

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on March 7, 2012**
4 **At the North Logan City Library, North Logan, Utah**

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7 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

8
9 Council members present were: Kristen Anderson, Damon Cann, John Bailey and Nancy Potter.
10 (Roger Anderson was excused.)

11
12 Others present were: R. Brent Nyman, Jason Killinen, Gary Wangsgard, L. Alan Collins, Steve
13 Kent, Scott Galbraith, Donna Marie Wagner, Brad Crookston, Annette B. Perkes, Ross Lapray,
14 Barbara Middleton, Russell Goodwin, Chris Simpson, John Seamons, Scott Bennett, Cordell Batt,
15 Alan Luce, Lydia Embry, Kim Hawkes, Jeff Jorgensen and Marie Wilhelm.

16
17 The Pledge of Allegiance was led by Allan Collins.
18 An invocation was given by Kristen Anderson.

19
20 **Adoption of Agenda**

21 *Nancy Potter made a motion to adopt the agenda as presented. Damon Cann seconded the*
22 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Damon*
23 *Cann, John Bailey and Nancy Potter voting in favor.*

24
25 **Approval and Follow-up of Minutes of February 16, 2012**

26 *Nancy Potter made a motion to approve the minutes as presented. Kristen Anderson seconded*
27 *the motion. A vote was called and the motion passed unanimously with Kristen Anderson,*
28 *Damon Cann, John Bailey and Nancy Potter voting in favor.*

29
30 **Follow-up**

31 John Bailey asked when the workshop to discuss the Housing Element will take place, and it was
32 confirmed that it will be held on April 5th at 7:00 p.m., *with* the Planning Commission, which will
33 take place on the Planning Commission's regularly scheduled meeting time. Kristen Anderson
34 mentioned that she might not be able to attend that meeting.

35
36 **Review of Action Items**

37 Jeff Jorgensen reviewed the action items list for the council.

38
39 **New Business**

40 **6:35 – Public Hearing to receive public input on various options in the proposed construction of**
41 **a police department building.**

42 Chief Kim Hawkes introduced the item. He discussed the public forums that were held to get
43 public input; as well as the video and information placed on the City website explaining the need
44 for separate buildings for the fire and police departments. He gave a history of the situation and
45 how it stands currently, as well as further explained the need for a separate police building. He
46 presented three options for which he provided documentation, as well as artistic renderings of the
47 three options, for the City Council and those in attendance. The possible locations for the three
48 options were in the City Center; adjacent to the North Logan Library; or in an empty, unfinished
49 retail "box", possibly on Main Street. He further explained the three options, as well as the
50 associated costs with each one; and the pros and cons of each of the potential options.

51
52 *Mayor Berentzen opened the public hearing at 6:48 p.m.*

53
54 Lydia Embry expressed her comments and concerns, written copies of which she provided to the
55 City Council.

56
57 Brad Crookston said he understands that there is a need for a police building and fully supports

58 that. He said however, that it seems that we are spending a lot per square foot, at \$180 per
59 square foot, which he said is a ridiculously high cost to spend for a commercial building currently.
60 He said Smithfield City just spent \$524K for their 7K square foot police building, and asked if
61 North Logan City could come closer to that cost. He said he does not want to see the City go into
62 debt to build this building.

63
64 Alan Collins expressed his comments and concerns, written copies of which he provided to the
65 City Council.

66
67 Russell Goodwin expressed his comments and concerns, written copies of which he provided to
68 the City Council.

69
70 *(Note: Copies of the above referenced written comments are retained in the City*
71 *Administrator's record of council meeting documents.)*

72
73 *As there were no further public comments, Mayor Berentzen closed the public hearing at 7:13*
74 *p.m.*

75
76 Per the issue of repaying the water fund for funds borrowed to help pay for the police station,
77 Kristen Anderson asked how that would be done, for which Jeff explained. Kristen asked about
78 the bond process, which Jeff said is probably more expensive and further explained.

