

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, February 20, 2018 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Tom Jensen conducting.

Councilmember's present at the beginning of the meeting: Chairman Tom Jensen, Vice Chair Jeannie Simmonds, Councilmember Amy Z. Anderson and Councilmember Jess W. Bradfield. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris. Excused: Councilmember Herm Olsen.

Chairman Jensen welcomed those present. There were approximately 22 citizens in the audience at the beginning of the meeting.

OPENING CEREMONY:

Roger Jones, Executive Director of the Bear River Association of Governments gave the opening thought, prayer, and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from February 6, 2018 were reviewed and approved with minor changes.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Bradfield to approve the February 6, 2018 minutes and approve tonight's agenda. Motion carried unanimously.

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

Meeting Schedule. Chairman Jensen 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, March 6, 2018.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Logan resident Keith Schnare addressed the Council and gave an update on the Logan City CERT Program. He said there are currently 322 Logan residents listed as CERT trained. Many of those are older and more participants are needed. He asked the Mayor and Council to take this message to the upcoming neighborhood council meetings and encourage residents to become CERT trained. The Adams Neighborhood needs more CERT trained resident and the Wilson and Hillcrest need younger CERT trained resident's. The CERT Program are all volunteers and require 32-40 hours of training that Cache County oversees.

Logan resident Gail Yost addressed the Council and said it's her understanding that there will not be a parking structure planned where the new hotel is being built because of the high-water table. If the water table is too high for that area then it will be too high in the

area where she lives on 100 East for a future parking structure. She said her neighborhood needs to be protected as promised by those who ran for office.

Logan resident Steve Tryon addressed the Council regarding the proposed new library. He would like to see the downtown built upward and said we need to build a city that brings people to Logan. He is concerned about the proposed library location and does not feel it should go on the V-1 site. He feels it should be where people can see it and not on a back corner.

Logan resident Steve Hoedt addressed the Council and commented that he is concerned about a proposed water rate increase when the City just gave the Opera Company \$150,000. He would like to see more detailed information about the proposed rate increase.

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

MAYOR/STAFF REPORTS:

Chairman Jensen asked what can we do to encourage citizens to clear snow from their sidewalks throughout the community.

Mayor Daines responded that clearing snow from the sidewalks is always a concern. She will relay this message to Community Development and they can send out the City's Ordinance Enforcement Officer to contact the property owners and remind them to clear their sidewalk.

No further reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Vice Chair Simonds

Vice Chair Simmonds reported that she attended the last Planning Commission meeting and the majority of the meeting was a discussion and public hearing regarding the proposed rezone of Town Center 1 and Town Center 2. She was impressed with the Planning Commission and how they addressed the issues regarding the rezone. The Commission is taking their time with the rezone and it will come to the Council sometime in March or April.

No further Council items were presented.

ACTION ITEMS:

PUBLIC HEARING - Budget Adjustment FY 2017-2018 appropriating: \$57,700 Public Works Rolling Stock Reserves toward the purchase of a service truck and pool vehicle – Resolution 18-05

At the February 6, 2018 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

Chairman Jensen opened the meeting to a public hearing.

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

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Anderson to approve Resolution 18-05 as presented. Motion carried unanimously.

PUBLIC HEARING - CDBG Priorities and Goals for Program Year 2018 Annual Action Plan

At the February 6, 2018 Council meeting, CDBG Coordinator Aaron Smith addressed the Council and presented the CDBG Priorities and Goals for Program Year 2018 Annual Action Plan. The 2018 Program Year has not yet been approved for funding.

Project Updates

- 100 West Golf Course Road Corners - \$35,000 - Construction Summer 2018
- Canyon Road Trail - \$135,588 – Design RFP, Construction Summer/Fall 2018
- 1400 North 200 East - \$50,000 – Summer 2018
- Park Access and Mobility - \$250,000 – 300 East Sidewalk complete and internal paths at Merlin Olsen summer 2018

Project Updates – Sub Recipients

- English Language Center Roof - \$17,500 – Complete
- Bridgerland Literacy Labs - \$2,000 – First reimbursement has been made. Expected completion February 28, 2018
- BRAG Homebuyer Education Program - \$10,000 – First reimbursement has been made, expected completion June 30, 2048
- Whittier Center Windows - \$17,000 – Early Summer 2018
- UATP Assistive Technology Demonstration and Loan - \$5,000 – June 30, 2018

