

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, April 17, 2018 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Vice Chair Jeannie F. Simmonds conducting.

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

Vice Chair Simmonds welcomed those present. There were approximately 32 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Russ Akina, Logan City Parks & Recreation Director gave the opening prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from April 3, 2018 were reviewed and approved with minor changes.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Anderson to approve the April 3, 2018 minutes and approve tonight's agenda. Motion carried by roll call vote:

Anderson – aye

Bradfield – aye

Jensen – aye

Olsen - aye

Simmonds – aye

Meeting Agenda. Vice Chair Simmonds announced there are three public hearings scheduled for tonight's Council meeting.

Meeting Schedule. Vice Chair Simmonds 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 1, 2018.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

North Logan resident Susan Paulsin addressed the Council and read a prepared statement. Susan and her husband Mike Paulsin have investment property in Logan City and they feel that Logan's current occupancy ordinance is getting in their way of helping good people and make costly improvements to their investment properties. She tried to access the Logan Land Development Code Section 17.06 on the Logan City website and

received a response that says “Reserved.” She addressed the issue of a live-in nanny which, the way the code is currently written is not allowed. She obtained a legal opinion who said that a live-in nanny or other live-in “servants” which is a word the City references in the City Occupancy Disclosure form is permissible. She asked the Council to clarify, if a family have a live-in nanny. Ms. Paulsin also read the definition of the word groupthink as defined by Wikipedia. She presented the Mayor and Council with a book on the topic of groupthink.

Community Development Director Mike DeSimone stated that Section 17.06 of the Land Development Code is listed as “Reserved” because there is nothing in this Section of code at the present time. Regarding the issue of a live-in nanny, it is allowed under the definition of family in the Land Development Code.

City Attorney Kymber Housley said the issue of a live-in nanny hasn’t been a big issue in the City. He read from the Land Development Code and under the definition of family, it makes exceptions for foreign students but nothing is listed for a live-in nanny. He doesn’t recall the City ever taking enforcement action on a live-in nanny situation. The Code allows for three unrelated people to live in the home.

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

MAYOR/STAFF REPORTS:

Mayor Daines gave a report on the Spin Bikes that have been placed throughout the City for people to use. Currently, there are 180 bikes on the USU campus and 94 bikes downtown. There is not cost to the City and a local company, Joy Ride Bikes is responsible for managing the bikes. The bikes have a GPS on them and to ride the bike you download an app located on the bike and enter a credit card number. The bikes can be taken from one location and left at another location. This is a pilot program so any feedback would be appreciated. The City is also working to have bikes placed at the trailheads.

Councilmember Olsen announced on behalf of the Bicycle Pedestrian Advisory Committee (BPAC) that May 14-18 is Bike to Work and School Week.

Councilmember Anderson reported that the Logan Library is in the process of launching a survey for library users.

There were no further Mayor/Staff reports presented.

COUNCIL BUSINESS:

Planning Commission Update – Vice Chair Simmonds

Vice Chair Simmonds reported that the Planning Commission met last week and talked again about the Rezone of Town Center 1 and Town Center 2 which will now move forward to the City Council for more discussion and a public hearing.

Partnership with the City of Logan – Darren Parry, Chairman of the Northwestern Band of the Shoshone Nation

Darren Parry, Chairman of the Northwestern Band of the Shoshone Nation addressed the Council. He hopes to meet with every City and Town Council in Cache County to talk about a project on 550 acres of the massacre site which is located a few miles just outside of Preston, Idaho. This was originally Utah territory and they are a Utah Tribe with their main office located in Brigham City, Utah. He presented concept drawings of the project and over the next year his goal is to raise five million dollars for the project. He will be launching an online donation website and asked for the Council and Logan residents support in any way they can.

Councilmember Olsen stated that even though the massacre site is technically in Idaho, it's still part of Cache Valley and is important to us as Valley residents.

Discussion regarding Country Manor's Request to Dedicate Private Infrastructure

Mark Nielsen addressed the Council and stated there are a lot of unknowns in regards to the Country Manor infrastructure and the costs that will be required to bring the area to current standards. The City's proposal is for engineering to complete a design of what the improvements should be and develop a detailed cost so the Country Manor residents and Council will know exactly what the costs will be. For engineering to complete a design and come up with the costs it will take approximately one year and they will begin this fall/winter when the summer construction season has ended. There will be minor costs in regards to geo-technical evaluations of what the cross section should be but can be done within the current budget. He asked the Council for a head nod for the engineering design to be completed.

