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3 Minutes of the meeting of the Logan Municipal Council convened in regular session on
4 Tuesday, November 21, 2023, in the Logan Municipal Council Chambers located at 290
5 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are
6 televised live as a public service on Channel 17 and the City of Logan YouTube channel
7 at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

8

9 Council Members present at the beginning of the meeting: Chairman Ernesto López, Vice
10 Chair Amy Z. Anderson, Councilmember Jeannie F. Simmonds, and Councilmember
11 Mark A. Anderson. Administration present: City Attorney Craig Carlston, Finance
12 Director Richard Anderson, and Deputy Recorder Esli Morales.

13 Participating by Phone: Councilmember Tom Jensen.

14 Excused: Mayor Holly H. Daines and City Recorder Teresa Harris.

15 Chairman Ernesto López welcomed those present. There were approximately 7 in
16 attendance at the beginning of the meeting.

17 **OPENING CEREMONY:**

18 Chairman Ernesto López led the audience in the pledge of allegiance.

19

20 Pastor Eli Brayley from Cache Valley Bible Fellowship provided the opening ceremony.

21

22 Pastor Brayley provided a Thanksgiving message and a prayer. Cache Valley is our
23 home, where we seek to serve our community. We have been blessed by the community
24 and the hope is to continue to serve the community for the future. A reminder to all of us
25 to continue to count our blessings and name them.

26

27 Chairman López thanked Pastor Brayley for his words.

28

29 **Meeting Minutes.** Minutes of the Council meeting held on November 7, 2023 were
30 reviewed and amended as requested by Chairman López

31

32 **Meeting Agenda.** Chairman López announced there are five public hearings scheduled
33 for tonight's Council meeting.

34

35 **ACTION. Motion by Vice Chair A. Anderson seconded by Councilmember**
36 **Simmonds to approve the November 7, 2023, minutes as presented and tonight's**
37 **agenda. Motion carried by roll call vote.**

38

A. Anderson: Aye

39

M. Anderson: Aye

40 **Jensen: Aye**
41 **López: Aye**
42 **Simmonds: Aye**

43
44 **Meeting Schedule.** Chairman López announced that regular Council meetings are held
45 on the first and third Tuesdays of the month at 5:30 p.m. The next regular Council
46 meeting is Tuesday, December 5, 2023.

47
48 The council meeting on December 19 has been cancelled.

49
50 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

51
52 Chairman López explained that any person wishing to comment on any item not otherwise
53 on the agenda may address the City Council at this point by stepping to the microphone
54 and giving his or her name and address for the record. Comments should be limited to not
55 more than three (3) minutes unless additional time is authorized by the Council Chair.
56 Citizen groups will be asked to appoint a spokesperson. This is the time and place for any
57 person who wishes to comment on non-agenda items. Some items brought forward to the
58 attention of the City Council will be turned over to staff to respond to outside of the City
59 Council meeting.

60 Erin Bennett, a resident of Logan shared a tale of a native hunter, who shot an elk. Everyone
61 in the village was invited to feast upon the elk, and the moral of the story is “I store my
62 feast in the belly of my brother.”

63 Joshua Molitor, a resident of Logan read a portion of the Gettysburg Address and reminded
64 the Council of the importance of serving the community.

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

66
67 **MAYOR/STAFF REPORTS:**

68
69 No Mayor/Staff Reports were presented.

70
71 **COUNCIL BUSINESS:**

72
73 **Planning Commission Update – Councilmember Simmonds ([15:02](#))**

74
75 Councilmember Simmonds reported from the last Planning Commission meeting, the
76 Planning Commission approved two more short-term rentals. One of the short-term
77 rentals is in a cul-de-sac located at 1430 E 270 N. The short-term rental is a six-bedroom
78 rental of the entire home. The neighborhood vocalized their displeasure. The short-term

79 rental is located in a HOA, the HOA may be capable of preventing the short-term rental
80 from coming into effect. The short-term rental was approved because it met all the
81 criteria. Should the HOA fail, and the neighborhood continues in opposition, it will be a
82 civil matter.

83
84 The second short-term rental approved was at 693 North 100 East. The island paradise
85 was approved at 456 East 100 North, a residential three-lot single-family subdivision.
86 Rent Miller Enterprises, a commercial retail business on 1.2 acres on 230 North 1000
87 West. The project will have commercial suites and a drive-through.

88
89

90 **FY2023 Financial Statement Presentation – Richard Anderson, Finance Director,**
91 **and Steven Rowley, Independent Auditor of Keddington & Christensen ([17:32](#))**

92

93 Finance Director Richard Anderson addressed the Council regarding the FY2023
94 Financial Statement.

95

96 The entire financial year is available to the public on the website. The public is welcome
97 to call him should they have any questions. The 2023 ACFR shows that the City has good
98 reserves built on each one of our many funds. Financial statements show that we are in a
99 good financial position, but the future is uncertain. The budget sets the plan, and the
100 financial statements represent the results. It is my pleasure to report that we have good
101 financial results because of the plan that was put in place and through oversight,
102 direction, and discipline of the Council in adopting that plan. We have good reserves in
103 each of the major funds. We are still building reserves for future capital projects. We
104 have adequate emergency reserves. The financial results themselves are excellent,
105 especially in staying on budget and abiding by it.

106

107 Steven Rowley, an independent auditor from Keddington & Christensen performed the
108 audit for the ACFR 2023. He said, their job as auditors is to give an opinion on whether
109 the financial statements that have been prepared are materially correct. In doing that, they
110 have to make sure they properly perform the audit according to best practice auditing
111 standards as well as government standards which are generally above generally accepted
112 auditing standards. They have to exercise all their professional responsibilities and duties.
113 They are not hired by finance or management; they are hired by the Council.

114

115 Their opinion can be found on page 11 of the ACFR. It is helpful and useful information,
116 and he encourages the public or those interested to read this opinion. It states, “We have
117 audited the accompanying financial statements of the governmental activities, the
118 business-type activities, each major fund, and the aggregate remaining fund information
119 of the City of Logan, Utah (the City) as of and for the year ended June 30, 2023, and the

120 related notes to the financial statements, which collectively comprise the City’s basic
121 financial statements as listed in the table of contents. In our opinion, the financial
122 statements referred to above present fairly, in all material respects, the respective
123 financial position of the governmental activities, the business-type activities, each major
124 fund, and the aggregate remaining fund information of the City of Logan, Utah, as of
125 June 30, 2023, and the respective changes in financial position, and, where applicable,
126 cash flows thereof for the year then ended in accordance with accounting principles
127 generally accepted in the United States of America.”

128
129 The front matter of the statement is that these financial statements can be relied on and
130 are materially correct. What it means to be materially correct, not every transaction can
131 be audited to the penny nor is it required. Yet based on audit standards and our
132 professional standards as certified public accountants, sampling, and test-based approach,
133 we are able to give our opinion that the financial statements are materially correct.

