

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on June 3, 2009**
4 **At the North Logan City Library, North Logan, Utah**

5
6
7 The meeting was called to order by Mayor Watkins at 6:02 p.m.

8
9 Council members present were: Lloyd Berentzen, Steve Soulier, Al Moser and Elaine Nelson.
10 Kevin Dustin arrived at 6:42 pm. Lloyd Berentzen left at 6:44 pm.

11
12 Others present were: Jon Keller, Alan Luce, Andrew Garvin, Taylor Jensen, Heidi Garvin, Brian
13 Cannell, Steven Cox, Philip Cannell, Daniel Robinson, Matthew Robinson, Mont Robinson, Kent
14 Stuart, Evan Faulkner, Craig Faulkner, Marie Godfrey, Jeff Jorgensen, Scott Bennett, and Kim
15 Weis.

16
17 The Pledge of Allegiance was led by Mayor Watkins.
18 An invocation was given by Lloyd Berentzen.

19
20 **Adoption of Agenda**

21 *Steve Soulier made a motion to adopt the agenda as presented. Al Moser seconded the motion.*
22 *A vote was called and the motion passed unanimously with Lloyd Berentzen, Al Moser, Elaine*
23 *Nelson and Steve Soulier voting in favor.*

24
25 **Approval and Follow-up of Minutes for May 20th, 2009 City Council Meeting**

26 *Lloyd Berentzen made a motion to approve the minutes with a change on line 74 to reflect 2000*
27 *North. Al Moser seconded the motion. A vote was called and the motion passed unanimously*
28 *with Lloyd Berentzen, Al Moser, Elaine Nelson and Steve Soulier voting in favor.*

29
30 **Follow-up**

31 Elaine Nelson expressed her pleasure in seeing that Canyon Gates will provide \$10,000 for
32 playground equipment for the park in Phase I.
33 The agreement has been completed allowing the Sorensens to purchase the open space in North
34 Park Village subdivision.
35 The Lauritzen and Alley nuisance issue has received a continuance from the Judge. Alley has
36 retained Lauritzen as his attorney.
37 The King Park pond will be completed in a couple of weeks and fish will be added. There was
38 discussion on whether fishing would be allowed with age and number allowed restrictions.
39 Steve Soulier asked about the change in haul route for gravel from the Canyon Gates Subdivision
40 and asked if the contractors have responded to the change as he still sees trucks passing his
41 home. Jeff Jorgensen said that most of the gravel being removed now is for the Logan Wal-Mart
42 site and once that is done we should see a significant decrease in gravel hauling. He plans on
43 sending a letter to the developers from the Mayor to make sure they know the requirements for
44 the hauling route. The Mayor reminded the Council that the hauling route is supposed to be
45 changed to 2100 North by July 1st. The Mayor has received a complaint from a neighbor about
46 the change in route and the neighbor was not convinced that the new route will have less impact
47 on the neighborhood.

48
49 **Review of Action Items**

50 None.

51
52 **New Business** #1

53 **Public Hearing to receive input on a proposed revision to the FY 2009 municipal budget.**

54 Mayor Watkins asked Jeff Jorgensen to discuss the proposed revision to the FY 2009 municipal

55 budget and then he will opened the public hearing to receive comments.

56 Jeff Jorgensen discussed the proposed revisions to the FY 2009 municipal budget. Property
57 taxes are projected to be higher than what is currently in the budget because the actuals received
58 are higher than previously budgeted. Steve Soulier asked why the property taxes are higher but
59 the library's share is lower. He said he thought that the relative percentages of the two should be
60 the same. Jeff Jorgensen explained that they were using a different method to allocate the fee-
61 in-lieu property taxes (property taxes on vehicles) in accordance with the recommendation of the
62 independent auditor. Since these funds are not related to the dedicated property taxes, they are
63 no longer going to be distributed like the general property taxes or the delinquent taxes. Jeff said
64 he thought that maybe that is why the figures looked the way they do.

65 There are minor changes in the expected expenditures for refuse collection. Jeff recommended
66 making sure the budget included enough that this line item not be overshot. It is anticipated that
67 the revenue will be a little bit more there too.

68 Court fines are a little off from a couple of months ago.

69 Expenditures have been overspent in professional and technical services in the Mayor and
70 Council section. Part of the reason that this item is somewhat over budget is because the City
71 Attorney has been used more for 200 East. The Mayor said he has been using the Attorney more
72 on other issues as well. The amount that the City is sending to Hyde Park has changed for the
73 Judge. The amount does cover a court clerk. Steve Soulier asked if the Council needed to
74 anticipate more monies to go in that fund for next year since the City is using the attorney more.
75 Jeff Jorgensen stated that he looked at prior years and some years the City only paid out \$6,000
76 while on other years the City paid out \$8,000, it fluctuates each year.