Mayor Daines stated that if the Council is not interested in entertaining the idea in regards to Country Manor, that staff not go to all the work of doing an engineering design.

Chairman Jensen said he would like to know the rough numbers before a engineering design begins.

Councilmember Olsen said it was his understanding that Country Manor has approximately \$40,000 in their HOA fund and they anticipate adding another \$35,000.

Country Manor resident Kristie Cooley said that is correct, they will have approximately \$75,000 at the end of 2018.

Mr. Nielsen said the original information with Country Manor's application listed what the City would require to bring things up to standard and the costs were included.

Councilmember Olsen said he was involved in litigation with an HOA in the Ogden area and the HOA technically ceased to exist as a legal entity because its corporate status had not been renewed. He asked is the Country Manor HOA properly registered with the State of Utah as a legal corporate entity.

Ms. Cooley responded that according to their HOA covenants the registration renews itself but this is something that she will verify will report back to the Council.

Chairman Jensen said he would like to get a letter of intent from Country Manor that they are serious about moving forward.

City Attorney Kymber Housley said there is a formal assessment area creation process but a letter of intent from Country Manor before we get to that step could also be requested.

Ms. Cooley said an HOA meeting was held with 23 of the 56 Country Manor residents and since the meeting she has talked to 6 additional residents. All attending the meeting were in favor of moving forward and they are hoping that the monthly assessment fee will be as low as possible. She hasn't talked with any resident who is opposed.

Mr. Housley said if 40% of the residents are opposed, it stops the assessment area from moving forward.

Ms. Cooley said also at the HOA meeting the residents were told that if this does not get approved by the City Council that their HOA fees will increase substantially. But, if the fees are too high, the HOA will go defunct and the Country Manor area will be a blight to the City and the neighborhood doesn't want that to happen.

Councilmember Olsen stated the HOA application requirements also include an obligation for insurance coverage for activities of the HOA.

Ms. Cooley said the HOA has insurance on their common areas and she believes it also covers the street as well. The insurance has been in place for a long period of time but she will verify and report back to the Council.

Chairman Jensen said before the City goes through an extensive engineering design, he would like to see rough numbers and then the County Manor residents need to decide if they want to proceed.

Mr. Nielsen said the rough numbers have already been provided to County Manor and they agreed to move forward.

The Council were all in agreement to move forward with the engineering process for the County Manor area.

Proposed Council Budget Workshop Dates – Tuesday, May 1 and Tuesday, May 15 immediately following the Regular Council Meeting beginning at approximately 7:00 p.m.

Vice Chair Simmonds announced there are two Council Budget Workshops scheduled. One on Tuesday, May 1 and Tuesday, May 15. The public is invited to attend.

No further Council items were presented.

ACTION ITEMS:

PUBLIC HEARING - Budget Adjustment FY 2017-2018 appropriating: \$11,100 to appropriate funds the Library received from the State of Utah. The Community Library Enhancement Fund (CLEF) Grant will be used for technology that directly affects the public, collection development, and community outreach – Resolution 18-11

City Treasurer Tyson Griffin addressed the Council regarding the proposed budget adjustment.

Logan Library Director Karen Clark explained the CLEF Grant is used for the purchase of kindles for book clubs, laptops and children's computers.

Vice Chair Simmonds opened the meeting to a public hearing.

There were no comments and Vice Chair Simmonds closed the public hearing.

ACTION. Motion by Councilmember Bradfield seconded by Councilmember Olsen to approve Resolution 18-11 as presented. Motion carried by roll call vote.

Anderson – aye

Bradfield – aye

Jensen – aye

Olsen - aye

Simmonds – aye

PUBLIC HEARING - Consideration of a proposed resolution approving a Neighborhood Improvement Plan – Resolution 18-08

At the April 3, 2018 Council Meeting Mayor Daines addressed the Council and said one of her goals as Mayor is to strengthen neighborhoods. She believes that the Council shares that goal and asked the Council to consider adopting the following neighborhood plan. She stated that with the help of staff, she has developed a variety of efforts, listed below, to further that effort. She is open to Council's additional comments and suggestions as they workshop the varied proposed resolutions and ordinance.

