

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, November 1, 2016 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Olsen conducting.

Councilmember's present at the beginning of the meeting: Chairman Herm Olsen, Vice Chairman Holly Daines, Councilmember Tom Jensen, Councilmember S. Eugene Needham and Councilmember Jeannie F. Simmonds. Administration present: Mayor H. Craig Petersen, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris.

Chairman Olsen welcomed those present. There were approximately 15 citizens in the audience at the beginning of the meeting.

OPENING CEREMONY:

Derek Salisbury offered the opening thought, prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from October 4, 2016 and October 18, 2016 were reviewed and approved with no changes.

ACTION. Motion by Vice Chairman Daines seconded by Councilmember Jensen to **approve the October 4, 2016 and October 18, 2016 minutes as presented and approve tonight's agenda.** Motion carried unanimously.

Meeting Agenda. Chairman Olsen announced there are three public hearings scheduled for tonight's Council meeting.

Meeting Schedule. Chairman Olsen announced that regular Council meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, November 15, 2016.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chairman Olsen opened the meeting to questions and comments for Mayor Petersen and the Municipal Council.

Logan resident Bronwyn O'Hara addressed the Council. She is here in behalf of Logan resident Clair Hammond who wanted to express her appreciation for the improved sidewalks in the area of 200 East and the dugway. She also appreciates the sidewalks on 100 and 200 South. Ms. O'Hara expressed her appreciation for the City Hall plaza area and the care taken with the plants and flowers.

Logan resident Markus Peterson addressed the Council. He stated that he recently hit two deer on two separate occasions in the Logan area. He expressed his concern and asked the

Mayor and Council to please do something about the deer and he feels this is a real problem in Logan.

Councilmember Simmonds responded that the City is in the process of doing a deer survey and from that survey will make a determination on what will be done about the deer.

Mayor Petersen indicated that Mr. Peterson called him this past week and he asked Mr. Peterson to attend tonight's meeting and express his concerns about the deer.

Logan resident Derek Sudweeks addressed the Council. He is a nurse at Logan Regional Hospital and expressed his concern about air pollution and how it affects the health of pregnant women. He asked the Council to consider ways to improve air quality to help the health issues of everyone.

There were no further questions or comments for the Mayor or Council.

MAYOR/STAFF REPORTS:

Updates on Projects/Issues – Mayor Petersen

Mayor Petersen addressed the Council on the following projects and issues:

1. Current Construction Projects
 - a. The bulb-out reconstruction and the paving of 100 North at Main Street are completed.
 - b. Construction will be finished by November 15 on the road projects at 800 West from 600 to 750 North, 350 South from 1000 West to 1350 West and 1800 South and 1300 West.
2. Results of the Urban Deer Survey should be available by mid-November.

Vice Chairman Daines added that the deer survey is a required step with the Division of Wildlife Resources before the City can move to make any changes regarding the deer.

3. Mayor Petersen referred the Council to a list and status of major City 2016 projects, some of which extend into 2017. He asked the Council to contact him directly if they have questions about these projects or the schedule.

PROJECTS/ACTIVITIES TO BE COMPLETED IN 2016

<u>PROJECT</u>	<u>EXPECTED COMPLETION DATE</u>
New Insurance Provider	Done
New Website	Done
Sesquicentennial Events	Done
Urban Deer Management Policy	December
Storytelling Festival	Done
City Block RFP	Done

