

Minutes of the North Logan City City Council Held on February 3, 2016 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: Nancy Potter, Roger Anderson, Damon Cann, Kristen Anderson and John Bailey.

Others present were: Deanna E. Fry, Madison Mc (illegible), Rio Manning, Jason Killinen, Kevin Christensen, Jon Keller, Russell Goodwin, Mark Thomas, Nathan Thomas, Tighe Corbridge, Ben Berezay, Zan Murray, Alan Luce, Cordell Batt, Kim Hawkes, Chris Nelson, Lydia Embry, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Roger Anderson. An invocation was given by Nancy Potter.

Adoption of Agenda

Mayor Berentzen asked to switch the order of items two and three on the agenda, and discuss item number three before item number two.

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

Approval and Follow-up of Minutes of December 16, 2015 Regular and Executive Session, and January 6, 2016 Regular and Executive Session City Council Meetings

Both sets of minutes were approved as presented.

Review of Action Items

Jeff Jorgensen reviewed the actions items list with the council.

New Business

Consider approval of the mayor's appointments of individuals to serve on the Planning Commission.

Mayor Berentzen presented plaques to outgoing Planning Commission members Kevin Christensen and Chris Nelson, and thanked them for the years of service they both gave to the Planning Commission.

Mayor Berentzen presented the names of Robert Burt and Bruce Lee to the City Council for ratification to replace the two outgoing Planning Commission members; to also extend Nathan Hult's term for another year while reviewing whether he will stay in that position; and, to extend Geri Christensen's term as alternate for one more year.

Nancy Potter made a motion to approve the above-referenced recommendations from Mayor Berentzen for positions on the Planning Commission. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.

6:35 the North Logan Re-Development Agency (RDA) to hold a Public Hearing to receive public input on a proposed revision to the FY2016 RDA Budget. Following the public hearing, approval of a resolution may be considered to adopt proposed changes to the FY2016 RDA Budget. The Agency will also consider a resolution authorizing an update of the City Center Redevelopment Plan.

Damon Cann made a motion to adjourn the City Council meeting and convene to the meeting of the North Logan Redevelopment Agency. Nancy Potter seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 6:46 p.m.

Minutes for this portion of the meeting are written under separate cover.

Kristen Anderson made a motion to adjourn the RDA meeting and return to the regular portion of the City Council meeting. Nancy Potter seconded the motion. A vote was called and the motion passed

62 *unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting*  
63 *in favor. This occurred at 7:03 p.m.*

64

65 Approve a revised flood protection plan for Canyon Gates Subdivision for submission to the US Army  
66 Corps of Engineers.

67 Jeff Jorgensen explained the situation and said he felt that they were making the retention areas too big.  
68 He said he went back to the people who originally did the work (Hydrologic Design, Inc.) who re-reviewed  
69 this, and also recommended that some of the criteria used originally in the designs could be changed.

70 Jeff explained further. He said he asked Zan Murray from J-U-B to review this and give a presentation to  
71 the City Council on his recommendations for this area. Jeff addressed various questions from the council  
72 and explained the situation further, particularly in how this relates to the flood plain area in Canyon Gates.

73 Mayor Berentzen asked why we would want to “down-size” this area. Jeff said it would make a much  
74 better park area; the sides of the basins would be easier to maintain; and, the basins would have a larger,  
75 flatter bottom area, therefore more useful as a park.

76 Zan Murray presented his comments on this situation. He said he agreed with Jeff’s concern about the  
77 design storm that should be used for the Green Canyon watershed, and explained further. He further  
78 explained the different designs that could be done based on various calculations considering different  
79 potential storm situations. He discussed historical flood situations that have occurred in this area over the  
80 years.

81 He discussed the documentation given to the City Council on the various calculations described during  
82 various design storms, including a in 24-hour storm, and what takes place with the flow rate potentially  
83 coming out of Green Canyon in a storm. He discussed other flood possibilities and how much might  
84 realistically come out of Green Canyon in a storm, and what might go into the ground. He also discussed  
85 the need to look at how much runoff there would be in a situation where there is heavy snow melt, such  
86 as in spring, and then if a rain storm might happen concurrently. He discussed this further.

87 He read the section in his memo in regards to analysis and risk. He said their general opinion is that  
88 while the design is similar to one for Logan City and will work in some situations, it may not account for  
89 different flood conditions and what could happen. He said his opinion is that the design flow rate in the  
90 storm water design standards for subdivisions is probably not the same which should be considered for a  
91 watershed; and that that there should be more consideration taken for the infiltration rates; and, make  
92 sure the design includes consideration for snow melt, and the baseline flow that will be coming through.  
93 He explained further.

