

1 **Minutes of the North Logan City**
 2 **City Council**
 3 **Held on April 16, 2008**
 4 **At the North Logan City Library, North Logan, Utah**

5
 6 Council Budget Discussion – Discuss General Fund revenue projections and assumptions. Also
 7 continue to discuss possible equity adjustments and changes in the city staff for FY2009. #2

8 Jeff Jorgensen discussed compensation issues, including an item Steve Soulier brought up
 9 related to whether employees in the lower salary ranges are not getting as consistent salary
 10 increases as the positions in the higher salary ranges. Jeff said the analysis he did shows that
 11 there is really not a significant difference between the ranges percentage-wise; and therefore it
 12 seems to indicate equitability. The City Council continued to discuss this issue at length.

13
 14 Jeff suggested continuing this discussion [regarding General Fund revenue projections and
 15 assumptions] after the other items on the agenda have been discussed, to which the City Council
 16 agreed.

17
 18 **After the final agenda item on the Haslam property rezone, the City Council continued their
 19 discussion regarding General Fund revenue projections and assumptions, as follows.

20
 21 Jeff discussed with the City Council various potential revenue projections and assumptions, and
 22 how they may occur compared to the current year; and what modifications might be made. Jeff
 23 asked the City Council which items they would like for him to include as he builds the forthcoming
 24 budget. Al Moser said he really appreciates the good job and all the efforts that Jeff, as well as
 25 the other departments, have put into the budget.

26
 27
 28 The regular part of the City Council meeting was called to order by Mayor Watkins at 6:30 p.m.

29
 30 Council members present were: Kevin Dustin, Al Moser, Lloyd Berentzen, Steve Soulier and
 31 Elaine Nelson.

32
 33 Others present were: Don Younker, Brett Butterfield, Bruce Adams, Jim Huska, Pat Northenor,
 34 Paula Scott, Kendall Geertsen, Braden Pabst, Aaron Weaver, Tyler Weaver, Jon Keller, Peggy
 35 Giles, Dave Miner, Stephanie Harrell, Diana Cannell, Ross Lapray, MarDell Parrish, C. Fullmer,
 36 Jean Hanks, Mary Payne, Alice Redd, Brent C. Redd, Brian Cannell, Curtis Jacobs, John
 37 Italdasano, Kim Arnell, Terrel Huppi, John Beyer, Lydia Embry, Cordell Batt, Jeff Jorgensen and
 38 Marie Wilhelm.

39
 40 The Pledge of Allegiance was led by Elaine Nelson.

41 An invocation was given by Mayor Watkins.

42
 43 **Adoption of Agenda**

44 *Steve Soulier made a motion to adopt the agenda as presented. Elaine Nelson seconded the*
 45 *motion. A vote was called and the motion passed unanimously.*

46
 47 **Approval and Follow-up of Minutes of April 2, 2008**

48 Not available for review at this meeting.

49
 50 **Follow-up**

51 Nothing at this time.

52
 53 **Review of Action Items** #1

54 Mayor Watkins mentioned, regarding the city center project, that the LDS church is only
 55 interested in having one of the two parcels of land previously discussed; which he said eliminates

56 the Elk Ridge Park area parcel, but that the Church is still interested in the property on the bench.
57 He also said that before any appraisals are done, the Church wants assurance that there will be a
58 road in that location. He said at this point, he cannot give them that reassurance; but that costs
59 are being determined to see how much it would be to develop the north half of that road in
60 conjunction with Canyon Gates, and install that road in two phases, which he further discussed.
61 He mentioned the city's need in that location for emergency access for both fire and police
62 response.

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). #1

67 Steve Francis discussed the results of a petition that was done in order to determine citizen's
68 opinions on having a county-wide library system. He presented the City Council with a copy of
69 the results of that petition; and said he hoped that they would be open to the ongoing
70 conversations regarding this issue.

71 Steve Soulier mentioned to Mr. Francis that the library board would like someone from his
72 committee to come to their board meeting and do a presentation on this matter.

73

74 End of 3rd Quarter Financial Report for FY2008. #2

75 Elaine Nelson stated that the City Council has a right to review the budget as well as the city's
76 expenditures; and said that Tom Northenor has been very helpful in giving her information and
77 answering any questions she has had; and that she's very appreciative of the help he does give.