Program Year 2018 Discussion

- Consolidated Plan 2014-2018 – Identifies funding priorities for the program and sets funding marks for all priorities
- Priority 1 – Contribute to at least one significant neighborhood infrastructure or facility improvement in each eligible neighborhood over the course of five years – Funding approximately 65-70% over five years
- Priority 2 – Support Social Services, nonprofit, or neighborhood initiatives that address community needs for low/moderate income residents – Funding approximately 10-15% over five years
- Priority 3 – Administration and Planning – Funding approximately 20% over five years

Estimated Funding allocations for PY2018 - \$425,000

- Priority 1 – Infrastructure and Facilities - \$300,000
- Priority 2 – Nonprofit services support - \$42,000
- Priority 3 – Administration and planning - \$82,500

Mr. Smith reported that he received two email comments regarding the CDBG Program, one from Bronwyn O’Hara and the other from Hilary Shughart. He also reported that the Federal Government approved CDBG funding although we won’t know the final allocation for a few more weeks.

Chairman Jensen opened the meeting to a public hearing.

Logan resident Bronwyn O’Hara addressed the Council and said she submitted a CDBG project idea for a public parking structure in the downtown. She also asked how are the projects prioritized.

Chairman Jensen explained how the projects are prioritized and said there are always more requests than money available.

There were no further comments and Chairman Jensen closed the public hearing and no action was taken by the Council at this time.

Mr. Smith reported on the following timeline for the CDBG Program.

Timeline

- February 23 March 20 – Application Period
- March 28 Steering Committee Meeting – 5:00 pm City Hall
- March 30 Public Comment Period
- May 1 Public Hearing – Adoption of Annual Action Plan

WORKSHOP ITEMS:

Country Manor’s Request to Dedicate Private Infrastructure – Mark Nielsen

Mark Nielsen addressed the Council regarding a request from the Country Manor Neighborhood to Dedicate Private Infrastructure. He stated that Kristie Cooley from the Country Manor Homeowners Association has requested the City of Logan receive dedication of the private infrastructure within the Country Manor Subdivision. This request is different than past requests due to City ownership of a significant portion of the infrastructure within the Country Manor Subdivision as well as ownership of 25% of the lots within the subdivision.

The original subdivision created 68 lots. As part of the NRCS flood repair project in 2011, the City of Logan purchased 17 of these lots along the Logan River to construct a flood levee. The infrastructure in Country Manor Drive which is the main road that provides access to the private cul-de-sacs is City owned and maintained and serves 22 of the remaining 51 lots. This leaves 29 lots within the Country Manor Subdivision that are served by private infrastructure.

The water lines and sewer lines are in good shape and vary in age from 22 to 38 years old. The water lines do not meet current State minimum requirements because they are 6-inch diameter rather than 8-inch diameter. The streets do not meet current City standards. There are no curb, gutter, and sidewalks on any of the private roads. The asphalt cross-section does not meet the City's minimum standards and there is poor drainage along the road which further deteriorates the pavement without curb and gutter along the road.

The Homeowners Association currently has no reserve funds for infrastructure. They charge each homeowner \$10 per month for dues. Based on the infrastructure replacement costs in 2017, it will cost approximately \$1.1M. The piping would typically have approximately 30 years of life remaining. This would mean each homeowner would pay about \$60 per month to generate the needed funds in 30 years. This does not include the current costs of maintaining open space and the storm water pump station.

The City policy for dedicating infrastructure is that the homeowners should bring the infrastructure to current standards before the City accepts the dedication. In this case, the largest item that does not meet the standard are the roadways.

Mr. Nielsen recommend the roads be constructed to meet minimum structural standards, curb and gutter needs to be added, and where possible sidewalk on one side of the road should be added. In the past, the City has implemented a special assessment area to allow residents to spread these costs over 5 years. Doing that will provide a rough estimated monthly payment of \$75 for each homeowner and the City will pay for 17 lots each month.

In an email sent by President of the Country Manor Homeowners' Association Kristie Cooley to the Council she added the following to the original request.

