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3 Minutes of the meeting of the Logan Municipal Council convened in regular
4 session on Tuesday, September 2, 2014 at 5:30 p.m. in the Logan City Municipal Council
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Karl B. Ward conducting.
6

7 Council members present at the beginning of the meeting: Chairman Karl B.
8 Ward, Vice Chairman Jeannie F. Simmonds, Councilmember Holly H. Daines,
9 Councilmember S. Eugene Needham and Councilmember Herm Olsen. Administration
10 present: Mayor H. Craig Petersen, Finance Director Richard Anderson, Public Works
11 Director Mark Nielsen, City Attorney Kymber Housley and City Recorder Teresa Harris.
12

13 **OPENING CEREMONY.**

14
15 Logan City Public Works Director Mark Nielsen gave the opening thought/prayer and led
16 the audience in the pledge of allegiance.
17

18 Chairman Ward welcomed those present. There were approximately 13 citizens in the
19 audience at the beginning of the meeting.
20

21 **Meeting Minutes.** Minutes of the Council meeting from August 19, 2014 were
22 reviewed and approved.
23

24 **ACTION.** Motion by Councilmember Olsen seconded by Vice Chairman Simmonds to
25 **approve the August 19, 2014 minutes and approve the agenda.** Motion carried
26 unanimously.
27

28 **Meeting Agenda.** Chairman Ward announced there would be five public
29 hearings at tonight's Council meeting.
30

31 **Meeting Schedule.** Chairman Ward announced that regular Council meetings
32 would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular
33 Council meeting is Tuesday, September 16, 2014.
34

35 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL.**

36
37 Logan resident Bill Bower addressed the Council regarding trees in the area of 100 East
38 between 400 North and 300 North. He said broken branches are in the park strip and they
39 need to be removed. He also said there are tree branches in the area of 1400 North that
40 need to be trimmed because people who are waiting at the bus stop cannot be seen.
41

42 Vice Chairman Simmonds responded trees in the park strip are the homeowner's
43 responsibility.
44
45
46
47

48 **MAYOR/STAFF REPORTS.**

49

50 **Board Appointment – Mayor Craig Petersen**

51

52 Mayor Craig Petersen asked the Council for ratification of David Butterfield to serve on
53 the Planning Commission which is a four year term.

54

55 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Needham to
56 **approve ratification** of the proposed appointment as presented. Motion carried
57 unanimously

58

59 **Updates on Projects/Issues – Mayor Craig Petersen**

60

61 Mayor Petersen gave an update on the following:

62

63 1. Road Issues

64

65 a. 200 East and 500 North closed for landscaping of the roundabout until September 21.

66

67 b. 200 East from Center Street to 100 South closed for soil compacting until October.

68

69 2. The sale of books donated by Gene Needham to Friends of the Library continues.

70

71 The location is the old Army Navy store at 300 Main and the hours are 11 a.m. to

72

73 6 p.m. Monday through Saturday. The total inventory is approximately 30,000 books.

74

75 3. The City website has been modified to better accommodate mobile devices, such as

76

77 iPhones and iPads.

78

79 4. Mayor Petersen is analyzing all City-owned properties to determine which parcels

80

81 have continued value as public property and which parcels might be sold to generate

82

83 revenue for City projects. An example are the properties on 200 East between 200 and

84

85 300 South that the City acquired to widen 200 East. There is a potential for six lots and

86

87 they will be offered for sale in the near future.

88

89 5. The City continues to make good progress on the Highline Trail. The design has been

90

91 completed and construction of the safety features should start in October. At this time

92

93 the decision that the trail will be pedestrian only.

94

95 6. The Division of Water Quality is assisting the City of Logan in preparing an interlocal

96

97 agreement as we work with the six Cache County Cities regarding a new

98

99 wastewater treatment facility. A preliminary version should be available by next week.