I. Neighborhood Councils (currently underway; Mayor Daines thanked the Council for their support)
Solicit feedback and participation from citizens in solving neighborhood problems.

II. Neighborhood Improvement Resolution (Resolution 18-08)

1. Neighborhood Revitalization Grants

As our city naturally ages, re-investment is required in neighborhoods to make it attractive for people to stay in, and move to, our older neighborhoods.

- a. Approve \$1M in RDA funds to provide exterior home improvement grants in neighborhoods
- b. Eligibility: homeowners who make up to 120% of the median income
 - i. Neighborhood Re-Investment Grant, Program Guiding Principles and Application 2018 (Attachment A)
 - ii. Resolution defining low and moderate income (Resolution 18-09 RDA)

2. Change current complaint-based system of enforcement

- a. Hire an intern for Community Development to systematically review each neighborhood and send Request Letters where needed and ask property owners to come into compliance with our code. Move to next step of enforcement where needed.

3. Increase fines for over-occupancy

Proposal to amend Land Development Code (LDC) code enforcement section to allow for a citation of \$250 (formerly \$50) for overoccupancy violation. Citations could be given to all occupants and/or Landlord as appropriate. The Planning Commission is currently considering proposed amendments, and they will come before the Council in May. Start implementing existing fines of \$100 a day as needed (up to \$1,000K) if compliance is not reached within the ten-day limit. (page 53-12 of LDC, attached)

4. Require permits and fees for vacant buildings

Consider a new ordinance requiring registration and inspection of vacant buildings. (Ordinance 18-06)

- a. If a structure is boarded up and unoccupied, owners will be required to register the building and after six months pay an escalating fee, encouraging them to either keep the structure in reasonable repair, demolish it, or plan for improvements to meet code.

5. Provide assistance for low and moderate-income homeowners

Direct homeowners where needed with above mentioned grants, as well as making them aware of programs through BRAG, and the City to assist those that meet low and moderate-income guidelines

- i. Logan City Housing Rehabilitation grants
- ii. BRAG Energy Efficiency/Weatherization grants
- iii. Neighborhood Housing Solutions (NHS) Home Rehabilitation Program
- iv. Own in Logan Down Payment Assistance Program

6. Approve the use of RDA funds for demolition on condemned buildings

After exhausting all other remedies, use RDA funds on a case by case basis to demolish buildings which have been condemned for life safety issues, and lien the property.

At the April 3, 2018 Council meeting, Community Development Director Mike DeSimone presented the Neighborhood Re-Investment Grant Program. Revitalizing Logan's Neighborhoods One House at a Time.

Statement of Purpose – Neighborhood Re-Investment Grant

Utilize RDA dollars to stimulate private investment in Logan's older neighborhoods by funding exterior improvements on owner occupied dwellings in order to help preserve and enhance the character of our neighborhoods. Improve the curb appeal of the housing stock in the older neighborhoods.

What the Grant Program does:

- Provides a Grant Program available for most homeowners in Logan – not limited to low/moderate income
- Provides a total grant package of up to \$10,000 per single family residence (cumulative)
- Funds eligible exterior improvements such as paint, siding, windows, doors, porches, landscaping, etc.
- This is a Grant Program not a loan program – Forgiven if the homeowner meets certain conditions
- Requires homeowner's participation through cash match (may allow labor match)
- Limited to owner occupied single family residential properties
- Initial public investment of \$1M in neighborhoods results in a \$1M - \$5M private investment in neighborhoods

Impacts of Program:

- Benefit to the community – Improves 100 – 200 owner occupied residential properties which in turn “lift” the immediate neighborhoods
- Benefit to the homeowner – updating the natural curb appeal of your home could mean up to a 120% return at resale, 20% more than the initial investment

Existing Housing Programs:

- All current programs income based – available only to low/moderate residents (at/below 80% of LMI)
- Own on Logan Program – Down Payment Assistance Program (NHS)
- Housing Rehabilitation Grant Program (Logan)
- Home Rehab Program (NHS)

Area of Eligibility:

- Housing stock built prior to 1970
- Targeting core neighborhoods

Income Eligibility:

- Homeowners earning up to 120% of Logan’s Annual Median Income are eligible to apply

<u># People</u>	<u>Allowable Household Income</u>	<u># People</u>	<u>Allowable Household Income</u>
1	Up to \$56,857	4	Up to \$81,224
2	Up to \$64,980	5	Up to \$87,722
3	Up to \$73,201	6	Up to \$94,220

Requires a minimum cash match based on project type.

