

2
3 Minutes of the meeting of the Logan Municipal Council convened in regular
4 session on Tuesday, May 19, 2015 at 5:30 p.m. in the Logan City Municipal Council
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Jeannie F. Simmonds
6 conducting.

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

13
14 Chairman Simmonds welcomed those present. There were approximately 68 citizens in
15 the audience at the beginning of the meeting.

16
17 **OPENING CEREMONY:**

18
19 Mayor Craig Petersen addressed the Council and said the City of Logan is pleased to
20 announce the appointment of Star Coulbrooke as the first City of Logan Poet Laureate.
21 Ms. Coulbrooke will serve as the city's official ambassador of literary culture. Mayor
22 Petersen read the following.

23
24 Star Coulbrooke moved to Logan from Preston, Idaho in 1968. She worked as a waitress,
25 a hardware store clerk, and a Certified Nurse's Aide before earning her Bachelor's and
26 Master's Degrees at USU in English and Folklore. She taught poetry writing for ten years
27 and is currently Director of the USU Writing Center.

28
29 Star has been writing poetry since she was nine years old, with two chapter books and
30 more than 70 individual poems published nationally since 1996. She has given over a
31 hundred poetry readings and lectures, taught dozens of poetry writing workshops,
32 organized scores of literary events, and provided publication opportunities for many local
33 writers.

34
35 As Poet Laureate of Logan, Star will take poetry to the community through public events.
36 She is already scheduled for readings, workshops, and school visits through December
37 2015. Her project for the next two years will be to inspire poetry for Logan residents and
38 visitors by conducting Poetry Walkabouts and inviting people to contribute lines to a
39 community collaborative commemorative poem about Logan.

40
41 Star Coulbrooke read the following.

42
43 **STARRY SMALL TOWN WISH**

44
45 *Big Dipper gets crowded, so many bright rivals*
46 *ying for my dark-sky view.*
47 *I can walk down paved roads looking up*

48 *while I talk on the phone with my grandkids*
49 *and never move over for traffic.*
50
51 *Sprinklers overshoot their settings,*
52 *lawn-water splashing in arcs at my feet.*
53 *I love that our drinking-water comes down the creek*
54 *from the canyon and runs along Center Street,*
55 *thrashing its rocky bottom clean.*
56
57 *I know how the creek looks in daytime*
58 *carrying autumn leaves, but it's dark*
59 *and my grandkids live in small-town Washington,*
60 *pinos too thick and tall for big-sky stargazing.*
61
62 *I tell them how warm the night is, how quiet,*
63 *only the sound of the creek and the sprinklers,*
64 *how I hope it won't rain when I come to visit,*
65 *my flight already paid for. I ask what I can bring.*
66
67 *My granddaughter hints, says she pierced*
68 *her own septum, stuck a needle through*
69 *nice and straight, but can't find the right*
70 *nose-ring, not in her too-small town.*
71
72 *I remember my teen years in a town*
73 *smaller than this one, even smaller than hers.*
74 *I tell her I'll drive to the city,*
75 *stop by the piercing shop, pick out a ring.*
76
77 *Eyeing the stars scattered across the sky,*
78 *I recall their density in the Milky Way*
79 *when I was a child, so many more of them*
80 *out there in the sticks, where I couldn't live*
81 *until I left, stars and all.*
82
83 *City lights encroach, washing billions*
84 *from my view, but I'm still talking,*
85 *walking down the quiet street with sprinklers*
86 *and the clear creek thrashing. I already got my wish.*
87
88 *Star Coulbrooke, introductory poem for the City Council Logan Poet Laureate Inaugural*
89 *Ceremony.*
90
91 Ms. Coulbrooke thanked those in the audience for attending tonight and said there are
92 many to thank for this honor, specifically:
93

94 The City of Logan, especially Mayor H. Craig Petersen and Councilmember’s Holly
95 Daines, Herm Olsen, Jeannie Simmonds, Karl Ward and Gene Needham.
96
97 The Poet Laureate Selection Committee: Holly Daines, Paul Crumbley, Charles Waugh,
98 Andrea DeHaan, Robert Shupe, Darren Perkes, Marty Reeder, Jeannie Simmonds.
99 Nominators: Sue Jelus, Dianne Hardy, Sue Shapiro. Poetry group, Poetry at Three,
100 students, Helicon West, the League of Utah Writers, Logan Library, the Department of
101 English, the College of Humanities and Social Sciences, the Center for Women and
102 Gender, the Uncommon Collective, who allowed her to crash their scene and read poetry
103 with them. Ms. Coulbrooke thanked her family and friends who took the time to be here
104 tonight. Her partner Mitch Butterfield, who is her Logan poetry muse, her forever-mentor
105 Ken Brewer, the late former poet laureate of Utah and the famous Logan poet May
106 Swenson, whose legacy is rich and enduring, an example for local poets and writers to
107 aspire to.
108

109 Ms. Coulbrooke read a May Swenson poem that she said seems to speak to this
110 occasion—to the City and to the valley—and the weather—and to all of us:
111