100

101 Vice Chairman Simmonds said there was a lot of discussion about the Highline Trail at a

102 recent neighborhood meeting and those at the meeting want bicycles to be allowed on the

103 trail and don't feel this is a safety concern.

104 Councilmember Olsen asked for an update on the auction of Light & Power Department

105 bucket trucks.

95 Mayor Petersen responded the 2010 bucket truck sold for \$100,000 and the 2012 truck
96 sold for \$115,000.

97

98 **PUBLIC HEARING – Consideration of a proposed property sale to ICON Health**
99 **and Fitness Inc. located at approximately 1475 South 1000 West, identified as 18**
100 **acres in parcel number 02-082-0014 in Logan, Utah.**

101

102 At the August 19, 2014 Council meeting, Mayor Petersen addressed the Council
103 regarding the proposed property sale TO ICON Health & Fitness which involves 18.144
104 acres at 1475 South 1000 West.

105

106 In return, ICON will do the following:

107

- 108 1. Pay Logan City \$70,000.
- 109 2. Provide a formal easement for the existing trail on ICON property at 1551 South 1000
110 West.
- 111 3. Provide a formal easement for the existing trail and a proposed further trail on the
112 property at 1475 South 1000 West.
- 113 4. Pay 50% of the cost of the recent property appraisal - \$750.
- 114 5. Pay 50% of wetlands mitigation costs over the next three years to a maximum of
115 \$1,500.

115

116 Restrictions on the use of the property are the following:

117

- 118 1. The public will have access to the Logan River at the East end of the property and
119 from the point where the proposed future trail crosses the river. The public will not
120 access the river through the existing fenced areas along the trail which is the way it is
121 now.
- 122 2. A deed restriction will be added which specifies that no structures can be constructed
123 on the property, except for a bowery (gazebo) to be located on the developable part of
124 the parcel on the East end. The structure will require pre-approval by Community
125 Development.

125

126 If mutually agreed, a parking lot may be constructed on the property adjacent to 1000
127 West. If so agreed, ICON will grant an easement through its 1151 South 1000 West
128 property to provide access to the lot. A public hearing is required before the sale can take
129 place and that is scheduled for the Council meeting to be held on Tuesday, September 2,
130 2014.

131

132 Chairman Ward opened the meeting to a public hearing.

133

134 Logan resident LaDonna Connors who serves on the Neighborhood Council addressed
135 the Council. She said the request from the Woodruff neighborhood is that a sign be
136 posted at the 600 West entrance to Rendezvous Park and at the railroad tracks indicating
137 that those on the trail are entering an off-leash dog park area.

138

139 Parks & Recreation Director Russ Akina clarified that the fenced enclosure is for off-
140 leash only and no other areas of Rendezvous Park is off-leash at this time.

141

142 Ms. Connors recommended that the entire Rendezvous Park area be designated as off-
143 leash. She will work with Russ Akina regarding this issue.

144

145 There were no further comments and Chairman Ward closed the public hearing.

146

147 Mr. Akina said the \$70,000 from the sale of the property will go towards other recreation
148 projects.

149

150 **Discussion on recent Neighborhood Bus Tour – James Geier, Neighborhood**
151 **Improvement Manager**

152

153 James Geier, Neighborhood Improvement Manager addressed the Council and gave a
154 report on the recent Neighborhood Bus Tour that was held on August 26. The purpose of
155 the tour was to examine the minimum standards associated with the various City codes.
156 Those involved toured 5 of the 6 districts and looked at the core neighborhoods,
157 infrastructure, maintenance and the overall wellness of the different neighborhoods.

158

159 Chairman Ward said one thing that was evident to him is the difference between
160 properties that are owner occupied vs. rentals and he noted there is a marked difference.
161 He feels that turning these properties into owner occupied will make a significant
162 difference and is a good way to improve the core neighborhoods.