94 John Bailey and Roger Anderson both commented and discussed that they are more comfortable leaning  
95 towards being more conservative.

96 Zan and Jeff addressed various questions from the council. Zan discussed what other cities are doing  
97 per a question from Mayor Berentzen. He said there may be a more appropriate number somewhere in  
98 between the lowest and highest recommendations given for the flow rate from Green Canyon.

99 Jeff said this will be reviewed by the Army Corps of Engineers, who are the experts in this, and explained  
100 further. Per a question from Nancy Potter about why we’re doing this; Jeff said he feels it would improve  
101 the maintainability of the park, and said it will be better than just having large, unsightly “holes” in this  
102 area. He also discussed all of the dirt that would have to be carried out of there and the wear that those  
103 trucks will have on the City’s roads. He commented further and said he feels that the proposed holes as  
104 currently designed at this point are just too deep; and also that he would like the City Council to review  
105 this plan further before approving it.

106 The discussion continued.

107 John commented that he would be more comfortable acting on recommendations that are not being  
108 funded to by the developer and are based on more of an independent recommendation, and commented  
109 further. Jeff explained that the developers are actually losing money in terms of their ability to sell gravel,  
110 and also clarified that the developers cannot develop any more area, and said this is being done at *his*  
111 recommendation, not the developer’s and that is why he brought in Zan Murray from J-U-B as an  
112 independent consultant.

113 Kristen Anderson asked Alan Luce to comment, and Alan said that in terms of the study, he discussed  
114 past events that Zan brought up, as well as a frozen rain event in 2011 that they had to deal with and how  
115 much work had to be done. He said these were all minor flood events, and they still ended up flooding  
116 homes, which he said is his biggest concern. Alan said the basins could be easily used as a park; but  
117 after working on those minor flood events, he would lean towards remaining conservative.

118 Per Mayor Berentzen’s question to Jeff about how to proceed; Jeff said he would like to get [Zan  
119 Murray’s] report back to the people who did the reevaluation, and see if they can come up with another  
120 recommendation; and then bring that back to the council.

121 Mayor Berentzen said the council’s concern about remaining conservative needs to be considered along

122 with that.

123

124 Approve the selection of a street name for the 200 East Corridor being constructed in 2016.

125 Jeff Jorgensen discussed the situation and explained the proposed names for the section of 200 East  
126 between 2200 North and 3100 North, to be potentially named after the new high school's mascot. The  
127 council discussed the submitted names. They also discussed Russell Goodwin's recommendation to use  
128 the term "Avenue" instead of "Boulevard" based on other east/west streets using the term "Avenue".

129 There was also discussion about having citizens vote on it.

130 The council continued their discussion. Jeff commented on this and recommended Wolf Pack Avenue or  
131 Wolf Pack Way, which some agreed with.

132 The discussion continued.

133

134 *Damon Cann made a motion to name the 200 East corridor "Wolf Pack Way". Kristen Anderson*  
135 *seconded the motion.*

136

137 The discussion continued.

138

139 *A vote was called and the motion failed as Damon Cann and Kristen Anderson voted in favor; Nancy*  
140 *Potter and Roger Anderson voted against; and, John Bailey abstained, which counted as a negative vote.*

141

142 The discussion continued.

143

144 *Kristen Anderson made a motion that the first two words of the street will be called "Wolf Pack", and the*  
145 *end of the name, i.e., "avenue, boulevard, way" etc., is to be determined. Nancy Potter seconded the*  
146 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*  
147 *Anderson, Damon Cann and Kristen Anderson voting in favor.*

148

149 The council agreed to discuss further his at the next meeting.

150

151 2017 Budget Presentations

152 -Fire Department

153 Chief Jon Keller presented his budget for FY2017 for his department. He discussed the 20% budget cut  
154 that occurred the previous year done to help fund the Police Department building, and discussed wanting  
155 that back for operational costs, and explained further, and continued to explain the various items in the  
156 budget and departmental needs. Chief Keller addressed various questions from the council. He also  
157 discussed his department's staffing needs at length, primarily due to the significant growth of the  
158 community. He further discussed the commitment that it takes for his staff to stay on call and be  
159 continually available. He expressed his concerns about the day that could come where there will not be  
160 enough staff to meet demands. He asked the council to have a workshop to discuss finding more funds  
161 for the department. He also discussed increasing the energy sales and use tax and putting that towards  
162 emergency services.

