

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, March 4, 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 (present electronically, by telephone). Administration present: Mayor Randy Watts, Assistant City Attorney Lee Edwards and Recorder Lois Price. City Attorney Kymber Housley was excused

OPENING CEREMONY. Councilmember Steve Thompson shared some thoughts about the country's Founding Fathers. Kavin England, Scout Troop 381, led the audience in the Pledge of Allegiance.

Chairman Pyfer welcomed those present. There were about thirty-three citizens in the audience at the beginning of the meeting.

Meeting Minutes. Minutes of the Municipal Council and Redevelopment Agency meetings of February 19, 2008 were approved with minor corrections.

Meeting Agenda. The agenda was approved. Chairman Pyfer announced public comment would be accepted on several items later in the meeting: budget adjustments; a proposed land rezone; parks and recreation fee changes; and a Land Development Code amendment.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL.

BEVERLY GANCHEFF. Ms. Gancheff announced that the local chapter of AARP was hosting a seminar, Planning for Lifetime Financial Security, on March 6 from 2-3:30 p.m. at the Cache Senior Center. The public is invited to attend.

MAYOR/STAFF REPORTS.

EMPLOYEE OF THE MONTH. Mayor Watts and Fire Chief Mark Meaker honored Becky Youngberg, Fire Department secretary, as February Employee of the Month. She received a plaque and \$75 check.

LIBRARY BOARD APPOINTMENT. Mayor Watts requested ratification of the appointment of Chad W. Hutchings to the Library Board.

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Swenson to ratify the Mayor's appointment of Chad W. Hutchings to the Library Board. Motion carried unanimously, by roll call vote.

CHILD AND FAMILY SUPPORT CENTER. Mayor Watts read a proclamation declaring the month of April “Child Abuse Prevention Month.” Esterlee Molyneux, Child and Family Support Center Director, spoke about outreach programs to educate the community on child abuse prevention. She also mentioned activities set for April.

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, March 18, 2008.

F/Y 2008-09 Budget Priorities & Preliminary Public Hearing. Chairman Pyfer announced a special budget presentation and public hearing on the upcoming budget on March 18 during regular Council meeting. She said an insert focusing on the hearing and providing budget information focusing on the General Fund would appear in Sunday’s paper. The flyer was also posted on the city website. Chairman Pyfer invited citizens to attend the meeting and submit budget priorities for consideration as the process began to prepare the city budget for the next fiscal year.

Conservation Easement Workshop. Chairman Pyfer said a Conservation Easement Workshop was scheduled on April 3 sponsored by USU and Cache County Extension. The location would be announced.

Utah League of Cities and Towns Mid-Year Convention. Chairman Pyfer announced the mid-year convention of the Utah League of Cities & Towns would be held April 9-11 in St. George. She and Jay Monson planned to attend. She said other Councilmembers were welcome and should contact Lois Price for help with registration.

Tallmadge Letter. The Council had received a letter from John Tallmadge regarding the Neighborhood Council’s opinion poll with suggestions relating to improving upkeep of neighborhoods.

Council Site Visit. Councilmember Thompson requested that the Council go on a site visit to view and discuss issues relating to parking. Chairman Pyfer had scheduled a bus tour at 4:30 p.m. on Tuesday, April 1 prior to regular meeting.

ACTION ITEMS:

WATER BONDS – Expenditure Reimbursement – Consideration of a resolution declaring the official intent of the Municipal Council of the City of Logan, Utah (the Issuer”) to reimburse itself from the proceeds of bonds for certain capital expenditures advanced by the Issuer of up to \$6,000,000; and authorizing incidental actions – 08-14.

Finance Director Rich Anderson explained that the proposed resolution was necessary so that the city could reimburse itself for costs incurred relating to the DeWitt Springs project from this point until bonds were issued. He said bond issuance would

likely take place before the end of the year. He said passage of this resolution would provide flexibility in an unstable bond market but did not bind the city to bond.

ACTION. Motion by Councilmember Swenson, seconded by Councilmember Thompson to approve Res. 08-14, “Water Bond Expenditure Reimbursement,” as presented. Motion carried unanimously, by roll call vote.

