

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, June 17, 2008 at 5:35 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, Assistant City Attorney Lee Edwards, and Recorder Lois Price. City Attorney Kymber Housley was excused.

OPENING CEREMONY. Pastor Eldon Peterson of the Cache Valley Bible Church gave a thought about responding with fairness and gospel-centered faith to those who held differing opinions. Chairman Tami Pyfer led the audience in the Pledge of Allegiance.

Chairman Pyfer welcomed those present. There were about twenty citizens in the audience at the beginning of the meeting. She said the meeting was a little late starting because the Council was returning from a tour of the Young Electric Sign facility.

Meeting Minutes. Minutes of the meetings of May 29 and June 3, 2008 were approved with minor corrections. Minutes of the RDA meeting of June 3, 2008 were approved.

Meeting Agenda. The agenda was approved. Chairman Pyfer announced public comment would be accepted later in the meeting on the city budget and water service connection fees.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL. There were no questions or comments from the audience.

MAYOR/STAFF REPORTS. There were no reports.

COUNCIL BUSINESS:

Meeting Schedule. Councilmember Pyfer announced that regular council meetings were held the first and third Tuesdays of the month at 5:30 p.m. The next regular meeting is July 1, 2008.

Chairman Pyfer asked to be excused July 15. Vice-Chairman Swenson was asked to chair that meeting.

Community Development Department Tour. Community Development Director Jay Nielson invited the Council to tour a house at 354 North 300 East that Logan Neighborhood Non-Profit had purchased and planned to convert to a single family residence. The Council agreed to meet at the house on Tuesday, July 1 at 4:45 p.m. Mr. Nielson said this organization needed recognition for the work they were doing to improve the neighborhood.

Citizen's Compensation Advisory Committee (CCAC) Report. Committee Chair Curtis Broadbent submitted the June 2008 Citizen's Compensation Advisory Committee Report to the Council and Mayor. Members of the committee were: Curtis Broadbent, Ted Nyman, Scott Erickson, Doug Yonker, Kory Jenkins, Marla Boyer and David Bryan. The committee met May 22 and May 31, 2008. The city's market-based Pay for Performance system was reviewed, along with other information, studies and reports provided by the Human Resource Department. A summary of the committee's findings based on the survey data was:

1. Following market adjustments, the total overall average pay of city employees will be approx. 9% below the prevailing rate of the survey. CCAC recommends city managers become proficient in the use of the existing Pay for Performance program to get top and outstanding employees to where they need to be relative to prevailing market rates.
2. CCAC recommends the city continue to utilize in its market studies the Utah Local Government Compensation group at 100% of prevailing rates and that it continue to include the Employer's Council and Workforce Services surveys.
3. CCAC recommends Salt Lake City data continue to be removed in the analysis of elected official's salaries.
4. CCAC recommends that elected official's salaries continue to be compared at 100% of market.
5. CCAC recommends that Council members continue to be given the same credit for waiving benefits as is currently the practice for other city employees.
6. CCAC recommends that the city conduct a retirement survey, comparing both Public and Private employers, in order to determine an appropriate pay differential by which the Private employers wage can be adjusted to appropriately account for this significant benefit.
7. CCAC finds the City's Position Classification Series, Position Allocation by Grade and related personnel policies and practices as applied to pay and wage progression are designed to ensure fairness and provide consistent document and justification for all salary and wage changes and/or progression within established ranges, and appear to be functioning as designed and intended.
8. CCAC recommends new employees continue to be hired at or near entry level pay rate as current market conditions and city needs dictate.
9. CCAC supports the practice of city administration working together to evaluate positions for which qualified candidates may not be available and making appropriate adjustments in order to attract and retain competent individuals.
10. CCSA supports and commends the city for substantially reducing vehicle assignments to where said assignments would be most feasible and appropriate.

Chairman Pyfer, who had served as Council representative on the committee, thanked Mr. Broadbent and other committee members for their service.

