

56 grades steeper than 12%. She also had questions on moving the water line for the retention
57 pond in the area. She asked Jeff Jorgensen to get the City Council copies of any past City
58 Council meeting minutes where discussions or decisions took place regarding these items,
59 particularly when it was originally approved to allow road grades above 12%.

60

61 **Review of Action Items**

62 No discussion at this time.

63

64 **New Business**

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

67 North Logan resident, Michael Burns, from Ultimate Stoneworks, presented a bid for the North
68 Logan Welcome Sign, which he estimated to cost \$5,305.65 for one rock sign. He said Cordell
69 Batt asked him to do so after he created the rock sign for the King Nature Park.

70

71 Dell Loy Hansen's Presentation of a check from the Thorne Endowment to the North Logan
72 Library

73 North Logan resident, Dell Loy explained the arrangement among himself, North Logan City and
74 the city of Hyde Park, for providing the funds for the North Logan Library. As a representative of
75 the Thorne Endowment, Mr. Hansen presented a check in the amount of \$100,000 to Friends of
76 the Library representative Joe Hawkes.

77

78 *Lloyd Berentzen made a motion to give the funds presented to the North Logan Library. Steve*
79 *Soulier seconded the motion.*

80

81 Elaine Nelson said she would support some of the funds going to the Library, but not the entire
82 amount. She said the funds should also be available for upkeep, repairs, or other purposes.
83 Lloyd Berentzen said the money is to enhance the Library and feels those things fall into that
84 category.

85

86 *A vote was called and the motion passed unanimously.*

87

88 Consider a request to allow an office to be located in the Multiple Family Residence Zone (RM).
89 The proposed office would be to administer the rentals within the Devonshire apartment complex
90 (1500 N. and 200 E.).

91 Dell Loy Hansen explained the plat situation for the site and said that for over twenty years, they
92 have operated the south end of the site as an apartment complex, with a condo plat. He said
93 Devonshire has never had a manager's office on site, and feels that having one on the premises
94 is good business for the complex as well as for North Logan City, as it puts an active manager on
95 site to deal with any issues that may arise. Mr. Hansen introduced "Jake" who works for Mr.
96 Hansen who explained the changes made to the manager's unit on site which included installing
97 a "store-front" and office furniture, in order to turn the unit into an office. He further displayed a
98 drawing that he did of the site and explained their solutions to certain issues, including the need
99 for extra parking and access. Trent Wentz asked about the zone for this location and Cordell Batt
100 explained the use. Jeff Jorgensen said that a multiple family residential zone, which this is, does
101 not allow for professional office space; but since other complexes in the adjacent area have
102 manager's offices included on site, this should also be allowed, as it is so similar to the other
103 developments in the area. Per a question from Jeff Jorgensen, Jake explained that the
104 manager's residence is adjacent to the where the manager's office is to be; and Jeff said for all
105 practical purposes then, it could be considered a home occupation. Mr. Hansen said they felt that
106 the biggest issue would be parking, and said they felt that issue was thought through very well;
107 and further explained the solutions that they came up with to deal with it.

108

109 *Elaine Nelson made a motion to allow this request. Steve Soulier seconded the motion. A vote*
110 *was called and the motion passed unanimously.*

111

112 Consider draft letters intended for Hyde Park Cemetery District Board members and North Logan
113 residents within the cemetery district, regarding proposed boundary change for the cemetery
114 district.

115 Jeff Jorgensen said the intention of the letters is to hopefully persuade the Hyde Park Cemetery
116 District Board to respond to North Logan's request to find a solution to the boundary change for
117 the cemetery district; and to let the public know who are their representatives on the cemetery
118 district board, and that they should go to them and give their input. Steve Soulier explained to
119 those in attendance that North Logan City has worked for quite some time to find a solution with
120 the Hyde Park Cemetery District. He explained that a portion of North Logan currently resides in
121 the Hyde Park Cemetery District and that according to state law, North Logan has no way to force
122 the cemetery district board into releasing those residents from their cemetery district; and that the
123 only thing North Logan can do is to make a request of the cemetery district board to review their
124 situation and see if they would consider authorizing the boundary change. He said otherwise, it
125 would be a situation of double-taxation, which needs to be cleared up; and that the letters that
126 North Logan is intending to send essentially lays out for the Hyde Park cemetery district board
127 what their options are.

128

129 The City Council agreed to have the letters sent out.

130

131 **8:00 Public Hearing** (truth-in-taxation hearing) to receive public input on the proposed property
132 tax increase and a proposed revision to the FY2008 municipal budget. Following the public
133 hearing the City Council may consider a resolution adopting the FY2008R1 budget and the
134 property tax increase.

