

59 Jeff referred to lines 113 and 114 in the minutes regarding the situation with the Jenson's, and
60 explained that it will have to be worked out, and an agreement made with Hyde Park to share the
61 revenue from the corn maze, somehow. He explained further. He said it also depends on where
62 the corn maze is held, as it is in a different place each year.

63 Jeff referred to lines 122 and 123 regarding the possibility of a school district placing a school on
64 this land; Jeff said that he spoke to Cache County School District Superintendent Steve Norton,
65 who he said explained that at one time, that land was being considered for a third high school for
66 Cache County, and that it still is, but is very "low on the list" as it would be a complicated place to
67 have to build there, which Jeff explained further. Jeff said they have other locations that are
68 much higher on the list, and said that the district's preferred place to place a high school would be
69 on the south end of the valley; and is still several years off. He also said that Mr. Norton told him
70 that North Logan City should not hold up any decisions based on what the district might want to
71 do. He explained further.

72

73 **Review of Action Items**

74 Jeff Jorgensen reviewed the action items list with the council. He said North Logan City has
75 received approximately \$1100 in total taxes for the year, from the Cache Bridger RV Park; and
76 said the park will be required to bring that in quarterly from now on. Per questions from the
77 council, Jeff updated them on the current status of the park and some of the items the park has
78 completed.

79

80 **New Business**

81 Consider a proposed ordinance to effect a boundary adjustment with Hyde Park. Being proposed
82 is that a portion of the recreation land, owned by Cache County, between North Logan City and
83 Hyde Park become part of Hyde Park City.

84 Mayor Berentzen introduced the item and discussed it briefly. Per Mayor Berentzen's request,
85 Jeff Jorgensen discussed the history of the situation, utilizing an overhead, projected map of the
86 land encompassing the boundary adjustment. He described what had changed from the first
87 version of the proposed boundary agreements. He also explained how the annexation of the
88 County's land took place, and what the plans are for further annexation.

89 Per a question from John Bailey, Jeff outlined on the map where the route for 200 East will be.

90 Mayor Berentzen said that it is his understanding that Hyde Park has reviewed this; and also said
91 that he spoke to Hyde Park's Mayor, Bryan Cox, who said this is the way Hyde Park is planning it
92 to go.

93 Per a question from Damon Cann about the Jenson's tax situation, Jeff explained to him how it
94 can be worked out. Mayor Berentzen said he would talk to Mayor Cox about this.

95 Jeff explained the noticing process requirements to the council, for agendas and public notices.

96

97 *Nancy Potter made a motion to adopt the ordinance. John Bailey seconded the motion. A vote*
98 *was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Damon*
99 *Cann, John Bailey and Nancy Potter voting in favor.*

100

101 Consider a resolution adopting a revised municipal budget for FY2012.

102 Mayor Berentzen introduced the item and mentioned that some on the council were able to meet
103 with Jeff and go through the budget with him.

104 Jeff said he appreciated Lydia Embry's input, which gave some good information that he was able
105 to use to clarify some items, particularly in the capital improvement fund.

106 Jeff further reviewed various items with the council.

107 Nancy Potter reminded the council that the budget is fluid and can always be changed, if
108 necessary.

109

110 *John Bailey made a motion to approve the resolution. Nancy Potter seconded the motion. A vote*
111 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
112 *Damon Cann and Kristen Anderson voting in favor.*

113

114

115 Consider the development plan and preliminary plat for the Keller Lane Subdivision located at
116 1800 North 1200 East, North Logan.

117 Cordell Batt introduced the item and mentioned that this came before the council as a conceptual
118 plan before the three new members were on, therefore, he went through the history of the project
119 and explained the situation. He also reviewed the requirements and recommendations made by
120 staff in the staff report. Cordell mentioned that the access and maintenance agreements are still
121 being worked out for this private lane. He said the Planning Commission approved this
122 development plan and preliminary plat based on those two agreements being worked out. He
123 said that is not typically a requirement of the subdivision process, but felt that it was an important
124 part of the agreement for this situation. He said Ron Keller owns the lane as well as one of the
125 homes on the lane. Cordell said it is staff's recommendation that the development plan and
126 preliminary plat are approved, with the condition that the developers continue to work on the
127 access agreement and maintenance agreement with the other owners. Cordell said originally,
128 there was discussion about trying to retain three trees along the lane; but that now the various
129 owners have expressed the desire to have those trees removed and the lane widened. He
130 discussed the issues with the trees being there, and said the owners felt that it would be better if
131 the trees were removed.

