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Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 7, 2024, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

Council Members present at the beginning of the meeting: Chair Amy Z. Anderson, Vice Chair Mark A. Anderson, Councilmember Ernesto López, Councilmember Mike Johnson, and Councilmember Jeannie F. Simmonds. Administration present: City Attorney Craig Carlston, Finance Director Richard Anderson, and City Recorder Teresa Harris.

Excused: Mayor Holly H. Daines.

Chair Amy Z. Anderson welcomed those present. There were approximately 12 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Jennette Esplin from the Cache Chamber of Commerce & Summer Citizen Program offered the opening ceremony and led the audience in the pledge of allegiance.

Ms. Esplin explained that she is the Director of Operations and Marketing of the Cache Chamber of Commerce & the Director of the Summer Citizens Program. They are excited to partner with the Laub Plaza organizers and have several summer concerts scheduled at this location. The Parks & Recreation Department will graciously offer aid at the Health Fair that will take place on May 29 at the Plaza.

Councilmember Simmonds asked if Utah State University will continue to be involved with the Summer Citizens Program.

Ms. Esplin responded that USU will continue offering educational courses for the Summer Citizens to enroll in and has partnered with Bridgerland Technical College to offer additional education courses at the Logan Campus.

The Council expressed their excitement at the continuation of the program.

Ms. Esplin remarked that there is only one other similar summer program offered within the United States beyond the Cache Summer Citizens Program.

Vice Chair M. Anderson requested confirmation on the number of Summer Citizens anticipated this year.

Ms. Esplin answered that the registered number of Summer Citizens is approximately 539.

45 Chair A. Anderson is glad to see the continuation of the program as it provides an
46 economic benefit to the valley, particularly to Logan, and expressed her gratitude to USU
47 and the Chamber of Commerce for all that they do.

48
49 **Meeting Minutes.** Minutes of the Council meeting held on April 16, 2024 were reviewed
50 and approved with no corrections.

51
52 **Meeting Agenda.** Chair A. Anderson announced there are five public hearings scheduled
53 for tonight's Council meeting.

54
55 **ACTION. Motion by Councilmember López seconded by Councilmember Johnson**
56 **to approve the April 16, 2024 minutes as presented and to approve tonight's agenda.**

57 **Motion carried by roll call vote.**

58 **A. Anderson: Aye**

59 **M. Anderson: Aye**

60 **Johnson: Aye**

61 **López: Aye**

62 **Simmonds: Aye**

63

64 **Meeting Schedule.** Chair A. Anderson announced that regular Council meetings are held
65 on the first and third Tuesdays of the month at 5:30 p.m. The next regular Council
66 meeting is Tuesday, May 21, 2024.

67

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

69

70 **Chair A. Anderson explained that any person wishing to comment on any item not**
71 **otherwise on the agenda may address the City Council at this point by stepping to the**
72 **microphone and giving his or her name and address for the record. Comments should**
73 **be limited to not more than three (3) minutes unless additional time is authorized by**
74 **the Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the**
75 **time and place for any person who wishes to comment on non-agenda items. Items**
76 **brought forward to the attention of the City Council will be turned over to staff to**
77 **respond to outside of the City Council meeting.**

78 Matthew Fatuesi, a resident of Logan referenced the "AI" draft which is the Analysis of
79 Impediments to Fair Housing on the City website. He expressed concerns regarding the
80 continual impact on fair housing and whether real estate agencies are abiding by their
81 requirements of "AI," and suggested that they be held to higher standards of ethics,
82 [https://cms9files.revize.com/loganut/departments/comdev/cdbg/Logan's%20AI%20Draft.](https://cms9files.revize.com/loganut/departments/comdev/cdbg/Logan's%20AI%20Draft.pdf)
83 [pdf.](https://cms9files.revize.com/loganut/departments/comdev/cdbg/Logan's%20AI%20Draft.pdf)

84

85 Joy Nava, Mia Zecena, Victoria Saez, and Mason Hart are all youths and members of the
86 Youth Empowerment Civic Services (YECS) Club in Logan. They advocated for the
87 necessity of a Youth Council in the City to further involve the youth of the community.
88 They feel the youth should also have a voice and be an integral part of the community.

89 Chair A. Anderson asked how the Council could remain in contact with the YECS Club
90 members, what YECS stands for, and if it is an existing organization.

