

1 **Minutes of the North Logan City**  
2 **City Council**  
3 **Held on July 9, 2014**  
4 **At the North Logan City Library, North Logan, Utah**  
5  
6

7 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.  
8

9 Council members present were: Kristen Anderson, Roger Anderson, Damon Cann, John Bailey  
10 and Nancy Potter.  
11

12 Others present were: Linda Keith, John Keith, Alan Luce, Chris Slater, Jean Hanks, John &  
13 Nadine Schoonmaker, T. Clair Theurer, Dan Wilhelm, Mitch Duffin, Daniel Mickelson, Jon Keller,  
14 Tessa Winger, Scott Archibald, Russell Goodwin, Scott Theurer, Lydia Embry, Cordell Batt, Scott  
15 Bennett, Kim Hawkes, Adam Winger, Jeff Jorgensen and Marie Wilhelm.  
16

17 The Pledge of Allegiance was led by John Bailey.

18 An invocation was given by Roger Anderson.  
19

20 **Adoption of Agenda**

21 Mayor Berentzen said he wanted to add an item to the agenda to consider the appointment of a  
22 Library Board member, right after their other discussions regarding the library.  
23

24 *Nancy Potter made a motion to adopt the agenda as amended. John Bailey seconded the*  
25 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*  
26 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*  
27

28 **Approval and Follow-up of Minutes of the following City Council Meetings:**

29 May 7, 2014 City Council Meeting Minutes

30 May 7, 2014 City Council Closed Session Meeting Minutes

31 May 21, 2014 City Council Meeting Minutes

32 May 21, 2014 City Council Closed Session Meeting Minutes

33 June 4, 2014 City Council Meeting Minutes

34 June 4, 2014 City Council Closed Session Meeting Minutes

35 *Damon Cann made a motion to approve all of the minutes as discussed [listed above] as*  
36 *presented. Nancy Potter seconded the motion. A vote was called and the motion passed*  
37 *unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*  
38 *Anderson voting in favor.*  
39

40 June 4, 2014 City Council RDA Meeting Minutes

41 *Nancy Potter made a motion to approve the June 4, 2014 Redevelopment Agency meeting*  
42 *minutes. Damon Cann seconded the motion. A vote was called and the motion passed*  
43 *unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*  
44 *Anderson voting in favor.*  
45

46 **Follow-up**

47 Damon Cann referred to the May 21, 2014 City Council meeting minutes; and asked about an  
48 item included regarding a street lighting plan for the City. He asked what the status of that was,  
49 which Alan Luce explained and said that meetings were being set up.  
50

51 **New Business**

52 Friends of the Library, Thorne Endowment presentation – Del Loy Hansen.

53 Janet Owens, Chairman of the Friends of the Library, introduced the item and gave the time over  
54 to Adam Winger to do a presentation that he had prepared on the library.

55 Del Loy Hansen first gave a history of the Thorne Endowment and how it came to be; and  
56 presented the donation from the Thorne Endowment to North Logan City.

57 Mayor Berentzen thanked Del Loy on behalf of the City and thanked him for his generous  
58 contribution and commented further.

59 Janet Owens thanked Del Loy, as well as various members of the board and Library Director,  
60 Adam Winger, and commented further.

61 Adam Winger did his presentation, which included a video. He also thanked Del Loy and  
62 commented further on what they are able to achieve through this donation, as well as other  
63 various related items.

64 Mayor Berentzen discussed the recommendation for a new board member, as David Luthy's term  
65 is expired. Mayor Berentzen recommended Kathy King to become a new library board member  
66 and proposed that to the council for ratification.

67

68 *Nancy Potter made a motion to approve Kathy King as a new library board member. Roger  
69 Anderson seconded the motion. A vote was called and the motion passed unanimously with  
70 Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

71

72 Review with engineer, the report prepared relative to constructing a three-city sewer treatment  
73 facility separate from Logan City.

