

1 **Minutes of the North Logan City**
 2 **City Council**
 3 **Held on March 5, 2008**
 4 **At the North Logan City Library, North Logan, Utah**
 5
 6

7 Council Budget Discussion –

- 8 - Continue discussion of strategic priorities for FY2009 budget.
- 9 - Also begin discussion on employee compensation, benefits and city
 10 organizational structure.
- 11 - Discuss and consider for approval, the list of cities to which NLC's
 12 salaries are compared.

13
 14 Jeff Jorgensen discussed the capital improvement plan and various associated items within that.
 15 He mentioned the vehicle replacement schedule he gave to the City Council, which is included in
 16 the capitol improvement plan. He also discussed some of the changes made to the street
 17 budget, including building a storage area by the shop for salt and sand so that is it better
 18 contained, does not seep into the canal, etc.; as well as building that containment in such a way
 19 that it can be moved if they move to another site. The City Council discussed various options for
 20 storage locations. Jeff mentioned the benefit of having it placed in a more convenient location in
 21 relation to the street department's trucks.

22 Mayor Watkins mentioned vehicle replacement and some areas that are in the 30 year category
 23 and said it does not actually reflect the actual depreciation schedule. Jeff Jorgensen referred to
 24 the vehicles that are in fact expected to last that long. Lloyd Berentzen asked for a prioritization
 25 of the projects. Jeff explained how that will take place. Lloyd mentioned the poor condition of
 26 2200 North, between 1200 East and 1400 East; and said that is something that should be
 27 reviewed and potentially put higher on the priority list, as it needs repair as soon as possible.

28 Jeff discussed employee compensation and reviewed salary studies and how North Logan
 29 compares to other comparable Utah cities. The City Council discussed this at length.

30 Al Moser said some of these cities have more money and budget as they have their own power
 31 service; and that information needs to be known when reviewing the list. Steve said the concern
 32 is how the data is actually used and should perhaps not be used as the absolute in determining
 33 the salaries, increases, etc. Lloyd Berentzen discussed his feelings about it being important to
 34 create competitive and fair salaries for our city employees. Mayor Watkins mentioned the erosion
 35 of the health benefits, which he said some employees have expressed concerns about.

36
 37
 38 The regular part of the City Council meeting was called to order by Mayor Watkins at 6:35p.m.

39
 40 Council members present were: Lloyd Berentzen, Al Moser, Steve Soulier, Elaine Nelson and
 41 Kevin Dustin.

42
 43 Others present were: Police Chief Kim Hawkes, Police Sgt. John Italasano, Pat Northenor, Lydia
 44 Embry, Amy Nevers, Collier Lunt, Conner Jetso (sic?), Scott Henderson, Kirk Jardine, Ron Keller,
 45 Matthew Hansen, Ethan Dudteler (sic?), Jaron Idso, Ernie Morris, Tanner Tippitts, Taylor Griffin,
 46 Mervn Swasey, Alan Luce, Thomas Cec (sic?), Allen Kartchner, Ty Thomas, Matt Nielsen,
 47 Bethany Crane, Brian Worthen, Cordell Batt, Jeff Jorgensen and Marie Wilhelm.

48
 49 The Pledge of Allegiance was led by Elaine Nelson.
 50 An invocation was given by Steve Soulier.

54 **Adoption of Agenda**

55 Mayor Watkins mentioned that Chief Hawkes is going to give a report regarding the city's
56 progress in enforcement of the nuisance ordinance, and the City Council agreed to add it to the
57 agenda as an early item.

58
59 *Steve Soulier made a motion to adopt the agenda as amended. Al Moser seconded the motion.*
60 *A vote was called and the motion passed unanimously.*

61
62 **Approval and Follow-up of Minutes of February 21, 2008 City Council Minutes and**
63 **Executive (Closed) Session Minutes**

64 February 21, 2008 City Council Minutes

65 *Al Moser made a motion to adopt the minutes as presented. Steve Soulier seconded the motion.*
66 *A vote was called and the motion passed unanimously.*

67
68 February 21, 2008 City Council Executive (Closed) Session Minutes

69 *Lloyd Berentzen made a motion to adopt the minutes as presented. Elaine Nelson seconded the*
70 *motion. A vote was called and the motion passed unanimously.*

71
72 **Follow-up**

73 None at this time.

74
75 **Review of Action Items**

76 Steve Soulier said he would like to request a time deadline set for certain items on the action
77 items list; such as requiring that actions be taken on items within a month's time.