Baugh Block Development Proposal	????
Revenue Generation from City Property Sales	Ongoing
Location for New Library	December
Plan for Use of RDA Fund Balances	Ongoing
Logan River Conservation Action Plan	Done
800 West Extension	November
Steep Dugway Sidewalk	Done
600 E and 500 N Roundabout Design	February, 2017
Sidewalks	
South Main	Spring 2017
300 S—100 W to 300W	Spring 2017
1800 S and 1300 W	November
Cemetery Roads	Done
Cemetery Entrance	Done
Highline Trail	Done
Boulevard Trail	Done
Trapper Park Trail(s)	1000 W done. 1800 W November
Canyon Connector Trail Design	????
Canyon Road Trail	
Open East end to Canyon Road Park	Done
700 E Trailhead	????
Pickleball Complex	June 1, 2017
Countryside Village Park Project	Partial—remainder June 2017
Merlin Olsen Park Project	????
3 rd Dam and Hydro Generators Renovation	September 2017 (Start)
Light and Power Building	Done
100 N and Center Street Lights	Done
400 N Lights	Done
Sub Station 6	????
200 East RFP	November
Deer Pen Area Sub-Division	Done ????
Active Recreation Signage (Phase II)	November
Wayfinding Signs (Phase II)	Done
Downtown Planters	Done
Licenses and Permits Website	Done
Hillcrest Plan	Done
Urban Forest Plan	December
Woodruff Neighborhood Plan	Develop in 2016; Approval in 2017
Landfill Road Construction	Done
Landfill Cell Construction	Done
Wastewater Rate Study	Underway--December

Wastewater Facility Design	Underway—March 2017
Rural Recycling Pilot Study	Done
Riverside Drive Curb/Trees/Railing	Done
Community Gardens	Done
311	Don

Mayor Petersen introduced Jackson Kent who attended tonight’s Council meeting and is working toward a scouting merit badge.

Councilmember Needham agreed there is a deer problem and would like to see something done.

Board Reappointment (Planning Commission) – Mayor Petersen

Mayor Petersen asked for ratification of the reappointment of Russ Price to serve on the Planning Commission which is a four year term.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to approve ratification of Russ Price as presented. Motion carried unanimously.

COUNCIL BUSINESS:

2016 Comprehensive Annual Financial Report (CAFR) – Richard Anderson, Finance Director and Independent Auditors Hansen, Bradshaw, Malmrose & Erickson

Finance Director Richard Anderson addressed the Council regarding the 2016 Comprehensive Annual Financial Report (CAFR). He stated that the financial reports are posted on the Logan City Website and hard copies are available at the Logan Library and in the Finance office. He referred to pages 13-19 of the report, titled Management’s Discussion and Analysis which gives a narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2016. He also referred to pages 24-26 which reviews the Governmental Funds of the City and is primarily funded by taxes and fees; this also includes the General Fund. He said the General Fund overall, is in a very strong position. We are maintaining our reserves at approximately 18% which is the Council’s goal. The other funds of the City have adequate reserves as well as the other governmental reserves.

Mr. Anderson referred to pages 28-32 which lists the Enterprise Funds. Again, Logan City is in a strong position in these funds. The Sewer Treatment Fund continues to prepare by building reserves for the mechanical treatment plant which, is a 100 million dollar project. We have financing available for 70 million dollars and on hand we have resources of 26 million dollars. We might have to raise other resources as well, but he feels we are in a good position as we proceed with this project. The Light & Power Fund has adequate reserves for the Third Dam Project which, will happen during the next fiscal year. He feels we have good reserves because we have exercised discipline in how we approach projects.

Chairman Olsen asked regarding the Sewer Treatment Fund at a cost of approximately 26 million dollars. How far do we anticipate that being spent down during the construction of the new treatment plant.

Mr. Anderson responded that we have to maintain a certain amount in reserves and that number is somewhere between 10-15 million dollars and we won't drop below that amount because we need a contingency.

Mayor Petersen added that we have also considered the option of raising rates before the plant becomes operational, which would generate additional reserves and would have the impact of reducing the amount of money we would need. Construction will not begin until the end of 2017.

Mr. Anderson explained the money we have secured at this time is ours and we have closed on those bonds. In the event that we don't draw the money down, the loan would pay itself off. We have at least three fiscal years before we have to start paying interest and principle on this loan.

Mayor Petersen said there have been a few delays with the start of the project and it has to do with the stability of the soil at the site and finding ways either to look for another site, which he doesn't think we will do. We are also looking for technology or ways to have a smaller, lighter footprint that doesn't have quite the impact on the soil.

Vice Chairman Simmonds requested that an update regarding the project be made in a future Council meeting.

City Attorney Kymber Housley said Environmental Director Issa Hamud still needs to meet with representatives from the State and then we can come back to the Council when there is meaningful information to share.

