

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, February 5, 2008 at 6:15 p.m. in the Logan Municipal Council Chambers, 255 North Main, Logan, Utah, Chairman Tami W. Pyfer conducting.

Council members present: Tami W. Pyfer, Laraine Swenson, Herm Olsen, Stephen C. Thompson and Jay A. Monson. Administration present: Mayor Randy Watts, City Attorney Kymber Housley and Recorder Lois Price.

OPENING CEREMONY. Councilmember Laraine Swenson gave a thought, pray, and Mike Roundy, City Water Division Manager, led the audience in the pledge of allegiance.

Chairman Pyfer welcomed those present. There were about 14 fourteen citizens in the audience at the beginning of the meeting.

Meeting Minutes. Minutes of the Council meeting of January 15 and 29, 2008 were approved with minor corrections.

Meeting Agenda. The agenda was approved. Chairman Pyfer announced public comment would be accepted on just one agenda item, a public hearing on budget changes.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL.

VALERIE BYRNES. Ms. Byrnes requested the City's help to find a location for a satellite pregnancy care center in Logan. She said the clinic helped pregnant women who wanted an option other than abortion. Mrs. Byrnes said the Pregnancy Care Center was Christian-based and had been located in Brigham City for twelve years. The Council referred her to members of the news media to help disseminate the word about this need.

MAYOR/STAFF REPORTS.

EMPLOYEE OF THE MONTH. Mayor Watts and Public Works Director Mark Nielsen honored Kurt Saunders, long-time employee of the Water Department, as the January Employee of the Month. He received a \$75 check and a plaque.

BOARD APPOINTMENTS—BOARD OF APPEALS. Mayor Watts requested ratification of the appointment of Mark A. Anderson, 1185 Canyon Road, to the Board of Appeals. He requested reappointments to the Board of Appeals as follows: Gale H. Larson, 1175 North 1400 East; Terry L. Hodges, 169 East 100 North, and Kent A. Webb, 1463 North 180 East. Terms are for two years.

ACTION. Motion by Councilmember Monson, seconded by Councilmember Swenson to ratify the Mayor's appointments to the Board of Appeals of Gale H. Larson, Terry L. Hodges, Kent A. Webb, and Mark A. Anderson. Motion carried unanimously.

YOUTH CITY COUNCIL. Andi Barlow reported that for the month of January members of the Youth City Council had put together 700 humanitarian school kits at Deseret Industries.

WASHINGTON D.C. LOBBYIST. Tim Stewart of American Capitol Group, the city's Washington D.C. lobbyist, informed the Council about past successes in securing congressional funds for Logan. His firm had represented Logan since 2003. He talked about the congressional funding process and expressed his willingness to work with the city to establish a multi-year strategy for funding city priorities and implementing that strategy.

Mr. Stewart gave as examples of possible funding opportunities for the next 3-5 years, including: water infrastructure; community investment; transportation; climate change; and conservation initiatives. He concluded by stating that Logan had a great reputation among members of congress. He said a combined approach of authorization and work on appropriations would pay dividends in the future.

Councilmember Swenson said she had not been aware of Mr. Stewart's services, and the Council should definitely establish and make him aware of priorities.

Chairman Pyfer said the city had many needs that would fit in the categories Mr. Stewart had mentioned. She asked if he had information on the city's capital projects plan. Mr. Stewart said he worked through the Mayor's Office in the past and had this information.

Councilmember Thompson suggested the possibility of bidding for lobbyist services. Mr. Stewart said his company would be happy to respond to an RFP, but the cost to the city now was very reasonable.

EMPLOYEE WELLNESS PROGRAM. Greg Cox, Assistant Human Resources Director, updated the Council on the employee health incentive program in partnership with Select Health. The program was an attempt to reduce medical costs and engage employees in improving their health. Initially, employees had participated in biometric testing and completed online personal profiles.

COUNCIL BUSINESS. Meeting Schedule. Chairman Pyfer announced that regular Council meetings were held the first and third Tuesdays in the Council Chambers at 255 North Main at 5:30 p.m. The next regular meeting is Tuesday, February 19, 2008.

F/Y 2008-09 BUDGET WORKSHOPS. Chairman Pyfer invited Council discussion on this year's budget workshops. Chairman Pyfer said a question had come to her from a citizen about public accessibility to the budget while it was under consideration by the

Council. She suggested the possibility of review by department which had not taken place at budget workshops for a couple of years. There was also discussion about condensing the budget document.

Councilmember Swenson asked if there was a way the mayor's budget could be presented in summary form for citizens to review.

