

56 800 East. Jeff stated that the intersection at 2500 North and 800 East has been paved and will
57 be striped tomorrow. Jeff admonished drivers to be careful until the striping is done while driving
58 East on that road since it is hard to determine when the pavement ends. Steve Soulier asked if
59 there was any lighting in the area. Jeff stated that there is some lighting closer to City property
60 but the area around the new subdivision might need another street light.
61 Jeff stated that another budget revision may need to be done in January. Changes need to be
62 made because of additional striping that has been done compared to years past. There are also
63 different ways of accounting for the 200 East project.
64 Steve Soulier asked about the regulations on ancillary buildings and if there were going to be any
65 changes to the city code based on what was learned with the building that Keith Jones recently
66 put up. The council asked that this item be added to the follow-up list.

67

68 New Business #1

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

71 Steven Sharp, a resident at 2700 North 1541 East, spoke of negotiations his neighborhood made
72 with the City back in 2002 regarding streets and thoroughfares and what would become of 2700
73 North. Back then, the issue was whether 2700 North will turn into a thoroughfare or a substitute
74 for 2500 North or 3100 North or be kept a more rural character. He said it was his understanding
75 that the city agreed, along with the neighbors along that street, that the asphalt surface should be
76 only 28 feet wide and the road should eventually have a low impact curb on both sides. The
77 developers of the subdivision at that time going in on the North had agreed to have the road's
78 right-of-way shifted more toward the north so that the people who had already built on the south
79 would not have to move trees, fences, etc. Mr. Sharp mentioned that there are people now living
80 in the lots of the development and several of the properties in the area have changed hands and
81 not all residents are aware of the way the road was to be built. He asked that the City ensure that
82 everyone is privy to the previous discussions on the right-of-way for 2700 N.

83

84 *Lloyd Berentzen made a motion to move item 5 to the current position. Steve Soulier seconded*
85 *the motion. A vote was called and the motion passed unanimously with Lloyd Berentzen, Al*
86 *Moser, and Steve Soulier voting in favor.*

87

88 Discuss a proposed land donation in order to widen the north side and west portion of 2700 N
89 (1315 to 1400 E.)

90 Jeff Jorgensen presented a drawing that showed where the 66 foot right-of-way was agreed upon
91 and pointed out that the cross section for the road included a wider planting strip or swale. He
92 recommended that if the road was to be widened, the south side's sidewalk and planting strip
93 could be foregone. He pointed out an unsafe area is where the subdivision ends and Krebs' field
94 meets creating a bottleneck at that point in the road. The proposal is to connect the curb at the
95 subdivision to the existing curb further in front of the Krebs' house down so that the road would
96 veer off to the south a little bit and relieve the bottleneck. Jeff also showed what the effect would
97 be if the curb and sidewalk was continued to the west such that the full right-of-way was
98 maintained. The result would be that the Krebs house would be very close to the sidewalk.

99 Nolan Krebs asked if there was a reason for having to have a planting strip between the curb and
100 sidewalk. Jeff stated that a planting strip is useful as a place to put the plowed snow. Mr. Krebs
101 mentioned that two big trees would need to be removed if the sidewalk was to be put in where it
102 should be. He currently has the property up for sale and has received offers that he wants to
103 consider. He is willing to donate property to the City if they will build the road and put in curb and
104 gutter, sidewalks, and three water and sewer hook-ups. He will need to know soon so he can get
105 back to the buyers. Jeff asked if he would be interested in donating to the 66 foot right-of-way
106 with an agreement that the sidewalk, curb and gutter would be left out on a portion, but that the
107 right-of-way would exist in case the home was to be torn down in the future. Mr. Krebs will check
108 with his family to see if they can come to an agreement. The only concern he has is that he does
109 not want to do anything detrimental to the sale.

110 Mayor Watkins talked about the value associated with the donation of property and items
111 requested in return.

112 Steve Soulier asked how much land would be given and he was told 16 feet toward the home
113 would give the 66 foot right-of-way. Mr. Krebs stated that it would amount to about a third of an
114 acre and he has received offers of about \$90,000 to \$95,000 an acre. Jeff Jorgensen suggested
115 coming up with options on the cost of widening the road, building curb and perhaps sidewalks,
116 installing hookups, and using this assumed value of donated property as an offset to the city's
117 costs, and bring back this information back to the Council.

