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**Minutes of the North Logan City
City Council
Held on May 17, 2017
At the North Logan City Library, North Logan, Utah**

Damon Cann made a motion to appoint Nancy Potter as Mayor Pro Tem for this meeting. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.

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

Council members present were: Kristen Anderson, Roger Anderson, Damon Cann, John Bailey* and Nancy Potter. (Mayor Lloyd Berentzen was excused).

Others present were: Ron Thompson, Jake Thompson, Colleen Gnehm, Patience Fisher, Dee Heyrend, Justin Elder, Derek Spence, Heath Perkins, Ryan Ottley, Travis Robson, Jon Keller, Kyle Livingston, Adam Winger, Ryan Bills, Alice Lucherini, Jack Nixon, Jay Christopherson, Mark Nelson, Debbie Murray, Neil Murray, Tighe Corbridge, Jean Hanks, Kate Anderson, Ben Berezay, Jordan Oldham, Scott Bennett, Kim Hawkes, Cordell Batt, Jon Keller, Lydia Embry, Bruce Lee, Casey Moriyama, Nelson Boren, Brad Crookston, Alan Luce, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Damon Cann.
An invocation was given by Bruce Lee.

Adoption of Agenda

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

Approval and Follow-up of Minutes of the following City Council Meeting

- March 1, 2017 City Council
 - March 1, 2017 City Council Closed Session
 - March 15 2017 City Council
 - March 15, 2017 City Council Closed Session
 - March 15, 2017 RDA
- All minutes were approved as presented.

Review of Action Items

Jeff Jorgensen reviewed the actions items list with the council.

New Business

Workshop with Planning Commission to discuss possible changes to the subdivision and zoning ordinances with regard to all areas zoned the various City Center Zones.

Nancy Potter introduced the item and had the Planning Commission members introduce themselves. Nancy briefly mentioned the reason for the workshop including having them all be "on the same page". Bruce Lee said this [workshop] should happen every year and commented further.

The Planning Commission and City Council discussed various, related issues at length to determine the best course of action and process for approving subdivisions.

Jeff Jorgensen explained that The Cove was done before the City Center zoning system was created, and explained further, including the fact that we were never in litigation over it, as someone had incorrectly commented. He explained the CCA zone further and some of the issues that need to be worked out, in addition to density, ratios, and more.

Alan Luce presented and reviewed a PowerPoint presentation regarding various, related items and the discussion with the group continued.

58 **John Bailey arrived at this time, 7:01 p.m.*

59 The discussion continued at length.

60 Nelson Boren said we live in a “strip-center valley” and asked how we address that and have a
61 City Center compete with that.

62 Brad Crookston said we can only control our small part of Main Street.

63 Nancy discussed the fact that North Logan City has never really had its own City Center area and
64 commented further on why we want to have that.

65 The discussion continued at length.

66 Damon Cann mentioned that he had made a list of goals as they’d been having their discussion.

67 Jeff discussed the issue they had in determining the boundary between zones and explained this
68 further.

69 Cordell Batt said if we create the right thing, the programs that are created with it are just as
70 important if we want it to be a destination, and explained further.

71 Bruce Lee commented on how to manage the process with developers with a clear vision; as well
72 as how to proceed.

73 Brad commented that he is concerned that this area will end up as primarily residential; and that
74 his biggest concern isn’t that we get a City Center, but that we could end up with a big area full of
75 apartments. He said he would rather abandon the City Center than to have a huge area full of
76 apartments.

77 The discussion continued. Damon commented on how to potentially move forward, including
78 members of each group getting together to work things through and bringing it back for another
79 workshop with everyone.

80 Various details related to the moratorium were discussed.

81 Cordell asked if the group was depending on staff’s expertise, as he said he does not feel
82 qualified on all of the items, and discussed potentially getting some professional input on this.

83 They discussed this further. Nancy recommended possibly finding someone with the Utah
84 League of Cities and Towns to assist on this.

85 The discussion continued, including outlining how to potentially proceed, along with getting input
86 from someone at the Utah League, and then the group coming together for another workshop.

87 Alan also recommended reviewing what other cities have done and exhausting that resource,
88 before we consider hiring professionals.

