

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, April 3, 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, Finance Director Richard Anderson, Assistant City Attorney Craig Carlston and City Recorder Teresa Harris. Excused: Chair Tom Jensen and City Attorney Kymber Housley.

Vice Chair Simmonds welcomed those present. There were approximately 28 in attendance at the beginning of the meeting.

### **OPENING CEREMONY:**

Representative Curt Webb gave the opening prayer. Boy Scout Logan Rasmussen led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from March 20, 2018 were reviewed and approved with minor changes.

**ACTION. Motion by Councilmember Olsen seconded by Councilmember Anderson to approve the March 20, 2018 minutes and approve tonight's agenda. Motion carried unanimously.**

**Meeting Agenda.** Vice Chair Simmonds announced there are two 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, April 17, 2018.

### **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

Freedom Christian Fellowship Pastor Ron Flessner addressed the Council. Pastor Flessner is also the State Coordinator for the National Day of Prayer Task Force. He announced that May 3, 2018 is the National Day of Prayer. He encouraged everyone to pray for the Nation and Logan City. He asked that Logan residents not only pray on May 3 but also post an American flag outside their homes in support and to remind others to pray.

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

## **MAYOR/STAFF REPORTS:**

### **Proclamation: Sexual Assault Awareness Month – Mayor Daines**

Mayor Daines read a portion of a proclamation declaring April as Sexual Assault Awareness Month in the City of Logan.

### **Proclamation: Fair Housing Month – Mayor Daines**

Mayor Daines read a portion of a proclamation declaring April as Fair Housing Month in the City of Logan.

### **Proclamation: National Library Week – Mayor Daines**

Mayor Daines read a portion of a proclamation declaring April 8-14, 2018 as National Library Week in the City of Logan.

### **Proclamation: National Service Day – Mayor Daines**

Mayor Daines read a portion of a proclamation declaring April 10, 2018 as National Service Day.

### **Update: Donation of Hydro Homes to Stokes Nature Center – Mark Montgomery, Light & Power Director**

Logan Light & Power Director Mark Montgomery addressed the Council regarding the donation of the Hydro Homes to the Stokes Nature Center. He explained the two homes are located at Second Dam in Logan Canyon. The plan is to donate these structures to the Stokes Nature Center for their outreach program. The issue is the Federal Energy Regulatory Commission (FERC) oversees all hydro generation projects and the affected homes fall within the boundaries of FERC and they must give their approval.

Mayor Daines commented if it all works out; the donation of the homes will be a win-win for Logan City and for the Stokes Nature Center.

## **COUNCIL BUSINESS:**

### **Proclamation: USU National Handball Championship – Councilmember Olsen**

Councilmember Olsen announced that the Utah State University Handball Team sent three men to compete against teams from all over the nation, from Ireland, Mexico and Canada. Competing against the best players in the country, Utah State succeeded in crowning two National Champions, Jarod Jensen and Logan Jensen. Also recognized was Bradey Kimber who also competed.

## **Planning Commission Update – Vice Chair Simmonds**

Vice Chair Simmonds reported that the Planning Commission continued their discussion on Town Center 1 and Town Center 2 and it will be discussed again on April 12.

## **Committee Updates – Councilmember Anderson**

Councilmember Anderson announced the following:

- May 14-18 is Bike to Work and School Week.
- The Logan Youth City Council will be doing a spring service project on April 21 and will participate with the Loaves and Fishes Community Meal.
- The Historic Preservation Committee is revising the guidelines for the Historic District and will finalize these guidelines in the next two weeks. It will go to the Planning Commission and then to the City Council for final approval.

## **Smart Thermostat Rebate Program – Emily Malik, RECAB Coordinator**

Emily Malik, RECAB Coordinator addressed the Council regarding the Smart Thermostat Rebate Program. She said the eligible thermostats are Ecobee Smart Thermostats or Nest Smart Thermostats.

Customer Eligibility:

- Thermostats must be installed within the Logan City Light and Power Service Area in an existing dwelling (no new construction).
- Customers must have a central air conditioning unit at the location the thermostat is installed to be eligible for a rebate.
- The rebate must be filed within 6 months of purchase date.
- By signing the rebate application, the customer is verifying that the equipment has been installed at the location within the Logan City Light and Power Service Area.