78 Jeff Jorgensen presented an overview of the 3rd quarter financial report, and described the
79 various items therein; including the increase in sales tax receipts, as well as the increase in the
80 energy sales and use taxes. He also reviewed property taxes (general purpose and library
81 combined) which is slightly above target; the decrease in building permits which is currently
82 1.85% below target; as well as class "C" road funds being 17.8% below target. He continued to
83 discuss various items within the report.

84 Lloyd Berentzen asked Jeff to confirm that there has not been a decline in the sales tax, and that
85 we are in fact above target in that area, even in the last three months. Jeff said the growth is
86 mostly due to Wal-Mart. Lloyd asked about collections; and said he would like to have Jeff
87 include in the report a comparison of where we've been in past years.

88

89 **6:45 Convene the North Logan Redevelopment Agency Board for a public hearing to receive**
90 **input on proposed revisions to the City Center Community Development Project Area Plan. The**
91 **board's actions may include adopting the revised plan. Following the board's actions the Council**
92 **will reconvene and consider an ordinance adopting the revised CDA plan.** #1

93 *Steve Soulier made a motion to temporarily adjourn the City Council meeting to convene the*
94 *Redevelopment Agency (RDA) meeting. Lloyd Berentzen seconded the motion. A vote was*
95 *called and the motion passed unanimously. This occurred at 6:55pm.*

96

97 Minutes for this meeting are written under separate cover.

98

99 *Steve Soulier made a motion to adjourn the RDA Meeting. Elaine Nelson seconded the motion.*
100 *A vote was called and the motion passed unanimously. This occurred at 7:30pm.*

101

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

104

105 *Steve Soulier made a motion to postpone any action on this item until the next City Council*
106 *meeting. Motion failed due to lack of a second.*

107

108 Lloyd Berentzen said he feels that more items need to be better articulated before this plan can
109 be adopted, and that more things need to be "sorted out"; and that that should perhaps be part of
110 the motion.

111
112 The City Council further discussed the best steps to take in order to proceed, and which issues to
113 specifically address.

114
115 *Steve Soulier made a motion to postpone any action on this item until the next City Council*
116 *meeting. Elaine Nelson seconded the motion.*

117
118 The City Council discussed this a bit further.

119
120 *A vote was called with four in favor (Al Moser, Steve Soulier, Lloyd Berentzen and Elaine Nelson)*
121 *and one opposed (Kevin Dustin).*

122
123 Consider for adoption a resolution of the city council of North Logan City, Utah (the "issuer")
124 authorizing the issuance and sale by the issuer of its general obligation refunding bonds, series
125 2008, in the aggregate principal amount of not to exceed \$1,300,000; and related matters.^{#1}

126 Dave Miner discussed the bond and said the time is approaching when the bond can be paid
127 without penalty; and further discussed additional bids obtained and the associated rates. He
128 further explained the pros and cons of refinancing vs. paying off the bond.

129 The City Council discussed various issues and concerns with Mr. Miner.

130
131 *Elaine Nelson made a motion to adopt the resolution. Al Moser seconded the motion. A vote*
132 *was called and the motion passed unanimously.*

133
134 **7:00 Public Hearing** to receive public input on a proposed change to the city's subdivision
135 ordinance. The proposed change will modify the process for review of subdivision concept plans
136 and development plans giving city staff more time for analyzing the proposals.^{#1}

137 *Mayor Watkins opened the public hearing at 7:36pm*

138
139 Lydia Embry presented her comments and concerns regarding the changes.

140
141 *Mayor Watkins closed the public hearing at 7:37pm.*

142
143 Al Moser said he doesn't like the fact that this ordinance, as written, gives the City unlimited time
144 to do the initial review; and asked if that was simply an oversight in how it was written; and said
145 some kind of deadline for when city staff is required to do the review needs to be incorporated.

