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55 **Review of Action Items**

56 Mayor Watkins said the list was quite manageable. Jeff Jorgensen said that he added a few  
57 things to the list which are ongoing items, including annexation, emergency preparedness and  
58 City Center initiatives.

59 Mayor Watkins referred to the 1200 East inter-local agreement and said that the city actually set  
60 the model ordinance up for the county, including for Hyde Park and Smithfield, who have  
61 somewhat adopted it, but have not actually adopted our proposed agreement yet. He said it is  
62 currently under consideration within their councils.

63 Steve Soulier asked what the status was of UDOT's proposals to change ownership of roads  
64 within the city.

65 Mayor Watkins said that he testified at the commission hearing in Salt Lake City. He said at that  
66 time, Commissioner Bodily (sic?) discussed the plans for SR238 (the road that goes to  
67 Providence and River Heights), as well as some other segments in Nibley and Millville. He said  
68 the county has agreed to take control of those roads. He said the deal for this is well underway  
69 and said he feels confident that it will go through. He said 800 East will transfer to Logan, North  
70 Logan and Hyde Park; and 10<sup>th</sup> West will become a state road, as will 2500 North. He said  
71 roughly \$40 million will flow into this area for the development of these roads, particularly the  
72 expansion of 10<sup>th</sup> West, in addition to 2500 North.

73 Mayor Watkins explained that money has been allocated and funded, and bids are currently  
74 being sought out for a complete chip seal of 800 East all the way from Logan to Hyde Park, and is  
75 being done as part of this deal. He said the city put in a request, which may or may not happen,  
76 for a turn lane at the extension of Grand Boulevard where it cuts into 800 East.

77

78 **New Business**

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

81 No citizens were scheduled to speak at this meeting.

82

83 Re-consider a proposed resolution establishing policy for reimbursement of expenses for city  
84 council members and mayor.

85 Jeff Jorgensen referred to the copy of the resolution (07-03) that he gave to the City Council  
86 members and said that it clarifies better what will be charged to travel and training occurring 100  
87 or more miles away. He said other than that, things will be covered by either an expense  
88 allowance or will be fully reimbursed, if the Mayor or the City Council members choose to do it  
89 that way. He said this means an increase of \$1200 to the FY2008 Budget.

90 Elaine Nelson asked about the Mayor's phone expense and Trent Wentz said that his phone  
91 expenses should come out of his reimbursable expenses, just as everything else does.

92 Per a question from Lloyd Berentzen, Jeff Jorgensen explained that the City Council members  
93 can decide at the beginning of their term, or each calendar year whether to go with an expense  
94 allowance or to simply have their expenses reimbursed.

95 Mayor Watkins mentioned that it would actually be better for the City Council members to have  
96 their expenses reimbursed because an allowance is considered income and has to be declared  
97 as such on their taxes; which they would not have to do for reimbursable expenses.

98

99 *Trent Wentz made a motion to adopt resolution 07-03. Lloyd Berentzen seconded the motion. A*  
100 *vote was called and the motion passed unanimously.*

101

102 **6:45 Public Hearing** to receive public input on a revised version of a proposed ordinance  
103 correcting tables within the zoning ordinance and the subdivision ordinance in order to be  
104 consistent with recent changes to the set-back requirements as delineated in the subdivision  
105 ordinance. This revised version also makes some changes to previously approved set-backs by  
106 allowing for a 30-foot front set-back in the RE-1 zone when a subdivision is using either the  
107 density-determinant or the density-bonus option in a development. Following the public hearing