112 **Earth Your Dancing Place**

113
114 *Beneath Heaven’s vault*
115 *remember always walking*
116 *through halls of cloud*
117 *down aisles of sunlight*
118 *or through high hedges*
119 *of the green rain*
120 *walk in the world*
121 *highheeled with swirl of cape*
122 *hand at the swordhilt*
123 *of your pride*
124 *Keep a tall throat*
125 *Remain aghast at life*
126
127 *Enter each day*
128 *as upon a stage*
129 *lighted and waiting*
130 *for your step*
131 *Crave upward as flame*
132 *have keenness in the nostril*
133 *Give your eyes*
134 *to agony or rapture*
135
136 *Train your hands*
137 *as birds to be*
138 *brooding or nimble*
139 *Move your body*
140 *as the horses*

141 *sweeping on slender hooves*
142 *over crag and prairie*
143 *with fleeing manes*
144 *and aloofness of their limbs*
145
146 *Take earth for your own large room*
147 *and the floor of earth*
148 *carpeted with sunlight*
149 *and hung round with silver wind*
150 *for your dancing place*

151
152 Ms. Coulbrooke also read the following poem.

153

154 **City of Poetry**

155

156 *In Downtown Logan, where artists inhabit*
157 *bicycle shops and cafes, tattoo parlors and churches,*
158 *where paintings and sculptures and photographs adorn*
159 *the sporting goods stores and the old hotels,*
160 *line the walls along stairways and narrow aisles*
161 *among the coat hangers, above the tables,*
162 *along the counters near the checkout stand,*
163 *there's a bookstore mentality held-over from the days*
164 *when poetry was valued as artwork, as an escape*
165 *from the mundane workaday life, when people*
166 *would read it everywhere they went, memorize*
167 *their favorite verses, recite them over dinner.*

168

169 *Let's keep going there, keep going back to poetry,*
170 *forward to more poetry. Let's plaster it on the walls*
171 *of the City, compose our lines and stamp them*
172 *in cement at every new roundabout, every sidewalk.*
173 *Let's write poems to each other about our lives*
174 *in the City of Poetry where everyone, no matter who*
175 *they are, no matter what age or persuasion, what*
176 *family, what job, what form of transportation or*
177 *what inclination, will have a say, will know they matter.*

178

179 *Let's let poetry matter, let metaphor replace all*
180 *diatribes, all misunderstandings. Let's say it in poetry,*
181 *straight from the soul, not from media-feeds, not*
182 *from google or TV or mass email, but out of the heart*
183 *where our stories reside, where our memories*
184 *and hopes don't fight with each other, where art*
185 *for art's sake becomes our priority.*

186

187 *Here in the City of Poetry, let's look to the backyards,*

188 *where families come out on a Sunday evening*
189 *to watch urban owls rise from blue spruce and juniper,*
190 *on silent wings, to go beyond the town and return*
191 *before Monday's first white dawning, swept with canyon*
192 *air from the forest's scent of summer to the paved*
193 *wide streets where our cars and buses take us*
194 *to work and to school, where we can think all day*
195 *of the stories we'll tell when poetry rolls off our tongues*
196 *like water over a spillway, fresh and clear and powerful.*

197
198 *Composed by Star Coulbrooke, Logan Poet Laureate, for the Inaugural Ceremony.*

199
200 Chairman Simmonds thanked Ms. Coulbrooke for attending tonight and then led the
201 audience in the pledge of allegiance.

202
203 **Meeting Minutes.** Minutes of the Council meeting from May 5, 2015 were
204 reviewed and approved with minor changes.

205
206 **ACTION.** Motion by Councilmember Ward seconded by Councilmember Daines to
207 **approve the May 5, 2015 minutes and approve tonight's agenda.** Motion carried
208 unanimously.

209
210 **Meeting Agenda.** Chairman Simmonds announced there would be four public
211 hearings at tonight's Council meeting.

212
213 **Meeting Schedule.** Chairman Simmonds announced that regular Council
214 meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next
215 regular Council meeting is Tuesday, June 2, 2015.

216
217 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

218
219 Logan resident Joe (?) addressed the Council regarding a recent television news story
220 about the water situation in Utah. He said he knows that we get our drinking water from
221 Dewitt Springs and he asked what the water situation is for Logan at this time.

222
223 Public Works Director Mark Nielsen responded that Logan City has several sources of
224 water such as Dewitt Springs, several wells around Logan City and the aquifer situation
225 in Cache Valley is not declining. As for Logan City's supply for this year, with our
226 current conditions, he feels we do not have a problem. The canal companies could have a
227 problem with enough water for irrigation but he does not foresee that Logan should have
228 a problem although everyone should still conserve as best we can.

229
230 Logan business owner Kristin (?) addressed the Council. Her business is located on
231 Center Street and she asked the Council if they know when the Utah Theater will be
232 completed she also asked about the parking on Center Street and also if the two hour
233 parking behind the Emporium will change because of the Coppermill Restaurant moving.

234

235 Mayor Petersen responded that he has been told the Utah Theater will be open this
236 summer but an exact date has not been announced. The parking behind the Emporium
237 will remain the same at this time.