77 The cost of utilities is anticipated to be lower than what was budgeted.

78 The volunteer fireman pay has been reduced as was discussed to pay for the new fire vehicle.
79 The City is now working with Cache Landmark and sharing an engineer technician/GIS specialist.

80 Snow and ice removal cost more this year than what was budgeted.

81 Arbor Day will end up costing nothing since the trees that were sold offset the cost of getting the
82 trees.

83 Brett wants to use funds left over from Little League's prior years to purchase a batting cage or
84 machine. A donor will pay for half of it so it will cost the City just \$2,000.

85 There is \$7,600 in grant money for the library that will be used on collections and on some special
86 projects.

87 More money will be spent on water meters.

88

89 Mayor Watkins opened up the public hearing at 6:30 pm.

90

91 Brian Cannell, who was attending the Council meeting with a local scout group, asked if the City
92 had applied for any grant funding from the federal stimulus packages passed by the U.S.
93 Legislators and President Obama. Chief Hawkes spoke of \$1 billion being allocated to hire new
94 officers through the stimulus package. His department has also applied for state monies through
95 a criminal justice program. That prospect looks more probable than the federal program and will
96 be a process to follow through on.

97 Jeff Jorgensen reported on a group of cities in the valley getting together to form a regional
98 coalition for storm water mitigation. The coalition hopes to get some stimulus money for items
99 such as: a retention pond, land, or storm sewer systems.

100

101 Mayor Watkins closed the public hearing at 6:35 pm.

102

103 Public Hearing to receive input on the proposed FY 2010 municipal budget. Copies of the
104 proposed budgets are available online at <http://www.ci.north-logan.ut.us> and at the North Logan
105 City Office.

106 The FY 2010 proposed budget is shown as compared to the prior year's budget. The differences
107 between the budget shown in this meeting and the one shown last meeting is 1) the RAPZ project
108 money coming in at \$40,000 which is less than what was applied for, 2) there are funds set aside
109 for bonuses instead of raises which will be awarded by the Mayor at the end of the year, and 3)
110 the costs for the upcoming election are reduced because the plan has changed to use paper
111 ballots rather than the electronic voting machines which will reduce the costs by about \$10,000
112 for the election. The City should receive notification in August if it will receive the federal Police
113 grant.

114

115 Mayor Watkins opened the public hearing at 7:13 pm.

116

117 There was no public comment.

118

119 Mayor Watkins closed the public hearing at 7:14 pm.

120

121 Consider final release of surety for guarantee of improvements for the Green Canyon View
122 Estates Phase II Subdivision.

123 Jeff Jorgensen reported that the Green Canyon View Estates Phase II subdivision has been
124 completed. The City is keeping the \$109,000 retention for a year to insure the warranty on it.
125 Everything else is done and has been signed off by Ross Lapray. Steve Soulier asked if any of
126 the money will be used for the chip and seal project. Jeff reported that the initial chip seal for this
127 new road is not a requirement in this case because the application for the subdivision was made
128 prior to the new chip seal ordinance being passed.

129

130 *Lloyd Berentzen made a motion to release any remaining funds for the Green Canyon View*
131 *Estates Phase II subdivision. Elaine Nelson seconded the motion. A vote was called and the*
132 *motion passed unanimously with Lloyd Berentzen, Al Moser, Elaine Nelson and Steve Soulier*
133 *voting in favor.*

134

135 Receive an update on the progress of the development of the Eagle Creek Industrial Business
136 Park located between 2850 and 3100 N. and from 200 to 400 W., a part of the Heritage Park
137 Industrial Park Subdivision. Also consider a proposed revision to a portion of the development
138 plan for the industrial park's subdivision. Being proposed is a change to the standard road cross
139 section to eliminate or postpone sidewalks.

140 Craig Faulkner of Faulkner Group was in attendance as well as his son Evan Faulkner and Kent
141 Stewart from Thomster Construction. Craig gave the Council an update on the construction of
142 the first building and their desired outcome of this phase. He is hoping that he can show the City
143 his commitment to the area and to his project once the first building is completed and occupied.
144 The Faulkner group owns about 91 acres and is focusing on what they call the back 40 acres for
145 development. They have been working in conjunction with four to five other property owners and
146 the City on the 200 West road project. Asphalt should be laid and completed by the middle of
147 July and possibly even by the end of June.

