

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on June 21, 2017**
4 **At the North Logan City Library, North Logan, Utah**
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7 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

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9 Council members present were: Nancy Potter, John Bailey, Roger Anderson and Damon Cann.
10 (Kristen Anderson was excused).

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12 Others present were: Jon Keller, Carolyn Krebs, Lynn Krebs, Neil Murray, Debbie Murray, Doug
13 Tingey, Don Schroeder, Jake Thompson, Rod Thompson, Don Fisher, Laurie Meacham, Buzzy
14 Mullanthel, Chris Daines, Craig Winder, Clark Puffer, Deanna Fry, Bret Randall, Jordan Oldham,
15 Lydia Embry, Scott Bennett, Karen Jewkes, Kim Hawkes, Jeff Jorgensen, Alan Luce and Marie
16 Wilhelm.

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

20
21 **Adoption of Agenda**

22 Jeff Jorgensen mentioned that we are not discussing item #10 on the agenda regarding an
23 Interlocal agreement between North Logan City and UDOT.

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

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29 **Approval and Follow-up of Minutes of April 19, 2017 City Council Meeting, Regular and**
30 **Executive (Closed) Session**

31 *Both sets of the above-referenced minutes were approved as presented.*

32
33 **Review of Action Items**

34 Jeff Jorgensen reviewed the list with the council.

35
36 Mayor Berentzen said he wanted to formally recognize Jeff Jorgensen, as this is his last meeting
37 as the City Administrator. Mayor Berentzen said Jeff has faithfully been in this position for
38 twenty-three years; has served very well; and has seen many things take place in this City over
39 those many years. He said he wanted to acknowledge Jeff's service and thank him formally for
40 that.

41
42 **New Business**

43 **Current Action Items**

44 Meet as the North Logan City Redevelopment Agency (RDA) Board for the first two agenda
45 items:

- 46 ○ 6:35 PUBLIC HEARING to receive input on a proposed revision to the FY 2017
47 Redevelopment Agency budget and proposed FY 2018 Redevelopment Agency budget.
48 ○ Following the public hearings the RDA Board will consider resolutions adopting the above
49 referenced budgets.

50 *Damon Cann made a motion to adjourn the City Council meeting and convene to the meeting of*
51 *the North Logan Redevelopment Agency. John Bailey seconded the motion. A vote was called*
52 *and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson and Damon*
53 *Cann voting in favor. This occurred at 6:37 p.m.*

54
55 Minutes for this portion of the meeting are written under separate cover.

56
57 *John Bailey made a motion to adjourn the RDA meeting and return to the regular portion of the*
58 *City Council meeting. Damon Cann seconded the motion. A vote was called and the motion*
59 *passed unanimously with Nancy Potter, John Bailey, Roger Anderson and Damon Cann voting in*
60 *favor. This occurred at 6:44 p.m.*

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6:45 PUBLIC HEARING to receive public comment on the submission of an application to obtain financial assistance through a grant or loan from the Community Impact Board. The funding requested will be used to help prepare a Municipal Optimization Review for Culinary and Secondary Water in cooperation with Hyde Park City, Logan City and Cache County. Following the public hearing, approval of this application may be considered.
Mayor Lloyd Berentzen opened the public hearing at 6:44 p.m.

Lydia Embry expressed her comments on this, referring to two memos she also gave copies of to the City Council and some City staff members. She referred to her comment in one of her memos that requested that the City Council postpone this hearing, due to her concerns about some potential discrepancies in this request as it relates to the City budget, which she said need to be worked through.

As there were no further public comments, Mayor Berentzen closed public hearing at 6:48 p.m.

Mayor Berentzen said his understanding of this request is to prepare for an optimization review, and that some of the questions he had were to be worked out in that review, which Jeff Jorgensen confirmed was the case. Mayor Berentzen said this is simply to get the funds to pay for the review to move forward.

Jeff agreed with Lydia that there are some minor errors and updates needed in the application, as well as on the attached map, which will be corrected before it moves forward. He said this is intended to aid the City with some of the storm-water funds that would be otherwise expended.