163 The council discussed this and asked Chief Keller about some of his comments about staffing needs in  
164 particular, which Chief Keller addressed.

165 Mayor Berentzen commented on this and discussed how well the department runs, how successful the  
166 department is, and how far they have come in a short time, particularly due to Chief Keller's leadership.  
167 Mayor Berentzen said even if we raised the sales and use tax, it would not be enough to get a full-time  
168 person for the department, and those funds would be competing for so many other needs of the City. He  
169 commented further and the conversation continued, and Mayor Berentzen further discussed the  
170 department's needs with Chief Keller.

171 There was discussion about working with Hyde Park.

172

173 -Revenue Assumptions and Budget Overview

174 Jeff Jorgensen briefly discussed the revenue assumptions. He further discussed various aspects of the  
175 budget, including what could potentially be done once paying off the bond is completed, which the council  
176 discussed.

177 Mayor Berentzen said he would like to see a comparison between the growth of the community (i.e. the  
178 population and/or property valuations) vs. the growth of the budget. This was further discussed. Mayor  
179 Berentzen also discussed the large amount of money the school district has spent, and that that makes it  
180 much more difficult for the community to feel comfortable about having an increase in their taxes, which  
181 hurts the ability for the City to be able to cover even basic services, and commented further.

182 The discussion continued. The dedicated tax for the bond was further discussed.

183

184 -Council iPad/Google Training (Maps and KML Files)185 *The council agreed to strike this item from the agenda and discuss it at the next meeting.*

186

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

188 Alan Luce discussed the upcoming Senior Dance.

189

190 Scott Bennett mentioned that the Police Department has their own bank account and data base, and  
191 briefly explained further.

192

193 Roger Anderson asked about the status of the budget for snow removal. Alan Luce explained that each  
194 time there is a snow fall, even a small amount, they have to use the same amount of sand, no matter how  
195 much snow falls. Because there have been so many snow falls, even minor, they have already used up  
196 their entire budget for sand this year.197 Mayor Berentzen commented how much he appreciated the great job the streets department is doing on  
198 snow removal.

199

200 Damon Cann discussed the potential issues we may have with mosquitoes this season, particularly in  
201 light of the Zika virus, and said it is something we should be thinking about.

202

203 John Bailey referred to an article on the Radon program that he saw and asked if that is something our  
204 City should be involved in and commented further. Mayor Berentzen responded to this and mentioned  
205 that we have a lot of porous areas and a lot of gravel areas here, and when that is the case, there is an  
206 increased incidence of radon, and explained further. Mayor Berentzen mentioned that there are Radon  
207 test kits available at the Bear River Health Department.208 John mentioned the presentation being done at the Logan Tabernacle on "Radon in Homes", on February  
209 12<sup>th</sup>, and explained further.

210

211 Nancy Potter asked about the status of the Daines' house; and Jeff nothing has been done yet since the  
212 last discussion.213 Nancy said there is a CVTD bus stop at approximately 800 and 1800 North and asked how they got  
214 approval and why it would be allowed there, in a place of such high travel without much room to make a  
215 stop or for people to wait. Cordell Batt and the Mayor explained that CVTD claims they do not need  
216 approval from North Logan City. Chief Hawkes also commented on the situation and the problem with  
217 there being no sidewalk in this area. This was discussed further. Alan Luce recommended talking to  
218 their board about getting an encroachment permit.

219

220 Mayor Berentzen reminded the council about the upcoming police commission meeting, and the  
221 economic development meeting. Mayor Berentzen discussed some of the economic development issues.222 Mayor Berentzen also discussed that the City Council in Smithfield only meets once a month; and asked  
223 whether the City Council could hold one regular meeting, and then the other meeting during the month  
224 could be used to take tours of North Logan businesses, and commented further. John Bailey discussed a  
225 meeting at the Utah League of Cities and Towns Convention where some cities indicated that they have a  
226 regular City Council meeting once a month, and the other meeting is used as a study session to review  
227 the City's various issues. The council discussed this further, including improving their efficiency on the  
228 time they spend discussing items.229 Mayor Berentzen asked Cordell asked about where they are with the district committees, as he said he  
230 would like to move this forward on this. He said he would like to be able attend each of their first  
231 meetings. Cordell explained and said something will be coming to the City Council for review in the near  
232 future.

233

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

237

238 The meeting adjourned at: 9:27 p.m.

239

240 Approved by City Council:

February 17, 2016

241

242 Transcribed by Marie Wilhelm

243

244 Recorded by

---

Scott Bennett/City Recorder