108 the city council may consider approval of the ordinance under consideration.  
109 *Mayor Watkins opened the public hearing at 6:45 p.m., and then closed it, as there were no*  
110 *public comments forthcoming.*  
111  
112 *Trent Wentz made a motion to approve ordinance 07 on correcting the setback tables. Steve*  
113 *Soulier seconded the motion. A vote was called and the motion passed unanimously.*  
114  
115 Consider agreement with developers on sharing of costs for the construction of 200 West Street  
116 from 2500 to 3100 North.  
117 Jeff Jorgensen explained that Faulkner Development is the one pushing for this. He said they  
118 have been in touch with all of the property owners along 200 West from 2500 North to 3100 North  
119 and they want to put in a road on 200 West. Jeff Jorgensen said it is one of the roads for which  
120 the city will receive impact fee monies; therefore the city should participate in this. He explained  
121 that the impact fee study shows that the city should pay for roughly 27% of a project like this; and  
122 that that amount is available in the budget for next year to be able to do it.  
123 Trent Wentz asked if the city's road costs then indicate that the city should do this.  
124 Jeff Jorgensen said that was correct and when the city has an impact fee, it is based on building  
125 certain roads with part of those impact fees. He said the city is collecting money from people all  
126 over the city to put into a pool in order to build roads like this. He said the developers are doing  
127 their part in developing it, including doing the design and the bid process; but that both of those  
128 are required to be approved by the city. He said the developer will do construction management,  
129 but that the city will have oversight and inspection on that, as well.  
130 Per a question from Steve Soulier, Jeff Jorgensen said this road will be built to industrial  
131 standards, since that is the type of traffic which will occur in that area.  
132 Mayor Watkins mentioned that there is a long range plan for the Transportation Plan that has  
133 come up again for consideration for 10<sup>th</sup> West, to create a bypass around the west side of the  
134 airport and then cut into Smithfield from that angle.  
135 Cordell Batt mentioned that 200 West will operate much like 200 East, in that it will act as a local  
136 carrier to get traffic off of Main Street; and will not just work in our area, but in Smithfield and  
137 Hyde Park, as well.  
138 Lloyd Berentzen asked if there are agreements on the 198K with this developer.  
139 Mayor Watkins explained that the developer is going to front the money to build this and then he  
140 will get paid back from the other developers as they come in to the area; but that the developer is  
141 anxious to proceed with his project.  
142 Lloyd Berentzen said this is a "big ticket" item for the city and was one of his main questions in  
143 terms of the budget. He said his understanding is that the city can determine where to use these  
144 fees, which are collected for roads like this, in any location the city feels there is a substantial  
145 need.  
146 Jeff Jorgensen said it is not based upon need; that it needs to be utilized for roads which are  
147 needed for new growth, and for a road which is on the list of roads used to develop the capital  
148 improvement plan upon which the impact fee was based. He further stated that this does not at  
149 all affect the General Fund, because the impact fees are reserved funds; and that if these funds  
150 are not spent, it does not change the General Fund bottom line whatsoever.  
151 Steve Soulier asked if the funds could be spent in any other way, such as for pot holes, etc.  
152 Jeff Jorgensen said that it could not be spent on pot holes and the like; but that it could be spent  
153 on something like the *widening* of 1600 East.  
154 Elaine Nelson asked if it could be spent on the cemetery road.  
155 Jeff Jorgensen said that part of it is being used for the cemetery road, but that the city is not  
156 receiving the 75% match from developers, like they are on 200 West.  
157 Scott Galbraith said he would like the funds to be used for roads that the larger part of the  
158 community is using, rather than these less traveled roads.  
159 Steve Soulier said if those areas are being developed with new businesses, etc., he said he

160 assumes it will also bring more impact funds into the city at some point; which means that it will  
161 not only offset the fees here, but bring in additional monies to allow the city to develop other  
162 projects, as well. Jeff Jorgensen concurred and stated that a large industrial building down on  
163 200 West would bring in a lot more money than twenty homes, for example. He explained that  
164 impact fees cannot be used to maintain existing roads; that those funds can only be used for new  
165 roads, or for widening an existing road to change what was there before. Per a question from  
166 Lloyd Berentzen, Jeff explained that the impact study that the city had done showed that when  
167 new development occurs, 73% has been covered by either the developers or sales tax money, or  
168 other. He said the city only charges impact fees to cover 27% of the capitol improvement plan.

169 Lloyd Berentzen asked if the developers of 200 West have enough incentive to cover the entire  
170 costs of developing that road, so that perhaps the city could use the funds for other roads in the  
171 city where there is more of a need; i.e. are they going to build the road regardless of the city  
172 helping to finance it.

173 Jeff Jorgensen said that was possible, however the developers could argue that this is one of the  
174 roads that the city has on its capital improvement plan and had already promised to use those  
175 funds to pay a portion of the development of that road. Lloyd Berentzen asked if all of the impact  
176 fees have to be used for roads on the improvement plan; and Jeff Jorgensen said that was  
177 correct; and that it is a 20-year, \$20 million-dollar plan. After further questions by Scott Galbraith  
178 about the use of impact fees, Steve Soulier and Jeff Jorgensen clarified to him that in using the  
179 impact fees for "community" roads, the 75% match of funds from developers (for new roads)  
180 would not exist in that type of situation - the city would have to come up with that other 75%, and  
181 would therefore not be appropriate to spend the money on community roads, as it would in  
182 essence be a loss financially, which Scott understood.

183 Elaine Nelson asked if the cemetery road was considered a capital improvement road; and Jeff  
184 Jorgensen said that it was.

185 Trent Wentz asked if the funds could be used for the "protective strips", adjacent to the Do  
186 residence, for example. Jeff Jorgensen said that protective strips are not eligible for impact fee  
187 funds.

188 The City Council further discussed various ways of appropriating the funds for road development  
189 and improvement, including discussing rebating the impact fees to a developer at a later time.

190 Scott Galbraith asked Jeff Jorgensen to give him a map which highlights the "impact fee" roads,  
191 which Jeff said he would do; and Jeff further explained which roads are planned to be done.

