

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, January 2, 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, Councilmember Jeannie Simmonds, Councilmember Amy Z. Anderson and Councilmember Jess W. Bradfield. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, Assistant City Attorney Craig Carlston and City Recorder Teresa Harris. Excused: Councilmember Herm Olsen and City Attorney Kymber Housley.

Chairman Jensen welcomed those present. There were approximately 56 citizens in the audience at the beginning of the meeting. He also recognized several scout troops in attendance.

OPENING CEREMONY:

Jamie Andrus, President of the Cache Chamber of Commerce gave the opening thought/prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from January 2, 2018 were reviewed and approved with no changes.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Bradfield to approve the January 2, 2018 minutes and approve tonight's agenda. Motion carried unanimously.

Meeting Agenda. Chairman Jensen announced there are three 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, February 6, 2018.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

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

MAYOR/STAFF REPORTS:

Board Appointments Library and Cache Valley Transit Boards – Mayor Daines

Mayor Daines asked for ratification of Crescencio Lopez Gonzalez-reappointment, Leslie Black-reappointment and Sheri Haderlie, new appointment to serve on the Logan Library Board. She also asked for ratification of Lyle Lundberg and Cecelia Johnson Benson both new appointments, to serve on the Cache Valley Transit Board.

ACTION. Motion by Councilmember Anderson seconded by Councilmember Bradfield to approve ratification of Crescencio Lopez Gonzalez, Leslie Black, Sheri Haderlie, Lyle Lundberg and Cecelia Johnson Benson as presented. Motion carried unanimously.

Board Appointments – Proposed request for Mayor Holly Daines to serve on the following: Wastewater Rate Setting Committee, Solid Waste Advisory Board and Northern Utah Environmental Resource Agency (NUERA) – Mayor Daines

Chairman Jensen asked for ratification of Mayor Holly Daines to serve on the Wastewater Rate Setting Committee, Solid Waste Advisory Board and Northern Utah Environmental Resource Agency (NUERA).

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Anderson to approve ratification of Mayor Holly Daines as presented. Motion carried unanimously.

Library Programming Report – Karen Clark, Library Director

Logan Library Director Karen Clark addressed the Council and gave a power point presentation titled, “Building for the Future: Our New Logan Library”. She reviewed a list of why libraries are important. She also indicated that several meetings were held with patrons and staff to gain input on what is needed and wanted in a new building. The Hacker Design West team of professional public library planners also attended these meetings.

Ms. Clark reviewed the Library Programming Report which outlines the service components needed by Logan residents now and in a revitalized new library and community center.

- Current Square Footage of the library is 35,900 SF
- Recommended Square Footage is 40,000 SF
- 224 Lounge and table seats for public use (Currently there are 158)
- Expanded and redesigned areas for specific collections or activities – teen space
- 63 Public access computes, Catalog and Internet. (Currently there are 48)
- Increased programming meeting room capacity: A dividable 200-seat meeting room, a 15-seat board room and a 10-seat conference room
- A 10-seat creation space/media lab for creating and sharing new ideas
- Three 4-person study rooms, four 2-person study rooms
- Would like to have a 150-seat auditorium but to stay within the parameters of the budget and space, will add only if a donor becomes available.
- The same friendly staff will greet the public and help check out items.
- Shelving will be easily accessible. The collection size to remain the same and may be reduced a bit.
- Moveable stacks, create open spaces when needed. Easy to reconfigure library, low maintenance.

- Relaxing, comfortable seating near large, panoramic windows.
- A must have is square tile carpeting for easy maintenance, cleaning and if needed replacement of the carpet.
- Books, families and children are still the main priorities.
- The new library should be a style that matches Logan's charm.
- The new library will be humming with activity with flexible spaces planned around people for discovery and social interaction.

Ms. Clark indicated that the Library Programming Report is available on the Logan Library Website.

Ms. Clark introduced Project Manager Kent Craven with Design West Architects addressed the Council. He distributed information of the order of magnitude estimate for the new Logan Library that outlined the following.

- The building area is 40,000 SF
- It will be a two-story structure
- The systems and design quality are to be similar to other library projects which Ascent has completed recently.
- The proposed lot is relatively flat with roughly 10 feet or tier for the lower parking lot.
- There will be a 30'x30' sun deck at the second level spanning the canal.
- They assume there are no soil problems to deal with.
- There will be 35 street parking stalls and 60 on-site parking stalls.

The estimated cost for the new library building is between \$255 to \$295 per square foot, or \$10,200,000 to \$11,800,000. This estimate is based upon the understanding or the project programming and the recent construction experience with costing models.

