

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 2, 2017 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Holly H. Daines conducting.

Councilmember's present at the beginning of the meeting: Chairman Holly H. Daines, Vice Chairman Tom Jensen, Councilmember Herm Olsen, 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 Daines welcomed those present. There were approximately 16 citizens in the audience at the beginning of the meeting.

Chairman Daines announced that Workshop Items 9. B. and 9. C. were removed from the agenda and will be addressed at a later date.

### **OPENING CEREMONY:**

Logan resident Sandi Goodlander gave the opening thought/prayer and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from April 18, 2017 were reviewed and approved with no changes.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Needham to **approve the April 18, 2017 minutes and approve tonight's agenda.** Motion carried unanimously.

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

**Meeting Schedule.** Chairman Daines announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, May 16, 2017.

### **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

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

### **MAYOR/STAFF REPORTS:**

#### **Updates on Projects/Issues – Mayor Petersen**

Mayor Petersen gave a report on the following:

1. Current Construction Projects – Left turn lights on 1400 North 200 East and 800 East will be installed this week.
2. Twelve proposals were received for architectural services for a new library/community center. The Library Steering Committee met yesterday and recommended five firms to be interviewed. Letters of interest have been sent to those five firms and letters of regrets to the other seven firms.
3. Robert Shupe has resigned, for personal reasons, as library director. The search for a new director has been initiated. Robert was a strong supporter of the library/community center project. His resignation letters reads, in part: “I wish to emphatically state that I have thoroughly enjoyed my time working and serving as Director of the Logan Library; and have been most excited about the recent progress toward a new library building for Logan.”
4. The City is exploring a partnership with the Bridgerland Applied Technology Center (BATC) that is similar to the USU Community Bridge Initiative. The proposed project will be a BMX bike park.
5. Flooding continues to be a concern. This weekend’s projected high temperature may cause problems, but could also mitigate later flooding. The City has identified areas along the Logan River where flooding is most likely. Sandbags will be available and the City is also considering the purchase of reusable barrier devices, such as “muscle walls.”
6. The process of selecting a new Fire Chief continues. Four finalists are being considered at this time.

Councilmember Olsen asked in regards to the 5 firms selected for consideration of the new library building, it’s his understanding that all 5 have identified the Emporium as the library site location. He asked what difficulty do we have if an alternative site is selected.

Mayor Petersen responded that if we want an alternative site to be considered we will inform the 5 firms of this change and give them time to modify their proposal.

Vice Chairman Jensen added the proposals were not site specific but were based on qualifications with the idea of a site that could be modified if needed

### **Budget Presentation – Mayor H. Craig Petersen**

Mayor Petersen read the following Budget Message for the proposed Fiscal Year 2018:

*Each year, there are many more “wants” than can be funded based on existing revenue sources. Indeed, it is challenging to fund even the city’s basic “needs.” But scarcity is a reality in almost all personal and institutional budgets and it has the virtue of forcing a closer examination of how resources are allocated. The basic philosophy used to develop Logan City’s annual budget is that revenue forecasts are conservative and the city continues to seek ways to reduce expenses so that tax dollars are used more efficiently.*

Following are budget “highlights” on the revenue and the expense side.

### **REVENUE FORECASTS**

As noted above, revenue forecasts for all funds are intentionally conservative. This approach has been adopted because projections that are overly-optimistic can require mid-year expenditure adjustments and also may create expectations for future years that cannot be satisfied. In contrast, conservative revenue forecasts assure that the City will “live within its means” and also can provide a buffer against unexpected downturns in economic activity. This approach has proven to be highly effective in managing City finances.

In presenting a balanced Fiscal 2018 Budget for Logan City, the following general assumptions were made regarding the various revenue sources:

*Revenues from the General Property - 1.50% increase*

*Revenues from the General Sales Tax - 3.75% increase*

### **PROPOSED EXPENDITURES**

Proposed operating expenses are essentially unchanged in all departments, as they have been for several years. This poses a challenge during years of consistently increasing costs, but so far we have been able to maintain services. The most significant proposed expenditures changes in the Fiscal 2018 Budget are as follows:

Pay for Performance - The budget includes a 3% wage/salary increase for market and pay for performance adjustments. These increases will be distributed to departments who will then have the responsibility to determine how the money is best allocated to individual employees.