146
147 Adopt an ordinance implementing proposed changes to the city's zoning ordinance relating to
148 regulations on telecommunications towers.^{#1}

149 *Lloyd Berentzen made a motion to adopt the ordinance as written. Al Moser seconded the*
150 *motion.*

151
152 *A vote was called and the vote passed with four in favor (Al Moser, Kevin Dustin, Lloyd Berentzen*
153 *and Steve Soulier and one opposed (Elaine Nelson).*

154
155 Authorize expenditure of funds for installation of water line between Wildercrest Subdivision and
156 2500 North at about 1400 East to complete system loop.^{#1}

157 *Elaine Nelson made a motion to approve the authorization of the expenditure of funds. Steve*
158 *Soulier seconded the motion.*

159
160 Al Moser asked Terrel Huppi where this item is on his "priority list" of things to get done. Terrel
161 Huppi essentially said it is high on his priority list, and explained that in large part it is because the
162 road in that area is going in right away.

163
164 *A vote was called and the motion passed unanimously.*

165
166 Jeff Jorgensen mentioned that the city received notice today, that if they did not authorize this

167 today, the cost of materials was going to be increased by 15% tomorrow.

168

169 BUDGET WORKSHOP - Presentation to Council on budget and priorities for Police, Fire, Library,
170 Engineering, Stormwater, Planning, Court, and Main Office departments.^{#2}

171 Cheryl Fullmer, Treasurer from the library board, referred to the copy of the library's budget that
172 she gave to the City Council, and responded to the City Council's questions. Per a question from
173 Mayor Watkins regarding the Thorne Endowment, Jeff Jorgensen explained that a dollar figure for
174 that will be forthcoming in approximately the next month or two.

175 Elaine Nelson asked if the board has any issues with the decrease in funds in the collections
176 area. Steve Soulier said one of the concerns regarding that, is that there are "space" issues in
177 terms of having enough room to hold all of the collection; therefore, there are limits as to how
178 large the collection can grow, despite how much they want it to.

179 Stephanie Harrell said they make what they have work, but it would obviously be positive if more
180 funds were available. She further stated that hopefully, when the new Library Director arrives,
181 she will direct how the library's collection should grow.

182 Elaine Nelson asked if the City of Hyde Park had contributed any funds this year; and if we
183 anticipate that they will next year. Steve Soulier answered no; and Elaine said something needs
184 to be done to encourage Hyde Park to contribute their funds.

185 Mayor Watkins said that Hyde Park Mayor, Dave Kooyman stated that it was paid; and Jeff said it
186 is because Dell Loy Hansen pays Hyde Park's portion.

187

188 Fire Chief Jon Keller presented the budget for the Fire Department. He discussed the various
189 figures within the budget and the reasoning for some of the requests. Jon discussed adding
190 employees, and the issues that exist using volunteers. Steve Soulier discussed his concern with
191 Jon about adding more full time employees.

192

193 Ross Lapray presented the budget for the Engineering Department, and discussed various
194 issues, as well as questions from the City Council. Elaine Nelson asked if the building inspectors
195 are typically busy and if they have plenty to do. Ross confirmed that they in fact are busy, and
196 further explained not only their typical inspection schedules, but the various other items that come
197 up that they continually have to deal with.

198 Lloyd Berentzen referred to the fees the city receives in this area and the variance in those, and
199 discussed his concerns on how to deal with a situation of a potential, significant drop off.

200 Ross also said that the staff in this area are really outstanding; and laid out some of the duties
201 and extra jobs that they do that are outside and above their job responsibilities; in addition to
202 contributing in ways that their individual talents allow; none of which they are being paid extra for.

203

204 Planning Director, Cordell Batt presented the Planning Department budget, and said there are no
205 significant increase requests for the new budget. He also briefly presented the Planning
206 Commission's budget, and said they have not asked for an increase in the Planning
207 Commission's wages this year, as they have done in past. He further described some of the
208 changes in the budget. He said the biggest difference from the prior year's budget is not having
209 the inclusion of the intern position, due to the hiring of the GIS tech; as well as some slight
210 increases in the assessments for the CMPO and the CPDO.

211

212 Elaine Nelson told Jeff that it would be very beneficial to have a comparison done to see what
213 Planning Commission members, City Council members and mayors are getting paid in other
214 cities. Jeff said that information has already been put together regarding City Council members
215 and mayors, but not for Planning Commission members.