PUBLIC HEARING: Budget Adjustment F/Y 2007-08: (1) \$34,906 21st Century Grant for After School Club program; (2) \$580,000 for 1200 South road improvement (loan and reimbursement from South Main Redevelopment Agency) - 08-10.

Finance Director Richard Anderson reviewed the proposed budget changes. He mentioned these types of federal after school grants were drying up and decisions would need to be made by the Mayor and Council on the future of the city’s program. He said the adjustment on the 1200 South project would reimburse the General Fund for completed improvements.

PUBLIC HEARING: Amendment to Land Development Code Section 17.47.070. Code Amendment, City of Logan/applicant, requests an amendment to the Land Development Code Section 17.47.070(B)(12) to add the words “Building setbacks shall not be recorded on the final plat. Setbacks shall be as specified in the Land Development Code” – 08-13.

Chairman Pyfer opened the meeting to a public hearing on a clarification to the Land Development Code regarding building setbacks. There was no comment and the hearing was closed.

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Olsen to adopt Ord. 08-13, Building Setbacks, as presented. Motion carried unanimously, by roll call vote.

PUBLIC HEARING: Zone Change. Logan Point Commercial LLC. Josh Watts/Logan Pointe Commercial, LLC authorized agent/owner requests approval of rezone from Multi-Family High (MFH) to Commercial General (CG) on approx. 0.64 acres at approx. 1300 North 200 East; 05-014-0057 – 08-15

Planner Tavis Austin was present to answer questions about the Logan Pointe Commercial rezone request from Multi-Family High (MFH) to Commercial General (CG). Chairman Pyfer opened the meeting to a public hearing. There was no comment, and the hearing was closed.

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Olsen to adopt Ord. 08-15, Logan Point Commercial LLC Rezone. Motion carried unanimously, by roll call vote.

PUBLIC HEARING: Parks and Recreation Fees. Consideration of a resolution increasing certain fees at/for the Logan River Golf Course, Willow Park Zoo Education Program; Logan Aquatic Center; Adult Flag Football; Soccer Field Rental – 08-09

Parks and Recreation Director Russ Akina was present at the meeting to answer questions.

At the February 19 meeting, Councilmember Swenson had questioned increasing Aquatic Center admission fees for children. She said she could support passing the fees as presented. She had spoken with Mr. Akina about ways to assist school age children with admission fees.

Councilmember Olsen confirmed that the Golf Course Advisory Board had approved fee changes for the golf course. Mr. Akina said all advisory boards had reviewed respective fee changes in their areas.

Councilmember Olsen said a study by Craig Petersen, USU professor and member of the County Council, indicated a fee increase at the zoo substantially impacted attendance. Olsen sensed it might be a “dysfunctional effort” on the part of the city to increase fees, keeping people away – especially those with lower incomes. He asked if other revenue sources could be found to accomplish needed projects, rather than increasing zoo fees (and possibility the Aquatic Center.)

Mr. Akina said the zoo increases related specifically to the zoo education center and were to cover costs. Admission to the zoo was by voluntary donation, and there was not change to this policy.

Chairman Pyfer opened the meeting to a public hearing.

Bonnie Hoth asked that the fee changes in the resolution be specifically identified, and the changes in the various areas were read to the audience.

Chairman Pyfer closed the public hearing.

Councilmember Thompson asked about the \$100,000 cost for the ultraviolet filtration system for the aquatic center. Mr. Akina said this estimated cost was typical of what was needed for our type of pool system. He said chlorine costs would increase \$90,000 annually if the filtration system was not installed. Hyper-chlorination would be required to meet Health Dept. requirements when “episodes” occurred. Mr. Akina said \$142,000 was the projected annual revenue loss for pool closure due to hyper-chlorination.

Councilmember Swenson asked if there was a way to quantify the savings of the ultraviolet system. It was decided to discuss this at a later time.

ACTION. Motion by Councilmember Swenson, seconded by Councilmember Pyfer to approve Res. 08-12, Parks and Recreation Fees, as presented. Motion carried unanimously, by roll call vote. (Olsen “reluctantly” voted yes.)

