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**Minutes of the North Logan City
City Council
Held on October 3, 2012
At the North Logan City Library, North Logan, Utah**

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

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

Others present were: Alan Luce, Lauren Falter, Grace Johnson, Ali Teuscher, Jon Keller, George Marshall, Angela Fisher, Casey Fisher, James Malouf, Reese Johnson, Newell Crookston, Marian Silce, Kim W. Hawkes, Mario Ruiz-Leon, _____ (illegible) Ruiz, Lydia Embry, Cordell Batt, Scott Bennett, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by John Bailey.
An invocation was given by Roger Anderson.

Adoption of Agenda

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

Approval and Follow-up of Minutes of September 19, 2012 City Council Meeting

Not available at this time.

Review of Action Items

Jeff Jorgensen reviewed the action items list with the council.

Per a question from Roger Anderson regarding when the work on the Montage subdivision's water mains will be completed; Alan Luce said it will likely be at the end of October or beginning of November, and explained further, briefly.

Mayor Berentzen said it is his understanding that they're on schedule, and have done the work with minimal effects on residents, which he further described.

New Business

Consider approval of the selection board's choice of a general contractor and project manager for the construction of a new police department building.

Mayor Berentzen introduced the item and explained the documentation that Jeff gave to the council; and explained the process that was undertaken in choosing a general contractor for this project. Mayor Berentzen said it is recommended that the council approve the selection board's choice of Wadman Construction.

Damon Cann said he did not feel he was prepared to cast a vote on this, as he had not had a chance to look over the material.

Per a question from Kristen Anderson, Jeff explained the process for proceeding to the council, and further explained what hiring the general contractor at this point, means.

Kristen Anderson asked what would happen if the council waited another two weeks to make a decision; which Jeff explained, and said they would immediately start work.

Per a question from John Bailey, Jeff explained that we are approving a general contractor who will build the building for us; and Mayor Berentzen explained that the council is approving a fee for service, not a bid. Mayor Berentzen further explained that we chose to go this direction based on a cost stand-point in that we determined this was the way the City would have the best control, by working with a contractor, as we go through the process of building. He further explained that this is a very common way of doing this, and further detailed how the various contractors were

56 reviewed and rated, and ultimately chosen. He said Jeff Jorgensen as the City Engineer, the
57 architect, and he [Mayor Berentzen] were all part of the decision making process. He said they
58 had spent three hours in interviews that day with the final four candidates. He said he felt the City
59 had vetted these candidates very well.

60 John Bailey asked for more information on doing it this way, rather than putting the whole process
61 out for bid, which Jeff and Mayor Berentzen explained. Mayor Berentzen also explained that one
62 of the benefits of doing it this way is that any potential capabilities of the City can be integrated
63 into the project. Per another question from John about Wadman's fee; Mayor Berentzen
64 explained that Wadman indeed came in the lowest in terms of price; but said there were also four
65 or five other elements considered, and Wadman came out very strong in those other areas,
66 including experience, prior projects, similar projects they had done, and quality of projects. John
67 said he is impressed with the kinds of projects Wadman has done, but said this way of doing it is
68 a bit foreign to him. He asked if the City would be coming out well, comparatively, in relation to
69 costs; and Jeff said that is the whole reason for doing it this way, which he further explained. He
70 also listed some of the benefits of using this process.

71 Kristen Anderson asked if it was possible to start at square one again in the event that we
72 approve and select them, but they come back with a bid that is unacceptable.

73 Jeff said that we will direct them to the price we want, and explained further.

74 Per questions from Kristen Anderson, Jeff and Mayor Berentzen reiterated the process that was
75 undertaken in choosing Wadman, and the various ways in which they vetted all of the potential
76 companies.

77 Mayor Berentzen said if there is hesitation on the City Council's part, they could wait in approving
78 this.

79 Damon Cann reiterated that he wants to wait to vote until he reviews the documentation further;
80 and also said that Nancy Potter had not had a chance to review this either.

81 Mayor Berentzen mentioned that they would have felt good about any of the four candidates; and
82 that the point total and the lowest cost was what made the final decision.

83 The council agreed to hold their vote until the workshop meeting taking place the following week.

84

85 Consider a proposed resolution amending the Housing Element of the North Logan City General
86 Plan.

87 *Damon Cann made a motion to adopt the resolution as written. Roger Anderson seconded the*
88 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger*
89 *Anderson, Damon Cann and John Bailey voting in favor.*

90

91 Consider a proposed resolution amending the Transportation Element of the North Logan City
92 General Plan.

93 Jeff introduced the item and explained that the general consensus based on the public
94 comments, as well as his recommendations, was to not add the piece on 2900 North, nor the little
95 piece on 2100 North off of 600 East; to make the change on the 200 East corridor; and to make
96 the change on 100 East, which Jeff further explained. Jeff said that in relation to 2900 North;
97 when Jim Malouf wants to develop his land, he will determine how to put a road there in a way
98 that makes the most sense with his development.