238

239 **MAYOR/STAFF REPORTS:**

240

241 **Proclamation: May Swenson Day – Mayor Petersen**

242

243 Mayor Petersen read the following Proclamation.

244

May Swenson Day

245 *WHEREAS* May Swenson was born in Logan, Utah on May 28, 1913 in the family home
246 at the base of Old Main Hill;

247 *WHEREAS* she graduated from Utah State Agricultural College in 1934 and is a
248 distinguished alumna;

249 *WHEREAS* she gained national fame over her prolific career as “America’s Poet”;

250 *WHEREAS* her Collected Poems were published by The Library of America in 2013;

251 *WHEREAS* her final resting place is in the Logan City Cemetery, marked with a bench
252 inscribed with her poetry, placed upon her passing in 1989;

253 *WHEREAS* a plaque designating the location of her home has been installed to
254 celebrate her literary achievements;

255 *WHEREAS* in honor of her centenary, the first May Swenson Day was declared in
256 Logan City in 2013;

257 *NOW, THEREFORE, I, H. Craig Petersen, Mayor of the City of Logan, do*
258 *hereby proclaim May 28th, in perpetuity, to be May Swenson Day and urge Logan City*
259 *citizens to honor her legacy as a favorite daughter of Logan and to read a poem in her*
260 *memory.*

261 **Updates on Projects/Issues – Mayor Petersen**

262

263 Mayor Petersen gave an update on the following Projects/Issues.

264

265 1. Construction Projects

266 a. Rain will delay completion of the 600 East 1000 North intersection, Logan
267 Gateway Sign and landscaping at the “Y” intersection on South Main.

268 b. Trail construction continues from the ICON property to Trapper Park.

269

270 2. Substantial progress has been made on the Tour of Utah fundraising.

271

- 272 3. City staff and Council Members participated in a trip to Boulder, Colorado to view
273 bike and pedestrian trail options.
- 274 4. Mayor Petersen thanked Human Resource Director Greg Cox, Teresa Harris,
275 members of the Executive Committee and Council Members for helping with the
276 Employee Appreciation Luncheon. It was a great success and the employees were
277 very appreciative.
- 278
- 279 5. The City's recent General Obligation Bond Refinancing will result in a net present
280 value savings of \$112,000 which is a savings of 4.6% over the current issue.

281

282 Mayor Petersen distributed a proposed resolution to the City Council which if the City
283 Council approves will go to the Cache County Council to put an optional sales tax for
284 transportation on this year's ballot. The Utah League of Cities and Towns (ULCT), which
285 lobbied for the local option sales tax during this year's legislative session, sent a proposed
286 resolution to the City's. Earlier this year, Logan and other Utah cities passed a resolution
287 urging the Legislature to approve measures to benefit local transportation funding. The
288 sales tax was among those measures that were approved in the final hour of the session in
289 March. The tax would bring in an approximate \$3.5 million dollars per year, according to
290 analysis by the ULCT, and the allowed uses for the money are broader than other
291 transportation funds funneled through the State. Though approved by the Legislature, the
292 sales tax needs to be approved locally. Mayor Petersen asked the Council to review the
293 proposed resolution.

294

295 Councilmember Daines said it was her understanding that the County Council expressed
296 concern about this proposal. She feels we need to have more discussion with the County
297 Council before a decision is made to support the resolution and move forward.

298

299 Councilmember Ward said raising taxes is a serious thing to consider and is not
300 something we want to do, at least in his mind, without a lot of study and considering all
301 options.

302

303 Councilmember Daines said it was her understanding that if the County passes this the
304 transit district gets more funding from the tax then the County will get for roads.

305

306 City Attorney Kymber Housley responded the 0.25 percent sales tax would be divvied up
307 with 0.10 percent each going to the cities and the Cache Valley Transit District and 0.05
308 percent going to the County.

309

310 Mayor Petersen stated Logan City would receive approximately \$1.2 million dollars per
311 year, the CVTD would receive the same amount of \$1.2 million dollars and the County
312 would receive \$600,000.

313

314 Mr. Housley said the proposed resolution is more political than legal and there is nothing
315 in the statute that requires the Council to pass this resolution at this time. This is a local
316 issue.

317

318 Mayor Petersen said one of the reasons for considering this sooner than later is that if the
319 County chooses to put this on the ballot then the County would be conducting the
320 election this year rather than the City.

321
322 Councilmember Daines said she feels that the ULCT is trying to meet the needs of the
323 Wasatch Front with this road tax and so they put in a transit portion rather than letting
324 local jurisdictions determine locally how to best use the money. With the way the bill is
325 written, she feels we are kind of forced into a certain allocation, which, locally we may
326 feel does not fit our needs. She said there is no question we need road funding but maybe
327 we should wait a year and talk more with the Legislature so there is more control over
328 where the money goes.

329
330 Mayor Petersen said the ULCT is pushing this heavily and this bill was passed by the
331 Senate with a lot of compromise.

332
333 Chairman Simmonds suggested the resolution be placed on the June 2, 2015 Council
334 agenda for further discussion.

335
336 In regards to the recent budget presentations, Mayor Petersen said he feels they were
337 more about department updates rather than the department budget. He suggested that
338 periodically, departments update the Council during a regular council meeting.

339
340 Councilmember Ward said department updates were started last year while he was Chair
341 and he feels they were valuable for the Council to know what is happening in the various
342 departments. He agrees that budget workshops should only be about the budget itself.

343
344 Chairman Simmonds feels the budget presentations are very valuable and gives the
345 Council a sense of what has been accomplished, what might be accomplished and hearing
346 this helps to relate to a thorough budget study on what the needs are of the departments.

