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**Minutes of the North Logan City
City Council
Held on February 6, 2013
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

Council members present were: Kristen Anderson, Damon Cann, Roger Anderson, John Bailey and Nancy Potter.

Others present were: Hyrum Gunther, Emily Peterson, Matthew _____ (Illegible), Alan Luce, Jordan Oldham, Jonathan Larson, Anthony Swenson, Joan Findlay, Jon Keller, Joseph Diaz, Tonya Diaz, Kim Hawkes, Jenny Kramer, Steven Moore, Kevin Christensen, Peggy Giles, Julie Backlund, Quin Card, Cordell Batt, Mark Hancey, Lydia Embry, Scott Bennett, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Scott Bennett.
An invocation was given by Damon Cann.

Adoption of Agenda

Nancy Potter made a motion to adopt the agenda as presented. John Bailey seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.

Approval and Follow-up of Minutes of December 19, 2012 Combined City Council & Planning Commission Meeting and January 9, 2013 City Council Meeting Minutes

December 19, 2012 Combined City Council and Planning Commission Meeting
Approved as presented.

January 9, 2013 City Council Meeting
Approved as amended.

Follow-up

Nancy Potter asked about a reference in the December 19th minutes regarding reviewing the density numbers again [for the City Center area]. Damon Cann said he would be also interested in reviewing that, and perhaps dropping the CCA zone's allowed density number from twelve units per acre to maybe ten.

Jeff suggested reviewing that when they discuss item number six (regarding review of the City Center draft).

Review of Action Items

Jeff Jorgensen reviewed the action items list with the council.

New Business

Consider approval of appointments to the Planning Commission.

Mayor Lloyd Berentzen presented Mark Hancey a plaque thanking him for his years of service on the Planning Commission.

Mayor Berentzen explained that Mark Hancey and Geri Christensen's terms on the Planning Commission have ended. He recommended Nathan Hult as a regular Planning Commission member; and gave a bit of his background. He also recommended moving Chris Nelson into a regular position (from his current position as alternate).

Nancy Potter made a motion to approve Mayor Lloyd Berentzen's recommendations for the Planning Commission. Damon Cann seconded the motion. A vote was called and the motion

59 *passed unanimously with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and*
60 *Nancy Potter voting in favor.*

61

62 Mayor Berentzen explained that he would like to recommend two alternates for the Planning
63 Commission who are Geri Christensen, who was previously a regular member; and Joan Findlay,
64 whose background he briefly explained. He said that Geri Christensen will also be serving on a
65 committee that will deal with coming up with ideas to emphasize the City Center as a
66 "destination".

67

68 *Nancy Potter made a motion to approve Mayor Lloyd Berentzen's recommendations. John Bailey*
69 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*
70 *John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

71

72 **6:40 Public Hearing to receive input on a proposed revision to the FY 2013 municipal budget.**
73 **Following the public hearing the council may consider adopting a resolution approving the revised**
74 **budget.**

75 *Mayor Berentzen opened public hearing at 6:47 p.m.*

76

77 Jeff introduced the item and explained the revisions being proposed.

78

79 Lydia Embry expressed her comments, questions and concerns on the budget.

80

81 *As there were no further public comments, Mayor Berentzen closed the public hearing at 6:57*
82 *p.m.*

83

84 Mayor Berentzen referred to Lydia's question regarding whether the cost of [police] services to
85 Hyde Park will include an increase in the amount of money we are going to be spending for this
86 building in the event Hyde Park would be willing to pay for part of the building. The mayor said he
87 was asked by the Hyde Park Mayor about whether the North Logan City Council would be open
88 to more equally administering the police department. He explained further, including that
89 essentially North Logan City runs the police department and we contract services out to Hyde
90 Park. He said Hyde Park City may be interested in sharing service costs with North Logan City,
91 as well as providing capital outlay. He explained further. He asked the City Council for their
92 opinions and recommendations, and recommended that we consider this. In answer to Lydia's
93 questions the Mayor explained that there was no plan to increase the size of the new police
94 building even if Hyde Park helped pay for it.

95 Nancy Potter said she would think that Hyde Park would want to have more say and more
96 financial input. She said it would also give us more confidence that they would want to stay with
97 the North Park Police Department rather than go somewhere else.

