

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on February 1, 2007**
4 **At the North Logan City Library, North Logan, Utah**
5

6
7 The meeting was called to order by Mayor Watkins at 6:33 p.m.

8
9 Council members present were: Steve Soulier, Trent Wentz, Scott Galbraith, Elaine Nelson and
10 Mark Williams.

11
12 Others present were: Dell K. Allen, Wanda I. Allen, Pat Northenor, E. Kim Arnell, Jon Keller, Jed
13 Clark, Janet Soulier, Colleen Lunt, Douglas Allred, Matt Nielsen, Cordell Batt, Lydia Embry, Scott
14 Wyatt, Jim Bradshaw, Jeff Jorgensen and Marie Wilhelm.

15
16 The Pledge of Allegiance was led by Steve Soulier.

17 An invocation was given by Scott Galbraith.

18
19 **Adoption of Agenda**

20 Jeff Jorgensen said that item number five of the agenda regarding annexation needed to be
21 stricken and will be discussed at a later time.

22
23 *Steve Soulier made a motion to adopt the agenda as modified. Elaine Nelson seconded the*
24 *motion. A vote was called and the motion passed unanimously.*

25
26 **Approval and Follow-up of Minutes of January 18, 2007**

27
28 *Steve Soulier made a motion to approve the minutes as modified. Elaine Nelson seconded the*
29 *motion. A vote was called and the motion passed unanimously.*

30
31 **Follow-up**

32 Trent Wentz mentioned that he appreciated that contact had been made regarding the Qwest
33 DSL issue. Mayor Watkins said that he had spoken to the new manager at Qwest who said that
34 there is a funding issue. Mayor Watkins said he will be having another meeting with him to
35 discuss the details of that situation.

36
37 **Review of Action Items**

38 Trent Wentz asked if the letter regarding the PUD had gone out, to which Jeff Jorgensen said that
39 it had, and had in fact given copies of that letter to everyone on the City Council.

40 Trent Wentz asked what the status of the cemetery committee was in terms of the "to do" list.
41 Jeff Jorgensen said he had been told that the committee is working on a comprehensive plan.
42 Trent Wentz asked Jeff Jorgensen to make sure that plan includes all of the costs, not just some,
43 including the costs for the building of the roads for access. He also said those figures should be
44 hard numbers, i.e. not just projected. Cordell Batt mentioned that he had attended the last
45 Cemetery Committee meeting and that they do have the information for those costs, which would
46 most likely be presented at their next committee meeting.

47 Elaine Nelson said she wanted to thank Terrel Huppi and others, for all the work they had done to
48 shore up the city's water rights; however she wants to make sure that any needed change
49 applications are filed in the appropriate time frame to ensure the security of the city's existing
50 water rights. Jeff Jorgensen said that both Bob Fartheringham from the Utah Division of Water
51 Resources and Lance Anderson from Landmark Engineering have reviewed the matter and have
52 told the city that there are no outstanding issues the city needs to act on. He said the filings that
53 were done recently were all that needed to be done at this time.

54 Scott Galbraith asked what the plan was for the Huchel well. Jeff Jorgensen explained that the
55 filings would have to be done in order to use the well, outside of the city's current water rights, as
56 it was recommended to not add it to the current rights. He said then a bid will have to be done to
57 determine the costs for installing a pump in order to use it; as well as analysis performed to find
58 out whether the water can go straight into the system or if it has to go through the water treatment
59 plant first.

60
61 Mayor Watkins referred to the latest issue of the North Logan City newsletter regarding
62 information coming from the Cemetery Committee. He said it is written in such a way that it might
63 be easy to conclude that the timetables are absolute; however, some of the information, including
64 when cemetery plots will actually be sold, still needs to be determined.

65
66 Trent Wentz said he thought it would be appropriate for the city to do something to acknowledge
67 Burns Crookston, due to his sad and untimely death; and also perhaps to present something to
68 his wife, in recognition of all of the service he performed for the city.