1. The City presumes a 5-year amortization of the costs to upgrade roads and water lines. The neighborhood asked the City to consider instead, a 15-year schedule. There is a precedent for a 15-year repayment and the Downtown Main Street BID was amortized over a 15-years period.
2. The City consider splitting the cost to upgrade curb, gutter and (if applicable) sidewalk. The neighborhood has noted that the City has helped non-conforming areas make these upgrades by sharing the cost with property owners, as was the case with the 600 West BID.
3. Contrary to the information in the original memo to the Council, The Country Manor Homeowners' Association has approximately \$40,000 that can be contributed to the total cost of construction.
4. In regard to the sidewalks, Ms. Cooley asked the Council to note the unique circumstances of the four private roads in Country Manor: All area dead-end roads, three of the roads have only 4 homes, and the remaining road has just 14 homes. Because of this, there is extremely limited traffic on these roads which makes adding sidewalks a

non-critical issue. In addition, there is limited right-of-way property in which to build the sidewalks.

5. Finally, the neighborhood would respectfully request that the Council consider that for the past 35 years, those living on private roads have contributed to the cost of City utilities and services which were not actually provided for their roads. Property owners have been paying for these costs through additional homeowners fees and/or assessments.

Mr. Nielsen referred to the City Policy on Private Infrastructure and said the City receives many requests but so far only one was approved on Temple Avenue and that is because the residents set up a Special Improvement District, made the improvements that were needed and brought the infrastructure up to standard.

Mr. Nielsen stated the City owns approximately 25% of the lots in Country Manor. All the lots in Country Manor participate in the Homeowners' Association whether they are supplied infrastructure through the City or private. The City participates even though we own the levee.

Logan City Attorney Kymber Housley stated this is the first time he is hearing that the City should be paying Homeowner Association fees.

Mr. Nielsen responded the City has not been paying because they have not sent us a bill. His understanding is when the City purchased the lots, the Homeowners Association fees came with the lot.

Mr. Housley said he would not be giving his legal opinion at this time since he is just hearing about it. He said there is a City owned "pocket park" in his subdivision and the City is not paying HOA fees on that property. Had we negotiated at the time, the City would not have agreed to pay any HOA fees due to the cost of putting in the levee and he stated this was most likely never discussed at that time.

Mr. Housley added that under the assessment area we cannot go longer than 10 years unless the Council makes a specific finding showing that the improvements would last beyond that time frame and in this case, they would. It's based on the life span of the new infrastructure being installed.

Mr. Nielsen said he did not include replacing the 8-inch water line and the reason is that its currently 6 inches which was in compliance when the subdivision was built and there is adequate fire flow. There are isolated pieces of the water system that need to be fixed such as the hydrants. He said, typically a water line lasts anywhere from 65-70 years so Country Manor has 30 more years left with their current water lines. He also said the residents would like to give their park to the City. The residents are plowing the snow in the cul-de-sacs and cutting the grass in the open space areas.

Vice Chair Simmonds said in the email sent by Kristie Cooley there was mention of a precedent that the City did in the past.

Mr. Nielsen responded on 350 South the City installed curb, gutter and sidewalk in that section of the subdivision and that was done on a 50/50 split with the City and the residents. He said regarding the work done on Temple Avenue approximately 10 years ago, the residents did not pay for everything and the City shared in some of the cost.

Mr. Housley said one of the issues with the City helping with the project on Temple Avenue was our collection trucks driving down the steep hill and the City had interest in improving this roadway so we could safely collect garbage. The City's main participation is we allowed the street to be narrower than the standard street.

Chairman Jensen there have always been issues in the Country Manor subdivision with flooding and crumbling roads. The area is below the water table and should never been built in the first place but if we let it deteriorate then it becomes a blighted area.

Mr. Nielsen said the ramification of the Council denying the request from Country Manor is the residents will be responsible for the upkeep of the infrastructure in perpetuity and based on City Attorney Housley's findings, that may include the City as a 25% participant. This project could qualify for CDBG funding but it was his understating that CDBG funding has been prioritized for the next 5 years.

Mayor Daines reminded the Council they make that decisions regarding CDBG funding allocation.