192

193 *Trent Wentz made a motion to support the cost-sharing agreement with the developers for the*  
194 *improvement of 200 West Street from 2500 to 3100 North, up to but to not exceed \$198,000.*  
195 *Steve Soulier seconded the motion. A vote was called and the motion passed unanimously.*

196

197 Consider appointments to positions on the NLC Library Board.

198 Mayor Watkins explained that there were four candidates, and that he asked Steve Soulier to  
199 meet and interview the applicants, which he did. Steve Soulier explained how the interview  
200 process proceeded. He said the ultimate decision was made to appoint Charlotte Brennand and  
201 Mary Payne. He said Ms. Brennand will serve a full term; and Ms. Payne will serve an  
202 abbreviated term of two years.

203

204 *Steve Soulier made a motion to accept the Mayor's nominations. Elaine Nelson seconded the*  
205 *motion. A vote was called and the motion passed unanimously.*

206

207 Discuss the proposed revision of the FY2007 municipal budget and the proposed FY2008  
208 municipal budget for the coming year.

209 Jeff Jorgensen reviewed the budget revisions with the City Council members.

210 The City Council discussed various budget items including franchise taxes, telephone taxes, the  
211 energy sales and use tax, as well as property taxes.

212 Elaine Nelson said that when she reviewed the City of Smithfield's budget, she noticed that they  
213 were able to obtain various grants, including one for trails, and one for Smithfield's Fire

214 Department, and said she would like Jeff Jorgensen, as the City Administrator to call Smithfield's  
215 City Manager to determine how they have been able to do this, and for Jeff to endeavor to do the  
216 same thing for North Logan. Fire Chief, Jon Keller, mentioned that he has obtained those same  
217 grants for the North Logan Fire Department for the last three years, and have put a request for  
218 one for this year, as well.

219 The City Council further discussed the pros and cons of raising property taxes, and what rates  
220 and increases would and would not be appropriate; as well as possible areas within the budget  
221 which could be cut in order to save expenses. Mayor Watkins said that in budget review, there  
222 was a more detailed identification of the unfunded, long term needs of the city, which had not  
223 really ever been done before. He further said that he has mixed feelings and is not entirely  
224 comfortable with the tax increase, and said that he has written in the city newsletters that the  
225 primary method for revenues will be through the growth of the city, which will be done through  
226 increased sales taxes. He said if the proposed conference center comes in, there is another  
227 potential for large revenues. He said with the current economy as it is and how it affects the  
228 citizens, specifically the significant increase in the cost of fuel, it may not be the best time to  
229 consider raising property taxes.

230 After further discussion, Mayor Watkins suggested that the City Council members review the  
231 budget and return any comments or suggestions to Jeff Jorgensen. He said the deadline for  
232 passing the budget is June 22, 2007. The City Council members agreed to hold a budget  
233 workshop on May 23, 2007 at 6:00 p.m. at the North Logan city offices, which would take place  
234 prior to the next City Council meeting.

235  
236 Executive Session to discuss the purchase of real property. Following the closed executive  
237 session the meeting will be re-opened to consider approval to enter into an agreement to option  
238 the purchase real property.  
239 (Minutes for this item written under separate cover).

240  
241 The Mayor excused the attending public in order to move into closed, Executive Session.

242  
243 *Trent Wentz made a motion to move into Executive Session in order to discuss the purchase of*  
244 *real property, at 9:12 p.m. Elaine Nelson seconded the motion. A vote was called and the*  
245 *motion passed unanimously.*

246  
247 *Steve Soulier made a motion to close the executive session and re-open the regular meeting at*  
248 *9:28 p.m. Scott Galbraith seconded the motion. A vote was called and the motion passed*  
249 *unanimously.*

250  
251 *Scott Galbraith made a motion to authorize Mayor Watkins to enter into an agreement to option*  
252 *the purchase of real property, as discussed in Executive Session. Steve Soulier seconded the*  
253 *motion. A vote was called and the motion passed unanimously.*

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

256 Trent Wentz mentioned that there is an extremely deep "pot-hole" on 2300 North and 1250 East,  
257 in front of the cul-de-sac, and said he is concerned that someone could get hurt and that the city  
258 would be responsible for it.

259  
260 Elaine Nelson said she wanted to clarify some of her comments and apologize to Mayor Watkins  
261 for what she had said during the last City Council meeting; comments regarding the Mayor's  
262 plans for attending the retailer's convention in Las Vegas and bringing in certain businesses to  
263 the city. She said she just wants to make sure that the development that will occur in North  
264 Logan will be something special, and that the City Council and the Mayor do what is needed to  
265 ensure that.

266  
267 *Steve Soulier made a motion to adjourn the meeting. Elaine Nelson seconded the motion. A*  
268 *vote was called and the motion passed unanimously.*

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The meeting adjourned at: 9:35 p.m.

Following the regular City Council meeting the council will convene as the NL Redevelopment Agency to consider a resolution authorizing the preparation of a draft Community Development Project Area Plan.  
(Minutes for this item written under separate cover).

Approved by City Council: June 7, 2007

Transcribed by Marie Wilhelm

Recorded by \_\_\_\_\_  
Jeff Jorgensen/City Recorder