74 Scott Archibald with Sunrise Engineering explained the work they have done with Logan, Hyde  
75 Park and Smithfield communities. He explained that they were hired to review the feasibility of  
76 the three communities, Hyde Park, Smithfield and North Logan City; and whether they could do a  
77 tri-city sewer treatment facility. He further explained and reviewed with the council the report they  
78 prepared outlining their findings in relation to constructing a tri-city sewer treatment facility  
79 separate from Logan City, including costs, expenses, logistics, and more. Per Mayor Berentzen's  
80 request, he also discussed the costs to North Logan City if we continue to go with Logan City  
81 [and use their system]. He also discussed additional costs for maintenance and operations.

82 Mayor Berentzen asked him if we would be better off in the future, including financially, by having  
83 our own system because we would have better control, which Mr. Archibald addressed, and said  
84 in his opinion North Logan *would* be better off, particularly in terms of lower infiltration.

85 Per a question from Roger Anderson, Mr. Archibald also explained how expansion would be  
86 managed and said that it would not be a difficult process, which he explained further.

87 John Bailey asked about comparability of the two systems in terms of costs and operating  
88 systems, whether we went on our own, or went with Logan; and Mr. Archibald said they were  
89 comparable. He said it is really a political question. John asked Mr. Archibald if he saw an  
90 advantage other than the cost factor [of going on our own]; and Mr. Archibald gave his opinion of  
91 this, which included pros and cons of each. Mayor Berentzen discussed the fact that Logan City  
92 does not want to have a sewer district, among other items.

93 The conversation continued at length.

94 Mayor Berentzen said in terms of going with Logan, it will be important to have a voice in the  
95 process, and for him to negotiate and have as much "say" in rate setting and in the future  
96 direction of this, as things moved forward. He commented further.

97 The council continued their discussion.

98 Nancy Potter expressed her frustration at the fact that Logan City sends a bill to North Logan  
99 City, and that they tell us how much to pay without an explanation or accounting of what we're  
100 paying or why. She commented further.

101 Jeff said that Logan City has actually done evaluations and independent studies about what the  
102 rates should be; and that they set their rates similar to ours, and commented further. Per a  
103 comment from Nancy, Jeff said North Logan does have access to those studies.

104 The conversation continued.

105 Mayor Berentzen suggested keeping this on the agenda to continue discussion. The council  
106 further discussed how to proceed.

107

108 Consider the Concept Plan for a minor subdivision (2 lot) .03 acres located just east of the  
109 recently approved Keller Lane Subdivision (approximately 1260 North 1800 East) in the R-1-12  
110 Zone. (Mitch Duffin)

111 Cordell Batt explained the situation and oriented those in attendance to the site via an overhead  
112 projected map of the location. He further explained the staff report and outlined the requirements  
113 for studies and reports. He said, as a minor subdivision, this will be recorded with a metes and  
114 bounds description rather than a plat. He said this will include how the water rights will be divided

115 between the two lots, which he said will be recorded. Cordell also clarified the total acreage  
116 which he said is 1.1 acres.

117 There was discussion about whether or not the lane should be widened, and Cordell said they will  
118 go by the fire department's recommendations for that, which he said will be included in the  
119 development plan.

120 Cordell said it is Planning Commission's recommendation for the City Council to approve this  
121 concept plan. He discussed various details further and addressed questions from the council.

122 Stormwater retention was discussed; and Damon Cann asked if we could, as a contingency of  
123 sub-dividing the lot, make sure that both lots would comply with storm water retention  
124 requirements. Cordell suggested requiring the developers to submit with the development plan a  
125 plan that will show how they will handle the water for the new subdivision, including the existing  
126 lot. He said it won't be a full-blown grading and drainage plan that would be done with a larger  
127 subdivision; but is a simplified drainage plan showing how they will handle the water. He said it is  
128 typically done with a berm or small drainage basin, and explained further.