79 The council discussed the efforts that have been put into getting citizen input on this issue,
80 including the many City Council meetings throughout the year where this issue has been
81 discussed; placement of the issue in the City newsletter and website and in the valley newspaper;
82 flyers that went home to all parents from the two City elementary schools; as well as the number
83 of public forums held to invite citizens to obtain their input. It was reiterated that the City has
84 been out in the open about this issue.

85 The City Council continued to discuss the three options and various associated issues and costs.
86 Mayor Berentzen discussed the negative issues associated with having North Logan law
87 enforcement managed under a separate entity such as Smithfield or Cache County. He also said
88 he questioned the bid price. He further stated that he is not in favor of bonding and feels we need
89 to fund it within the City's existing resources.

90 The council further discussed the issue of the cost of the building potentially being too high.

91 Damon Cann discussed the public support he has received for the need to build a new police
92 facility.

93 Mayor Berentzen said those who have been to the fire department and police department, and
94 have seen the situation, are in agreement that something needs to be done, and that the City is in
95 a state of liability with the current situation at the police/fire building. He also stated that to say
96 that the City has not been making the effort to make the citizens aware of the situation is not right
97 and is not fair; that the City has been very out in the open and forthright about this whole issue.

98 Jeff and the council discussed at length, how to proceed.

99 The council agreed to move this to a future City Council meeting to continue discussion.

100 John Bailey said as an elected council, that in the absence of adequate public input, they have a
101 responsibility to step up and make what they think is the most responsible decision.

102
103 Consider an amendment to the development agreement for the Wildercrest Subdivision.

104 Jeff Jorgensen presented the situation and gave a history of the development. He explained that
105 the development agreement was previously approved and that roughly 90% of the work has
106 already been done. He said essentially, the developers are asking that the two phases be broken
107 down into smaller "sub" phases that can be completed as lots are sold. He explained how they
108 will proceed, if approved. He reiterated that the City is not backing down on any of the previously
109 agreed upon infrastructure requirements.

110 The Mayor and council discussed the situation.

111 Developer Scott Galbraith briefly explained the situation and his request.

112 The council briefly clarified some of their questions with Mr. Galbraith.

113
114 *Nancy Potter made a motion to approve the amendment to the development agreement for the*
115 *Wildcrest Subdivision, as presented. John Bailey seconded the motion. A vote was called and*
116 *the motion passed unanimously with Nancy Potter, John Bailey, Damon Cann and Kristen*
117 *Anderson voting in favor.*

118
119 Consider an ordinance modifying the city's storm water utility ordinance to include escalating
120 enforcement provisions.

121 Jeff explained the reason for this modification and discussed the process for escalating
122 enforcement provisions for violations. He said this ordinance modification was written based on
123 the city's storm water discharge permit.

124 Nancy Potter asked about giving a written warning rather than a verbal warning, prior a stop work
125 order.

126 Ross Lapray explained what the typical process is. He said everything is written down when a
127 verbal warning is given, therefore violators are already essentially receiving a written warning
128 along with the verbal warning. He said warnings don't usually make a difference, because
129 typically the issues don't get fixed until the work is stopped. Jeff said verbal warnings are
130 effective, particularly in the case of pollution, so that it gets stopped right away; which would not
131 be the case with a written warning.

132 The council further discussed in which order to put the various steps in the enforcement process.

133
134 *John Bailey made a motion to approve the ordinance as written. Nancy Potter seconded the*
135 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Damon*
136 *Cann, John Bailey and Nancy Potter voting in favor.*

137
138 Budget presentations by Protective Inspection/Engineering, Facilities and Community
139 Development Departments.

140 Protective Inspection/Engineering

141 Ross Lapray gave his budget presentation for the proposed budget for his department. Per a
142 request from Mayor Berentzen, he gave an overview of what his department is responsible for
143 and the certification required by the employees in his department, particularly for some of the
144 unusual types of buildings they are required to inspect in the City.