Country Manor Homeowner Association President Kristie Cooley addressed the Council. She said they have homes that sell quickly in Country Manor but some of the deterioration of the roads have made homes difficult to sell. The HOA cannot financially maintain the quality of roads in the subdivision. She stated that according to the figures compiled by Mr. Nielsen the cost would be \$75-\$100 per home. They have a diverse income level in their neighborhood and adding an additional \$100 per month will be a hardship for some and would cause them to leave. She suggested \$35 per month for a 10-year time period would be the amount that residents could pay. They could also apply for the CDBG funding which could maybe bring the \$35 amount down even further.

Mr. Nielsen said the cost for the road and sidewalk was just over \$300,000. Dividing that by the number of homes involved would be \$60 per month over a five-year time period per home.

Ms. Cooley said that \$35 per month will still be a burden for some people. The difference is the term which would be 10 years vs. perpetuity. She said even \$60 for 5 years is better than \$100 in perpetuity. Currently there are no vacant homes, there are two homes for sale and several rentals.

Vice Chair Simmonds said we need to consider the precedent this will set in terms of future requests.

Chairman Jensen agreed but said if the precedent hurts the neighborhood and causes further deterioration then, the problem has not been solved.

Mr. Nielsen said there are several dozens of HOA neighborhoods similar to Country Manor that the City will have to address in the future.

Mr. Housley said approving this for Country Manor could mandate a precedent but the Council will have to justify why they do it for one area and not another. He suggested that Mr. Nielsen propose two alternatives for the Council to consider with a 5-year and a ten-year term limit. He said usually when we don't take infrastructure from a developer its because it doesn't meet our standard specifications from a quality standpoint, sizing is a different issue.

Mr. Nielsen said he hasn't seen any problems with Country Manor's utility system.

Mayor Daines said we do have a policy in place regarding private infrastructure but the Council can review this policy and make changes.

Mr. Nielsen said he will prepare two different resolutions for the Council to consider at the March 6 Council meeting.

Mr. Housley explained that once the Council decides to move forward there is a process to create an assessment area.

Consideration of a proposed resolution indicating the Intent to Adjust the Municipal Boundaries between the city of Logan and the City of Nibley – Resolution 18-02 – Mike DeSimone, Community Development Director

Community Development Director Mike DeSimone addressed the Council regarding the proposed resolution. He stated that Logan and Nibley have been working to modify our common City boundary South of 2200 South to a new line more manageable for both jurisdiction, one which correlates with the Highway. This proposed action involves 32 parcels. If the Council agrees with the direction, we will work with Nibley and the larger landowners to have a new legal description prepared as required. Excluded from this proposal is the area around 3200 South as Nibley is not contiguous to that area. That area will be considered in a separate request once Nibley annexes property to the East.

Mr. DeSimone said one of the concerns was whether Nibley was committed to implement the South Corridor Plan. Mayor Daines spoke with Nibley City Mayor Shaun Dustin and he agreed with the goals of preserving the 89/91 right-of-way to support future UDOT uses and is supporting efforts to preserve open space. However, Nibley feels the 300 and 500 foot setbacks called for in the South Corridor Plan are not economically feasible in all cases and could conflict with their development plan.

Mayor Daines indicated that Nibley does not have the room to implement the larger boundaries that were suggested. There is private property involved so Logan City would have to come up with the funding to purchase the right-of-way through the property which, most likely will not happen.

Vice Chair Simmonds asked what the costs would be if Logan City were to provide service to these properties.

Mr. Nielsen said it would cost approximately one million dollars for a water line, \$1.5M for the sewer line and that does not include power. The total cost would be approximately \$3M.

Vice Chair Simmonds asked is it possible for the City to find a way to provide infrastructure to the corner/border, in exchange for an enhanced setback along Highway 89?

Mr. Nielsen responded that in his opinion, if he were the property owner he would not care about the cost of infrastructure because he is going to sell the property to a developer and the developer will pay the cost. He indicated that UDOT has an access management agreement.

Mr. Housley said that technically we can do what Vice Chair Simmonds suggested and the landowner can agree to something more restrictive than what our ordinance allows. Practically speaking, Mr. Nielsen is correct and most of the landowners are not looking to develop themselves but are looking to sell their property to developers. All of the landowners would have to agree and do everything together and he feels that would be difficult to do.