Grant Stipulations:

- 7-year lien – homeowner shall remain in the home for 7 years and grant forgiven
- Home remains as Single Family Residential and owner occupied
- Overall property shall be maintained

Application Evaluation Process:

- NRG Committee to evaluate applications
- Quantitative: Income eligibility and age of structure
- Qualitative: Scope of project, project cost, proposed match, owner’s commitment to long term maintenance of improvements, does the project further the goals of the grant program, funding availability
- Grant awards not restricted by quantitative only

Councilmember Anderson suggested there be a requirement that property tax and utilities are current on the home.

Mr. DeSimone said they don’t usually check utility records but they do make sure the property taxes have been paid.

Vice Chair Simmonds also suggested that before and after photos be taken of the property and a release from the property owner that the photos can be used by the City.

Mr. DeSimone responded that property photos will be included and will also document the progress of the renovation.

Vice Chair Simmonds opened the meeting to a public hearing.

Logan resident Skylar Smith addressed the Council. He objects to the enforcement of the occupancy limit. He feels that Logan is suffering from a limited amount of affordable

housing and if the Council approves the resolution they are deliberately exacerbating the shortage. He is a former renter and is now a current landlord and feels that renters are some of the best and most upstanding residents in Logan City.

Mayor Daines clarified the resolution is for property maintenance standards and over occupancy is only one portion of the plan. She said there is a standard whether you are a homeowner or a renter.

North Logan resident Susan Paulsin addressed the Council and read a prepared statement. She and her husband have five investment properties in Logan City. She feels that Logan has an affordable housing problem and asked that the Council vote nay on proposed Ordinance 18-09 RDA which labels Logan citizens as low or moderate income for political expediency. She asked that the actual income numbers be used in all future proposals that way, there will be no confusion or misunderstandings. If the Council supports the Mayor's proposed Neighborhood Improvement Plan she hopes the following will help the Council reconsider. If a homeowner would be unwilling to ask a neighbor for \$10,000 to improve their home, they should avoid taking their neighbors money through less direct ways as provided for in the Mayor's plan. She asked everyone to remember the source of these funds is taxpayer money and is not the City's RDA. For those that want to help others with their hard-earned money, she suggested they simply give their money or time to whomever and for whatever reason they want. Maybe someone is not fixing up their home because it's not a priority for them or maybe they want to spend their money on vacations or save for retirement. She asked the Council to help the Mayor by challenging her.

Logan resident Sara Baker addressed the Council and said as a homeowner she supports the proposed resolution and feels that revitalization is needed.

Logan resident and USU student Braden O'Brien addressed the Council. His concern is the fee increase from \$50 to \$200. He feels that often times a student's voice is not heard or is underrepresented. He said there are many single family residential homes in Logan where more than three students can reasonably reside. He asked the Council to consider the students who have a stake in this issue and the City should not be so proactive in over occupancy and respond only when there is a problem.

Logan resident Jeff Hoedt addressed the Council. He doesn't have any concerns about the proposed resolution and supports many of the concepts presented. He said there is a significant parking problem throughout the City and allowing more people in apartments will only increase the parking problem.

There were no further comments and Vice Chair Simmonds closed the public hearing.

Mr. Housley clarified that proposed Resolution 18-08 is a support resolution for the overall plan. One of the components is going from a complaint based enforcement to proactive enforcement. Some of the comments during the public hearing are requesting that we go from three to four unrelated occupancy. Doing this would require a code amendment and would be a completely different discussion and agenda item from what is being presented tonight.

Vice Chair Simmonds said the only thing that is being proposed and ultimately decided by the Council tonight is the enhanced enforcement and the proposed Neighborhood Improvement Plan.

Mr. Housley said again, this is only a support resolution and the RDA money mentioned in the resolution has already been appropriated, it's just a matter of how the money is spent.

Mr. DeSimone added regarding the enhanced enforcement, Community Development has money in their budget for a part time enforcement position.