91 Ms. Zecena replied they can be contacted through their teacher who is the adult
92 representative of the YECS Club.

93 Ms. Nava added that YECS stands for Youth Empowerment Civic Services. YECS is an
94 existing organization.

95 Councilmember López thanked the youth for coming and sharing their thoughts and ideas
96 with the Council.

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

98 **MAYOR/STAFF REPORTS:**

99

100 **Excellence in Reliability Award – Mark Montgomery, Light & Power Department**

101

102 Logan Light & Power Director Mark Montgomery addressed the Council regarding the
103 Excellence in Reliability Award that was recently presented to the City by the American
104 Public Power Association (APPA). In providing similar services throughout the nation
105 and comparatively cities similar in size, the City is one of the best public service
106 providers in the nation. The rating is based on how many minutes of power outage on
107 average the public provider has per customer. Logan City's outage number is 4 or 5
108 minutes per year per customer. In comparison, a nearby private provider that serves much
109 of Utah has over 200 minutes per year per customer.

110

111 Councilmember López presented the award to Mr. Montgomery for exceeding the five-
112 year average and goal of providing reliable electric utilities and services.

113

114 Chair A. Anderson stated that she is delighted to recognize the quality of service
115 provided by the Light & Power Department and thanked Mr. Montgomery and his staff
116 for all that they do.

117

118 No further Mayor/Staff Reports were presented.

119

120 **COUNCIL BUSINESS:**

121

122 **Planning Commission Update – Councilmember Simmonds ([22:54](#))**

123

124 Councilmember Simmonds reported there was not a Planning Commission meeting held.

125

126 **Board and Committee Reports – Councilmember Simmonds and Vice Chair M.
127 Anderson**

128

129 Councilmember Simmonds reported that two Cache Metropolitan Planning Organization
130 (CMPO) meetings were held. There will be a Safe Streets Summit on May 16, 2024 and
131 the public is invited to attend. The CMPO has set a goal to reduce accidents on the streets
132 of Logan, and the Safe Streets Summit is part of that effort.

133 The Adams Neighborhood met and discussed the matters of concern in their
134 neighborhood. There are concerns regarding members of the public spending too much
135 time at the church grounds located at 500 North. The matter has been appropriately
136 addressed.

137
138 The Water Board met and discussed the new water tank and its new location at USU. The
139 State is requiring the installation of a new water tank in the nearby vicinity of USU. The
140 project is rather large and will change water pressure in various parts of the City. It will
141 not reduce water pressure but rather increase it. The new water tank will also provide a
142 safety valve in terms of storage.

143
144 Councilmember Simmonds along with Councilmember Johnson and Mayor Daines
145 participated in the HWY 89 Walk Audit. Some of the alternatives proposed are
146 interesting, others frustrating, yet there are also possible viable solutions requiring
147 detailed planning. There is a tremendous need to provide corridors for the public to use
148 non-automobile forms of transportation such as walking, biking, and so forth, especially
149 in the downtown corridor.

150
151 Three Airport Authority meetings were held. The first was a regular meeting, the second
152 meeting was a review of the consultant report provided by the consultant at the Airport.
153 The consultant has been very thorough, and the board was able to meet in groups of two
154 with him to discuss in more detail the findings of the report.

155
156 Today, Councilmember Simmonds was in a Zoom meeting with the Ombudsman for the
157 Utah Department of Transportation. It was their first board meeting, and their sole
158 purpose was to work to help cities, towns, and the public to communicate along with
159 working with other utilities such as the railroad.

160
161 Between the Airport's eastern boundary is a railroad track just to the east. An airport
162 fence must be a certain number of feet away from the main runway of the airport for
163 FAA (Federal Aviation Administration) regulations. The airport has a twenty-year lease
164 with the railroad and when that lease expired the property suddenly became valuable. The
165 airport is currently working through those issues.

166
167 Craig Carlston, City Attorney interjected that the contract regarding the new water tank
168 located at USU is currently being reviewed.

169
170 Vice Chair M. Anderson reported the Solid Waste Advisory Committee met last week to
171 discuss the rate study and was very complimentary of the Environmental Department.
172 Since there has not been a rate increase for 6 or 7 years, the cost of fuel, equipment,
173 labor, and providing services need to be reviewed in order to determine the increase
174 needed in rates. It was interesting to see how low the rates of the City are comparatively.

175
176 The Golf Advisory Board met and discussed the continual success of the golf course. The
177 golf course is busy and several capital improvement projects have been completed under
178 budget which is wonderful. One of the completed projects is a golf cart path.