347
348 **COUNCIL BUSINESS:**

349
350 **Discussion: Downtown Mid-Block Walkway and Gathering Place – Chairman**
351 **Simmonds**

352
353 Councilmember Daines said she recently asked Public Works Director Mark Nielsen to
354 put together information and numbers on a Downtown Mid-Block Walkway and
355 Gathering Place from 300 North to 100 South. She said in trying to decided what we
356 should do next and how we should move forward, she put together possible ways to begin
357 and gave the following recommendations.

- 358
359 1. Signal out intent to implement this portion of the Downtown Specific Plan by
360 setting aside \$2 million (\$1 million from the Electric Enterprise Fund and \$1
361 million from the Environmental Enterprise Fund).
362 2. Place on the Council Agenda for public comment September 1 or 15, 2015.
363 Conduct meetings with stakeholders in the interim and meet with UDOT about
364 bulb outs and/or a pedestrian beacon at 200 North.

- 365 3. Refine City plans for adjacent blocks.
366 4. Prepare a draft Request for Proposal for a design of the Gathering Place.
367 5. Begin engineering drawings (in house) and obtain easements for mid-block
368 walkways.
369

370 Councilmember Ward said this proposal is well thought out and now we need to look at
371 the revenue sources. He said parking is a concern and by doing this we are eliminating
372 parking in the downtown and reducing the ability of people to come to the downtown and
373 use the amenities. He feels along with this proposed plan, we need to include parking.
374

375 Councilmember Daines said the next step is to develop goals for a longer range plan
376 which would include structured parking and maybe there is another place to do this that
377 would have better parking which is very important.
378

379 Councilmember Ward said we have talked about doing this for a long time and we need
380 to get something started.
381

382 Chairman Simmonds asked Community Development Director Mike DeSimone what
383 would be his recommendation to move this proposed project forward.
384

385 Mr. DeSimone responded there are a lot of needs within the City that serves people and
386 the budgetary process identifies those priorities. We need to make sure that whatever we
387 do on the downtown blocks ties into each other and everything is connected.
388

389 Councilmember Daines said the Council has looked at the budget and she does not see
390 this type of project listed and is not staff driven. She feels the Council is saying, we have
391 a vision and we need to do something for downtown and we are committed to pursuing
392 our Downtown Specific Plan. She asked, at what point do we actually start doing
393 something because there will always be roads that need to be paved and other projects but
394 do we let the downtown deteriorate further or do we try and create something to revitalize
395 the downtown.
396

397 Mr. DeSimone suggested breaking the project up and do things incrementally. He
398 suggested delaying a decision until September and allows more time to consider all the
399 possibilities.
400

401 Councilmember Daines referred to the trails project where the City committed funding
402 and had a plan of how the trails would be paid for and then built.
403

404 Councilmember Needham stated the one thing he has heard over the years is parking has
405 always been what merchants have needed and wanted the most. He feels we need to do
406 things that will please the downtown retailers whose livelihood depend on people coming
407 to their businesses and he feels that parking is the most important. He said either we tear
408 the buildings down or use them for what they were built for in the first place.
409

410 Councilmember Daines said for retail to succeed they need traffic and we need to draw
411 people downtown.

412 Councilmember Needham said the downtown needs ambiance. There is nothing more we
413 can do to create additional parking on Main Street or on the side streets but we can use
414 the center block area for parking.

415
416 Mr. DeSimone said the real question is, are we getting the biggest “bang for our buck”
417 and we also need to look at the City block and is it more appropriate to have retail stores
418 out in the open where they can visibly be seen.

419
420 Councilmember Needham said if we want our downtown to be saved we need to promote
421 and bring retail to the downtown. If that doesn't happen we might as well tear the
422 buildings down and make a recreational area. Whatever makes a national retailer want to
423 come to our downtown is what we should do. He does not understand the concept of a
424 walkway through the downtown and does not see a need for it. We need people to be able
425 to park, proper signage and encourage more retailers to locate in the downtown. He said
426 the Council needs to listen to the retailers in the downtown and what their needs are to
427 succeed.

428
429 Mayor Petersen said he hopes before the Council rushes into this idea of a walkway to
430 ask is this the highest and best use for this money and will it make a significant difference
431 in the downtown which, he is not convinced of at this time.

432
433 Councilmember Daines said that is not the feeling she had from several people she met
434 with a few months ago and maybe those feelings have changed. Part of this is to refine
435 City plans with adjacent blocks because she knows there are other things going on in
436 those areas. She is not asking for a decision tonight but she asked how do we pull people
437 downtown and why do people come to the downtown are the questions we need to ask.
438 She referred to St. George and what they have done in their downtown.

439
440 Mayor Petersen said he was recently in St. George and there are people in the downtown
441 but it's because there are businesses, a library and a children's museum. He just has a hard
442 time believing that creating a mid-block walkway will have a significant impact and will
443 bring people to the downtown.

444
445 Councilmember Ward agreed that we need to make sure that we are using any funds for
446 the highest and best use. He feels it will take a significant amount of study and
447 determination and talking to the stakeholders involved.

448
449 Chairman Simmonds said we spent a lot of money on a Downtown Specific Plan,
450 stakeholder meetings were held, vision meetings and there were other meetings as well
451 which she attended. One of things they talked about was this sort of vision so maybe now
452 is not the right time to do it but she doesn't feel it's the wrong time either. She feels we
453 are going to have to make a big statement to bring in retailers, make them want to stay
454 and then make people want to come to the downtown area. So whether or not this is
455 exactly the right thing and whether we do a little bit at a time, she agrees that we need to
456 do more research but she is willing to discuss this further and to hold a public meeting in
457 September to receive comments on what should be done.

