

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, October 21, 2008 at 5:30 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 (present electronically, by telephone), Stephen C. Thompson, Jay A. Monson and Herm Olsen. Administration present: Mayor Randy Watts, Senior Attorney Lee Edwards and Recorder Teresa Harris. City Attorney Kymber Housley was excused.

OPENING CEREMONY. Opening prayer was offered by BrandE Faupell St. John's Episcopal Church. BrandE Faupell led the audience in the Pledge of Allegiance.

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

Meeting Minutes. Minutes of the Council meeting from October 7, 2008 were approved with minor corrections.

Meeting Agenda. The meeting agenda was approved. Chairman Pyfer announced that at tonight's meeting there would be two public hearings regarding a budget adjustment and Annexation.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL.

No comments from the public.

MAYOR/ STAFF REPORTS.

Mayor Watts gave an update on a recent trip that he and Councilmember Monson took to Baltimore, Maryland. The purpose of the trip was to obtain accreditation, information and procedures for the Parks & Recreation Department. The National Recreation Parks Association (NRPA) is coming to Salt Lake City in 2009. Mayor Watts congratulated Parks & Recreation Director Russ Akina and his department for taking the steps to apply for accreditation. If granted, we will be the first Parks & Recreation Department to be accredited in the State of Utah.

Councilmember Thompson asked what are the benefits of the accreditation?

Mayor Watts responded that Mr. Akina will give a report at the November 4, 2008 council meeting on the benefits of the accreditation for the City of Logan and the Parks & Recreation Department.

COUNCIL BUSINESS.

Meeting Schedule. Chairman Pyfer announced that regular council meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular council meeting is Tuesday, November 4, 2008.

Councilmember Thompson asked the council members about the email received from Kendall Andolin regarding the Interagency Resource Conference and wondered if anyone could attend. Councilmember Monson said he will attend the event.

Councilmember Thompson recently attended the National Solar Power Conference held in San Diego, California. The topic of the conference was net metering. More information will be given at a future council meeting. The downside of renewable energy is the government must still subsidize the systems and the hope is that as the technology gets better costs will come down. Councilmember Thompson would like to have a citywide test program. Grant monies are available and he will be talking more about this in the future.

Steve Thompson-Consideration of a resolution approving Fiscal Comment on all Proposed Ordinances - 08-72.

Councilmember Thompson feels this is a step in the right direction and that it will be helpful to the council when making decisions about projects.

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Monson to approve Res. 08-72, "Consideration of a resolution approving Fiscal Comment on all Proposed Ordinances" as presented. Motion carried unanimously, by roll call vote.

Herm Olsen, voted yes

Tami Pyfer, voted yes

Stephen C. Thompson, voted yes

Jay A. Monson, voted yes

Laraine Swenson, voted yes

Councilmember Swenson suggested that a similar resolution be done to include all City capital expenditures related to real property such as buildings and vehicles.

Senior Attorney Edwards stated there is already an ordinance for real property which comes before the council if it reaches a certain threshold and the ordinance comes before the council during the budgeting process.

Councilmember Swenson will draft a resolution and bring this before the council at a future meeting.

Wendell Morse-Information on Open Space Ballot Initiative.

Mr. Morse is representing the Critical Lands Committee and discussed the ballot and why it's important. Reasons include two valley wide polls were taken which indicated that growth is the number one concern and that 71% of the people want this open space issue on the ballot. This is a ten million dollar proposal and intended, if passed, to authorize bonding. There is matching monies to purchase development rights on property. This is not a bond to purchase buildings but could use for limited trail work in connection to the purchase. The money is to be used to purchase development rights on critical pieces of properties that are identified by a committee set up and approved by the County Council.

This money will leverage another twenty million or more because the ten million will be used to get matching money.

This program is very successful in other parts of the country to preserve land. First there would be an appraisal on the property of its current value.

The bond would be paid off in ten years and would cost the average home owner (on a \$178,000 home), \$15 per year. The average business would pay \$30 per year. The average farm in greenbelt would be \$6 per year. The State does not allow this to be a sales tax initiative and it must be a property tax.

Councilmember Olsen asked if money from the bond would be available to purchase corridor property such as development rights between Logan and Sardine Canyon.

Mr. Morse responded the money would be available any place there is a willing seller and if the committee feels these are critical lands.

Councilmember Monson stated that surveys have been done showing public support and corridors need to be preserved.

Mr. Morse stated there are several areas that need to be preserved and could return to farm value if approved. The 25% contribution from the landowner is mandatory if bonded. The landowner must be willing to donate 25% of the value of the land. This is not a way for rich farmers to become richer but for people who are tied to the land to find a way to make critical lands stay in their current use. They must sign an agreement that it will remain in its current use.

Councilmember Monson feels that people support critical lands and would like the council to support this issue. Citizens should have a vote on this tax increase and he would like to go on record of being supportive of this bond and feels this would be good for everyone involved.