179 **Council Budget Workshops – Chair A. Anderson**

180

181 Chair A. Anderson announced that Budget Workshops will be held on Tuesday, May 14,
182 and Tuesday, May 28, 2024 at 5:30 p.m. in the City Hall Council Chambers. The public
183 is invited to attend.

184

185 Richard Anderson, Finance Director stated written comments are always welcome and
186 should be presented to the Council and Mayor prior to the public hearing for the budget
187 to be held June 18, 2024.

188

189 No further Council Business were presented.

190

191 **ACTION ITEMS:**

192

193 **PUBLIC HEARING - Budget Adjustments FY 2023-2024 appropriating: \$7,370**
194 **Police Department forfeitures toward equipment replacement; \$10,583 additional**
195 **funding the Fire Department received from the State of Utah for EMS training;**
196 **\$1,004 additional funding the Communication Center received from the State of**
197 **Utah for medical related training for personnel; \$74,800 funds the Police**
198 **Department received from the State of Utah for mental wellness screenings and**
199 **mental health resources for our officers; \$50,000 funds the Community**
200 **Development Department received from the State of Utah for the General Plan**
201 **Update Grant for consulting and preparing of the General Plan - Resolution 24-12 –**
202 **Richard Anderson, Finance Director ([32:50](#))**

203

204 At the April 16, 2024 Council meeting, Finance Director Richard Anderson addressed the
205 Council regarding the proposed budget adjustment resolution.

206

207 Councilmember M. Anderson asked if the grant was for matching funds.

208

209 Mr. Anderson answered he was certain that was the case.

210

211 Chair A. Anderson opened the meeting to a public hearing.

212

213 Gail B. Yost, a resident of Logan expressed her gratitude for the mental wellness
214 programs being readily made available to officers.

215

216 There were no further comments and Chair A. Anderson closed the public hearing.

217

218 **ACTION. Motion by Councilmember Simmonds seconded by Vice Chair M.**
219 **Anderson to approve Resolution 24-12 as presented. Motion carried by roll call vote.**

220

221 **A. Anderson: Aye**

222

223 **M. Anderson: Aye**

224

Johnson: Aye

López: Aye

Simmonds: Aye

225 **PUBLIC HEARING – Consideration for adoption of a proposed resolution**
226 **declaring the City’s intention to reimburse itself, for expenditures incurred in**
227 **connection with purchasing electric turbines, with proceeds of bonds that it intends**
228 **to issue; and related matters – Resolution 24-13 – Richard Anderson ([36:45](#))**
229

230 Finance Director Richard Anderson addressed the Council regarding the proposed
231 resolution. As prices continue to go up, the City may need to look at other financing
232 options such as going through UAMPS or for the City to bond and reimburse the City. In
233 order for the option of a bond to remain viable, a resolution needs to occur simply stating
234 that in the event the City does bond, the City would reimburse itself for the costs
235 associated with the purchase of electric turbines. It does not obligate the City to bond;
236 however, it does keep the potential finance option viable in the event it is needed.

237
238 Councilmember Simmonds requested confirmation that a legal requirement to bond is for
239 the resolution in question to occur.

240
241 Mr. Anderson confirmed that is the case. In order for the potential finance option of a
242 bond to remain viable, a legal requirement of a resolution must occur. This does not
243 authorize the authorization for the bonding but rather only for the reimbursement to
244 occur. The actual authorization of bonding would require coming before the Council
245 again.

246
247 Councilmember López inquired regarding the current economic interest rates, if the City
248 were to bond right now, would the City pay more.

249
250 Mr. Anderson answered with interest rates persisting at the current rate, the City would
251 pay more in interest than is the norm. Interest rates are currently 4% which is what the
252 City would bond at if implemented. If interest rates dropped later in the future, the City
253 would then repay interest at 3.5%. The bond itself would be an electric fund bond if
254 issued. It would not affect the credit of the other funds other than increase the debt load
255 of the City which is extremely low with the exception of the sewer treatment plant.

256
257 Councilmember Simmonds clarified that the reason interest rates are so low is because
258 the bond is a government bond and is a non-taxable bond. It is a tax-exempt bond for
259 municipal purposes.

260
261 Chair A. Anderson opened the meeting to a public hearing.

262
263 There were no comments and Chair A. Anderson closed the public hearing.

264
265 Vice Chair M. Anderson asked how much of the 21 million dollars that have been
266 appropriated have been spent.

267
268 Mr. Montgomery responded that 4 million dollars of the appropriated funds have been
269 spent.