145 Ross addressed various questions from the council.

146 Ross expressed a concern about the current cell phone policy, and how it may affect his staff in
147 the future, particularly in the summer months. Nancy Potter suggested that Ross get specific
148 information to Jeff to get to the council so that they can review it for potential consideration of
149 changing it for his department.

150 He continued to review the items from his budget.

151 Ross also commented that he feels that the police building should be built as soon as possible.
152 He explained how he was part of building the original fire/police building, and that he also
153 performed for ten years as a volunteer fireman; and further discussed the limitations of the facility.
154 He said there is a high cost in not allowing the fire department to expand, and is therefore a
155 necessary expenditure, particularly in building something of quality that will last.

156 Nancy Potter referred to Ross's request for a department vehicle and whether he could look into
157 using one of the old police vehicles that are being retired. Ross said that could be looked into.
158 He said there are special equipment needs for the GIS vehicle [the one in question], which he
159 explained.

160
161 Facilities

162 Alan Luce presented the budget for his department (Facilities) and reviewed the various items for
163 the council. Alan addressed their various questions.

164 Nancy Potter asked if the departments are planning for an increase in their budget for the
165 expected increase in gas prices, which the department heads in attendance said they have
166 considered.

167 The problems with the construction of the library building were discussed, including addressing

168 the problem with the heating and cooling system. Per a question from John Bailey, Alan said
169 discussions have been held with the architect of the police building regarding what elements need
170 to be included and what needs to be done to avoid the same issues with the new building.

171

172 Community Development

173 Cordell Batt presented the budget for his department and outlined the various items therein. He
174 discussed how economic development has been managed, and said when he was hired, he was
175 asked to make it part of his responsibilities. He said when Mayor [Cary] Watkins was in office,
176 Mayor Watkins managed that himself, and the committee that was in place for that was phased
177 out. Cordell said that since Mayor Watkins left, there hasn't been anyone who has taken that
178 over. He said he would like to take part of his budget and work on that, as he feels it is very
179 important, which he discussed further. Mayor Berentzen asked if this would change Cordell's
180 position, and potentially change the budget; which Cordell said could be discussed. Mayor
181 Berentzen expressed his concern over some of the traveling expenses that went along with this in
182 the past, and said he would only want to create something if there is a viable need for it.

183 Cordell addressed some questions from the council regarding his department budget.

184

185 Reports from city officers, boards, and committees

186 John Bailey said he will be out of state and therefore not in attendance at the March 21st City
187 Council meeting.

188

189 Damon Cann mentioned some graffiti he noticed on a speed limit sign on 6th East just south of
190 1800 North; and more on a pole near Allen Mortuary. Sgt. John Seamons said the one on the
191 light pole by Allen Mortuary has been reported but still not cleaned up by Utah Power and Light.
192 He said at the time it was investigated, it was determined to likely be students from In Tech High
193 School, and not gang tagging.

194 Mayor Berentzen asked Alan Luce to replace the speed limit sign, and Alan said he would take
195 care of it.

196

197 Scott Bennett mentioned information regarding a Cache Business Summit being held at the
198 Riverwoods Conference Center on March 22nd from 8:00 a.m. to 2:00 p.m. He said there will be a
199 link for it on the North Logan City website where people can register. He said local business
200 entrepreneurs who have been successful are giving presentations and workshops on how to use
201 social media to enhance a business; what to do for web presentations; and, how to manage
202 health care for small businesses, among other things. He said it would benefit those who want to
203 start a business or need business help.

204

205 Mayor Berentzen said he wanted to encourage everyone to participate in the upcoming political
206 caucuses being held the following week

207

208

209 *Nancy Potter made a motion to adjourn the meeting. John Bailey seconded the motion. A vote*
210 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Damon Cann and*
211 *Kristen Anderson voting in favor.*

212

213 The meeting adjourned at: 8:55 p.m.

214

215

216 Approved by City Council:

March 21, 2012

217

218

219 Transcribed by Marie Wilhelm

220

221 Recorded by

222

223



Scott Bennett/City Recorder