

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on August 17, 2011**
4 **At the North Logan City Library, North Logan, Utah**
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9 *As there was not yet a full quorum, the council proceeded with agenda item number two*
10 *(Presentations to the public by candidates running for City Council), as a quorum was not*
11 *necessary for this item. This began at 6:30 p.m. The following candidates, in the order of*
12 *presentation, spoke for two minutes each: Chris Nelson, Damon Cann, Daniel J. Brownell, Brad*
13 *Crookston, and Stephen Bennett, who read comments by Aaron Bennett, as he was not in*
14 *attendance.*
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17 *Al Moser made a motion to appoint Kevin Dustin as Mayor Pro Tem, in Mayor Lloyd Berentzen's*
18 *absence. John Bailey seconded the motion. A vote was called and the motion passed*
19 *unanimously with John Bailey, Kevin Dustin and Al Moser voting in favor.*
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21 The meeting was called to order by Kevin Dustin at 6:46 p.m.
22

23 Council members present were: John Bailey, Kevin Dustin and Al Moser. (Nancy Potter, Allen
24 Kartchner and Mayor Lloyd Berentzen were excused).
25

26 Others present were: Chris Nelson, Keith Ruesch, Danny Brownell, Stuart Miller, Roger
27 Anderson, Stephen Bennett, Damon Cann, Michael Barben, Linda Keith, John Keith, Ryan Bills,
28 Laurel Bills, Peggy Giles, Gloria Adam, Annette Perkes, Robert Elder, Ben McGarry, Ross Lapray
29 Marcia Cheney, Scott Bennett, Cordell Batt, Jeff Jorgensen and Marie Wilhelm.
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31 The Pledge of Allegiance was led by John Bailey.
32 An invocation was given by Al Moser.
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34 **Adoption of Agenda**

35 Al Moser noted for the record that agenda item number two (Presentations to the public by
36 candidates running for City Council) had already been discussed. John Bailey suggested that
37 agenda item number four (Consider approval of revised list of North Logan City employees'
38 Position Allocation by Grade (sets wage and salary ranges for positions within the city), be
39 postponed for discussion until there is a full council, and the Mayor is in attendance, to which the
40 council agreed.
41

42 *John Bailey made a motion to approve the agenda as amended. Al Moser seconded the motion.*
43 *A vote was called and the motion passed unanimously with John Bailey, Kevin Dustin and Al*
44 *Moser voting in favor.*
45

46 Jeff Jorgensen mentioned that that discussion [regarding wages] will have to wait until the second
47 meeting in September, when the Mayor is again in attendance. Council asked if that will be an
48 issue in terms of raises. Jeff said that raises will not occur until this is approved, but also said the
49 raises will be retroactive.

50 Kevin said he apologized to those who may be affected by that, but does feel that it is prudent to
51 have the Mayor and the rest of the council in attendance when the council considers this item.
52

53 **Approval and Follow-up of Minutes of August 3, 2011**

54 *Al Moser made a motion to approve the minutes as presented. John Bailey seconded the motion.*
55 *A vote was called and the motion passed unanimously with John Bailey, Kevin Dustin and Al*
56 *Moser voting in favor.*

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Follow-up

Nothing at this time.

Review of Action Items

Jeff Jorgensen reviewed the list with the council.

John Bailey said he has received a lot of favorable comments on the Elk Ridge Park land purchase. Jeff Jorgensen mentioned the great work being done on the Elk Ridge Park ball fields.

New Business

Presentations to the public by candidates running for City Council

See note above.

Consider approval of the Development Agreement and Development Plan for the Mixed-use Project - Four Seasons Apartments and Clubhouse/Conference Center located at 140 East 2200 North, North Logan. (Wasatch Advantage Group)

Cordell Batt presented the item and described the intentions of the developers for this project. He referred to the report submitted by the developers and discussed various reports and studies the developers have done; and further reviewed various points in the plan submitted to the City. He said staff worked with the developers on the guidelines for the City Center, as well as the commercial guidelines, and it is laid out with the grid that the City wanted for the City Center area. He said he feels this is a good project and is the catalyst for further development of the City Center. He said the developers also worked closely with the City Attorney. He said the Planning Commission recommended approval, but at that time there was not a plat that showed the agreed upon right-of-way land dedications for 200 East and 2200 North, as well as access to the park, which the plat now shows. He said it also shows the easements to the park, as well as the parking for the park. Cordell continued to explain various points of the project. He said it is staff's recommendation that the City Council approve the Development Agreement, Development Plan and plat for this project.

John Bailey asked about the plat in relation to the public park, which Cordell explained.

Per a question from Al Moser, Jeff Jorgensen said this development "removes" the storage units and the boundary line goes to the back door to NAPA, approximately.