134
135 The opinion states that it is an unmodified opinion of financials which is the highest
136 opinion that can be received for a financial statement. The rest of the report goes into
137 how they determine or come up with that opinion. They perform tests on a sample basis,
138 subsequent testing, inquiries, and dig into the numbers/data to ensure can be relied upon.
139 The report also discusses the role of management including their responsibilities and
140 duties. Management must oversee data, day to day-to-day activities, and ensure the assets
141 of the city (cash, infrastructure, etc.) are handled according to accounting principles. As
142 well is also properly safeguarded so assets cannot be taken, misused, or misappropriated.

143
144 Their responsibility is to perform an audit to ensure and be confident that the financial
145 statements are correct. This does not mean they have looked at every single transaction
146 which is impossible. However, through sampling and test work, they are comfortable in
147 their opinion that these financial statements can be relied upon as materially correct. The
148 report required supplementary information which includes management analysis, pension
149 schedules, as well as budget schedules. Their opinion as it relates to this is that these
150 items are not specifically audited. However, these sections are compared to the
151 underlying accounting information and compare the consistency of which has been
152 audited. As a whole, this is materially correct as well.

153
154 “In performing an audit in accordance with generally accepted auditing standards and
155 Government Auditing Standards, their responsibility is to perform an audit to ensure and
156 be confident that the financial statements are correct. Exercise professional judgment and
157 maintain professional skepticism throughout the audit. Identify and assess the risks of
158 material misstatement of the financial statements, whether due to fraud or error, and
159 design and perform audit procedures responsive to those risks. Such procedures include
160 examining, on a test basis, evidence regarding the amounts and disclosures in the

161 financial statements. Obtain an understanding of internal control relevant to the audit in
162 order to design audit procedures that are appropriate in the circumstances, but not for the
163 purpose of expressing an opinion on the effectiveness of the City’s internal control.
164 Accordingly, no such opinion is expressed. Evaluate the appropriateness of accounting
165 policies used and the reasonableness of significant accounting estimates made by
166 management, as well as evaluate the overall presentation of the financial statements.
167 Conclude whether, in our judgment, there are conditions or events, considered in the
168 aggregate, that raise substantial doubt about the City’s ability to continue as a going
169 concern for a reasonable period of time,” pg 11.

170
171 “Accounting principles generally accepted in the United States of America require that
172 the management’s discussion and analysis on pages 13-19, budgetary comparison
173 information on pages 68-70, and pension schedules on pages 71-73 be presented to
174 supplement the basic financial statements. Such information is the responsibility of
175 management and, although not a part of the basic financial statements, is required by the
176 Governmental Accounting Standards Board, who considers it to be an essential part of
177 financial reporting for placing the basic financial statements in an appropriate
178 operational, economic, or historical context. We have applied certain limited procedures
179 to the required supplementary information in accordance with auditing standards
180 generally accepted in the United States of America, which consisted of inquiries of
181 management about the methods of preparing the information and comparing the
182 information for consistency with management’s responses to our inquiries, the basic
183 financial statements, and other knowledge we obtained during our audit of the basic
184 financial statements. We do not express an opinion or provide any assurance on the
185 information because the limited procedures do not provide us with sufficient evidence to
186 express an opinion or provide any assurance,” pg 12.

187
188 “Our consideration of internal control was for the limited purpose described in the first
189 paragraph of this section and was not designed to identify all deficiencies in internal
190 control that might be material weaknesses or, significant deficiencies. Given these
191 limitations, during our audit we did not identify any deficiencies in internal control that
192 we consider to be material weaknesses. However, material weaknesses may exist that
193 were not identified,” pg 113.

194
195 “As part of obtaining reasonable assurance about whether the City’s financial statements
196 are free from material misstatement, we performed tests of its compliance with certain
197 provisions of laws, regulations, contracts, and grant agreements, noncompliance with
198 which could have a direct and material effect on the financial statements. However,
199 providing an opinion on compliance with those provisions was not an objective of our
200 audit, and accordingly, we do not express such an opinion. The results of our tests

201 disclosed no instances of noncompliance or other matters that are required to be reported
202 under Government Auditing Standards,” pg 113.

203

204 “In our opinion, the City complied, in all material respects, with the types of compliance
205 requirements referred to above that could have a direct and material effect on each of its
206 major federal programs for the year ended June 30, 2023,” pg 115.

207

208 The program that triggered the single audit this year was the CDBG (Community
209 Development Block Grant) program. The audit rotates every three to four years. As part
210 of the audit the internal controls are reviewed, sample-based testing of compliance, and
211 so forth.

212

213 “Our consideration of internal control over compliance was for the limited purpose
214 described in the Auditor’s Responsibilities for the Audit of Compliance section above
215 and was not designed to identify all deficiencies in internal control over compliance that
216 might be material weaknesses or significant deficiencies in internal control over
217 compliance. Given these limitations, during our audit we did not identify any deficiencies
218 in internal control over compliance that we consider to be material weaknesses, as
219 defined above. However, material weaknesses or significant deficiencies in internal
220 control over compliance may exist that were not identified,” pg 116.

221

222 This means there are strong internal controls in place to ensure the funds are being spent
223 appropriately.

224

225 “We have audited the City of Logan, Utah’s (the City) compliance with the applicable
226 state compliance requirements described in the State Compliance Audit Guide, issued by
227 the Office of the State Auditor, for the year ended June 30, 2023. In our opinion, the City
228 of Logan complied, in all material respects, with the state compliance requirements
229 referred to above for the year ended June 30, 2023,” pg 119.

230

231 They are always happy to be associated with a City that is very well prepared. Everything
232 we ask for; they are able to provide in a timely manner. There were no disagreements or
233 difficulties in performing an audit. They very much appreciate the work and efforts of
234 City staff.

235

236 Chairman López asked if there are common compliance issues that cities in the State
237 face.

238

239 Mr. Rowley responded that a more common compliance issue is OSHA especially in
240 utilities such as wastewater, and so forth. However, they have not heard or seen anything
241 in recent or past audits that has been a violation of the City. Anything that does come up

242 will have already been disclosed, counted as liability, or disclosed through an attorney's
243 letter that an issue has been found and is being addressed. As well some of the more
244 common issues are also covered through insurance policies.
245

246 Councilmember Simmonds inquired how the single audit is triggered and if it is based on
247 the dollar amount.
248

249 Mr. Rowley answered the single audit is triggered if the threshold of CDBG funding is
250 reached, \$750,000.
251

252 Chairman López asked if the ARPA (American Rescue Plan) funds are also a part of the
253 single audit.
254

255 Richard Anderson, Finance Director answered that the ARPA single audit is based on
256 expenditures and not awards. An example is if \$750,000 funds are received, but if only
257 \$300,000 is used, there may not be a single audit. The trigger in this instance would be
258 expenditures.
259

260 Mr. Rowley added there is nothing to comply with until funds are used in this particular
261 instance. Over the last two years, AARPA was tested. This year, there are minimal ARPA
262 funds expended for fiscal year 2023. The CBDG funding crossed the threshold and
263 triggered a single audit.
264

265 Councilmember Simmonds remarked that audit staff were at the City from the start of the
266 morning until late at night. She commended their efforts.
267

268 Chairman López requested an elaboration on what is the process of selecting an auditor.
269

270 Mr. Anderson explained periodically the audit committee requires the City to solicit bids
271 for an independent auditor. Staff evaluates the bids and selects an audit firm. There is one
272 more year left of the 5-year contract but can go up to seven before the City will solicit
273 bids for an independent auditor.
274

275 Councilmember Simmonds commented it is prudent to do so since the first year is a
276 turnover. It is prudent to have a 5-year contract.
277

278 Mr. Anderson added the audit committee doesn't require a change, but the City elects to
279 ensure the best value is being given for the cities money. Keddington & Christensen CPA
280 has done a great job. They are unique in the fact that they specialize in government
281 auditing and provide consulting services in government. They are highly qualified in
282 performing audits.