Mayor Petersen added that he can't give the Council a definitive answer but there are two other options that we are considering regarding the treatment plant location. He stated that Nibley and Providence are still waiting for the rate study which will be completed this December. That study will be the determining factor on whether those two cities will participate or not.

Councilmember Jensen said he has heard the number of 110 million dollars for a number of years but construction has been escalating considerably. He asked if we are considering this in our estimate of the project.

Mr. Anderson responded a contingency was built in and we might be taking from that contingency but we are still working out the details and is still an estimate of 110 million dollars.

Ed Erickson from Hansen, Bradshaw, Malmrose and Erickson addressed the Council regarding the financial report. He said Logan City is one of the financially best managed cities that he works with as an auditor.

Aaron Hixon from Hansen, Bradshaw, Malmrose and Erickson addressed the Council. He stated that the auditors met extensively with the Audit Committee and gave an overview of their opinion. He referred to Page 11 which states, *In our opinion, the financial statements referred to present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Logan, Utah, as of June 30, 2016, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.*

Mr. Hixon stated that the internal controls of the City of Logan are in place and management of the City of Logan values these policies and procedures. He gave his commendation to those involved in the excellent financial report given to the City of Logan and expressed his thanks in working with Finance Director Richard Anderson and his staff.

ACTION ITEMS:

PUBLIC HEARING - Rezone – Consideration of a proposed rezone Logan City/Bernston LLC, authorized agent/owner, requests a rezone of 3.42 acres North of 1400 North and East of 1200 East from Commercial (COM) to Mixed Residential (MR-9); TIN 05-011-0006 – Ordinance 16-34

At the October 18, 2016 Council meeting, Community Development Senior Planner, Russ Holly, reported the Planning Commission approved this rezone on October 15, 2016 with a vote of 5-0. The intent is to develop townhomes at nine units per acre. The site is triangular in shape and has no structures on it. It has a gas station/convenience store and car wash directly adjacent to the property and slopes from east to west. Logan City boundary runs just north of the property. This is the current zoning in the area. Mr. Holly explained why previous zoning of this property would not be good for the area and why the MR-9 zone is much more compatible with the general neighborhood character. He noted the Planning Commission recommended approval of the rezone to the Council.

Chairman Olsen opened the meeting to a public hearing.

North Logan resident Russell Goodwin addressed the Council and read a prepared statement. He is concerned about the proposed rezone and the impact it could have on Cronquist Springs which is in the area. He feels if the development in the gravel pit area can't successfully be done without destroying Cronquist Spring then the Council should find other land.

There were no further comments and Chairman Olsen closed the public hearing.

Councilmember Simmonds asked if Cronquist Springs is located in North Logan or Logan.

Planner Russ Holley responded that Cronquist Springs is located on the proposed property in the Northwest corner of the property directly North of Kelly's Convenience/Gas station in Logan City. The Springs are owned by the property owner.

Chairman Olsen stated that Mr. Goodwin makes some excellent points but Logan City does not own this property or Cronquist Springs. He said the developer of this area will have to work around the Springs and possibly explore utilizing the Springs in a way that will enhance the development.

Councilmember Simmonds said we are putting a lot of density in this area and there will be a lot of vehicles with no place to walk to from this area and there are no bike lanes. Once this area is completely built she is concerned there won't be any open space.

Mr. Housley said the proposed ordinance is only for the zoning and not development of the project. This is actually a down zone from what it's zoned now. There is nothing the Council will do tonight that will impact the water or other issues that are being discussed.

Councilmember Jensen asked will the development of the gravel pit destroy Cronquist Springs.

Mr. Housley responded that he doesn't know of any plans to use the Springs for the gravel pit development project. The developer will be required to dedicate sufficient water rights to sustain the development but at this time he doesn't know what water rights those will be. There is nothing mandating that the Springs be utilized or destroyed as part of the gravel pit development.

Mayor Petersen said once we leave the single family zones, this particular zone is one of the most restrictive zones in terms of what can be done.