Vice Chair Simmonds said it would not be an ordinance but an agreement with the current property owners and there could be something included on the land title. She is concerned that we are giving away a lot of frontage and not getting a good deal on the West side of Highway 89.

Mr. DeSimone said if we really want to protect the South Main Corridor then we should purchase the property and it would cost close to \$15M to buy all the property.

Chairman Jensen said if we allow the highway to have access or proximity to the road similar to what has happened on the North end of Main Street, we will do generations to come a huge disservice for safety and visibility.

Mr. DeSimone responded that most would agree with that but Logan City does not control access on the Highway which, is a UDOT function and they have been fairly rigid on their points of access.

Mr. Housley said we can enter into an agreement but we cannot codify or make it enforceable. If the property goes into Nibley it's their jurisdiction and they will regulate how they see fit. There is no mechanism to do a conditional boundary adjustment. When this property was first annexed there was a different dynamic and the property owners asked to annex into Logan because they didn't want property development and the Council at that time said yes, because we didn't want it developed either. We were willing to annex the property and we had no intention of installing utilities but that was 10-15 years ago and now the property owners have a different idea. The same thing goes for Nibley and they can tell the Council today what they are willing to do but there is no guarantee on what will happen in 15 years.

Vice Chair Simmonds feels we should be more creative and have that taxable value in Logan City and not lose the value in development along the South Main Corridor.

Mr. Housley said this is a policy decision for the Council and there is no right or wrong answer. Currently the property is in Logan and the decision is, do we want to clean up the boundaries between Logan and Nibley.

Mayor Daines commented that it took time to work out the North Logan and River Heights boundary adjustments but they were both completed and work well.

Councilmember Bradfield said eventually the Council will have to vote on this boundary adjustment but he asked what is Mayor Daines opinion of the adjustment?

Mayor Daines responded back when this adjustment first came before the Council she wrote letters to Nibley City and she was a proponent of trying to make the setbacks work. But, as she has worked through the practicalities she has found that Logan would need to purchase the property which, is unrealistic. She feels it would be good to clean up the boundary lines.

Vice Chair Simmonds said she still feels that we could negotiate some sort of enhanced setback with an incentive to provide utilities which wasn't previously offered to Nibley. She is hesitant to give up that much potential, taxable acreage. She would like to get more clarification on the costs of utilities. She would also like to see the potential revenue that could come from the property.

Mr. Anderson commented it would be hard to give an amount because we don't know how the property is going to be developed. But, when developed we would be giving up a lot for a very little.

Mayor Daines commented there will be a light at 3200 South and a light at 1000 West and there could be one other light in-between these two areas. Having a light usually brings commercial business but at this time we don't know what will happen.

The Council requested that another workshop regarding the proposed boundary adjustment between Logan and Nibley be continued to the March 6 Council meeting agenda as a workshop item.

Library Discussion (30 minutes for public comment) – Mayor Daines

Mayor Daines addressed the Council and said as a new administration takes over there are projects that are moved forward. Tonight, she is seeking direction from the Council on how to proceed with the library. She would like to take more time and do more research and homework. But, if Council prefers to move forward with the proposed V-1 location she can certainly go that direction as well. Her concerns about the proposed V-1 location are parking and cost. She said that former Mayor Craig Petersen identified \$9M in funding that was set aside. But, to get to the total \$12M that was identified by Mr. Petersen, we will need private contributions. Mayor Daines stated that she has been involved with a lot of fundraising efforts for the Eccles Theatre and others and she

personally feels this is not a realistic amount to raise. She asked Logan Library Director Karen Clark to address the pros and cons of the V-1 location from her perspective.

Logan Library Director Karen Clark listed the following pros and cons of the V-1 property as a future library location.

Pros

Close to downtown
Close to the Arts District
Close to Logan High School
Not on Main Street
Great water feature
Great place for amphitheater
2-story building
Would help revitalize the neighborhood
Public Transportation already there (CVTD bus stop nearby)

Cons

Parking – The parking estimate in Mayor Petersen’s proposal indicates the library needs 40-50 stalls. Ms. Clark said she consulted with other library professionals and from their perspective and her own, the parking needed is 100-150 stalls for the following reasons:

- The library averages 739 visitors per day
- There are 28 library staff (includes full and part time. 15+staff are at the library at one time)
- Story time has up to 30+ children per session
- Monday Movie Nights can have 10 to 100 attendees
- Public meeting rooms currently have 75+ attendance now on evenings and Saturdays. Currently, patrons wanting to use meeting rooms are often are turned away.
- Multiple meeting rooms will bring more patrons/visitors and 200+ seating for public meeting rooms in the new library would be used.

