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**Minutes of the North Logan City  
City Council  
Held on March 17, 2010  
At the North Logan City Library, North Logan, Utah**

As approved at the previous City Council meeting, Councilmember Al Moser was appointed Mayor pro tem, in Mayor Lloyd Berentzen's absence and for this meeting.

The City Council meeting was called to order by Mayor pro tem Al Moser at 6:30 P.M.

Council members present were: Allen Kartchner, Nancy Potter, Kevin Dustin and Al Moser. (Mayor Lloyd Berentzen and John Bailey were excused).

Others present were: John Powell, Georgia Lauritzen, Charlotte Brennand, Clark Kunzler, Chief Kim Hawkes, Marcia Cheney, Alan Luce, Jeff Jorgensen, Scott Bennett and Marie Wilhelm.

The Pledge of Allegiance was led by: Kevin Dustin.  
An invocation was given by: Allen Kartchner.

**Adoption of Agenda**

Kevin Dustin asked that an additional item be included at the beginning of the meeting, which was to have a presentation given by John Powell from JUB Engineers, to which the City Council agreed.

*Kevin Dustin made a motion to adopt the agenda as amended. Nancy Potter seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Al Moser, Allen Kartchner and Kevin Dustin voting in favor.*

**Approval and Follow-up of Minutes for February 17, 2010 and March 3, 2010 City Council Meetings**

**February 17, 2010 Meeting Minutes**

*Allen Kartchner made a motion to approve the minutes as amended. Kevin Dustin seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Al Moser, Allen Kartchner and Kevin Dustin voting in favor.*

**March 3, 2010 Meeting Minutes**

*Allen Kartchner made a motion to approve the minutes as amended. Nancy Potter seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Al Moser, Allen Kartchner and Kevin Dustin voting in favor.*

**Follow-up**

Allen Kartchner asked what the status of the legislature's vote was, on an item discussed in both sets of the above-referenced minutes, regarding the "definition of a family". Jeff Jorgensen said that as far he knows, this item did not pass. Kevin Dustin said that was his understanding, as well.

Nancy Potter asked if there had been any update on the item she brought up at the last meeting regarding junk removal at the Lauritzen property and Jeff said, not at this point.

**Review of Action Items**

Jeff briefly reviewed the Action Items list; including mentioning that lighting had been installed at the round-about that day which he said looks very nice.

53 Jeff said that he attended a meeting that day with city representatives from Logan, Smithfield and  
54 Hyde Park, regarding stormwater, and explained that the intention is to install a pipe at 4800  
55 North to draw water from the upper canal, to the middle canal. He explained this further.

56 Jeff said that he discussed the sewer calibration credit with Marc Nielsen from Logan City. The  
57 amount due to North Logan City will be approximately \$400K, which Jeff said is what was hoped  
58 for.

59

#### 60 **New Business**

61 John Powell with JUB Engineers explained that they are going around to the various City  
62 Councils in the area to find out what kinds of things are happening in the different cities in the  
63 valley. He said they have just started putting out a newsletter for those municipalities they work  
64 with to increase awareness of some of the issues that may be occurring in the communities. He  
65 briefly described the newsletter and the items included.

66

#### 67 Discuss possible scenarios and funding options for allowing continued use of the North Logan 68 Library by Hyde Park residents.

69 Jeff said North Logan City will be meeting with the city of Hyde Park in two weeks; but prior to  
70 that, Jeff said he needs to discuss with the City Council issues relating to the North Logan  
71 Library, and the potential sharing of costs, and how that will be worked out. He put a list together  
72 of various issues, which he discussed with the City Council. He explained the Thorne  
73 Endowment and how that is used, and said that North Logan City has full control over the use of  
74 those funds once the revenue amount is determined. He said the City Council needs to decide  
75 what to do with it. Currently, the funds are put into the library budget and used for necessary  
76 expenses. He also discussed the bond and a scenario for sharing costs with Hyde Park.