Damon Cann commented that we do not have to have the “fixed” plan right now; and that the purpose of this is to apply for funds to determine *how* to improve the review. He asked for clarification regarding the funds; which Alan Luce addressed and explained the funds that North Logan City has committed to for our portion. He said this grant is to see if we can obtain funding to lessen our portion if possible.

John Bailey said it sounded to him like some of the concerns raised in the public hearing were not correct. Alan said that they will be meeting with J.U.B. Engineering to review the numbers in the next few weeks and ensure that they are accurate, and then they can be modified, if necessary.

Mayor Berentzen concurred and said they will make any changes needed, which Jeff also reiterated.

John Bailey asked that for the record, this is an “exploration” and not a “committing” of City funds at this point, which Jeff and Alan said was correct.

Damon Cann made a motion to approve the grant application subject to the correction of the City boundaries in the map, as well as any budgetary numbers, as necessary. John Bailey seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.

6:50 PUBLIC HEARING to receive public input on a concept plan for a mixed-use residential project on the real property (Lots 1-5 And 7 Of The North Logan Retirement Residence Subdivision, Plat #04-162 (4.3 AC)) located in North Logan, Utah which is currently zoned Mixed Residential 7 (MR7) Zone. Following the public hearing, approval of this concept plan may be considered.

Jeff Jorgensen introduced the item and said Cordell Batt, who was unable to attend this meeting, recommended starting out by allowing the applicant to explain the situation.

Craig Winder with Ironwood Development discussed some of the background on this project and said the project is now very different, and that the City deserves an explanation. He said that in previously obtaining the MR7 rezone, they were going to do a 55-plus community and explained the previous plan that went along with that. He said when they got further into the planning with their engineers and City staff, as well as the neighboring property owner; they ran into issues, including the footprint for this project being inadequate. He said they also learned during conversations with the City, that they were going to have to put down more asphalt on that west road than what they thought they had originally agreed to with the City. He commented further, including that they are not just interested in more density, but want to develop communities that people will invest in and enjoy. He said because of the asphalt issue and as well as other issues that arose, they ended up having to “scrap” the project. He said that Ironwood ended up meeting

121 with a new engineer who suggested a very different plan, which he further explained, and which
122 included townhomes instead of twin-homes.

123 He said if the City feels that this concept is not appropriate; or if they feel that the only MR7
124 project that will work here is a 55-and-over project, “we will walk”, and commented further.

125 Mayor Berentzen asked if Craig met with the area property owners, as the Planning Commission
126 suggested, which Craig said he had and explained further. He said he made the offer twice to
127 meet with them, but that the meeting did not take place, but that the offer still stands. He also
128 said he feels there is a difference however, between “community input and vigilante land-
129 planning”, and said he thinks they’re “on that line”.

130 Per a question from Mayor Berentzen about the price of the units, Craig said that the townhomes
131 will sell for approximately just under \$200K but that the price for other units is yet to be
132 determined. He addressed other questions from the council including parking, which he said
133 includes more than the City’s ordinance requires.

134 Craig commented further and said they have no intention of this being a “bait and switch” and
135 said they do *not* do business that way. He said if the City will only accept a 55-and-over
136 community, they will accept that. He also asked that the public comments be constructive and
137 not personal attacks.

138

139 *Mayor Berentzen opened the public hearing at 7:07 p.m.*

140

141 Clark Puffer said he has been a resident of North Logan City for over 30 years, and said that part
142 of his objection to the council is with process and procedure, as well as plan. He discussed his
143 experience on city councils and planning commissions in various cities. He said in his attendance
144 to North Logan City’s Planning Commission meetings, he found courtesy, but a resistance to
145 input. He said that he was essentially told that there is “another time” for him to give comments;
146 that they’re “really interested in the builders’ input about how we might change things, modify
147 things, or how the City Council might modify things in zoning so that we can have a development
148 there”. He said a public hearing is then held; but it does not give a lot of time for input for the
149 various, larger issues. He said the developer then continues to meet with the “Planning Director”
150 and the Planning Commission and get approval for a plan; and then modify that several times,
151 each time with something they hope will pass; or asking the City Council to modify the zoning so
152 that he might come back with some other plans of modifying that situation. He said the plan then
153 comes to the City Council, and it deals with the situation of density in an area with a hospital,
154 various facilities, Leisure Villas, other developments, and a lot of density. He said when he first
155 came to this City years ago, the City Council was creating master plans that did not have “all
156 density in one specific area”. He said that creates problems for the community, as well as “down
157 the road” for North Logan City. He asked whether “a plan should even be looked at of any sort in
158 regard to that kind of situation”. He said with very little input, or none, at the Planning
159 Commission; very little input at the Public Hearing; the City Council then modified the zoning so
160 “they the developers” could come back with more and more, different plans until one passes, and
161 overlooks the major issue of density. He repeated his objections and thanked the council for their
162 time.

