



North Logan City Council

March 20, 2024

Minutes of the North Logan City
City Council
Held on March 20, 2024
At the North Logan City Library, North Logan, Utah

Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey.

Others present were: Cindy Beeston, Russell Goodwin, Police Chief Kent Goodrich, Fire Chief Nate Thompson, Vicki Hansen, Colby Law, Zac Root, Ryan VanWeerd, Jordan Oldham, Scott Perkes, Scott Bennett, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Emily Schmidt.

An invocation was given by Mark Hancey.

Adoption of Agenda

Motion

Emily Schmidt made a motion to adopt the agenda, as presented. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor.

Approval and Follow-up of Minutes of the March 6, 2024 City Council Meeting.

Motion

Emily Schmidt made a motion to approve the March 6, 2024 City Council Meeting Minutes, as presented. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor.

Buzzy Mullahkhel arrived at this time. 6:34 p.m.

Review of Action Items

Review of Action Items

Recognition of Exemplary Staff Member

Mayor Peterson recognized Vicki Hansen from Accounts Payable, for her consistently excellent work in her department, and more. Vicki was nominated by Karen Jewkes from Human Resources.

Current Action Items

Item #2 - Consider approval of a bid amount to purchase the North Logan City Offices located at 2076N 1200E.

Alan Luce explained the item and how the bid process works, and was managed, for this situation. He referred to the paperwork on this, and explained the two sealed bids that came in; one for \$551,000 from Jason Morgado for the Cache Highline Water Association, and the second one for \$250,000 from Jason D Brown. Alan explained that Cache Highline's intended use of the building, and in this zone, fits well and is similar to how the building is currently being used, and they also presented the higher bid. He said it is staff's recommendation that we accept that bid and commented further, briefly.

Kenny Reese said [Cache Highline] stated that they were going to use part of it for their office space, and lease part of it; and asked what it will be leased for and commented further.

Alan addressed this and invited Jason Morgado, from Cache Highline to discuss their intentions for the site.

Jason said their plan is to establish an office for their use, as it is located right in the middle of their

56 service area, and that they would rent the rest out as office space. Per a question from the council,
57 Jason said there was some interest shown from a counseling service in potentially renting the space.
58 Mayor Peterson commented that [the higher bid] is in the realm of what the appraiser said the value
59 was; and she also said that as they've discussed in previous meetings, the City is relying on these
60 funds to pay for portions of the new City offices.
61

Motion

62 *Buzzy Mullahkhel made a motion to approve the bid amount of \$551,000 from Cache Highline Water
63 Association, as presented, to purchase the North Logan City Offices located at 2076N 1200E. Emily
64 Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy
65 Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor.*

66
67 Item #3 - Consider approval of a Request for Proposals to conduct a market study, economic
68 analysis, and a small area master plan of the City Center area.

69 Scott Perkes explained that this is a draft RFP that they put together, to explore the City Center
70 area, specifically. He said the City is currently working on the General Plan to reestablish and
71 update the vision for the community as a whole; but that the City Center is a smaller, more specific
72 area that has been planned in the past, but that in moving forward, they are considering the question
73 now of whether the original vision of the City Center area is viable under today's market conditions,
74 and whether we need to readdress our vision to be more in alignment for what is feasible. He
75 commented further and explained additional details and considerations for potentially doing this
76 study.
77

78 Joni Kartchner asked what the feelings are from the adjacent property owners in relation to the
79 potential for changing the plan for this area, which Scott addressed, and explained the process in
80 detail.

81 Kenny Reese asked how this study would be funded. Scott said that there is money in the RDA, as
82 well as in the Community Development Department budget, plus some other funds that could be
83 allocated for this. He said part of the RFP will explain some of the potential costs.

84 Alan Luce said the RDA has carried funds over from year to year, and explained that the funds can
85 be used for very limited items within this area, which he explained further; including that the funds
86 can be used for this study. He explained some of the studies that were done in the past and the
87 benefits of those plans for that time; but explained the changes that have taken place in the market,
88 including, for instance, that there is now not a need for mid-box stores and the hotels that were
89 planned for that time.

90 Scott also discussed basing what we put in this area in the future, on what is there now.

91 Scott addressed various questions from the council and the discussion continued. Mayor Peterson
92 explained how this area is distinguished from the rest of the City in terms of planning.

93 There was further discussion about how this specific area is planned, versus the General Plan
94 project currently being rewritten for the whole City, and whether there is some "overlapping."