69

70 **New Business**

71 Open Public Input Forum (Citizens are invited to schedule one of two five-minute times through
72 the City Recorder)

73 Dell Allen, North Logan resident, thanked the City Council, Mayor Watkins and the city staff for all
74 the good things they do for the community. He said several weeks prior, he and a small group of
75 citizens got together and discussed their concerns about what they viewed as antagonistic press
76 written in the local newspapers. He said that group then decided that since they did not feel there
77 was much they could do to dispute that press, they thought that perhaps the North Logan City
78 newsletter would be a good avenue to give the citizens a voice in the community. He then gave a
79 Power Point presentation which described the things that his group liked about the newsletter; as
80 well as ways they thought it could be improved. He said they felt that it should be called the
81 North Logan Community Newsletter, and that two thirds of the newsletter should be reserved as
82 space for the citizens to convey public opinion and viewpoints; as well as to include historical
83 perspectives, citizen recognition, possible classified ads, etc. He said he would propose that an
84 editorial board be created for the citizen's voice, and should be made up of three members with
85 three alternates, with elections held annually.

86

87 Mark Williams arrived at this point in the meeting, at 6:50 p.m.

88

89 Consider the concept plan for a proposed subdivision 4.8 acres (R-1-15 Zone) located at
90 approximately 800 East (west side) and 2900 North.

91 Cordell Batt presented the concept plan for the proposed subdivision. He displayed overheads
92 and oriented those in attendance to the location of the proposed site, which is directly across the
93 street from North Park Elementary School, on 800 East. He explained that part of the proposal
94 includes the continuation of 2900 North to the west, and as required by UDOT, the developer will
95 perform a traffic report and will comply with whatever UDOT requires in terms of turns lanes, etc.
96 Per a question from Elaine Nelson regarding a cross walk, Cordell Batt explained that the North
97 Park Elementary School principal, Gary Thomas, is okay with the subdivision but said as soon as
98 the subdivision has eleven or more children attending North Park Elementary School, UDOT will
99 require both a crosswalk and a lowering of the speed limit in that location during the times of day
100 that school is beginning and letting out. Cordell said that the developer is willing to comply with
101 all of the required reports, however they are asking that the geology report be waived as there are
102 no known hazards in the area. Staff is okay with waiving the geological report, but recommends
103 that they perform all other required reports.

104 Per a question from Trent Wentz regarding water rights, Cordell explained that it is now standard
105 to include in the reports the that the developer will work out with the irrigation company which
106 shares will go to the various lots within the subdivision. He said if the project is approved, this
107 information will be covered and included under the section listing staff recommendations. He said
108 that the applicant indicated that they will include the continuation of a sidewalk and planting strip

109 from the end of the Catholic Church's property, to the end of theirs, which will tie into theirs; and
110 will also include fencing and trees in order to screen the lots along 800 East, as it is the backs of
111 the lots that will be visible along that road. Trent Wentz said that the fencing should be
112 contiguous, and not a mix of different types of fencing.

113 Cordell Batt said that staff feels that the proposed subdivision layout does meet the requirements.
114 He mentioned that the developer is using the density determinate option. He said that staff
115 recommends approval of the concept plan with all the studies, required and recommend by staff.

116 Mayor Watkins asked if Jed Clark, developer of the proposed plan, wanted to comment. Mr.
117 Clark said that his group had been looking at developing this subdivision for several years, and
118 that originally they got denied by UDOT. He said he feels this time, however, that they have
119 everything in place so that it will work well. He said in terms of the fencing, the developers
120 always had the idea that they wanted it to look nice, and that they do not intend to have different
121 types of fencing. He said this location will have secondary water, and since the land is at the
122 west end of the irrigation lines in that location, it produces almost too much pressure.

123 Scott Galbraith said that he wanted it included in some way that the fencing be something that is
124 attractive and consistent.

125 Mr. Clark mentioned that there may be an issue with water shares, as the irrigation company only
126 allows the shares to be split into a half share. He said they may have to put a homeowners'
127 association in place to handle those issues. Steve Soulier said, while it can complicate the
128 process, multiple names can be attached to a water share.

