

**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

Alan Luce reviewed the list with the council.

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

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

Motion

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

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

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

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

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

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

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

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

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

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

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

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

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

The discussion continued.

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

Mark said it may be simple enough just to refer back to the existing policies and visions, and incorporate them into the current master plan for this area.

They continued to discuss this, and Mayor Peterson discussed that this will be a much more collaborative plan.

Scott and the council also discussed how this will move forward, as well as a timeline. Per a question from Scott about when the City Council might want this to be completed, Alan also mentioned that there are some items that are very pressing for this area, and this needs to be done in an expedited fashion.

The discussion continued, including incorporating elements from the original plan, as well as ensuring there are gathering areas in the updated plan.

Motion

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

Item #4 - Consider approval of the appointment of individuals to serve on the North Logan Library Board.

Mayor Peterson introduced the item and recommended the appointments of Andrea Wachob and Kate Ballard to the North Logan Library Board. She discussed a bit of their background, and said they had so many volunteers willing to serve, they actually had to turn people away.

Kenny Reese asked whether we had bios, or more information on these recommendations.

Mayor Peterson addressed this and also said she typically defers to the Library Board to vet the candidates, and commented further.

Emily Schmidt, who attended the Library Board meeting where this took place, as the City Council liaison, said they were very eager to volunteer.

Kenny asked how the board narrowed it down to these two individuals, which Emily addressed. She also commented that she was so happy to see so many eager people to be there to volunteer.

This was discussed further.

Motion

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

Item #5 - Consider approval of a resolution updating the Master Fee Schedule of Solid Waste Collection as it relates to green waste curbside collection rates.

Mayor Peterson introduced the item and explained the Cache Waste Consortium's meetings on this. She said that ultimately, it came back that the green waste pick fee up will be increased to \$10.50 per month, and will run from April 1st through October 31st. She said there will also be the possibility of a roll-off bin during a City clean-up.

Mayor Peterson and Alan addressed questions from the council.

Mayor Peterson said she wanted to clarify that this increase was not initiated by Waste Management, but by Logan City and explained this further.

Kenny Reese asked about the fee structure, and whether it was for all 12 months in the year, or just for the months in which the green waste is being picked up. Mayor Peterson said it is for the 12 months and is based on an annual fee, i.e., \$10.50 per month, for 12 months.

The discussion continued.

Alan Luce reiterated the fact that, despite what many people think, we did not *decide* as a City to stop using Logan City for garbage service; but that it was Logan City who decided to stop providing service to the other cities in the valley, and those cities had to find another solution for garbage

service, and that we are all *still* at the mercy of what Logan City will or will not do.

The council discussed putting this information in the newsletter.

Mayor Peterson discussed making a motion, and said this action is simply being done to make the Master Fee Schedule reflect what the rate is.

The discussion continued.

Motion

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

City Council Work Session Items

Item #6 - Draft FY2025 Budget proposal from the Water Department.

Zac Root presented the budget for this department.

Item #7 - Draft FY2025 Budget proposal from the Sewer Department.

Zac Root presented the budget for this department.

Alan Luce commented on the benefits of reducing the amount of groundwater, and commended Zac for his work on this.

Zan addressed questions from the council.

Item #8 - Draft FY2025 Budget proposal from the Streets Department.

Colby Law presented the budget for his department.

Colby and Alan Luce addressed questions from the City Council.

Alan said this budget has increased a bit from past years; but explained how we used to have a long list of roads each year that we had to replace entirely; but that now, since Colby has been Streets Division Manager, and how he has managed to resurface the roads rather than replace them, it has saved the City considerable costs, and that list of roads is now down to one or two.

Per a question from Mayor Peterson, Colby went over the minimal list of roads they will be improving in the next year.

Colby and Alan addressed questions regarding the changes in this budget regarding wages and benefits.

Mayor Peterson discussed how beneficial it was for the City Council to do the "employee for a day" program with the Streets Department, and how much of an appreciation it gave them for the work that they do in that department.

Item #9 - Draft FY2025 Budget proposal from the Stormwater Department.

Ryan VanWeerd presented the budget for this department.

Alan Luce discussed how SB174 even affected this department; and commented on all of the great work Ryan does on various items in this area, which are really unseen unless they're not done well, and commented further on what a great job he does.

Item #10 - Updates regarding the North Logan City General Plan.

Scott Perkes explained the status on the work being done on this; and gave more specifics on the first surveys that went out this week, and the process for how that will move forward. He also discussed what the next steps for the work would be.

Various related items were discussed by staff and the council, including the content of the survey.

Mayor Peterson thanked Scott for all of his work on this.

Item #11 - Updates regarding North Logan's water capital improvement projects.

Jordan Oldham gave an update on the City's water capital improvement projects.

Item #12 - Updates on Civic Center.

Alan Luce gave the most recent updates on the Civic Center project.

Item #13 - Reports from City officers, boards, and committees

Fire Chief Nate Thompson discussed the round of Open Houses they are having for the new fire station. He also discussed interviews they are holding for the positions of Captain and Battalion Chief, and invited any of the City Council members who could attend, to join in on those interviews, if they wanted to.

Police Chief Kent Goodrich discussed the recent arrests they've made for DUIs. He also discussed another arrest they made on a sextortion case involving a suspect in another state. He also gave the most recent stats for the department.

Alan Luce reviewed the list of upcoming events with the council and addressed their questions.

Kenny Reese asked about the passing of SB (Senate Bill) 185 in relation to Building Inspectors, which Alan addressed and explained.

Item # 14 - Executive (Closed) Session to discuss real property and pending litigation.

Motion

Emily Schmidt made a motion to close the regular City Council meeting and move into Executive session for the purpose of discussing real property and pending litigation, after a short recess.

Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor. This occurred at 8:17 p.m.

Minutes for this portion of the meeting are written under separate cover.

Motion

Emily Schmidt made a motion to move out of Executive Session and return to the regular City Council meeting. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor. This occurred at 9:09 p.m.

Motion

Buzzy Mullahkhel made a motion to adjourn the meeting. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey voting in favor.

The meeting adjourned at: 9:09 p.m.

Approved by City Council:

April 10, 2024

Transcribed by Marie Power

Recorded by:



Scott Bennett/City Recorder