

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on April 6, 2016**
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, John Bailey and Damon Cann. (Nancy Potter
10 and Roger Anderson were excused).

11
12 Others present were: Ty Thomas, Deanna E. Fry, Blake Dursteler, Steve Condie, Jon Keller,
13 Brian Lyon, Adam Winger, Russell Goodwin, Jordan Oldham, Alan Luce, Lydia Embry, Scott
14 Bennett, Jeff Jorgensen and Marie Wilhelm.

15
16 The Pledge of Allegiance was led by John Bailey.

17 An invocation was given by Kristen Anderson.

18
19 **Adoption of Agenda**

20 Mayor Berentzen said we need to remove the third bullet point from item number four for
21 discussion, from the agenda (regarding Non-Departmental and General Administration costs).

22
23 *John Bailey made a motion to adopt the agenda as amended. Kristen Anderson seconded the*
24 *motion. A vote was called and the motion passed unanimously with John Bailey, Damon Cann*
25 *and Kristen Anderson voting in favor.*

26
27 **Approval and Follow-up of Minutes of March 16, 2016 City Council Meeting, Regular and**
28 **Executive (Closed) Session**

29 *Both sets of minutes were approved as presented.*

30
31 **Review of Action Items**

32 Jeff Jorgensen reviewed the action items list with the council, including the fact that the City has
33 hired Madeline Waddoups as an Economic Development intern, and that she will start the next
34 day, April 7th.

35
36 **New Business**

37 **Reconsider and approve a revised flood protection plan for Canyon Gates Subdivision for**
38 **submission to the US Corps of Engineers. (Tom Suchoski)**

39 Jeff Jorgensen introduced this item and referred to the previous discussion the City Council had
40 on this. He said he received the information from J.U.B. and returned their comments to the City
41 Council and commented further. He told the council that it was very important that a decision be
42 made soon on either what the detention ponds were going to look like, or whether to keep them
43 as there are; because they need to get with the Army Corps of Engineers and FEMA, and get this
44 process going, so the developers can press forward with their subdivision. He said this
45 situation is behind, and introduced Tom Suchoski [a professional hydrologist] who he asked to
46 come and explain how this information relates to previous studies that have been done in this
47 area, and help the City feel confident about making some changes that began as Jeff's
48 recommendation, and commented further. Jeff said his recommendations are to make the basins
49 a bit more usable; as well as to put an end to the continuous digging out of that area. He also
50 said that he did not believe that we need to have the area that is owned by Johnson Sand &
51 Gravel to have more detention ponds, and explained further.

52
53 Tom Suchoski gave a presentation on his opinion for a flood plain plan for the Canyon Gates
54 Subdivision. He discussed the history of how they were asked to evaluate this situation and
55 explained what would be necessary to proceed, and the process for putting together an
56 appropriate plan to submit to FEMA. He further discussed how a flood plain map would change
57 the boundary for this subdivision. Tom said that as part of the subdivision development
58 agreement, it was the City's responsibility to acquire the Johnson basin, if that was what was
59 needed. He said City staff asked him to look at alternatives that could be considered. He

60 continued to explain the situation and alternatives from the previous plan, including FEMA's list of
61 requirements. Among other items, he explained that FEMA would be specifically looking for the
62 flood peak and volume for a 100 year design. He said a 100 year design means an event that
63 has a one percent chance of something occurring in any one year; but does not mean "one
64 chance in 100 years". He said events could happen in consecutive years, but that it would be a
65 one percent chance probability that it could occur in any one year. He continued to explain the
66 process and how it needs to be done before they will sign off on the plan. He also detailed the
67 process for getting a conditional letter of map revision (CLOMAR) which would be required in
68 order to get approval to get the flood plain changed, and explained the subsequent steps further,
69 which he said takes at least six months.

70 He explained various scenarios for storm situations, including what has occurred historically in
71 our area; and discussed different ways that they could be managed. He further discussed their
72 review, which included evaluating design storms; revising the layout and reducing the size of the
73 detention basins in the subdivision; and, evaluating what they could do with just the ground that
74 Canyon Gates controls. He said they also looked at reducing the side slopes of the basin which
75 he further discussed, including the inherent problems with steep slopes such as the difficulty in
76 maintaining them.

77 He continued to present various items. He said explained their evaluation which is based on a
78 100 year/6 hour event, included removing the "Johnson" basin, which he said eliminates the
79 City's need to obtain the ground and construct the basin; limits the number of structures that are
80 needed; also allows all of those structures to be constructed on Canyon Gates' property; limits
81 and reduces the size of the channels and culverts that are needed to interconnect; and, limits the
82 flows that outlet to below 1600 East.