129 Jeff Jorgensen said that there are certain items that the developer will need to address, including
130 items which are now in the process of being added to the city ordinance, but are not yet. He
131 explained that the developer will need to create a stormwater pollution prevention plan, as they
132 are disturbing an area that is larger than one acre. He said the city will also need to know up
133 front whether the developer is going to do all of the improvements at once, before any building
134 permits are issued; or whether they want to do the bonding and have a subdivision development
135 agreement. He said those questions will need to be answered in the development plan as it
136 comes forward.

137 Mayor Watkins mentioned that the city is in the process of becoming a "tree city". He said the city
138 is moving towards the idea of having eight foot wide medians between roads and lot boundaries,
139 instead of the typical five-foot medians, like the one that would most likely go in for this
140 subdivision. He said eight foot medians would allow for better survivability of the trees that would
141 be planted in these medians. He asked Mr. Clark if he would be interested in creating something
142 like that.

143 Mr. Clark said that typically his group likes to do something more creative, such as a serpentine
144 sidewalk instead of the proposed straight one, which follows the design of the Catholic Church's.
145 He said he did not know how rigid UDOT would be on that issue, however.

146 Jeff Jorgensen said that the city's road standards, including the five foot median, are actually for
147 the roads inside the subdivisions. He said being that 800 East is a UDOT road, UDOT will have
148 to approve anything that is done along there. He said the developer should include and submit
149 anything they want to do along 800 East for UDOT's approval. Steve Soulier asked if the city had
150 a standard for what types of trees it prefers. Jeff Jorgensen said that it does.

151
152 *Trent Wentz made a motion to approve the concept plan for the proposed Jed Clark subdivision*
153 *with the caveats that they meet all the requirements by staff, include putting a fence that is*
154 *consistent and of the same design along 800 East; and mitigate the influence of the speed zone*
155 *as much as possible. Steve Soulier seconded the motion.*
156

157 Elaine Nelson asked how long that parcel of land had been zoned as an R-1-15. Jed Clark stated
158 it had been changed to R-1-15 approximately two years previously.

159
160 *A vote was called and the motion passed unanimously.*
161

162

163 Discuss proposed changes to the city's nuisance ordinance.

164 Steve Soulier explained that what the City Council was doing at this meeting was simply
165 reviewing the ordinance, not attempting to pass it. He said it has been reviewed not only by City
166 Attorney, Scott Wyatt, but everyone who the Safety Committee thought might have an interest in
167 reviewing it, other than the general public at this point. He said the committee not only attempted
168 to strengthen the definition of the various nuisances, for clarification; but also attempted to
169 strengthen the enforcement side of it. He said that Jeff Jorgensen said that it will also aid in the
170 enforcement of signage laws, and other similar ordinances. He mentioned that graffiti is not part
171 of this document, as it is being handled separately; largely because there is an interest valley
172 wide in adopting a stronger ordinance that would be adopted by the county, as well as other cities
173 that are interested. He said that graffiti is basically the only nuisance that is not covered within
174 this packet at this point.

175 Trent Wentz said while he likes it, there are some sections that he wanted to discuss, that may
176 have significant ramifications with some of the issues that the city is currently dealing with. Steve
177 Soulier said that the ordinance is indeed more specific and may have some strong implications
178 for some community members; however he feels that it is an excellent document that has been
179 worked on extensively by a very good committee which includes Police Chief Kim Hawkes, Fire
180 Chief Jon Keller and Mayor Watkins.

181 Mayor Watkins mentioned that the committee worked on it very diligently, and has put a lot of
182 effort into it, particularly in dealing with the few, but notorious issues. He said the ordinance is not
183 meant to be heavy-handed, but that there is a process in dealing with the issues with the intent of
184 having citizens care about the community around them, and to be good neighbors. He said there
185 is a potential for some relatively strong penalties, however, for non-compliance. He said that both
186 Hyde Park and Smithfield are interested in reviewing this ordinance when completed; and
187 mentioned that Smithfield is currently having a legal issue that might not have occurred if their
188 nuisance ordinance had been more definitive.