Mayor Watts said the Finance Department worked hard to make the budget document as understandable as possible. Budget Analyst Tyson Griffin said budget summary sheets were prepared for each department providing an overview of the line item budget document. Councilmember Swenson suggested an executive summary and condensed document, along with the typical line item budget.

Chairman Pyfer asked for discussion on ways individual Council priorities could be put forward.

Mayor Watts said the administration determined Council mandates by listening to discussion throughout the year. He said his administration had attempted to reduce budget rhetoric as well as respond to Council priorities.

Councilmember Thompson wanted Council time spent on the budget to be worthwhile.

Chairman Pyfer wanted short presentations by departments emphasizing challenges and accountability.

Attorney Housley suggested holding a public hearing early in the budget process to hear citizen's budget priorities. He also suggested that Council consensus should be obtained on priorities, identifying areas of focus.

Chairman Pyfer said she would meet with Finance Director Rich Anderson and bring a specific plan for consideration by the Council.

BEAR RIVER HEALTH DEPARTMENT. Mike Wieble presented an overview of the 2007 annual report for the tri-county area (Box Elder, Cache and Rich Counties). He highlighted 2007 activities and programs in the areas of emergency services, environmental health, preventive health, substance abuse, and WIC (Women, Infants & Children). Mr. Wiebel also reported on the Medical Reserve Corps, a group of local volunteer medical professionals and others organized to support existing public health resources in times of need and/or emergencies. Mr. Weibel said the group was organized four years ago, and there were now approximately 160 members.

ACTION ITEMS.

PUBLIC HEARING. Budget Adjustment F/Y 2007-08 appropriating: \$3,000 for Library Services and Technology Act (LSTA) Grant – 08-04.

Chairman Pyfer opened the meeting to a public hearing on the budget change. Budget Analyst Tyson Griffin was present to answer questions. There was no comment and the hearing was closed.

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Olsen to approve Res. 08-04, Budget Adjustment, as presented. Motion carried unanimously.

OPEN SPACE PRESERVATION ORDINANCE. Consideration of repeal of Logan Municipal Code Sec. 2.04.420(D) adopted in 2005 requiring a fund reserve dedicated exclusively to preserving open space – 08-05.

Councilmember Olsen said he was not sure a budget ordinance was the best mechanism to encourage open space preservation, but he was “very anxious about preservation along the traffic corridor to Wellsville.” He did not want to fail to be proactive about preserving that corridor as best we could to avoid repeating the commercial strip along 89-91 from Logan to Smithfield. He was reluctant to abandon the ordinance without replacing it with a better process to make the statement for corridor preservation. Olsen supported exploring substituting a resolution for the ordinance at some point.

Councilmember Monson agreed with Olsen. He said the purpose behind the ordinance was good. He supported the philosophy and the idea but did not know whether an ordinance was the right document to put it forward.

Chairman Pyfer said open space or corridor preservation could be accomplished in other ways such as zoning. She said the requiring the fund reserve by ordinance was not a good way to budget.

ACTION. Councilmember Swenson supported leaving the ordinance in place while other avenues were explored. She made a motion to take the next year to study the issue and reject Ord. 08-04.

Attorney Housley suggested that the Council consider giving the Mayor recommendations as to what property they would like to see set aside for open space. He offered to draft a resolution in lieu of the ordinance if the Council wished.

Councilmember Pyfer supported repealing the ordinance.

Councilmember Thompson said the ordinance was not good policy but he could support taking time to study the issue. “We can table it and get something in place that matches our council intent,” he said.

Councilmember Olsen had no objection to repealing the ordinance but wanted to substitute a policy resolution.

There appeared to be consensus to take no action on Ord. 08-04, repealing the 2005 document.

Attorney Housley said the Council should consider creating and appropriating funds to a corridor preservation line item. He did not want public perception that no money had been spent on open space preservation along the Highway 89-91 corridor, because it had.

Mayor Watts said preservation of the Highway 89-91 corridor was a valley-wide issue.

Chairman Pyfer announced that the Councilmember Swenson's motion died for lack of a second.

Budget Adjustments F/Y 2007-08 appropriating: \$111,443 for State Liquor Law allotment; \$40,000 for payment to City for City's portion of the Logan City School District Redevelopment Agency distribution; -\$99,577 for two fairgrounds grants; \$30,000 for traffic signal design – 08-07.

Budget Analyst Tyson Griffon explained proposed changes to the budget. Public hearing on the resolution was set for the February 19 meeting.

DOG ORDINANCE – Request by Cache County to consider allowing dogs off leash in designated areas of the Fairgrounds.

Chairman Pyfer planned to table the leash law dog issue at the fairgrounds until Council Executive Lynn Lemon brought forward a specific request and recommendations.