95 Joni asked how many acres the City owns there and Alan said five; and that the whole City Center
96 area is 80 acres, with 10-acre parcels on either side that will be part of this.

97 Mark Hancey said the last time he was involved in this, approximately ten years ago, one of the
98 driving forces was to create a "center," a place of gathering and a welcoming place of community for
99 the City; and that now it seems to be economically-driven with lots of apartments, instead.

100 Scott agreed and said it would be good to include something that says we want to focus on
101 gathering as one of the key elements that we want to create.

102 Mayor Peterson said we were going to originally put the library there and it was going to be more of
103 a civic center area. She said there has been a shift in our needs and commented further; and said
104 that no one ever wanted to have rows and rows of houses.

105 The discussion continued.

106 Alan said there are still other points for "gathering" including recreation areas, parks and various
107 businesses that are in the works right now, that will be key focal points in relation to "gathering"
108 spots, and commented further, including providing North Logan a specific identity.

109 Mark said it may be simple enough just to refer back to the existing policies and visions, and
110 incorporate them into the current master plan for this area.
111 They continued to discuss this, and Mayor Peterson discussed that this will be a much more
112 collaborative plan.
113 Scott and the council also discussed how this will move forward, as well as a timeline. Per a
114 question from Scott about when the City Council might want this to be completed, Alan also
115 mentioned that there are some items that are very pressing for this area, and this needs to be done
116 in an expedited fashion.
117 The discussion continued, including incorporating elements from the original plan, as well as
118 ensuring there are gathering areas in the updated plan.

119
120 **Motion**
121 *Emily Schmidt made a motion to approve the Request for Proposals, as presented, including*
122 *incorporating language from the previous City Center Plan, mentioned by Mark Hancey, as*
123 *discussed. Mark Hancey seconded the motion. A vote was called and the motion passed*
124 *unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey*
125 *voting in favor.*

126
127 Item #4 - Consider approval of the appointment of individuals to serve on the North Logan Library
128 Board.
129 Mayor Peterson introduced the item and recommended the appointments of Andrea Wachob and
130 Kate Ballard to the North Logan Library Board. She discussed a bit of their background, and said
131 they had so many volunteers willing to serve, they actually had to turn people away.
132 Kenny Reese asked whether we had bios, or more information on these recommendations.
133 Mayor Peterson addressed this and also said she typically defers to the Library Board to vet the
134 candidates, and commented further.
135 Emily Schmidt, who attended the Library Board meeting where this took place, as the City Council
136 liaison, said they were very eager to volunteer.
137 Kenny asked how the board narrowed it down to these two individuals, which Emily addressed. She
138 also commented that she was so happy to see so many eager people to be there to volunteer.
139 This was discussed further.

140
141 **Motion**
142 *Joni Kartchner made a motion to approve the appointments of Andrea Wachob and Kate Ballard to*
143 *the North Logan Library Board, as presented. Buzzy Mullahkhel seconded the motion. A vote was*
144 *called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt,*
145 *Kenny Reese and Mark Hancey voting in favor.*

146
147 Item #5 - Consider approval of a resolution updating the Master Fee Schedule of Solid Waste
148 Collection as it relates to green waste curbside collection rates.
149 Mayor Peterson introduced the item and explained the Cache Waste Consortium's meetings on this.
150 She said that ultimately, it came back that the green waste pick up will be increased to \$10.50
151 per month, and will run from April 1st through October 31st. She said there will also be the possibility
152 of a roll-off bin during a City clean-up.
153 Mayor Peterson and Alan addressed questions from the council.
154 Mayor Peterson said she wanted to clarify that this increase was not initiated by Waste
155 Management, but by Logan City and explained this further.
156 Kenny Reese asked about the fee structure, and whether it was for all 12 months in the year, or just
157 for the months in which the green waste is being picked up. Mayor Peterson said it is for the 12
158 months and is based on an annual fee, i.e., \$10.50 per month, for 12 months.
159 The discussion continued.
160 Alan Luce reiterated the fact that, despite what many people think, we did not decide as a City to
161 stop using Logan City for garbage service; but that it was Logan City who decided to stop providing
162 service to the other cities in the valley, and those cities had to find another solution for garbage

163 service, and that we are all *still* at the mercy of what Logan City will or will not do.
164 The council discussed putting this information in the newsletter.
165 Mayor Peterson discussed making a motion, and said this action is simply being done to make the
166 Master Fee Schedule reflect what the rate is.
167 The discussion continued.
168