Mr. Holley responded that is correct in terms of density, height restrictions and uses. This is a small step up from the single family zone.

Councilmember Jensen said he does not feel this is a very good location for a park.

Vice Chairman Daines said she is in favor of the rezone. She feels it protects the neighborhood and considering the discussion that we've had with the 1200 East 1400 North development property; this is a good move to make in terms of trying to keep this new neighborhood in line with the existing neighborhood.

Vice Chairman Daines suggested that the letter read by Mr. Goodwin be sent to the developer of the gravel pit so he is aware of the concerns.

Chairman Olsen indicated the rezone and Cronquist Spring is very close to his own home and he has looked long and hard at the gravel pit proposal. He shares the concerns of Councilmember Simmonds and there will be a lot of people added to this area. From the original proposal, this rezone is substantially lower and less impactful to the neighboring residential community than it originally was and is an improvement.

ACTION. Motion by Vice Chairman Daines seconded by Councilmember Jensen to **adopt Ordinance 16-34** as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of a proposed ordinance adopting the Quayle Meadows Community Reinvestment Project Area Plan – Ordinance 16-36

City Attorney Kymber Housley explained the process of the Quayle Meadows Community Reinvestment Project Area Plan. He stated that the way the proposed ordinance is worded it requires that the Council adopt it by resolution as a Redevelopment Agency and then the legislative body is required to adopt the ordinance which is before the Council at this time. It becomes effective upon publication and triggers a 30 day protest period as well.

Chairman Olsen opened the meeting to a public hearing.

North Logan resident Russell Goodwin addressed the Council and said he also has a concern about the Quayle Meadows Community and again his concern is water and asked the Council to consider the canals in this area.

Vice Chairman Daines responded that there is a nice park with open space planned and trails around the perimeter of this development as it has been proposed.

There were no further comments and Chairman Olsen closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to **adopt Ordinance 16-36** as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Consideration of a proposed resolution increasing certain Community Development Fees including the On-Street Winter Parking Permit Fee – Resolution 16-59 – Mike DeSimone

Community Development Director Mike DeSimone addressed the Council regarding proposed fee increases. He said the Council recently amended the On-Street Winter Parking Permit Program and determined that the current fee scheduled for the On-Street Winter Parking Permit Program is inadequate to adequately fund the administration and enforcement of the current program. He presented the following proposed fee schedule for the Council's consideration.

**Community Development Planning
Proposed Fee Schedule (2016)**

Planning Fees	Current	Proposed
Design Review Permit	\$330.00	
Track I (Administrative) Design Review Permit	\$250.00	
Track II (PC Process) Design Review Permit	\$350.00	
Conditional Use Permit	\$350.00	
Subdivision (Preliminary Plat)	\$300.00 + \$25.00/lot	
Subdivision (Final Plat)	\$200.00 + \$20.00/lot	
Zone Changes	\$400.00	
Code Amendment	\$400.00	
Comprehensive Plan Amendment	\$400.00	
Land Use Appeals Board	\$200.00	
Grandfathering	\$50.00	
On-street Winter Parking Permit	\$50.00	\$200.00
Fence Permit	No Charge	
Historic Preservation (COA)	\$200.00	
Permit Extension Request Fee	Amount same as original application fee	
Public Notice Fee (Assess on all actions requiring public hearing)	\$150.00	
Ordinance Violation Fines (Hearing)	\$300.00	

Mr. DeSimone said the proposed resolution is to increase the On-Street Winter Parking Permit from \$50 to \$200. The way the standards have changed, he predicts the number of permits will be about half what they have been in the past. Regarding the current revenue stream from last year when 224 permits were issued at \$50 each, the amount was a total revenue of \$11,200. If the Council implements the \$200 permit fee and 125 permits are purchased, the total would be potentially \$25,000. The idea is that the additional revenue will pay for additional enforcement action.

Councilmember Jensen said what he's heard from the discussion of the permits is that we want to better control this but he's also heard there are a number of hardship cases and increasing the amount from \$50 to \$200 is excessive in his opinion. He would prefer increasing the parking fees for those people who are violating the law and also have increased enforcement.