163

164 Vice Chairman Simmonds said the realization was made that we need more enforcement
165 and incentives to get homeowners to work towards making improvements on their own
166 property. She said one of the challenges with CDBG monies is that its low income based
167 and we need to be more broadly based and attract people who have the resources to make
168 a different and improve a home. In areas where there was curb and gutter there was a lot
169 less street frontage and without curb and gutter there were cars parked everywhere and it
170 makes a difference in appearance.

171

172 Mr. Geier said his enforcement staff consists of 4 people which includes a secretary,
173 intern and two enforcement officers.

174

175 Councilmember Olsen feels that Mr. Geier needs additional staff in his department to
176 help with the many enforcement issues throughout the City.

177

178 Councilmember Daines said the City can also do a better job of letting citizens know
179 there are resources where they can report a problem and be more proactive to seek out
180 these problem areas rather than waiting for a complaint to come in.

181

182 Mr. Geier said he will look at the City website and see what improvements can be made
183 for people to better access information and where they need to go to make a complaint.

184

185 Vice Chairman Simmonds asked Mr. Geier to review the concept and process for
186 grandfathering. From the bus tour she learned there are properties that are used as rentals
187 for more than one family and they were not grandfathered and she asked why they are
188 allowed to do this.

189 Mr. Geier explained nonconformity in zoning is any use, structure, lot, or sign that exists
190 but does not meet current zoning requirements. A nonconformity may be legally existing
191 if it was created before zoning or it was granted a permit by the City. If determined to
192 legally exist, the property may be granted a permit commonly referred to as a
193 Grandfathering Certificate. If not legally existing, the conformity is illegal because it was
194 never legally permitted. A record of the result of this action will be filed with the County
195 Recorder's Office. The application is designed to provide all available information to the
196 City which will also be reviewed by staff to determine the legally existing status of the
197 property of the applicant. The burden of proof that the nonconformity be established
198 legally rests with the owner, not the City.
199

200 **COUNCIL BUSINESS.**

201

202 **Joint Logan Municipal Council and Logan City School District Meeting**

203

204 Chairman Ward announced that the Logan Municipal Council and the Logan City School
205 Board will hold a joint meeting on Tuesday, September 30, 2014 at 5:30pm in the Logan
206 City School District Office, 101 West Center, Logan, Utah. The public is invited to
207 attend. Proposed agenda items are the following:

- 208 1. Logan High School Construction Schedule
- 209 2. 100 South and Logan High School
- 210 3. Plans for Hillcrest Elementary
- 211 4. Plans for Riverside Elementary (Sumac Neighborhood)
- 212 5. Recreation Center Issues
- 213 6. Police Relations in Schools

214

215 **ACTION ITEMS.**

216

217 **PUBLIC HEARING – Consideration of a proposed resolution to set incentive** 218 **amounts for commercial/industrial lighting retrofits to high efficiency lighting –** 219 **Resolution 14-67**

220

221 At the August 19, 2014 Council meeting, Light and Power Director Mark Montgomery
222 addressed the Council regarding the proposed resolution. This is a program that is already
223 in place and we are now updating the program to bring it more in line with what Rocky
224 Mountain Power is doing. The purpose of the Commercial Lighting Program is for a
225 commercial business to notify the City that they intend to move forward with a lighting
226 incentive project. The customer will receive a letter of intent that should be filed with an
227 application for a lighting incentive and in conjunction with a pre-inspection of their
228 facility. The customer will contact a qualified lighting specialist to help them perform an
229 energy analysis of their facility. The customer agrees to work cooperatively with both the
230 City of Logan and the chosen qualified lighting specialist in order to carry out the energy
231 analysis in a thorough manner.

232

233 Chairman Ward opened the meeting to a public hearing.

234

235 There were no comments and Chairman Ward closed the public hearing.

236 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Daines to
237 **approve Res 14-67** as presented. Motion carried unanimously.