118

119 **6:10 Public Hearing to receive public input on a proposed annexation of and zoning for the**
120 **following properties; Cache County's property in the vicinity of the Eccles Ice Center, Quality Auto**
121 **Sales' property at 2828 N Main, the Berger property at 2800 N and 1150 E, and lots 7 and 8 of**
122 **the Verdant Vista Subdivision.**

123 Jeff Jorgensen presented maps for the proposed annexation. Each proposed annexation is
124 agreed upon by the property owner, in other words the annexations represent no forced
125 annexations. Annexation plats will be filed and there are three different plats as they are each
126 distinctive. A description of each plat was given; area number one is the Cache County property
127 that includes Eccles Ice Center plus Quality Auto Sales; area number two is the Berger property
128 at 2800 North and 1150 East which has 10 acres; and area number three are two lots at the end
129 of the Verdant Vista subdivision. Jeff also explained that an agreement with Hyde Park calls for
130 about half of the Cache County land to be eventually annexed into Hyde Park. By annexing all of
131 it into North Logan at this time and then doing a boundary change with Hyde Park once the
132 precise location of 200 East is known, it will make it easier to annex this land into the two cities.

133 Mayor Watkins opened the public hearing at 6:35 pm.

134 Lydia Embry – She spoke on the proposed annexation and asked if the Ice Center would have
135 restrictions to the land or if the soccer park would have restrictions for a recreational park?
136 Would any of the property be included in the City Center? She also had some concerns on the
137 accuracy of the proposed ordinance and identified an inaccuracy.

138 Nancy Jensen – Mrs. Jensen addressed some concerns regarding her corn maze. She asked if
139 the water bill that currently comes from the County will now be billed by North Logan City. Jeff
140 stated that the irrigation water is owned by the County so the bill will come from the County and
141 the payment will continue to go there also. She will still need to get permission by the County to
142 use the land since it is owned by them. Jeff stated that the real big change for that area would be
143 that Quality Motors' sales tax would now include sales tax for North Logan. She also wondered
144 where she would go for their business license.

145 Mayor Watkins closed the public hearing at 6:39 pm.

146 Al Moser clarified that ownership does not change with annexations.

147 Jeff mentioned that when you annex a property it is brought in with a certain zoning designation.
148 Area number one is proposed to be zoned as general commercial (CG). Area number two will be
149 coming in as R-1-20 and area number three will come in as RE-1. He stated that the Council
150 may want to consider zoning the county property in area number one as recreational (FR) and
151 have Quality Motors zoned commercial. Once the ordinance is passed it is sent to the County,
152 then it moves on to the Lieutenant Governor's office where the annexation is finalized. The
153 passing of the city's ordinance approving the annexation will be on the next agenda.

154

155 **Monthly financial status report.**

156 Jeff gave the monthly financial status report. He stated that the sales taxes are staying on target.
157 The numbers for the property taxes are not really accurate as the big numbers will not appear
158 until December or January. Building permits receipts are higher than target. Court fines are right
159 on target. Class "C" road funds are a little above target. Add all the totals together and the
160 numbers are a little above target. He said it will be interesting to see the numbers once the
161 property taxes come in. Refuse collection is right where it should be and road impact fees are a

162 little above target. Metered water sales and sewer collection fees are right where they should be.
163 Jeff has talked with Kyle Baird (Logan City Environmental Dept.) regarding sewer payments to
164 Logan City and will be bringing in an expert and he said he appreciates that the City is checking
165 the numbers too. He agrees that something appears to be wrong and his expert will be re-
166 calibrating the sewer measuring weir to see why there is a discrepancy.

167 Mayor Watkins attended a meeting at Utah League and they discussed the "State of the State"
168 regarding the economy, especially sales and property tax. They are anticipating a greater than
169 expected shortfall of almost one billion dollars and there are all kinds of concerns on what will be
170 done about it. There has been great resistance to change the tax structure, yet there are ongoing
171 needs in different departments such as education, etc.

172

173 Receive information on a possible project for the construction of 3100 North from Main to 1600
174 East. Most of the project would be in Hyde Park.

175 Mayor Watkins talked about the lack of general city funds in North Logan or Hyde Park to do this
176 project. He said he has worked with David Kooyman but has not been successful in getting the
177 county to contribute funds since this is not within the CMPO ranking. He stated that if it was high
178 enough priority, the two cities (North Logan and Hyde Park) could come together and make at
179 least a part of that connection (800 to 1200 East) to the tune of about \$450,000.