189 Steve Soulier said his suggestion was that the City Council review it and give any feedback that
190 they have to him or to Mayor Watkins as soon as possible so that by the next City Council
191 meeting, they can discuss it and hopefully hold a public hearing two weeks after that, in order to
192 get public feedback. He said then the hope is that at the meeting following the public hearing,
193 which would most likely occur two weeks later, a final version would be available for possible
194 adoption.

195 Jeff Jorgensen mentioned that adopting this ordinance does not technically require a public
196 hearing, but that he feels that it is definitely advisable to hold one.

197 Mayor Watkins asked if Scott Wyatt had already reviewed the ordinance. Jeff Jorgensen said
198 that to his knowledge, Scott Wyatt had not reviewed it; and Steve Soulier said that it had simply
199 been shared with him at this point.

200 Trent Wentz mentioned that he would not be able to attend the next City Council meeting, but will
201 review the ordinance and forward to Steve Soulier any comments he may have before then.

202

203 2006 Annual Report for North Park Police Department.

204 Kim Hawkes, Chief of the North Logan Police Department, presented the annual report for the
205 police department for 2006. He explained, via overheads, the various issues, incidents and
206 duties the department has fulfilled over the last year. He also showed graphs which detailed the
207 these various items, and compared this year's results with the previous year; including items
208 such as traffic incidents including accidents and arrests for DUI; various crime related incidents
209 including vandalism and fraud; and various traffic issues related to accidents. He explained that
210 not only is the growth in the local population creating a higher numbers of incidents in crime, fire,
211 public safety and traffic issues; but that the highway which runs through town brings many outside
212 visitors to our community which also has a strong impact. He said because of that, the growth
213 rate in incident numbers is greater than the growth rate just in terms of our population.

214 Elaine Nelson said she is often questioned about the fact that North Logan Police patrol cars are
215 frequently seen in other surrounding cities. Chief Hawkes explained that the various police

216 departments in the valley all assist each other, and that Smithfield and North Logan, for instance,
217 are roughly equal in the number of mutual assists. He said that the reality is that no one agency
218 has the manpower to handle all of the calls in their jurisdiction. He said that the officers may
219 declare themselves available to assist, but that the dispatcher makes the decision as whether or
220 not to send them out as an available resource. He said they are sent out and go in response to a
221 specific need; that they are not in other locations simply because they are randomly patrolling
222 around the town. Trent Wentz asked if that meant that if they are not dispatched, then they do
223 not go. Chief Hawkes said that was correct. He also explained that there are times that the
224 North Logan Police assist other agencies within the North Logan jurisdiction.

225 He further explained some of the traffic issues encountered by the department. He said the
226 department investigated over 400 traffic incidents between Hyde Park and North Logan last year,
227 alone. He said as traffic increases due to population growth, the department is seeing the
228 number of incidents rise significantly; and also explained that weather plays a large part in the
229 increase of accidents.

230 Chief Hawkes mentioned the stop sign, which was recently installed at 1800 North and 400 East,
231 and said there have only been two incidents at that location since putting in the stop sign, (and
232 that the previous average was 13 a month).

233 Mayor Watkins also mentioned that he has heard no complaints regarding the installation of that
234 sign; and instead, has heard many positive comments regarding its placement. He also
235 commented on the significant reduction in the number of incidents at that location since the stop
236 sign was installed.

237 Scott Galbraith asked Chief Hawkes if there were any other locations in the city that the
238 department was looking at in terms of traffic signs and the like, in order to further reduce the
239 annual number of accidents.

240 Chief Hawkes said that prior to doing something like that for a specific intersection, the
241 department performs a study on the location to determine the hard numbers in relating incidents
242 and accidents. He said the department is planning to monitor the intersection of 2200 North and
243 400 East to determine the need there. He said as the demand placed on certain intersections
244 increases, the need might come for four-way stop lights to be installed, which is a huge financial
245 expense, and is therefore considered very carefully. He said another concern that has been
246 voiced is the issue of moving the increasing amounts of traffic from east to west, more easily,
247 without creating so many stops that it creates hindrances. He mentioned that UDOT helped the
248 department evaluate the information which helped them to determine the need for the stop sign
249 that was installed at 1800 North and 400 East.