98 Damon Cann said we would obviously be gaining something; but asked if there is anything we
99 would be giving up.

100 Mayor Berentzen explained that we would be giving up ownership of a percentage of the building;
101 which he explained further. He said their ownership would be equal to the amount they would put
102 in.

103 Jeff Jorgensen briefly explained some ways this could be worked out to potentially defer losses to
104 North Logan City. He said there would also need to be some guarantee that their investment
105 would be long term.

106 Per a question from Kristen Anderson about how this might work administratively; Jeff explained
107 that the police chief would continue to be responsible to both city Mayors; and that issues with
108 health insurance and personnel policies would likely not change. He said one city or the other
109 would have to be responsible for the finances, paying the bills, etc. He commented further.

110 The conversation continued. Mayor Berentzen said doing this would mean having a different
111 agreement than what is currently in place.

112 Nancy Potter said she would hope that we could keep the cost of the [new] police building the
113 same, and not increase those costs, in spite of receiving additional funds.

114 Jeff said that is the plan at this point, to keep costs the same.

115 John Bailey asked what the impetus from Hyde Park was regarding this, which Mayor Berentzen
116 explained, and said a Hyde Park City Council member approached their Mayor about being more
117 invested in the North Park Police Department. He explained further, and also said that they
118 became very sensitive to the fact that there was a tremendous outpour from the Hyde Park
119 citizens when their city had discussions regarding potentially going with Cache County Sheriff's
120 for their police service; and realized that the citizens of Hyde Park greatly support remaining with
121 the North Park Police Department and supporting that.

122 The conversation continued.

123 Per a request from Mayor Berentzen, Chief Kim Hawkes explained that the communication and
124 sharing of information has been ongoing and very open with Hyde Park; and said that the North
125 Park Police Department has been very open with Hyde Park in soliciting feedback from them and
126 being sensitive to their needs and opinions. He said Hyde Park has not been treated simply as a
127 financial obligation.

128 The council discussed waiting on passing the budget at his meeting, as there were several
129 questions they had and things they still wanted to review.

130 Jeff addressed various questions from the council. He also said he would be glad to meet with
131 any of the council members if they wanted to come in [to his office] and discuss the budget with
132 him.

133 The council agreed to defer action on this until they could review the budget further.

134

135 End of second quarter financial report.

136 Scott Bennett presented the second quarter financial report to the council.

137 He and Jeff addressed various questions from the council.

138

139 Discuss options for RAPZ tax projects for FY2014.

140 Alan Luce presented some of the options for RAPZ tax projects for the coming year, via a
141 PowerPoint presentation. He reviewed some of the projects they have been able to do for the
142 City with RAPZ monies, over the last five years. He said originally they wanted to develop the
143 west side of Meadow View Park, near the ice arena; but that due to uncertainties with what the
144 school district is going to do; they are now looking at working on Elk Ridge Park South, which he
145 further explained. He also explained some of the potential related expenses. He further
146 discussed the irrigation issues and expenses that would have to be managed for this project.

147 Jeff and Alan addressed various questions from the council. Alan also explained other potential
148 resources for revenue, as well as donations of service and revenue from advertising.

149 He continued to explain the various planned projects including part of the grading and final design
150 work for Elk Ridge South (with the remainder to be done in 2014); landscaping for the new police
151 building and library; and, working on Phase II for the cemetery. Per a question from Damon Cann
152 about the need to finish the project in a timely manner; Alan explained that most cities typically
153 take two years to complete a project; but that North Logan City tries to finish them within a year,
154 when possible; because they can then show they have a completed project and reapply for
155 projects the very next year; although they do have two years to complete at RAPZ project.

156

157 Discuss the rough draft of an ordinance changing some of the zoning near the city center zones
158 that were not changed when that ordinance was passed and also includes some minor changes
159 to the Mixed-Use ordinance.

160 Jeff Jorgensen briefly introduced the item and explained that this is simply a rough draft, before
161 this goes through the final approval process, including holding a public hearing.

162 Jeff and Cordell explained various issues and addressed various questions from the council.

163 Cordell went through the various areas via an aerial photograph of the site and explained the
164 Planning Commission's zoning recommendations.

165 Nancy Potter said she felt that 2500 North should be our economic area and should not used for
166 office space; and said we are developing things there that do not benefit the City financially.