163

164 Doug Tingey said he liked the comments that Mr. Puffer brought up. He said in the Planning
165 Commission meeting several weeks ago, the developer was challenged to reach out to the area
166 residents, but said he had to make that call himself. He said the names of the citizens in this
167 area’s districts should have been given to the developer in order for him to reach out to those
168 residents, which he said was not done. He referred to the comment made by Craig about their
169 development being accused of doing a “bait and switch”, and discussed some of the history of
170 their development and the changes that were made to their development after the first
171 presentation because, Doug said, the City Council rejected the plan and the public opposed the
172 density, [so] the developer was asking for in a zoning change. He continued explaining the
173 changes made to the plan, including making this community 55-and-over, which he said surprised
174 the residents. Doug said that prior to the public hearings for the zoning change, Craig
175 “personally” gave Doug his word that he would not “change his mind” on the 55-and-over
176 community. Doug said that Craig lead the Planning Commission and City Council to believe that
177 the MR7 zoning change was contingent upon the 55-and-over concept and the City therefore
178 granted it to him. Doug said that now Ironwood wants to change, and that that “this has all the
179 earmarks of a bait and switch”. He said he feels bad because he “took his word for it” and spoke
180 at the meetings essentially as a spokesman for the residents and gave his approval of this based

181 on this “contingency”, and had to go back and explain that he had given in to that density as a
182 compromise and commented further. He said because it has changed, he wanted to refer back
183 to the 110-signature petition that he submitted last year of residents who were in opposition to
184 this development and explained further. He explained that this density is not what any of the area
185 residents want. He said if there was a request for this kind of density up on the hill, it would never
186 pass; and asked why they would ask it to pass in his neighborhood. He said there are other
187 issues, including the “half-road” concept. He said he wanted to challenge each of the City
188 Council members to drive down the road, which he pointed out on the projected map of the site,
189 and further discussed the various problems there, including that the road is not wide enough to
190 get two cars through, or large trucks. He also discussed some of the required design elements
191 that were going in with the 55-and-over concept plan, that are not included in this plan. He
192 repeated his comments, and reminded the council that Craig said he would “walk away” from this
193 if the City Council does not accept this; and said that voting “no” on this is what the residents
194 wanted the City Council and Planning Commission to do [originally] and said that is what he is
195 proposing tonight.

196
197 Debbie Murray read aloud her comments from a memo of which she presented a copy to staff;
198 including stating that it is “appalling how poorly planned this City is”. She said we have
199 incomplete roads; a myriad of houses on the hill with only one egress; and, houses that have
200 been allowed to be built on City roads. She said our City has a history of inferior planning; and
201 that “it has only been in the last few months that this council, along with the Planning
202 Commission, has displayed the desire to stop this incompetence, and start looking toward fixing
203 the chaos”. She said if the City Council approves this concept, we will be repeating our “historical
204 mistakes”. She used a projected map of the area which she said showed lots on 2400 North that
205 were supposed to be there in order to buffer Pioneer Valley Lodge from the neighboring
206 residences, and also said that originally, 300 East was not supposed to be blocked off. She
207 further discussed the plans that were supposed to originally be done for this surrounding area.
208 She continued that she did not think that this property could be used for denser population, per
209 the City code, due to the nature of its original subdivision plat, and commented further, including
210 stating North Logan City code. She also said that Ray Wilhelm’s property does not have an
211 easement for the west side of 300 East, and said due to the required width of the road, it meets
212 the definition of a flag lot, and continued further, stating code and why she thought this proposed
213 plan did not meet the requirements. She also said that subsequent City Councils do not uphold
214 agreements made by previous City Councils and said the citizens have been begging the City to
215 stop this “problematic action”, and commented further, including the traffic issues incurred by
216 trying to turn 300 East into a “collector road”. She continued reading her comments. She
217 concluded by asking that the council be one which “solves problems, not creates them”.