129 He further addressed various questions from the council.

130 Damon said he would like to see more width in the lane; he said partly out of fairness, and also to  
131 allow more room for children walking down the lane to get to the school bus. He commented  
132 further. He said he feels this would make for a safer environment in that area. Cordell said they  
133 will review that with the fire department and consider that.

134

135 *Kristen Anderson made a motion to approve this concept plan as presented, with the conditions*  
136 *made in the staff report, and specifically the water retention issue as discussed. John Bailey*  
137 *seconded the motion. A vote was called and the motion passed unanimously with Kristen*  
138 *Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*  
139

140 Consider the Development Plan and Preliminary Plat for a 5 lot (2.25 acres) located at approx.  
141 1200 East 2200 North (south side) in the R-1-12 Zone. (Clair Theurer)

142 Cordell Batt explained the situation, including the comments from public works regarding  
143 coordinating the water and sewer stub-outs to each of these lots with the new road improvements  
144 that will be taking place there, so there will not be any unnecessary cuts into the road. He said  
145 the note for irrigation also still needs to be included on the plat, which he said they will make sure  
146 gets on there, designating how the water shares will be split between the lots. He said the  
147 Planning Commission has reviewed this and recommends that the City Council approve this  
148 development plan and preliminary plat.

149 Cordell Batt and Clair Theurer addressed some minor questions from the council.

150 Nancy Potter asked Clair if he was going to put the water and sewer stub-out on the lot that  
151 currently has a shed on it; and Cordell confirmed that that would be done, and that they will all go  
152 in at the same time.

153

154 *John Bailey made a motion to approve the development plan and preliminary plat as presented.*  
155 *Nancy Potter seconded the motion. A vote was called and the motion passed with Kristen*  
156 *Anderson, Roger Anderson, John Bailey and Nancy Potter voting in favor. Damon Cann*  
157 *abstained from voting.*  
158

159 Discuss a proposed urban deer herd control plan.

160 Mayor Berentzen mentioned how bad the deer situation has been, especially lately.

161 Chief Kim Hawkes gave a presentation outlining various proposals for managing the urban deer  
162 herd in North Logan City, including relocation, urban hunts, and more. He also discussed the  
163 related costs.

164 The council discussed various related items at length.

165 John Bailey said he would personally support a City policy that includes some kind of a herd  
166 reduction policy; and said that anything less than that is an inadequate response.

167 He commented further and the discussion continued.

168 Per a comment from a citizen; Mayor Berentzen said he does believe the herd has increased  
169 over the years, as did Clair Theurer.