Mr. Morse feels this is a good planning tool for critical lands. More information is available at www.conservationcampaign.org/cachecountylands/. Information will also be going out by mail and will be on the November 4, 2008 ballot.

Councilmember Olsen feels we should do what we can to preserve the beauty of Cache Valley.

ACTION ITEMS:

PUBLIC HEARING: Budget Adjustment FY 2009-10 appropriating: \$284,000 for the County block agreement; \$7,311 for the Inter-library loan grant; LSTA grant \$1,500 – 08-71

Chairman Pyfer opened the meeting to a public hearing on the budget adjustment to approve \$284,000 for the County block agreement; \$7,311 for the Inter-library loan grant; LSTA grant \$1,500. As there were no comments the hearing was closed.

ACTION. Motion by Councilmember Monson, seconded by Thompson to approve Budget Adj. 08-71, as presented. Motion carried unanimously, by roll call vote.

Herm Olsen, voted yes

Tami Pyfer, voted yes

Stephen C. Thompson, voted yes

Jay A. Monson, voted yes

Laraine Swenson, voted yes

PUBLIC HEARING: Consideration of an ordinance adopting: Hal Fronk/JH & HJ LLC Property Annexation, 4.4 acres at 2000 North 1000 West – 08-74

Councilmember Olsen contacted the Utah League of Cities & Towns and the Logan School District and neither has returned a phone call back to him with any comments regarding the school district boundaries and annexation of properties.

Community Development Director Jay Nielson responded that no pending development proposal involves this property. This is an adjacent island in between the city boundaries. This is a logical annexation process with no pending proposal for immediate development.

Senior Attorney Edwards stated that no taxation meeting needs to be held on this proposed annexation. Issues between Logan City and Cache County School District is unrelated to this annexation.

Chairman Pyfer opened the meeting to a public hearing on the consideration of an ordinance adopting: Hal Fronk/JH & HJ LLC Property Annexation, 4.4 acres at 2000 North 1000 West. As there were no comments the hearing was closed.

ACTION. Motion by Councilmember Thompson, seconded by Monson with a comment that the issue of boundaries needs to be brought to the attention of the State of Utah and the Utah League of Cities & Towns, to adopt ordinance Hal Fronk/ JH & HJ LLC Property Annexation as presented. Motion carried, by roll call vote.

Herm Olsen, voted no

Tami Pyfer, voted yes

Stephen C. Thompson, voted yes
Jay A. Monson, voted no
Laraine Swenson, voted yes

Councilmember Olsen has contacted the Utah League of Cities & Towns and he feels the council should also contact Jack Draxler and Fred Hunsaker to continue working on this issue and get it through the legislature.

Councilmember Thompson suggested that the Logan Youth City Council could also get involved.

WORKSHOP ITEMS:

Jeff Gilbert, Cache Metropolitan Planning Organization (CMPO)-Bicycle Signage Project, Interlocal Agreement

Jeff Gilbert with the CMPO distributed a map of the Cache Valley Bike Route proposal that has been adopted by the CMPO Policy Board for the Logan City portion. The CMPO is working to get the route signage installed and also install “share the road” type signs.

Once the signs go to bid, the CMPO will come back to Logan City with specific costs and a presentation. The Logan City match would be approximately \$1,200 and would pay for 120 signs

Mr. Gilbert asked that the City Council consider signing the interlocal agreement and proceed in getting the signage completed. Striping of bicycle lanes will be done at a later time.

This issue will come back as an Action Item at the November 4, 2008 council meeting.

Mayor-Library Presentation (Architectural Nexus Inc).

Mayor Watts said that as we continue looking at this library project whether it be a new free standing library or a remodel, no money will come from the general fund. A new library could be built and paid for in two ways, one could be a bond in the amount of ten to twelve million dollars with the remaining money coming from private donations.

The estimated remodel of the current building is approximately 7.3 million dollars and this would also require a bond. Mayor Watts feels it’s really important that those who have lived here in Logan know how long it’s taken Logan City to open up 200 North and Main Street. From his view he does not want to see the value of the 200 North corner be only for parking and prefers to see a building in that location.

David Cassil with Architectural Nexus gave a presentation and proposal for a new Logan City Library. Jeff Davis with Architectural Nexus was also in attendance.

Mr. Davis said that nationally, studies have been done indicating that 53% of all Americans visit libraries. Libraries are a gathering place for people of all ages and are

cultural centers where anybody can come. The council chambers might also be in a new library building.

Mr. Cassil said that the design of a round library building is a great planning concept and would develop a strong connection from 200 North to other points of the block such as the Justice Building and the Post Office. In a circular building the travel distance is shorter inside the building, it does not need square corners. Views of the mountains and downtown Logan can also be viewed from the library windows.