270

271 Mr. Anderson clarified that the funds appropriated are a down payment on the electric
272 turbines.

273

274 Chair A. Anderson requested confirmation that the UAMPS & bonds finance options are
275 being left as possible options should the 21-million-dollar fund is not sufficient to cover
276 the costs incurred and which are electric reserves that had been previously set aside for
277 the exact purpose.

278

279 Mr. Anderson confirmed that is correct. UAMPS is an accountant financial option, the
280 debt is disclosed but does not go on the City's financial statements. The financial option
281 would look and act like a power purchase contract, however it would only be a finance
282 option. In the event the UAMPS option cannot occur, the secondary option is to bond.

283

284 **ACTION. Motion by Councilmember Simmonds seconded by Councilmember**
285 **López to approve Resolution 24-13 as presented. Motion carried by roll call vote.**

286 **A. Anderson: Aye**

287 **M. Anderson: Aye**

288 **Johnson: Aye**

289 **López: Aye**

290 **Simmonds: Aye**

291

292 **PUBLIC HEARING - REZONE DOWNTOWN PUBLIC PROPERTIES (Fire**
293 **Stations, Library, Plaza) – Consideration of a proposed rezone of the former Logan**
294 **City fire station (76 East 200 North, 0.69 acres) from Public to TC-1 (Town Center**
295 **1); Rezone the new Logan City fire station (95 East 200 North, 0.76 acres +/-) from**
296 **TC-1 to Public; Rezone the new Logan Library (285 North Main, 1.72 acres +/-)**
297 **from TC-1 to Public; Rezone the new Logan City Plaza (55 & 67 North Main, 0.37**
298 **acres +/-) from TC-1 to Public – Ordinance 24-10 – Mike DeSimone, Community**
299 **Development Director ([43:51](#))**

300

301 At the April 16, 2024 Council meeting, Economic Development Director Kirk Jensen
302 addressed the Council regarding the proposed rezone.

303

304 At tonight's meeting, Community Development Director Mike DeSimone addressed the
305 Council regarding the proposed rezone.

306

307 Staff recommended that the Planning Commission forward a recommendation of
308 approval to the Municipal Council for the following rezones:

309

Site	Address	Tax ID#	Parcel Size	Rezone
"Old" Logan City Fire Station	76 E 200 N	06-018-0036	0.69 acres	Public to TC-1
"New" Logan City Fire Station	95 E 200 N	06-017-0001	0.76 acres	TC-1 to Public
"New" Logan City Library	255 N. Main	06-016-0033	1.72 acres	TC-1 to Public
"New" Logan City Plaza	55 & 67 N. Main	06-028-0015 06-028-0016	0.37 acres	TC-1 to Public

310

311 **PROJECT**

312 The proponent (Logan City) is requesting to rezone these four sites to match the
313 appropriate use. Three are new public facilities and are currently zoned TC-1. Those are
314 proposed to be rezoned to Public. The fourth is the existing (old) fire station in the City
315 that will be sold and redeveloped. This site is proposed to be rezoned from Public to TC-
316 1.

317

318 **GENERAL PLAN**

319 The Future Land Use Plan (FLUP), adopted in 2008, identifies these four sites as Town
320 Center (TC). The General Plan, a nonregulatory visioning plan, describes TC areas as
321 being a hub of the City and Valley and reflects a vibrant downtown, with a variety of
322 commercial, mixed-use, and institutional uses and activities. The application of the Public
323 Zone onto public uses in the Town Center is consistent with patterns of historical uses
324 and compatible with the range of current uses in the adjacent blocks.

325

326 Land Development Code (LDC) - Zoning

327 Both zones encourage walkable development in the downtown area. TC-1 encourages
328 dense, walkable commercial and residential development in the downtown area with
329 unique and interesting building designs. The Public zone is being applied to new public
330 facilities while the TC-1 zone is being applied to the existing fire station site which is
331 expected to be sold and redeveloped into a commercial center.

332

333 **SUMMARY**

334 This zoning action is considered "clean-up" zoning to reflect new construction and
335 changed land uses.

336

337 **AGENCY AND CITY DEPARTMENT COMMENTS**

338 No comments have been received.

339

340 **PUBLIC COMMENTS**

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

343

344 **PUBLIC NOTIFICATION**

345 Legal notices were published in the Herald Journal on 3/16/24 and the Utah Public
346 Meeting website on 3/18/24. Public notices were mailed to all property owners within
347 300 feet of the project site on 3/11/24.