Health Care Costs - The City’s health care cost will increase by 9.9% over last year, compared to an increase of 9% last year.

Retirement Benefits - Retirement costs are substantially unchanged from the previous year.

Capital Infrastructure - The City’s investment in transportation infrastructure is increasing significantly. Due to legislative changes we expect to realize an additional \$175,000 of Class C road revenue. This additional funding will go toward capital improvements related to transportation infrastructure.

An excise tax bond that was supported with Class C funds was retired in Fiscal Year 2017. In addition, a Sales Tax bond was retired in the general fund. The amounts from both of the retired bonds are proposed to be used for capital improvements related to roads, curbs, gutters and sidewalks. While the retirement of bonds does not change the overall financial condition of the City, it does allow for these funds to be used for current projects rather than debt service. The effect will be more current funding going toward transportation infrastructure than ever before in Logan City.

### Other

*The proposed budget recommends carryover of 2017 appropriations of \$10,000,000 in addition to \$4,000,000 of 2018 requested appropriation for the Hydro III project with 3<sup>rd</sup> Dam reconstruction scheduled to begin this fall if the amendment to the FERC license can be obtained in a timely manner.*

*The budget proposes the addition of three new positions in the Fire Department for transfer personnel. These costs are offset by a corresponding increase in the CCEMS contract with Cache County. The budget also proposes five new equipment operator positions in the Environmental Health fund for the operation of the North Valley Landfill.*

### **SUMMARY**

*The proposed budget increase in the General Fund compared to Fiscal 2017 is 1.9%, after adjustments for revenues restricted for specific purposes (e.g., CCEMS, Class C roads, and pass through to the CVTD). The Water and Sewer Fund will increase by 1.2% and the Environmental Health Fund will increase by 1.7%. The Electric Fund will decrease by 2.1% due to slightly declining revenue. All other Enterprise Fund budgets are essentially unchanged.*

*I appreciate the insight, skill, and dedication of my staff in developing a prudent and realistic budget. I look forward to the City Council's careful review and suggestions. Comments from the general public are also invited.*

### **Report: Logan River Task Force – Frank Howe and Darren Olsen**

Frank Howe addressed the Council and gave an update from the Logan River Task Force. He said the Task Force has been working on the issues of river restoration since 2014. The Task Force has done a lot of planning and they are now to the point of implementation of this planning. He stated the vision of the Logan River Task Force is to make the Logan River system a showcase of ecologically viable and socially beneficial river restoration. Experts in river ecology, river restoration and public service from Utah State University, Logan City, Cache County, State and Federal agencies, Non-profit organizations, corporations and private citizens have been involved on the Task Force. The three reaches are based on hydrology, geography and development (social factor).

Mr. Howe explained the Logan River Conservation Action Plan (CAP).

- The CAP is complete which, is the long term plan for restoration of the river
- Developed by the Task Force with public input; written by Bio West
- Identified 21 ecological and social indicators of the river's value ("river health")
- Determined current condition of all indicators in each reach of poor, fair, good and very good
  
- Determined desired future condition
- Designing projects to meet the desired future condition

CAP indicators include:

- Trout Density and Size
- Bird Diversity – Currently the Logan River provides sufficient habitat to support a total of 26-37 bird species per mile (that could be nearly doubled by increasing habitat)
- Trail Continuity – Currently the existing trail system has more than 2 breaks in continuity within each reach of the river
- Flood Conveyance – Currently gravel deposition and woody debris impact flood conveyance at >25 year flood event

Mr. Howe stated now that the Task Force has a plan they will to do the following:

- Conduct restoration with citizen's social and ecological values in mind
- Fit restoration projects into the big picture for the long term
- Help flood planning and avoid EWP issues
- More project funding
  - Started with DWQ and Logan City
  - Added Federal and State Water Quality funds
  - Good plan => good projects => more funding
- Planting guide for land owners
- Public Planting workshops
  - Create habitat and awareness
- Demonstration Project at Stewart Nature Park
- 1<sup>st</sup> major project in Rendezvous area in 2017

What's Next?

