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**Minutes of the North Logan City
City Council
Held on October 17, 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, Nancy Potter, John Bailey, Damon Cann, and Kristen Anderson (who arrived at 7:28 p.m.)

Others present were: Jaylene Blair, Kumen Francom, Steven Francom, Lyn Krebs, Matthew Wood, Kim W. Hawkes, Jon Keller, Brad Crookston, Casey Fisher, Bob Wilhelm, Alan Luce, Danny Corbridge, Caitlin Corbridge, Alan Collins, Lydia Embry, Scott Bennett, Cordell Batt, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Nancy Potter.
An invocation was given by Roger Anderson.

Adoption of Agenda

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

Approval and Follow-up of Minutes of September 19, 2012 City Council Meeting and Executive (Closed) Session Meeting

September 19, 2012 City Council Meeting
The minutes were approved as amended.

September 19, 2012 City Council Executive (Closed) Session Meeting
The minutes were approved as presented.

Follow-up

Nothing at this time.

Review of Action Items

Jeff Jorgensen reviewed the action items list with the council, and addressed some questions from the council. They briefly discussed the moratorium date for the City Center Ordinance and how to proceed. Mayor Berentzen mentioned that there has been a lot of time and effort from staff and the committee to get this ordinance completed.

Jeff continued to review the action items list.

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 procedure that had been undertaken to select a contractor.

John Bailey explained what some of his questions were, particularly on this type of construction process [the CM/GC (Construction Manager/General Contractor) process], as he said it was new to him, on which he commented further; and also asked Brad Crookston to voice some of his concerns.

Roger Anderson discussed some of the process the council went through in considering the costs and the kind of quality and design they want the project to have. He explained how he thought the City has created the bid process that was being used, and that to go back to bid in a different way at this point would be unprofessional; particularly in light of the money that was spent and the efforts already performed by the contractors on this. He commented further.

Jeff Jorgensen said all eleven of the contractors knew the bidding was going to be done this way and were very familiar with the CM/GC process. He explained further.

59 The council discussed this further and Jeff addressed various related questions, including issues
60 relating to costs.

61 Nancy asked who in the City would be responsible for watching and ensuring that we stick to the
62 budget. Jeff explained that we will have a firm cost before we begin; and that it will be watched in
63 house, by himself, Ross Lapray and Scott Bennett. He said that it will also be the job of the
64 architect.

65 Damon Cann asked how things would go in the event that the council thought the costs were too
66 high, after the design phase, and how obligated we are, contractually, which Jeff explained.
67 Damon said once the design is set, but before we break ground, he would like something in the
68 contract that allows the council to decide whether or not to move forward, particularly considering
69 how the costs might affect that decision.

70 Mayor and the council continued to review the bid process at length, as had been discussed in
71 previous meetings. Mayor Berentzen further explained the method of review of the potential
72 construction companies that was done, which he said were all good; and that any one of them
73 could have been chosen. He commented further.

74 Brad Crookston expressed his opinion of the method the City was planning on using for this
75 project, versus using the more standard competitive bid process [design/bid/build] which he said
76 he was more in favor of; as he said he thought the method the City used was more advantageous
77 to the contractors rather than the City.

78 The council continued their discussion, including ensuring control of the process through
79 construction, particularly in relation to costs; as well as approving the sub-contractors' bids.

80 John Bailey discussed the length of time this issue has been going on, and expressed his wish
81 that things move ahead as quickly as possible to get the police department into their own
82 building; however, he further expressed his concern about his lack of knowledge with this bidding
83 method.

84 Mayor Berentzen and the council continued their discussion, including how to proceed. Mayor
85 Berentzen said that if the council wants to wait in order to feel more comfortable with their
86 decision, they can do that. He also discussed how much work, time and money had gone into
87 this process and discussed the many conversations that had already taken place amongst the
88 council regarding this.

89 Mayor Berentzen recommended having a third party come in to explain the pros and cons of this
90 bid process to the City Council, before they make their decision.

91 Nancy Potter said the council needs to understand the two processes better, but also expressed
92 her concern about stalling this project.

93 The council continued their discussion. Roger Anderson said he recalled Jeff discussing at the
94 meeting two weeks ago the bid process that they City was going to undertake; and further stated
95 that he was comfortable moving forward with this process and approving Wadman.

96 *Kristen Anderson came in at this time 7:28 p.m.*

97 Per some questions from council, Jeff explained how things could proceed either way.

98 The conversation continued.

99

100 *Roger Anderson made a motion to move forward with the bid process that had been done, and to*
101 *approve Wadman Construction as the general contractor. John Bailey seconded the motion.*

102 *The vote failed with Nancy Potter, Damon Cann and John Bailey voting against the motion, and*
103 *Roger Anderson and Kristen Anderson voting in favor.*

104

105 Damon Cann said he would be in favor of this, when he knows more about the process and feels
106 better about committing himself to a "yes" vote.

107 John Bailey discussed making sure we keep this on a "fast track".

108 The council discussed where to find the best person to explain the pros and cons of the process
109 to them, and when to have that person present to the council. They said they would try for
110 October 23rd, or possibly later, depending on when a person could present to them.

111

112 Consider an ordinance amending the city's animal control regulations increasing the required
113 holding time prior to euthanization of unclaimed animals from three days to five consistent with

114 new state regulations.

