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**Minutes of the North Logan City  
City Council  
Held on May 6, 2009  
At the North Logan City Library, North Logan, Utah**

*Al Moser made a motion to appoint Lloyd Berentzen as Mayor Pro tem. Steve Soulier seconded the motion. A vote was called and the motion passed unanimously with Kevin Dustin, Al Moser, Steve Soulier and Elaine Nelson voting in favor.*

The meeting was called to order by Mayor Pro-tem Lloyd Berentzen at 6:00 p.m.

Council members present were: Kevin Dustin, Lloyd Berentzen, Al Moser, Steve Soulier, and Elaine Nelson. Mayor Watkins was excused due to surgery and Jeff Jorgensen was excused as he was on annual leave.

Others present were: Ross Lapray, Val Heusser, Marcia Cheney, Devin Piersen, Miles Meacham, Samir Meneses, Kim Mora, Carlos Andersen, Jon Keller, Scott Bennett, and Kim Weis.

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

**Adoption of Agenda**

*Steve Soulier made a motion to adopt the agenda. Kevin Dustin seconded the motion. A vote was called and the motion passed unanimously with Kevin Dustin, Al Moser, Elaine Nelson, and Steve Soulier voting in favor.*

**Approval and Follow-up of Minutes for April 1st, 2009 City Council Meeting**

*Steve Soulier made a motion to approve the minutes for April 1<sup>st</sup>, 2009. Al Moser seconded the motion. A vote was called and the motion passed unanimously with Kevin Dustin, Al Moser, Elaine Nelson and Steve Soulier voting in favor.*

**Follow-up**

Kevin Dustin mentioned that it appeared that only half of the students have moved out of the boarding home spoken of at a prior meeting. He recommended that the City keep an eye on whether all of the students have moved out to prevent this from becoming an issue. Graduation was last Saturday and they still have a week to vacate.

**Review of Action Items**

None at this time.

**New Business #1**

**Open Public Input Forum**

Carlos Andersen, resident, spoke of the easement on the North side of his property having a sinkhole last year. To determine the cause of the sinkhole a contractor dug down about 14 feet with a backhoe and found an underground river. At that time concrete chunks and one inch rock were filled in the hole. However, the hole has sunk some more. He is requesting the City to provide more gravel, preferably the excess gravel from the new settling pond. It is believed that the water is coming from the run-off of the greenbelt sections. Ross Lapray will bring Carlos some gravel. Steve Soulier expressed concern that the problem will just be transferred elsewhere. Carlos has been living there for nine years, the home was built 1995, and there has never been a sign of this problem. The problem seems to have manifested itself last year when the ground did not freeze and when everything was soaked up the sinkhole then caved in. It

56 appears that only the North area of his property has this issue. Elaine Nelson asked for this item  
57 to be listed as an Action Item for the next meeting.

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59 Consider Development Plan and Preliminary Plat for the Heusser-Callow Minor Subdivision, a  
60 two lot subdivision of 1.6 acres, on lot being a flag lot, located at 1984 North 800 East.

61 Ross Lapray gave a description of the subdivision reminding the Council that they approved the  
62 concept plan in October of 2008. The city development code requires the Council review and  
63 determine if the applicant has met all requirements of that code and give approval spelling out  
64 any conditions. The development plan that has been submitted has been reviewed by staff and it  
65 falls within the City's R-1-10 zoning parameters and therefore no rezoning of the property is  
66 required. Al Moser asked if the street was wide enough for emergency crews. Ross said that  
67 the International Fire Code requires 20 feet of right-of-way for a fire access road and the plans  
68 allow for this. A few trees will need to be removed. The fire department has reviewed the plans.  
69 Elaine Nelson asked if the lane is going to be paved since she requested it at the time of concept  
70 plan and the development plan lists it as gravel. The developer said that their ultimate goal is  
71 asphalt but for the time being they are putting in road base. Jon Keller arrived to the meeting and  
72 Steve Soulier asked if the fire department had any concerns with the road being gravel. His  
73 department will inspect the flag lot, but it should be ok as long as it is a drivable surface. Ross  
74 reported that the generally required reports were discussed in October, the Council agreed to  
75 waive the soils report. The drainage plan has been submitted and reviewed and it is agreed that  
76 the additional hard surface is minimal requiring only minor grading with drainage swells to handle  
77 sheet drainage off of those surfaces. The property is close to the University's farm and is also  
78 near a canal making it hard to have a connecting roadway. A flag lot is probably the only choice  
79 to provide a building lot in the back. He mentioned that the project does have merit and they  
80 recommend a positive review from the City Council.