89 The discussion continued.

90 The group asked Cordell to contact the Utah League as discussed, which he said he would do.

91 Kristen asked him to let the rest of the group know what he finds out.

92 Jeff also recommended that the new Planning Commission members come into the office to
93 review the RDA, and explained further. They discussed potentially doing that at a meeting in the
94 near future.

95 Per a question from Nancy about which zones to focus on first; Jeff recommend that they review
96 the MR zones and the CCA zone first, as he said he thinks those are the ones which are the most
97 problematic, and commented further.

98 Nancy asked Cordell to email the information on those two main zones to all of them, so that they
99 can all add comments, so that they are all working on the same thing.

100 Alan also recommended having area landowners who are interested in developing give
101 something to the City in the next two weeks that includes their comments and concerns about
102 development, and what they run into in trying to develop their property in that area.

103 Jeff said to have Cordell be the point-person for any input from property owners, as well as any
104 other information.

105 Per a question from Nelson, Damon agreed to put his notes together and email them out to the
106 group.

107 Developer Matt Nielsen commented on this and said if the City does not get a consultant, they
108 are going to “screw up”. He said the City also needs to include developers along with that to
109 “figure out how to make the City Center work”. He said the City Center is a good idea, but that
110 the City needs to “step up and pay for some land” with the City’s money so that we can have our

111 vision. He said we should not wait for development and hold everything off; that we should
112 purchase the land and hold it in our “pocket” so that we can develop it in the future and have input
113 into it, and commented further.

114

115 Budget Discussions. Department Presentations - Library, Fire Department & Police Agency.
116 Also discuss planned average wage and salary increases.

117 Library

118 Adam Winger presented the budget for the library, and said it has not changed much since the
119 previous year. He discussed the need for an increase in expenditures due to growth.

120 Nancy Potter said that when she reviewed the budget, she noticed that it is \$150K more than it
121 was two years ago, and said a lot of the items are almost double than it was two years ago. She
122 asked if the library’s readership and programs are also double in size to justify the big numbers in
123 his budget.

124 Adam said that in all five categories in the budget, their numbers are significantly higher than they
125 were two years ago. He said that three years ago, they had approximately 12K people attend
126 their programs, and this year there are well over 30K people attending programs with the same
127 staff and allocation. He explained that the Thorne Endowment has really allowed them to
128 increase their budget and commented further.

129 Nancy said the Thorne Endowment is based on how well apartments are doing; and asked Adam
130 that with this large budget increase, what he would do if there was a “down” year and things are
131 not as good as they have been in the past, which Adam briefly addressed, stating that they would
132 cut things back.

133 Jeff also addressed how things might be able to be streamlined and categorized in the budget to
134 manage it, as well as to clarify where monies are being spent.

135 Nancy also mentioned the travel section in the budget which doubled to \$10K, and said that
136 seems quite high for the library to have as a travel budget; and asked if they are attending a lot of
137 conferences, or else what the expenses are for.

138 Adam said it has grown and that one of his biggest successes as a library director is the number
139 of staff members who are able to present at conferences, and explained further. He said they
140 currently have eight staff members presenting at the library conference this week, and explained
141 further.

142 John Bailey commented on the “wonderful opportunity” that the Thorne Endowment has been for
143 the library; but said it also creates a pressure to demonstrate to the Thorne Foundation that we
144 are utilizing that money creatively, and that they continue to feel that it is an investment well
145 made. He also said he agreed with Jeff in having better clarification in the budget, and how it will
146 better manage the fluctuating monies from the Endowment.

147 Damon Cann asked about the 40% increase in the amount for software listed in the budget.

148 Adam said that is something they are trying to work on and are trying to “resolve” the contracts
149 with the software company.

150

151 Fire Department

152 Jon Keller presented the budget for his department. He addressed various questions from the
153 council, including how they function with the other emergency services in the valley.

154 Roger Anderson discussed the potential of contracting out in order to lower costs; and asked if
155 that was even an option. Chief Keller addressed this, including saying that Logan City is hiring
156 three more full-time people, he said because Logan City cannot even keep up with their calls. He
157 continued and said when a City grows and builds infrastructure; the City has to build the people to
158 protect the infrastructure, which he explained further.