Councilmember Olsen said it's ironic to him that the Mayor and Council get criticized by neighbors who are concerned about too many people living in a home and with more people there are more cars. He said it's unfortunate that we have become a culture of cars and everyone has a car. He said Mayor Daines can report after attending all of the neighborhood meetings that there is a unified voice from the neighborhoods throughout the City regarding problems created by over occupancy, parking and deteriorating homes. He supports the efforts that have been listed in the Neighborhood Improvement Plan and feels it's something that responsible leadership should take steps to address. He said this is not a perfect plan and can be adjusted as time goes on.

Councilmember Bradfield said it's true that we are a bureaucracy. He said when it comes to government, he is against big spending at the Federal level and big spending at the State level. But, when it comes to the local level that impacts the people that live here and the people that we talk with on a daily basis, local government is here to help the people that live in the City. He truly feels if there is money to be spent in government that it should be spent at the local level. He proposed an amendment to the resolution that if the resident has lived in the home for 7 years there would be 100% forgiveness and after 5 years there would be 50% forgiveness.

Councilmember Olsen commented that the Neighborhood Improvement Plan can move forward in segments. He said there can be adjustments made to the Neighborhood Re-Investment Grant Program so he feels it would not be a bad idea since the RDA action on the moderate-income definition is tied to the proposed grant program that the Council could take care of those two items together when the Council determines how they want the grant program to actually look.

Mr. Housley commented the grant program is 90% completed and the Council can approve the resolution with the condition that the final guidelines for the grant program be brought back to the Council for final approval.

Mr. DeSimone said the grant program guidelines have been completed unless the Council wants to change them in any way. In regards to the suggestion made by Councilmember Bradfield, he does not advise that the Council split the forgiveness years of 5 and 7 because the City will have to refile a lien. The City wants to create a situation where there is stability in the neighborhood

Mr. Housley said we could write one lien with the terms Councilmember Bradfield suggested. This is not just a financial investment but also a social investment in the neighborhoods and will encourage people to stay in their homes longer than 5 years.

Councilmember Anderson said as she looked at what other cities similar to Logan are doing and the majority have a 5-year forgivable loan rather than 7 years. We need to look at what's best for the City of Logan.

Mr. DeSimone said the City offers a down payment assistance program and that is a 5-year forgivable loan but has since been changed to 10 years so there is a longer commitment from the homeowner.

Vice Chair Jensen said he likes what has been presented and likes the idea of being proactive.

Mayor Daines said where to start the revitalization program has been difficult to determine. Do we start with an area close to the downtown and how do we do this, make it fair and not discriminate. There are several different scenarios one of which is the age of the home. She said the application can be amended to include photos of the property and verification that taxes and utilities have been paid.

Chairman Jensen said he feels the area of eligibility for the grant program that targets single family residential structures constructed prior to 1970 is a good place to start.

Councilmember Anderson asked for clarification regarding the part time intern position.

Mr. Housley responded the intern's responsibility is not just for occupancy, it's also for any code violations.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Bradfield to approve Resolution 18-08 as amended with the exception that approval of the Neighborhood Re-Investment Grant Application be continued to the May 15, 2018 Council meeting so additional language can be included as presented. Motion carried by roll call vote.

Anderson – aye

Bradfield – aye

Jensen – aye

Olsen - aye

Simmonds – aye

PUBLIC HEARING - Consideration of a proposed ordinance Enacting Chapter 15.28 of the Logan Municipal Code requiring the Registration, Inspection and Regulation of Vacant Buildings – Ordinance 18-06

City Attorney Kymber Housley stated the purpose of the ordinance is to protect and secure vacant buildings and to encourage rehabilitation. We, as the City also want to have an idea of how many vacant buildings are in the City. Some of the highlights from the proposed ordinance is the City would require registration of the building by the property

owner within 30 days of the building becoming vacant. The City can also require inspections and aesthetic improvements such as mowing the lawn and trimming the weeds. The City would also require payment for violations and registration fees. There is no fee for properties that are vacant for less than six months and then fifty dollars per month thereafter through the first year. One hundred dollars per month for properties that are vacant for one year or more and two hundred dollars per month for properties that are vacant for two years or more. The fees are to encourage either rehabilitation of the home or demolition.