132 The City Council and Cordell Batt had a lengthy discussion regarding the maintenance and
133 access agreement with developer Bill Dalebout, and a few of the other owners on the lane who
134 were in attendance. Mr. Dalebout said the lane will be widened from a 15 foot right of way to a 20
135 foot right of way, which he said is the recommendation of the City. Mr. Dalebout explained that a
136 new agreement needs to be done that includes the fifteen foot right of way, and adds the
137 additional five feet. He said the agreement has been put together and is in the hands of Jeff
138 McKinley, who is representing the neighborhood group. Mr. Dalebout explained that the original
139 agreement was done as a joint access *and* maintenance agreement; and that there is one family
140 who does not want to sign the maintenance agreement because of conflict they have with another
141 owner who they are related to; therefore, they are trying to separate the two agreements, so that
142 that particular owner *will* sign the access agreement.

143 Per a question from Mayor Berentzen, Mr. Dalebout explained the approval they received from
144 the Fire Department on the lane regarding access at fifteen feet; but that the residents expressed
145 the need for the lane to be wider for easier visibility and access.

146 Nancy Potter said there is a drainage issue with that lane; and Mr. Dalebout said the City asked
147 to do the drainage plan, which he said has already been done and has been approved by the
148 City.

149 Dorothy Jones said the right of way agreement is not the "gentleman's agreement", and that the
150 original right of way agreement is written into their deed. She said the "gentleman's agreement"
151 is the maintenance agreement. She also explained that with the number of cars and drivers on
152 the road, the owners felt that the fifteen feet was not sufficient, and felt the removal of the trees
153 will allow the widening of the road more effectively. She also said the agreements seemed
154 acceptable to them.

155 Jeff McKinley expressed that with the additional traffic, there would be issues with the current
156 fifteen foot lane width in allowing cars to pass each other easily and safely. He further discussed
157 the issues and danger related to the current narrowness of the road.

158 Kristen Anderson asked about the maintenance agreement, and Bill Dalebout discussed the
159 problems with the neighbor who does not want to sign it, including the issue of the sharing of
160 costs between the owners for the maintenance of the lane, with one not wanting to sign the
161 agreement. He explained that lenders are starting to refuse loans when there is not a joint,
162 signed maintenance agreement. He said they will include that non-participating party's
163 information on the agreement, but will go ahead with the situation. He said he feels the situation
164 will work itself out; and also said one of the parties who is having the conflict may be moving from
165 the lane.

166 Damon Cann asked if there was more property to develop up on that lane, and Cordell said there
167 is potentially room for one or two more lots. Damon Cann asked if a twenty-foot lane is going to
168 be sufficient for that and Jon Keller said a twenty-foot lane is sufficient, and Cordell said the
169 improvements will make it sufficient.

170

171 *Nancy Potter made a motion to approve the development plan and preliminary plat, with the*

172 *condition that the deeded right of way agreement is completed, and that there is intent to create a*
173 *maintenance agreement.*
174
175 There was further discussion about the maintenance agreement needing to be in place, and how
176 to proceed with approving this with that issue still in limbo.

177 Jeff suggested having a maintenance agreement that ensures that the road is maintained by
178 whomever is going to take care of the road, and that it is included in the agreement, as there
179 needs to be something in place. Mayor Berentzen asked who would be responsible for
180 maintaining the lane if the owners refused to sign the maintenance agreement; and Jeff said the
181 property owner would then be responsible for that, who in this case is Ron Keller.

182 The council discussed the issue with Jon Keller, Ron's son.

183 The council further discussed how to proceed with the approval, and discussed ensuring that Ron
184 Keller is aware that he is ultimately responsible for the road. Jon Keller said that Ron is not as
185 concerned regarding the maintenance, as he is regarding the access, and making sure that the
186 road gets widened to 20 feet. He discussed how the road has been simply maintained by the
187 residents for many years up to this point. Per a statement from Mayor Berentzen, Jon said that
188 Ron is aware of his liability responsibility.

