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3 Minutes of the meeting of the Logan Municipal Council convened in regular  
4 session on Tuesday, October 7, 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, Councilmember Holly H. Daines, Councilmember S. Eugene Needham and  
9 Councilmember Herm Olsen. Administration present: Mayor H. Craig Petersen, Finance  
10 Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa  
11 Harris. Excused: Vice Chairman Jeannie F. Simmonds.

12  
13 **OPENING CEREMONY.**

14  
15 Logan City Councilmember Herm Olsen gave the opening thought/prayer and led the  
16 audience in the pledge of allegiance.

17  
18 Chairman Ward welcomed those present. There were approximately 14 citizens in the  
19 audience at the beginning of the meeting.

20  
21 **Meeting Minutes.** Minutes of the Council meeting from September 16, 2014  
22 were reviewed and approved with minor changes.

23  
24 **ACTION.** Motion by Councilmember Daines seconded by Councilmember Olsen to  
25 **approve the September 16, 2014 minutes and approve tonight's agenda.** Motion  
26 carried unanimously.

27  
28 **Meeting Agenda.** Chairman Ward announced there would be one public hearing  
29 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, October 21, 2014.

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

36  
37 No questions or comments brought forward to the Mayor or Council.

38  
39 **MAYOR/STAFF REPORTS.**

40  
41 **Updates on Projects/Issues – Mayor Craig Petersen**

42  
43 Mayor Petersen gave an update on the following:  
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45  
46  
47

- 48 1. Road Issues  
49 a. 200 East from Center Street 100 South will be open Friday, October 10,  
50 b. The Steep Dugway is closed until Friday, October 10.  
51 c. 100 East from Center Street to 100 South will be closed until Thursday,  
52 October 16. Crews are rerouting the water line in this area and  
53 repairing/replacing culverts that are in disrepair.  
54
- 55 2. The public sale of books donated by Gene Needham is now over. The remaining books  
56 will be sold to a private book buyer on October 17. Total proceeds are \$11,000  
57 plus the amount paid by the book buyer.  
58
- 59 3. Two of six neighborhood meetings have been completed. The Hillcrest area is  
60 scheduled to meet tomorrow. Mayor Petersen thanked City Staff and the Council for  
61 their support in attending these meetings.  
62
- 63 4. The new utility billing system is now in place.  
64
- 65 5. Ten Logan City projects have been identified and will be proposed to USU as  
66 part of the Community Bridge Initiative. USU will then match projects with  
67 Spring Semester courses.  
68
- 69 6. Stuart Thain from Coldwell Banker met with Mayor Petersen and others today to  
70 assess economic development opportunities in Logan City.  
71
- 72 7. A meeting will be held October 9 in Clarkston with landowners to discuss right-of-way  
73 acquisitions for the access road to the new landfill.  
74
- 75 8. The Division of Water Quality Board will meet October, 29 to finalize the City's loan  
76 for the new wastewater treatment facility. Logan continues to work with the  
77 Division in formulating an interlocal agreement to present to the six cities.  
78
- 79 9. It is very likely, but not official, that the start and finish of the first leg of the  
80 Tour of Utah will be held in Logan in August, 2015. Logan will provide in-kind  
81 services, but fund-raising is intended to cover other expenses.  
82
- 83 10. Mayor Petersen announced that he will be traveling out of the country the week of  
84 October 20 and asked to be excused from the October 21 Council meeting.  
85

## 86 **COUNCIL BUSINESS.**

### 88 **Discussion: Core Neighborhood Revitalization – Chairman Karl Ward**

89  
90 Chairman Ward invited the public to contact any of the council member's with any ideas  
91 or suggestions of how the City can revitalize core neighborhoods. He said the Council,  
92 City Staff and the Logan City School District are concerned about the need to revitalize  
93 the core neighborhoods and provide an environment where families want to live and raise  
94 their family. The Council recently held a joint meeting with the Logan City School

95 District and there are concerns that the lack of stability in some of our neighborhoods  
96 creates problems in our schools. We need to try and figure ways to take action and make  
97 changes.  
98

99 Councilmember Needham referred to a paper he wrote and distributed to the City Council  
100 titled, "How Can Logan Have More Middle Income Housing?" He said rental's are  
101 approaching 50% of Logan's housing. Single dwelling homes once formed the core of  
102 Logan's housing. Most neighborhoods are secure within their single dwelling housing  
103 status. However, others have had a slow creep towards rental, whether with multiple units  
104 in a former single dwelling home or single rental homes. Investors have taken over the  
105 City, crowding out single dwelling owners who do not want to live on a block being  
106 taken over by rentals.  
107