283 Vice Chair A. Anderson requested a reminder of what the internal audits consist of.
284
285 Mr. Anderson replied there is an internal audit program. Part of the program is to comply
286 with State requirements, the audit committee oversees the audit program and provides
287 oversight. The reports generated are reviewed at the audit committee meeting. The
288 internal controls for the City are some of the best in Utah and possibly even out of the
289 State, but as stated by Mr. Rolley, there is never a guarantee. Staff will always do their
290 best to catch everything and the hope is to catch the large and small items with the
291 controls in place and make corrections as needed.

292
293 Councilmember Simmonds approved of the process and how it provides an opportunity
294 for change, additional training, and further conversation to implement better controls as
295 needed.

296
297 Councilmember Jensen inquired if the 2023 ACFR needs to be approved by the Council.

298
299 Mr. Anderson responded he could review the code if the Council would be required to
300 approve the 2023 AFR. However, it is unlikely as the 2023 ACFR cannot be changed by
301 Council since it has already transpired.

302
303 Chairman Lop inquired how long the audit took for the City.

304
305 Mr. Anderson answered that the audit took five days on-site and more before and after.

306
307 Mr. Rowle added during the five-day on-site audit, he and auditor Gary as well as two of
308 the three partners were on site as well. These were twelve-hour days or more depending
309 on the day. There was a 65-hour work week, a two-day preliminary counting, and there
310 was more after to review everything through the audit firm's own internal quality control
311 process for 7 to 8 days more.

312
313 Councilmember Jensen reminded the Council to select a new chairman and vice chair at
314 the next Council meeting in order to work on committee assignments for the start of next
315 year.

316
317 No further Council Business were presented.

318
319 **ACTION ITEMS:**

320
321 **PUBLIC HEARING - Consideration of a proposed resolution approving fees for the**
322 **Parks and Recreation Department (Plaza Ice Rink, Ice Skate Rental fees and Logan**

323 **River Golf Course Fees) – Resolution 23-49 – Russ Akina, Parks & Recreation**
324 **Director ([45:05](#))**

325
326 At the November 7, 2023 Council meeting, Parks and Recreation Director Russ Akina
327 addressed the Council regarding the proposed fee increases. These will be administering
328 fees for recreational, special event programs, and services such as ice skate rental fees.
329 The fee for the session during the workshop is \$5 for 90 minutes, the terminology to
330 amend is to propose that it be stated as a session. This will permit the department
331 flexibility. The term Military will apply to active-duty members or veterans. The addition
332 of a student category discount with student ID. For future consideration, a free skate night
333 for the public.

334
335 Vice Chair A. Anderson requested that a free skate night be only for Logan residents
336 rather than the entire County. The Council is conscious of the fact that the residents of
337 Logan will take the brunt of the ice rink costs. The alternative is also to offer Logan
338 residents a different season pass price than that of County residents.

339
340 Councilmember Simmonds requested clarification on the rates if they reflect the cost or
341 are in line with the surrounding area.

342
343 Mr. Akina responded to the latter, there is no data for fee comparison, the cost is reflected
344 in surrounding State operators. As a result, we realized the occupancy of 120 or 150
345 needs to be lowered per session. The max occupancy will be 60 to 90 participants per
346 session. This occurred after seeing children with ice walkers.

347
348 Mr. Akina added that there have been two rainstorms since the ice rink was opened. The
349 ice rink has held up reasonably well. Had it been at Merlin Olsen Park, the season would
350 have been over.

351
352 Councilmember Simmonds recommended that after the session, the ice rink be closed for
353 30 minutes to groom the rink, before starting again at the hour. A possibility in the future
354 that there will be punch passes or reservations for the plaza.

355
356 Mr. Akina replied we are currently researching what we can do and how we can do so.

357
358 Mr. Akina addressed a prior question regarding the price of the junior season pass at \$200
359 with a discount and valid only for a season golf pass. The goal is to encourage customers
360 to play frequently, including youths. However, if that is not the case, it is better to
361 purchase the daily rate or a bucket of golf balls for less frequency usage.

362
363 Vice Chair A. Anderson asked what the cost is for a bucket.

364 Mr. Akina answered the cost for a regular bucket of 45 balls is \$6 and a large bucket of
365 90 balls at \$11. An example is if during the season someone only goes once a week and
366 buys a bucket at \$6, it would be worthwhile. However, if they go for the large bucket,
367 they would be better off getting the pass, since it would surpass the season pass price.
368

369 Councilmember Simmonds requested clarification on the junior pass.
370

371 Mr. Akina clarified the junior pass is already discounted and with the season pass it
372 cannot be further discounted.
373

374 Mr. Anderson clarified the youth pass, and the driving range can be purchased together or
375 separately. The junior discount is only applicable to the driving range.
376

377 Vice Chair A. Anderson inquired how often golfers come and do not use the range.
378

379 Mr. Akina responded he could not confirm in terms of frequency or volume but in terms
380 of last year's revenue. Each year since COVID, the total revenue of the driving range has
381 increased. The revenue last year was \$175,000. Just looking at the cost to replace driving
382 range balls is \$3000 per order which is about \$15,000 on replacing driving range golf
383 balls. This does not include the time of staff mowing or fertilizing the range, there is a
384 cost there as well. An easy estimate is that \$80,000 is being spent just on the driving
385 range. In fact, they are trying to put funds away in reserves to make improvements to the
386 driving range. One of the areas that need to be addressed is the golf balls flying over the
387 fence and there is a big wet spot on a third of the driving range that needs to be addressed
388 due to a broken drainage pipe. In terms of identifying revenue sources and making small
389 tweaks that can be done to improve the driving range.
390

391 Chairman López opened the meeting to a public hearing.
392

393 Mike Johnson, a resident of Logan inquired further regarding a group discount, and if the
394 student discount will only be for USU students or for lower grade levels as well.

395 Mr. Akina responded that the student definition is for any student with a student ID.
396

397 Erin Bennett, a resident of Logan did not believe County residents should not be charged
398 more in the future vs. residents of Logan.
399

400 There were no further comments and Chairman López closed the public hearing.
401

402 Vice Chair A. Anderson suggested making a change to require student ID for 18 and up.
403

404 Councilmember M. Anderson agreed with Vice Chair A. Anderson that there should be a
405 rate for 17 and under.

406

407 Mr. Akina requested clarification from the Council regarding group reservations.

408

409 Councilmember Simmonds recommended the same system of pickleball for groups to
410 make reservations. There should be a group rate for a number of organized groups of a
411 certain number.