170 Chief Hawkes said the main concern is the herd that remains in the valley year round.

171 The conversation continued.  
172 Chief Hawkes said he would return to the council with more information.  
173 John also said that since he moved here in 1970; he feels that the deer population has definitely  
174 increased since that time and are eating much more of the landscaping and plants, and  
175 commented further.  
176 Clair Theurer said he concurred with John Bailey's comments. He said the deer have changed  
177 drastically and that they now feed on everything; and the only way to get rid of them is to  
178 decrease the numbers.  
179 Mayor Berentzen commented and said we do need to do *something*. John Bailey discussed all of  
180 the comments he has received from citizens about how negatively the situation is affecting them,  
181 including some who have stated that they want to move out of the area because of it; and said he  
182 would like something to be done on the fast track, if possible before the end of the summer  
183 season.  
184 The council continued their discussion.  
185 Jeff recommended working on ordinance changes, education, and to begin discussing what a  
186 deprivation hunt would entail. He commented further, including briefly mentioning the deterrent of  
187 relocation due to the cost.  
188  
189 Consider Resolution approving the Equipment Security Agreement with TYMCO Inc. for the  
190 purchase of a TYMCO Street Sweeper.  
191 Consider Resolution approving the Lease Purchase Agreement with TCF Equipment Finance for  
192 the purchase of a TORO Groundsmaster Mower.  
193 Per a question from John Bailey, Scott Bennett explained why a resolution is required for this.  
194  
195 *John Bailey made a motion to approve resolutions 14-10 and 14-11. Nancy Potter seconded the*  
196 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger*  
197 *Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*  
198  
199 **Reports from city officers, boards, and committees**  
200 Regarding the Action Items List, Nancy Potter asked about the RV Park and said the north chain  
201 on Main Street is gone and asked if they got permission to use Main Street for access; which Jeff  
202 explained and said there was dishonesty involved in them getting that. He explained further.  
203 Nancy commented further on the situation and said she really feels like North Logan City is being  
204 taken advantage of.  
205 The council discussed this further.  
206  
207 Mayor Berentzen mentioned that he would not be able to come to the meeting on July 23<sup>rd</sup>, nor  
208 the first meeting in August. John Bailey said he would not be able to attend the meeting on July 23<sup>rd</sup>.  
209 There was discussion about potentially postponing the meeting on July 23<sup>rd</sup>.  
210  
211 Cordell Batt mentioned that the Planning Commission moved their meetings to be on the same  
212 week as City Council and will start their meetings at 6:30 p.m., instead of their prior meeting time  
213 of 7:00 p.m.  
214  
215 Mayor Berentzen told Chief Kim Hawkes we need a standard time for the new commission  
216 meetings.  
217 Scott Bennett discussed health benefits in relation to the police department. He said with the  
218 police department going "on their own", it will raise the health benefit [costs] for North Logan City  
219 by 15-20%, and briefly explained further. Mayor Berentzen recommended having a broker come  
220 in to review other alternatives. Scott also briefly discussed the accounting records for the police  
221 department being maintained separately from the rest of the City, as well as the related costs.  
222  
223 Jeff Jorgensen discussed the situation regarding a property line issue with the canal along the  
224 Cache Valley Specialty Hospital. He said the hospital is getting ready to sell a portion of their  
225 land and are trying to clear up any issues there may be with the land; and further explained the  
226 issue with a storage building being on a set-back close to the property line and the canal. He  
227 explained the situation in detail and discussed it further with the Mayor and the council, including

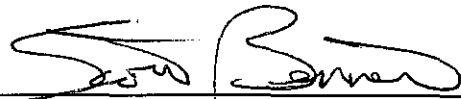
228 the various options of how to handle it.  
229 Mayor Berentzen said he would rather choose the non-conforming use option.  
230 Jeff discussed this further and addressed various questions from the council  
231 Per a comment from Kristen Anderson, Jeff said we already have a trail easement through there,  
232 and also said the hospital is required to build the trail when the City requires them to do so.  
233 Mayor Berentzen asked if the City could make a claim; and Jeff said we could, but we would have  
234 to maintain it; and all we need is a trail there, which we already have.  
235 Jeff asked if he should send a letter, and the council discussed how to proceed.  
236 The council agreed to have Jeff do a letter and send it around to the council for their review prior  
237 to sending it.  
238 Jeff discussed trail easements briefly with John Bailey, per a question regarding access.  
239  
240 John Bailey asked about some information he received in his box regarding bee keeping in the  
241 City, which Chief Hawkes explained. He said there have been some issues with people placing  
242 bee keeping equipment next to property lines, and said he would like an ordinance done in order  
243 for them to manage the situations appropriately. He said he distributed the information to the  
244 council for them to give an initial review.  
245  
246  
247  
248 *John Bailey made a motion to adjourn the meeting. Damon Cann seconded the motion. A vote*  
249 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*  
250 *Damon Cann and Kristen Anderson voting in favor.*

251  
252 The meeting adjourned at: 9:08 p.m.  
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254  
255 Approved by City Council: August 27, 2014  
256

257  
258 Transcribed by Marie Wilhelm  
259

260 Recorded by  
261

  
\_\_\_\_\_  
Scott Bennett/City Recorder

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263  
264