83 He addressed various questions from the Mayor and council and further discussed a potential
84 plan. Per a comment from Jeff, Tom explained that J.U.B had a concern about snow melt that
85 might collect in the bottom of the basin, which he addressed. Tom said we are not expecting that
86 because of the porous nature of the materials in this area, which he further explained. He said if
87 there was really an issue, a pipe could be installed.

88 Jeff discussed another concern of J.U.B. which was that the in terms of the materials that make
89 up the basin. Tom explained the materials that make up the approximate 7500 basin and that
90 roughly 40% of that is sagebrush grass vegetation; 20% is rock and oakbrush vegetation; and,
91 30% is conifer fir, and explained further how they determine the "curve number" they use to
92 determine the surface area and how it would relate to water shed.

93 Jeff addressed various questions from the council and Tom continued to discuss their
94 recommended plan. Per a question from John Bailey, Tom said this is designed for a 100 year
95 event.

96 Tom addressed questions from the council regarding the water flow according to the flood plain.
97 He explained that this basin would be 129 times larger than what we had previously.

98 Jeff discussed the rain storm that occurred a few years back and the issues that were caused by
99 the ice at that time.

100 Kristen Anderson asked what would happen when the ground was frozen, which caused issues
101 previously when there was heavy rainfall, which Tom and Jeff addressed.

102 Mayor Berentzen said while this plan may be adequate, he is concerned about the diversion [of
103 water]; and asked whether there was new technology on how diversion can move into canal
104 systems, rather than simply go over the banks, and asked what happens when water overcomes
105 the basin; which Jeff and Tom addressed.

106 Tom discussed various items with the council further. Mayor Berentzen asked the council how
107 they wanted to proceed.

108 Damon said he would like to take two more weeks with this and do some more review; so that he
109 could come back with feedback or questions, and make a more informed decision.

110 Kristen Anderson said she agreed with that.

111 John Bailey said he agreed with that, but did not feel confident that he would have any more
112 information than he does right now, and commented further.

113 Jeff reminded the council that it would take three favorable votes of the council to pass this, as
114 they make up the full quorum at this meeting.

115 Damon said if they had to vote tonight, he would vote no; but that that might change if he had two
116 weeks to review the information.

117 Tom said if the City votes against this tonight, they are committing to buy the Johnson Land, and
118 explained further.

119 The council further discussed various items, as well as how to proceed.

120

121 *John Bailey made a motion to consider approval of the revised flood protection plan for revised*
122 *flood protection plan for Canyon Gates Subdivision for submission to the US Corps of Engineers.*
123 *Kristen Anderson seconded the motion. A vote was called and the motion failed with John Bailey*
124 *and Kristen Anderson voting in favor of the motion, and Damon Cann voting against.*

125

126 Mayor Berentzen said they will consider this for approval at the next City Council meeting.

127

128 Consider the concept plan for a commercial/industrial one-lot subdivision, with remaining parcel,
129 located at approximately 2850 N 400 W, just west of the Eagle Creek Business Park.

130 Jeff Jorgensen introduced this concept plan and briefly explained the site using a map of the
131 location. He explained the developer's plan to divide this lot into two lots; one being buildable,
132 and the remaining parcel will be held off until they decide what they want to do with it. He said
133 they have a developer at this point who wants to develop the one lot; and also said they will be
134 required to build one-half of the road, the west half of 400 West; and continue the drainage along
135 the north side. He said this is a fairly simple commercial subdivision.

136 Jeff addressed various questions from the council.

137 Developer Blake Dursteler explained their intentions for this site.

138

139 *Damon Cann made a motion to approve this concept plan. John Bailey seconded the motion. A*
140 *vote was called and the motion passed unanimously with Kristen Anderson, Damon Cann and*
141 *John Bailey voting in favor.*

142

143 **City Council Work Session Items**

144 2017 Budget Presentations

- 145 • Storm Water Department
- 146 • Facilities Department

147 Storm Water

148 Alan Luce presented the budget for the Storm Water department, and discussed the various
149 needs and issues throughout North Logan that need to be dealt with.

150

151 Facilities

152 Jordan Oldham presented the budget for this department.

153

154 Workshop session to discuss the proposed zoning changes for the Forest Recreation Zone in the
155 area around the new high school. The discussion will center around an ordinance being
156 presented to the Planning Commission on April 7th.