The customer purchases an eligible thermostat from a retailer of their choice. The customer installs the thermostat, submits an application, along with a copy of their purchase receipt within 6 months of purchase. Logan City Light and Power will mail a check for the rebate.

The smart thermostat rebate changed from \$50 to \$25 effective April 30, 2018.

No further Council items were presented.

## **ACTION ITEMS:**

**PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Logan City/Edward & Mickey Ricks, authorized agent/owner, request a rezone of approximately 2 acres from Commercial (COM) to Commercial Service (CS). With the proposed new road alignment because of the future traffic signal at Hwy 89 & 3200 South, Ted’s Service building will require demolition and a possible new building located North of the existing building – Ordinance 18-05**

Chairman Simmonds announced that Councilmember Olsen recused himself from the Council workshop held on March 20 and the action/public hearing being held tonight regarding the proposed rezone of approximately 2 acres from Commercial (COM) to Commercial Service (CS) future traffic signal at Hwy 89 & 3200 South, Ted's Service.

Councilmember Olsen temporarily left the meeting at 5:50 p.m.

At the March 20, 2018 Council Meeting, Planner Russ Holley addressed the Council and said the request is to rezone approximately 2.60 acres of property from COM to CS. This request is the result of the Utah Department of Transportation's decision to locate a new traffic signal at the intersection of 3200 South and Highway 89/91. The traffic signal design includes the realignment of 3200 South street, which would curve northward to intersect Highway 89/91 at a ninety degree angle. This new street alignment runs 3200 South right through the middle of the existing Ted's Service building. Ted's Service is planning to re-locate and construct a new building directly North of the current building at the Northeast corner of the new signalized intersection of Highway 89/91 and 3200 South. The CS zone permits vehicle repair, which is the current land use for Ted's Service.

The Planning Commission based its decision on the following findings supported in the administrative record for this project:

1. The CS zone is similar in nature to the COM zone and will remain compatible to surrounding neighbors through Design Review and Conditional Use Permit processes.
2. The subject property can continue its legally established land use.
3. The subject property is in an area and surrounded by streets that will be re-designed to handle and appropriately serve CS developments.
4. The proposed CS zone is limited in density, height and required to provide sufficient open space and landscaping to ensure neighborhood compatibility and better visual aesthetics than that which currently exist.

Staff recommended that the Planning Commission recommend approval to the Municipal Council for the proposed rezone.

On March 8, 2018, the Planning Commissions recommended unanimously that the Municipal Council approve the Ted's Service Rezone project that amends the Official Logan City Zoning Map. No comments were made during their public hearing.

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 Anderson to adopt Ordinance 18-05 as as presented. Motion carried unanimously. (Bradfield, Anderson, Simmonds). Recused: Olsen**

Councilmember Olsen joined the meeting again at 5:55 p.m.

**PUBLIC HEARING – Consideration of a proposed resolution adopting new Water Rates – Resolution 18-04**

Public Works Director Paul Lindhardt addressed the Council regarding the proposed new Water Rates. He introduced Fred Philpot, Consultant with Lewis Young Robertson and Burningham. He also introduced the new Logan City Water Manager Cameron Draney. He explained that a Cost of Service Study was completed with the criteria for the following:

- Implement Master Plan Capital Improvement Plan
- Build minimum fund reserve balance
- Proactive vs. Reactive mentality
- Affordability recommendations from DDW

The Master Plan recommendations are the following:

- Pipeline replacement costs
- Fire flow projects
- New 10-million-gallon tank with distribution upgrades and Main Street Replacement

The proposed rates increases are the following:

**WATER RATES**

**RESIDENTIAL AND COMMERCIAL MONTHLY BASE CHARGES:** All residential, and commercial water users shall be charged a monthly base charge based on the diameter of the water meter(s) serving the facility. This monthly base charge does not include any water allowance (zero gallons of water). For master meter installations, a 1” meter base rate will be charged to each home or unit.

