

2
3 Minutes of the meeting of the Logan Municipal Council convened in regular
4 session on Tuesday, May 3, 2016 at 5:30 p.m. in the Logan City Municipal Council
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Herm Olsen conducting.

6
7 Councilmembers present at the beginning of the meeting: Chairman Herm Olsen,
8 Vice Chairman Holly Daines, Councilmember Tom Jensen, Councilmember Jeannie F.
9 Simmonds and Councilmember S. Eugene Needham. Administration present: Mayor H.
10 Craig Petersen, Finance Director Richard Anderson, City Attorney Kymber Housley and
11 City Recorder Teresa Harris.

12
13 Chairman Olsen welcomed those present. There were approximately 18 citizens in the
14 audience at the beginning of the meeting.

15
16 **OPENING CEREMONY:**

17
18 Pastor Ron Flessner gave the opening thought, prayer and led the audience in the pledge
19 of allegiance.

20
21 **Meeting Minutes.** Minutes of the Council meeting from April 19, 2016 were
22 reviewed and approved.

23
24 **ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to
25 **approve the April 19, 2016 minutes and approve tonight's agenda.** Motion carried
26 unanimously.

27
28 **Meeting Agenda.** Chairman Olsen announced there would be seven public
29 hearings at tonight's Council meeting.

30
31 **Meeting Schedule.** Chairman Olsen 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, May 17, 2016.

34
35 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

36
37 Logan resident Joe Tennant addressed the Council and said he would like to know more
38 about the direction of Logan's Light & Power Department in regards to power needs.

39
40 Councilmember Simmonds suggested that some of Mr. Tennant's questions can be
41 answered during the light's department budget presentation.

42
43 Mayor Petersen added that Mr. Tennant is also welcome to meet with Mark Montgomery,
44 Director of the Light & Power Department.

45

46 Logan resident Patty Reeves addressed the Council regarding the liquor laws and feels
47 that no church should dictate the laws of the State of Utah. She also gave each of the
48 Council Member's a hand written letter regarding this issue.

49
50 There were no further comments or questions for the Mayor or Council.

51
52 **MAYOR/STAFF REPORTS:**

53
54 **Declaration: National Day of Prayer – Mayor Petersen**

55
56 Mayor Petersen read a Declaration designating May 5, 2016 as the National Day of
57 Prayer.

58
59 **Updates on Projects/Issues – Mayor Petersen**

- 60
61 1. Current Construction Projects
- 62 a. Construction of the sidewalk along the steep dugway will start Monday,
 - 63 May 9 and will continue through the summer months.
 - 64 b. There is a construction project along 100 East between 200 North and 300
 - 65 North this week.
 - 66 c. Cemetery entrance construction continues and will be completed before
 - 67 Memorial Day.
- 68 2. The closing for the purchase of the Emporium, Plaza 45 and Poco Loco properties
- 69 is scheduled for Monday, May 9.
- 70 3. Council Members are invited to attend the Employee Appreciation Lunch on
- 71 Monday, May 23 at the Golf Course.
- 72 4. City projects for the Community Bridge Initiative for Fall 2016 are being
- 73 assembled. Ideas from Council Members are welcome.
- 74 5. Reconstruction of Third Dam will probably be delayed because the Federal
- 75 Energy Regulatory Commission is unlikely to approve the permit by June 1, 2016.
- 76 6. Decorative lights have been installed on 100 North from Main Street to 100 West.
- 77 7. Installation of decorative lights on 400 North from Main Street to 700 East will
- 78 start soon. The duration and cost of the project is likely to be reduced because
- 79 there is existing conduit and less boring will be required.
- 80 8. Community Garden plots near the Bridger School are now being assigned. The
- 81 cost is \$20 per 200 square foot plot, plus a \$15 refundable clean-up deposit. To
- 82 reserve a plot, call Helen Muntz at USU Extension, 752-6263.

83
84 **Budget Presentation – Mayor Petersen**

85
86 Mayor Petersen read the following Budget Message for Fiscal Year 2017.

87
88 *The basic philosophy used to develop Logan City's annual budget is that revenue*
89 *predictions are conservative and the city continues to seek ways to reduce expenses so*
90 *that tax dollars are used more efficiently. Each year, there are many more "wants" than*
91 *can be funded based on existing revenue sources. Indeed, it is challenging to fund even*
92 *the city's basic "needs." But scarcity is a reality in almost all personal and institutional*

93 budgets and it has the virtue of forcing a closer examination of how resources are
94 allocated.

95

96 Following are budget “highlights” on both the revenue and the expense side.

97

98 **REVENUE FORECASTS**

99 As noted above, revenue forecasts for all funds are intentionally conservative. This
100 approach has been adopted because predictions that are overly-optimistic can require
101 mid-year expenditure adjustments and also may create expectations for future years that
102 cannot be satisfied. In contrast, conservative revenue forecasts assure that the City will
103 “live within its means” and also can provide a buffer against unexpected downturns in
104 economic activity.

105

106 In presenting a balanced Fiscal 2017 Budget for Logan City, the following general
107 assumptions were made regarding the various revenue sources:

108

109 Revenues from the General Property – 1.5 % increase

110 Revenues from the General Sales Tax – 5.0% increase

111

112 **PROPOSED PROPERTY TAX INCREASE**

113 I propose that the Library Property Tax Levy be increased to generate additional revenue
114 of approximately \$270,000 per year. This would increase the property tax on a \$200,000
115 home by approximately \$10 per year. By borrowing internally at market rates for a
116 period of eight years, this change would provide \$2,000,000 for new library construction.
117 At the end of eight years, the funds could be used for library maintenance and operations,
118 or the levy could be partially reduced.