99 Roger Anderson said it makes sense not to make a lot of changes to a Transportation Map,
100 because people choose to live in areas based on how things are.

101 The City Council further discussed various items.

102 Kristen Anderson said she feels comfortable with the 200 East approval; and likely, possibly with
103 100 East; but said she does not feel she has studied the map enough to know how it affects the
104 businesses in that area. Jeff said that it has always been on the plan to have some kind of 100
105 East, and explained further how it could be worked out; but said that there is no change in
106 accessibility along 100 East at all. The conversation continued.

107 Kristen Anderson said it is her recommendation to review this for two more weeks before making
108 a decision.

109 Damon Cann said he is comfortable with the 200 East portion, but not the 2900 North or 2100

110 North extensions; and would like to leave 100 East as is until development plans are brought
111 forth.

112 Jeff Jorgensen said a development plan for 100 East has in fact come forth; which is what Dell
113 Loy Hansen recommended, and said it is his property.

114 The conversation continued and the council discussed how to proceed.

115

116 *Kristen Anderson made a motion to adopt the 200 East corridor to the Transportation Element of*
117 *the General Plan; bring back the 100 East corridor to a future meeting for discussion; and remove*
118 *for now, the potential changes to 2100 North and 2900 North. John Bailey seconded the motion.*
119 *A vote was called and the motion passed unanimously with John Bailey, Roger Anderson, Damon*
120 *Cann and Kristen Anderson voting in favor.*

121

122 Continue discussion from a prior workshop with the Planning Commission regarding possible
123 changes to the city code relating to the mixed-use zones and the general plan for developing the
124 city center and areas proximate to that.

125 Mayor Berentzen discussed the planned combined City Council and Planning Commission
126 meeting being scheduled for October 10th, to discuss the City Center area. Roger Anderson said
127 that the Planning Commission is asking that the City Council come to that meeting prepared with
128 what they want included; and that they want guidance from the council.

129

130 Reports from city officers, boards, and committees

131 Jon Keller discussed the open house event taking place at the fire house on October 11th. He
132 also gave an update on the remodel of the firehouse, and some of the changes made, and said
133 they are going to be pretty close to budget. He discussed a change he'd like to make temporarily
134 to the budget, in moving some funds around, in order to get some needed furniture items
135 covered. Per a question from Mayor Berentzen, Jon said it does not change his overall budget
136 numbers; and Jeff further explained this.

137

138 Scott Bennett mentioned that the auditors will be coming into the City offices to perform their audit
139 beginning on October 15th; and that the audit firm, Allred Jackson, will likely be presenting their
140 findings to the City Council at the first meeting in November.

141

142 Mayor Berentzen shared a message he received from the Director of the Child and Family
143 Support Center, who expressed her gratitude to the Youth City Council for very expeditiously,
144 upon hearing of a need, providing a truck load of snacks, as well as some money, for the children
145 they serve at the support center.

146 Mayor Berentzen also mentioned receiving information regarding an upcoming event in which a
147 USU class is holding a "friendly" election day competition between the cities in Cache Valley, and
148 are asking for North Logan City's support. This project will serve to encourage citizens, as a
149 community, to register and vote.

150

151 Executive session (closed) to consider transactions relating to real property.

152 *John Bailey made a motion to move into Executive (Closed) Session for the purpose of*
153 *considering transactions relating to real property. Damon Cann seconded the motion. A vote*
154 *was called and the motion passed unanimously with John Bailey, Roger Anderson, Damon Cann*
155 *and Kristen Anderson voting in favor. This occurred at 7:13 p.m.*

156

157 Minutes for this item written under separate cover.

158

159 *Kristen Anderson made a motion to move out of Executive (Closed) Session and return to the*
160 *regular portion of the City Council meeting. Damon Cann seconded the motion. A vote was*
161 *called and the motion passed unanimously with John Bailey, Roger Anderson, Damon Cann and*
162 *Kristen Anderson voting in favor. This occurred at 7:29 p.m.*

163

164

165 *Roger Anderson made a motion to adjourn the meeting. John Bailey seconded the motion. A*

166 *vote was called and the motion passed unanimously with John Bailey, Roger Anderson, Damon*
167 *Cann and Kristen Anderson voting in favor.*

168

169

170 The meeting adjourned at: 7:30 p.m.

171

172

173 Approved by City Council:

November 8, 2012

174

175

176 Transcribed by Marie Wilhelm

177

178 Recorded by

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Scott Bennett/City Recorder