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3 **Minutes of the North Logan City**
4 **City Council**
5 **Held on March 11, 2015**
6 **At the North Logan City Library, North Logan, Utah**
7
8

9 *Roger Anderson made a motion to appoint Nancy Potter as Mayor Pro Tem in Mayor Lloyd*
10 *Berentzen's absence. Damon Cann seconded the motion. A vote was called and the motion*
11 *passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*
12 *Anderson voting in favor. (Mayor Berentzen arrived at 7:33 p.m. at which time he assumed*
13 *chairmanship of the meeting.)*
14

15 The meeting was called to order by Mayor Pro Tem Nancy Potter at 6:30 p.m.

16
17 Council members present were: Nancy Potter, Roger Anderson, Damon Cann, Kristen Anderson
18 and John Bailey. *(Mayor Berentzen arrived at 7:33 p.m.)*
19

20 Others present were: Adam Winger, Alan Luce, Jon Keller, Winona Perry, Jean Hanks, Wayne
21 McKay, Barbara Middleton, Kim Hawkes, Lydia Embry, Scott Bennett, Cordell Batt, Jeff
22 Jorgensen and Marie Wilhelm.
23

24 The Pledge of Allegiance was led by Roger Anderson.
25 An invocation was given by Damon Cann.
26

27 **Adoption of Agenda**

28 Nancy Potter said that item #9 [regarding the interlocal agreement for the new high school] was to
29 be removed from the agenda.
30

31 *Damon Cann made a motion to adopt the agenda as amended. Roger Anderson seconded the*
32 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
33 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*
34

35 **Approval and Follow-up of Minutes of December 17, 2014 City Council Meeting**

36 The minutes were approved as presented.
37

38 **New Business**

39 **6:35 Public Hearing to receive input on proposed changes to the FY2015 municipal budget.**
40 **Following the hearing the council may consider approval of a resolution adopting changes to that**
41 **budget.**

42 Nancy Potter introduced the item and read aloud the rules for speaking at a public hearing.

43 *Nancy Potter opened the public hearing at 6:35 p.m.*
44

45 Lydia Embry asked if the City got the right-of-way back from the Caring Hearts Facility next to the
46 library. She also asked about restoring the ability for the public to make comments at the
47 beginning of City Council meetings.

48 Lydia then presented her questions and comments generally in relation to the municipal budget;
49 and asked the City Council to delay approving revision #2 until everyone has had a chance to see
50 all the changes, additions and revisions.
51

52 *As there were no further public comments, Nancy Potter closed the public hearing at 6:42 p.m.*
53

54 Jeff discussed the major change to the budget being the mass transit tax as a pass through
55 amount, which he explained further. He also discussed another large change in the Streets
56 Department for 200 East, which he also explained further. He recommended approving the
57 \$138K for the City's portion for 200 East, to be able to forward that on to the state.

58 Jeff addressed various questions from the council, and discussed related items further.

59 Damon Cann asked about why the budget for the newsletter is so high. Jeff said he would look
60 into it.

61 Kristen Anderson commented briefly that she is still in favor of streamlining the newsletter.

62 Kristen asked about the increase for computer support, which Scott Bennett and Jeff explained,
63 including that we are using new computer programs. Jeff said he would review this item further.

64 Nancy Potter asked if we should hold off on approving this until some of the questions are
65 answered. Jeff said he has to have authorization to spend the money on the road, so that it can
66 be forwarded to UDOT to start the bid process; and reminded the council that if the budget gets
67 approved tonight, things can still be changed as deemed necessary. He also discussed that this
68 would be passing part of the budget, with the rest of the budget to be passed at the next meeting.

69
70 *Kristen Anderson made a motion to adopt the resolution for the 2015 R2a budget. Damon Cann*
71 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*
72 *John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

73
74 Per a question from Nancy, Jeff said he would try to have a revision to them the following week,
75 in order for them to be ready for the next meeting.

76
77 Receive annual report from the North Park Police Department.
78 Chief Kim Hawkes presented the annual report for his department, including items such as staff,
79 the department's budget, the incident reports, and comparisons from last year. He addressed
80 various questions from the council.

81
82 Discuss and consider an ordinance making revisions to Section 12C-1100 for the purpose of
83 adding as section of requirements specific to subdivisions for commercial/industrial, institutional-
84 residential and non-residential uses.

85 Cordell Batt presented the item and briefly outlined the process this document had been through,
86 including the public hearing process; and said that Planning Commission had reviewed this and
87 made a positive recommendation for approval to the City Council.