250 He further explained that there is a marked increase in fraud and that the internet is creating a
251 chronic problem with this issue. He explained that the problem is exacerbated by the fact that it is
252 usually out of the city's jurisdiction, and unless the case involves hundreds of thousands of
253 dollars, the federal fraud department is much too overwhelmed to be able to do anything about it.

254 Chief Hawkes discussed the arrests for juveniles in relation to alcohol consumption and that there
255 have also been a fair number of arrests of people contributing to the delinquency of minors for
256 supplying alcohol to them.

257 Steve Soulier mentioned that he feels that it is important to consider where traffic signs are
258 installed and how the city's roads are developed and controlled. He said there is a lot of traffic
259 that is and will continue to be moving north and south, and that the city needs to be very proactive
260 in how the city's traffic is guided for the future of the community.

261

262 Consider approval of a proposed revision to the Development Agreement for Canyon Gates
263 Subdivision relating to the salvage and excavation operations.

264 Mayor Watkins asked City Attorney, Scott Wyatt, to explain the issue of the language in the
265 development agreement for Canyon Gates Subdivision.

266 Mr. Wyatt referred to the new, modified development agreement, and said that in speaking with
267 Jim Bradshaw and Matt Nielsen (developers for the Canyon Gates Subdivision), they agree with
268 the new development agreement, aside from one small point that they wish to argue. He

269 explained the old development agreement, which stated that the developer was required to
270 deliver to the city a signed statement from all of the property owners agreeing to abandon their
271 rights to gravel operations and junk storage, etc.; and said that the developers are unable to
272 accomplish that. He said the new modification states that prior to final plat approval, all of the
273 gravel operations will cease and the junk will be cleaned up. He said this modified agreement is
274 far superior to the original agreement.

275 Scott Galbraith asked that if the city agrees to this, if it allows for the possibility of someone
276 purchasing a lot unknowingly, and then finding out that he cannot build on that lot.

277 Scott Wyatt said that could not happen because this agreement states that no lots can be sold
278 until all clean up is done, and after final plat approval. He explained that what Jim Bradshaw is
279 asking for is that the agreement be changed so that it says instead "prior to building permits being
280 issued" rather than final plat approval. Scott Wyatt said his proposal to the city is that they do not
281 allow the plat to be approved until the whole site is cleaned up. He said that Jim Bradshaw said
282 that Arden Lauritzen refuses to sign the type of agreement required under the existing
283 development agreement, as it is.

284 Mark Williams asked if Arden Lauritzen refused to sign the development agreement, what will
285 make him agree to the new agreement and clean up the junk and cease gravel operations.

286 Scott Wyatt explained that the developers already have, in their contract with Lauritzen for the
287 purchase of the property, a commitment to stop the gravel operation and clean up the junk
288 storage.

289 Trent Wentz asked Scott Wyatt if the new agreement was comprehensive and inclusive enough.
290 Scott Wyatt said that it was and Trent Wentz said he felt that this seemed to, in fact, protect the
291 city.

292 Scott Galbraith said that he got caught in a situation in the past, where he purchased a lot, the
293 city and the developer were in sync, and he ended up not being able to build on that lot. He said
294 he does not want anyone else to end up in the same situation.

295 Mayor Watkins asked Jim Bradshaw to comment.

296 Mr. Bradshaw said that the agreement that Scott Wyatt and Mayor Watkins have come up with is
297 fine, except for one issue. He said that Matt Nielsen needs to be able to proceed with
298 development and with selling lots to people without misleading them, as well as making sure that
299 the buyers know that there are some things that still need to be done. He explained that the
300 reason that the developers cannot deliver immediately, or before final plat approval, is that the
301 clean up of the personal property per the agreement that the developers have with Arden
302 Lauritzen, says that the Lauritzen family has 120 days after the closing of the first phase, to clean
303 up the property after the developers give them written notice. He said 30 days after those 120
304 days, if they have not cleaned up the property by that point, then the developers can go onto the
305 property and clean it up themselves, and charge the family for the cost of the clean up. He said
306 that is 150 days in total, and they would like to proceed forward before that time. He said this has
307 been a long, ongoing process in trying to get this project 'off the ground' and they would like to
308 proceed. He said that he proposes to change the words in the agreement from "final plat
309 approval" to "issuing any building permits". He said he would also then propose that it be
310 required that the developer put on the plat the statement that "building is subject to the developer
311 meeting this specific condition as required by the city" so that no one will innocently buy a lot and
312 not know of this issue.