Mr. Housley explained that January 1, 2017 is the effective date of the ordinance the Council recently adopted. The reason its January 1, 2017 is to give a transition period to the current permit holders. Anyone that applies for a permit after January 1, 2017 will have to comply with the new ordinance. The policy on winter permits was never an

ordinance prior to this so the policy can be changed and it can be more restrictive. It's an administrative policy but the Council would approve in concept by resolution. The Council recently adopted an ordinance so that it couldn't "morph" into something different. We currently have no ordinance in place for On-Street Winter Parking Permits.

Councilmember Simmonds said it was her understanding that the Council adopted an ordinance at the last Council meeting that she understood was going into affect this winter season. Now she is hearing that it's not going into effect until January 1, 2017 while the permits are all issued between now and November 15. What she was trying to do when she voted for the ordinance was to address those hardship cases of the pre 1968 dwellings that were not required to have enough parking onsite at the time. Then, no parking for anything after 1968 was implemented because they were required to provide parking adequate to their location.

Mr. Housley said over the four meetings where this was discussed by the Council, one of the things the Council discussed was that it was too late in the season to implement this policy so we were going to give the current permit holders one year to make adjustments. The ordinance that was adopted by the Council stated it would be effective January 1, 2017. The Council can decide with this proposed resolution tonight whether they want to have the increased fee go into affect now or wait until January 1, 2017.

What goes into affect January 1, 2017 and was adopted by the Council is the following:

No person shall park a vehicle on any street or city owned parking lot between the hours of midnight (12:00) A.M. and six o'clock (6:00) A.M. of any day, beginning November 15 and ending March 15 of each year. Winter Parking Permits may be purchased by property owners of legally existing non-conforming residential properties built prior to 1968 if said properties cannot physically accommodate legal on-site parking. Permits shall be purchased and renewed annually and shall be limited to a maximum of two permits per legally existing unit. The actual number of permits per unit will be determined by considering, the number of existing off-street stalls and any physical space available for additional off-street parking stalls. Permit fees shall be set by council resolution. Other permit conditions may be required administratively if deemed necessary to minimize negative impacts.

Vice Chairman Daines asked does USU currently charge \$75 per semester for a general parking permit on campus.

Mayor Petersen responded that we have talked about getting overnight parking permits from USU and that is still being discussed. They currently charge \$88 for an overnight permit through the winter months. They responded back to the City that they would allow parking on the East side of the stadium but he does not feel that makes sense and parking needs to be on the West side of the stadium. He and others are still trying to work through more details with USU.

Vice Chairman Daines feels we should consider staying in line with USU in terms of the cost of their parking permit fees.

Chairman Olsen said he wants to take into consideration the neighborhoods such as Adam's Park, the Island and other locations. There might be areas where street parking is needed and is a hardship. But, he does not feel that it's inappropriate to re-implement the same fee and if that encourages people to find alternative off-street parking that is the benefit of increasing the fee and also to pay for additional enforcement.

Councilmember Jensen said the cost of paying for the permit fee always goes back to the renter. He would like to be gradual in the transition and proposed that the increase go from \$50 to \$100 so it increases the amount and then later we can reevaluate and increase the amount. He also suggested increasing the illegal parking fee.

Mr. Housley said the Council can implement a fee increase immediately which is separate from the winter parking ordinance. The Council can approve the increased fee now and it would be applicable upon publication.

Vice Chairman Daines said permit holders were told that the fee would remain the same amount this year but that an increase would be coming in the future.

The proposed resolution will be an action item and public hearing at the November 15, 2016 Council meeting.

Consideration of a proposed request to amend the Land Development Code Chapter 17.12.110: "Campus Residential" (CR) and Chapter 17.15.120: "Campus Residential (CR) Development Standards" – Ordinance 16-35 – Mike DeSimone

Mr. DeSimone addressed the Council regarding the proposed amendment. He said initially when staff proposed the amendment to the Planning Commission there were three components which, were Building Height, Building Length and Parking. The Height and Parking were removed and what is being presented to the Council tonight is only Building Length. The current language in the Campus Residential Zone and what is listed in the Land Development Code has a building length restriction of a 120'. In talking with developers who are trying to make that work financially and feasibly to house students and parking structures, it has been determined that 120' does not give much latitude to make a project work. New buildings adjacent to the NR-6 zone are limited to 200' in length, new buildings with street frontage elsewhere in the CR zone are limited to 300' and new buildings internal to a block have no maximum building length. All require additional and enhanced articulation. This proposal is not any different than what we already have in other zones.