- Immediate
  - More great restoration projects
  - Work with the Cache Water District
- Future
  - Paddlers' play park – location and funding
  - Expand focus to include upper river and tributaries

Mr. Howe invited the Mayor and Council to go and see the Ogden River Restoration project. He said this was a former nuisance waterway and is now a prime attraction in Ogden. Mr. Howe thanked all of those involved in the Logan River restoration project.

Chairman Daines and Councilmember Simmonds indicated they would be interested in going to Ogden.

Darren Olsen gave an update on the Logan River Restoration 2016-2017 Demonstration Projects. He stated that both projects (Denzil Stewart Nature Park and Rendezvous Park) were funded by the Willard Spill Mitigation funds with a match from Logan City. Additional CWA Section 319 and Nonpoint Source Pollution funds were obtained last year to help implement these and other restoration projects identified in the Logan River CAP.

Denzil Stewart Nature Park Riverbank Restoration Construction Plans – Riverbank Restoration was completed in Fall 2016.

#### Denzil Stewart Nature Park – Objectives

- Reduce bank erosion
- Reduce sediment sources and nutrient loads
- Improve riparian vegetation condition
- Enhance bird habitat
- Enhance recreation opportunities
- Improve water quality
- Beautify the park

This project demonstrates “Best Management Practices” for stream bank protection to residents with riverside property.

Mr. Olsen spoke about the Logan River at Rendezvous Park and also the Channel and Floodplain Restoration project. Construction is planned August-November 2017. He also spoke about the Logan River Golf Course flooding problems that occurred in 2011 and the proposed plan to help with future flooding issues and proposed trail enhancements in this area.

#### Rendezvous Park – Objectives

- Reduce problem sedimentation within the river channel
- Reduce flooding
- Improve quality of riparian areas
- Improve water quality
- Enhance aquatic habitat
- Create more trails
- Enhance recreation opportunities

This project demonstrates channel and floodplain restoration practices that are applicable to other sections of the “Middle and Lower” reaches.

#### Rendezvous Park – Public Involvement Plan

- Public meeting – May 24, 5:00 p.m. at the Logan River Golf Course
- Information signs at Rendezvous Park, Logan River Trail (golf course), and ICON Trail
- Take home flyer at each sign, also a handout for public events
- Planting day at Denzil Stewart Nature Park (June 17) education outreach
- Flaggers at trail crossings to keep trail open during construction as much as possible
- Post-construction signage/interpretation at Rendezvous and Denzil Stewart

#### Rendezvous Park – Messaging

- Recognize the value of the Logan River Trail and Rendezvous Park to the community
- Tall trees create shade for a pleasant trail and habitat for birds

- Most trees along the existing trail will remain
- Propose a long-term revegetation plan – plant new trees and slowly replace old trees
- A new trail segment/loop will be created
- There will be improved access to the river, opportunity for take-out and put-in areas
- Will not affect Logan River Golf Course operation or play

He stated channel incision in the “Upper” Residential Reach is causing bed and bank erosion problems. Also adding to flooding issues is woody debris in the river.

Mayor Petersen said there are large signs posted at Stewart Nature Park that explains the project and suggested there be pre-construction and post-construction signage so people know why the project is being done and the benefits.

Mr. Olsen agreed and said three signs will be posted. He also said restoration will help with those who want to enjoy recreation in the river such as kayaking and tubing.

Mayor Petersen said this project is really important because it has brought together a level of expertise and cooperation that hasn’t been there in the past. He said we have also been very lucky in leveraging City funds for these projects.

### **COUNCIL BUSINESS:**

#### **Council Budget Workshop Schedule – Chairman Daines**

Chairman Daines announced that Budget Workshops are scheduled for Tuesday, May 9, 2017 beginning at 5:30 p.m. and Tuesday, May 16, 2017 immediately following the Regular Council meeting which begins at 5:30 p.m. The public is invited and encouraged to attend the workshops.