167 Cordell explained that that is what General Commercial is and that retail and office have always
168 been in the same zone. Jeff said that is the same zone that is all along Main Street.

169 Cordell mentioned that Lewiston State Bank is trying to do a development and are having trouble
170 planning it with how it is zoned.

171 Cordell continued to explain the Planning Commission's zoning recommendations and discussed
172 various issues with Jeff and the council.

173 Cordell explained the development from Lewiston State bank for their land near Valley Motors
174 and the issues they are having with this mixed-use proposal. He said the Planning Commission
175 would be reviewing this at their meeting the next evening.

176 This was discussed with the council. Jeff discussed other potential options, and the
177 conversations continued.

178 Damon said this project doesn't seem to even come close to meeting the zoning requirements,
179 and commented further; and said that his inclination would be to be to have the developers go
180 back to review this again and see if they can meet the zoning requirements. He said this does
181 not seem to reflect an earnest effort.

182 Nancy said if the City gives in, it will be setting a precedent to other future developers, and said
183 she feels the City needs to stick with the plan that was approved.

184 Cordell said that may be the case; but also said that if the City has created something that the
185 developers can't work with, the City won't get anything there, and the land will just sit.

186 Nancy reiterated that we should stick with the plan.

187 The conversation continued.

188 Roger Anderson commented and agreed that we need to stick with the plan and not to submit to
189 the pressure from the bank to develop, simply due to them wanting to recoup their investment.

190 Per a question from Cordell, Mayor Berentzen and the City Council generally agreed with
191 Planning Commission's recommendations.

192 Per a question from the Cordell, Mayor Berentzen and the City Council generally agreed with the
193 Planning Commission's recommendations.

194

195 Discuss city issues which relate to Cache County School Board's recent decisions on the location
196 of new schools in the district.

197 Jeff Jorgensen introduced the item and explained how the school district's changes will impact
198 North Logan City. He discussed recreation land west of the 200 East Corridor that will ultimately
199 benefit North Logan City and Hyde Park when converted to commercial use, and traded for other
200 land of equivalent value. He oriented those in attendance to the related sites, using a projected
201 aerial photograph of the area and explained further. He explained various options, including
202 whether to keep the land in Hyde Park, or North Logan City; and asked the City Council for the
203 opinion on this.

204 Jeff addressed various questions from the council.

205 Kristen Anderson asked about the potential burden on our sewer system, which Jeff explained.

206

207 Discuss the latest information relating to a proposed boundary change with Logan City.

208 Mayor Berentzen introduced the item and explained a bit of history on this situation and how the
209 conversations proceeded over time; and the current status of the situation. He explained that
210 there is more support from the Logan City Council now to do a trade with North Logan City, which
211 he explained further. He also explained the potential boundary lines and how it would be laid out
212 and said it would clean up the property lines for the entire City.

213 Jeff explained via a spreadsheet, the potential costs, and what could be lost and gained in terms
214 of property tax and sales tax; and which properties North Logan City would gain, including some
215 frontage land on Main Street where Sonic, Harley Davidson and the former Hamilton's restaurant
216 are; and which we would lose including Jack's Tire and Oil, Kneaders, Lynn's Audio and The
217 Hampton Inn. He said North Logan would gain in property tax, and Logan City would gain in
218 sales tax, which he explained further.

219 Jeff explained that if both cities are in agreement, it can move forward and both cities can pass
220 resolutions without having to meet again.

221 Mayor and the council discussed driving the area to visualize the potential changes.

222 Mayor Berentzen discussed the need for timeliness on this; and also said it is important to look at
223 the future potential of this land, versus placing so much importance on "the numbers", which he
224 further explained.

225 Nancy Potter asked how this will affect infrastructure, which Jeff explained.

226 The council agreed to move forward. Jeff explained that the next step is to have resolutions
227 passed by each city, showing intent, and then following that, to hold public hearings.