81 *Steve Soulier move to approve the Development Plan on condition that fire department checks*  
82 *the road base making sure it is to standard. Kevin Dustin seconded the motion. A vote was*  
83 *called and the motion passed unanimously with Kevin Dustin, Al Moser, Elaine Nelson, and Steve*  
84 *Soulier voting in favor.*

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87 Discuss rough draft of the FY2010 Budget with special consideration for discretionary items with  
88 the proposed budget. Will include public comment period to receive input on the draft budget. A  
89 copy of the draft budget, modified as staff works on it, is available on the internet at [www.ci.north-](http://www.ci.north-logan.ut.us/CityBudgets.htm)  
90 [logan.ut.us/CityBudgets.htm](http://www.ci.north-logan.ut.us/CityBudgets.htm)

91 Al Moser spent some time going over the budget and would like to see the salary and benefits  
92 broken down to percentages per department as well as the total overall from the city budget.  
93 Steve Soulier mentioned that some projects are not moving forward causing the salary and  
94 benefits to be a higher amount then normal years. Kevin Dustin reminded the Council that they  
95 need to keep in mind that this was a transitional year to reallocate the administrative costs and  
96 the numbers will be somewhat skewed. Lloyd Berentzen asked that the administrative costs be  
97 spread across all departments and not just the police department. Al Moser was concerned that  
98 the benefits have increased and is being shouldered by only the City. Other employers in the  
99 valley are asking the employees to shouldered benefits increases. He would like the City to look  
100 at that. He is also concerned that the new Wal-Mart may have a larger impact than previously  
101 thought and wants the budget to be closely watched to make adjustments.

102 Steve Soulier expressed concerns that the administrative costs have been shifted to just the  
103 police and library and would like to see it across the board to other departments as well. He  
104 stated that he knew it was a bookkeeping issue but he would like to see how much and where  
105 time is being expended by the administrative and executive departments. Al and Steve would like  
106 to see the figures even if the monies are coming out of the general fund.

107 Elaine Nelson mentioned a conversation she had with the Mayor a couple of days ago and they  
108 spoke of concerns that the Wal-Mart will have a larger impact. When Brigham City opened their  
109 Wal-Mart, North Logan lost that customer base. With the new Wal-Mart opening North Logan  
110 may lose the Providence and Nibley customer base. She advised the Council to look into  
111 bringing new business to the City to plan for the future. Kevin Dustin agrees with Elaine in

112 principle but does not want to predict the future. He expressed faith in Wal-Mart's management.  
113 He stated that he did not think Wal-Mart would have opened another store if it was going to be a  
114 detriment to their other store. He stated it was wise to watch it but did not want to cause a panic  
115 over it opening.

116 Lloyd Berentzen spoke of the positive trend in the economy and mentioned that the Holiday Inn  
117 Express has done very well even though patrons need to drive a little further north. He would like  
118 to see the infrastructure be a larger component of the budget, more so than the personnel  
119 portion. He asked to see more specificity in the budget, it has become difficult for him to review  
120 as he has forgotten items on the budget over time. He asked to have a cash flow statement  
121 sheet attached with the budget with a simple revenue and expense statement. The cash flow  
122 statement should be month by month and also year by year so a graphical presentation can be  
123 made that would give the Council a comparison of trends. He is not looking for a high volume of  
124 paperwork but is looking for prior years, up to two years, which shows items categorically by  
125 department. He said that if he had historical information then he could make better decisions  
126 including prioritization.