218
219 Chris Daines said he echoed the comments that have been made. He discussed the corner of
220 300 East and 2400 North and said it is not designed to take the traffic and commented further,
221 including that that road cannot be redesigned to make it work.

222
223 Neil Murray said the City is in a predicament because there is a flag lot in this location, that he
224 said per City code states that only single-family, detached units can go there; and further
225 commented that the City needs to look at our MR7 zoning and determine if that is the direction
226 the City really wants to take, and commented further. He said the residents urge the City not to
227 create problems for the neighborhood that future councils have to resolve

228
229 *As there were no further public comments, Mayor Berentzen closed the public hearing at 7:41*
230 *p.m.*

231
232 Mayor Berentzen discussed other potential situations with the developer and whether single-
233 family homes might be profitable, which the developer addressed.

234 Nancy Potter said that if Craig said that the property owner to the west [Ray Wilhelm] was
235 agreeable to this, she would like to see that in writing that he is okay with it, and willing, before
236 the council agrees to this. She commented that as a council, they have found that if they don’t
237 get things in writing, there can be issues in the future. Craig asked her to clarify “okay with this”
238 and what that meant. Nancy said that Craig stated that Mr. Wilhelm was “okay with this”. Craig
239 said he wanted to clarify that. He said that they spoke with Mr. Wilhelm specifically about how he
240 gets irrigation water and wanted to make sure that they understood that so that they didn’t “mess
241 it up”, and further explained what they looked at where his pipes and inlets were, and said they

242 made sure to “incorporate that into their plan”. He said he didn’t ask Mr. Wilhelm if he was okay
243 with the development; he said he told Mr. Wilhelm what they were planning on doing and asked
244 him where his irrigation system was so that they made sure not to “mess with that”; and said Mr.
245 Wilhelm was very “amenable” to showing him that. Nancy said she would like that submitted in
246 writing, which Craig agreed with.

247 Damon Cann said a common theme he is hearing from the comments is the concern about 300
248 East; and said that is something that could be discussed with the developer in order to improve
249 that situation, and commented further, including that this development could make a problem “get
250 better”, rather than the common thought that developments have negative impacts on
251 neighborhoods, and commented further. He discussed the other issue of density and confirmed
252 with the developer that this development actually has fewer units than previously proposed.
253 Damon asked, if the neighbors in the area are content with the “compromised plan”, why we
254 would be concerned about density now, with a proposal that is less dense than the previous plan.

255 Mayor Berentzen said it is likely because of the change in the development type, as it was
256 previously planned as a 55-and-over community and commented further.

257 John Bailey said if that is the case, then it should not be based on a density issue.

258 They discussed this further.

259

260 Chris Daines stated that while he appreciates Doug Tingey’s efforts, Mr. Tingey is not there as his
261 personal representative and is not there to speak for him in any kind of formal way. He said
262 assuming that Doug Tingey is “okay with things”, that does not necessarily mean that *he* is. He
263 also said the density for a 55-and-over [community] is different than the density for other projects.
264 He said most 55-and-over projects consist of two people per unit, maybe one, and don’t have little
265 kids; and that a development with 27 lots of 55-and-over, versus a community with 27 lots with no
266 age restrictions is going to create a very different density.

267

268 Mayor Berentzen said he thinks there needs to be some clarification made between North Logan
269 City’s zoning and the ordinance, and make sure that is clear before the council makes a
270 recommendation on this. He also suggested, again, that the developer meet with the residents
271 on site, and potentially still come up with a development that includes some of these issues being
272 resolved, and then come back to the council; and asked the developer if he would be willing to do
273 that.

274 Craig said he would, but that it would need to be productive and constructive, and commented
275 further. He discussed some of the issues he’s had in meeting with people.