	<b>Current</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Meter Size (in)</b>		35%	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>
<b>≤1</b>	\$ 17.00	\$ 22.95	\$ 23.64	\$ 24.35	\$ 25.08	\$ 25.83
<b>1 1/2</b>	\$ 18.00	\$ 24.30	\$ 25.03	\$ 25.78	\$ 26.55	\$ 27.35
<b>2</b>	\$ 25.50	\$ 34.43	\$ 35.46	\$ 36.52	\$ 37.62	\$ 38.75
<b>4</b>	\$ 77.50	\$ 104.63	\$ 107.76	\$ 111.00	\$ 114.33	\$ 117.76
<b>6</b>	\$ 113.50	\$ 153.23	\$ 157.82	\$ 162.56	\$ 167.43	\$ 172.46
<b>8</b>	\$ 156.00	\$ 210.60	\$ 216.92	\$ 223.43	\$ 230.13	\$ 237.03
<b>10</b>	\$ 211.00	\$ 284.85	\$ 293.40	\$ 302.20	\$ 311.26	\$ 320.60
<b>12</b>	\$ 313.00	\$ 422.55	\$ 435.23	\$ 448.28	\$ 461.73	\$ 475.58

**1. Rate change will be reviewed annually by Council for approval.**

**USU MONTHLY BASE CHARGES:** All USU water users shall be charged a monthly base charge per dwelling unit per month. This monthly base charge does not include any water allowance (zero gallons of water).

	Current	2018	2019	2020	2021	2022
<b>USU Wholesale/Other Meter Size (in)</b>		3%	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>
<b>1</b>	\$ 17.00	\$ 17.51	\$ 18.04	\$ 18.58	\$ 19.13	\$ 19.71
<b>1 1/2</b>	\$ 18.00	\$ 18.54	\$ 19.10	\$ 19.67	\$ 20.26	\$ 20.87
<b>2</b>	\$ 25.50	\$ 26.27	\$ 27.05	\$ 27.86	\$ 28.70	\$ 29.56
<b>4</b>	\$ 77.50	\$ 79.83	\$ 82.22	\$ 84.69	\$ 87.23	\$ 89.84
<b>6</b>	\$ 113.50	\$ 116.91	\$ 120.41	\$ 124.02	\$ 127.75	\$ 131.58
<b>8</b>	\$ 156.00	\$ 160.68	\$ 165.50	\$ 170.47	\$ 175.58	\$ 180.85
<b>10</b>	\$ 211.00	\$ 217.33	\$ 223.85	\$ 230.57	\$ 237.48	\$ 244.61
<b>12</b>	\$ 313.00	\$ 322.39	\$ 332.06	\$ 342.02	\$ 352.28	\$ 362.85
<b>1. Rate change will be reviewed annually by Council for approval.</b>						

MULTI-FAMILY MONTHLY BASE CHARGES: All multi-family water users shall be charged a monthly base charge per dwelling unit per month. This monthly base charge does not include any water allowance (zero gallons of water).

	Current	2018	2019	2020	2021	2022
		35%	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>
<b>Multi-Family</b>	\$ 11.00	\$ 14.85	\$ 15.30	\$ 15.75	\$ 16.23	\$ 16.71
<b>1. Rate change will be reviewed annually by Council for approval.</b>						

RESIDENTIAL CONSUMPTIVE RATE CHARGES: All residential water users shall be charged monthly consumptive use charges based on the actual amount of water consumed. These charges are as follows:

Tier	Current	2018	2019	2020	2021	2022
		35%	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>
<b>0 to 10 kgal</b>	\$ 1.05	\$ 1.42	\$ 1.46	\$ 1.50	\$ 1.55	\$ 1.60
<b>Over 10 kgal</b>	\$ 1.70	\$ 2.30	\$ 2.36	\$ 2.43	\$ 2.51	\$ 2.58
<b>1. Rate change will be reviewed annually by Council for approval.</b>						
<b>2. Consumption Rates are per 1,000 gallons (kgal)</b>						

**MULTI-FAMILY CONSUMPTIVE RATE CHARGES:** All multi-family water users shall be charged based on the actual amount of water consumed. The consumption charges are as follows:

Tier	Current	2018	2019	2020	2021	2022
		35%	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>
<b>0 to 10 kgal</b>	\$ 1.00	\$ 1.35	\$ 1.39	\$ 1.43	\$ 1.48	\$ 1.52
<b>10 kgal+</b>	\$ 1.67	\$ 2.25	\$ 2.32	\$ 2.39	\$ 2.46	\$ 2.54
<b>1. Rate change will be reviewed annually by Council for approval.</b>						
<b>2. Consumption Rates are per 1,000 gallons (kgal)</b>						