88 Cordell addressed various questions from the council. Nancy Potter brought up her issue with
89 the word "manmade" and thought it should be hyphenated; and per a comment from Nancy, after
90 further discussion, they agreed to take out the word "unconditional" in relation to final approval.
91 Further changes were discussed and noted by Jeff, including a potential fragment/incomplete
92 sentence, and some numbering issues.

93
94 *Damon Cann made a motion to adopt ordinance 15-02, with the changes as discussed. John*
95 *Bailey seconded the motion. A vote was called and the motion passed unanimously with Kristen*
96 *Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

97
98 Discuss and consider an ordinance making revisions to Section Chapter 12A-500 which is the
99 city's Notice Requirements for the purpose of correcting/updating the code to follow certain Utah
100 Code requirements.

101 Cordell Batt presented this item and briefly explained the process and necessity of having this
102 ordinance. He said this has been reviewed by City Attorney, Bruce Jorgensen, and the Planning
103 Commission recommended a positive recommendation on this, along with including Bruce
104 Jorgensen's comments.

105 Cordell addressed various questions from the council. There was discussion about a question
106 from Damon Cann about whether everyone who is noticed in a subdivision, also gets the list of
107 everyone who is getting noticed, which Cordell and Jeff said is not the case. Cordell said he
108 would review this, and compare it to state requirements. This was discussed further, and Damon
109 recommended striking this item altogether, and explained further.

110 *Mayor Berentzen arrived at this time, 7:33 p.m.*

111 The council agreed to review this with Bruce Jorgensen.

112
113 *Damon Cann made a motion to pass this ordinance striking item (E)(1), as discussed, unless the*
114 *City Attorney says we have to have it in. Kristen Anderson seconded the motion. A vote was*
115 *called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Damon*

116 *Cann, John Bailey and Nancy Potter voting in favor.*

117

118 Discuss and consider sponsoring a traveling circus coming to town. Review the proposed
119 contract.

120 Jeff Jorgensen discussed the situation with this potential event, as well as the proposed draft
121 agreement.

122 Jeff said he spoke to K-Mart, who said they will talk to corporate about it. Jeff said the second
123 preferred place is on the old Anderson Lumber building lot.

124 Roger Anderson asked about the potential issue with liability to the City and commented further.
125 Jeff said there won't be carnival rides, and explained further.

126 Barbara Middleton said North Logan City may want to contact Cache County Fairgrounds and
127 find out why they turned this circus down; and explained further about the need to determine what
128 North Logan City would be getting from this, versus what we would be *responsible* for.

129 The council continued to discuss various items. Roger said he was not in favor of it, and Jeff said
130 he had no problem telling them no. Mayor Berentzen said he would like to get references and
131 more information from other cities about their experiences with this. He said if there are a lot of
132 other cities who have had positive experiences with this, we might want to look at doing it.

133 The general consensus was to wait until we get much more information from previously
134 participating cities; and perhaps not doing it until another year.

135

136 Discuss issues related to permitting shed-like buildings to be used as "offices" from which
137 businesses can sell a variety of items and/or services or otherwise operate a business.

138 Cordell Batt explained the situation with this and said the City has received a request to have
139 storage sheds put on the Centurylink building parking lot on Main Street and 2200 North. He said
140 they would like to have a storage shed operate as an office and work out of it. He explained what
141 the City has required in the past in meeting code requirements. He said this particular applicant
142 is leasing the property from another owner, and would have to put a lot of money into a shed to
143 have it comply with code. He said the applicant went to a neighboring business and asked if he
144 could use an office in that neighboring business as well as their bathrooms. Cordell said the code
145 does not clearly state that they cannot do that, but recommended that the City interpret the code
146 as meaning that they have to have the office on site; and that the business where the shed is has
147 to be the same business as where the shed is located, and therefore, not use a "neighboring"
148 business for their office space. Per a question from Mayor Berentzen, Cordell recommended not
149 allowing them to use another business's facility on a separate property as *their* facilities, and
150 explained further.

151 The council discussed this. Cordell said the City's code states that an applicant's office has to be
152 on site, and have their facilities there, in the same location, for the customers when they come,
153 and explained further. He reiterated that in this case, the applicant is leasing the property from
154 someone else, and is therefore not even putting the shed on his own land.