Councilmember Monson asked why city employees' wages were compared to the private sector instead of counterparts in other cities. Chairman Pyfer replied that salaries were compared to other cities but in the past the Council had asked that comparison groups be broadened. This practice continued with inclusion of Employer's Council and Workforce Services wage surveys.

Councilmember Swenson asked that “Wage/Benefits Ratio Study (Retirement)” be added to the Council’s “In Progress” list.

WASTEWATER TREATMENT RESEARCH REPORT.

Environmental Health Director Issa Hamud introduced Professor Ronald Sims of the USU Biological & Irrigation Engineering Department. Mr. Hamud explained the city was partnering with the university to explore technologies to achieve regulatory phosphorus levels in the city’s wastewater lagoon system. Professor Sims and student researchers were just beginning a study that involved laboratory and field research with completion date scheduled for spring of 2010. Ultimately, the city hoped to avoid constructing an expensive mechanical treatment plant.

Professor Sims said the lagoons were “doing what they were designed to do, but they do not remove phosphorus.” He said the lagoon’s phosphorus emissions played a role in algae growth leading to fish kills by choking off oxygen supplies in large bodies of water. Phosphorus from the Logan lagoon system flows into Cutler Reservoir. Professor Sims outlined the objectives, background and approach of the research study. Among objectives were: (1) Biological treatments for phosphorus removal; (2) Making biofuels from algae; (3) Evaluation of Cutler Reservoir.

Professor Sims said USU’s role was threefold: (1) Conduct research to develop technical data and associated costs; (2) Provide analysis of the system of biological phosphorus treatment and biofuels production; (3) Provide the results to decision makers.

Mr. Hamud said updates on the project would be available from Professor Sims on request, and the city was approaching the state regarding funding available for USU’s research project.

ACTION ITEMS:

WATER, SEWER & SOLID WASTE REVENUE BONDS: Consideration for adoption of a resolution of the Municipal Council of the City of Logan, Utah (the “Issuer”) finalizing the terms and conditions of the issuance and sale by the issuer of its Water, Sewer and Solid Waste Revenue Bonds, Series 2008 in the aggregate principal amount of approximately \$10,035,000; and related matters – 08-42

Finance Director Rich Anderson explained the city proposed to issue \$10,035,000 Water Sewer & Solid Waste Revenue Bonds in two separate issues. JPMorgan Chase Bank agreed to purchase bonds in the amount of \$7,035,000 at an interest rate of approximately 4%. The State Drinking Water Board had offered to purchase \$3 million bonds at an interest rate of 1.1%. The Finance Department and the city’s financial advisors recommended proceeding with terms and conditions of the bond issuance.

ACTION. Motion by Councilmember Swenson, seconded by Councilmember Thompson to approve Res. 08-42, Water, Sewer & Solid Waste Revenue Bonds, as presented. Motion carried unanimously.

PUBLIC HEARING--Budget Adjustment F/Y 2007-08 appropriating: \$43,676 Storm Water Impact fees for 1200 N overflow project; \$15,500 for new EMPG Grant – 08-36.

Budget Analyst Tyson Griffin reviewed the changes to the budget. Chairman Pyfer opened the meeting to a public hearing. There was no comment, and the hearing was closed.

ACTION. Motion by Councilmember Swenson, seconded by Councilmember Monson to approve Res. 08-36, Budget Adjustments, as proposed. Motion carried unanimously.

PUBLIC HEARING—Water Service Connection Fees: Consideration of a resolution approving revised water service connection fees – 08-40

Public Works Director Mark Nielsen reviewed the changes to the Water Services Connection Fees. He said following discussion at the last Council meeting, several of the meter service fees were deleted. An addition to fire hydrant permits added the requirement that a hydrant meter must be obtained and actual usage billed at current commercial consumption rates. Mr. Nielsen said the 15% contingency was removed on Undeveloped Water Service connection fees.

Chairman Pyfer opened the meeting to a public hearing on the fee changes. There was no comment, and the hearing was closed.