189 Jeff suggested approving it contingent upon staff obtaining these agreements prior to the plat
190 being signed.

191 Mayor Berentzen asked Nancy Potter to restate her motion.

192
193 *Nancy Potter made a motion to approve the development plan and preliminary plat, contingent*
194 *upon staff obtaining an easement agreement and a maintenance agreement. John Bailey*
195 *seconded the motion.*
196

197 It was clarified that although staff must have a maintenance agreement in place, it does not mean
198 that all owners' signatures are required to be on that agreement.
199

200 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,*
201 *Damon Cann, John Bailey and Nancy Potter voting in favor.*
202

203 Consider a proposed policy for subsidizing employees for mobile phone costs when such are
204 required for city business.
205 Mayor Berentzen briefly introduced the item.

206 Jeff explained the process taken for figuring out the costs and said it has been determined that
207 the new policy will likely cost approximately \$2K more annually than it did before.

208 The council discussed various items with Jeff, including how the fire department handles their
209 mobile phones, how costs will be affected by changing cell plan costs as well as the typical two
210 year contract requirements, and when this program should be reevaluated, depending on the
211 contract times and potential increases in costs in the event prices go up.
212

213 There was further discussion as to when this program should be evaluated again, and it was
214 agreed that it would be done annually.
215

216 *Roger Anderson made a motion to approve the proposed policy subject to reevaluation of this*
217 *program annually. Nancy Potter seconded the motion. A vote was called and the motion passed*
218 *unanimously with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy*
219 *Potter voting in favor.*
220

221 Discuss RAPZ Grant submission and matching funds from North Logan City.
222 Alan Luce gave a PowerPoint presentation explaining the purpose, intended use and benefits for
223 the RAPZ funds for North Logan City. He explained that part of what they are proposing is Phase
224 I of improvements to Meadow View Park. He went through the two design elements under
225 consideration, which are a splash-pad and a paved path. He explained that their intention is to
226 increase the usage of the park as well as reduce the vandalism. He said both of these items fulfill
227 a demand based on surveys that were taken, and discussed and explained further, as well as
228 outlining the costs and funding process. He also discussed the potential reduction in costs for

229 utilizing staff to perform some of the labor.

230 Per a question from Roger Anderson, Alan explained the submission process and said that it
231 could take up to two months to receive the funds.

232 Alan addressed questions from the council regarding various items including funding,
233 maintenance, and a potential timeline for the project.

234

235 Continue to discuss plans for a new building for the police department.

236 Chief Kim Hawkes referred to the previous discussion he had with the council, which indicated
237 that locating the police building in an alternative site to the City Center would be better; and also
238 said that he met with Jeff Jorgensen who discussed with him the potential for using the site
239 adjacent to the library for the building. Chief Hawkes said he spoke with Dee Ashcroft, Principal
240 of Greenville Elementary School, who expressed a concern about potential traffic issues; but also
241 expressed possible positives in locating the police building next to the school as a deterrent to
242 vandalism and an increased feel of safety of the school. Chief Hawkes further discussed the
243 study he did regarding the actual traffic situation generated by dispatch and that it is more typical
244 that the officers are called to an incident from out in the field, rather than from the police building.

245 The council continued to discuss various items with Chief Hawkes, including some of the design
246 features, as well as building the City offices at the same site, sometime in the future.

247 Mayor Berentzen said that one of the City's primary responsibilities is for public safety and fire
248 protection, and that we need to solve the situation between the fire and police. He said he likes
249 the idea of using property the City already owns, rather than having to buy new property. He also
250 asked Chief Hawkes about making this process open for citizens in order to get the best input, in
251 terms of what they are expecting the City to do; and said this needs to be a transparent process
252 for the citizens, to which Chief Hawkes agreed. Chief Hawkes further discussed how that could
253 be done. Chief Hawkes discussed wanting to expedite this process so that it can move forward,
254 for the fire and police departments' sake.

255 Nancy Potter suggested sending a letter to Greenville Elementary that could go home with the
256 students for their parents to review the information and to include when a public hearing will be
257 held; as well as putting a notice up at the library. Chief Hawkes said that could be done, and
258 discussed this further.

259 The council discussed further how to proceed. Jeff suggested some ways to present this to the
260 public and how to proceed.

261 Mayor Berentzen commented and stated that he would really like to see ambulance coverage for
262 North Logan City, which he explained further.