Staff recommended that the Planning Commission recommend approval to the Municipal Council for the following amendments to the Land Development Code: Section 17.15 (Specific Development Standards: Residential Zones).

On October 13, 2016, the Planning Commission recommended that the Municipal Council approve the following amendments to the Land Development Code: Section 17.15 (Specific Development Standards: Residential Zones) by modifying the maximum length of buildings in the Campus Residential Zone based on location within the zone. New buildings adjacent to the NR-6 zone are limited to 200' in length, new buildings

with street frontage elsewhere in the CR zone are limited to 300', and new buildings internal to block have no maximum building length. All require additional and enhanced articulation.

Councilmember Simmonds said she recalls when she served on the Planning Commission asking the question, are we creating a "wall of students" by creating this zone.

Mr. DeSimone responded that he doesn't think we are creating a "wall of students" but we are creating an area where we want to intensify students to live. The underlying philosophy of this zone is to intensify the development of housing for students on the West side of campus in order to draw them out of the basements of the neighborhoods. In order to intensify we need to remove the artificial barriers. No other zone has the limitation of 120' so that is the reason for the proposed amendment. To maximize the density we need to push it away from the residential areas and push it internally.

Councilmember Jensen said it's hard to quantify design. He is really pleased how Mr. DeSimone and his staff have analyzed this because the exposure to the public is the street front so in that area we are still protecting the visual appearance. When it goes deep into the block then it's not exposed to the street.

Mr. DeSimone said the cost gets transferred to the tenants so if we are trying to create housing that is conducive to students living there; it has to be at some level of affordability and we also need to maximize parking in these areas. As a City we need to provide a way to maximize and intensify in the Campus Residential Zone.

Councilmember Simmonds said at one time in the Campus Residential Zone it was a requirement to provide structured parking if there were more than so many residents and people did not want it, said it didn't make the project work, and were unwilling to build structured parking.

The proposed ordinance will be an action item and public hearing at the November 15, 2016 Council meeting.

OTHER CONSIDERATIONS:

Eccles Ice Center – Chairman Olsen

Chairman Olsen said at the October 18, 2016 Council meeting there was a request from the Eccles Ice Center for an annual \$25,000 contribution to the Ice Center for the purposes of building their endowment which would then hopefully carry the ongoing operation and maintenance into the indefinite future. Logan City was one of the four cities originally involved in the origination of the Ice Arena and he feels it would be appropriate for the Council to consider.

Councilmember Simmonds said after hearing the audit report tonight and the statement that Logan City is where they are financially because of being frugal and being careful with our finances she is not opposed to considering the request from the Ice Center. She

does however feel that we should consider the request within the structure of our budget and not try and do it separately.

Vice Chairman Daines said Logan City generates the largest single contribution towards RAPZ tax because it is a portion of sales tax. She feels that Logan City is already contributing a large amount more so than other cities, just through the RAPZ tax. We have so many City projects of our own such as the Library that will take significant resources. She feels we should continue to support the Ice Center through the RAPZ tax and feels they are a great organization but, she is not interested in a particular, separate line item in our budget for the Ice Center.

Mayor Petersen said that he and Finance Director Richard Anderson estimated that Logan City generates 65% - 75% of the RAPZ tax.