Mr. Housley said a building being vacant in and of itself is not a violation. It has to be a vacant building with one or more code violations. As long as the building is compliant with the code, it would not be required to register.

Vice Chair Simmonds opened the meeting to a public hearing.

There were no comments and Vice Chair Simmonds closed the public hearing.

Councilmember Olsen referred to an email that the Council received from Logan resident Mr. Sherman who lives across the street from an abandoned/vacant home. Mr. Sherman said the proposed vacancy fines are too low and will not make any difference in the short term.

Councilmember Anderson said she agrees with the comments and also feels that if a home has been condemned, vacant and boarded up is there a way to change the six-month waiting period.

Vice Chair Simmonds said the recommendations made by Mr. Sherman are no six-month grace period for properties that have been officially condemned for one year or longer, change the fine to \$100 for the first six months, \$200 for the next six months and \$300 after one year.

Mr. Housley said what Mr. Sherman is referring to is a specific property but in general, there is an entirely different process for the home mentioned and is not something we will solve with the vacant building ordinance. There are complications with the home Mr. Sherman is referring to such as meth contamination and tax liens which has made it difficult for the City to do anything with the property. The Council can always come back and amend the proposed ordinance and increase the fee if needed. We just want people to manage their properties and it's not the intent to create a revenue generating program.

Vice Chair Simmonds said at the same time we want to manage the properties, eliminate vacant properties and make those that are vacant not detract from the surrounding neighborhood.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Anderson to adopt Ordinance 18-06 as amended with a review of the ordinance after a six-month time period as presented. Motion carried by roll call vote.

**Anderson – aye
Bradfield – aye
Jensen – aye
Olsen - aye
Simmonds – aye**

WORKSHOP ITEMS:

Budget Adjustment FY 2017-2018 appropriating: \$725,400 funds the Public Works Department was awarded from the Cache County Council of Governments for the 100 West Extension Property Acquisition and \$1,776,355 for the 1800 North Extension and Intersection Improvements; \$1,000,000 funds for the construction of the Sewer Treatment Plant Water Utility Service Connection; \$4,500 donated funds for the Police Department Annual Banquet – Resolution 18-14 – Richard Anderson, Finance Director

City Treasurer Tyson Griffin addressed the Council regarding the proposed budget adjustments.

The proposed resolution will be an action item and public hearing at the May 1, 2018 Council meeting.

Consideration of a proposed resolution adopting the Community Development Block Grant (CDBG) Annual Action Plan (Program Year 2018) for the City of Logan – Resolution 18-12 – Aaron Smith, CDBG Coordinator

CDBG Coordinator Aaron Smith addressed the Council regarding the proposed resolution. Logan City’s CDBG Program is estimated to receive \$430,000 in CDBG funding for 2018. The Steering Committee met on March 28, 2018, and recommended the following funding.

Public Infrastructure Projects

- \$100,000 – 200 East 800 North Sidewalk
- \$ 70,000 – 200 West 1300 North Sidewalk
- \$110,000 – 300 West 600 South Sidewalk
- \$ 25,000 – Bridger Bike Park

Community Needs/Public Services Projects

- \$10,000 – Ellen Eccles Theatre Accessible Seating
- \$30,000 – Logan City School District Preschool Playground
- \$20,000 – The Family Place Sports Court

CDBG Administration

- \$65,000 – CDBG Program Administration

It is recommended that any Program Year 2018 funds awarded by HUD excess of the estimate or any funds recaptured from any other CDBG activity from any program year will be reallocated to the 300 West 600 South Sidewalk up to a total project funding of \$130,000.

A public hearing is scheduled for May 1, 2018, for the purpose of receiving public input by Logan residents regarding the proposed plan.

Mayor Daines asked if the Council would consider taking \$70,000 and \$110,000 and reallocating to the Center Street Improvement project to include sidewalk improvements, ADA corners and a mid-block crossing. Then, if the Center Street Improvement Project does not go forward, the money would be reallocated back to the two original projects.

Councilmember Anderson said at the CDBG Steering Committee meeting there were concerns raised about 200 West and it being undeveloped property. There were also questions about the Center Street project and how that related to CDBG Neighborhood definitions.

Vice Chair Simmonds said it does relate because it would specify that it would only be used for ADA and a mid-block crossing and not for anything in regards to just a sidewalk.