348

349 **RECOMMENDED FINDINGS OF APPROVAL**

350

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

353 1. The surrounding zoning to these four sites is a mixture of TC-1, TC-2 and Public. The
354 rezone of the four individual sites are compatible with the zoning pattern on each
355 individual block.

- 356 2. The proposed Public and TC-1 zones are appropriate because they align with the
357 adopted FLUP and fit into the existing land use patterns of downtown.
358 3. The Public zone is being placed on new public facilities that were permitted through
359 the appropriate permitting processes.
360 4. The new uses and facilities are compatible with the existing land uses on adjoining
361 blocks.
362 5. Any future uses of the existing fire station site will be reviewed for compliance with
363 the TC-1 and Land Development Code under a separate application.
364

365 On March 28, 2024 the Planning Commission recommended approval to the Municipal
366 Council for the Downtown Public Properties Rezone incorporating the following
367 properties. Planning Commissioners vote (5-0):
368

369 Councilmember Simmonds inquired if the fire station is part of the Historic District
370 overlay.
371

372 Mike DeSimone, Community Development Director responded he is rather certain that is
373 not the case, however, he will confirm and report back to the Council.
374

375 Chair A. Anderson indicated that on the Historic District overlay map, the overlay curves
376 around the fire station since it is public and indicates the fire station is not part of the
377 Historic District.
378

379 Councilmember Simmonds asked if the fire station should be rezoned historic in order
380 to have a complete overlay of the map.
381

382 Mr. DeSimone replied once rezoned the fire station would not go back to historic. The
383 boundaries would have to be amended to historic afterward. There is currently a grant
384 being used to reevaluate properties, it may occur in the future.
385

386 Chair A. Anderson opened the meeting to a public hearing.
387

388 There were no comments and Chair A. Anderson closed the public hearing.
389

390 **ACTION. Motion by Councilmember Johnson seconded by Councilmember**
391 **Simmonds to adopt Ordinance 24-10 as presented. Motion carried by roll call vote.**

392 **A. Anderson: Aye**

393 **M. Anderson: Aye**

394 **Johnson: Aye**

395 **López: Aye**

396 **Simmonds: Aye**
397

398 **PUBLIC HEARING - Consideration of a proposed resolution Adopting a Revised**
399 **Logan Light and Power Residential, Commercial and Industrial Electrical Rate**
400 **Schedule - Resolution 24-10 – Mark Montgomery, Light & Power Director ([48:45](#))**
401

402 At the April 16, 2024 Council meeting, Light & Power Distribution Manager Benji
403 Eames addressed the Council regarding the proposed resolution.

404

405 At tonight’s meeting, Light & Power Director Mark Montgomery addressed the Council
406 and reviewed the proposed resolution.

407

408 The Light & Power impact fees have not been covering the transformers, wire, and
409 miscellaneous items required. Henceforth, the Light & Power Department will commence
410 charging the actual cost of wire, transformers, and other necessary items/materials
411 required to complete the task in order to keep up with the rising costs of inflation. There
412 will be a new form for customers to fill out to help cover the costs and to be reviewed in
413 three-phase applications.

414

415 In 2020, a transformer for industrial like Gossner cost \$29,771, and today’s cost is
416 \$77,249. A small commercial transformer in 2020 was \$9,070, and today’s cost is
417 \$22,296. A house transformer in 2019 was \$1,768, and today’s cost is \$4,034.66.

418

SERVICE SIZE (AMPS)	Single Phase Installation (120/240V)
0-200	\$3,131
201-400	\$7,322
401-600	\$15,218
601-800	\$16,392
801-1000	\$17,582

419

420 *This includes the first 150 feet of conductor. On conductors over 10 ft there is an
421 additional cost of \$6.50 per foot.

422

423 **3 Phase Electrical Connection Fees (120/208V or 277/480V)**

424

425 This fee is the sum of the actual cost of the following:

426

- Transformer
- Wire in cost per foot.

427

428

429 Man (Labor) hours & equipment hours (rates calculated) using Light & Power hourly
430 rates for equipment and personnel as found in the document.

431

432 3.5 for an installation crew consists of:

433

- One line foreman.
- Two Journeyman Linemen.

434

435

436 Equipment:

437

- Trailer 1 hour.
- Line Truck – 1 hour.
- Crew Pickup – 3.5 hours.
- Connection Installation kit – \$650 per kit.