148 His company is proposing to remove sidewalks from the roads and implement a bike/running path
149 striped on 200 West and a walk/run path along the irrigation ditch that runs through the industrial
150 acreage. The asphalt run/walk path would span the stretch of the irrigation ditch on both sides
151 and could also potentially include park benches and picnic tables. This proposed change will be
152 for the back part of the project, the front portion will be developed into large retailers. Craig is
153 hoping to attract a Costco or Target.

154 Steve Soulier expressed his being in favor of having areas that employees might like to go and sit
155 to eat their lunches and that the northwest corner of the "front forty" acres would be ideal for a
156 pocket park for employees.

157 Cordell Batt has not presented the proposed changes to the Planning and Zoning department yet.

158 From the planning standpoint he said he does not have a problem with an internal type
159 pedestrian system. He stated that it is important that if the Faulkner group were to get rid of the
160 perimeter sidewalks that other projects that come into this can tie into the system. He wants to
161 see a schematic master plan that would show how this would all tie in together. He is also
162 concerned that that once 200 West becomes a main thoroughfare there would be a need for
163 sidewalks along its east side. As the area develops there may be a need for sidewalks and he
164 does not want to eliminate the possibility of having sidewalks in the future. There is also a part of
165 this on the Parks and Recreation Master Plan that shows trails coming down 2500 North down to
166 this area and on 3100 North. Cordell stated that the area should attract lots of people and create
167 pedestrian traffic. He hopes they can access the trail system. Mayor Watkins stated that since
168 these types of items are considered part of the cross-section for the roads, they would not
169 generally go before the Planning Commission for approval. Cordell stated that the Planning
170 Commission usually reviews the subdivision drawings and makes their recommendations to the
171 Council, so the Council would ultimately make that decision. The Mayor mentioned that 200
172 West does not have a center median and will be paved and have two lanes and still have room
173 although it will eventually have heavy traffic. Because of that the Mayor has been pushing for a
174 light tied into the intersection at 2500 North. The front 40 acres will have sidewalks along the
175 main roads and separate.

176

177 *Steve Soulier made a motion to allow Eagle Creek Business Park to revise their development*
178 *plan so that they can make the sidewalk changes they proposed and incorporate it into their*
179 *development plan. Al Moser seconded the motion.*

180

181 Jeff Jorgensen expressed that he is comfortable with the changes but wants to reiterate what
182 Cordell was saying. He would like to keep pedestrians off the roadways and have the trails
183 marked for bike paths only and have landscape that encourages sidewalks between the buildings
184 and to the path for pedestrian traffic. He also said that the developers will need to think about
185 mass transit and where the LTD stops will be located. He encouraged the Faulkner group to
186 come back with an alternative plan. The plan does not necessarily have to be very detailed as it
187 may change, but the plan needs to show the concept and intent of the internal circulation of
188 walkways that are part of landscaping to the centralized path and to the LTD stops, etc. He
189 advised not promoting the use of the sides of roads as pedestrian walkways. Al Moser agreed
190 and advised that internal walkways should be narrow to discourage equipment use on the
191 walkways. Craig stated that the landscaping and maintenance will be part of the park's CC&Rs.
192 Jeff Jorgensen stated that there would be a paragraph in the concept plan or CC&Rs that would
193 show the internal walking transportation system and a description of what can replace the
194 sidewalks. Cordell Batt will review to see how it ties into the system. Kevin Dustin stated that
195 there is a motion on the floor and he asked if passing it would tie the Council's hands. He was
196 reassured it would not.

197

198 *A vote was called and the motion passed unanimously with Kevin Dustin, Al Moser, Steve Soulier*
199 *and Elaine Nelson voting in favor.*

200

201 Consider adoption of the proposed Street Tree Ordinance. A copy of the proposed ordinance is
202 available at the City Offices.

203 Al Moser asked if the City's attorney has reviewed the Street Tree Ordinance and if he saw any
204 problems with the language regarding the restriction for no topping of the trees. Jeff Jorgensen
205 reported that the attorney had reviewed the ordinance and did not have any problems with it.
206 Steve Soulier mentioned that Rocky Mountain no longer tops the trees, they cut "V's".

207

208 *Lloyd Berentzen made a motion to approve the ordinance as it is written with review from the*
209 *Attorney to make sure there's not a conflict with Rocky Mountain to be able to top the trees.*

210 Steve Soulier seconded the motion. A vote was called and the motion passed unanimously with
211 Lloyd Berentzen, Al Moser, Elaine Nelson and Steve Soulier voting in favor.