108 Councilmember Needham continued and said he ran for Logan City Council on the  
109 promise that he would address the single dwelling housing situation. It is not a simple  
110 problem. However, unless we solve it the Logan of the future will not resemble its  
111 wholesome self of the past. Renters and landlords care little about their yards and  
112 maintenance is typically delayed. All of the grade schools in Logan now qualify for  
113 poverty level meals. Generally, children of parents who rent have unstable school  
114 attendance records. Cache County is getting nearly all of the new middle class housing.  
115 There is higher income housing in some areas of Logan, and lower income housing in  
116 others, but very few middle class areas. He proposed middle income housing be  
117 "sprinkled" in the neighborhoods that struggle, particularly the Adams and Wilson  
118 neighborhoods and areas on the West side of Logan.  
119

120 Chairman Ward said the primary issue of all of this is to find funding to follow through  
121 with some of these ideas. He mentioned that City Attorney Kymber Housley has done  
122 some research on how we can fund some of these ideas but we need to identify specific  
123 areas block/streets and list as blighted.  
124

125 City Attorney Kymber Housley stated that 50% of the homes within a project area must  
126 have at least one element of blight and overall in the project area there must be 4 out of 7  
127 elements of blight. Studies need to be done to identify these areas and would need to do  
128 either a Community Development Area and voluntarily do a blight study or an Urban  
129 Development Area which requires a blight study. The advantage to doing this is if there is  
130 a blight finding then we can use affordable housing funds in that project area for any type  
131 of housing. We could purchase the blighted homes, raze them and sell the land for new  
132 homes to be built. There is no income requirement for these homes.  
133

134 Chairman Ward said he likes the idea of identifying concentrated areas within specific  
135 neighborhoods and turning those into a desirable family neighborhood.  
136

137 Mr. Housley said we often focus on the Wilson and Adams Neighborhood and the project  
138 area does not have to be restructured to those boundaries that are tied to the schools. One  
139 project area can overlap another project area. We can make the project areas as large as  
140 needed and they do not have to be square blocks.  
141

142 Councilmember Needham commented that his son Joseph Needham recently purchased  
143 the Old Bishops Storehouse building and the drawings for the proposed two homes to be  
144 built in this area were approved by the Historic Preservation Committee. These homes are  
145 similar to what can be built in the core neighborhoods. He feels that a large issue is we  
146 need to convince investors who want to purchase homes and rent them out to instead sell  
147 the homes. There are 16,000 dwelling units in Logan City and 9,000 of these are rentals.  
148 He feels if we have to spend millions of dollars to encourage home ownership, then it  
149 will be well worth it.

150  
151 Chairman Ward stated that 61% of housing units in Logan are non-owner occupied  
152 which, is a very high proportion. He feels incentives could be given to people that  
153 currently own older homes and are renting them out. He talked to an appraiser who has  
154 surveyed the present market and he said in Logan a 1,200 square foot home will rent for  
155 \$750 per month which is \$9,000 income per year. Factor in other things such as taxes,  
156 insurance and maintenance which is 30% of that, the net income would be approximately  
157 \$5,085 per year. The property would be valued on the income basis at slightly under  
158 \$120,000. If someone were to approach the property owner and the home was sold for  
159 \$120,000, at an investment rate of 3% they would still have the \$750 per month which,  
160 would be an equivalent income stream of \$750 per month for 134 months without taking  
161 care of a rental property and maintenance. Chairman Ward said we need to get the  
162 message out to people who think they are better off renting a home and show them they  
163 are better off selling the home. Then, maybe we can start to reduce the notion that it's a  
164 good investment to rent an older home in Logan.

165  
166 Councilmember Needham said if we can achieve this we could have a lot of homes for  
167 sale and then maybe not be able to sell them but, we need to make renters into  
168 homeowners.

169  
170 Councilmember Daines said another idea would be to create a revolving loan fund at a  
171 very low interest or no interest for people that qualify and want to make repairs on their  
172 home and stay in Logan. She said City Staff is putting together a plan with this idea in  
173 mind.

174  
175 Chairman Ward said we now need to take the next step and make things happen. He will  
176 defer to the administration to start the process and get some of these ideas implemented.  
177 He also said the public is welcome to contact the Council with any additional ideas or  
178 suggestions regarding neighborhood revitalization.