Close to Logan High School

- Will we have to worry about teen truancy or other security issues?
- Will the teens take over the parking lot?
- Will we need additional staff for more teen programming?

The library not on Main Street? Is this a concern?

Will a 2-story building require more staff?

\$500,000+ to purchase the property which is an added cost to the new library

Vice Chair Simmonds said wherever the library is located, the City will need to purchase property.

Chairman Jensen said originally, he thought being near Logan High School was a negative but he now feels that the library being near the high school will be an opportunity to inspire young people to be involved in the library more than if it were

somewhere else. He's also heard concerns about the intersection of the V-1 location because of the surge of traffic that comes at certain times in the morning and afternoon with the high school students coming to and leaving the school. He added that most libraries have a single point of entry as a control system and there is a good amount of parking on 100 South and parking could also go down below the V-1 site.

Mayor Daines said we have also not discussed site acquisition adjacent to the V-1 site. A potential layout of the proposed design has been done by Design West and they estimate 22 parking stalls is what they think can go on the actual V-1 property and 20 angled street stalls if we were to cut back 100 South. That totals 42 stalls unless we purchase adjacent properties. At one time, a discussion was held with Gene Needham Sr. about the Franz property which he owns but that is not considered as the adjacent property which is actually a larger piece and currently has a structure on it so it might be significantly more expensive.

Ms. Clark said she strongly feels that the library location needs additional parking.

Mr. DeSimone said there isn't a suggested number of parking stalls for a library.

Councilmember Anderson commented that some of those parking stalls should be determined on what people feel is "close" parking and for every individual there is a different definition of where parking is located.

Chairman Jensen said the less convenient the parking the less usability of the library especially during the winter months.

Vice Chair Simmonds said one of the challenges we have in relationship to the V-1 site and parking is we are looking at this from a high school that is still under construction. The high school is building their East parking lot last so we won't really know until they are finished with construction to determine how congested parking will be. She said we need to be careful not to make a decision based on what the parking situation looks like right now at the high school because that could change.

Ms. Clark said she and her staff would be willing to park off-site from the library and walk.

Councilmember Bradfield asked does the library need to be downtown.

Ms. Clark said the library doesn't have to be downtown and she has the viewpoint that, "If we build it, they will come". There are benefits to the library being downtown but it's not necessary.

Councilmember Bradfield said in talking with the Downtown Alliance, they would like to have the library downtown. He also talked to several business owners and asked how much foot traffic they get from the library being downtown. The response was they get some traffic but most people are coming into their store for respite to get out of the heat, etc. He doesn't feel the library is a huge draw to downtown, people go to the library, get in their car and drive somewhere else.

Ms. Clark said the library participates with downtown events such as the Gallery Walk and the Gingerbread House display during the Christmas season.

Chairman Jensen said the downtown is made up of a fabric of many things. He feels the library creates the vitality of a downtown and is the center of a community, it is the heartbeat and the library is a critical part of our heartbeat along with the City, County and the Ellen Eccles Theatre buildings.

Mayor Daines asked the Council for direction on the budget, location, and is the Council ready to move forward and provide administration additional time to gather more information before we move forward.

Chairman Jensen said the architects have provided an estimate but there are items that are missing from the estimate which must be included. He said the biggest mistake we can make is differentiating between a construction budget and a project budget. Construction is what a contractor can bid for it but the total budget includes furniture and a lot of other things. The estimates he has seen are based on current construction costs, per square foot \$235 - \$295 and that is escalating at the rate of 7-10% per year. There are the costs of furniture, graphics, racking systems, audio/visual, permits, connections, testing, etc. That total plus one year of escalation and the 7% design fee without the land, is between \$15M to almost \$18M. He doesn't want the City to start the project without knowing all of the costs involved.