155 Jeff Jorgensen explained the difference with snow-cone shops, fireworks stands and other similar
156 businesses.

157 Various items in relation to economic development were briefly discussed among the council;
158 including Mayor Berentzen discussing the potential of downgrading the look of Main Street, which
159 will detract from getting the kinds of businesses we want in the City.

160 Cordell mentioned that if a developer came in and wanted to build a facility with restrooms, they
161 would have to go through the Design Review process and meet the criteria.

162

163 *Damon Cann made a motion to deny approval to this proposal to use these sheds as offices.*
164 *Kristen Anderson seconded the motion. A vote was called and the motion passed unanimously*
165 *with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in*
166 *favor.*

167

168 FY 2016 Budget presentations from the Fire Department and Engineering & Inspection.

169 Fire Department

170 Chief Jon Keller reviewed the budget presentation for his department. He explained various
171 expenditures for items they are in need of; as well as the reduction in grant funds they receive.

172 Mayor Berentzen said he would like to get a better feel, month by month, on their cash flow
173 statement, and explained further. He said he wants to make sure that we are very solvent.

174 Chief Keller continued his presentation including an explanation of wages.

175 Nancy Potter asked about operations, equipment repair and maintenance costs, and the
176 recoupment of costs when personnel work wild-land fires, which Chief Keller explained.

177 Mayor Berentzen said aside from the monies received from assisting in wild-land fires, he
178 discussed the value that also exists in the training aspect of the department going out to help with
179 wild-land fires; which Chief Keller agreed with and commented further, including explaining the
180 many benefits.

181 Chief Keller continued to review further items, briefly.

182

183 Engineering & Inspection

184 Alan Luce presented the budget for the Engineering and Inspection Department, and addressed
185 various questions from the council. Roger Anderson recommended the City looking into getting a
186 less expensive cell phone plan for the department, as well as for the City in general.

187

188 Reports from city officers, boards, and committees

189 Adam Winger gave an update on various programs and events related to the library.

190

191 Alan Luce gave a status update on the construction of the well in King Park. He said it will still be
192 a couple of months before things are on line.

193 Mayor Berentzen asked about how this is being paid for, which Jeff and Alan explained.

194

195 Alan said the North Logan City annual Easter egg hunt will take place on March 28th at 11:00 a.m.

196 Mayor Berentzen said he wanted to thank the North Logan City Youth Council who helped by
197 stuffing over 7000 of the Easter eggs last week.

198

199 Chief Kim Hawkes gave an update on the deer trapping program, and said they have relocated
200 28 deer. He said three deer were injured and needed to be put down; and said a few got out of
201 the traps, including by people who let the deer out of them. He explained the situation further.

202 Mayor Berentzen asked about the potential of netting; and Chief Hawkes said that has not been
203 very efficient and they have had more success with clover traps, and explained further. Per a
204 question from John Bailey, Chief Hawkes explained the harvesting program. He also discussed
205 that members of the sporting community take issue with the relocation process and said there
206 may be some individuals who petition the council to discontinue the trapping process.

207

208 Cordell Batt said that the Planning Commission has finished their revisions and updates of the
209 General Plan, Land Use Element, as well as the districting map that goes along with it. He said
210 at some point after the budgeting process, he will give the City Council a copy of this document
211 that clearly shows what the changes are, and let the City Council review that; and then let the City
212 Council determine how they want to proceed from there. He said they then will need to determine
213 how they want to move ahead with establishing the individual district plans.

214

215 Jeff Jorgensen referred to the paperwork he gave to the City Council regarding the acquisition of
216 right-of-ways at the Eagleton property, where the Black Box building was built. He explained the
217 three things that they are asking for: one is to commit to putting the asphalt trail in on the east
218 side; and that they said if the project doesn't do it, they would like the City to do it, and explained
219 further. Jeff recommended allowing that to be part of the contract. He also discussed an access
220 point that is going to be left where it is for now; but as they subdivide, they want to ensure a future
221 access point that Jeff showed on a displayed map of the site, and explained further. He said
222 another issue is that they want to use a small corner piece that the City will own and is an area
223 designated for a retention area, for the placement of a sign, which Jeff said he thought was okay
224 to allow.

225 Damon Cann asked about access, including a no left turn sign from 2500 North, which Jeff
226 explained, and was discussed further.