179

## 180 **ACTION ITEMS.**

181

### 182 **PUBLIC HEARING - Consideration of an ordinance amending or repealing various** 183 **sections of the Logan Municipal Code to remove or correct outdated ordinances –** 184 **Ordinance 14-75.**

185

186 At the September 16, 2014 Council meeting, Senior Attorney Lee Edwards addressed the  
187 Council regarding the proposed ordinance. He also distributed a labeled and tabbed copy  
188 of the ordinance and then proposed amendments to be made. This is a “clean up” of

189 various ordinances that need to be repealed and to remove and correct outdated  
190 ordinances.

191  
192 Chairman Ward opened the meeting to a public hearing.

193  
194 There were no comments and Chairman Ward closed the public hearing.

195  
196 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Daines to  
197 **adopt Ordinance 14-75** as presented. Motion carried unanimously.

198  
199 **Consideration of an agreement to create the Northern Utah Environmental**  
200 **Resource Agency (NUERA)**

201  
202 At the September 2, 2014 Council meeting, Environmental Department Director Issa  
203 Hamud addressed the Council regarding the proposed NUERA agreement which includes  
204 Weber County, City of Logan, Wasatch Integrated Waste Management District, North  
205 Pointe Solid Waste Special Service District, Trans Jordan Cities, and South Utah Valley  
206 Solid Waste District. It is the desire of NUERA to explore the creation, acquisition,  
207 and/or operation of a Solid Waste Management Facility of Facilities. To explore the  
208 portion of services relating to one or more Solid Waste Management Facilities. To  
209 explore the provision of services relating to one or more Solid Waste Management  
210 Facilities. To explore options for the effective, efficient, and economic disposal,  
211 recycling, reuse or use of Non-hazardous Solid Waste to provide services related to Solid  
212 Waste Management. To investigate and evaluate possible solutions to Non-hazardous  
213 Solid Waste problems and issues for the Members and the State of Utah and other  
214 political subdivision and to work in conjunction and cooperation with existing Solid  
215 Waste Management Facilities to meet Solid Waste Management objectives. To explore  
216 the sharing of research and management practices and to study emerging technologies.  
217 To provide emergency and disaster resources to the Members and to consider and  
218 evaluate projects in which some or all of the Members may participate in entities separate  
219 from the organization. The cost to Logan City will be minimal.

220  
221 Councilmember Olsen said the questions and concerns that he had were addressed by  
222 City Attorney Kymber Housley and Environmental Director Issa Hamud. He is  
223 comfortable with going forward with the NUERA agreement.

224  
225 **Board Appointments to serve on NUERA - Mayor Craig Petersen and Darrell**  
226 **Gibbons. Issa Hamud to serve on the NUERA Technical Committee.**

227  
228 **ACTION.** Motion by Councilmember Daines seconded by Councilmember Needham to  
229 **approve ratification** of the proposed appointment of Mayor Craig Petersen and Darrell  
230 Gibbons to serve on Northern Utah Environmental Resource Agency as board members  
231 and Environmental Director Issa Hamud to serve on the Technical Committee. Motion  
232 carried unanimously.

233  
234  
235

236 **WORKSHOP ITEM.**

237

238 **Budget Adjustment FY 2014-2015 appropriating: \$41,255 reimbursement for the**  
239 **Little Bridge Creek Fire; \$15,346 additional funds awarded to the Logan City Police**  
240 **Department for Bullet Proof Vest Purchases – Resolution 14-77 – Richard Anderson**

241

242 Finance Director Richard Anderson addressed the Council and explained the proposed  
243 budget adjustment.

244

245 The proposed resolution will be an action item and public hearing at the October 21, 2014  
246 Council meeting.

247

248 Chairman Ward announced the Logan Redevelopment Agency meeting scheduled for  
249 tonight has been cancelled and the RDA Workshop Item on tonight's agenda regarding a  
250 proposed resolution authorizing Agency Assistance for Neighborhood Nonprofit Housing  
251 Corporation's Freedom Landing Veterans Housing Project has been withdrawn.

252

253 Mayor Petersen added that the Freedom Landing Veterans Housing Project will be  
254 discussed at the Economic Development Committee meeting which is scheduled for  
255 October 8, 2014.

256

257 **OTHER CONSIDERATIONS.**

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259 There were no other considerations from the Mayor or Council.

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261 **ADJOURN.**

262 There being no further business to come before the Council, the meeting adjourned at  
263 6:15 p.m.

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267

Teresa Harris, City Recorder