Councilmember Thompson asked that service fees for delinquent notices and disconnect/reconnects be reduced from \$10 to \$5 because these fees were usually charged to those who had the most difficulty paying. Mark Nielsen said the cost of these services was \$20-\$30 for each call. Rich Anderson said these charges compared with electric services. Consensus was not to reduce the fees.

ACTION. Motion by Councilmember Monson, seconded by Councilmember Swenson to adopt Res. 08-40, Water Service Connection Fees. Motion carried 4-1, Thompson voted no.

ELECTED OFFICIALS' WAGES: Consideration of resolution adjusting and approving elected officials wages for F/Y 2008-09 according to the Annual fiscal Year 2008 Elected Official Wage Study – 08-39.

Chairman Pyfer said if there were any comments from the public about adjusting elected officials' wages to reflect the prevailing wages according to the study, action on this resolution could be delayed until after the public hearing on the budget. There no comment.

ACTION. Motion by Councilmember Monson, seconded by Councilmember Swenson to approve Res. 08-39, Adjusting Elected Officials Wages. Motion carried unanimously.

PUBLIC HEARING – FY 09 Budgets: Consideration of resolutions tentatively adopting F/Y 2008-09 CITY REVENUE AND EXPENDITURES BUDGETS totaling \$109,149,518 – ALL FUNDS – 08-37(1) “Revenues”; and 08-37(2) “Expenditures”

Finance Director Richard Anderson told the Council that the budget for the next fiscal year represented a good compromise among all parties. He said it included more money for street trees; more money for planning; and \$600,000 increase in infrastructure funding for roads and sidewalks. He said the administration and staff were committed to improving budget management each fiscal year. Mr. Anderson said this budget showed reduction of two employees. “When a position comes open,” he said, “We ask if we can do without it.”

Mr. Anderson explained the budget proposed that \$5,000 of \$20,000 Cultural Arts Grant Funding be earmarked for the Alliance for Varied Arts for three years total. He said a small property tax increase was proposed to hold property tax revenues steady. A truth-in-taxation hearing was set for August 5 to consider a .62% increase in property tax, after which the fiscal year budget would be finalized. With the increase, tax rates on a \$150,000 home would increase .91 cents per year.

Chairman Pyfer opened the meeting to a public hearing on the Fiscal Year 2008-09 budget. There was no comment, and the hearing was closed.

ACTION. Motion by Jay Monson to approve F/Y 2008-09 budget resolutions. There was discussion on the motion.

Councilmember Swenson objected to the city paying 50% of the Countywide Planner’s salary. She suggested either eliminating the expense in January 2009 (to coincide with the county’s calendar year budget) or in next fiscal year’s budget. The city already contributed to this expense through County taxes. She felt there was a need for a county planner, but the service should not be funded by Logan City.

Mayor Watts said he was exploring the issue with County Executive Lynn Lemon since the current county planner had recently announced his resignation. There was discussion among Councilmembers about whether to discuss the topic at the upcoming joint City-County Council meeting. Councilmember Swenson said she was unsure that a mutual agreement could be reached at that meeting and did not think discussion with the County Council would be constructive. Mayor Watts proposed that discussion and negotiations continue with Mr. Lemon and himself. It appeared this was the consensus of the Council.

Councilmember Olsen said he would second Councilmember Monson’s motion to approve the budget resolutions.

Councilmember Thompson was uncomfortable with the arts funding, i.e., earmarking funds for the Alliance for Varied Arts in this budget and in future budgets.

Councilmember Monson supported it. He said the amount was not large (\$15,000 total), and promises not kept had been made to AVA by a previous city administration when the organization moved from the Whittier Center to the Thatcher-Young Mansion.

Councilmember Swenson supported the proposal and said three years was a good compromise.

Chairman Pyfer said that in the past she had objected to the level of AVA's administrative staffing and salaries as high for a non-profit organization. After review of AVA's current budget she said changes had been made and she could support the earmarked funding.

There was discussion about changing the three-year timeframe, but Council consensus was not to do so.

Chairman Pyfer asked if this item would keep Councilmember Thompson from voting in favor of the entire budget. He said it would not. He objected to the way the information came to the Council, as well as "accusations" about a previous city administration. "We could build a lot of sidewalks with \$15, 000," he said.