Councilmember Olsen asked if the proximity of horses would be addressed.

Councilmember Thompson wanted to review the entire dog ordinance. He said it was very restrictive.

OTHER CONSIDERATIONS.

2008 Council Committee Assignments. Chairman Pyfer asked if there were any changes to information provided on the list of Council committee assignments. (1) There is not a Council position on the Cache Valley Transit District Board; (2) Willow Park Advisory Committee has been dissolved. Issues dealt with come to the Parks & Recreation Advisory Board; (3) The Regional Council meets monthly.

Jay Monson mentioned receipt of a letter from Randy Wirth regarding the Logan River. Chairman Pyfer said this was outside the Council's purview and invited Councilmembers to respond personally to Mr. Wirth if they wished to do so.

There being no further business to come before the Council, meeting adjourned at 7:25 p.m. to a meeting of the Logan Redevelopment Agency

Lois Price, City Recorder

Logan Redevelopment Agency

Logan, Utah

February 5, 2008

Minutes of the meeting of the Logan Redevelopment Agency convened in regular session on Tuesday, February 5, 2008 at 7:25 p.m. in the Logan Municipal Council Chambers, 255 North Main, Logan, Utah, Chairman Tami W. Pyfer conducting.

Redevelopment Agency members present: Laraine Swenson, Herm Olsen, Tami W. Pyfer, Jay Monson, Stephen C. Thompson and Mayor Randy Watts. Also present: City Attorney Kymber Housley, Recorder Lois Price, and Economic Development Director Kirk Jensen.

WORKSHOP ITEMS:

Budget Adjustment F/Y 2007-08 appropriating: \$40,000 Logan City's portion of the Logan School District distribution from the Redevelopment Agency -- 08-06 RDA

Public hearing on the budget adjustment was set for February 19, 2008.

Riverwoods HCR, LLC: Consideration of a resolution approving Agency assistance to Riverwoods HCR, LLC for its redevelopment project at 625 South 80 East in the South Main RDA – 08-08 RDA.

Kirk Jensen, Economic Development Director, explained the proposal to provide Agency assistance to the Riverwoods HCR, LLC project in the South Main RDA. He said in 2006, the Redevelopment Agency entered into an agreement to provide assistance to the 18-acre Riverwoods development project. Mr. Jensen said that recently Riverwoods HCR had been formed as a separate entity to include a Marriott Hotel, a conference center, and the Elements Restaurant. Corporate owners are Deloy Hansen and other investors, including Shirl McKay and John Booth, owners of the downtown Copper Mill Restaurant.

Mr. Jensen said that in December of 2007, Riverwoods HCR purchased the Copper Mill assets. As part of that agreement John Booth and Shirl McKay are employed by Riverwoods for a period of seven years.

Mr. Jensen said the importance of retaining the Copper Mill downtown was recognized by the city. The assistance proposal approved by the Economic Development Committee was that Riverwoods HCR would receive 100% of available property tax increment remaining after initial increment payments were made, not to exceed \$250,000.

Conditions were: (1) Retaining Copper Mill Restaurant downtown; (2) Marriott Hotel, conference center, and Elements Restaurant would be constructed in the South main RDA; (3) Riverwoods HCR would complete facade renovation to the west side of the Copper Mill; (4) Emporium owners would agree to participate in a downtown business improvement district to improve the streetscape on the west side of the street from Center to 100 North. “We want to insure viability of Copper Mill is not jeopardized by the new development,” Mr. Jensen said. He said the city also wanted to work with Shirl McKay to enhance the west façade design by incorporating changes proposed by Jay Nielson, Community Development Director. Ultimately, the façade design would be subject to city administrative approval. Mr. Jensen said Mr. McKay appeared to be receptive.

Mr. Jensen said after increment payments to Logan River Business Park LLC over the 14 years remaining in the South Main RDA, \$345,000 would remain from which Riverwoods LLC would be paid an incentive capped at \$250,000. “We think it’s a good project that not only enhances what we want to accomplish on South Main, but also solidifies the Copper Mill Restaurant as a downtown anchor,” Mr. Jensen said.

There was discussion about what could happen if the Copper Mill Restaurant closed or owners decided to drastically limit operations. The question was asked whether the intent of the Economic Development Committee that the Copper Mill should continue to be operated in substantially the same scope, should be included in the resolution. Mr. Jensen agreed to make that addition.

Herm Olsen disclosed he had known John Booth and Shirl McKay for many years. He had no direct financial interest or involvement of that type with Riverwoods HCR.

There being no further business to come before the Logan Redevelopment Agency, meeting adjourned at 7:40 p.m.

Lois Price, City Recorder