216

217 Chief Kim Hawkes presented the North Park Police Department budget. He described the growth of
218 the department over the years and the increase in calls and various responsibilities. He said
219 the main focus for the budget has been on salaries; and described the research and discussions
220 that have taken place on this issue, including the work done on this with the Law Enforcement

221 Committee. He discussed the potential process of how to move the department employees
222 through their salary grades to accelerate more fairly in terms of their compensation. He
223 discussed the numbers he used to determine what was fair. He also mentioned the issue of the
224 extensive training that goes into the hiring of an officer; and that the city often then loses those
225 officers to other cities where they can receive higher salaries for the same position.

226 Per a question from Steve Soulier regarding the acceleration process, Chief Hawkes explained
227 what would be an appropriate acceleration timeline in terms of training, and how well that is
228 applied to the actual job; and how that occurs in conjunction with their probationary period. He
229 further discussed the various training and development that goes into the positions, and what
230 requirements and duties the officers are required to perform at different levels.

231 Elaine Nelson asked if he and the committee are happy with the Hyde Park formula. Chief
232 Hawkes said the committee felt at this time they do not see a need to change the formula being
233 used.

234

235 Jeff Jorgensen discussed the Economic Development department budget and the various figures
236 therein.

237 Mayor Watkins referred to the SEED money program and suggested that \$2K is budgeted for that
238 program for next year, and asked if the council would fund that.

239 Jeff said he would like to set aside some money for some repairs for the damage done to the
240 "Welcome to North Logan" signs on 2500 North, as well as to refurbish some of the older wooden
241 North Logan signs, which could possibly be done as an Eagle Scout project.

242 Al Moser commented that the Economic Development department should be closed and just put
243 in the general fund part of the budget; and that it should not really be listed as or thought of as a
244 "department". Lloyd Berentzen said there is a reason to have it separated, mainly to give
245 individual attention to where the city is going. Lloyd said that if it just gets absorbed into the main
246 budget, it can be a dangerous thing to do. Elaine Nelson said it used to be listed under planning;
247 and Mayor Watkins said that could still be the case.

248 Steve Soulier said this may be the time to reactivate the Economic Development Committee.

249 Mayor Watkins discussed creating a possible North Logan business alliance; and commented,
250 however, that it can be difficult to have people activity participate in this.

251 Jeff discussed the stormwater budget and explained what was generated, and that roughly a forth
252 of those funds supplement the salaries for street department employees, since they do the
253 majority of the work in this area.

254 Steve Soulier asked about \$5K allotted for a project in relation to the airport; and Mayor Watkins
255 said he believes that fee is no longer relevant as the city has done their own planning for that
256 project, and will therefore not be paying it.

257

258 Adopt an ordinance rezoning all properties between 800 East and the Logan Northern Canal and
259 between 2200 and 2500 North. Being proposed is that the area be re-zoned from a combination
260 of RE-1 Residential Estate and RB Residential Business to R-1-20 meaning 20,000 sq. ft.
261 minimum lots.^{#1}

262 Mayor Watkins said there is a concern that the focus is on rezoning the larger adjacent area; and
263 not just the specific property. Steve Soulier said the consideration for the city as a whole needs
264 to be reviewed for rezone issues; but at this point he is only comfortable considering the rezone
265 for the specific parcel slated for the rezone; but would prefer not to rezone anything beyond that.

266 Elaine Nelson said it may be the time for the Planning Commission and the City Council to
267 perhaps hold workshops with the citizens to discuss the long-range plans for the city. She said
268 that needs to be adequately addressed for the city.

269 Al Moser agreed that needs to occur; but in terms of the Haslam property, one needs to
270 remember that Mr. Haslam once owned all of that land; but sold some of it to the city. Al said he
271 could have rezoned that all as one-acre; and that we need to consider that the city has kept some
272 of that land as open space. He said he believes in property rights; and that it is really is a
273 balancing act.

274 Mayor Watkins said an envisioning process went on several years ago and the citizens
275 [comments and questions] were considered at that time. He said the finalization of that is not in
276 place yet. He said there is an issue with the fact that this area has had historically larger lots. He
277 said it can be handled through buffering, which is important in order to do to create more of an
278 open space.