#### **Joint Meeting: Logan Municipal Council and Logan Planning Commission – Chairman Daines**

Chairman Daines announced that a joint meeting with the Logan Municipal Council and the Logan Planning Commission is scheduled Tuesday, May 23, 2017 at 5:30 p.m. in the Logan Municipal Council Chambers, 290 North 100 West Logan, Utah. The public is invited to attend.

#### **Report: Utah City Experience Summit – Vice Chairman Tom Jensen**

Vice Chairman Tom Jensen reported that he recently attended the Utah City Experience Summit. He said our government is based on input from the citizens and often that is lacking. A company by the name of Qualtrics did a presentation at the Summit he attended. They do data gathering, surveys, city performance surveys, economic development; they digitize forms and customize information. He was very impressed with this product and their ideas of outreach especially to the public. He asked Chairman Daines if the Council would be interested in learning more about this product.

Chairman Daines responded one major project right now is the library. We are moving slowly through the process of determining a location and budget. Before anything is approved, the Council has talked about getting more input from citizens and using this company's ideas, might be the way to accomplish that goal.

Councilmember Olsen said he would like input from citizens on the construction and location of the new library.

Councilmember Simmonds said she would like more information on this company and what exactly they provide and hear from other cities that have used their product and find out if they have been successful and did it help their city.

Chairman Daines said she will meet with Finance Director Richard Anderson and Councilmember Jensen and determine if there is funding available and find out more about the services offered by Qualtrics. She will then report back to the Council.

Councilmember Needham said he is mostly interested in a community center and he would like feedback on what people want.

Councilmember Simmonds reported that a meeting to discuss parking in the area of USU is scheduled for Wednesday, May 3, 2017 at 5:30 p.m. in the City Hall Conference Room.

Councilmember Simmonds said in regards to a proposed BMX Bike Park, she asked if scooters will be allowed. Currently, scooters are not allowed at the City's skate park.

Mayor Petersen responded the entire genesis of a discussion regarding a proposed BMX Park is because of the problem bicycles are causing at the skate park. The problem is not only insurance but also damage to the skate park caused by the pedals of bicycles.

Parks & Recreation Director Russ Akina added that the current skate park was not designed for scooters and they are not allowed because of liability. The Council will need to address the liability issues if a BMX park is built. He will also need to talk with the designers of the park and see if scooters can also be allowed along with bicycles and he will work to resolve this issue before anything further is done.

No further Council business items discussed at this time.

### **ACTION ITEMS:**

**PUBLIC HEARING - Budget Adjustment FY 2016-2017 appropriating: \$15,000 for a grant the police department received from the State of Utah, these funds will be used to purchase camera equipment; \$700 donated funds for a flag pole at Don Reese Park; \$85,000 Community Development rolling stock reserves toward the purchase of replacement vehicles; \$1,000 from the Heritage Title Insurance Agency, donation towards the completion of the pickleball court project at Bridger Park - Resolution 17-16**



At the April 18, 2017 Council meeting, Logan City Treasurer Tyson Griffin addressed the Council and explained the proposed budget adjustments.

Chairman Daines opened the meeting to a public hearing.

Logan resident Bill Bower addressed the Council and expressed his concern about the \$85,000 for rolling stock. He asked what are we doing with these older vehicles and are we getting the maximum value from them.

Community Development Director Mike DeSimone responded that Community Development is purchasing four vehicles and two of them are replacing older vehicles. The City gets a government rate on vehicles, we turn them over in one year and get a really good turn-in value. It's virtually costing nothing in maintenance because these are new vehicles.

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

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to **approve Resolution 17-16** as presented. Motion carried unanimously.

**PUBLIC HEARING – Consideration of a proposed purchase of property located at 64 East 300 South consisting of .38 acres**

City Attorney Kymber Housley explained the proposed purchase of property and said no action is required at this time.

Councilmember Olsen said his concern is the purchase price is very high for .38 acres.

Mayor Petersen said if this were an isolated piece of property he would agree. The reason for this purchase is it takes 6/10 of an acre of property the City already owns and with the additional .38 acres creates one full acre.