135 Jeff Jorgensen described the standard notice that came out in the paper regarding the proposed
136 increase. He said as there have been some questions regarding the notice, and that since the
137 notice is often misunderstood, he proceeded to review the notice for those in attendance, and
138 described what factors are used to determine the tax rate. He said that citizens pay taxes on
139 55% of the assessed value of their primary residence, and 100% for business or other properties
140 that are not considered their primary residence. He also mentioned that North Logan City has
141 nothing to do with assessing the value of properties in North Logan; which information the county
142 uses in determining the actual taxes to be paid.

143

144 *Mayor Watkins opened the public hearing at 8:13 p.m.*

145

146 North Logan resident Al Moser complimented the city on giving the residents this information. He
147 said he agrees with Jeff Jorgensen on how the city has to handle the process. He also said it
148 would be nice for the citizens to know what the total revenues are for the city, as well as the
149 history of revenues and expenditures; and would encourage the city to do give that information in
150 the future. He said the county is facing a real problem with its infrastructure in the future that it is
151 soon going to have to deal with, particularly sewer and storm water issues; as well as the problem
152 of air pollution. He said the city's job is to control growth, not to encourage it; because these
153 issues are due mostly to growth. He said North Logan City needs to take this into serious
154 consideration for the future.

155

156 Jeff Jorgensen mentioned that the city's website shows the city's budget going back about six
157 years, including trends and tax revenues, as well as other information.

158

159 North Logan resident Allen Kartchner asked when the city receives information from the county
160 about the certified tax rate, and asked if the city's budget was approved before that number was
161 known. Jeff Jorgensen said it was, and Mr. Kartchner asked how the number compared when
162 the actual figures came in. Jeff said it was very close; but that the figure for the library came in
163 higher than was projected. Mr. Kartchner said he understands that the City has to essentially go
164 into the budget process "blind" every year. Mr. Kartchner also said he wanted to suggest to the
165 city that if the numbers are higher and the city realizes a gain, they must resist the temptation to
166 revise the budget and spend that money; and that those funds instead be put into a capital
167 improvement fund, or "sinking" fund, to be used for improvements or emergencies.

168

169 North Logan resident Pat Northenor said she agreed with the statements made by Mr. Kartchner.
170 She then referred to the capital improvement fund numbers which reflected monies to be held for
171 unfunded items totaling more than \$600K, for items the city would like to have done, but do not
172 have the money for. She said there was a total of approximately \$250K in unexpected revenue
173 that had come in and things that had been budgeted but had not been spent. She said if the
174 monies that come in that are over and above what is listed in the budget, and are put into this
175 capital improvement fund, the city might be able to get past a "rainy day" if and when it comes.
176

177 North Logan resident and prior Mayor, Val Potter said he agreed with Mr. Moser and Mr.
178 Kartchner. Mr. Potter mentioned that in response to what Mr. Moser said about stormwater
179 needs, the funds will come from increased stormwater fees, not from the property tax revenues.
180 He said the explanations given on the city's website for the property tax increase in the budget
181 are insufficient. He said the explanation that there needs to be an increase in property taxes
182 because there has not been one in sixteen years is not a good enough reason. He said the other
183 reason given for the increase is because of the need for capital improvements. He said while he
184 agrees with that, he feels that there are many areas within the budget where changes could be
185 made. He said North Logan has more money per capita than any other city in the valley, and that
186 with proper budget management, it would allow North Logan City to find ways to use the funds
187 they already have for those capital improvements without raising taxes. He said he also has the
188 understanding that sales tax revenues have far exceeded some very conservative projections,
189 and that the past administrations have worked hard to use those funds for the needs of the city.
190 He said the previous mayors and City Councils for North Logan have intentionally voted to *not*
191 increase the taxes, knowing that they have a good revenue stream; and said he feels that a tax
192 increase is still not necessary. He also mentioned other taxes and increased costs which are
193 affecting city residents; and that to raise the city's property taxes without definitive reasons is not
194 appropriate. He also mentioned that a comment was made by Mayor Watkins at a recent City
195 Council meeting that less than 1% of the citizens were at the meeting to dispute the increase and
196 that the group was small enough to not be considered. Mr. Potter said that if a poll was taken,
197 however, the citizens would see that there is not a need for a property tax increase.
198

199 *As there were no further public comments forthcoming, Mayor Watkins closed the public hearing*
200 *at 8:27 p.m.*
201

202 *Trent Wentz made a motion to pass the resolution adopting the FY2008R1 budget and the*
203 *property tax increase as presented at this meeting. Steve Soulier seconded the motion.*
204

205 Lloyd Berentzen asked Val Potter, regarding his previous comments, if Mr. Potter felt that the tax
206 rate should go down, or remain as it is; and Mr. Potter said he feels that the rate should continue
207 to go down, as he said revenues are more than enough to compensate.