438

439

440

441

442

PERSONNEL	HOURLY	
Division Manager	\$82	Proposed - \$95
Crew Foreman	\$69	Proposed - \$91
Journeyman Lineman	\$59	Proposed - \$75
Apprentice Lineman	\$52	Proposed - \$59
Technical Operations Manager	\$75	Proposed - \$91
Substation Technician Foreman	\$69	Proposed - \$92
Journeyman Substation Technician	\$59	Proposed - \$77
Apprentice Substation Technician	\$52	Proposed - \$60
Planner	\$46	Proposed - \$65
Meterman	\$59	Proposed - \$76

443

EQUIPMENT	HOURLY	
Line Truck		\$117
Vac Truck		\$117
Bucket Truck		\$104
Trouble Truck (small bucket truck)		\$65
Crew Pickup	\$13	Proposed - \$32
Trailers		\$39
Backhoe		\$104
Wire Puller		\$52
Dump Truck		\$78

444

445 The changes came directly from the FEMA website to change the current crew pick-up
446 from \$13 to \$32.

447

448 Councilmember López said that on personnel time, there may be variables, and asked if
449 the hourly rate proposed is the best practice possible.

450

451 Mr. Montgomery responded that it would be rather challenging to track the amount of
452 manpower to labor and match the exact amount. The hourly rate doesn't move quite as
453 much, a standard fee is more reasonable, and easier to match and track. The rates match
454 wages for the position as it should be.

455

456 Chair A. Anderson opened the meeting to a public hearing.

457

458 There were no comments and Chair A. Anderson closed the public hearing.

459

460 Councilmember López inquired how hourly rates are entered into the system.

461

462 Mr. Montgomery explained the Planner for the department puts the invoices together
463 after which the invoices go to billing before being sent out to the client along with a
464 building permit if it is for new construction.

465

466

467

468

469 **ACTION. Motion by Councilmember Simmonds seconded by Councilmember**
470 **Johnson to approve Resolution 24-10 as presented. Motion carried by roll call vote.**
471 **A. Anderson: Aye**
472 **M. Anderson: Aye**
473 **Johnson: Aye**
474 **López: Aye**
475 **Simmonds: Aye**

476
477 **PUBLIC HEARING - Consideration of a proposed resolution Authorizing a Tax**
478 **Certificate and Agreement for UAMPS Firm Power Supply Project; and related**
479 **matters – Resolution 24-11 – Mark Montgomery (54:00)**

480
481 At the April 16, 2024 Council meeting, Light & Power Distribution Manager Benji
482 Eames addressed the Council regarding the proposed resolution who stated that the
483 prepaid transaction has a term of 30 years. The power purchase agreement is only for a
484 period of 25 years. At the end of the term, UAMPS will need to add a qualified use
485 resource in order to complete the remaining length of the term. Southeast Energy, in
486 order to receive the tax bonus requires the signature of UAMPS on the tax certificate.

487
488 At tonight’s Council meeting, Light & Power Director Mark Montgomery addressed the
489 Council regarding the proposed resolution.

490
491 Chair A. Anderson asked what the UAMPS Firm Power is.

492
493 Mr. Montgomery answered that UAMPS Firm Power is the project that houses power
494 purchase agreements as opposed to the Payson Power Plant, where the City owns a
495 portion of that power directly. Any power purchase agreement that goes through UAMPS
496 is a Firm Power Supply agreement, in other words, a power purchase agreement. The
497 agreement will be a continuation of the prepaid transaction and be used for qualified use
498 making it acceptable in the tax code. The original agreement was only for a period of 25
499 years and needs to be added to match the prepaid transaction term of 30 years. The
500 resolution is needed and will also authorize Mr. Montgomery to sign on behalf of the
501 Council the agreement if there is a need to bond and certify the agreement that the
502 prepaid transaction is for a qualified use to be accepted by the tax code.

503
504 Councilmember López requested confirmation that the discount received as a result of the
505 agreement will only apply to the power purchase agreements that compile with a prepaid
506 transaction.

507
508 Mr. Montgomery confirmed that is the case, the discount will apply to the agreements in
509 effect that have a prepaid transaction.

510
511 Chair A. Anderson opened the meeting to a public hearing.

512
513 There were no comments and Chair A. Anderson closed the public hearing.