78
79 **New Business**

80 Police Chief Kim Hawkes Update on Various Nuisance Issues.

81 Chief Hawkes referred to issues on various properties, including the "Alley" property on 2650
82 North; the "Wood" property above 1400 East; and, the Lauritzen property near the Canyon Gates
83 Subdivision. He continued to give an update on the various sites. He referred to the Lauritzen
84 property and the issue of the debris being moved from the Canyon Gates Subdivision property to
85 some of the Lauritzen property not sold for the subdivision, rather than actually having it removed.
86 Steve Soulier said he had an aerial photo of the Lauritzen property taken before the
87 commencement of the move that he said he would be glad to provide to Chief Hawkes. Chief
88 Hawkes said he would appreciate that, and that it would be great to have it. Chief Hawkes further
89 stated that Sgt. Italdasano will be taking the responsibility of following up and tracking the nuisance
90 investigations and will do an excellent job of tracking that and staying on top of it. Per a question
91 from Elaine Nelson, Chief Hawkes explained the extensive process it takes to manage these
92 situations; and said he expects to have them managed by spring.

93 Lloyd Berentzen referred to the Lauritzen property and said he thought that an environmental
94 assessment was going to be done; and asked what the status of that was. Developer Ty Thomas
95 explained the studies that have been done, as well as the status of the situation. He said most of
96 the spills identified in the environmental studies had to do with oil spills related to equipment that
97 had been sitting for long periods of time; and that the areas that have been identified will be
98 tracked.

99 Steve Soulier asked Cordell Batt what it would take to get the "old house" in that area declared a
100 state historical site (as he said it was the first home in the city), and asked if that could be looked
101 into. He said he felt if that were done, some of what Mr. Lauritzen is moving onto that site would
102 be taken care of.

103
104 Presentation from Craig Bott Re: SEED (Entrepreneurial Development).
105 Mr. Bott was unavailable to attend the meeting as planned.

106
107
108

109 **6:45 Public Hearing to receive public input on proposed revisions to the fiscal year 2008**
110 **municipal budget. Following the public hearing the council will consider adopting a resolution**
111 **implementing the budget changes.**

112 Jeff Jorgensen reviewed the proposed revisions to the budget, including items in anticipated
113 revenue in various areas, as well as cost and expenditure adjustments.

114 Kevin Dustin arrived at this time (7:04pm).

115 Per a question from the City Council, Jeff explained how the budget has worked and will work for
116 economic development, Strategy 5, and other professional services, such as the City Attorney.

117

118 *Mayor Watkins opened the public hearing at 7:08pm.*

119

120 Lydia Embry referred to economic development in terms of the City Center, and said she thought
121 that the purchase of property was going to come out of the CDA funds rather than the General
122 Fund as the budget revision seemed to indicate. She asked what the RFP is for. She also said
123 that she thought that it had been previously requested for the city to produce information
124 describing the status of the CDA

125

126 *As there were no further public comments, Mayor Watkins closed the public hearing at 7:10pm.*

127

128 Lloyd Berentzen mentioned, in response to Lydia's question, that there is an update from
129 Strategy 5 on the internet that describes what they feel they've done thus far for North Logan
130 City.

131 Jeff clarified that the money Lydia referred to is not an "authorization for the purchase of land" as
132 she indicated, and coming out of the General Fund; that the funds are simply being aside so that
133 they do not get spent on something else; and if used, will in fact be reimbursed by the CDA.

134 Elaine Nelson said she does not feel comfortable with the current budget in terms of the money
135 allocated for economic development, especially for Strategy 5; but is comfortable with Mayor
136 Watkins managing the negotiations for the deal.

137 Lloyd Berentzen reviewed the details that Strategy 5 lists on their website as what they have
138 accomplished for North Logan City. Lloyd said he is concerned about making further investments
139 in something that may not move forward due to the current economy. Al Moser said he has some
140 of the same concerns, particularly in allocating more money into this project.

141

142 *Lloyd Berentzen made a motion to adopt the budget including the changes discussed by the City*
143 *Council regarding economic development. Steve Soulier seconded the motion.*

144

145 Kevin Dustin discussed his concern with continually changing the monies allocated for economic
146 development, and the potential for having to make amendments due to the need in this area. He
147 said he feels that the \$1000 monthly amount previously allocated for economic development
148 should remain in place, regardless of how the Mayor feels the funds should be utilized, as that is
149 really an administrative decision; and should not be micromanaged. Lloyd Berentzen discussed
150 that the main issue with this situation, however, is that this particular item has gone over budget,
151 and should therefore be more closely reviewed. The City Council continued to discuss this
152 further.

153

154 *A vote was called and the motion passed with three in favor: Lloyd Berentzen, Al Moser and*
155 *Steve Soulier; and two opposed: Kevin Dustin and Elaine Nelson.*

156

157 **Consider for approval the final version of the stormwater control plan for Canyon Gates**
158 **subdivision.**

159 Mayor Watkins discussed the original plan for a debris basin at King Park; and what issues they
160 realized they will now have if that gets developed as planned. He further explained the new plan
161 for the debris basin which places the basin on property owned by Rocky Mountain Power.

162 Jeff described the intention for the stormwater plan, including describing the planned sites for

163 retention for the subdivision water run-off; as well as the water flow out of Green Canyon. He
164 said they are working with FEMA to deal with the areas that are considered to be in the “flood
165 plain”. The City Council further discussed potential plans for the site.