77 Kevin Dustin commented that endowments can easily "disappear" at any time and should be  
78 used for something such as improvements, rather than depending on it for necessary costs and  
79 expenses. Jeff mentioned that the amount of funds generated by the Endowment is known early  
80 enough to be able to input it for budgeting determination for the following year. Al Moser  
81 concurred with Kevin Dustin, and also mentioned that all of the citizens of North Logan share in  
82 the burden of costs for the library, which should be the same for Hyde Park, when the time  
83 comes. Per a question from Council, Jeff explained the Thorne Endowment and how it came to  
84 be; and said that the Thorne Endowment will continue to come to North Logan City in perpetuity,  
85 but North Logan City's obligation to allow Hyde Park residents to have access to the library only  
86 goes for ten years, which runs out June 30, 2011.

87 Per a question from Allen Kartchner, Jeff said he would get specific information to Allen regarding  
88 the bond obligation, and the refinance that occurred in 2009.

89 The City Council continued to discuss various items from the list, at length.

90 Jeff said a question about the potential of having "extra" funds, is whether the services should be  
91 increased, or the tax burden on North Logan residents should be decreased. Nancy Potter  
92 commented that the North Logan residents may appreciate a relief of the tax burden, particularly  
93 as they have been paying all this time, while the Hyde Park citizens have not. Jeff invited North  
94 Logan City Library Director, Marcia Cheney to comment on this.

95 Marcia Cheney mentioned various needs of the library, including the need for an increase in  
96 hours for public access, as this is something the public asks for consistently (particularly on  
97 Mondays and Saturdays). She also explained that data bases could be purchased which would  
98 be helpful to the community; and, that more materials available for circulation would be very  
99 beneficial.

100 Kevin Dustin said perhaps a combination could be done.

101 Jeff Jorgensen said another issue is unincorporated properties between the two cities, where the  
102 citizens are not residents of either Hyde Park or North Logan City. The City Council discussed  
103 encouraging people to annex in, in order for them to obtain library services.

104 Jeff Jorgensen discussed the possibility of combining the two cities into one library district, e.g., a  
105 North Park Library District.

106

107 Budget presentation – Police Department.

108 Chief Kim Hawkes discussed the budget process for his department, and explained that he made  
109 this same budget presentation to the City of Hyde Park. He reviewed various items and  
110 expenditure within his budget.

111

112 Budget presentation – Revenue portions of the General Fund Budget.

113 Jeff Jorgensen reviewed the revenue portion of the General Fund Budget and discussed the  
114 changes in 2010 versus 2011. He said the Energy Sales and Use Tax in the current budget draft  
115 is being reduced from 3% to 2%. He explained the potential decrease in revenues for 2011,  
116 including revenues from sales tax, Energy Sales and Use Tax, General Purpose Property Tax,  
117 building permits, hotel room tax, cemetery plots and court fines. He also discussed the boundary  
118 adjustment with North Logan City and Logan City, and that the intention is to try to maintain funds  
119 budget-wise as they were prior to any boundary changes. He continued to explain other, various  
120 items.

121 Al Moser asked what the schedule is for the budget; and Jeff explained that there will be three  
122 more council meetings of presentations; then approximately in early May, the City should have a  
123 good idea of what the budget is going to be. Al Moser asked about the City Council setting a  
124 block of time to specifically review the budget in detail; and Jeff suggested doing that at the end  
125 of April or the first meeting in May.

126 Per a question from Nancy Potter regarding the street sweeper, Jeff explained that the City  
127 currently owns two. He said that one has been declared surplus and will be sold as soon as a  
128 good buyer comes along. He explained that the City must do street sweeping per a requirement  
129 in the City's stormwater discharge permit from the EPA.

130

131 Consider request by developers to allow occupancy of completed facility prior to completion of the  
132 requirements for filing the subdivision associated with the development. (Valley Motors and 2500  
133 North Commercial Subdivision)

134 Jeff Jorgensen described the situation regarding this subdivision and development to the Council.  
135 He explained the history of the location, and some of the agreements, issues and  
136 miscommunications, which brought it to its current situation. He explained that Valley Motors  
137 wants to open its doors for business this upcoming Monday, and some of the issues are  
138 precluding them from being able to do that. He said the question to the Council is essentially  
139 whether or not North Logan City should hold Valley Motors entirely responsible for getting all of  
140 subdivision improvements completed, some needing to be done by Overland Development (the  
141 developers), before allowing them to open their doors for business.