313 Scott Galbraith said he was concerned that the buyer may not be aware of the situation unless it
314 is specifically and sufficiently explained to him. Mr. Bradshaw said that any purchaser will see it
315 on the plat and the title company will list the restrictions for the property on the deed. He said he
316 feels optimistic that this is going to be worked out, regardless; but that if the city tells the
317 developers that they cannot have final plat approval until they have cleaned up the property, it will
318 put the development very much behind and may force them to completely miss out on the
319 summer building season.

320 Mayor Watkins said that regardless of this issue, final plat approval might be a few months away,
321 anyway. He said one of the issues that remains to be solved is opening the egress/ingress to the

322 subdivision through 2300 North. He said he is not aware that that has been secured from the
323 private property owner there. He explained that while he understands the position of the
324 developer, conceivably there could be a situation where all the lots are sold, and no one can build
325 on them. He said if it ends up in a litigation situation, it could be a very difficult situation to deal
326 with.

327 Mark Williams said, per Mr. Bradshaw's clarification, that notice to begin clean up began at the
328 end of November, therefore, they are just a few months from doing the clean up themselves
329 anyway; and would not, in fact, miss the summer building season.

330 Mr. Bradshaw said however, that they want to start selling lots as soon as they can obtain final
331 plat approval and if they cannot do that for a while it puts the developers behind a great deal. He
332 also said in regards to what Mayor Watkins said about the egress/ingress, that they have agreed
333 to part of it already, and that if the rest of it is required, the developers can respond very quickly.
334 Mr. Bradshaw said that the developers are and have been ready to move forward for quite some
335 time, and are in fact ready to go to the next Planning Commission meeting with a preliminary plat.
336 He said the only thing holding them up is resolution on this [gravel operations and junk] issue.

337 Mayor Watkins mentioned for the record, that the City Council had requested information and
338 references on the new owners of the development, and have not yet received it. Mr. Bradshaw
339 said he would make sure that the City Council received that information.

340 Steve Soulier asked Scott Wyatt to comment. Mr. Wyatt clarified the proposed time line of when
341 the clean up would take place; which he believes could be done by the developers by the first of
342 May at the latest, if the landowners have not done it themselves by then. He also said, that the
343 worst possible situation as he sees it, could be if the city gives final plat approval; all of the lots in
344 Phase 1 get sold; then for whatever reason the developers decide not to go on to Phase II; they
345 discontinue their relationship with Arden Lauritzen; Arden then sells the rest of the property to a
346 third party who then becomes the owner of the junk; and that the city would then have a very
347 difficult time effecting any clean up at all. He said while that situation might be remote, it is
348 possible.

349 Jeff Jorgensen asked how the commercial gravel operations could be guaranteed to be stop
350 permanently, and asked if that meant that the developers could not sell the gravel that is removed
351 as part of the development such as would be the case for putting in the drainage retention basins.
352 He said the agreement would indicate that they could not sell any excess gravel, of which there
353 will be quite a bit. He went on to explain that there is roughly one million cubic yards of gravel
354 which is going to be extracted from the site that the developers are expecting to be able to sell.
355 Scott Wyatt confirmed that was correct, but that the agreement could easily be amended to allow
356 them to sell the gravel as is provided for in another place in the agreement.

357 Jeff Jorgensen also asked what the standard for clean up is. He said that the city has been
358 asking to have information as to what is buried there, be included in the soil study. He said he is
359 concerned that they will simply state that everything is cleaned up, without the city knowing
360 exactly what is buried in the ground there. He said the city has received the Phase II
361 environmental report for the property, but not the Phase I report.