The main floor of the new library could be a children's library, periodical, circulation and staff area, council chambers, cultural center and meeting rooms. The second floor would be the main library collection, open space, computer work stations, and two stories of "open space". The third floor would be an open loft, administrative offices, special collections and a view over Main Street.

Mr. Cassil feels the most important thing is to make this new library a "timeless building". The proposal also includes a retail building along Main Street with a restaurant on the corner and an above parking structure behind the retail building to house up to 600 parking spaces at a cost of 10.8 million dollars. This could be done in phases.

The cost of the new library would be 25 million dollars, with about 15 million from private donations.

Councilmember Pyfer asked about the retail building and if this would be included in the cost.

Mr. Cassil responded this is separate from the 25 million dollars. The proposed parking would provide more parking spaces than the library would need and the developer or the retail building could divide the cost for the parking structure.

Mayor Watts stated that the parking structure can go to three stories rather than the proposed seven and would be a lower cost. The new library and the parking structure are two separate costs and the parking can be done in phases. Parking would be for the entire block and all surrounding buildings.

Councilmember Thompson asked can the library be built with no parking structure and will still meet code.

Community Development Director Jay Nielson responded that yes, the library can be built without a parking structure.

Councilmember Olsen asked do we have a sense of what preference the Library Board has with a new vs. remodel library.

Chairman Pyfer recognized the Library Board members that were in the audience.

Library Director Ronald Jenkins stated the Library Board voted to recommend to the council the building of a new library rather than a remodel of the current building.

Library Board Chairman Susan Kadlec said that the board looked at the long term usage and space allocation of the library. They also looked at the needs in the next 50 years and beyond. The current library does not have meeting spaces and a new building would have meeting space.

Councilmember Pyfer asked about taking space out of the new proposed library such as the council chamber to bring the cost down.

Councilmember Monson said that the new library would be a community center for everyone which is something that we currently don't have anywhere in Logan.

Chairman Pyfer thanked Architectural Nexus for their presentation and the comments that were made.

Economic Development Director Kirk Jensen-Consideration of a resolution appointing two representatives to serve on the Taxing Entity Committee for all Urban Renewal, (Formerly Redevelopment), Economic Development, and Community Development Project Ares in the City of Logan – 08-73

Senior Attorney Lee Edwards explained this resolution is an appointment to the Taxing Entity Committee to replace two members. This will come back to the council for approval as an action item at the November 4, 2008 council meeting.

Budget Adjustment F/Y 09-10 appropriating: \$10,000 for the youth tackle football program; \$10,000 for promotion of the City's wellness program; \$22,000 for the sale of the cemetery backhoe – 08-76

Finance Director Rich Anderson reviewed the proposed budget adjustment. This will come to the council as an action item at the November 4, 2008 council meeting. The money for the wellness program comes from the program itself. Councilmember's are also invited to participate in the City Wellness Program.

Budget Adjustment F/Y 09-10 appropriating: \$300,000 for annual pay for performance increases in the General Fund – 08-75

Mr. Anderson stated this is money appropriated for employee pay for performance raises which was approved at budget time and now needs council approval to move the funds to the appropriate place. This will come back to the council for approval as an action item at the November 4, 2008 council meeting.

Councilmember Monson and Olsen will meet with Human Resource Director Bruce Adams for more information on the pay for performance program.

OTHER CONSIDERATIONS.

Councilmember Thompson said that he would like to take the information that UDOT has provided for the SR/30 project and fold it into a second opinion.

Public Works Director Mark Nielsen feels that the idea would be to have specific things that the citizens involved want to study and find who can address their concerns based on available funding. Mr. Nielson will prepare the Request for Proposal for a consultant.

Councilmember Olsen mentioned phosphorus production into Cutler Reservoir and the potential risk of building a scrubbing facility and asked could this happen?

Chairman Pyfer responded that a committee that includes the Water Quality Division is working on this issue. They will be meeting on Friday, October 31, 2008 to work on a compromise. Environmental Director Issa Hamud will prepare and make a presentation to the council on this issue at a future council meeting.

Councilmember Thompson talked about the ammonia problem and not accepting inflow from other cities and would this help us meet the State guidelines?

Chairman Pyfer responded that yes, the committee is looking at the sources. The information is constantly changing and more information will be coming to the council.

Mayor Watts said that phosphorus by itself is not harmful to human beings but may be to fish. It deoxygenates water and affects the color and that is what they are watching and are deciding at what level they will want us to be in compliance.

Chairman Pyfer would suggest that this issue be discussed at the November 4 council meeting when there will be current information.

Councilmember Thompson asked Community Development Director Jay Nielson for information regarding the linear square footage cost of replacement of the park strip areas. He would like to have this information to compare to costs of a private contractor. Mr. Nielson agreed to get Councilmember Thompson this information.

There being no further business to come before the Council, meeting adjourned at 7:18 p.m.

Teresa Harris, City Recorder