276 The discussion continued, briefly.

277 Mayor Berentzen reiterated that he would recommend that the developer meet with the residents,
278 and that the council wait to do anything until that takes place.

279 Craig discussed further items, including Mrs. Murray’s comment that this meets the definition of a
280 flag lot, which he said is a “ridiculous notion”. Jeff Jorgensen agreed and further explained.

281 Craig agreed with the existing issues for 300 East and commented further.

282 The discussion continued.

283 Clark Puffer discussed not putting density in one area of a city or county, and the problems with
284 doing so.

285 Mayor Berentzen referred to a comment made that the City has only been “addressing this” for a
286 short time, which he said is so far from true; and said that the density potential was much greater
287 some years ago, and that the council has been very careful, as well as diligent in trying address
288 this appropriately.

289 John Bailey referred to Craig Winder’s question about whether the City Council would only be
290 interested in a 55-and-over project, and asked whether they should give him some direction in
291 that regard.

292 This was further discussed.

293

294 *Damon Cann made a motion to table the item for this meeting, with encouragement to the*
295 *developers and neighbors to continue working on a compromise; to encourage people to think*
296 *about what could happen if this proposal gets denied and what could potentially get developed*
297 *there, which could potentially be even more negatively impactful; and, to include the letter from*
298 *the property owner to the west, Ray Wilhelm, as discussed. Nancy Potter seconded the motion.*
299 *A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*

300 *Anderson and Damon Cann voting in favor.*

301

302 Consider resolutions adopting the FY2018 Budget and a final revision to the FY2017 Budget.
303 Also consider a resolution directing the transfer of any General Fund unrestricted fund balance
304 exceeding 10% in FY2017 to be transferred to the Capital Improvement Fund as part of the final
305 audit and closeout procedures for FY2017.

306 Mayor Berentzen discussed some of the documentation and summary that Jeff Jorgensen sent to
307 the council on this to answer questions ahead of the meeting. He further discussed two items he
308 recommended changes on, which include a \$60K capital contribution which needs to go in; as
309 well as two items relating to worker's compensation as well as insurance in the police department
310 budget, which he explained further. He recommended that everything else would stand as
311 proposed.

312 John Bailey said he supported Mayor Berentzen's recommendations.

313 The council further discussed Mayor Berentzen's recommendations. There was discussion about
314 decreasing the funds going back into the police budget from \$16K to \$9K, in order to better
315 contain costs.

316 John referred to North Logan City having its own police force, and discussed the budgeting
317 management we've had to do because of that; and discussed the potential for either contracting
318 out or raising taxes to meet those needs, and commented further.

319 The discussion continued.

320 Jeff discussed some of the items that were cut back, as well as available funds; and where the
321 funds should be in the future according to projected growth, which Jeff said is conservative.

322

323 *Damon Cann made a motion to approve resolutions 17-07 (FY2017 Budget), 17-08 (FY2018*
324 *Budget) and 17-08A (directing the transfer of any General Fund unrestricted fund balance*
325 *exceeding 10% in FY2017), contingent upon having future City Council guidance on the*
326 *allocations of raises; and incorporating the \$9K to cover Worker's Compensation in the Police*
327 *Department budget, as well as the \$60K edit to the Fire Department budget. Nancy Potter*
328 *seconded the motion.*

329

330 Per a question from Mayor Berentzen, Jeff said that the Police Agency will need to do a budget
331 revision that comes in line with this. Mayor Berentzen discussed his meetings with Hyde Park
332 City and said that Hyde Park's intention is to also adjust their budget for the Police Department
333 according to what we do here, which he said Chief Hawkes could discuss with the Mayor of Hyde
334 Park further, if necessary.

335

336 *A vote was called and the motion passed unanimously with Roger Anderson, Damon Cann, John*
337 *Bailey and Nancy Potter voting in favor.*

338

339 Jeff also referred to the Police Agency agreement in relation to the division of costs within the
340 Police Agency budget, specifically between North Logan City and Hyde Park; and said that needs
341 to be reviewed to see if any revisions need to be made. He further explained various related
342 items.