Councilmember Olsen said he doesn't object to the reallocation that Mayor Daines proposed with the understanding that if the Center Street project does not move forward that the funding will go back to the two original projects.

Councilmember Anderson said in regards to the playgrounds, she feels there is a need in the South Campus area of 300 West 400 South and funding for the playground is an appropriate use. The playground can also be accessed by the community for afterschool use.

Mr. Smith said he will republish the notice for the funding recommendation with a public hearing to be held on May 1, 2018.

The proposed resolution will be an action item and public hearing at the May 1, 2018 Council meeting.

Consideration of a proposed resolution approving Alternative Repowering at Intermountain Power Project (IPP) – Resolution 18-15 – Mark Montgomery, Light & Power Director

Logan Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution. He said a few months ago, IPP downsized from 1,800 MW coal to 1,200 MW natural gas and has since downsized again to 850 MW natural gas. Because of this change, the contract with IPP needs to be revised. He said out of all the power products that we have in our energy portfolio, this is the only one that if we don't want it, we don't have to pay for it and California pays instead. We can also call it back if we

want to use it. Coal puts off about 2,000 pounds of carbon per megawatt hour and natural gas put off about 1,100 so it's cleaner.

Councilmember Olsen said he is happy to know that we are moving away from coal and have also reduced the natural gas amount from 1,200 MW to 850 MW.

The proposed resolution will be an action item and public hearing at the May 1, 2018 Council meeting.

Consideration of a proposed resolution approving the Budget for the 2018 Freedom Fire Event – Resolution 18-13 – Russ Akina, Parks & Recreation Director

Parks & Recreation Director Russ Akina addressed the Council regarding the proposed budget for the 2018 Freedom Fire Event. The budget is presented in advance because of the contracts that need to be in place for the event. The Freedom Fire event will take place on July 3, 2018. Printed on the tickets is the wording that all sales are final and no refunds will be given. Also printed on the ticket under the direction of USU, is wording of what is prohibited in the stadium and a list of those items will be printed on the ticket. The 2018 proposed budget is \$177,530 which is less than last year with a budget of \$182,078. There will not be a laser show this year but will instead have three bands instead of two.

The proposed resolution will be an action item and public hearing at the May 1, 2018 Council meeting.

OTHER CONSIDERATIONS:

Councilmember Bradfield clarified his comment regarding bureaucracy and said the reason he mentioned it earlier is not because he feels that bureaucracies are good in any way.

No further considerations were addressed by the Council.

ADJOURN TO MEETING OF THE LOGAN REDEVELOPMENT AGENCY

Vice Chair Simmonds welcomed those present. There were approximately 10 in attendance at the beginning of the RDA meeting.

ACTION ITEM:

PUBLIC HEARING - Consideration of a proposed resolution to Establish Guidelines for Agency Administration of Affordable Housing Funds – Resolution 18-09 RDA

City Attorney Kymber Housley stated the proposed resolution is part of the Neighborhood Improvement Plan. The Council needs to officially approve that the City can go up to 120% of the median gross income for administration of the affordable housing funds.

Vice Chair Simmonds opened the meeting to a public hearing.

There were no comments and Vice Chair Simmonds closed the public hearing.

Mr. DeSimone said homeowners with a combined total household income that is equal to or less than 120% of Logan’s Annual Median Income are eligible to apply for the Neighborhood Re-Investment Grant Program. The allowable income threshold varies based on the number of people living in the home are the following:

Number of People	Allowable Household Income
1	Up to \$56,857
2	Up to \$64,980
3	Up to \$73,201
4	Up to \$81,224
5	Up to \$87,722
6	Up to \$94,220

Mayor Daines said Neighborhood Housing Solutions provides the Welcome Home Own in Logan Program which, is only up to 80% of Median Income to qualify. People buy the homes and are homeowners but typically they don’t have the funding to fix up the property. The reason for trying to increase this amount for moderate income is to broaden the pool of people that would be able to match the grant funding and fix up their homes.

ACTION. Motion by Councilmember Bradfield seconded by Councilmember Anderson to approve Resolution 18-09 RDA as presented. Motion carried by roll call vote.

Anderson – aye
Bradfield – aye
Jensen – aye
Olsen - aye
Simmonds – aye

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:40 p.m.

Teresa Harris, City Recorder