Additional to this are the following site improvement items:

- New parking lot area of 21,000 SF: \$162,750
- New diagonal parking on the street 3,600 SF: \$32,760
- Landscaping improvements of 41,000 SF: \$143,500
- Two wood construction pedestrian bridges: \$61,072
- Allowance to clean up the old mill ruins and water fall: \$100,000
- New walks, curb and gutter along street 750 LF (assume 6' sidewalk and 30" C&G): \$35,655
- Hardscape (concrete paving) 6,250 SF: \$54,062
- Demolition of the small gas station on the site (no underground fuel tank remediation includes): \$37,000

The total for all site improvement items is \$626,799. Combined with the building costs the total is between \$10,826,799 and \$12,426,799.

Mr. Craven said the cost does not include Furniture, Fixtures and Equipment. Owners on other recent library projects have carried a budget between \$12 - \$20/SF for Furniture, Fixtures and Equipment in the amount of \$480,000 - \$800,000. For other softs costs, in the private industry, developers usually carry 4-6% of the total budget. This can be much

less for a public project depending upon how the funding is set up and what the costs will be for permit and impact fees, etc.

Mayor Daines said there would be an additional 7% for the design costs and the total cost does not include property acquisition.

Chairman Jensen said he is concerned that the “soft costs” are not completely included in the total amount.

Mr. Craven responded the “soft costs” included are the Furniture, Fixtures and Equipment and are approximately 4-6%. Impact fees are also not included.

Chairman Jensen asked for a revised estimate to include the soft costs.

Mayor Daines said if we have a fixed budgeted amount Mr. Craven will design to that budget. It might mean making decisions about certain things in the project not being included but that is a decision that will need to be made.

Mr. Craven said he will prepare updated numbers for the Council and a 7% escalated cost of construction has been added that goes until Spring 2019.

Mayor Daines thanked Mr. Craven for attending tonight’s meeting.

Chairman Jensen asked what is the increase to the public meeting space in the library?

Ms. Clark responded the library currently has 3-4 meeting rooms with the largest room having a capacity of 120. Staff would like to have several large meeting rooms in the new library for various activities.

Councilmember Anderson commented that she recently attended a Library Board meeting and in reviewing the library statistics, she was not aware of the large volumes of patrons that go through the library each day.

Chairman Jensen commended Library Director Karen Clark and her staff for their outreach to the public regarding the proposed new library.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Simonds

Councilmember Simmonds reported on the Planning Commission meeting held on January 11, 2018. At the January 25, 2018 Planning Commission meeting, there will be a discussion about a proposed rezone of the Town Center and a proposed code amendment.

Logan/Cache County Museum – Gina Worthen, Cache County Council

Cache County Councilmember Gina Worthen addressed the Council regarding a proposed Logan/Cache County Museum. She said a committee has been organized to

consider the possibilities of a museum. She introduced Darrin Smith who talked more about the museum.

Historian Darrin Smith addressed the Council and said he is pleased to know that a new library is being considered and he supports the proposed location of the library. He offered his assistance, free of charge to help Design West with anything they might need as they move forward in the design of the library building. Mr. Smith said he has collected items since the 1980's and has a large collection that he would like preserved for future generations. He spoke to Ray Somers before he passed away and he recommended that Mr. Somers donate his items to Special Collections. Mr. Smith said he does not want his children to sell his collection and he wants it to be shared with the community. Mr. Smith is willing to donate his entire collection to a museum free of charge. He requested that someone from the Logan City Council serve on the museum committee.

Vice Chair Simmonds and Councilmember Bradfield expressed their willingness to serve on the museum committee.

No further Council business items were discussed.

ACTION ITEMS:

PUBLIC HEARING - Budget Adjustment FY 2017-2018 appropriating: \$10,000 additional CCEMS contract funding toward the hiring of an additional firefighter (\$20,000 annually-\$10,000 for January-June 2018); \$39,173 additional funding the Willard Bay Mitigation grant received from Chevron. These funds will be used to continue the restoration of the Logan River; \$37,588 funds received from a vehicle insurance recovery toward the replacement of a police vehicle; \$67,102 funds received for alcohol enforcement – Resolution 18-03

At the January 2, 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 Councilmember Anderson seconded by Councilmember Bradfield to approve Resolution 18-03 as presented. Motion carried unanimously.

Consideration of a proposed ordinance adding Subsection (C) to 2.02.140 of the Logan Municipal Code Department of Finance; Director – Ordinance 18-01

At the January 2, 2018 Council meeting, Mayor Daines explained the proposed ordinance regarding the Finance Director and said when she first served on the City Council there was a State statute in place that protected the City Finance Director, where other City department heads serve at the pleasure of the Mayor. She feels the Council should have an independent voice giving them financial information and as a former councilmember

she appreciated that information and she supports this as Mayor. For some reason, the State statute was changed within the last year and was just realized by Logan City. Going by the current State statute, the Finance Director is no longer protected. Mayor Daines proposed that language be added to the Logan Municipal Code so any firing/hiring of a Finance Director would require joint approval of both the Mayor and Council.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Anderson to adopt Ordinance 18-01 as presented. Motion carried unanimously