362 Jeff Jorgensen also mentioned that he, too, is concerned about 2300 North. He said that the plat
363 the city received as part of the concept plan showed 2300 North being built as part of Phase I.
364 He said he was additionally concerned about how the bond process is going to be handled; and
365 at what point in the development process the building permits would be allowed to be issued. He
366 said that needs to be part of the development plan, to which Scott Wyatt agreed.

367 Mayor Watkins said that he wants to make sure that the issue of 2300 is taken care of, and asked
368 if that had any bearing on the currently discussed modification to the development agreement.

369 Jeff Jorgensen said only in that it will delay final plat approval.

370 Scott Wyatt read the sentence that that he intends to include in the modified development
371 agreement which states: "Notwithstanding this subsection, developer may remove gravel,
372 pursuant to Subsection 1.2.3". He said he feels that takes care of the issue.

373

374

375 Trent Wentz made a motion to accept the modified development agreement, which includes the
376 changes made at this meeting by City Attorney, Scott Wyatt. Steve Soulier seconded the motion.
377 A vote was called and the motion passed unanimously.

378

379 **(Added) Discuss some recommended changes to the FY2007 budget. (Note: The**
380 **anticipated changes relate to moving funds within a department with not net increase to**
381 **the budget, therefore opening the budget and having a public hearing would not be**
382 **required.)**

383 Steve Soulier made a motion to postpone this discussion until the budget committee has had a
384 chance to review these proposed changes and make a recommendation. Elaine Nelson
385 seconded the motion.

386 Scott Galbraith and Mark Williams asked if this was really an item that needed to go through the
387 budget committee, as Jeff Jorgensen is handling it and that things can get too bogged down if an
388 unwarranted amount of time is spent discussing some things in the committee when it might be
389 more prudent to move things forward.

390 Steve Soulier said that his concern is that he gets constantly questioned about when 200 East is
391 going to be improved; yet now the city is wanting to spend money for a road to the cemetery and
392 wonders if this is the best use of the funds.

393 Trent Wentz asked why this was not listed in the budget before and asked why there continues to
394 be items that come up for review.

395 Mayor Watkins reminded the council that they were voting on whether or not to postpone the
396 discussion; not to debate the budget changes.

397 Jeff Jorgensen explained that this item was not brought before the budget committee, because
398 the department head has the authority within his department to move funds around. He said that
399 technically, this item was not required to come before the City Council, but that because it was
400 dealing with funds that were being moved around on projects that were important issues to the
401 City Council members, he thought it necessary to bring it before the City Council. He said this is
402 why he had not taken the changes through the budget committee.

403 Mark Williams said there has been continued discussion in the past about the need to get the
404 money for this road. He said two bids had been done, and the city chose the lower bid. He said
405 he realizes that there are other needs as well, but that the money has been spent on the
406 cemetery, and the road is part of that and needs to be completed as well.

407

408 *A vote was called and the motion to postpone the discussion passed with three in favor (Elaine*
409 *Nelson, Steve Soulier and Trent Wentz) and two against (Mark Williams and Scott Galbraith).*

410

411 Jeff Jorgensen explained that originally, the amount budgeted this year for chip sealing was
412 roughly \$50,000. He said when the budget was revised, the budget committee increased that
413 amount to almost double, and that there is still \$60K left over. He said that most of the chip
414 sealing originally in the budget has been done, including a large section that was repaired on
415 2500 North between Main Street and 200 East. He said that typically chip sealing is done in July
416 and August. He said that is why he felt it appropriate that the funds could be taken back out of
417 that item. He said, in addition, the project that was planned for the area of 1400 East and 3100
418 North has been postponed as the developers are currently not moving forward with the adjacent
419 subdivision; which left that money available for other projects. He said the reason the cemetery
420 road is going to cost more than originally anticipated, is because they have decided to build the
421 road such that it would allow it to receive asphalt at some time in the future and be a far superior
422 road than it had originally been designed to be. He explained that originally, it was decided to
423 simply push the dirt aside and lay some gravel; however that would not be very useful nor last
424 very long; which is why they decided to get bids and see what it would cost to develop the road
425 with a proper base. He said in addition, due to the loss of Burns Crookston, the city no longer
426 has a good road grader operator, which also motivated the city to see what it would take to move
427 forward with the road. He said these are all of the reasons that this item has been brought before

428 the City Council in this way.