343

344 Consider an ordinance to adopt a proposed rezone and a change to the zoning map for lots
345 within the Second East Commercial Park Subdivision located at approximately 1700 N 270 E in
346 North Logan, Utah. The area is currently zoned Community Commercial (CC) and is proposed to
347 be rezoned as Mixed Use - General (MXG) Zone. Also being considered is the concept plan for
348 the development of the area which includes a commercial development in the lot fronting 200
349 East, plus the east part of the subdivision having 42 residential units of townhomes and
350 associated open spaces.

351 Mayor Berentzen introduced the item and asked Jake Thompson to address the item with the
352 council.

353 Jake discussed the previous presentation and concepts on this; and explained the changes made
354 creating the current concept plan, which includes commercial as well as residential. He said the
355 property owner has not had any interest from anyone wanting to develop this piece; and further
356 detailed their intentions for this site, and explained how they felt that their project could benefit the
357 area and North Logan City. He also said that this current draft of the concept has less units than
358 the previous concepts. He said they have met with the Planning Commission twice, as well as

359 holding a public hearing, and have received positive comments on it. Per a question from Mayor
360 Berentzen, Jake confirmed that there is a potential commercial tenant, under contract, who is
361 willing to close on this depending on what happens at this meeting.

362 Roger Anderson expressed his support of this. The discussion with the council continued; and
363 some of the council expressed their continued concerns about having higher density in this area.

364 Damon Cann explained his concerns and said he is not ready to vote in favor of this.

365 Mayor Berentzen referred to his conversation with Kristen Anderson, and explained her concerns
366 on this, particularly her desire to have this be and look like a quality development, and
367 commented further. Mayor Berentzen also discussed his concern about having more
368 commercial, when there are already so many commercial spaces in North Logan which are not
369 occupied. He expressed his support of this project, and said he likes the fact that this developer
370 has a potential commercial tenant already in place, and commented further. He also discussed
371 the fact that the nature of this project would actually bring in more sales tax than simply a
372 commercial project. He said he also agrees, however, with some of the concerns raised which he
373 further discussed, including some of the problems which exist in this area that he said really have
374 nothing to do with high density, but rather the type and quality of what is being attracted to this
375 area, including in relation to police and fire calls, and the costs associated with managing some of
376 these issues.

377 John Bailey explained his comments on this and said he tends to be in favor of this.

378 Don Fisher gave his comments on this and the benefit he felt this development would be to the
379 City.

380 Jeff Jorgensen reminded the council that what is being considered tonight is a rezone, as well as
381 the concept plan for this; knowing that the next step is the development plan, where some of
382 these details would then be worked out. He also commented that the density for this area would
383 be set by the rezone.

384 Mayor Berentzen discussed his concerns with what could be developed in this area, if the council
385 decides not to go forward with the rezone.

386 The discussion continued. Jake commented on this being a unique opportunity to do something
387 on a piece of property that has sat without any activity for many years, and which development of
388 could positively affect the surrounding area.

389

390 *Roger Anderson made a motion to approve this rezone and concept plan as presented. John*
391 *Bailey seconded the motion. A vote was called and the motion passed with Roger Anderson,*
392 *John Bailey and Nancy Potter voting in favor and Damon Cann voting against.*

393

394 Consider a resolution making changes to the city's personnel policy. Being changed is allowing
395 for employees to use the value of unused sick leave to fund a retiree health reimbursement
396 account in lieu of funding continued health insurance.

397 Mayor Lloyd Berentzen introduced the item and explained the reasons for doing this, including
398 not wanting to be tied to something so long term; as well as potentially doing an HRA, and
399 managing some retirement items for outgoing City Administrator Jeff Jorgensen, and explained
400 further. Mayor Berentzen said he wants the City Council's consideration on this, and briefly
401 discussed the potential cost, which is approximately \$40K.

402 Jeff Jorgensen explained the situation further and how it could potentially be managed, as well as
403 the outcome for various options, and that this would work for other employees as well, whose
404 retirements are forthcoming.

405 Mayor Berentzen said there is an underlying issue that the council needs to review at some point
406 soon, which he said relates to the high cost of this benefit, and discussed the potential for putting
407 a cap on it. He said the council should review this in the near future as a separate issue and
408 explained further.