263 Per a question from Chief Hawkes about when a public hearing could take place, Jeff suggested
264 having that take place in the beginning of March; and Mayor Berentzen also suggested having a
265 public workshop/meeting. Chief Hawkes suggested holding an additional meeting for parents and
266 citizens at Greenville Elementary.

267 Roger Anderson suggested opening the station up to the public for them to see how crowded the
268 conditions truly are. He said the situation was made very clear to him when he took the
269 opportunity to do that.

270

271 Continue to discuss council member participation in various city committees.

272 Mayor Berentzen reviewed the various committees and discussed with the council members
273 where they might serve. He listed which committees, and which council members have been
274 assigned to serve on those committees at this point. He also discussed wanting to reactivate the
275 Economic Development committee and getting some citizenry involved in that, including
276 potentially Dell Loy Hansen. He also discussed with Jeff reactivating a Roads Committee.

277

278 Reports from city officers, boards, and committees

279 Mayor Berentzen discussed winter flooding and asked Alan Luce to explain what North Logan
280 City is doing to address these issues. Alan explained that staff has identified areas that are
281 specific to a "January" flood, where the ground freezes and rain runs off along the surface of the
282 ground and causes flooding; as opposed to summer flooding, where the water can seep into the
283 ground. He said staff is determining the areas affected for both times of the year and are looking
284 at ways to protect homes, particularly where the City is involved for issues with stormwater. He

285 said the City is currently trying to get by with sandbags for now, until there is a plan in place.
286 Mayor Berentzen expressed his appreciation to the staff, Fire Department and Police Department
287 for their work in helping to aid in the flooding from this storm.

288 Mayor Berentzen asked about the placement of water meters, which Jeff explained.

289 Damon Cann mentioned that several citizens expressed gratitude to the City and its departments
290 for the help and efforts they provided during the flooding.

291 Jeff discussed the professionalism performed by staff and City departments who take care of
292 emergencies independently and know what to do; and expressed that it is a very positive
293 experience to work with them.

294
295 Jon Keller explained that the Fire Department now has a buyer for their fire engine (offering
296 \$150K), which he said he discussed with the council in December 2011. He said he was seeking
297 approval from the council to proceed with the sale, which will allow the department to get the new
298 fire engine, as previously proposed. The City Council gave approval for Jon to move ahead. Jon
299 explained the funding process for the new truck.

300
301 Executive session (closed) to discuss the acquisition of real property.
302 *Nancy Potter made a motion to move out of the regular portion of the City Council meeting and*
303 *into the Executive (Closed) Session meeting for the purposes of discussing the acquisition of real*
304 *property. John Bailey seconded the motion. A vote was called and the motion passed*
305 *unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*
306 *Anderson voting in favor. This occurred at 8:50 p.m.*

307
308 Minutes for this portion of the meeting written under separate cover.
309

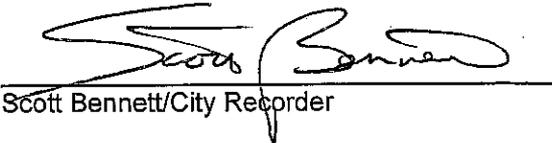
310 *Nancy Potter made a motion to adjourn the Executive (Closed) Session Meeting and move back*
311 *into the regular portion of the City Council meeting. John Bailey seconded the motion. A vote*
312 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
313 *Damon Cann and Kristen Anderson voting in favor. This occurred at 9:02 p.m.*

314
315
316 *Nancy Potter made a motion to adjourn the meeting. John Bailey seconded the motion. A vote*
317 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
318 *Damon Cann and Kristen Anderson voting in favor.*

319
320
321 The meeting adjourned at: 9:03 p.m.
322

323
324 Approved by City Council: February 16, 2012
325

326
327 Transcribed by Marie Wilhelm
328

329 Recorded by 
330 Scott Bennett/City Recorder
331

332
333
334 * Due to the fact that there is other documentation related to this agenda item that may not be included in the official
335 minutes of this meeting, the following repositories, cross referenced to applicable agenda items within these minutes, shall
336 indicate where additional documentation can be found for future reference for that agenda item:

- 337 1. Annual City Council meeting binders in the Office of the City Recorder
338 2. Budget folders in the Office of the City Recorder
339 3. Special Project folders in the Office of the City Administrator
340 4. Subdivision Folders in the Office in the City Engineer
341