429

430 Steve Soulier said all of these arguments could be made before the budget committee. Jeff
431 Jorgensen said that the City Council can decide whether these are the types of things they want
432 brought before the budget committee, although he does not feel that this is something that needs
433 to be.

434

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

436 Jeff Jorgensen referred to a copy of the updated sales tax figures for the year, which the City
437 Council members were in possession of, and said that the city is approximately 8% ahead of
438 target (i.e., \$80,000). Mayor Watkins said that the number may actually be 8.5%, and also said
439 that if this rate stays fairly steady, the city could have \$140,000 more than they budgeted for. Jeff
440 Jorgensen also mentioned that the figures for the sales tax from Christmas have not come in yet.
441 He further described some of the changes that the city wants to make in the streets department,
442 including the fact that they promoted Scott Gilgen to replace Burns Crookston. He also
443 mentioned that that frees up some funds, as Scott will start out at a lower rate than Burns was
444 making. He said that staff has determined that Scott's previous position is one that does not
445 need to be replaced; and that the city has more of a need for basic equipment operators. He said
446 that Burns had been asking for years to hire more staff in the streets department, which is
447 currently at three full time positions and one summertime position. Jeff explained that with the
448 budget as it currently is, the city could afford to hire two more equipment operators. He said one
449 of the positions would replace Burns' position, and one would replace the part-time summer
450 position. He said that the city will proceed with one hiring; but before the city proceeds with the
451 second hiring, he wanted to run it before the City Council because it would potentially add
452 another \$15K-\$25K in next year's street department budget.

453 Jeff Jorgensen also recommended that the city sell the road grader or trade it for another large
454 truck that could be used as a snow plow. He said there is a need for it, particularly with a new
455 person coming in; and has been on the "unfunded" list for several years. Mayor Watkins
456 mentioned that he and Jeff Jorgensen had discussed this at length and that he fully supported
457 what Jeff was recommending. The City Council also agreed with Jeff Jorgensen's suggestions.

458

459 Scott Galbraith mentioned the newsletter issue discussed during the open public input forum. He
460 said he would be very concerned about the possibility of any certain group gaining control of the
461 newsletter and using it as a forum for a certain viewpoint. Mayor Watkins and the City Council
462 agreed that was a good point and something to be aware of.

463 Mark Williams mentioned that the cemetery committee went through the budget and that the
464 information is included in detail in the current North Logan City newsletter.

465 Steve Soulier said that a couple of citizens had explained to him, including one who had received
466 a letter from the U.S. Post Office, that the city is not allowed to use "North Logan" as a name in
467 the mailing address; that 84341 is a Logan zip code and that "North Logan" is not viable in
468 relation to that zip code. Jeff Jorgensen asked Steve Soulier to give him a copy of that letter and
469 said that issue had been extensively reviewed and dealt with in the past; and additionally stated
470 that the city had Senator Orrin Hatch working on this for them in the past.

471

472 *Steve Soulier made a motion to close the City Council meeting, at 8:35 p.m., and move into*
473 *Closed Executive Session for the purpose of considering the purchase of real property by the city.*
474 *Mark Williams seconded the motion. A vote was called and the motion passed unanimously.*

475

476 **(Added) Executive session (closed) to consider purchase of real property by the city.**

477 Written under separate cover.

478

479 *Mark Williams made a motion to adjourn the executive session and re-open the meeting at 9:08*
480 *p.m. Steve Soulier seconded the motion. A vote was called and the motion passed unanimously.*

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Elaine Nelson made a motion to adjourn the City Council meeting. Steve Soulier seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 9:10 p.m.

Approved by City Council: February 1, 2007

Transcribed by Marie Wilhelm

Recorded by _____
Jeff Jorgensen/City Recorder