166

167 *Lloyd Berentzen made a motion to approve this revised version of the stormwater control plan for
168 Canyon Gates subdivision. Steve Soulier seconded the motion.*

169

170 Kevin Dustin asked if this needed to be approved by the Planning Commission; and Jeff
171 explained that this stormwater control plan will be part of the subdivision's development plan,
172 which will all be reviewed by the Planning Commission in its total form and again by the City
173 Council.

174

175 *Kevin Dustin added a friendly amendment to make this approval contingent upon the approval by
176 Rocky Mountain Power for North Logan City to place the debris basin on their property. Lloyd
177 Berentzen and Steve Soulier accepted the friendly amendment. A vote was called and the
178 motion passed unanimously.*

179

180 Jeff Jorgensen displayed an overhead regarding the development of 2300 North, the associated
181 costs, and how those potential costs could be shared among the city, and the Canyon Gates and
182 Wildercrest subdivisions. He also pointed out the council's desire to construct 2300 North sooner
183 than the subdivisions' phasing would get around to putting in both the road and the bridge. He
184 explained that this is the reason for potentially building the road in the way he was presenting.
185 Per a question regarding timing, Jeff said that it could potentially be done within the next three to
186 five years. The City Council discussed ensuring the quality of the asphalt for the road. Per a
187 question from Lloyd about the timing of development, Ty Thomas said Canyon Gates' phase ten
188 is probably seven years out.

189

190 *Lloyd Berentzen made a motion to approve the second option [of Jeff's presentation] for the cost
191 sharing for the construction of 2300 north. Steve Soulier seconded the motion. A vote was called
192 and the motion passed unanimously.*

193

194 Discuss alternative version of proposed ordinance requiring new roads constructed as part of
195 development to have funds set aside to accomplish the initial chip sealing of the roads at the
196 expense of the developer.

197 Jeff explained the changes he had made to the ordinance since the council had seen it previously
198 and said that it will go to the Planning Commission for consideration and back to the council for a
199 public hearing. The City Council discussed various ways of managing the funds that would be
200 generated by the fee and the timing of the work to be done with those fees.

201

202 Consider resolution adopting proposed revisions to the city's Annexation Policy Plan.

203 *Steve Soulier moved to approve the resolution. Elaine Nelson seconded the motion. A vote was
204 called and the motion passed unanimously.*

205

206 Consider resolution adopting changes to the fees for business licenses.

207 The council discussed the new information that Jeff provided for them; and some of the council
208 said they felt that the fees are still a bit high. Jeff said that Gloria [Adam] did a very good job in
209 putting this information together.

210

211 *Kevin Dustin made a motion to pass the resolution as presented. Lloyd Berentzen seconded the
212 motion. A vote was called and the motion passed with three in favor: Kevin Dustin, Lloyd
213 Berentzen and Elaine Nelson in favor and two opposed: Steve Soulier and Al Moser.*

214

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

216 Jeff asked the City Council which cities they wanted included in the list for the salary comparison
217 chart, as previously discussed. The City Council discussed this at length.

218

219 *Kevin Dustin made a motion to use the list as proposed, and to include the proposed additional*
220 *cities. Al Moser seconded the motion.*

221

222 Kevin commented that we really need to keep the salaries competitive and not assume that we
223 can keep the salaries down because we live in this valley; and that it is important to *get and keep*
224 *quality people.*

225

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

227

228 Jeff and the City Council discussed potential organizational changes. Steve mentioned the new
229 state law that requires a city engineer to be licensed as a professional engineer. Jeff discussed
230 the possible overlap or something similar, in regards to the Recreation Director position, rather
231 than simply eliminating the position, as previously considered.

232 Al Moser said he would ask that Jeff and the Mayor discuss all personnel issues between them,
233 and then to bring their comments and suggestions to the City Council after these conversations
234 have taken place. Mayor Watkins said that he and Jeff had had numerous discussions regarding
235 these issues. Steve Soulier said he is very concerned about adding 2.5 FTE's to the staff and
236 that it would take a lot of convincing for him to agree to that. The council agreed to discuss this
237 further.

238 Jeff mentioned that he will be gone next week at a water user's workshop in St. George.

239 Steve Soulier said there are four very good finalists for the library position, and that telephone
240 interviews with all of them were scheduled to take place the following day.

241 Al Moser said he wanted to thank the city staff for all the information they continually provide to
242 the City Council.

243

244

245

246 *Lloyd Berentzen made a motion to adjourn the meeting. Steve Soulier seconded the motion.*

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

248

249 The meeting adjourned at: 8:31 pm.

250

251

252 Approved by City Council: March 19, 2008

253

254

255 Transcribed by Marie Wilhelm

256

257 Recorded by

258

259

Jeff Jorgensen/City Recorder