142 Clark Kunzler of Valley Motors stated that for the record, they are the lot owners and not the  
143 "developers" as stated on tonight's agenda. He discussed the situation and the history of the  
144 process they have been through, as well as issues and miscommunications they have had with  
145 the developers. He explained that they purchased the lot from Wade Swan (who purchased the  
146 lot from the developers originally), unaware that the property had not been subdivided correctly;  
147 therefore completely unaware that there would be any problems with the development of the lot.  
148 He said they are on hold until the developers do their part, which is not happening, and is now  
149 preventing them from being able to move forward and open for business. He explained that they  
150 had *thought* they had done everything correctly; and in turn, tried very hard to encourage  
151 Overland Development to do everything they were supposed to do, but have not been able to  
152 completely. He said Valley Motors is ready to open, yet they are still "stuck in the middle". He  
153 also mentioned that as of the end of this month, they will no longer have a lease where they are  
154 currently located.

155 After further discussion between Jeff and the City Council, they concluded that the City has  
156 certain "holds" on Overland development; and until they fulfill all of their obligations, they should  
157 not be allowed to proceed with further development, but that Valley Motors could be able to do  
158 so. Jeff recommended allowing Valley Motors to open for business under certain conditions,  
159 which he explained; including first, using administrative remedies against Overland Development  
160 in addition to finding them in default with the City if necessary; and, second, requiring the  
161 developers to maintain the landscaping on the south side of 2500 North, or holding them

162 responsible for reimbursing any costs incurred by the Parks Department if the City had to keep  
163 maintaining it for a time.

164  
165 *Kevin Dustin made a motion to allow Valley Motors to open up for business, as well as for the*  
166 *City to hold Overland Development responsible for their obligations as per Jeff's*  
167 *recommendations. Nancy Potter seconded the motion. A vote was called and the motion passed*  
168 *unanimously with Nancy Potter, Al Moser, Allen Kartchner and Kevin Dustin voting in favor.*

169  
170 **Reports from city officers, boards, and committees**

171 Scott Bennett explained that the City's contract with the accounting firm of Allred, Jackson has  
172 expired. He recommended continuing to use Allred, Jackson for the City audits for another five-  
173 year contract. Scott said he needed the City Council's approval on this.

174  
175 *Kevin Dustin made a motion to approve Allred Jackson as the City's auditing firm for the next five*  
176 *years, including performing the audit they have scheduled for Fall 2010. Allen Kartchner*  
177 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*  
178 *Al Moser, Allen Kartchner and Kevin Dustin voting in favor.*

179  
180 Alan Luce and Jeff Jorgensen explained the issues with the meeting room sound system, as well  
181 as design issues. Alan discussed with the City Council different sound system options, as well as  
182 various design possibilities for a better seating arrangement, and the associated costs for  
183 potentially implementing these changes. The City Council concurred that this was a good idea,  
184 and Jeff explained that it will be done within this year's budget, as there are available funds.

185  
186 Nancy Potter said that a representative from the Cache Valley Dairy Princess Pageant, which  
187 ended several years back, asked her if it could be reinstated. Nancy asked if North Logan  
188 wanted to participate in that again, and Jeff said the funds could likely be found.

189  
190 *Nancy Potter made a motion to adjourn the meeting. Allen Kartchner seconded the motion. A*  
191 *vote was called and the motion passed unanimously with Nancy Potter, Al Moser, Allen Kartchner*  
192 *and Kevin Dustin voting in favor.*

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195 The meeting adjourned at: 7:55 P.M.

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198 Approved by City Council: April 7, 2010

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200 Transcribed by: Marie Wilhelm

201  
202 Recorded by:   
203 Scott Bennett/City Recorder

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206  
207 \* Due to the fact that there is other documentation related to this agenda item that may not be included in the official  
208 minutes of this meeting, the following repositories, cross referenced to applicable agenda items within these minutes, shall  
209 indicate where additional documentation can be found for future reference for that agenda item:

- 210  
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1. Annual City Council meeting binders in the Office of the City Recorder
  2. Budget folders in the Office of the City Recorder
  3. Special Project folders in the Office of the City Administrator
  4. Subdivision Folders in the Office in the City Engineer