180 Dan Turner, who is serving as the Hyde Park City Engineer, addressed the Council. He stated
181 that property owner, Beatrice Balls, contacted Hyde Park and stated that she wanted to sell some
182 of her property in order to provide the right-o-way for 3100 N. Dan has been working closely with
183 Ron Smith who is currently looking for federal funding for this project. Ron Smith has an
184 extensive resume as he worked for UDOT for 18 years and worked as the Engineer for Salt Lake
185 County for six years. He is very adept at knowing how to get funding for projects. He has talked
186 with Mayor Kooyman and he said he feels that part of the problem is being part of the CMPO.
187 The Federal Highway Administration gives monies to the County and the County doles that
188 money out for earmarked projects. Dan shared that Ron has expressed his confidence in
189 obtaining federal funds through other sources but it may need some city matching funds. Hyde
190 Park City has agreed to pay a third of the cost to prepare a concept plan that can be sent to
191 various funding organizations in an effort to obtain federal funds for this road. The initial concept
192 plan would cost \$15,000 and he is hoping that the three entities (North Logan City, Hyde Park
193 City, and Cache County) would commit to pay \$5,000 each. Although most of the benefits would
194 go to the cities, the County would have an interest as they continue to have challenges with east
195 and west traffic throughout the county. Most of the projects that have high on the CMPO's priority
196 to be funded have been for north and south traffic.

197 Dan Turner stated that Ron Smith has expressed confidence that he will be able to get 93% of
198 the funding, leaving 7% to the three entities. The concept plan is due by December 31st.

199 Mayor Watkins stated that he felt this project will come with some pretty heavy environmental
200 considerations and he fears the environmental process will slow down the project. Dan stated
201 that Ron is looking at the environmental assessment process for this project and is quite
202 confident that a full EIS would not be needed because of the way the project is defined.

203 *Al Moser made a motion to be on record of supporting this project and wants a resolution to*
204 *approve the preliminary concept plan and identification of the funding for the project by the next*
205 *meeting. Steve Soulier seconded the motion.*

206 Lloyd Berentzen is supportive of the concept but wants a better understanding of the federal
207 dollars available and how this may be a viable project that can access those dollars. Mayor
208 Watkins stated that sometimes a city goes after federal funds and finds that it is difficult to change
209 from the federal project if other sources of funds or other ways to do the project become
210 available.

211 *A vote was called and the motion passed unanimously with Lloyd Berentzen, Al Moser, and Steve*
212 *Soulier voting in favor.*

213

214

215 Reports from city officers, boards, and committees.

216 Jeff Jorgensen stated that he plans on having Lloyd Berentzen's replacement appointed at the
217 first meeting in January. Applications will be accepted through December 23rd.

218 Steve Soulier requested that within the next two city council agendas that Marsha Cheney be
219 given the opportunity to provide a report on the library. The library can purchase more shelving
220 units since the Thorne Foundation came up with \$30,000 more funds. The Friends of the North
221 Logan Library have donated an additional \$7,000 from fundraisers they have held since July.

222 Lloyd Berentzen reported on an Envision Cache Valley process meeting he attended last night.
223 One of the things they proposed was to move from the planning process to implementation. This
224 will become incumbent on the individual municipalities to determine how much they are going to
225 follow through with the plan. There are four different methods to move forward with one being
226 recommended by the Envision group. The Council will want to look at the general plan to ensure
227 it is in line with Envision. Lloyd recommends supporting the process, but the burden to interpret
228 and reason with individuals in the community will fall on the Council.

229 Mayor Watkins spoke regarding Envision and stated that North Logan was the first city in Cache
230 valley to be deeply involved in the process of coming up with a strategic envisioning plan. North
231 Logan has been involved with the assembling and coordination of the 2016 plan and there are
232 parts that the City will want to incorporate. He stated that while North Logan is farther ahead than
233 other cities we have not accomplished the completion of the 2-year survey.

234 Lloyd expressed a desire to reach out to the community so the process can move forward.

235
236 *Steve Soulier made a motion to adjourn the meeting. Al Moser seconded the motion. A vote*
237 *was called and the motion passed unanimously with Lloyd Berentzen, Al Moser, and Steve*
238 *Soulier voting in favor.*

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240 The meeting adjourned at 7:18 pm.

241
242 Approved by City Council: December 2, 2009

243
244 Transcribed by Kim Weis

245
246 Recorded by

247
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249 _____
250 Scott Bennett/City Recorder