412

413 Vice Chair A. Anderson agreed with Councilmember Simmonds about organized groups.

414

415 Mr. Akina said there are pool reservations during the pools' downtime, however, there is
416 not sufficient data at this time. There would be data applicable for the upcoming year.

417

418 Councilmember M. Anderson recommended waiting until there is data available. At
419 which time, the Council may revisit the group discount or group reservation system.

420

421 Chairman López inquired if it would be possible to leave the resolution open to the
422 department in order to establish a group rate.

423

424 Vice Chair A. Anderson responded the Council would need to establish the group rate.

425

426 Vice Chair A. Anderson confirmed the price of the fees. It would be \$5 per person per
427 session with no time limit mentioned. \$3 per person for 60 and older or active
428 military/veteran, students under 18 \$3 or 18+ with ID.

429

430 Councilmember Simmonds proposed \$5 for 18 and over per session. \$3 under 18, active
431 military/veterans, and Seniors over 60+ per session.

432

433 Mr. Akina for clarification purposes asked for students 18 and under \$3 as well as
434 students with ID for 18 and older.

435

436 The Council confirmed that this is correct. The Council was in favor of the change.

437

438 The fee for the session during the workshop is \$5 for 90 minutes, the terminology to
439 amend is to propose that the wording instead only say "a session" rather than a specific
440 time frame. This will permit the department flexibility.

441

442 **ACTION. Motion by Councilmember M. Anderson seconded by Councilmember**
443 **Simmonds to accept Resolution 23-49 with the amendment of pricing for under 18**
444 **and students as presented. Motion carried by roll call vote.**

445 **A. Anderson: Aye**
446 **M. Anderson: Aye**
447 **Jensen: Aye**
448 **López: Aye**
449 **Simmonds: Aye**

450
451 **PUBLIC HEARING - Budget Adjustments FY 2023-2024 appropriating: \$80,000 a**
452 **reimbursement for special inspection services; \$20,329 funds received for police**
453 **overtime shift reimbursements; \$100,000 a loan forgiveness grant from the State of**
454 **Utah for the Water Lead Service Line Inventory Project; \$32,784 public works**
455 **engineering for traffic studies related to development; \$800,000 contingent legal fees**
456 **associated with the Woodsonia development; \$60,000 funds for increased credit**
457 **card fees, supplies, maintenance, and capital projects; \$390,000 a grant to Parks &**
458 **Recreation Afterschool Program to be used to support After School Programs for**
459 **Adams, Bridger, Ellis and Woodruff Elementary, and the Logan City School**
460 **District - Resolution 23-47 – Richard Anderson, Finance Director ([1:24:15](#))**

461
462 At the November 7, 223 Council meeting, Richard Anderson addressed the Council
463 regarding the proposed budget adjustments.

464
465 Chairman López opened the meeting to a public hearing.

466
467 Joshua Molitor, a resident of Logan requested further details on the \$800,000 legal fees
468 associated with Woodsonia Development and where the funding is coming from. Also
469 asked when it will be known what the total accumulated amount of legal fees is.

470
471 Mr. Anderson explained the City agreed as part of the development agreement to cover
472 certain costs such as legal fees associated with moving retailers, who have existing
473 contracts that need to be vacated or changed. The funding is being taken out of the risk
474 management general fund that manages risks for the city. He reminded that funding
475 sources were all discussed at the last Council meeting during the RDA public hearing.
476 This portion of the resolution is part of the entire incentive package discussed; it is
477 merely a budgetary item.

478
479 Craig Carlston, City Attorney clarified that the funding for legal fees is up to \$800,000
480 and does not mean that will be the total amount paid. The process is currently being
481 worked on and the final amount of accumulated fees is unknown except for the known
482 limit of contingent legal fees of up to \$800,000.

483
484 There were no further comments and Chairman López closed the public hearing.

485

486 **ACTION. Motion by Vice Chair A. Anderson seconded by Councilmember M.**
487 **Anderson to approve Resolution 23-47 as presented. Motion carried by roll call vote.**
488 **A. Anderson: Aye**
489 **M. Anderson: Aye**
490 **Jensen: Aye**
491 **López: Aye**
492 **Simmonds: Aye**

493
494 **PUBLIC HEARING - Consideration of a proposed ordinance amending Sections**
495 **2.48.010, 2.48.020, 2.48.030, 2.48.040, 2.48.050, 2.48.060, 3.04.010, 3.04.020, 3.04.030,**
496 **3.04.040, 3.04.050, 3.04.060, and 3.04.070 of the Logan Municipal Code – Ordinance**
497 **23-34 – Richard Anderson ([1:29:10](#))**

498
499 At the November 7, 2023 Council meeting, Finance Director Richard Anderson
500 addressed the Council regarding the proposed ordinance. It has been ten years since the
501 purchasing thresholds have been updated and it is time to do so again. He emphasized the
502 change will permit flexibility and should there be any concerns of abuse as by increasing
503 the thresholds, there will be more effective monitoring. It is an appropriate adjustment,
504 and it will be monitored.

505
506 *Current purchasing ordinance thresholds are the following:*

507
508 \$0 to \$5,000 Department documentation of 3 quotes
509 5,001 to 50,000 Department submits to Purchasing documentation of at least 3
510 bids, PO
511 50,001+ Formal bidding by Purchasing

512
513 *Proposed changes to purchasing ordinance thresholds:*

514
515 \$0 to \$5,000 Department obtains best value
516 \$5,001 to \$10,000 Department documentation of 3 quotes
517 \$10,001 to \$100,000 Department submits to Purchasing documentation of at least 3
518 bids, PO
519 100,001+ Formal bidding by Purchasing

520
521
522
523 Chairman López opened the meeting to a public hearing.
524

525 Erin Bennett, a resident of Logan, is not in favor of the changes in the bidding process
526 and is concerned about negative repercussions as a result. Crimes have been witnessed by
527 her and is alarmed by the culture of the City itself.

528
529 Mr. Anderson interjected no crimes have been committed or associated with the
530 purchasing process. There may be other crimes going on throughout the city by citizens,
531 but no financial crimes by the City itself.

532
533 Ms. Bennett went on a tangent regarding the cultural norms of the City as a civil rights
534 violation.

535
536 Mr. Anderson reiterated that there have been no crimes committed with purchasing by the
537 City.

538
539 Ms. Bennett repeated her concerns regarding the bidding process and possible
540 alternatives that could be used instead. She hinted again at the certainty of crimes being
541 committed.

542
543 There were no further comments and Chairman López closed the public hearing.

544
545 Vice Chair A. Anderson requested clarification for the purpose of the community in
546 regard to the previous statement made by Ms. Bennett as there are guidelines and
547 thresholds already in place that the City must abide by.

548
549 Councilmember Simmonds added the threshold will have changed, but the budget itself
550 will not. The budget will remain the same as approved at the start of each fiscal year. A
551 department cannot simply go rogue.