City Attorney Kymber Housley said this is a fair price for this property and it's located just off Main Street. He also said this only requires a public hearing and no action is needed by the Council.

Chairman Daines opened the meeting to a public hearing.

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

**PUBLIC HEARING – Consideration of a proposed *readoption* of an annexation filed by Dan Larsen for annexation of approximately 40.44 acres located immediately South of, and adjacent to, the intersection of 1000 West & US 89/91, and located North of 2200 South and West of 800 West – Ordinance 17-01**

City Attorney Kymber Housley explained the statute requires that any boundary adjustment or annexation be recorded within 30 days of adoption. The delay on recording the annexation was not the City but was the developer who had various details to work

through before it was ready to record. The original annexation was adopted on January 3, 2017.

Chairman Daines opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Jensen to **re-adopt Ordinance 17-01** as presented. Motion carried 4-1 (Olsen voted nay).

**WORKSHOP ITEMS:**

**Budget Adjustment FY 2016-2017 appropriating: \$50,000 for a grant the Parks & Recreation Department received from the State of Utah to be used to support the Logan River Trail Rendezvous Park project; \$4,200 donated funds towards the Police Department banquet; \$30 donated funds to the Bridger Park Pickleball Complex – Resolution 17-20 – Richard Anderson, Finance Director**

Finance Director Richard Anderson addressed the Council and explained the proposed budget adjustments.

The proposed resolution will be an action item and public hearing at the May 16, 2017 Council meeting.

**Consideration of a proposed Amendment #1 to the Community Development Block Grant (CDBG) Program Year 2016 Annual Action Plan for the City of Logan – Resolution 17-18 – Aaron Smith, CDBG Coordinator**

Chairman Daines announced that Resolution 17-18 was pulled from the agenda and will be presented at a future Council meeting.

**Consideration of a proposed Amendment #1 to the Community Development Block Grant (CDBG) Program Year 2015 Annual Action Plan for the City of Logan – Resolution 17-19 – Aaron Smith**

Chairman Daines announced that Resolution 17-19 was pulled from the agenda and will be presented at a future Council meeting

**OTHER CONSIDERATIONS:**

No further considerations for the Council were discussed.

**ADJOURN TO MEETING OF THE LOGAN REDEVELOPMENT AGENCY**

**ACTION ITEM:**

**PUBLIC HEARING - Budget Adjustment FY 2016-2017 appropriating: \$112,000 RDA reserves (low income funds) for the purchase of property located at 64 East 300 South - Resolution 17-17 RDA**

At the April 18, 2017 Council meeting, Logan City Attorney Kymber Housley addressed the Council and explained the proposed resolution. Initially, the property along 100 East and the corner of 300 South, was acquired when improvements were made on 100 East and we ended up acquiring the entire property because it was cheaper than doing a partial purchase. After that, the property to the West which is approximately .164 acres, burned down and the property owner contacted the City and asked if we would like to purchase the property at a cost of \$34,000 which we did. Subsequent to that purchase, the owner of the home to the West consisting of .164 acres died and the person representing the deceased contacted the City to see if we were interested in purchasing the property. We don't have any specific plans for the property but for the right price we would be interested. The total acres would be .39 acres and with the other property involved it gets us to almost one acre which we can do something with if needed. Two of the properties were acquired with affordable housing funds and that money is either used for affordable housing or ultimately given back to the State's Olene Walker Fund. It's not money that can be used for anything else. With the proposed resolution tonight, if we do something different with the property then we will simply refund the affordable housing fund. Whatever project goes into this location the Council will have input. Currently it is zoned Single Family Residential but is Commercial in the long term plan. There are no specific projects planned for the area at this time. Because the purchase is over \$100,000 it is required that a public hearing be held. Once all of the property is acquired the intent is to tear down both homes.

Chairman Daines opened the meeting to a public hearing.

Logan resident Bill Bower addressed the Council and said he approves.

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

**ACTION.** Motion by Councilmember Olsen seconded by Councilmember Needham to **approve Resolution 17-17 RDA** as presented. Motion carried unanimously.

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 6:50 p.m.

Teresa Harris, City Recorder