208 Steve Soulier said this has been a very complicated issue for quite some time and has been
209 extensively reviewed. He said the infrastructure is realistically beginning to break down and there
210 is a need to take care of it; and then mentioned that the city's water pump had just gone out and
211 that the citizens are currently on water restrictions until it is repaired. He said the money that
212 would be coming in from the increased tax rate really is planned to go into a general depreciation
213 kind of infrastructure fund, not only for this year, but for the coming years, as needs arise.

214 Trent Wentz mentioned that the city recently lost one of its police officers to Cache County
215 because, per Chief Hawkes, they pay \$2 more an hour. Trent said that the community is growing
216 and will need additional fire and police protection; and that there are a lot of costs associated with
217 that growth. He reiterated that the city is holding the tax rate at the same level that it has been for
218 the last two years.

219 Elaine Nelson said that while she agreed with Val Potter and Steve Soulier; she said that Lloyd
220 Berentzen said several months prior that he wanted to go through the budget line by line and
221 make cuts; and she said the city still needs to follow that suggestion; and said that the city does,
222 in fact, have a good revenue stream.

223 Lloyd Berentzen said he is going to vote for the budget tonight; but does feel that the city can
224 review certain areas and become more efficient. He said since he moved here twenty one years
225 ago, his property taxes have gone from being some of the highest in the area, to being some of
226 the lowest; and said he does not view this tax rate raise as an increase, but something more in
227 line with a cost of living adjustment.

228 Jeff Jorgensen pointed out that when the budget committee began the budget process in
229 January, and received input from the various department heads, the committee reviewed the
230 budget extensively and cut more than \$700K out of it, which included monies for real, legitimate
231 needs. He said a lot of work went into reviewing and trimming the budget wherever possible, and
232 that a lot was cut out of the originally proposed budget.

233 Steve Soulier mentioned that approximately five years ago, the community decided to build a
234 library and it was agreed that taxes would help in large part to fund it. He said people make the
235 comment that the tax rate for other communities in the area is lower; but that those same
236 communities made the decision not to have a library. He said after taking the money used for the
237 library from the property taxes, the remaining portion used for the city is a very small piece. He
238 said for a home valued at \$200K, that a citizen pays approximately \$7.80 in property taxes for all
239 the things they receive from the city, including fire protection, police protection, roads, etc. He
240 said he encourages the citizens to take a hard look at what they actually pay for the services they
241 receive from the city, and determine whether or not they are really, in fact, getting a very good
242 deal, particularly in light of what they pay for cell phone services, cable service, etc.

243
244 *A vote was called and the motion passed with three in favor (Lloyd Berentzen, Steve Soulier and*
245 *Trent Wentz) and one opposed (Elaine Nelson).*

246
247 Jeff Jorgensen took the opportunity to mention to the citizens in attendance that the water pump
248 for the well had been repaired and that starting the following day, the water restrictions would be
249 lifted.

250 Mayor Watkins mentioned that the city just acquired King Park, and that an operating well is
251 included with that park which produces roughly 450 gallons per minute of good quality water; and
252 that once certified by the state, it will increase the city's water capacity by at least 15-20%.

253
254 Approval for request by the Utah State University Student Association to hold an event at the
255 Cache Valley Fun Park and the Rockhaus on August 27, 2007 which includes having a band
256 play outside until 11:00 p.m., which is past the 10:00 p.m. curfew for the city's noise ordinance.

257 North Logan City Police Chief Kim Hawkes, described the back to school celebratory event
258 sponsored by the USU student association, and explained that due to the number of attendees
259 expected, the facility would like to hold the event outside in order to accommodate the additional
260 attendees that will equal more people than their building can legally hold. He said this is
261 essentially an hour extension to the noise ordinance, which would typically require them to end
262 their event at 10:00 p.m. He said he will be encouraging Jacob Cook, the Vice President of the
263 USU Student Council who is managing the event, to reach out to the commercial and residential
264 neighbors adjacent to the location to make them aware of the activity and the time frame. Chief
265 Hawkes said he thinks the event can easily be managed and that there will be plenty of fire and
266 police protection; and also that alcohol will not be allowed, per a question from Trent Wentz.
267 Chief Hawkes said if there are a substantial number of complaints that evening, the police will
268 shut the event down.