552
553 Mr. Anderson clarified that it is important to know that doubling the limitation is not
554 opening the department to the ability to buy whatever they desire rather it is opening up
555 solely for the purpose of the bidding process of who has to do the bidding. Regardless of
556 the bidding threshold, documentation of the bidding itself must still occur at any
557 threshold including the formal bidding process which is done exclusively by the
558 purchasing agent at \$100,001 or higher. The bids will still be scrutinized before a
559 purchasing order can be approved. The only requirement that is being removed is the
560 formal bidding process which will still be met once the purchasing threshold is met.

561
562 Chairman López asked what drove the need to change the purchasing threshold process.

563
564 Mr. Anderson responded that inflation over the last year has had a direct impact. A \$5000
565 budget threshold does not buy what it used to. There are more and more regular everyday

566 purchases spilling over the purchase order threshold. Secondly, vendors are not willing to
567 participate in the formal bidding process. When a vendor submits a formal bid, they do
568 not meet with City staff; rather, their only opportunity is the submission of a packet for
569 bidding. The purpose is to get more people to bid by increasing the threshold limit.

570

571 Vice Chair A. Anderson asked what the price would for the City be if there were more
572 bids.

573

574 Mr. Anderson confirmed their hope is for more and better bids.

575

576 Chairman López said as inflation drives costs up, there is more paperwork, hence
577 increasing costs when purchasing as well as increasing the amount of work.

578

579 Mr. Anderson agreed that is the case as there is only one purchasing agent for the entire
580 City, and another assistant/back-up purchasing agent. If we do not increase our
581 thresholds, we will either have to increase the number of personnel or do something else.

582

583 Ms. Bennett spoke out of turn and interrupted the public meeting making fallacious
584 allegations that the purchasing agent had lied in an email.

585

586 Chairman López reminded Ms. Bennett that the public comment period has been closed.

587

588 Mr. Anderson vehemently opposed the misleading statement made by Ms. Bennett

589

590 Ms. Bennett took the podium without being called upon and with the public hearing
591 portion being over. She continued with the fallacious allegations including a GRAMA
592 request responded to by the purchasing agent.

593

594 Mr. Anderson corrected the misleading statement made by Ms. Bennett as he personally
595 produced the financial documents granted to Ms. Bennett in her GRAMA request.

596

597 Ms. Bennett counted to palter and insisted upon her fallacious allegations.

598

599 Chairman López requested Ms. Bennett take her seat.

600

601 Ms. Bennett continued to interrupt with the same tangent.

602

603 Chairman López insisted Ms. Bennett take her seat as the public comment period is over.

604

605 Councilmember M. Anderson requested confirmation if a purchase under \$5,000 would
606 typically be made with a credit card and receipt of purchases made would need to be
607 provided.

608

609 Mr. Anderson answered typically such a purchase made would be through a purchasing
610 card. The receipts turned in are coded and reviewed by two staff members to ensure they
611 were valid purchases.

612

613 Chairman López stated that if the public has any questions or concerns, they are more
614 than welcome to email or call the Council as well as reach out directly to the Finance
615 Director, Richard Anderson.

616

617 **ACTION. Motion by Vice Chair A. Anderson seconded by Councilmember M.**
618 **Anderson to adopt Ordinance 23-34 as presented. Motion carried by roll call vote.**

619 **A. Anderson: Aye**

620 **M. Anderson: Aye**

621 **Jensen: Aye**

622 **López: Aye**

623 **Simmonds: Aye**

624

625 **Consideration of a proposed resolution requesting the Recertification of the Logan**
626 **Municipal Justice Court – Resolution 23-51 – Craig Carlston, City Attorney**
627 **(1:40:14)**

628

629 City Attorney Craig Carlston addressed the Council regarding the proposed resolution.
630 The Logan Justice Court is a well-run efficient court led by Judge Lee Edwards. Judge
631 Lee Edwards is a very capable and well-respected judge. The Logan Justice Court is a
632 Class 1 justice court, which means the court must have at least 501 citations or cases filed
633 per month. The average case filing for the Logan Justice Court is about 635 per month, a
634 rough total of 7600 cases per year.

635

636 The State requires recertification of the justice court every four years. This is the four-
637 year mark for the recertification of the justice court. There are several statutory
638 requirements that need to be met in order to be recertified at least three court clerks, a
639 dedicated courtroom, a full-time judge, and so forth. Mr. Carlston met with the judge and
640 reviewed Mr. Edward's affidavit and the information provided to ensure the justice court
641 met the requirements. The justice court has met the requirements for recertification.

642

643 Vice Chair A. Anderson requested confirmation that the documents submitted for
644 recertification have met all the State statutory requirements.

645

646 Mr. Carlston confirmed that this is the case, all the statutory requirements have been met.

647

648 Ms. Bennett spoke out of turn to ask if there was a public hearing.

649

650 Chairman López stated that there was no public hearing.

651

652 Mr. Carlston clarified that a public hearing is not required for recertification.

653

654 **ACTION. Motion by Councilmember Simmonds seconded by Councilmember**
655 **Jensen to approve Resolution 23-51 as presented. Motion carried by roll call vote.**

656 **A. Anderson: Aye**

657 **M. Anderson: Aye**

658 **Jensen: Aye**

659 **López: Aye**

660 **Simmonds: Aye**

661

662 *At 7:09 p.m., Councilmember Jensen requested to be excused for medical reasons and*
663 *was excused by Chairman López.*

664

665 **WORKSHOP ITEMS:**

666

667 **Consideration of a proposed resolution of the City of Logan approving the Program**
668 **Year 2022 (PY2022) Consolidated Annual Performance and Evaluation Report**
669 **(CAPER) in accordance with the entitlement community requirements of the U.S.**
670 **Department of Housing and Urban Development (HUD) for the receipt of**
671 **Community Development Block Grant (CDBG) Funds – Resolution 23-50 –**
672 **Russ Holley, Planner ([1:43:20](#))**

673

674 Russ Holley Planner addressed the Council regarding the proposed resolution.

675

676 Logan City’s Consolidated Annual Performance and Evaluation Report (CAPER) covers
677 the progress Logan has accomplished in carrying out the City’s CDBG Program Year
678 2022 (PY22) Annual Action Plan (AAP). This is the fourth year of the five-year
679 consolidated plan.

680

681 The main objectives of the consolidated Plan and the 2022 AAP are: to invest in
682 infrastructure projects in neighborhoods with eligible low/moderate income (LMI) areas
683 (40%). Invest in remediation of access and mobility barriers in all neighborhoods (10%).
684 Sustain community needs that support LMI residents of Logan (30%), (20% - public
685 facility, 10% - public services).

686

687 As a small entitlement community, Logan City received \$553,670 in CDBG funds for
688 PY22. The AAP for PY22 is the fourth Annual Action Plan for the Five-Year
689 Consolidated Plan (2019-2023).

690
691 During PY22 there was one completed public facility project, the 2021 Whittier Center
692 Playground Floor. The 2022 Whittier Center Exterior Paint project carried over into the
693 project year 2023 and will be included in next year's CAPER.

694
695 The projects completed during the 2022 project year include the PY17 West Willow Park
696 Accessibility Improvements, PY21 Whittier Center Playground Floor, and PY21 600 E
697 500-700 N Sidewalk, all of which were completed in LMI areas and benefited a total of
698 18,580 residents.