Mayor Daines said we simply don't have that much money. One option for moving ahead is to simply say, this is how much the City has to spend on the total project for a new library and she suggested \$12M because that is what former Mayor Petersen proposed. We have \$9M identified toward the \$12M but we still have \$3M left to come up with. As part of the \$9M, the City was already borrowing \$2M from the library fund to be paid back over 8 years. One option would be to borrow an additional \$2M as an interfund loan and it would be repaid from the library fund over 16 years. An additional \$1M could then come from private contributions and we could make up the difference from enterprise funds. But, we can't make the cost so expensive that it doesn't happen.

Chairman Jensen said other options would be to size down the library or do a two-phased project.

Mayor Daines said we can simply say all we have is \$12M and let's do the best possible project we can for that amount.

Chairman Jensen opened the meeting to a public hearing.

Keith Schnare commented the Council needs to look outside the box in regards to parking. He said Cache County doesn't seem to want to cooperate with the City and the County needs to make improvements to the Senior Citizen building. He feels if the City is going to build a good library/civic center it should also service the seniors and the County should help with the funding. His father paid for and had a room dedicated in his name at a college library in Iowa, he suggested we could do the same thing here.

Business owner Gene Needham and representing the Downtown Alliance addressed the Council. He said it was mentioned the Downtown Alliance is in favor of having a library in the downtown. Parking in the downtown is always a problem and he talked with Kent Craven with Design West and Mr. Craven feels there will be sufficient parking in the area of V-1. The West side of Logan High is complete and there is a transition that is being learned by the students to park in this new parking lot. He agreed with not overspending and suggested scaling down the project if needed.

Logan resident Jay Monson addressed the Council and said when he served on the Logan City Council the plan was to build the library on the corner where the hotel is being built now. There was a donor who was willing to donate \$1M if part of the library was named after his family. Then, we had a change of administration and that plan went away.

Mayor Daines commented it was her understanding there was a recession and the donor withdrew his offer.

Mr. Monson continued and said the donor didn't go away and is still a very wealthy man with ties to Logan. He said the City needs a library and they are used. The library we have now is an albatross and he feels the Emporium would be a perfect location for a new library and plenty of parking as well. In regards to the V-1 location he feels this is a problem area for parking and we already have the Emporium property. He asked the Council to reconsider the Emporium location again.

Logan resident Jane Monson commented the Mayor and Council are trying to put out three major fires that the previous administration did not think through. She feels a new library should have been built where the hotel is being built. She asked the Council to step back and reconsider the Emporium location where there is plenty of parking and is in the middle of downtown.

Logan resident Julie Needham commented the main reason she prefers the V-1 location is that it's a good location and in the middle of the arts district. People love Summerfest and she feels the proposed amphitheater would be well used and a great location for music festivals and will create a nightlife that we want in our community. She is frequently at Logan High School and feels that once all the parking areas are completed there will be plenty of parking for the students. She said there are a lot of people that attend performances at the Eccles Theatre and a lot of them have money and are the kind of visitors that we want. They come to the theatre and look across the street and see a weed patch. She feels building a library at the V-1 location is a great opportunity to create a beautiful space where people will come and enjoy their surroundings. She indicated that former Mayor Craig Petersen said there is a possibility of using RDA funding for the library to make up the difference and that is something that could be considered.

Mayor Daines clarified the \$9M identified includes \$3.7M from the RDA.

Logan resident Gail Yost commented that she has served on the Friends of the Logan Library Committee for six years and she is excited about the possibility of having the library at the V-1 location. She feels there could be shared parking at the V-1 location

with the property owner to the North. The library is the nerve center of the City, where people learn and she feels it should be located near the downtown.

Logan resident Paul Rogers asked what do we want our City to be and he feels a library is a central point of what we want to have. He doesn't feel that parking should drive the decision of where the library should go. If we want the library in a certain location we can find a way to get people to that location and make it work. A library should not be a matter of convenience but should be a destination and a place where people want to come and spend time.

Logan resident Jason Lambert said he is a fan of libraries and supports a new library. He is in favor of the V-1 location and feels it can be an anchor to the arts district and a great destination place. He said traffic moves quickly and people will drive by and not even see the library if it goes in the Emporium location. He also feels that people will linger and spend time with their family if it's located at the V-1 property.