212

213 Discuss proposed FY2010 Budget and revisions to the current FY2009 Budget.

214 Elaine Nelson mentioned that the capital improvement fund is low. She said she has concerns
215 that the police vehicles are being replaced before they are totally worn out. Jeff Jorgensen stated
216 that the police budget is the only area where money is being properly set aside for vehicle
217 replacement.

218 Al Moser admonished the Council to be careful as the personnel costs have gone up around
219 three and half times in the past 13 years. He expressed concern that the rate has risen faster
220 than the revenues rate. Kevin Dustin stated that the personnel costs may have risen rapidly due
221 to medical costs going up higher than anything else in the economy. He stated that he believes
222 that many City employees may have started lower on the pay scale than peers in neighboring
223 cities and have had to catch up. Jeff Jorgensen stated that the services the City is providing is
224 different than before. The City now provides 24/7 police coverage. Al Moser concurred that the
225 police department is the fastest rising department. Kevin Dustin agrees that the City needs to be
226 diligent to contain costs in the personnel area.

227 Al Moser expressed concern that the expenditures for roads are not going up as fast as other
228 areas and he is mostly concerned about the infrastructure, residents need service. Kevin Dustin
229 complimented the personnel and City and said he felt they have done well. Al Moser expressed
230 the same sentiments.

231 Steve Soulier expressed his pleasure with the Faulkner group coming in and wanting to give the
232 City of North Logan a good business park. Al Moser expressed his pleasure in the group's
233 initiative to move forward with good ideas and not ask the City what it will give to them. Mayor
234 Watkins stated that the closeness to the airport will be key to the City's development as the City
235 will be a distribution hub without the headaches of owning the airport. Mayor Watkins asked if the
236 Council can delay the revision to the next meeting. Jeff Jorgensen stated he would rather wait
237 until the end of the month, if possible.

238

239 Reports from city officers, boards, and committees.

240 Mayor Watkins asked Jeff Jorgensen to give an update on King Park. Jeff Jorgensen reported
241 that the vault has been installed for the controls and valves to get the well online. It will be set up
242 so the water will pump through the plant as it is not certified to pump directly into system. Al
243 Moser asked if it can be certified. Jeff Jorgensen stated that it can not with the way it was
244 finished off. If the City wants to have it certified they would need to drill another well to make it
245 culinary ready. The vault will serve in a capacity that is needed at this time. The water will be
246 pumped and a line coming out if will have it enter the pond upstream and into the ditch by the
247 Canyon. An aerator system will be installed next week through an air hose buried underground.

248

249 Miscellaneous park's funds of around \$20,000 were used to put rock and other stuff around the
250 pond. It looks nice and once the water level is where it should be the black plastic will not show.
251 There will be a pathway around it and there will be more parking area on the west side. There is
252 a significant scar where they put in the water line but it should be re-grown over in a year from
253 now. The pond has received an exemption status since it does not have a true inlet or outlet.
254 Bass and Blue Gill will be stocked in the pond for now. The pond will exceed 70 degrees in the
255 summer so there are limitations to what types of fish can be stocked. Brown trout will be stocked
256 also but the supply will need to be restocked since they can not reproduce in the warm water.
257 Steve Soulier asked if there would be any "no fishing allowed" signs installed. Jeff Jorgensen
258 stated that he would like to propose a limit of two fish per day for anyone under 16 years of age.
259 Over 16 years of age can catch and release and no license would be needed since the pond is
260 exempt. Mayor Watkins stated that the City should limit it to catch and release initially until the
261 fish population has built up.

262

263 Steve Soulier thanked Alan for the landscape around the statue at the library as it looks really

264 good. Steve informed the Council that the library has a new employee, Robin, she's the new
265 librarian.

266
267 Alan reminded the Council that it's National Trails day this coming Saturday. Trails will be
268 installed at the Bessenbinder/Stroud property starting at 9 am and end at noon. Wal-Mart will
269 provide about 20 - 30 people to help plant trees and provide lunch. A tree educational course will
270 be given. Funds from the Tree Utah Planting grant will be used.

271
272 Al Moser reported that Alan's crew has been doing a great job at the Bessenbinder's property.
273 Seed will be installed next week to mitigate the dust. Mayor Watkins expressed the same
274 sentiments.

275
276 *Steve Soulier made a motion to adjourn the meeting. Elaine Nelson seconded the motion. A*
277 *vote was called and the motion passed unanimously with Kevin Dustin, Lloyd Berentzen, Al*
278 *Moser, Steve Soulier and Elaine Nelson voting in favor.*

279
280 The meeting adjourned at: 7:35 pm

281

282

283 Approved by City Council: June 17, 2009

284

285

286 Transcribed by Kim Weis

287

288 Recorded by

289

290

291



Scott Bennett/City Recorder