409 The council continued to discuss various related items. Mayor Berentzen also mentioned that
410 this is *not* a cost to the City, but is something that is already "owed" and are just looking for
411 another avenue to do this administrative allocation.

412

413 *John Bailey made a motion to approve this resolution 17-09 as discussed. Nancy Potter*
414 *seconded the motion. A vote was called and the motion passed unanimously with Roger*
415 *Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

416

417 Alan Luce further explained the situation briefly; and said in moving forward, staff will be bringing
418 other employee benefit items to the City Council for review that staff has been looking in to, which
419 he explained further.

420

421 Consider approval of a proposed Interlocal Agreement for Dispatch Services between North
422 Logan City and Logan City.

423 Jeff Jorgensen introduced the item and said this simply renews an ongoing agreement with
424 Logan City for dispatch services and explained further. He said there are no changes, and no
425 additional costs, and is just something that has to be done every five years.

426

427 *Damon Cann made a motion to approve this Interlocal Agreement. John Bailey seconded the*
428 *motion. A vote was called and the motion passed unanimously with Roger Anderson, Damon*
429 *Cann, John Bailey and Nancy Potter voting in favor.*

430

431 Consider approval of three individuals to serve as members of a Land-Use Appeal Authority
432 Board and the appointment of a Parking Ticket Appeal Authority.

433 Jeff Jorgensen explained that Mark Hancey has been serving as the City's Appeal Authority,
434 which he can no longer be, as he is now North Logan's City Attorney; and Jeff said they are now
435 recommending having a three-member board as the Appeal Authority, rather than an individual,
436 and explained further. He said Mayor is recommending the three individuals presented: Glen
437 Hansen, Brett Robinson and said he [Jeff Jorgensen] would be interested in serving, as well. He
438 explained further how it would work, and how infrequently this board would need to deal with a
439 situation. Jeff also explained that Van Johnson served as North Logan City's Judge for parking
440 violations [before he recently passed away]. He said that position only sees a couple of items per
441 year, and further explained what this position entails. He said Lynn Malmberg has agreed to
442 serve in this position.

443 Various items were further discussed, briefly, and Jeff answered questions from the council.

444 Chris Daines said he was on the Smithfield Board of Adjustments and explained his work further
445 with that and said he would be interested. Jeff said this will handle variances, as well. Chris said
446 he would be willing to serve, and has worked in a similar capacity since 1981, and explained
447 further.

448 Mayor Berentzen asked Chris to consider serving on the Planning Commission as an alternate.

449

450 *Damon Cann made a motion to approve the names for the Appeal Authority Board, as well as for*
451 *the Judge handling moving violation appeals. Roger Anderson seconded the motion. A vote was*
452 *called and the motion passed unanimously with Roger Anderson, Damon Cann, John Bailey and*
453 *Nancy Potter voting in favor.*

454

455 **City Council Work Session Items**

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

457 Mayor Berentzen recommended four names for the Library Board: Cheryl Fullmer, Christie
458 Hansen, Jenny Lyman and Charlotte Brennand, for the City Council's consideration. He
459 commented on the background of some of these individuals, briefly. He also said that the Library
460 Board Chair position will change on July 1, 2017; and will change from Nan Isaacson to Alice
461 Lucherini. John Bailey commented on this briefly.

462

463 *John Bailey made a motion to approve the four names for the Library Board members, per Mayor*
464 *Berentzen's recommendation. Nancy Potter seconded the motion. A vote was called and the*
465 *motion passed unanimously with Roger Anderson, Damon Cann, John Bailey and Nancy Potter*
466 *voting in favor.*

467

468 Mayor Berentzen referred to the NPIC Board and said he learned that North Logan City has two
469 seats on that; which board he said helps with the direction of the Eccles Ice Arena, and explained
470 further. He asked if one of the City Council members would be interested in serving on that, per
471 the board's request. Nancy Potter agreed to serve on this board.