514

515 **ACTION. Motion by Vice Chair M. Anderson seconded by Councilmember**
516 **Simmonds to approve Resolution 24-11 as presented. Motion carried by roll call**
517 **vote.**

518 **A. Anderson: Aye**
519 **M. Anderson: Aye**
520 **Johnson: Aye**
521 **López: Aye**
522 **Simmonds: Aye**

523

524 **WORKSHOP ITEMS:**

525

526 **Consideration of a proposed resolution approving the 2024-2028 Consolidated Plan,**
527 **Five Year Strategic Plan, and a 2024 Project Year Annual Action Plan for the**
528 **Community Development Block Grant (CDBG) Program for the City of Logan –**
529 **Resolution 24-14 – Mike DeSimone ([58:30](#))**

530

531 Community Development Director Mike DeSimone addressed the Council regarding the
532 proposed resolution.

533

534 Mr. DeSimone stated that the City of Logan was designated a Metropolitan Statistical
535 Area in May of 2003. The City is required to develop a Consolidated Plan (2024 – 2028)
536 under the Community Development Block Grant (CDBG) program defining the City’s
537 community development and housing needs for the next five years.

538

539 The City is required to adopt a five-year Strategic Plan as an element of its Consolidated
540 Plan that identifies funding goals and priorities for the City's CDBG Program. The City is
541 required to develop an Annual Action Plan and submit it for approval to the U.S.

542

543 Department of Housing and Urban Development (HUD) delineating funding allocations
544 to CDBG sub-recipients, strategic priorities, and a community needs assessment for the
545 project year 2024.

546

547 The City has prepared a five-year Consolidated Plan, Strategic Plan, and an Annual
548 Action Plan for Project Year 2024 delineating priorities that emphasize the importance of
549 funding projects that build lasting value in our community. The City has met the
550 requirements of the CDBG Citizen Participation Plan for public review and comment for
551 the 2024 – 2028 Consolidated Plan, Strategic Plan, and PY2024 Annual Action Plan. The
552 City will receive approximately \$560,000 to allocate from HUD for PY2024.

553

554 The City has complied with the applicable requirements approved by HUD and outlined
555 in the City’s Five-Year Consolidated Plan requiring the formation of a steering
556 committee to review and make recommendations on eligible applications for funding to
557 the Logan City Municipal Council.

558

559 1. The 5-year Consolidation and Strategic Plans that identify community
560 development housing goals along with funding priorities for the CDBG program
for Program Years 2024 - 2028, attached hereto as Exhibit A and incorporated

561 herein by reference, is hereby adopted by the City of Logan and approved to be
562 submitted to HUD.

563
564 2. The PY2024 Annual Action Plan, including funding decisions, the summary of
565 which is attached hereto as Exhibit A and incorporated herein by reference, is
566 hereby adopted by the City of Logan and approved to be submitted to HUD.

567
568 CDBG Funds are required to meet National Objectives.

- 569 • Benefit Low/Moderate Income Individuals.
- 570 • Slum & Blight (A Blight finding is required to be found).
- 571 • Urgent Need (A serious or immediate threat to health, safety, welfare, and/or
572 other financial resources are not available).
- 573 • A minimum of 70% of CDBG Expenditures have to meet the Low/Mod
574 Objective.

575
576 **AMI (Area Median Income):**

- 577 • HUD 2023 AMI per person \$87,375.
- 578
- 579 • Freddie Mac/Fannie Mae AMI per 4 people
- 580 2022 AMI \$76,900
- 581 2023 AMI \$84,300
- 582 \$67,400 (80%)
- 583 \$42,150 (50%)
- 584
- 585 • Changes in income \$7,400, a 10% increase from 2022 to 2023.

586
587 **2024 to 2028 Funding Estimates:**

- 588 • \$2,500,000 in CDBG funding over the next 5 years.
589 (Approximately \$500,000 Annually).
- 590 • \$1,500,000 – Sustainable living environment (60%)
591 - \$1,250,000 (Infrastructure)
592 - \$250,000 (Access Remediation)
- 593 • \$500,000 Community service providers (20%)
594 - \$250,000 (Public Facilities)
595 - \$250,000 (Public Services)
- 596 • \$500,000 CDBG planning and administration (20%)
597 - \$125,000 (Planning)
598 - \$375,000 (Administration)

599
600 Councilmember López asked if paid ads such as Google ads or social media ads could be
601 paid by CDBG funds.

602
603 Mr. DeSimone clarified that advertisement can be paid for if the advertisement is for the
604 annual action plan, and so forth.

605

606 Chair A. Anderson gave an example of the Homeless Council conducting a large plan in
607 two years and requesting funding at that time. She asked what kind of impact it would
608 have on the division of funding.

609 Mr. DeSimone responded that the plan could be amended to match and serve the needs
610 required at the time. The process would be to notify the public prior to being presented to
611 the Council much like any other item.