Logan resident Bronwyn O'Hara said she feels the V-1 property has too many problems and she recommended the Council no longer pursue this option. The Planning Commission is considering proposals for Town Center changes and if those changes go through the Town Center 2 rezone will extend Town Center to 400 North. She feels the blighted area on 400 North, where the former Hastings building was located would be a great location for a library and there would be plenty of parking. She commented if the Needham Family is concerned about the weed problem by the Theatre and the V-1 property, they should clean up this area and make it look better.

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

Mr. Housley reminded the Council there is a deadline with the Option to Purchase of the V-1 property with Gene Needham Sr. which expires March 1.

Mayor Daines said Mr. Needham verbally agreed to extend the Option to Purchase until April 1.

Former Councilmember Gene Needham Sr. said he will extend the Option to Purchase the V-1 property until April 1. He commented that he still does not understand why we need a new library and he still feels the current library should be renovated. He also indicated the City could obtain additional parking on the City block by purchasing property on 300 North.

Mr. Housley said the Council should discuss whether the April 1 extension date is enough time to make a decision on the property purchase.

Mayor Daines said there have been a variety of things mentioned tonight for the Council to consider. She asked, does the Council need more time to gather additional information or are they ready to move forward and purchase V-1 or look at other options.

Vice Chair Simmonds said this process started four years ago with former Mayor Craig Petersen. She personally has walked and looked at 12-14 locations in downtown that are

potential library sites. She feels the V-1 location is the best for many reasons mostly because it would be a phenomenal building, showplace, there would be a park and we could honor the mill that is currently there. It could be a transition between the government, business and arts district and it would expand Logan in the direction going South. She also likes the area of Garff Garden but that is not meant to be. She agreed with the comments made by Paul Rogers that we need to think about what we want Logan to be and not, do we have enough parking spaces.

Councilmember Anderson said in attending the presentations made by the library consultants she heard a great deal of enthusiasm for the V-1 location. She is new to the process and one of the things she feels strongly about is the school district who has identified that we need to read to children 20 minutes per day. There is a certain population where access to visible books is still very important. She feels we have an obligation as a community to have a library that is usable, pleasant and is a draw for people. If she had to vote on this tonight she would say, let's see what we can do with the V-1 site.

Councilmember Bradfield said we do need a library and its critical to the democracy we live in. He does feel that parking is an issue and we do need to plan for the future and the world we live in. He receives a lot of emails regarding parking and people are very concerned about this issue either for more restrictions or having less parking restrictions. He still doesn't like the fact that a former council member owns the property we are considering purchasing. He doesn't feel that we have enough funding to move forward and we should not acquire more property unless we have the funding in place. He represents an area of Logan that is on the outskirts and people must drive into town. He said most of those who spoke tonight live in the Town Center and they are close to the library. He indicated that he doesn't have a site preference for the library.

Mayor Daines said the City has already paid for the library programming study and the goal is to keep the library building to 40,000 SF. There have already been things cut from the original plan but until we start the actual design, we won't know the exact costs.

Chairman Jensen proposed that the Council move forward to extend the Option to Purchase agreement with Gene Needham of the V-1 site, but doesn't feel that one month is enough time. He said the location on 200 North Main Street would have been a good location but the hotel is there now.

Mr. Housley agreed that April 1 is not enough time but we need to talk with Gene Needham on a timeline and Mr. Housley suggested August 1 is probably a more realistic date if Gene Needham will agree.

Mayor Daines said administration will move forward and work on bringing the Council more concrete information and costs of the library. We will not purchase any property immediately and she asked the Council to also be thinking of possible ideas of how to fund the project outside of a bond.

Mr. Housley said if Mr. Needham doesn't agree to an extension then we can also convert the agreement to a right of first refusal so that option goes away but if Mr. Needham receives another offer we will have an opportunity to match the offer.

Councilmember Anderson said the condition of the current library is not good and if we push a decision being made there are several issues that will need to be addressed so the library can be serviceable. We don't want to put a lot of money into a building that we don't intend to keep.

OTHER CONSIDERATIONS:

No further considerations were addressed by the Council.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 8:10 p.m.

Teresa Harris, City Recorder