127 Steve Soulier expressed his lingering pet peeve regarding the budget process. Each department  
128 submits budgets that have unfunded items with the items ranked in priority, yet soon after the  
129 budget is approved department heads show up at a Council meeting asking for something  
130 completely off the budgets they submitted. He warned that the department heads need to look  
131 ahead and anticipate the needs more carefully. He stated he will vote no on each newly  
132 requested item unless it's an emergency.

133 Elaine Nelson wanted the Council to take notice that the projected budget is \$4.2 million, which is  
134 a projected 11% decrease from the prior year, about \$566,000 less. She stated that the Council  
135 should be looking at their priorities for capital improvement projects to pro-actively be effective in  
136 using taxpayer monies. Steve Soulier shares concerns and hopes that the City is in a unique  
137 situation which will require just one year of belt-tightening. However, he warned that next year  
138 could be a different story. Elaine pointed out that 45% of tax income comes from Wal-Mart, if it  
139 was to go down substantially, the City's priorities will need to be different.

140 The Budget Public Hearing will be held the first meeting in June with approval on the second  
141 meeting since the budget has to be passed by June 22<sup>nd</sup>. Both Al Moser and Elaine Nelson will  
142 be absent from the next meeting.

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#### 144 Reports from city officers, boards, and committees

145 Steve Soulier reported that Logan City has passed an Ordinance establishing a fee of \$100 for  
146 non-residents to purchase a library card. The Logan City Council will probably be considering the  
147 City of North Logan's proposal at their next Council meeting.

148

149 Lloyd Berentzen asked Alan Luce if all of the trees sold. Alan reported that all the extra trees  
150 have been sold and the planted trees alone have a value of \$8,000. When all the trees are  
151 planted there will be a value of \$16,000 in trees planted just this year. The excess funds from  
152 selling the trees will be used to offset fees for planting the trees, such as: Arbor Day, planting  
153 street trees, trails day planning, and for planting at the cemetery, etc. Lloyd Berentzen asked if  
154 the City could have purchased more trees. Alan responded in the affirmative and mentioned that  
155 this was a learning process and he is looking forward to doing this in future years and perfecting  
156 the process.

157

158 Steve Soulier asked when Phase II of the cemetery will happen. Alan Luce gave statistics, there  
159 are about 1500 plots with 800 – 900 already sold, the majority sold in the first week or two. The  
160 City is currently selling about 1 - 2 plots a week. At that rate he anticipates needing the second  
161 phase within three years. Lloyd Berentzen expressed a desire to have good planning when  
162 selling the plots so the cemetery does not end up being piece-mealed. Steve Soulier mentioned  
163 Provo City has named the streets within the cemetery and said it was a good idea and would help  
164 when giving directions. Alan said that he would present this idea to the cemetery board to see if it  
165 can be incorporated in the master plan.

166

167 Lloyd Berentzen requested an ongoing expense report for Nexus Architecture since a project the  
168 size of the City office buildings will yield bills amounting to at least \$250,000. He wants to ensure  
169 the City is within its budget. Al Moser stated that it would be a while before the City office building  
170 would be built and expressed concern that plans may change several times before finally being  
171 built. He does not want the City to spend too much money on architecture since there may be  
172 changes on where the police department will be located, etc.

173  
174 *Steve Soulier made a motion to adjourn the meeting. Elaine Nelson seconded the motion. A*  
175 *vote was called and the motion passed unanimously with Kevin Dustin, Al Moser, Steve Soulier*  
176 *and Elaine Nelson voting in favor.*

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179 The meeting adjourned at: 6:48 pm

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182 Approved by City Council: May 20, 2009

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185 Transcribed by Kim Weis

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187 Recorded by

  
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Scott Bennett/City Recorder

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