238

239 **PUBLIC HEARING - Budget Adjustment FY 2014-2015 appropriating: \$78,000**
240 **For Freedom Fire; \$3,000 for Peer Court Program from restricted Peer Court**
241 **reserves; \$120,000 for the 21st Century Grant; \$88,317 for the State Task Force**
242 **Grant; \$93,000 for the ASPIRE Kids Grant; \$2,500 for the State Asset Forfeiture**
243 **Grant; \$4,000 for the State Asset Forfeiture Grant; \$15,000 for the Internet Crime**
244 **Against Children Task Force of Utah Grant – Resolution 14-69**

245

246 At the August 19, 2014 Council meeting, Finance Director Richard Anderson addressed
247 the Council and presented the proposed budget adjustments.

248

249 Chairman Ward opened the meeting to a public hearing.

250

251 There were no comments and Chairman Ward closed the public hearing.

252

253 **ACTION.** Motion by Vice Chairman Simmonds seconded by Councilmember Daines to
254 **approve Res 14-69** as presented. Motion carried unanimously.

255

256 **PUBLIC HEARING - Unspent Appropriations FY 2014 – Carry Forwards:**

257

258 **COMMUNITY DEVELOPMENT** - \$44,598 for the Wayfinding Project; \$3,200 for
259 the State Department of Labor Fence Project; \$4,224 for the Bike/Pedestrian Master
260 Plan.

261 **PUBLIC WORKS** - \$8,000 for the Bike/Pedestrian Master Plan; \$17,500 for 100 West
262 Conceptual Design PO 14-306; \$6,206 for 200 East Public Information PO 14-60; \$8,504
263 for 200 East; 450 North to 1250 North PO 14-35.

264

265 **COMMUNICATION CENTER** - \$27,526 for 911 phone equipment upgrade.

266

267 **WATER & SEWER** - \$46,549 for Water Master Plan PO 14-388; \$36,164 for Sewer
268 Master Plan PO 14-345; \$4,725 for Cityworks Infrastructure Consultant PO 14-237;
269 \$9,828 for 600 West Waterline Design PO 14-17; \$2,593 for River Park Well PO 11-105;
270 \$76,957 for Country Manor Lift Station PO 384; \$5,702 for Smithfield Lift Station
271 Testing PO 14-13; \$327,903 for Smithfield Lift Station Construction PO 13-412; \$5,178
272 for Smithfield Lift Station CM PO 13-259.

273

274 **STORM WATER** - \$5,815 for Logan River Bridge Evaluation PO 14-369; \$4,528 for
275 Storm Water Master Plan PO 11-3; \$88,122 for the Flood Control Project PO 11-28;
276 \$121,000 for Engineering studies; \$1,330,549 for transformers; \$140,000 for fuel costs.

277

278 **ENVIRONMENTAL** - \$174,340 for Environmental Building and Transfer Station.

279

280 **INFORMATION TECHNOLOGY** - \$40,000 for Document Management System.