472

473 *John Bailey made a motion to nominate Nancy Potter for the NPIC Board. Roger Anderson*
474 *seconded the motion. A vote was called and the motion passed unanimously with Roger*
475 *Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

476

477 Jon Keller thanked the City Council for their approval on the budget adjustment. He also
478 mentioned that he understands that he did not get the two full-time people he wanted for his
479 department, and understands that the money is not there to do so. However, he said he wanted
480 the City Council to continue to discuss this, because the need is still there, and his department is
481 only as good “as it is funded”, and further reiterated the needs of his department and the lack of
482 necessary staff. He said he was not happy this got cut and said this is still a major concern; and
483 said he is really worried and commented further.

484 John Bailey concurred with this and said he has the same concerns. Mayor Berentzen
485 commented on this as well, and further discussed the large number of calls received by the Fire
486 Department every day that they have to deal with, and what their needs are.

487
488 Karen Jewkes commented on the budget and said she wanted to reassure the public and the City
489 Council that Chief Jon Keller and Chief Kim Hawkes are very responsible with the funds allotted
490 to them by the City Council for their respective departments, and commented further.

491
492 Alan Luce discussed the need for goals from the City Council, and explained the process further,
493 using a projected document outlining it. The council discussed this. Damon discussed this
494 further and explained how he thought it would work well having goals set to match the budgeting
495 process. John Bailey said he agreed with Damon and commented further. Nancy also agreed
496 and commented on the importance of having the list of goals.

497
498 Discuss potential concerns relating to proposed subdivisions adjacent to North Logan City in
499 Logan and Hyde Park.

500 Alan Luce used a projected map to discuss a situation with a potential subdivision development
501 off of 3100 North and the potential related annexation; and the associated service issues,
502 including for water and sewer, and how to possibly manage running the lines to handle both.

503 Mayor Berentzen asked what the issue would be of moving forward with the agreement between
504 the two cities and explained further how to manage this. Mayor Berentzen recommended doing
505 the annexation first, and then have the developer come after that and work with the two cities
506 separately, and explained further.

507 The discussion on this continued, and Alan and Jeff Jorgensen explained various items, as well
508 as addressed questions from the council on this.

509 Jeff commented that the developer essentially wants some assurance that what they generally
510 have planned is going to work, particularly for utilities.

511 They continued to discuss various items.

512

513 Alan discussed a piece of property adjacent to Foothill Mart on 1400 North, which is located in
514 Logan City, and used a project map of the site to orient those in attendance to the site and further
515 explain the situation. Mayor Berentzen mentioned that there is a lot of controversy with this
516 project. Alan explained that a developer is interested in doing a townhome complex, but
517 explained that the way the land is situated; they cannot develop it without discharging their sewer
518 into North Logan City, or else they would have to try to do it differently, at great expense.

519 The council discussed various, related details further, and Mayor Berentzen said he would like to
520 “stay as far away from this” as possible.

521 Jeff Jorgensen said he thinks the position of the City should be that we can help with “one or two
522 units” once in a while, but not a whole complex.

523 The discussion continued.

524

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

527 *Damon Cann made a motion to close the meeting and move into Executive (Closed) Session for*
528 *the purpose of discussing litigation, potential real estate acquisitions and personnel issues.*

529 *Nancy Potter seconded the motion. A vote was called and the motion passed unanimously with*
530 *Nancy Potter, John Bailey, Roger Anderson and Damon Cann voting in favor. This occurred at*
531 *9:24 p.m.*

532

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

534

535 *Nancy Potter made a motion to open the meeting and move out of Executive Session and return*

536 *to the regular City Council meeting. John Bailey seconded the motion. A vote was called and the*
537 *motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson and Damon Cann*
538 *voting in favor. This occurred at 10:55 p.m.*

539

540 City Administrator Appointment

541 *Nancy Potter made a motion to appoint Alan Luce as North Logan City's new City Administrator.*
542 *John Bailey seconded the motion. A vote was called and the motion passed unanimously with*
543 *Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

544

545

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

549

550 The meeting adjourned at: 10:56 p.m.

551

552

553 Approved by City Council: October 18, 2017

554

555 Transcribed by Marie Wilhelm

556

557 Recorded by

558

Scott Bennett/City Recorder

559

560