115 Mayor Berentzen briefly introduced the item, and said this is essentially to make the City
116 compliant with new state regulations.

117 Kristen Anderson asked about having to adjust the budget in the event this increases our costs.
118 Chief Kim Hawkes said this will add an additional two nights to the current stay; which currently
119 costs a little over \$8.00 per night for a cat, and close to \$12.00 for a dog. He also discussed
120 utilizing other alternatives, such as a foster care program.

121

122 *John Bailey made a motion to approve the ordinance. Nancy Potter seconded the motion. A*
123 *vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*
124 *Anderson, Damon Cann and Kristen Anderson voting in favor.*

125

126 Re-consider a portion of a resolution modifying the transportation plan map for the city's General
127 Plan. Specifically being considered will be the plan for major roads between Main Street and 200
128 East from 1800 to 2200 North.

129 Jeff Jorgensen introduced the item and briefly explained how we got to this point.

130 Nancy Potter asked how this will affect access for the Four Seasons, which Jeff explained.

131 The council discussed various related items and Jeff explained how Alternative #1 would work.

132 Damon Cann explained his feelings about the cul-de-sac not being beneficial in terms of
133 accessing businesses.

134 The council continued their discussion, including reviewing various options and how they would
135 work for the future. The general discussion was to have 100 East (1800 to 2200 North) and 2000
136 North (Maint to 200 East) be developed as the developers see fit, as things progress, and not to
137 make either an arterial or a collector; and to also leave off any proposed cul-de-sac at this point.

138

139 *Kristen Anderson made a motion for the City Council to continue to review the current*
140 *Transportation Map that is being worked on with the Planning Commission; and revisit this issue*
141 *in the near future, with the understanding that this will need to be determined by December 21,*
142 *2012. Damon Cann seconded the motion.*

143

144 There was some discussion regarding the development of the area west of 200 East and how it
145 relates to the ordinance being developed, and if the council was interested in approving Dell Loy
146 Hansen's request to build a shed on his property south of the Four Seasons development. There
147 was also some discussion about the proposed plan that would put a collector road adjacent to
148 and south of the Four Seasons apartments.

149

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

152

153 **Reports from city officers, boards, and committees**

154 Jeff Jorgensen discussed the schedule for the City Council meetings for the rest of the year and
155 recommended meeting on November 28th, which will be in place of both the November 21st
156 meeting (which is right before Thanksgiving), as well as the December 5th meeting (as that is the
157 night of the North Logan City Christmas Party). He said the other December meeting will be on
158 the 19th. Mayor Berentzen mentioned that he will not be able to attend the December 19th
159 meeting.

160 Jeff Jorgensen discussed the extra newsletters that the City sends out to individual addresses, for
161 people who do not receive individual utility bills [with the newsletter included]. He said that most
162 of those [extra] newsletters get returned to the City [as undeliverable]. He explained that in order
163 to cut costs; the City would like to send newsletters out to only those who request them; and
164 further explained how this would be done. He said he wants to get them to the people who want
165 them, and find a way to keep so many from being returned. Kristen Anderson expressed her
166 concern about ensuring that we connect with new people; and various possible ways of doing this
167 was discussed amongst Jeff and the council.

168

169 Damon Cann praised Fire Chief Jon Keller and his department for their efforts for Fire Prevention
170 Awareness week. Roger Anderson concurred with Damon's comments.

171

172 Per a question from John Bailey, Chief Kim Hawkes gave an update on how the new, temporary
173 police building site is working out.

174

175 Nancy Potter said she spoke to Nan Isaacson, who is on the Library Board, who told her that they
176 have sold more non-resident library cards in the last couple of months, than they did all last year,
177 since the time they reduced the cost of the card. Jaylene Blair confirmed that 115 non-resident
178 cards have been sold from June until now.

179

180 Nancy Potter and Alan Luce discussed the upcoming Pumpkin Walk and Pumpkin Toss.

181

182 Mayor Berentzen said he wanted to acknowledge all of the internal, volunteer work that staff did
183 on the remodel of the fire station facilities.

184 Jon Keller discussed their 24/7 coverage and that staff is very happy to have their own space at
185 the station.

186

187 Mayor Berentzen thanked Chief Kim Hawkes for "Red Ribbon Week", and said that he has
188 received really positive feedback.

189

190 Jeff Jorgensen discussed a request received by the City for a carnival to be set up near the corn
191 maze and the ice center. He said it is a use currently not allowed in that zone, and explained
192 further.

193

194 Executive session (closed) to discuss the acquisition of real property.

195 *Nancy Potter made a motion to move into Executive (Closed) Session for the purpose of*
196 *discussing the acquisition of real property. John Bailey seconded the motion. A vote was called*
197 *and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon*
198 *Cann and Kristen Anderson voting in favor. This occurred at 8:27 p.m.*

199

200 Minutes for this item written under separate cover.

201

202 *Damon Cann made a motion to move out of Executive (Closed) Session and return to the regular*
203 *portion of the City Council meeting. Kristen Anderson seconded the motion. A vote was called*
204 *and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon*
205 *Cann and Kristen Anderson voting in favor. This occurred at 8:37 p.m.*

206

207

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

211

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213

214 The meeting adjourned at: 8:38 p.m.

215

216

217 Approved by City Council:

November 28, 2012

218

219

220 Transcribed by Marie Wilhelm

221

222 Recorded by

223

224

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Scott Bennett/City Recorder