159 Various items were discussed further.

160

161 Police Agency

162 Chief Kim Hawkes complimented Chief Jon Keller and his department and what they’re able to
163 do, as well as his management style; and commented on the many positive comments he hears
164 about how fortunate we are as a City to have a Chief like Jon Keller, and a department with the
165 expertise and work ethic that they have.

166 Chief Hawkes presented the budget for his department, and also explained how their budget is

167 worked out with the Police Commission. He discussed a \$13K savings from the previous year's
168 budget, and said the Police Commission made a motion to use that money and keep it in the
169 budget as a "set aside fund" for a future new hire, and explained further. He also said their
170 request for the budget is a 0% increase from last year, and commented further.

171 He addressed various questions from the council. In terms of the new hire, he said they
172 anticipate that the new high school is definitely going to impact the department. He said when he
173 spoke to the Sheriff's Department, they told him that [the new] Ridgeline High School has
174 impacted that department beyond what the school district had estimated and explained further.

175 Damon Cann discussed the \$13K and said he is happy that those funds are there, and that the
176 department does not have an increase in the budget. He said he is comfortable having that
177 money be used to pay overtime or for extra expenses. He said however, if it is to be used for a
178 future hire, it should be put in the bank for four or five years to grow to be able to pay a new
179 officer's salary for a year, and then have that fund return to \$13K, and commented further.

180 Chief Hawkes addressed that and said that the commission felt similarly, and explained the
181 various ideas further.

182 There was discussion about a potential issue with the allocation of the accounting costs.

183

184 Discuss planned average wage and salary increases.

185 Jeff Jorgensen discussed the 3% wage increase that they built into the budget for the general
186 wage increase. He said the library and police are a bit more than that. He said there are going to
187 be some overall savings because of the adjustments that have been made in some of the
188 positions because of new hires, and said the 3% is a starting point.

189 Nancy Potter said in the past, the City has given a certain percent as an increase, with the rest
190 being based on merit. She said she would hope that those employees appreciate that we
191 recognize that they work hard and deserve a little more. She said a 3% increase is pretty
192 generous to give *everyone*. Jeff said 3% is the total budget number and not that everyone would
193 be getting a 3% raise, which was further discussed.

194

195 Reports from city officers, boards, and committees

196 Alan Luce discussed the Memorial Day program coming up on Monday, May 29th, beginning at
197 11:00 a.m., and also mentioned that Jeff Jorgensen will be giving the speech at the event.

198 Alan discussed getting goals from the City Council, and asked them to send him anything they
199 had that was specific, by the next council meeting.

200

201 Damon Cann expressed his gratitude for the alleviation of the significant parking issues that were
202 occurring at Elk Ridge Park. He said some of those neighbors have commented that they felt that
203 whenever they reached out to the City for help with an issue; they felt that they were listened to
204 and that the City tried to do things to try to address their issues, and commented further. He
205 further discussed the large amount of parking occurring because of the new turf fields at Elk
206 Ridge Park, which he said is spilling out to the streets and blocking driveways; and suggested
207 that we not open those fields so early if we are unable to park cars in "an orderly and appropriate
208 way". He commented on this further.

209 Damon also asked that if it was possible, the council could have a draft of the full budget before
210 the next council meeting. Jeff said he should have it out the following week; and further
211 discussed the meeting schedule and the public hearing to be held on the budget.

212 The meeting schedule was further discussed. Kristen Anderson said she will be gone for the
213 June 21st meeting, when the budget is up for consideration.

214

215 Executive Session (Closed) to discuss litigation, potential real estate acquisitions and personnel
216 issues.

217 *Damon Cann made a motion to close the meeting and move into Executive Session for the*
218 *purpose of discussing litigation, potential real estate acquisitions and personnel issues. John*
219 *Bailey seconded the motion. A vote was called and the motion passed unanimously with Nancy*
220 *Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This*
221 *occurred at 9:05 p.m.*

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

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John Bailey made a motion to open the meeting and move out of Executive Session and return to the regular City Council meeting. Damon Cann 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 9:52 p.m.

Damon Cann made a motion to adjourn the meeting. 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.

The meeting adjourned at: 9:52 p.m.

Approved by City Council: July 19, 2017

Transcribed by Marie Wilhelm

Recorded by _____
Scott Bennett/City Recorder