Councilmember Monson had a difference of opinion and said sidewalks were very expensive and a Council majority approved the AVA proposal. Councilmember Thompson said that even this amount of money could make a "huge difference" in sidewalk safety.

It was the consensus of the Council to accept Mr. Anderson's proposal to earmark \$5,000 to the Alliance for Varied Arts for three fiscal years.

Chairman Pyfer asked the Revenue and Expenditure budgets be considered separately.

Motion by Councilmember Monson, seconded by Councilmember Olsen to approve Res. 08-37(1), F/Y 09 Tentative Budget Revenues," as presented. Motion carried unanimously.

Motion by Councilmember Monson, seconded by Councilmember Olsen to approve Res. 08-37(2), F/Y 09 Tentative Budget Expenditures," as presented. Motion carried unanimously.

WORKSHOP ITEMS: There were no Workshop Items.

OTHER CONSIDERATIONS.

Summerfest. Councilmember Thompson said the past week's Summerfest Art Fair on the Logan Tabernacle grounds was very successful and a great community activity.

Jay Monson's Issues. (1) Councilmember Monson mentioned a letter received by the Council from Joseph Egbert who asked about allowing highway use of off-highway vehicles such as golf carts and four-wheelers to help combat high gasoline prices. It was proposed that Police Chief Russ Roper be contacted for a response. Attorney Lee Edwards added that the city might need to pass an ordinance, and also there was a new state law regarding this issue which he would provide to the Council.

(2) Lisa Perez of the 1000 West neighborhood had sent an email to Councilmembers containing comments about the Logan Transportation Plan that related to her neighborhood. A copy of her email will be provided to Public Works Director Mark Nielsen.

(3) A note had been received suggesting removal of "arcane" sections in Logan's beer ordinance. Councilmember Thompson said the entire ordinance needed to be reviewed.

(4) Monson confirmed that Community Development Block Grant Funds would fund park strip renovations. He was informed that there would be a public hearing at a future meeting to reallocate these CDBG funds.

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

June 17, 2008

Minutes of the meeting of the Logan Redevelopment Agency convened in regular session on Tuesday, June 17, 2008 at 7:25 p.m. in the Logan Municipal Council Chambers, 255 North Main, Logan, Utah, and Chairman Tami W. Pyfer conducting.

Redevelopment Agency members present: Tami W. Pyfer, Laraine Swenson, Herm Olsen, Jay Monson, Stephen C. Thompson and Mayor Randy Watts. Also present: Assistant City Attorney Lee Edwards, Recorder Lois Price, Finance Director Richard Anderson, and Economic Development Director Kirk Jensen. Eight citizens were present at the meeting.

ACTION ITEMS:

Logan River Holdings, LLC: Consideration of an addendum to the Agreement for Development of Land between the RDA and Logan River Holdings, LLC – 08-41 RDA.

A resolution approving an addendum to the Logan River Holdings LLC Agreement for Development of Land was proposed to clarify certain technicalities.

ACTION. Motion by Laraine Swenson, seconded by Jay Monson to approve Res. 08-41 RDA as presented authorizing the execution of the Addendum by the RDA Chair. Motion carried unanimously.

PUBLIC HEARING – RDA BUDGETS: Consideration of a resolution tentative adopting F/Y 2008-09 budgets, totaling \$2,624,217 – 08-38 RDA.

Finance Director Richard Anderson said the Redevelopment Area budgets were not affected by the August 5 property tax hearing, so these budgets would not be tentatively adopted. Chairman Pyfer opened the meeting to a public hearing on F/Y 09 RDA budgets. There was no comment, and the hearing was closed.

ACTION. Motion by Councilmember Monson, seconded by Councilmember Olsen to approve Res. 08-38 RDA, F/Y 09 RDA budgets, as presented.

There being no further business to come before the Logan Redevelopment Agency, meeting adjourned at 7:35 p.m.

Lois Price, City Recorder