699
700 During PY22, total costs were \$110,077.11 for 2022 (19.88%). We spent a total of
701 \$88,997.31 on CDBG administrative expenses and \$21,079.80 towards the new 2024-
702 2028 Conplan.

703
704 The Council commended the projects and improvements made throughout the City.

705
706 The proposed resolution will be an action item and public hearing at the December 5,
707 2023, Council meeting.

708
709 **REZONE – Consideration of a proposed ordinance for a rezone of approximately 2**
710 **acres comprised of eight (8) parcels located on both sides of 100 North between 100**
711 **and 200 East – Ordinance 23-35 – Tanya Rice, Planner ([1:48:45](#))**

712
713 Planner Tanya Rice addressed the Council regarding the proposed rezone.

714
715 **RECOMMENDATION**
716 Staff recommended that the Planning Commission forward a recommendation of **Denial**
717 to the Municipal Council for a rezone of approximately 2 acres comprised of eight (8)
718 parcels located on both sides of 100 North between 100 and 200 East, specifically: TIN
719 #06-067-0004, -0005, -
720 0007, -0008, 0020, -0021, -0022 and -0033.

721
722 *Land use adjoining the subject properties:*

<i>North:</i>	TC-2 COM Uses	<i>East:</i>	TC-2 and NR-6 Residential Uses
<i>South:</i>	TC-2 COM and Residential Uses	<i>West:</i>	TC-2 COM and Residential Uses

723
724
725

Request

726 On behalf of seven property owners along 100 North between 100 East to the canal, the
727 applicant is requesting to rezone eight (8) properties from Town Center 2 (TC-2) to
728 Traditional Neighborhood Residential (NR-6). The proposal includes four parcels on the
729 south side of 100 North (combined 1.04 acres, Wilson Neighborhood), and four parcels
730 on the north side of 100 North (combined 1.08 acres, Adams neighborhood) totaling just
731 over 2 acres. Two (2) parcels are vacant lots, one home is a grandfathered triplex, and
732 five properties are single family homes, all in the historic district.

733

734 ***General Plan***

735 The Future Land Use Plan (FLUP) adopted in 2008 designates this project area in the
736 Town Center District (TC). The General Plan states that the intent of this district is to
737 support and complement Logan’s downtown, where the area contains the majority of the
738 community’s historic and cultural resources. The TC district extends approximately two
739 blocks east and west of Main Street, and from 400 North to 200 South. The TC district is
740 designated as “the central hub for both Logan and Cache Valley, and will have a mix of
741 retail, office, residential, and civic uses. The residential Density in the TC district range
742 from 0-30 dwelling units per acre. The subject parcels are surrounded by the TC
743 designation. The nearest Detached Residential are located east of 200 East (yellow on
744 FLUP).

745

746 ***Adams Neighborhood Plan***

747 The Adams Neighborhood Plan was adopted in 2013 and outlines goals and
748 recommendations to ensure and promote a strong sense of community specific to the
749 Adams neighborhood. Goals related to zoning, land use and housing aim to carefully
750 integrate and develop a mix of housing and commercial uses within both the Mixed-Use
751 and Town Center zones in order to create additional housing opportunities outside of the
752 Adams core residential neighborhood. The Plan also aims to protect the unique design
753 and architecture characteristics of the existing housing stock and promote the appropriate
754 preservation of historic structures that showcase the unique historic character of Logan
755 City.

756

757 ***Land Development Code (LDC) - Zoning***

758 The current zoning district is Town Center 2 (TC-2), which encourages dense residential
759 development in the downtown area within a compact, walkable urban form. A mixture of
760 uses are encouraged but not required. The TC-2 zone is distinguished from the TC-1 zone
761 in terms of the scale, use and intensity of new development in the blocks immediately
762 West or East of Main Street and is considered the outer core of downtown Logan. This
763 zone allows a density of up of to 30 units per acre along with a mixture of commercial
764 uses. The City went through a deliberate and robust process to redefine the Town Center
765 zoning districts which culminated in the adoption of Ordinance No. 18-07. This year long
766 zoning process established TC-2 in this area as a way to buffer the residential

767 neighborhoods further east from the development intensities of TC-1 just west. The goal
768 of the zoning strategy adopted in 2018 was to further implement the visions expressed in
769 the General Plan through a methodical transition of uses and structure. Changing the
770 zoning from TC-2 to NR-6 is contrary to the zoning action taken in Ordinance No. 18-07.

771

772 *Neighboring Land Uses*

773 The surrounding developments along the same block of 100 North are a mixture of small
774 business offices, multi-family structures, and a residential group home. Further east the
775 land uses are comprised of a mixture of residential, while to the west, the land uses are
776 comprised of commercial uses.

777

778 *Historic District and Design Standards*

779 The Logan Center Street Historic District is comprised of a wide variety of commercial,
780 residential, and institutional structures built in the early 1900's and exemplify the history
781 and settlement of Logan. Logan City values the preservation of historic structures as seen
782 in the historic district design standards in place for buildings within the District. All
783 project proposals in the District are evaluated for compliance with the adopted Historic
784 District Design Standards, while most exterior construction, demolition and restoration
785 projects are required to obtain a "Certificate of Appropriateness" from the Historic
786 Preservation Committee.

787

788 *Rezone*

789 The applicant is requesting a rezone of eight parcels from TC-2 to NR-6 on behalf of
790 seven parcel owners. In the NR-6 zone, the Land Development Code (LDC) permits
791 single family residential dwellings with minimum lot sizes of 6,000 square feet and a
792 maximum gross density of six units/acre. The proposed zoning would permit one SFR
793 while the existing TC-2 zone would allow a mixture of residential and commercial uses,
794 with a maximum residential occupancy of 30 units/acre.

795

796 *Staff Summary*

797 Seven of the eight parcels requested in this rezone are along 100 North and one parcel is
798 a vacant infill lot. Five of the parcels in the proposal are owner occupied historic single-
799 family.

800

801 On November 9, 2023, the Planning Commission recommended the Municipal Council to
802 **deny** the 100 North Historic Project Area Rezone. **Planning Commissioners vote (6-0).**
803 **Vote to recommend deny - Yea:** Heare, Guth, Doutre, Lucero, Croshaw, Peterson

804

805 Councilmember Simmonds declared she is a proponent of the project and will recuse
806 herself from the discussion.

807

808 Vice Chair A. Anderson requested confirmation if, in the Historic Preservation Zone, the
809 Historic Preservation Commission (HPC) could regardless of rating make a
810 recommendation for demolition further down the road.

811

812 Tanya Rice, City Planner responded the HPC is not disallowed from doing so in the
813 future. The State does not allow tearing down a historic building without reason. The
814 HPC would help with any reconstruction would need to be within the guidelines of the
815 district. It couldn't be modern vs. historical; it would need to fit the character of the
816 neighborhood. There are very specific guidelines for either alterations or redevelopment.

817

818 Chairman López requested an explanation as to the reason why in 2018 the guidelines,
819 the zone was changed to TC-2.

