presented an overview of the proposed expansion of the West Point Dairy facility and outlined plans to increase production capacity for butter and powdered buttermilk products.

Mr. Rhea explained that the expansion will result in a change to the existing traffic circulation pattern along 500 West. Semi-truck traffic will no longer access the facility from 500 West and will instead utilize access from 700 North.

The proposal includes demolition of the existing metal buildings located south of the plant and construction of a new large refrigeration facility. Portions of the expanded facility will reach heights exceeding 100 feet, and the project will be completed in three phases.

Upon completion, production capacity is anticipated to increase from approximately 1,200,000 pounds of cream per day to 2,200,000 pounds of cream per day. Milk processing capacity is expected to remain at approximately 900,000 pounds per day.

Truck traffic is projected to increase from 22 cream trucks and 13 milk trucks per day to approximately 40 cream trucks and 13 milk trucks per day.

Additional components of the expansion include:

- Approximately 11,520 square feet of new storage space in the finished powder warehouse
- Two new milk/water silos to support increased reclamation of milk water within the process
- A new reception and bulk load-out building with an approximate footprint of 11,250 square feet with elevated levels
- Expansion of butter production areas by approximately 12,675 square feet to accommodate new butter churns
- A butter dock and employee welfare connection linking existing refrigerated storage areas with new butter shipping docks, totaling approximately 39,325 square feet
- Installation of a new wastewater digester tank, with all treatment to be provided on site
- A refrigerated automated storage facility of approximately 63,150 square feet
- Development of new truck and automobile traffic maneuvering patterns
- Construction of a new stormwater management pond
- Establishment of a construction staging area and long-term truck staging area

Following the presentation, Mr. Rhea provided a guided tour of the facility to attendees.

ADJOURNMENT:

ACTION

There being no further business before the City Council, the Council Meeting adjourned at 12:15 p.m.

ATTEST:

Steve J. Miller
Mayor

Stephanie Fricke
City Recorder

Approved: June 4, 2026
As Written