458

459 Mayor Petersen said let's not narrow ourselves to consider this is the best option to spend
460 two million dollars to revitalize the downtown. Its one thing we could do, it's not the only
461 thing and it might not even be the best thing and he doesn't think it's the best thing.

462
463 Councilmember Needham said he would like to applaud the goodwill that
464 Councilmember Daines, Mike DeSimone and Mark Nielsen have expressed. He said it's
465 very important to him what happens in the downtown and he feels we can work it out.
466 His only suggestion is to put retail first which will pave the way and in the long run it
467 will give us that draw to the downtown. The right stores are out there and they just don't
468 know at this time what a good retail experience Logan has for them. He feels we need to
469 prepare the buildings, prepare the space and parking is the most important.

470
471 Chairman Simmonds said in some cases, we as a City cannot prepare private buildings
472 for retail and the owners of those buildings should be doing some of that preparation.

473
474 Councilmember Daines said there is a lot going on right now in terms of possible projects
475 for the downtown. She asked that everyone keep this idea in their mind, on the agenda for
476 September, talk about some specifics and think about other locations where a smaller
477 version is better, there are lots of options. She feels that people should know that we want
478 to implement the Downtown Specific Plan and move forward.

479

480 **Council Budget Workshop Schedule - Chairman Simmonds**

481

482 Chairman Simmonds announced that a Council Budget Workshop will be held on
483 Tuesday, May 26, 2015 beginning at 5:30 p.m. The workshop will be held in the Logan
484 Municipal Council Chambers, 290 North 100 West, Logan, Utah 84321. The public is
485 invited to attend. Departments who will make budget presentation are Police, Light &
486 Power, Library, Environmental and Economic Development.

487

488 **ACTION ITEMS:**

489

490 **PUBLIC HEARING – Logan City Budget Transfers Fiscal year 2016.**

491

492 Finance Director Richard Anderson addressed the Council regarding the Logan City
493 Budget Transfers. The following notice was published on May 10, 2015.

494

495 In accordance with Utah State Law and Logan City budgeting practices, Logan City will
496 hold a public hearing on May 19, 2015 at 5:30 pm in the Logan City Council Chambers
497 located at 290 North 100 West, Logan Utah, to discuss proposed transfers from enterprise
498 funds to the Logan City General Fund. Anyone desiring to address the Logan Municipal
499 Council on this issue is invited to this public hearing.

500

501

502

503

504

505

506 The following Fiscal Year 2016 proposed transfers will be discussed:
507

From Water & Sewer Fund to General Fund	\$ 693,469
From Sewer Treatment Fund to General Fund	314,161
From Electric Fund to General Fund	2,919,314
From Environmental Health Fund to General Fund	896,739

508
509 Logan City has also enacted 911 fees that are assessed on all utility customers for the
510 County-Wide 911 system, radio communications, and related functions. These fees are
511 technically transferred from the Environmental Health Fund to the Communication
512 Center Fund (911 Fund). It is estimated that during Fiscal Year 2016 the City will
513 transfer \$1,410,000 for this purpose.
514

515 As part of the Fiscal Year 2016 budget, the City intends to internally reassign ownership
516 of the building located at 450 North 1000 West to the General Fund. This building was
517 previously used as the Environmental Health Administration Building. The
518 Environmental Health fund built a new administration building adjacent to the existing
519 landfill in conjunction with transfer facilities and other improvements necessary for
520 operations. The City intends to use this building for General Fund Public Works
521 Operations. The land this building is located on is owned by the General Fund. The
522 building has a book value of approximately \$1,700,000. This internal reassignment will
523 result in a transfer from Business-type Activities (Environmental Health Fund) to the
524 Governmental Activities (General Fund) for the book value of approximately \$1,700,000.
525

526 Councilmember Ward said when we look at the Electric fund to the General fund, the
527 critical nature of those funds to help us operate the services that we have to provide for so
528 many enterprises within our city that are exempt from property taxes and 40% of the land
529 area inside Logan City is tax exempt from property tax yet, we still have to provide
530 services. Transferring funds from the electric funds, which all of these enterprises go into
531 including us as individual levels this out and allows us to provide services without
532 overburdening the property tax paid. He feels it's important for citizens to understand
533 how critical these transfers are to our City.
534

535 Chairman Simmonds opened the meeting to a public hearing.
536

537 There were no comments and Chairman Simmonds closed the public hearing.
538

539 No Council action is necessary for the Budget Transfers Hearing tonight as it will be
540 adopted as part of the final budget on June 16, 2015.
541

542 **PUBLIC HEARING – Budget Adjustment FY 2014-2015 appropriating: \$2,000 for**
543 **a grant the Logan Library received from the State of Utah. The funds will be used**
544 **to pay a transcriptionist to transcribe verbal history from local residents to print**
545 **which will be made available at the Library; \$13,530 grant funds for Parks &**
546 **Recreation. The money will be used to purchase educational equipment and**
547 **curriculum for the After School Program – Resolution 15-22**
548

549 At the May 5, 2015 Council meeting, Finance Director Richard Anderson addressed the
550 Council regarding the proposed budget adjustments.