820

821 Ms. Rice said that based on her understanding in 2018, an ordinance was passed by the
822 Council. As part of that ordinance, there was a deliberate separation, a long-time process
823 to try to buffer the density in TC-1 with that of the neighborhood housing district. Hence
824 that is how TC-2 came about.

825

826 Vice Chair A. Anderson, who served on the Council at that time. Confirmed that the
827 Council revised the zoning of TC (Town Center) into tiers TC-1 and TC-2.

828

829 Chairman López asked what the area of TC-2 was before.

830

831 Vice Chair A. Anderson repeated the area was TC (Town Center) before. There was no
832 distinction at that time between TC-1 & TC-2.

833

834 Councilmember M. Anderson inquired as to the reason for the change in zone by the
835 proponent.

836

837 Ms. Rice replied that the applicant wrote that the seven property owners are interested in
838 preserving their historic homes.

839

840 Vice Chair A. Anderson requested confirmation of the fact that the applicant is not
841 requesting a change in the FLUP only in the zone.

842

843 Ms. Rice confirmed that the applicant is only requesting a change in the zone and not in
844 the FLUP.

845

846 Vice Chair A. Anderson asked if any public comment had been received.

847

848 Ms. Rice answered no public comment has been received except for comments made at
849 the Planning Commission meeting. Three members of the public spoke, one is the
850 applicant and the other two are two of the 7 homeowners. No written comment has been
851 received.

852
853 The proposed ordinance will be an action item and public hearing at the December 5,
854 2023, Council meeting.

855
856 **REZONE – Consideration of a proposed ordinance for a rezone of approximately**
857 **2.03 acres of property located at 1950 North (Auto Mall Drive) 200 West (Vacant**
858 **northeast corner of intersection) from Commercial (COM) to Public (PUB) –**
859 **Ordinance 23-36 – Russ Holley, Planner ([2:07:06](#))**

860
861 Planner Russ Holley addressed the Council regarding the proposed rezone.

862
863 **RECOMMENDATION**

864 Staff recommended that the Planning Commission forward a recommendation to the
865 Municipal Council for a rezone of approximately 2.03 acres of property located at
866 approximately 1950 North (Auto Mall Drive) 200 West (Vacant NE Corner of
867 Intersection) (TIN# 04-080-0044) from Commercial (COM) to Public (PUB).

868
869 *Land use adjoining the subject property*

<i>North:</i>	North Logan City - Vacant	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Vacant	<i>West:</i>	NR-6: Vacant (Res. Nearby)

870
871 **PROJECT**
872 The proponent is requesting to rezone a vacant 2.03-acre lot from Commercial (COM) to
873 Public (PUB) with the intention to develop a Mental Health Crisis Receiving Center for
874 the Bear River/Northern Utah area (Box Elder, Cache and Rich Counties). Funding from
875 the State of Utah has been secured for the development of this regional facility. This is a
876 request to determine if this is the right location. A receiving center is a community
877 facility open 24/7 staffed by therapists, nursing, and counselors to provide treatment for
878 individuals in mental health or substance abuse crisis. Receiving centers are non-refusal
879 and will accept anyone for assessment, no matter their crisis. If successfully Rezoned, the
880 applicant will subsequently apply for a Design Review and Conditional Use Permit for
881 site and project design approvals.

882
883 **GENERAL PLAN**

884 The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as
885 Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM

886 areas as being intended for retail, office, service, and hospitality businesses that provide
887 employment commercial goods and services to city-wide and regional populations.

888

889 The Public (PUB) designation is reserved for lands on which public facilities will be
890 located. This designation typically includes schools, government offices, public facilities,
891 emergency services and other similar public developments.

892

893 ***Public Zoning***

894 The Logan City Land Development Code (LDC) entitles property within the PUB zoning
895 district to a mix of development patterns and building designs containing a range of either
896 public or non-profit uses. Typically, with larger setbacks, lower building heights and
897 generous landscaping and parking requirements, PUB developments tend to look more
898 suburban in character. Receiving Centers are required to obtain a Conditional Use Permit
899 in the PUB zoning district prior to construction.

900

901 **SUMMARY**

902 When “Receiving Centers” were recently added to Logan City’s land use table, the
903 Council intentionally decided that the PUB zone would be the only zone to Conditional
904 Permit this land use. They wanted the ability to ensure the public was involved in most
905 facets of a decision to locate a Receiving Center somewhere in Logan to help determine a
906 sites appropriateness and compatibility. Being a relatively new land use in Utah, with the
907 2019 Davis County Center being one of the first to be established, it may be difficult for
908 decision makers to extensively understand the impacts associated with these facilities.
909 Given the proximity to NR-6 zoned areas to the west, decision makers should consider
910 the possible impacts to residential land uses. Decision makers should also consider the
911 loss of commercially zoned property adjacent to two existing car dealerships which limits
912 their future expansion, as well as the compatibility of the entire range of uses in the
913 Public Zone with adjacent properties. Based on the City’s projected growth models, the
914 currently vacant surrounding properties will likely develop into a mix of commercial and
915 residential uses in the coming years. Being opened 24/7, possible noise and late-night
916 impacts may be associated with the Receiving Center land use. Both the Commission and
917 the Council should consider location and impacts prior to making a decision to rezone.

918

919 **AGENCY AND CITY DEPARTMENT COMMENTS**

920 No comments have been received.

921

922 **PUBLIC COMMENTS**

923 Notices were mailed to property owners within 300 feet of the subject property. As of the
924 time of this report no comments have been received.

925

926 **PUBLIC NOTIFICATION**

927 Legal notices were published in the Herald Journal on 10/28/23, posted on the City’s
928 website and the Utah Public Meeting website on 10/30/23 and mailed out to adjacent
929 property owners within 300’ on 10/23/23.
930

931 **RECOMMENDED FINDINGS**

932 The Planning Commission bases its decision on the following findings supported in the
933 administrative record for this project:
934

- 935 1. The PUB zone is not factored into FLUP and General Plan growth models as
936 these uses and facilities are difficult to predict when and where the appropriate
937 locations should be.
- 938 2. Most of the surrounding existing land uses to the east are commercial in nature.
939 The areas to the west are currently being developed with single family residential
940 uses.
- 941 3. The Conditional Use Permit process will ensure negative impact associated with
942 the use a properly mitigated.

943 On November 9, 2023, the Planning Commission recommended to the Municipal Council
944 **approval** of the Bear River Mental Health Crisis Receiving Center Rezone from COM to
945 PUB. **Planning Commissioners vote (6-0):**
946

947 Councilmember Simmonds remarked during the Planning Commission, BRAG (Bear
948 River Association of Governments) had looked at a variety of sites and felt that the
949 location would meet best their needs and requested confirmation if that was the case.
950

951 Mr. Holley confirmed that this is correct. The applicant felt this was the most suitable
952 location at this time. The rest of the potential sites failed from a real estate standpoint.
953 The site is on a time contract.
954

955 Vice Chair A. Anderson said the one public comment made by Mr. Quail was the lack of
956 proximity to transportation. What would be the closest stop by the Transit made to this
957 location.
958

959 Mr. Holley responded that the closest stop is three blocks, possibly on 1400 North as
960 well.
961

962 Vice Chair A. Anderson added that a conversation with the Transit may need to occur in
963 order to create a closer stop. She commended the location in the close proximity to the
964 hospital.
965

966 Vice Chair A. Anderson inquired what the time frame may be.
967

968 Mr. Holley answered the applicant needs to act by December 13th. It is a scheduled action
969 item for December 5th. This is merely a rezone, not a design review. The design review
970 will come later when the facility is designed.