Finance Director Richard Anderson stated that Mr. Kooyman from the Ice Center in his presentation on October 18 stated that Mr. Anderson and former Mayor Randy Watts had steered them in this direction. He said sales tax comes into Logan City and Logan City generates a lot of sales tax but it's also shared statewide based on a distribution formula. The amount that Logan City actually collects is something less than our 1% after it goes through the shared formula and we feel this is fair. To then take additional funds from that is very difficult and lowers the amount that we can use toward Logan City projects. That was the original impetus for us to encourage the Eccles Ice Center to go after RAPZ tax because it's a more equitable way to distribute the tax burden across all residents who live in Cache Valley. That tax is set aside specifically for that purpose and we all know that Cache County has a very long list of projects that want to use RAPZ tax. If the Ice Center is funded through RAPZ it would be coming from the very source that was set aside for that purpose.

Chairman Olsen said Logan City needs to continue its frugal ways but, we are one of the original owners of the Ice Center. If we don't adequately care for and maintain a facility that we have an investment in then sometimes deferred maintenance ends up costing more than ongoing care of the facility. He feels the RAPZ tax is an excellent mechanism for the Ice Center to continue receiving funding. He does not believe the Ice Center intends to withdraw their efforts of applying for RAPZ tax even if we provide the \$25,000 they have requested. He supports the idea of whether we build the amount into next year's budget or deduct from the General Fund this year.

Councilmember Jensen said he likes the idea of creating a fund where the Ice Center can be self sufficient and create an endowment. Logan City is one of the four owners and the other three cities have already approved funding for the Ice Center. He finds it difficult that we would be the only city out of the four who own it and set it up that would not contribute.

Mr. Anderson explained that the Ice Center is owned by an interlocal agreement called the North Park Interlocal Cooperative (NPIC) and they own the building. Logan City is one of the founding four of that organization. Logan City cannot sell the building and cannot do anything with the asset whatsoever. Upon the dissolution of the NPIC which, there is a specified time frame, the asset goes back to Cache County. He said that

ownership is completely irrelevant and the origination of the facility was that those founding members would pay off the debt. Operations were never considered and were in fact, explicitly forbidden by the documents that created it as well as the documents that allowed for its funding.

Mayor Petersen said he sits on the NPIC Board and he feels Councilmember Simmonds suggestion of putting this request in the budget makes sense. Logan City is part owner of the Ice Center and we are the sole owner of the Ellen Eccles Theatre building. We need to think about this not only in terms of supporting the Ice Center but also in terms of other competing uses of the money such as funds used for the Ellen Eccles building.

Vice Chairman Daines said our outdoor Aquatic Center can be used by anyone in the County. We don't request operating or capital funds and Logan City maintains the pool which is our choice

Councilmember Needham said it's commendable that the Ice Center has made it this far and they haven't come back to the City and requested funding. He is in favor of funding their request.

Councilmember Simmonds still feels the request should be considered in the budget process.

Chairman Olsen suggested that a discussion be held with Mayor Petersen and Richard Anderson and that the request from the Eccles Ice Center again be discussed at a future Council meeting either during the budget process or another time.

December Council Meeting Schedule – Chairman Olsen

Chairman Olsen suggested that the December 20, 2016 Council meeting be cancelled.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds to **cancel the December 20, 2016 Council meeting** as presented. Motion carried unanimously.

Chairman Olsen said we are approaching the end of 2016 and he asked the Council to start thinking of who will serve as the Chair and Vice Chair in 2017. This item will be placed on the December 6, 2016 Council agenda for discussion.

The first Council meeting of 2017 will be held on Tuesday, January 3.

ADJOURNED to meeting of the Logan Redevelopment Agency

Chairman Olsen welcomed those present. There were approximately 7 citizens in the audience at the beginning of the meeting.

ACTION ITEM:

PUBLIC HEARING - Consideration of a proposed resolution approving Agency Assistance in the Community Affordable Housing Rehabilitation Project administered by the Logan Central and Logan East Stakes of the Church of Jesus Christ of Latter-Day-Saints – Resolution 16-57 RDA

At the October 18, 2016 Council meeting, Mayor Petersen introduced Dave Anderson of the LDS Logan East Stake and Doug Hyldahl of the LDS Logan Central Stake to the Council. He invited Kirk Jensen to explain their request to the Council. Mr. Jensen reported Mr. Anderson and Mr. Hyldahl are seeking RDA participation in a community affordable housing rehabilitation project. This project mirrors one that was completed in 2013 in the Mt. Logan Stake area.