228 Mayor Berentzen feels said he feels Logan City is acting in good faith and commented further.
229

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

231 Chief Kim Hawkes said he just wanted to make sure that the City Council was aware that Hyde
232 Park City is willing to participate financially in the [new police] building.
233

234 Cordell Batt mentioned the Concept Plan Jake Young created for the City Center area and asked
235 the City Council to review it. He said Jake will be giving a presentation to the Planning
236 Commission at their meeting the following evening and will also be presenting this to the City
237 Council at a future meeting. He mentioned that it was part of Jake's contract to create this. He
238 said Jake also has the ability to render this as a sketch-up (three dimensional views) and has
239 given us an estimate as to what that would cost.
240

241 Jeff Jorgensen explained that property owners Jeff and Janice Lee, who live in an unincorporated
242 piece of land in the County, are thinking of annexing in to North Logan City. Jeff explained that
243 when the City contacted owners of properties like this originally, he sent letters to all of those
244 property owners stating that if they wanted to annex in at that time, the City would bear the costs
245 of doing so; but that if they did it at a later time, the expense would be up to the owners. He said
246 at that time, the Lees opted not to annex in, and have since changed their minds and are now
247 saying that they want to. Jeff asked the Council what they want to do, including holding to that
248 original rule, or sharing the cost, or what. Jeff explained what the costs would be to the City for
249 bearing the expenditure; and what the City could gain by having the owners annex into North
250 Logan City, including bringing in a small amount of property tax revenue and having less "islands"
251 of land between North Logan City and Hyde Park. Jeff said the Lees are preparing a letter of
252 intent to request an annexation.

253 Various issues were discussed with the council. Jeff said it would likely cost the City less than
254 \$1,000 to do the work for an annexation.

255 Kristen Anderson asked what the advantage is to the Lees for annexing in; and Jeff explained
256 that the Lees are thinking of selling their property, and that if it is part of North Logan City, it can
257 be developed and zoned as smaller lots than what the County will allow them to do.
258

259 Jeff mentioned a previous conversation the City Council had regarding getting a security camera
260 for the green waste bins in Elk Ridge west; and said they have received a quote to do that, which
261 is about \$3400 to install a system. He asked the council if they want to work that into the budget.

262 The council discussed various related points; including Mayor Berentzen stating that we may lose
263 this service if we don't something to monitor it.

264 Nancy Potter also suggested installing a motion-detector light to work with the camera.

265 The council continued to discuss various related issues. Per a question from council, Jeff said we
266 are unable to get more green waste bins.

267 Jeff discussed the change in the rules regarding now being able to pass credit card and debit
268 cards fees on to the customer, and asked the council if that is something they want to do.

269 Per a question from council, Jeff said these fees cost the City approximately \$4500 per year. He
270 said the fee would be about 3% of every transaction.

271 After further discussion, it was agreed among the council that they do not want to charge the
272 citizens this fee. John Bailey mentioned that the North Logan City Library has agreed not to "deal
273 with" credit cards.
274

275 Kristen Anderson thanked the road crew for keep the streets clear during the recent snow storms.
276

277 Roger Anderson asked about the status of our budget in streets due to sand use. Alan Luce
278 explained that we are pushing the limit as we have used a lot in the past few weeks.
279

280 John Bailey said he has had a couple of conversations with an area soccer coach who wondered
281 what kind of interest we have as a City to have a year-round [indoor] soccer facility, and

282 explained further.
283 Alan explained that the they have had this conversation before; and explained that the school
284 district is going to be putting in another school and it may be possible to work with them so that
285 we could potentially include a recreation center with the school to have for our community; as we
286 are a bit of a distance from any other recreation center in the valley.
287
288 Mayor Berentzen mentioned that the City received a letter complimenting the road crew for their
289 hard work on the roads during the storms. He said he has also heard a number of verbal
290 comments from people stating the same.
291
292 Mayor Berentzen mentioned that Kim John-Trewren from the City offices will be leaving at the
293 end of March. Jeff explained that the position will be replaced by two part-time positions, as was
294 done in the past.
295
296 Mayor Berentzen mentioned that the City has a table for eight for the *Spice on Ice* event again
297 this year; which will be held on Tuesday, March 26th, from 5:00 p.m. to 9:00 p.m. He said if there
298 were any on the council who had not yet had the opportunity to attend, he would encourage them
299 to attend. The council said they would let him know.


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301
302 *Nancy Potter made a motion to adjourn the meeting. Damon Cann seconded the motion. A vote*
303 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
304 *Damon Cann and Kristen Anderson voting in favor.*

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307 The meeting adjourned at: 9:14 p.m.
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310 Approved by City Council: February 20, 2013

311
312 Transcribed by Marie Wilhelm

313
314 Recorded by



Scott Bennett/City Recorder

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