**COMMERCIAL AND INDUSTRIAL CONSUMPTIVE RATE CHARGES:** Commercial and industrial water users shall be charged a uniform consumptive use charge based on the actual amount of water consumed. The consumptive use charges are as follows:

Tier	Current	2018	2019	2020	2021	2022
		35%	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>
<b>All Gallons</b>	\$ 1.20	\$ 1.62	\$ 1.67	\$ 1.72	\$ 1.77	\$ 1.82
<b>1. Rate change will be reviewed annually by Council for approval.</b>						
<b>2. Consumption Rates are per 1,000 gallons (kgal)</b>						

**USU CONSUMPTIVE RATE CHARGES:** Utah State University water users shall be charged a uniform consumptive use charge based on the actual amount of water consumed. The consumptive use charges are as follows:

Tier	Current	2018	2019	2020	2021	2022
		3% <sup>1</sup>				
<b>USU Wholesale</b>						
<b>1st 24 Mgal</b>	\$ 0.17	\$ 0.175	\$ 0.180	\$ 0.186	\$ 0.191	\$ 0.197
<b>24 Mgal+</b>	\$ 0.53	\$ 0.546	\$ 0.562	\$ 0.579	\$ 0.597	\$ 0.614
<b>USU Other</b>						
<b>1st 24 Mgal</b>	\$ 0.79	\$ 0.81	\$ 0.84	\$ 0.81	\$ 0.86	\$ 0.89
<b>24 Mgal+</b>	\$ 1.26	\$ 1.25	\$ 1.29	\$ 1.33	\$ 1.37	\$ 1.41
<b>1. Rate change will be reviewed annually by Council for approval.</b>						
<b>2. Consumption Rates are per 1,000 gallons (kgal)</b>						

**SPRINKLER ONLY RATE CHARGES**

Residential and non-residential users that have installed a sprinkler only water meter shall be charged a base rate a consumptive use charge based on the actual amount of water consumed. The base rate shall be the same as described above for residential and non-residential uses. The consumptive use charges are as follows:

Tier	Current	2018	2019	2020	2021	2022
		35%	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>	3% <sup>1</sup>
<b>Sprinkler Only</b>						
<b>Residential</b>	\$ 1.70	\$ 2.30	\$ 2.36	\$ 2.43	\$ 2.51	\$ 2.58
<b>Multi-family</b>	\$ 1.67	\$ 2.25	\$ 2.32	\$ 2.39	\$ 2.46	\$ 2.54
<b>Comm/Indust</b>	\$ 1.20	\$ 1.62	\$ 1.67	\$ 1.72	\$ 1.77	\$ 1.82
<b>1. Rate change will be reviewed annually by Council for approval.</b>						
<b>2. Consumption Rates are per 1,000 gallons (kgal)</b>						

Water measurements shall be used to determine water consumption charges for all water users.

Mr. Lindhardt explained the USU rate will only increase based on inflation at 3% per year until the study is completed in the next few months. He will come back to the Council and present the new percentage at that time.

Councilmember Bradfield commented that he would like other City departments to evaluate other rates within the City and to realize the difficulties and challenges that a 35% rate increase creates for residents.

Councilmember Olsen asked for clarification that the reason we need to raise the water rates is because the costs to the City have escalated and our current water rates are not keeping pace with those increased costs.

Mr. Lindhardt said that is correct and is one of the reasons for the proposed water rate increase.

Mayor Daines added another reason for the rate increase is aging infrastructure and the need to replace infrastructure.

Mr. Lindhardt stated there will be a dedicated portion from the rate increase that will go towards pipeline replacement along with capital projects that are coming up.

Vice Chair Simmonds opened the meeting to a public hearing.

North Logan resident Mike Paulsin addressed the Council and said he lived in a community where the water rates went up and then the demand went down. He asked when you look at the revenue model going forward, what is the assumption for decreased demand.

Mr. Lindhardt responded and referred to the model which shows that as growth increases, the model assumed no increase in consumption because as the price goes up it is anticipated there will be conservation of water. The assumed percentage of growth is 2%.