551

552 Chairman Simmonds opened the meeting to a public hearing.

553

554 There were no comments and Chairman Simmonds closed the public hearing.

555

556 **ACTION.** Motion by Councilmember Daines seconded by Councilmember Ward to
557 **approve Resolution 15-22** as presented. Motion carried unanimously.

558

559 **PUBLIC HEARING - Code Amendment – Consideration of a proposed**
560 **Amendment. Logan City requests to amend Section 17.19 regarding Town Center**
561 **Development Standards – Ordinance 15-10**

562

563 At the May 5, 2015 Council meeting, Community Development Mike DeSimone
564 addressed the Council regarding the proposed code amendment to Section 17.19.060 of
565 the Land Development Code which includes the following:

566

- 567 1. Eliminate the minimum building height requirement for new projects along Main
568 Street in the Town Center zone.
- 569 2. Increase the maximum building height on side streets from 40' to 42'.
- 570 3. Eliminate the requirement to have one entrance per 40' of frontage.
- 571 4. Add clarification language regarding building placement and orientation.

572

573 Staff recommends that the Planning Commission recommend approval to the Logan
574 Municipal Council for the proposed amendments to the Land Development Code.

575

576 On April 23, 2015, the Planning Commission recommended that the Logan Municipal
577 Council approve a request to amend the Land Development Code Chapter 17.19 by
578 eliminating the minimum height requirement, increase the maximum building height on
579 side streets from 40' to 45', eliminate a requirement to have one entrance per 40' of
580 frontage, and add clarification language regarding building placement and orientation.
581 Planning Commission vote was 5-1 (Commissioner Russ Price voted nay).

582

583 Mr. DeSimone said the issue we face is the value of Logan City downtown as we are
584 competing with the other outlying communities who don't have the restriction of building
585 height in some cases. The proposed amendment is to eliminate a building height
586 requirement for new projects along Main Street in the Town Center Zone, spanning from
587 200 South to 500 North within a couple of blocks on either side of Main Street. He feels
588 that three stories could be a deterrent to those wanting to build new structures on Main
589 Street. There are no height requirements for buildings in the area's side streets. Within
590 the historic district, located in the zone, there are additional requirements for building
591 standards. In order for Logan to be competitive, we are going to need a little flexibility.

592

593 Mr. DeSimone also said the other major component of the amendment will encourage
594 denser development on the City's side streets within the Town Center Zone by increasing
595 the allowed height of new buildings to 42', the minimum for a four-story building. The

596 old requirements would have only allowed for three stories. He said if the plan is to
597 increase population in the downtown and build up, increasing the allowance for four
598 stories is one way to encourage that to happen.

599
600 Chairman Simmonds opened the meeting to a public hearing.

601
602 Logan resident Michael Anthony addressed the Council. He said for the Council to
603 transition the downtown they are not only going to need a vision plan but will need a
604 stepping stone scheme on how many years it's going to take to get from point to point
605 along the way. He proposed that the Council consider using transferable development
606 rights so that someone could build a twelve story building not on Main Street but in the
607 downtown and make it residential. He feels we need a comprehensive plan on how to
608 take what we have right now with the assets we have now and the ones we want to
609 preserve. Main Street has a lot of potential but it needs people to make the dollars
610 circulate.

611
612 There were no further comments and Chairman Simmonds closed the public hearing.

613
614 Councilmember Ward said he is in favor of the amendments because it allows greater
615 latitude of development that makes economic sense and we are not getting that in the way
616 of something that will be a benefit.

617
618 Chairman Simmonds said this is a big change for downtown Logan and asked would it be
619 wise for the Council to hold off making a decision tonight until Councilmember Herm
620 Olsen is in attendance.

621
622 Councilmember Ward said he is ready to move ahead and does not see a need to wait.

623
624 Councilmember Needham said he favors what is being proposed. It seems to him that the
625 higher structures will come when there are people that want them. Everything he has seen
626 is smaller buildings at this time.

627
628 Mr. DeSimone feels the standard does not distract from having a quality type
629 development and there are examples throughout the community of nice looking
630 architecture and we are only talking about one specific type of standard. He feels what
631 will help downtown is to have new development to provide synergy to other projects and
632 other retailers.

633
634 Councilmember Daines said what if we compromise and do two stories in the Historic
635 District which is a smaller area than the Town Center.

636
637 Councilmember Ward said he would oppose that compromise because we are talking
638 about trying to revitalize and yet we are putting arbitrary rules in the way that
639 disincentivizes people from putting their money into the downtown. He feels the best
640 thing we can do is to get out of the way and give people the opportunity to be able to do
641 what makes sense for them.

642

643 Chairman Simmonds said she is not opposed to the two stories in the Historic District
644 because that it reflective of the character that is already there.

645
646 Councilmember Ward said we have to do that anyway, historically. If a building is torn
647 down, whatever is built has to reflect what is there in a historical way.

648
649 Mr. DeSimone said with the historic area there is diversity of building types. We have
650 some very robust buildings and good examples of diversity of size and type. The bulk of
651 the East side is mainly single level buildings. The proposed minimum height of a one
652 story building would be anywhere from 12' to 20'.

653
654 **ACTION.** Motion by Councilmember Ward seconded by Councilmember Needham to
655 **adopt Ordinance 15-10** as presented. (Simmonds: nay, Daines: Friendly amendment to
656 change one story height to a little more height than 12'). Motion failed.