971

972 The proposed ordinance will be an action item and public hearing at the December 5,
973 2023, Council meeting.

974

975 **Budget Adjustments FY 2023-2024 appropriating: \$161,253 fire wildland**
976 **reimbursements received; \$29,119 fire wildland reimbursements received**
977 **(Emergency Medical Services); \$1,854,702 funds toward the order and purchase of**
978 **a new ladder truck – Resolution 23-52 – Richard Anderson ([2:17:20](#))**

979

980 Finance Director Richard Anderson addressed the Council regarding the proposed
981 resolution.

982

983 Councilmember Simmonds inquired how long it takes for a fire truck to arrive if it is a
984 bigger size, and why it is necessary to replace the ladder truck.

985

986 Robert Lacroix, Fire Training Chief responded it will take 3 to 4 years for a ladder truck
987 to arrive. The ladder truck is the same size as the current truck. The current truck is
988 already 15 years old, and by the time the new ladder truck arrives, it will be 20 years old.
989 The EPA guidelines recommend 15-year replacements with the truck then going into
990 reserve status. There is a good arrangement made for the current ladder truck with a
991 possible sale in the valley to keep us with the ability to respond. Every year the cost goes
992 up with inflation. The vendor seals in at the current price regardless of inflation. The
993 timing is right. With the Rosenbauer engine, a reserve engine, there is a buyer in Canada
994 willing to pay \$400,000. With the sale of both vehicles, the expectation is to recoup half
995 of the cost.

996

997 Councilmember Simmonds requested clarification as to the reason why the ladder truck is
998 being sold despite being close to the EPA guideline limit.

999

1000 Mr. Lacroix responded that the current ladder truck is a 2008. It would be proposed to
1001 sell it within the valley and replace the existing 1998 model. The 2008 and 2009 models
1002 hold their value very well for twenty to twenty-five years. The EPA recommends a
1003 fifteen-year replacement with the fire truck going into reserves for a five-to-ten-year
1004 period. It will still be in the window and be serviceable out of station 120 located by the
1005 university. This will put a ladder truck on both ends of the response zones. It will be used
1006 as a reserve, it is older, but the alternative is another \$2 million truck and a waiting period
1007 of three to four additional years.

1008

1009 Councilmember Simmonds requested confirmation that the fire truck will be used by the
1010 station by the university and whether the station is the City's.

1011
1012 Mr. Lacroix confirmed that the fire truck will be at station 120 located at 2000 N 1200 E,
1013 and though the City man's the fire station, North Logan owns the station and equipment.
1014 The sale of the fire truck would be to North Logan, who would own the ladder truck.

1015
1016 Vice Chair A. Anderson asked if the fire truck would be more eco-friendly.
1017

1018 Mr. Lacroix answered that the size of ladder fire trucks is mostly prohibitive in terms of
1019 eco-friendliness. It is a diesel engine, but it does come with exhaust scrubbers. The fire
1020 truck is big and heavy, around 54 to 60 tons. It will be the newest state-of-the-art diesel.
1021

1022 The proposed resolution will be an action item and public hearing at the December 5,
1023 2023, Council meeting.
1024

1025 **OTHER CONSIDERATIONS:**
1026

1027 Chairman López shared that the agenda now has actual links to items along with the
1028 minutes.
1029

1030 Vice Chair A. Anderson announced that the William A. Burnard Warming Center will be
1031 opening on December 4, 2023 at St. John's Episcopal Church, 85 E 100 N. It is a safe
1032 place for the community to find shelter from 7 p.m. to 8 a.m.
1033

1034 Chairman López reminded everyone of the Christmas festivities that will be ongoing at
1035 Center Street and the plaza this weekend, November 25.
1036

1037 Councilmember M. Anderson said the festivities commence at 1 p.m. with countless
1038 activities.
1039

1040 Councilmember Simmonds added that the fireworks were provided by two outside
1041 entities and will be in Merlin Olsen Park.
1042

1043 No further items were discussed.
1044

1045 **ADJOURNED.** There being no further business, the Logan Municipal Council adjourned
1046 to a meeting of the Logan Redevelopment Agency at 7:54 p.m.
1047

1048 Minutes of the meeting of the Logan Redevelopment Agency convened on Tuesday,
1049 November 21, 2023, in the Logan Municipal Council Chambers located at 290 North 100
1050 West, Logan, Utah 84321 at 7:54 pm.

1051

1052 Council Members present at the beginning of the meeting: Chairman Ernesto López, Vice
1053 Chair Amy Z. Anderson, Councilmember Jeannie F. Simmonds, and Councilmember
1054 Mark A. Anderson. Administration present: City Attorney Craig Carlston, Richard
1055 Anderson, Economic Development Director Kirk Jensen, and Deputy Recorder Esli
1056 Morales.

1057

1058 Participating by Phone: Councilmember Tom Jensen.

1059

1060 Excused: Mayor Holly H. Daines and City Recorder Teresa Harris.

1061 Chairman López welcomed those present. There were approximately 2 in attendance at
1062 the beginning of the meeting.

1063

1064 **ACTION ITEM:**

1065

1066 **PUBLIC HEARING - Budget Adjustment FY 2023-2024 appropriating: \$500,000**
1067 **affordable housing reserves (292108) toward the Woodsonia development -**
1068 **Resolution 23-48 RDA – Kirk Jensen (2:27:53)**

1069

1070 At the November 7, 2023 Council meeting, Economic Development Director Kirk Jensen
1071 addressed the Council regarding the proposed resolution.

1072

1073 Mr. Anderson stated that these resolutions are to comply with budgetary procedures. The
1074 actual giving of the funds by the entities has already transpired at the last meeting when
1075 the agreement/contract was approved.

1076

1077 Chairman López opened the meeting to a public hearing.

1078

1079 There were no further comments and Chairman López closed the public hearing.

1080

1081 Vice Chair A. Anderson for the benefit of the public requested an explanation of
1082 affordable housing.

1083

1084 Mr. Jensen said the definition of affordable housing is meeting HUD (Housing and Urban
1085 Development) standards and the State definition. Affordable housing equates to 80% of
1086 the average income for Cache County.

1087

1088 **ACTION. Motion by Councilmember Simmonds seconded by Vice Chair A.**
1089 **Anderson to approve Resolution 23-48 RDA as presented. Motion carried by roll**
1090 **call vote.**
1091 **A. Anderson: Aye**
1092 **M. Anderson: Aye**
1093 **Jensen: Absent**
1094 **López: Aye**
1095 **Simmonds: Aye**
1096
1097 **ADJOURNED.** There being no further business, the Logan Redevelopment Agency
1098 adjourned at 7:57 p.m.
1099
1100
1101
1102 Esli Morales, Deputy City Recorder