Mr. Philpot explained that the study kept consumption flat. The fixed rate will also go up and the assumption is that demand will decline but the cost was spread over a fixed and

variable rate. The fixed rate is the base rate that is paid per connection regardless of usage. He said the challenge with these studies is we are trying to predict the future and if there is a recession or if demand were to change dramatically then it would necessitate a review of the rates. Long term as consumption is reduced, it will likely change the nature of capital investment and the City might not need to construct certain improvements as rapidly if that consumption trend were to drastically be altered.

Vice Chair Simmonds stated that all Logan City outside water is culinary other than people who have shares and canals. The City doesn't have a secondary water system available to residents.

Mr. Lindhardt responded that is correct. The City does have a very small pilot system for a few homes.

Mr. Philpot said that population as well as commercial growth will affect water utilities.

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

Councilmember Olsen said it's a serious issue to increase rates for any purpose and it impacts low income and fixed income homes. He said increasing rates is something the Council does not take lightly but unfortunately, they do not have another option. He likes the idea of an incremental increase and feels this sets the City on the right course. Residents might have to consider doing xeriscaping at their homes which, will help to conserve water.

Councilmember Anderson asked how will homeowners be notified of the increase.

Mr. Lindhardt responded residents were notified through City Council meetings and he met with several commercial users. Information about the increase will also be posted on the City website and printed on the utility bills that are mailed out. The reason the rates are going into affect at different times is for residential, he did not want to do an increase during the summer months. Landlords of multifamily buildings have contracts in place and would like additional time to notify renters of the increase.

Councilmember Bradfield asked if the Council would consider delaying implementation of the increase until May 1 rather than April 1. He would like to allow more time for notification of the rate increase to residents.

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Olsen to approve Resolution 18-04 as amended, with an implementation date of May 1, 2018. Motion carried unanimously.**

## **WORKSHOP ITEMS:**

**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 – Richard Anderson, Finance Director**

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

The proposed resolution will be an action item and public hearing at the April 17, 2018 Council meeting.

**Consideration of a proposed resolution approving a Neighborhood Improvement Plan – Resolution 18-08 – Mayor Daines and Mike DeSimone, Community Development Director**

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.

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

<b># People</b>	<b>Allowable Household Income</b>	<b># People</b>	<b>Allowable Household Income</b>
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

Vice Chair Simmonds suggested adding to the criteria that would allow the City to use before and after photos of the homes and then use the photos for advertising of the project so that others can see the improvements made to a home and to a neighborhood.

Mr. DeSimone said before and after photos is a good idea and he would also like to include an online GIS map of where the homes are located.

The proposed resolution will be an action item and public hearing at the April 17, 2018 Council meeting.

**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 – Mayor Daines**

Mayor Daines presented the proposed ordinance regarding vacant buildings.

Assistant Attorney Craig Carlston 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.

Mayor Daines said one of the biggest complaints the City receives are of vacant homes in a neighborhood and currently we don't have the tools in place to address these concerns. She encouraged the Council to look at this as a tool to improve our neighborhoods.

Vice Chair Simmonds asked does the fine structure start at the onset of the ordinance.

Mr. Carlston responded the building owner has 30 days from the time the ordinance is adopted and the first six months there is no charge. It will not be retroactive.

Councilmember Olsen also suggested that the wording of "uninspected and unmonitored" be removed from Section 1. 15.28.010 Purpose.

Councilmember Anderson said she knows of several residents who are living at Sunshine Terrace and have vacated their homes. These homes are still private residences but no one is occupying the home. She asked if this ordinance would impact these homes.

Mr. DeSimone responded no, this ordinance will not affect those homes unless they are boarded up and there is no maintenance of the home.

Mr. Carlston clarified if the home is partially occupied such as someone living on the main floor of the home but the basement windows are boarded up, it would not be considered a vacant building.

The proposed ordinance will be an action item and public hearing at the April 17, 2018 Council meeting.

#### **OTHER CONSIDERATIONS:**

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 12 in attendance at the beginning of the RDA meeting.

**WORKSHOP ITEM:**

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

Mayor Daines said 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.

The proposed resolution will be an action item and public hearing at the April 17, 2018 Council meeting.

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 6:40 p.m.

Teresa Harris, City Recorder