PUBLIC HEARING - Rezone – Consideration of a proposed rezone. Dan Larsen/Nibley Sixteen LLC, requests a rezone of 5.86 acres located at approximately 991 West 2200 South from Commercial (COM) to Mixed Residential (MR-20) – Ordinance 18-02

At the January 2, 2018 Council meeting, Planner Russ Holley explained the proposed rezone. The proponent is requesting to rezone approximately 5.86 acres of property from COM to MR-20. The area is currently vacant and fronts onto 2200 South along the South property boundary. The new extension of 1000 West will align along the West side of this property. The property located directly East is currently being considered for annexation into Logan City. The property has primarily been used for agricultural and grazing purposes in the past. The applicant's intention is to combine this property with the adjacent 10-acre property currently already zoned MR-20, for the purpose of a larger more comprehensive multi-family development.

On December 14, 2017, the Planning Commission recommended that the Municipal Council approve the Nibley Sixteen Rezone project that amends the Official Logan City Zoning Map. The Planning Commission vote was 5-2 (Nay: Commissioner Newman and Dickinson). One public comment was made from a property owner to the West along the highway and was recently approached to sell a portion of his property to U-Haul, however, he did not want to sell only part of the land and he was against the RV Park when it came in. He also felt that when the road is completed it will have more trucks (especially from Miller's) that will travel along this road and it will not be a good location for housing due to noise and safety.

Mr. Holley said the two objections from Commissioners Newman and Dickinson were their concerns about road alignment and felt it would be better to have commercial on both sides of the road. He said there are a lot of areas in the City where the roadways are used to change zoning boundaries.

Mr. Holley indicated that a letter from Nibley City Mayor Shaun Dustin to Mayor Daines and the Council was sent. The letter addressed concerns related to access of Firefly Park, light pollution, and the overall impact to wildlife at the park. Mr. Holley showed the Council an overlay so they could better understand the proximity of the park to the proposed rezone.

Vice Chair Simmonds said she does not feel that the current MR-20 zoning would be sensitive to a use across the street such as the Firefly Park. She understands this is one of the few locations in the entire Valley where the fireflies exist. She is concerned about the

ambient lighting and feels it could still have a negative impact, maybe not as much as a commercial site but she is worried that we don't have any kind of design standards in place that would take this into account.

Mr. Holley responded there are lighting standards that can be addressed during the design review permit process. The lights can be placed and oriented in ways that reduce "light trespass" and general layout that will be less impactful to the Firefly Park. He added that Nibley City will also have homes directly adjacent to Firefly Park.

Chairman Jensen agreed that we should be sensitive to Nibley City and what they are trying to accomplish at Firefly Park.

Councilmember Bradfield asked as we go into the design process and things go wrong, who's in charge and can the Council be assured that the process will be reviewed and handled appropriately?

Mr. Holley said staff will certainly make the best considerations possible. Ultimately, it will be up to the Planning Commission to determine if a building needs to be moved and the property will have certain entitled rights such as density and a certain amount of development. Open space is required as well and the minimum setbacks from the street is 15 feet.

Chairman Jensen opened the meeting to a public hearing.

Proponent of the project Dan Larsen addressed the Council and added they will do all they can to avoid any light being spilled out in the park and keep the light pollution to a minimum that would affect the fireflies.

Nibley City Public Works Director Justin Maughan addressed the Council and expressed his appreciation for the Council taking the fireflies into consideration. He said this park and the fireflies are very important to the citizens of Nibley. He said there are three phases to the park. The first phase will start this Spring with boardwalks and sidewalks, the second and third phase will happen soon afterwards. Funding for the park is coming from the newly constructed high school recreation property fund. The entire park should be completed in 4-5 years.

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

Chairman Simmonds said she appreciated the comments made by Dan Larsen and his sensitivity to this project.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Bradfield to adopt Ordinance 18-02 as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of annexation or property into the City of Logan as filed by Thomas & Megan Maples for annexation of property located immediately North of 2200 South and East of 1200 West consisting of approximately 2.17 acres – Ordinance 18-03

At the December 5, 2017 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed annexation. A Certification of Annexation Petition was signed by City Recorder Teresa Harris and the proposed ordinance is now before the Council for final approval.

Chairman Jensen opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember Bradfield seconded by Councilmember Anderson to adopt Ordinance 18-03 as presented. Motion carried unanimously.

WORKSHOP ITEM:

Budget Adjustment FY 2017-2018 appropriating: \$15,974 to reimburse the fire department budget for ambulance standby overtime; \$107,125 funds for federal funding the Sewer Treatment division received from the State of Utah. These funds will be used to repair damages to the wetlands caused by flooding – Resolution 18-01– Richard Anderson, Finance Director

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

The proposed resolution will be an action item and public hearing at the February 6, 2018 Council meeting.

OTHER CONSIDERATIONS:

Councilmember Bradfield thanked the Scouts in attendance at tonight's meeting.

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 6:40 p.m.

Teresa Harris, City Recorder