Mr. Hyldahl reported the previous project invited local contractors, adults and youth from Mr. Logan and Logan Stakes to work on 60-70 projects involving rehabilitation and redevelopment of private properties, mostly in the boundaries of those two Stakes. Private donations from members of the two Stakes were also used in this project to feed those who participated while they worked and provide T-Shirts to participants. A few projects were even completed for individuals who did not meet the City criteria, with the money coming from private donations. He and Mr. Anderson are planning a similar project for the two Stakes in June of 2017. They are hoping to utilize funds from Logan City as was previously done.

Mayor Petersen pointed out the project is nondenominational and will be for income qualified recipients and based upon need. It will also include youth of other faiths along with the LDS church from ages 14-18. All funding provided would go to the assistance to rehabilitate the homes involved in the projects. The work will go wherever a need is identified and is not limited solely to the boundaries of both LDS Stakes. The project itself is slated for June 8, 9 and 10, 2017.

Mr. Jensen noted the amount being proposed is \$50,000.

Chairman Olsen opened the meeting to a public hearing.

There were no comments and Chairman Olsen closed the public hearing.

Mayor Petersen added that representatives from the two LDS Stakes involved in the project recently attended the Cache Community Connections Interfaith meeting. They solicited other faiths to be involved in this project in terms of providing service and being part of the project itself. Those in attendance were very receptive to the request for assistance.

Councilmember Simmonds noted the \$50,000 is used for supplies to complete the repairs only. There is no salary paid to anyone and the contractors and others donate their time.

ACTION. Motion by Councilmember Jensen seconded by Vice Chairman Daines to **approve Resolution 16-57 RDA** as presented. Motion carried unanimously.

WORKSHOP ITEM:

Consideration of a proposed resolution approving Agency Assistance to Young HL, LLC for its Community Development Project in the Auto Mall Community Development Project Area – Resolution 16-60 RDA – Kirk Jensen, Economic Development Director

Economic Development Director Kirk Jensen explained the proposed request. He stated that Young HL, LLC's redevelopment of a commercial building located at 1945 North Main Street and its construction of a new commercial building, located at 1885 North Main Street, in the Auto Mall Community Development Project Area (Auto Mall CDA) for purposes of enhancing operations of two existing automobile dealerships, contribute significantly to the achievement of the City's economic goals, including: the development of an under-developed area of the City. The contribution to the City's fiscal growth through incremental property tax and sales tax revenues, the creation of new jobs, as well as the associated business and economic activity likely to be stimulated by the redevelopment and development activities.

The Redevelopment Agency of the City Logan approved the following incentive package:

Young HL, LLC will receive property tax increment directly generated by the project and received by the Agency, not to exceed \$657,670, during the period commencing as of January 1, 2016 and continuing through December 31, 2036, as follows:

- Young HL, LLC will receive 100% of Cache County's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2022; and
- Young HL, LLC will receive 100% of Cache County School District's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2022; and
- Young HL, LLC will receive 75% of Logan City School District's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2031; and
- Young HL, LLC will receive 100% of the City of Logan's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2036.

All construction plans are to be approved by the City of Logan Planning Commission or the City's Community Development Department, as appropriate. Additionally, the Redevelopment Agency encourages Young HL, LLC to utilize local contractors and vendors whenever possible.

Chairman Olsen why Logan City's portion is 100% for 20 years and Cache County is 100% for 6 years.

Mr. Jensen responded that is what the Logan City Council decided and viewed it as more of a benefit being that the dealerships will produce sales tax with a large portion going to Logan City.

Mayor Petersen added that a major impact of this project will be sales tax and it will come to Logan City. Our justification of our larger portion of property tax will be the receipt of sales tax by Logan City.

Mr. Housley added this does pencil because we aren't giving Young Auto anything that they don't generate through creating value which, generates the property tax.

The proposed resolution will be an action item and public hearing at the November 15, 2016 Council meeting.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Redevelopment Agency adjourned at 7:20 p.m.

Teresa Harris, City Recorder