612
613 Chair A. Anderson inquired during the public comment period if any public comments
614 were received.

615
616 Mr. DeSimone replied that 518 responses were received from the survey sent out and
617 were attached to the packet presented to the Council.

618
619 Chair A. Anderson asked if the public comment made by Mr. Fatuesi referenced a portion
620 of the plan.

621
622 Mr. DeSimone explained that the reference made by Mr. Fatuesi is for the Analysis of
623 Impediments to Fair Housing and is one of the elements that will be updated in the plan.
624 The Analysis of Impediments to Fair Housing looks at the demographics, the economy,
625 the housing, and all factors that will impact fair housing, and whether there are any
626 concerns that need to be addressed. Addressing the statement made by Mr. Fatuesi, if
627 there are specific cases involving tenants and landlords, the City does not resolve such
628 items as there is a State office that manages such cases.

629
630 Mr. DeSimone gave an example of one of the findings in the Analysis of Impediments to
631 Fair Housing is that the Hispanic population is growing. The question is not so much a
632 lack of fair housing but rather how to better reach out to this segment of the population.
633 As a whole, the City does fairly well in mitigating fair housing concerns.

634
635 Chair A. Anderson asked if the Analysis of Impediments to Fair Housing is last year's
636 plan or a draft.

637
638 Mr. DeSimone responded that the Analysis of Impediments to Fair Housing available on
639 the website is part of the draft and will be updated with further information including
640 maps.

641
642 The proposed resolution will be an action item and public hearing at the May 21, 2024,
643 Council meeting.

644
645 **Budget Adjustments FY 2023-2024 appropriating: \$450,000 additional connection**
646 **fee revenue toward connection fee costs; \$1,107,340 funds the Environmental**
647 **Department received from the Environmental Protection Agency for the**
648 **construction design of a new green waste facility' \$10,000 donated funds toward the**
649 **Summer Concert Series - Resolution 24-15 – Richard Anderson, Finance Director**
650 **[\(1:16:25\)](#)**

651

652 Finance Director Richard Anderson addressed the Council regarding the proposed budget
653 adjustments. He clarified that \$50,000 in additional connection fee revenue toward
654 connection fee costs for commercial will be added and will be corrected for the public
655 hearing.

656
657 The proposed resolution will be an action item and public hearing at the May 21, 2024,
658 Council meeting.

659

660 **OTHER CONSIDERATIONS:**

661

662 Councilmember Johnson reminded everyone that Bike Week is scheduled from May 12-
663 18. Snacks and drinks will be distributed at the Plaza during bike week. The Recreation
664 Center Feasibility Committee (a citizen committee) met and applied for funding for a
665 feasibility study for \$250,000 as a RAPZ grant from the Cache County Council.
666 However, the committee may request the City match funds or add further funding for the
667 feasibility study.

668

669 Councilmember Johnson invited the public to make their comments known to the Cache
670 County Council. He also extended an invitation to the public to attend the Safety Streets
671 Summit to be held on May 16 from 9 a.m. to 11:30 a.m. at the Logan Library.

672

673 Councilmember Simmonds asked who will perform a feasibility study for a future
674 Recreation Center.

675

676 Councilmember Johnson answered that the County will be conducting the feasibility
677 study as the County will pay for the study.

678

679 Councilmember Simmonds expressed surprise as typically a feasibility study of that
680 magnitude would not be handled by a government entity.

681

682 Councilmember Johnson clarified that the County would pay for the study, but the
683 County's intent is to hire professionals to perform the feasibility study.

684

685 Councilmember Simmonds inquired if the citizen committee would define the parameters
686 of the study.

687

688 Councilmember Johnson responded that there is a committee appointed of professional
689 experts, who will design the feasibility study, and define the scope of the study as part of
690 the request for proposal should the Cache County Council pass the RAPZ grant.

691

692 Councilmember Simmonds asked when the public may see the results of the feasibility
693 study.

694

695 Councilmember Johnson replied there has been no discussion of a timeline. However,
696 there has been a discussion of what should be part of the study and that will take place
697 within two to three weeks.

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Chair A. Anderson stated that for the benefit of the public, Target will be coming to Logan, however clarified that any agreement regarding Target is in-between the developer and Target. It is not an agreement with the City as the City does not own the property.

No further items were discussed.

ADJOURNED. There being no further business, the Logan Municipal Council adjourned at 6:55 p.m.

Esli Morales, Deputy City Recorder

DRAFT