157 Jeff Jorgensen introduced and explained that the Planning Commission is looking at it, and it will
158 be returning to the City Council for approval. He said that originally, they had planned to zone
159 this area General Commercial, but they determined that did not make sense for this area, and
160 explained further, including that it would change the valuation and really conflict with the
161 conversion they are attempting to do. He further detailed why they are recommending the zoning
162 changes for this area and what those changes are.

163 Jeff addressed various questions from the council. John Bailey asked if the complex in this area
164 could accommodate a new public swimming pool; and Jeff said that it could, and explained
165 further.

166

167 **Reports / Discussion from city officers, boards, and committees including:**

- 168 • A new logo for the city
- 169 • The replacement of the water line on 400 East

170 John Bailey said he needs to be excused from the April 22 meeting.

171 John asked about how to manage property complaints from citizens, which he has recently

172 received more of. This was discussed further. John discussed potentially having some kind of
173 complaint form that citizens could use, which Jeff agreed was a good idea. This was discussed
174 further, and Mayor Berentzen recommended that Jeff work on putting something together after
175 his shoulder surgery the following week.

176 John mentioned that he would talk to Jeff later about a citizen who may want to give some advice
177 to the City.

178

179 Mayor Berentzen said that at the last Hyde Park City Council meeting, their City Council voted
180 unanimously to not allow access to Dan Cox' subdivision. This was further discussed, including
181 whether it is legal for Hyde Park to have done that. Mayor Berentzen said that any litigation that
182 might occur as a result of that decision would be between the property owner [Dan Cox] and
183 Hyde Park City.

184

185 Logo

186 Jeff Jorgensen gave a presentation on the use of a new logo for the City, which the council
187 discussed at length. Various council members gave their comments, and the general consensus
188 was that there was a need for consistency in design across the various items and areas with
189 which the logo will be displayed, including it relating departmentally.

190 The City Council discussed how to move this forward, including having a more bold design and
191 bringing it back on various items, the next time it is reviewed. They also discussed having
192 someone with more professional experience looking at what we might need in a logo, to have the
193 best effect.

194

195 Water line

196 Jeff Jorgensen discussed the schematic he displayed to reflect the issues and need to replace
197 the water line for 400 East, which he explained further. He explained his recommendation to use
198 some funds from this year, as well as some from next year, to replace the line during the first part
199 of the next fiscal year, potentially at the end of the summer 2016. He explained further.

200 Alan Luce discussed the bids for this and discussed the complexity of the situation as well as the
201 project; and also said that some of the four companies that the City solicited for bids did not have
202 the manpower or equipment to do it, and that Rupps was the only one who bid on it. Alan further
203 detailed the bid from them as well as the City's costs, and said that the council needs to approve
204 the bid. He said Rupps has \$157,000, essentially to do the labor on the project, and further
205 discussed the costs to the City to purchase various materials on our own, and said the total
206 project cost to the City would be approximately \$214,644.

207 He explained further and addressed various questions from the council. Mayor Berentzen asked
208 to have documentation stating why the other bidders did want to submit anything, which Alan said
209 he could obtain. He addressed various questions from the council. He also explained some of
210 the annual costs the City continues to have to endure in having to deal with the leaks which occur
211 each year along this pipeline.

212

213 Executive Session (Closed) to discuss personnel issues and real property acquisitions.

214 *Damon Cann made a motion to close the meeting and move into Executive Session for the*
215 *purpose of discussing personnel issues and real property acquisitions. Kristen Anderson*
216 *seconded the motion. A vote was called and the motion passed unanimously with John Bailey,*
217 *Damon Cann and Kristen Anderson voting in favor. This occurred at 8:38 p.m.*

218

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

220

221 *Damon Cann made a motion to open the meeting and move out of Executive Session and return*
222 *to the regular City Council meeting. John Bailey seconded the motion. A vote was called and the*
223 *motion passed unanimously with John Bailey, Damon Cann and Kristen Anderson voting in favor.*
224 *This occurred at 9:10 p.m.*

225

226 Mayor Berentzen mentioned that during the next City Council meeting, the Water Conservation
227 Planning Committee is going to do a presentation to discuss the idea about putting together a
228 water conservation district; and will be asking the council if they are willing to put it on the ballot,
229 which he explained further. Mayor Berentzen said Jim Gass will likely be giving the presentation.

230 Kristen Anderson discussed the issues we would have if we don't have a district.

231 Mayor Berentzen agreed and said this is essentially a way to protect our water's future, and to
232 give the people a vote.

233

234

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

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239

240

241 The meeting adjourned at: 9:12 p.m.

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243

244 Approved by City Council: April 20, 2016

245

246

247 Transcribed by Marie Wilhelm

248

249 Recorded by

250

Scott Bennett/City Recorder

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252