Jeff said that the council has previously reviewed most everything before, except for the development agreement, which is the more crucial element to review tonight. He mentioned three items in that agreement of which the council should be aware. He explained that the developers are going to be building the west side of 200 East, the roundabout, and the south side of 2200 North. He said the City will be using CDA money, which will be generated from the property tax increments from this project, to reimburse the developers, over time, for the infrastructure they build, which he said is the purpose of the CDA money. He explained that the tax increment that the City receives will probably be at least twice as much as what the City will be putting back into the infrastructure, and that the City will be able to put those extra funds to use for other things. He explained the reimbursement plan further, which he said should run approximately six to seven years. He also said that the developers are doing an exemplary project with this, in terms of the draining of the land in this area. He discussed this further and said it should help drain the whole City Center area, which has been almost like quicksand, and will be much improved. He explained this further. He also said the developers will be collecting groundwater and re-circulating it for use to irrigate the land, when it is available. They will use secondary (canal) water as backup for irrigating. They have canal shares which will remain with the property, as per the plat. He explained that the water needs for irrigation for this development will be extremely small relative to other places that would use culinary water for landscaping. He also briefly mentioned other aspects of the agreement including public access to the park, as well as other standard items.

Per a question from Al Moser, Jeff said that the Mayor had reviewed this agreement, as had all of the attorneys many times, and said they are all in agreement. Cordell mentioned that the copy of the agreement that the council has in their possession is the last rendition that City Attorney, Bruce Jorgensen reviewed, which includes all of the finer points discussed. Cordell also said that

113 the City has had the CDA area set up for some time, but that this is the first project that will move
114 things forward for the City Center.

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116 *Al Moser made a motion to approve the development plan and development agreement for this*
117 *project. John Bailey seconded the motion.*

118
119 Per a question from John Bailey about the timeline of this project, Jeff said the developers want to
120 get started as soon as possible; and one of representatives of the development in attendance
121 said they would like the project to be completed approximately one year from now.

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123 *A vote was called and the motion passed unanimously with John Bailey, Kevin Dustin and Al*
124 *Moser in favor.*

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

127 Kevin Dustin clarified the City Council meeting schedule for the following couple of weeks and
128 confirmed with Jeff that the item regarding *Position Allocation by Grade* [which discussion is
129 being postponed until later, as agreed to during the agenda adoption], will be discussed at the
130 City Council meeting to be held September 21st. John Bailey asked whether that will cause any
131 problems, or not since the raises will be retroactive. Jeff said that it should be okay.

132
133 Jeff said that for Chief Hawkes' report, he would like to make a presentation on the new police
134 building at the end of this item, to which the council agreed.

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136 Marcia Cheney mentioned the new sign constructed in front of the library, funded by a donation
137 from the Thorne Endowment. She said the summer reading program is going well. Per a
138 question from Kevin Dustin, she said approximately eighteen library cards have been sold thus
139 far.

140
141 Jeff said that there is information available regarding the conference on the Utah League of Cities
142 and Towns' website.

143
144 **-Chief Kim Hawkes – New Police Building**

145 Chief Hawkes discussed the process the department undertook in reviewing proposals to find an
146 architect, and performing a needs assessment, in addition to other things, to get them to this point
147 of being able to present this design proposal for the new police building. Jim Child of JRCA
148 Architects and Scott Holmes, the design project manager gave a presentation on this proposed
149 site including items such as performing the needs assessment, detailing the corresponding
150 design features; and further explained some of the aesthetics and materials intended to be used
151 for the building and site. Per questions from council, the developers said the development is
152 approximately 9300 square feet, with roughly 8300 of that being used for the main part of
153 building; and that the estimated total project cost is approximately \$1.8 million, with the main
154 construction costs running approximately \$1.4 million. Chief Hawkes said he has been happy
155 with how the process went, and feels the building will fit the department's needs. Kevin Dustin
156 said he appreciated the department's due diligence with the project.

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158 *Al Moser made a motion to adjourn the meeting.*

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160 John Keith from The Friends of the Library, referred to their tax exempt status, and said he was
161 told that an official representative of the City needed to be on the Friends of the Library Board.
162 He discussed this further. John Bailey explained that it has to be a member of the Library Board
163 who has been appointed to be a liaison, and that currently, Nan Isaacson is serving in that
164 capacity; and that this is a requirement from the Thorne Endowment.

165
166 After further discussion, Kevin Dustin asked to have this on the next City Council agenda for
167 discussion to clarify the requirements. Al Moser asked John Bailey to work this out with the
168 Mayor and return to the City Council with more information, per John's involvement with the
169 library.

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John Bailey seconded the motion [to adjourn]. A vote was called and the motion passed unanimously with John Bailey, Kevin Dustin and Al Moser in favor.

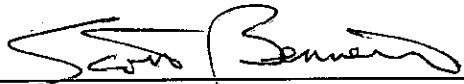
The meeting adjourned at: 7:35 p.m.

Approved by City Council:

September 7, 2011

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder

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

- 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*