269
270 *Lloyd Berentzen made a motion to allow the event to continue until 11:00 p.m. with the condition*
271 *as mentioned by Chief Hawkes that the North Logan Police Department will shut the event down*
272 *earlier, if needed. Trent Wentz seconded the motion. A vote was called and the motion passed*
273 *unanimously.*

274
275 **Reports from city officers, boards, and committees**

276 Jeff Jorgensen said he wanted to comment on how well Terrel Huppi handled the pump failure on
277 the water well and what an outstanding job he did with the whole situation, including having to

278 travel to Salt Lake City to obtain parts to repair the pump. He said Terrel aptly managed the
279 situation including the determination of the need for a city-wide water restrictions notification; and
280 that if he had not done so, the water levels would have gone dangerously low. Jeff said for
281 instance when he called the Sports Academy, which is one of the city's big water users, he asked
282 them to do what they could to restrict water use. He explained that the manager said that it was a
283 good thing that Jeff called, because they were just getting ready to drain and refill their swimming
284 pool. Jeff mentioned that local Boy Scouts helped out pass out the notification flyers; some of
285 whom were in attendance at this evening's City Council meeting.

286
287 Trent Wentz asked what the status of the repair was for 200 East, the road behind Wal-Mart. Jeff
288 Jorgensen explained that the water table level there is very high and that the city is working to
289 resolve that issue; including installing a French drain to keep the water level low enough below
290 the road and draining it down to the north. He explained how the drain is already working. He
291 said following that repair work, the overlay will be done.

292
293 Trent Wentz asked about the issue of uneven sidewalks around the city and asked if there was
294 anyone on City staff specifically assigned to look for any places where these issues might exist.
295 Jeff Jorgensen said that the city does in fact, and that \$20K was set aside in the budget to deal
296 with this issue. Trent suggested asking the public to let the city know if they are aware of any
297 situations like this that might need repair.

298
299 The City Council discussed adjusting the meeting schedule for September, but after further
300 discussion, determined that the schedule should remain as is.

301
302 Elaine Nelson referred to the August 2, 2007 City Council meeting minutes (lines 244-246)
303 regarding an item questioning why the pipe leading to the lower retention pond in Phase II of
304 Canyon Ridge had not been built and that in those minutes Ross Lapray mentioned a previous
305 City Council meeting where the City Council made a decision about that pipe. Elaine Nelson
306 asked Jeff Jorgensen to put on the action items list to get her copies of the minutes where the
307 City Council had made that determination about the pipe, as well as the others she previously
308 requested.

309
310 Steve Soulier said he strongly requests that the emergency plan for the city be presented at the
311 next City Council meeting to allow the City Council to review it. Jeff Jorgensen mentioned the
312 emergency preparedness table-top exercise that will be held the day before the next City Council
313 meeting, which he said he would like the City Council members to attend. He also mentioned the
314 city-wide exercise scheduled to take place on September 19th. Jeff said he could give a
315 presentation regarding the emergency response plan at the September 6th City Council meeting.
316 Steve Soulier said he feels that this whole issue needs to be considered more seriously than the
317 City has been taking it. Mayor Watkins described some of the things that are coming up
318 regarding this item, in addition to what will be included in the forthcoming newsletter. Lloyd
319 Berentzen mentioned that he had at one time reviewed the City's emergency plan.

320
321 Chief Hawkes asked the City Council about consideration of street lights and their potential
322 placement, as having additional street lights is not currently a line item in the budget. Per a
323 question from Trent Wentz, Chief Hawkes explained that the city does not pay for the installation
324 of the light, that they only absorb the cost of running the actual light itself. The City Council said
325 they are in support of placing the lights wherever they are needed; and Jeff Jorgensen said it is
326 part of the line item for utility costs. The City Council gave Chief Hawkes the 'go-ahead' to place
327 the lights where necessary.

328
329 Steve Soulier said he would like to request scheduling a budget workshop sometime within the
330 next two months to begin working on the budget for next year, so that the Budget Committee is
331 aware of some of the feelings of the City Council from the very beginning.

332

333 Lloyd Berentzen asked if there was anyone who would like to represent North Logan on the
334 Mosquito Abatement District Board, as he said it was a conflict of interest for him, since he not
335 only works for the contracting agency who handles it, but also represents North Logan as a
336 member of the board. Elaine Nelson said she would be interested in doing so.

337

338

339 *Steve Soulier made a motion to adjourn the meeting. Lloyd Berentzen seconded the motion. A*
340 *vote was called and the motion passed unanimously.*

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342

343 The meeting adjourned at: 9:03 p.m.

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347 Approved by City Council: September 6, 2007

348

349 Transcribed by Marie Wilhelm

350

351

352 Recorded by

353

Jeff Jorgensen/City Recorder