281

282

283 **Unspent Appropriations FY 2014 – Restricted:**
284 **CLASS C** - \$34,566 for Class C Chip Seal Oil PO 14-457; \$749,865 for Class C 200
285 East; Center to 300 South PO 12-456.
286
287 **Carry Forward of Capital Projects:**
288 **PARKS & RECREATION TRAILS PROJECTS** - \$1,034,219
289
290 **PUBLIC WORKS STREET PROJECTS** - \$3,447,458
291
292 **Carry Forward of Reimbursement Grants:**
293 **FEDERAL GRANTS** - \$348,974 for CDBG; \$6,638 for Distracted Driving Grants #68.
294 **STATE GRANTS** - \$292,536 for Utah 911 Committee Phone Upgrade.
295 **MISC GRANTS** - \$50,218 for 21st Century Grant #69; \$735,401 Country Road Tax
296 Grant: 200 East 450 North to 950 North; \$610,539 EWP Logan River Restoration
297 (ARRA); \$439,627 RAPZ 1700 South Park, Bridger Park, Logan Canyon Trail, Sidewalk
298 Connection, Canal Trail, Logan Aquatic Center Boiler, Lundstrom Trail, Second Dam
299 Parking Lot, Dog Park. **Resolution 14-68**
300
301 Chairman Ward opened the meeting to a public hearing.
302
303 There were no comments and Chairman Ward closed the public hearing.
304
305 **ACTION.** Motion by Vice Chairman Simmonds seconded by Councilmember Daines to
306 **approve Res 14-68** as presented. Motion carried unanimously.
307
308 **WORKSHOP ITEMS.**
309
310 **Budget Adjustment FY 2014-2015 appropriating: \$7,146 reimbursement from the**
311 **Taylor Mountain wildland fire deployment; \$100,000 for restricted alcohol**
312 **enforcement funds for alcohol enforcement shifts – Resolution 14-74 – Richard**
313 **Anderson, Finance Director.**
314
315 Finance Director Richard Anderson addressed the Council regarding the proposed budget
316 adjustments.
317
318 The proposed resolution will be an action item and public hearing at the September 16,
319 2014 Council meeting.
320
321 **Consideration of a proposed zone change, Daryl Duffin, authorized owner/agent,**
322 **requests a zone change from Neighborhood Residential (NR-6) to Mixed Residential**
323 **(MR-12) on .35 acres at 476 North 200 East; TIN 06+-040-0024 – Ordinance 14-73 –**
324 **Amber Reeder, Planner**
325
326 Planner Amber Reeder addressed the Council regarding the proposed zone change. The
327 request is to rezone one 0.35 acre parcel from traditional Neighborhood Residential (NR-
328 6) to Mixed Residential Low Density (MR-12). The Adams Neighborhood Specific Plan
329 identified the goal to apply zoning and land use stability in the area so that people would

330 have confidence in investing in Adams as a family-oriented area. It also stated residents'
331 feeling that there is an excessive amount of rental property in the neighborhood. The
332 Future Land Use Plan does not designate this area as Mixed Residential therefore; the
333 zone change would not be consistent with the General Plan.

334

335 The Adams Plan gave consideration to transitional areas where the NR and MR zone
336 meet. Standards were amended to require additional setbacks on yards or frontages
337 adjacent to an NR zone. The subject property is narrow and access is limited to the rear
338 area of the lot. Should the property be rezoned it would allow for up to 4 units. The
339 configuration of the lot makes it difficult to find the property suitable for development
340 without variances or special exceptions to fire access, infill requirements, and setbacks.
341 The access between the house and fence is approximately 10' wide. The lot is about 50'
342 wide. A 25' side setback would be required on the North side of the lot adjacent to NR-6
343 zoning and 8' on the South, MR-12 zoned property. This would only leave a buildable
344 width of 17', which is not likely to be suitable for development. This property is also
345 impacted by the new roundabout under construction at 500 North 200 East.
346 Improvements are extending to the front of this property. The majority of the surrounding
347 NR-6 zone properties are nonconforming uses so the request merits consideration
348 however, based on the analysis, Staff is recommending denial of the zone change.

349

350 On August 14, 2014, the Planning Commission recommended that the Municipal Council
351 deny a request to rezone the property at 476 North 200 East from NR-6, the Traditional
352 Neighborhood Residential one, to MR-12, Mixed Residential Low Density Zone.

353

354 Councilmember Needham asked if the property is large enough for one or two homes to
355 be built.

356

357 Ms. Reeder responded based on the acreage, up to four single family homes could be
358 built on this property.

359

360 Vice Chairman Simmonds said realistically only one home could go behind the current
361 home that is already there.

362

363 Ms. Reeder confirmed the Planning Commission voted 6-0 (unanimously) for denial of
364 the zone change.

365

366 City Attorney Kymber Housley clarified the property would have to be subdivided and it
367 also has an issue of a 20 ft access. He said this area would be extremely difficult to
368 develop.

369

370 Councilmember Needham said it seems to him that vacant land that is not developed is
371 not an asset to the community either and he recognizes that the Planning Commission
372 voted against the rezone but is this the best use of space if a duplex were to be built
373 although, he is in favor of single family homes.