657
658 Councilmember Ward asked is the 12' covered in the Historic District standards. If
659 someone came in and tore down a building on Main Street and put in a new building
660 would the height of the new building have to mirror what is already there or could it just
661 be a 12' building.

662
663 Mr. DeSimone responded that it does not have to mirror exactly. The Historic
664 Preservation Committee would need to determine that the building is historical in
665 character and consistent with what is surrounding the new building. The height of the
666 building for the Historical Preservation Committee is not so much of an issue as the
667 character of the building would be.

668
669 **ACTION.** Motion by Councilmember Ward to adopt the proposed changes as presented
670 and to include another amendment by modifying the minimum first floor height range in
671 the Town Center Zone from 12'- 20' to 15'- 20' seconded by Councilmember Needham
672 to **amend Ordinance 15-10** as presented. Motion carried unanimously.

673
674 **WORKSHOP ITEM:**

675
676 **Consideration of a proposed Notice of Intent for 350 South Curb and Gutter**
677 **Assessment Area – Resolution 15-23 – Mark Nielsen, Public Works Director**

678
679 Mark Nielsen, Public Works Director addressed the Council regarding the proposed
680 Notice of Intent for 350 South Curb and Gutter Assessment Area and to pay some or all
681 of the costs of the improvements by an assessment. The improvements include the
682 following:

- 683
- 684 • Install curb, gutter, and approaches along 350 South between 1200 West and 1337
685 West.
 - 686 • Install storm drainage as needed to manage storm water runoff.
 - 687 • Improve existing corners to meet ADA requirements,
 - 688 • Revegetate areas that are disturbed behind the curb and gutter.

689 The estimated costs for the project improvements are \$120,708 and will be paid by an
690 assessment to be levied against the properties abounding, abutting upon or adjacent to the
691 roadway area which will be benefitted by said improvements. Assessment will be levied
692 on the basis of linear feet of frontage immediately adjacent to 350 South. The previous
693 cost was \$28.25 per foot for the property owner's share and the cost estimated cost has
694 not increased to \$37.50 per foot for the property owner's share with the total cost per
695 property owner increasing by 33%. Keeping the same previous cost of \$28.25 per foot
696 would add \$14,715 to the City's share.

697

698 The assessment may be paid by the abutting property owners in five equal annual
699 installments. If after five years a balance still remains to be paid, an interest rate of 10%
700 per annum will be charged until the assessment is paid in full.

701

702 The Assessment Area Schedule is the following:

703

- 704 • Workshop with City Council: May 19, 2015.
- 705 • Mail out notices to all property owners within Assessment Area.
- 706 • Hold a public hearing at City Council meeting: July 7, 2015.
- 707 • Allow 60 days for property owners to submit protests.
- 708 • Hold a public hearing to approve or deny the Assessment Area at City Council
709 meeting: September 15, 2015.
- 710 • Construct improvements beginning July 2016.

710

711 Finance Director Richard Anderson said we need to consider what we have done with
712 other assessment areas, how much they have paid including interest and we need to
713 remain consistent in what we have done in the past.

714

715 Mr. Nielsen said this proposed assessment area would be more expensive than
716 assessment areas we have done in the past.

717

718 Councilmember Daines asked what the cost would be if we went 50/50 (City and
719 property owners).

720

721 Mr. Nielsen responded the maximum total cost would be \$3,400 over five years which is
722 50%.

723

724 City Attorney Housley said the Council should keep in the mind this was a conscious
725 decision on the part of the property owner to build a subdivision without curb and gutter
726 which at the time the City allowed. The City no longer allows this and property owners
727 pay up front for curb and gutter. In the case of this assessment the property owner gets a
728 double benefit and Mr. Housley feels it's not very equitable. This is a choice the property
729 owner made at the time and anyone buying the home later on knew there was no curb and
730 gutter. The way this is written the City would pay any overage, not the property owner.

731

732 Councilmember Daines said she feels better going 50/50.

733

734 Mr. Anderson said we also need to consider the interest after five years and other
735 assessment areas have paid interest in some amount and again he feels we should stay
736 consistent now and with future assessment areas.

737

738 **OTHER CONSIDERATIONS:**

739

740 No other considerations were brought forward to the Council.

741

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

743

744 Chairman Jeannie F. Simmonds welcomed everyone to the Logan Redevelopment
745 Agency meeting.

746

747 **ACTION ITEMS:**

748

749 **PUBLIC HEARING - Consideration of a proposed resolution approving Agency**
750 **Assistance for Utah State University Bullpen Business Accelerator Program –**
751 **Resolution 15-20 RDA**

752

753 At the May 5, 2015 Council meeting, Mike Young, Director of the Logan Small Business
754 Development Center with the Extension office at Utah State University addressed the
755 Council.

756

757 The Utah State University Bullpen Business Accelerator Program, operated by USU as
758 part of the Utah Small Business Development Center (SBDC) Network, is a provider of
759 management consulting and professional development training services and now seeks to
760 expand its service offerings for new and existing businesses and entrepreneurs. In 2014
761 63% of the businesses served in the Cache County region were located within Logan
762 City. The Economic Development Committee has reviewed the requested assistance and
763 recommends its approval to the Redevelopment Agency for the amount of \$15,000
764 annually for a three year period conditioned upon the following:

765

- 766 1. USU SBDC assembling total local match commitments of \$100,000 per year for a
767 three year period, half of which must be in cash.
- 768 2. USU SBDC successfully securing a US Economic Development Administration
769 (EDA) grant commitment of \$100,000 per year for a three year period.
- 770 3. USU SBDC providing satisfactory annual reporting to the Agency.