169 **Motion**

170 *Mark Hancey made a motion to approve Resolution 24-10, as presented. Emily Schmidt seconded*
171 *the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni*
172 *Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor.*

173
174 **City Council Work Session Items**
175 Item #6 - Draft FY2025 Budget proposal from the Water Department.
176 Zac Root presented the budget for this department.
177
178 Item #7 - Draft FY2025 Budget proposal from the Sewer Department.
179 Zac Root presented the budget for this department.
180 Alan Luce commented on the benefits of reducing the amount of groundwater, and commended Zac
181 for his work on this.
182 Zan addressed questions from the council.
183

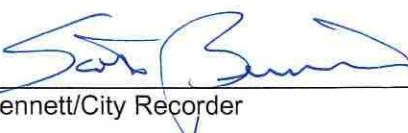
184 Item #8 - Draft FY2025 Budget proposal from the Streets Department.
185 Colby Law presented the budget for his department.
186 Colby and Alan Luce addressed questions from the City Council.
187 Alan said this budget has increased a bit from past years; but explained how we used to have a long
188 list of roads each year that we had to replace entirely; but that now, since Colby has been Streets
189 Division Manager, and how he has managed to resurface the roads rather than replace them, it has
190 saved the City considerable costs, and that list of roads is now down to one or two.
191 Per a question from Mayor Peterson, Colby went over the minimal list of roads they will be improving
192 in the next year.
193 Colby and Alan addressed questions regarding the changes in this budget regarding wages and
194 benefits.
195 Mayor Peterson discussed how beneficial it was for the City Council to do the "employee for a day"
196 program with the Streets Department, and how much of an appreciation it gave them for the work
197 that they do in that department.

198
199 Item #9 - Draft FY2025 Budget proposal from the Stormwater Department.
200 Ryan VanWeerd presented the budget for this department.
201 Alan Luce discussed how SB174 even affected this department; and commented on all of the great
202 work Ryan does on various items in this area, which are really unseen unless they're not done well,
203 and commented further on what a great job he does.

204
205 Item #10 - Updates regarding the North Logan City General Plan.
206 Scott Perkes explained the status on the work being done on this; and gave more specifics on the
207 first surveys that went out this week, and the process for how that will move forward. He also
208 discussed what the next steps for the work would be.
209 Various related items were discussed by staff and the council, including the content of the survey.
210 Mayor Peterson thanked Scott for all of his work on this.

211
212 Item #11 - Updates regarding North Logan's water capital improvement projects.
213 Jordan Oldham gave an update on the City's water capital improvement projects.

216 Item #12 - Updates on Civic Center.
217 Alan Luce gave the most recent updates on the Civic Center project.
218
219 **Item #13 - Reports from City officers, boards, and committees**
220 Fire Chief Nate Thompson discussed the round of Open Houses they are having for the new fire
221 station. He also discussed interviews they are holding for the positions of Captain and Battalion
222 Chief, and invited any of the City Council members who could attend, to join in on those interviews, if
223 they wanted to.
224 Police Chief Kent Goodrich discussed the recent arrests they've made for DUIs. He also discussed
225 another arrest they made on a sextortion case involving a suspect in another state. He also gave
226 the most recent stats for the department.
227
228 Alan Luce reviewed the list of upcoming events with the council and addressed their questions.
229
230 Kenny Reese asked about the passing of SB (Senate Bill) 185 in relation to Building Inspectors,
231 which Alan addressed and explained.
232
233 Item # 14 - Executive (Closed) Session to discuss real property and pending litigation.
234 **Motion**
235 *Emily Schmidt made a motion to close the regular City Council meeting and move into Executive
236 session for the purpose of discussing real property and pending litigation, after a short recess.
237 Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with
238 Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor.
239 This occurred at 8:17 p.m.*
240
241 Minutes for this portion of the meeting are written under separate cover.
242
243 **Motion**
244 *Emily Schmidt made a motion to move out of Executive Session and return to the regular City
245 Council meeting. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed
246 unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey
247 voting in favor. This occurred at 9:09 p.m.*
248
249 **Motion**
250 *Buzzy Mullahkhel made a motion to adjourn the meeting. Emily Schmidt seconded the motion. A
251 vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily
252 Schmidt, Kenny Reese and Mark Hancey voting in favor.*
253
254 The meeting adjourned at: 9:09 p.m.
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256 Approved by City Council: April 10, 2024
257
258 Transcribed by Marie Power
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260 Recorded by:
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Scott Bennett/City Recorder