227

228 Jeff then discussed a property owned by Dale Cline whose property is adjacent to the City's new
trail around the fields at Elk Ridge Park; and who Jeff said is complaining that there is an increase

229 in vandalism occurring on his property because of the trail; and said Mr. Cline wants the City to
230 put in a fence along there. Jeff further explained the conversation he had with Mr. Cline about
231 this, including the City potentially acquiring some of Mr. Cline's property. When asked about
232 acquiring the property Jeff explained the possible issues of using eminent domain to acquire park
233 land and how the appraisal to be done for the property was to be done by the same method used
234 for acquiring property through eminent domain, even though that was not the preferred method of
235 acquiring it. Jeff asked the council for their recommendation after suggesting to them various
236 options.

237 The council discussed the situation further and Jeff addressed their questions, as did Chief
238 Hawkes. Mayor Berentzen said he has neighbors of this property complain to him about having
239 the junk on this property and getting it cleaned up; and Mayor Berentzen said there may be some
240 "enforcement" issues that need to be addressed first.

241 The discussion continued.

242 Damon Cann asked about what we have agreed to with other neighbors along there; and Jeff
243 said that there have been some conversations with them about the City potentially splitting the
244 cost of a fence with them, 50/50, but there have been no set agreements yet. Damon said if that
245 is what we have done, then *at best* we could maybe do that with Mr. Cline. He also said the City
246 could potentially include the City installing a fence as part of a deal to acquire the property.

247 The conversation continued on how to proceed, including, per a question from John Bailey,
248 having Chief Hawkes looking into whether there have been any police reports filed for the alleged
249 vandalism on the Cline property.

250
251 Jeff discussed a tree that had been artfully carved at the home of Freeman King, who wants to
252 donate it to the City to be used somewhere, which Jeff said could possibly be placed at the library
253 or at the park; and said is really a beautiful piece of art. Jeff said he received a quote for
254 removing the tree from the property which was for \$400, and said it would take some work to
255 restore it; and also said there is \$2800 in the budget for "historic preservation", and that he would
256 like to use some of those funds for this and explained further.

257
258 Jeff referred to the paperwork he gave to the council regarding Maple Springs, and explained the
259 discussion he had with the engineer regarding the intersection and how access could be worked
260 out, including in relation Leisure Villas, across the street. He discussed the situation further using
261 a projected map of the site to discuss the layout and accesses, and how the development of the
262 property might happen in phases, while retaining one of the access points for the future. The City
263 Council discussed this further with Jeff, who said he would get a better drawing of the site to the
264 City Council for future discussion.

265
266 Roger Anderson discussed the drive that the city of Provo is undertaking in order to get a Trader
267 Joe's store in their city; and further discussed the need for proactive economic development for
268 North Logan.

269
270 John Bailey referred to the budgets, and said he struggles getting through this current budget
271 format, and said he has some suggestions that would help him to better navigate it. Jeff asked
272 John to come in to the City offices and discuss it with him. John said for the departmental
273 budget, he would like to also see their anticipated revenue sources, and explained further. He
274 said he would go in to discuss it with Jeff.

275
276 John discussed the deer issue and said there is a county meeting on March 26th at the Cache
277 County building, and asked Nancy Potter what she knew about it, who said they have invited all
278 of the cities in the valley to attend. The council discussed this further.

279
280 John discussed the issue of unkempt properties and said he would come in to the office and
281 discuss it with Jeff.

282
283 Mayor Berentzen discussed the budget and items that aren't included such as actual expenses
284 year-to-date, or comparisons from year to year. He explained further and said that the
285 expenditures statement needs to be clearer when the departmental budgets are presented,
286 including having several years included in order for the City Council to better see trends.

287 John explained some of the things he would like to see in the budget document. Jeff asked John
288 to come in to the office to be able to show him what he has, and may be able to modify.

289
290 Mayor Berentzen discussed a conversation he had with the "Petersons", who he said may want to
291 put in a new McDonald's franchise restaurant in North Logan City, and explained further, and said
292 perhaps he could meet with Jeff and Cordell to discuss it, which Jeff agreed with.

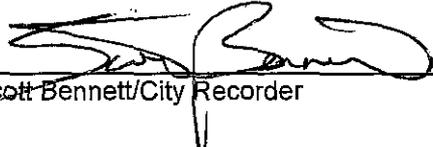
293
294
295 *Damon Cann made a motion to adjourn the meeting. John Bailey seconded the motion. A vote*
296 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
297 *Damon Cann and Kristen Anderson voting in favor.*

298
299 The meeting adjourned at: 9:25 p.m.

300
301
302 Approved by City Council: June 24, 2015

303
304
305 Transcribed by Marie Wilhelm

306
307 Recorded by
308
309



Scott Bennett/City Recorder