374

375 Vice Chairman Simmonds feels that with the 500 North roundabout project, any
376 construction in this area should wait until the roundabout is completed.

377 The proposed ordinance will be an action item and public hearing at the September 16,
378 2014 Council meeting.

379

380 **Consideration of an agreement to create the Northern Utah Environmental**
381 **Resource Agency (NUERA) – Issa Hamud, Environmental Director**

382

383 Environmental Department Director Issa Hamud addressed the Council regarding the
384 proposed NUERA agreement which includes Weber County, City of Logan, Wasatch
385 Integrated Waste Management District, North Pointe Solid Waste Special Service
386 District, Trans Jordan Cities, and South Utah Valley Solid Waste District. It is the desire
387 of NUERA to explore the creation, acquisition, and/or operation of a Solid Waste
388 Management Facility of Facilities. To explore the portion of services relating to one or
389 more Solid Waste Management Facilities. To explore the provision of services relating to
390 one or more Solid Waste Management Facilities. To explore options for the effective,
391 efficient, and economic disposal, recycling, reuse or use of Non-hazardous Solid Waste
392 to provide services related to Solid Waste Management. To investigate and evaluate
393 possible solutions to Non-hazardous Solid Waste problems and issues for the Members
394 and the State of Utah and other political subdivision and to work in conjunction and
395 cooperation with existing Solid Waste Management Facilities to meet Solid Waste
396 Management objectives. To explore the sharing of research and management practices
397 and to study emerging technologies. To provide emergency and disaster resources to the
398 Members and to consider and evaluate projects in which some or all of the Members may
399 participate in entities separate from the organization.

400

401 Vice Chairman Ward asked what the cost to Logan City would be.

402

403 Mr. Hamud responded the cost for NURLA last year was \$8,000 so the commitment from
404 the City of Logan will be very minimal.

405

406 Chairman Ward said the benefit to the City of Logan is that if something happened to our
407 landfill we could, in an emergency haul to other locations and the other designated areas
408 could haul to our landfill if needed. This does not include toxic waste material. It would
409 be his recommendation that Mayor Petersen sign the agreement.

410

411 Councilmember Daines said it seems to her this is similar to a Water Conservancy
412 District and she asked is there a full-time staff that oversees this and do we have any
413 control over future costs.

414

415 Mr. Hamud responded the reason the district was formed is the City of Logan has no
416 commitment to any project that we don't have an interest in. There will be a governing
417 board and each entity will have two members. There will also be an Operation and
418 Maintenance Board which he will serve on. Secretarial support will be provided by the
419 different government entities.

420

421 Councilmember Daines asked is there a cap on fees and can the larger organizations out
422 vote the smaller organizations.

423

424 Mr. Hamud said the costs will be project specific and to the area that it affects. If there is
425 a general administrative cost it would not exceed \$8,000. If we decide to participate in a
426 study or any other project it will come before the Council first.

427

428 Mr. Housley clarified this is an interlocal entity and not a district so its powers are spelled
429 out and is basically only those things they agree to do. The risk to the City would be only
430 the administrative costs and they would be minimal. The drawback is we cannot opt out
431 of the agreement unless there is unanimous approval from the board. But, since there isn't
432 any financial obligation there really is no risk to the City.

433

434 Councilmember Needham asked is there any long term plan for the State of Utah to have
435 someplace in the dessert where landfill materials could be taken. Are we going to run out
436 of room at the Logan landfill and what are the long term plans.

437

438 Mr. Hamud responded there is still plenty of potential landfill areas located in the State of
439 Utah. The rules are somewhat restrictive for private and public landfills to be built but
440 there are still areas where landfills can be located.