279
280 *Steve Soulier made a motion to approve the rezone only for the Jacob Haslam subdivision*
281 *property, but to exclude any other property. Al Moser seconded the motion.*
282

283 Kevin Dustin said he feels there should be more time between public hearings and the voting two
284 weeks later on a rezone; and said he is more comfortable just considering the rezone for the
285 subdivision property. Lloyd Berentzen said he agrees with Al Moser that property rights need to
286 be considered; but that the residents affected by this rezone need to be closely considered. He
287 said while he is in favor of the development; he also said that the issue of land use for the whole
288 city needs to be reviewed. Steve Soulier said that will take time however, and he would not want
289 the developers for this project to have to wait until that gets figured out. Lloyd asked why we
290 would then rezone an area that we have no intention of doing anything else with but to make it
291 open space. The City Council discussed this a bit further.

292
293 *A vote was called and the motion failed with three opposed (Elaine Nelson, Lloyd Berentzen and*
294 *Kevin Dustin) and two in favor (Al Moser and Steve Soulier).*
295

296 The City Council further discussed the issue clarified that the original motion was to in fact amend
297 the document allowing only the rezone for the Haslam/development property, and nothing beyond
298 that.

299
300 *Kevin Dustin made a motion to reconsider the original motion. Steve Soulier seconded the*
301 *motion.*
302

303 The City Council discussed this further. Elaine Nelson wanted it stated for the record that the
304 original developer, Jacob Haslam, only came to the city to rezone *only* their specific parcel; and
305 never made the request to rezone anything beyond that.

306
307 *A vote was called to reconsider the motion and the motion passed unanimously.*
308

309 *A vote was called on the original motion (i.e., whether to approve the rezone for the Haslam*
310 *property and amend the document), and the motion passed with three in favor (Al Moser, Kevin*
311 *Dustin and Steve Soulier) and two opposed (Elaine Nelson and Lloyd Berentzen).*
312

313 Elaine Nelson wanted it stated for the record that the City Council always felt that the Haslams in
314 fact do have the right to develop their property.

315
316 Consider approval of the concept plan for the Jacob Haslam Property Subdivision, the division of
317 7.27 acres into eleven lots on the south side of 2500 N. between 800 and 900 E. #1

318 Elaine Nelson asked why the plan to develop 2500 North as part of this is not included. Cordell
319 Batt said that type of item is not typically included with the concept plan, and is done in detail as
320 part of the development plan and is submitted with it at that time. Developer Curtis Jacobs
321 discussed the plans for 2500 North.

322 Elaine Nelson commended the Haslams for only doing eleven lots, when they could have done
323 twenty-one. Curtis Jacobs said Clavel Haslam wanted it to look as good as it could with larger
324 lots and have more of an open feel; and does not want to have the neighborhood upset.

325
326 *Steve Soulier made a motion to approve the concept plan including all of staff's recommendations*
327 *in the staff report. Elaine Nelson seconded the motion. A vote was called and the motion passed*
328 *unanimously.*
329

330 **At this time, the City Council returned to the first agenda item and continued to discuss the
331 General Plan and revenue projections and assumptions.

332

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

334 Steve Soulier asked if the city had the ability to discuss issues with any of the utilities; and said
335 Comcast is refusing to deal with Green Canyon Estates in regards to installation. Lloyd said
336 there is an issue of them not having enough lines in that area; and that they are in the middle of a
337 long process in working that out, including having the state have to approve the additional lines.

338

339 Jeff Jorgensen mentioned that regarding the new "Welcome to North Logan" sign, they are
340 planning to put the same thing on the back of the sign, as on the front, without the word
341 "Welcome", for which the City Council agreed.

342

343 *Elaine Nelson made a motion to adjourn. Steve Soulier seconded the motion. A vote was called*
344 *and the motion passed unanimously.*

345

346 The meeting adjourned at: 9:50pm

347

348

349 Approved by City Council: May 21, 2008

350

351

352 Transcribed by Marie Wilhelm

353

354 Recorded by

355

Jeff Jorgensen/City Recorder

356

357

358

359 * Due to the fact that there is other documentation related to this agenda item that may not be included in the official
360 minutes of this meeting, the following repositories, cross referenced to applicable agenda items within these minutes, shall
361 indicate where additional documentation can be found for future reference for that agenda item:

362

1. Annual City Council meeting binders in the Office of the City Recorder

363

2. Budget folders in the Office of the City Recorder

364

3. Special Project folders in the Office of the City Administrator

365

4. Subdivision Folders in the Office in the City Engineer