OPEN SPACE/BUDGET ORDINANCE. Consideration of repealing a budget ordinance appropriating a fund reserve from sales tax dedicated to preserving open space – 08-05.

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Monson to adopt Ord. 08-05, Repeal of Open Space/Budget, as presented. By roll call vote, motion carried 4-1: Olsen, Pyfer, Thompson, Monson voted yes; Swenson voted no.

CRITICAL LANDS RESERVE FUND Consideration of a resolution creating a Corridor Preservation and Critical Land Reserve Fund – 08-09

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Olsen to approve Res. 08-09, Critical Lands Reserve Fund, as presented. By roll call vote, motion carried unanimously.

WORKSHOP ITEMS:

Budget Adjustment F/Y 2007-08 appropriating: (1) \$6,000 misc. golf course revenue for golf course salaries and supplies; (2) \$90,000 sales tax revenue for ultraviolet filtration system at Aquatic Center – 08-16.

Finance Director Rich Anderson explained both adjustments to the budget dealt with appropriations of “new money.” Mr. Anderson explained he cautiously recommended expenditure of sales tax revenue for the Aquatic Center. He said sales tax was currently over projections, but sales tax growth had recently dropped significantly. The possibility of applying for County RAPZ (Recreation, Arts, Parks and Zoo) tax had been considered but the timing of the process did not meet the city’s needs for the Aquatic Center expenditure. Councilmember Swenson asked Parks and Recreation Director Russ Akina to submit figures showing the filtration system would be more cost effective than hyper-chlorination. Public hearing on the budget adjustment was set for March 18.

St. George Wind Power - Assignment and Assumption.

Garth Turley of the Light and Power Department explained there was an opportunity to acquire two (2) megawatts of wind power from the City of St. George at a cost of about \$200,000. Mr. Turley explained St. George wished to divest itself of the wind power and invest in other projects. Logan currently owned two (2) megawatts the same wind power project through Utah Associated Municipal Power Systems (UAMPS).

Mr. Turley distributed a chart showing system load and wind resource comparisons. He said net cost for wind power was approximately \$66 per megawatt. Staff felt there would be a time when “green power” would be a mandated part of our portfolio, so the St. George project would be a good addition. Mr. Turley said the goal was to finalize the St. George transaction by April 1.

On another matter, Mr. Turley said the city’s first net metering application had been received. He said the owner of the one kilowatt unit would receive a \$2000 rebate.

There being no further business to come before the Council, meeting adjourned at 7:00 p.m. to a meeting of the Logan Redevelopment Agency

Lois Price, City Recorder

Logan Redevelopment Agency

Logan, Utah

March 4, 2008

Minutes of the meeting of the Logan Redevelopment Agency convened in regular session on Tuesday, March 4, 2008 at 6:55 p.m. in the Logan Municipal Council Chambers, 255 North Main, Logan, Utah, and Chairman Tami W. Pyfer conducting.

Redevelopment Agency members present: Laraine Swenson, Herm Olsen, Tami W. Pyfer, Jay Monson (present by electronically—by telephone), Stephen C. Thompson and Mayor Randy Watts. Also present: Assistant City Attorney Lee Edwards, Recorder Lois Price, and Economic Development Director Kirk Jensen. City Attorney Kymber Housley was excused.

ACTION ITEMS:

PUBLIC HEARING. Budget Adjustment F/Y 2007-08 appropriating: \$580,000 for 12300 South road improvement (loan and reimbursement from South Main RDA) – 08-11 RDA

Economic Development Director Kirk Jensen explained this adjustment coincided with a resolution before the Municipal Council and was necessary to complete the adjustment to the budget. Chairman Pyfer opened the meeting to a public hearing. There was no comment, and the hearing was closed.

ACTION. Motion by Laraine Swenson, seconded by Steve Thompson to approve Res. 08-11RDA, Budget Adjustment, as presented. Motion carried unanimously, by roll call vote.

There being no further business to come before the Logan Redevelopment Agency, meeting adjourned at 7:00 p.m.

Lois Price, City Recorder