441

442 **OTHER CONSIDERATIONS.**

443

444 There were no further considerations from the Mayor or Council.

445

446 **ADJOURN to meeting of the Logan Redevelopment Agency.**

447

448 Chairman Ward welcomed everyone to the Logan Redevelopment Agency meeting.

449

450 **ACTION ITEMS.**

451

452 **PUBLIC HEARING - Unspent Appropriations FY 2014 – Carry Forwards:**

453 **REDEVELOPMENT AGENCY - \$58,850 for Façade Improvement Program –**

454 **Resolution 14-70 RDA**

455 At the August 19, 2014 Council meeting, Economic Development Director Kirk Jensen
456 addressed the Council and stated the carry forward in the amount of \$58,850 is for the
457 Façade improvement program. He showed several examples of buildings that would like
458 to do a façade improvement.

459 155 Church Street - \$10,000

460 Utah Festival Theatre - \$12,850

461 The Sportsman - \$20,000

462

463 Chairman Ward opened the meeting to a public hearing.

464

465 There were no comments and Chairman Ward closed the public hearing.

466

467 **ACTION.** Motion by Councilmember Daines seconded by Vice Chairman Simmonds to
468 **approve Res 14-70 RDA** as presented. Motion carried unanimously.

469

470 **PUBLIC HEARING - Consideration of a proposed resolution authorizing Agency**
471 **participation and funding, relative to a professional services agreement with**
472 **Consultant, Better City – Resolution 14-71 RDA**
473

474 At the August 19, 2014 Council meeting, Mr. Jensen addressed the proposed resolution
475 for a professional services agreement with Consultant Matthew Godfrey with Better City.
476 Better City is providing recruiting services for Logan City. Also helping to structure deals
477 and work out the details and a liaison and is the primary coordinator on what we are
478 trying to do. Their previous contract was a monthly retainer and the new resolution is to
479 restructure their agreement. The proposed agreement will pay Better City consulting fees
480 of \$3,000 per month for a period of 12 months and not to exceed \$36,000. Further, the
481 Redevelopment Agency will pay Better City an additional \$20,000 when the Agency
482 enters into a development agreement resulting from a proposal submitted as part of the
483 RFP process for a Municipal Block project. Further, the Agency will pay Better City an
484 additional \$32,000 when the Agency enters into a development agreement for an
485 Entertainment District project. Total payments made to Better City under this contract
486 shall not exceed \$88,000.

487
488 Chairman Ward opened the meeting to a public hearing.

489
490 There were no comments and Chairman Ward closed the public hearing.

491
492 Councilmember Needham said he has some hesitation with the Better City agreement and
493 would like to table voting on the resolution so he has time to talk to more people and see
494 if what is being proposed is feasible.

495
496 Councilmember Daines said the nice thing about this agreement is the largest payment to
497 Better City is payable upon delivery of a project which, would be a tremendous economic
498 benefit to Logan City.

499
500 Mr. Housley said this is a renegotiation of an existing agreement that we have with Better
501 City that we entered into almost two years ago. The proposed resolution (renegotiation)
502 has an additional commitment that the RDA agrees to pay Better City consulting fees of
503 \$3,000 per month for a period of 12 months and not to exceed \$36,000.

504
505 Councilmember Needham said again, he would like to review the agreement to determine
506 if this is something the City should do.

507
508 Mr. Housley said Economic Development Director Kirk Jensen is a staff of one person
509 and the challenge he has is the networking involved to bring in developers for projects
510 especially when they are located outside Cache Valley. Better City would be able to
511 make those contacts.

512
513 Mayor Petersen said he recently met with Matthew Godfrey from Better City and his
514 feeling is that Mr. Godfrey's insights and contacts will be very helpful. If he can deliver
515 on the two projects that are being proposed it will be money well spent.

517 **ACTION.** Motion by Councilmember Daines seconded by Vice Chairman Simmonds to
518 **approve Res 14-71 RDA** as presented. Motion carried 4-1 (Needham abstained).

519

520 **ADJOURN.**

521

522 There being no further business to come before the Council, the meeting adjourned at
523 6:48 p.m.

524

525

526

527 Teresa Harris, City Recorder