771

772 **Logan Small Business Development Center (SBDC)**

773

- 774 • Current Services
 - 775 - Management Consulting (SBDC Services-Currently Offered)
 - 776 Business & Strategic Planning (Currently Offered)
 - 777 Financial Analysis (Currently Offered)
 - 778 Assistance Securing Financing (Currently Offered)
 - 779 - Professional Development Courses (SBDC Services Currently Offered)
 - 780 Monthly Workshops (Currently Offered)
 - Additional Training Courses as Deemed Relevant (Currently Offered)

781 **SBDC Program Impact 2014**

- 782 • 174 Clients Served – 104 (63%) Based in Logan
- 783 • \$12.7 Million in Additional Capital
- 784 • 63 New Jobs, 29 Jobs Saved
- 785 • Over 2,000 Hours of Director Consulting

786

787 **USU Bullpen Business Accelerator**

- 788 • Anticipated Services
 - 789 • Business Development & Marketing
 - 790 Market Research (Currently Offered – Ongoing Funding Needed)
 - 791 Advertising Assistance (To Be Offered)
 - 792 Sales System Design (To Be Offered)
 - 793 • Design Services
 - 794 Basic Video Production (To Be Offered)
 - 795 Basic Graphic Design (Currently Offered – Ongoing Funding Needed)
 - 796 Basic Web Development (Currently Offered – Ongoing Funding Needed)
 - 797 • Operational Assistance
 - 798 Supply Chain Development (To Be Offered)
 - 799 Basic Business Applications Programming (To Be Offered)
 - 800 Lean Management Techniques (To Be Offered)

801

802 **Program Funding Needs**

- 803 • Minimum Requirements \$200,000/year
- 804 • Economic Development Administration (EDA) \$100,000/year
- 805 • Community \$30,000/year
- 806 • USU \$70,000/year

807

808 Chairman Simmonds opened the meeting to a public hearing.

809

810 There were no comments and Chairman Simmonds closed the public hearing.

811

812 **ACTION.** Motion by Councilmember Ward seconded by Councilmember Daines to
813 **approve Resolution 15-20 RDA** as presented. Motion carried unanimously.

814

815 **PUBLIC HEARING - Budget Adjustment FY 2014-2015 appropriating: \$15,000 for**
816 **Agency Assistance for the Utah State University Bullpen Business Accelerator**
817 **Program – Resolution 15-21 RDA**

818

819 At the May 5, 2015 Council meeting, Economic Development Director Kirk Jensen
820 addressed the Council regarding the proposed budget adjustment for the Bullpen
821 Business Accelerator Program which was discussed in detail by Mr. Young.

822

823 Mr. Jensen stated the RDA statute provides specific authorization to fund a business
824 resource center. The funds being proposed would come from RDA administration funds
825 so any expenses incurred would be spread out evenly to the various RDA project areas

826 that we have in Logan City. SBDC is requesting operational funding in the amount of
827 \$15,000 per year for a three year period.

828

829 Chairman Simmonds opened the meeting to a public hearing.

830

831 There were no comments and Chairman Simmonds closed the public hearing.

832

833 **ACTION.** Motion by Councilmember Ward seconded by Councilmember Daines to
834 **approve Resolution 15-21 RDA** as presented. Motion carried unanimously.

835

836 **WORKSHOP ITEM:**

837

838 **Consideration of a proposed resolution approving Agency Assistance to**
839 **Neighborhood Nonprofit Housing Corporation for its Northern Utah Neighborhood**
840 **Improvement Program – Resolution 15-24 RDA – Kirk Jensen, Economic**
841 **Development Director**

842

843 Kim Datwyler, Executive Director of the Neighborhood Nonprofit Housing Corporation
844 addressed the Council. She stated the Neighborhood Nonprofit Housing Corporation is
845 nearing completion on their first year of the Northern Utah Neighborhood Improvement
846 Program. They have been awarded funding from the Olene Walker Housing Loan Fund
847 for a single-family home rehabilitation loan program which they intend to leverage with
848 grant funding from the Redevelopment Agency, in addition to potential matching funding
849 it is applying for from the Federal Home Loan Bank of Seattle. The funds will be used
850 exclusively on single-family homes in Logan City that are occupied by households with a
851 gross household income equal to or less than 80% of the area median gross income for
852 households of similar size. The program provides grants to eligible households for
853 exterior home improvement projects that improve both the appearance of the home and
854 the neighborhood, as well as the life of the home, and include improvements to electrical
855 service, roofs, exterior walls, windows and doors, as well as landscaping projects and
856 concrete work.

857

858 Ms. Datwyler respectfully requests \$50,000 in RDA funding to be used for the
859 rehabilitation of at least ten more homes. She expressed her appreciation for this
860 opportunity to again partnership with Logan City.

861

862 The proposed resolution will be an action item and public hearing at the June 2, 2015
863 council meeting

864

865 **ADJOURNED.** There being no further business to come before the council, the meeting
866 of the Logan Municipal Council adjourned at 7:33 p.m.

867

868

869

870

871

Teresa Harris, City Recorder