119

120 **PROPOSED EXPENDITURES**

121 Proposed operating expenses are essentially unchanged in all departments, as they have
122 been for several years. This poses a challenge during years of consistently increasing
123 costs, but so far we have been able to maintain services. The most significant proposed
124 expenditure changes in the Fiscal 2017 Budget are as follows:

125

126 **Pay for Performance** - The budget includes a 3% wage/salary increase and
127 approximately \$200,000 for market adjustments. These increases will be distributed to
128 departments who will then have the responsibility to determine how the money is
129 allocated to individual employees.

130

131 **Health Care Costs** - The City's health care cost will increase by 9% over last year,
132 compared to an increase of 5% last year.

133

134 **Retirement Benefits** - Retirement costs are substantially unchanged from the previous
135 year.

136

137 **Other** - Appropriate \$10 million for the Hydro III project with Third Dam reconstruction
138 scheduled to begin this fall if the required permit can be obtained from FERC in a timely
139 manner. Appropriate \$3.2 million for lining the first cell of the North Valley Landfill.

140 (Note: \$9.3 million was appropriated last year for road and cell construction, but the
141 actual bids for the two projects totaled just over \$5 million).

142

143 **SUMMARY**

144 *The proposed budget increase in the General Fund compared to Fiscal 2015 is 2.2%. The*
145 *Environmental Health budget will increase by 1.7 % and the other Enterprise Fund*
146 *budgets are essentially unchanged.*

147

148 *I appreciate the insight and skill of my staff (especially Finance Director Rich Anderson)*
149 *in developing a prudent and realistic budget. I look forward to the City Council's careful*
150 *review and input. Comments from the general public are also invited.*

151

152 **COUNCIL BUSINESS:**

153

154 **Council Budget Workshop Scheduled – May 10, and May 17, 2016 beginning at 5:30**
155 **p.m. in the Logan Municipal Council Chambers**

156

157 **ACTION ITEMS:**

158

159 ***(Continued from April 5, 2016)* PUBLIC HEARING – Consideration of a proposed**
160 **resolution to approve the Hillcrest Neighborhood Plan – Resolution 16-12**

161

162 Community Development Director Mike DeSimone addressed the Council regarding the
163 proposed resolution and two ordinances.

164

165 He stated on February 25, 2016, the Planning Commission recommended that the
166 Municipal Council approve the Hillcrest Neighborhood Plan along with associated
167 changes to the Future Land Use Plan Map (FLUP), and several rezones.

168

169 The City Council reviewed these items in a workshop on March 15, 2016 and held a
170 public hearing on April 5, 2016. The items were continued until May 3, 2016 to allow for
171 the assemblage of the Hillcrest Neighborhood Planning Steering Committee to consider
172 the Deer Pen in more detail. The Hillcrest Steering Committee met April 12, 2016 to
173 discuss Deer Pen Visualization No. 2 as well as other potential options. Based on that
174 discussion, a modified Deer Pen Development Plan was prepared and submitted as part of
175 the Hillcrest Neighborhood Plan. The principles behind this modified plan were a desire
176 to consolidate development along existing streets to avoid going through Deer Crest
177 (private roads) and to minimize new road construction, reduce the number of lots while
178 increasing the overall lot sizes, avoid high voltage transmission lines, consolidate open
179 areas into larger more useable tracts, and work with the Parks Department to commit
180 towards a Parks planning effort in Deer Pen.

181

182 Mr. DeSimone said one issue that is still outstanding is making sure that the residents are
183 comfortable with this plan and for the most part the responses he has received have been
184 favorable. He said there were three development proposals in the Deer Pen property:

185

186

- 187 1. No development
188 2. Moderate development
189 3. Maximum development
190

191 Staff recommended to Council that we don't rezone the Deer Pen now and wait until we
192 actually have a formal subdivision to go with it. Staff recommended that the Council
193 adopt the Future Land Use Plan with changes that show the boundaries and gives us the
194 policy basis for doing the rezone.
195

196 Vice Chairman Daines clarified when we actually change the zoning it will be presented
197 and go through the Planning Commission at the same time we do the subdivision request.
198 At that point, the neighborhood can comment on details such as traffic impacts,
199 driveways, drainage issues, etc.
200

201 Mr. DeSimone responded that is correct, the neighborhood will have an opportunity to
202 refine the details.
203

204 City Attorney Kymber Housley recommended opening the public hearing for all three
205 proposed items (Resolution 16-12, Ordinance 16-08 and Ordinance 16-10).
206

207 Chairman Olsen opened the meeting to a public hearing for Resolution 16-12, Ordinance
208 16-08 and Ordinance 16-10.
209

210 Ron Flessner, Hillcrest Resident – Mr. Flessner said it has been stated that the original
211 intent for the Deer Pen property was to be used as a future cemetery. He asked how will
212 this work with the current plan.
213

214 Mr. DeSimone responded the City has determined there is not an immediate need for a
215 cemetery. The City is proposing to build residential lots in the Deer Pen and repay the
216 Cemetery Fund that loaned the money to buy the property in the first place. Then, at
217 some point in the future we will look for another cemetery location.
218

219 Michael Timmons, Hillcrest Resident – Mr. Timmons expressed his appreciation to Mr.
220 DeSimone and City Staff for putting together the Hillcrest Neighborhood Plan and he
221 feels what the City has proposed will work. He expressed his support for the revision of
222 the Deer Pen area and said the City and Staff have been very willing to work with the
223 neighborhood. He said one of his concerns is the potential of land use "creep" and what
224 could happen in the future with the open space. His understanding is that in the future
225 there can be minor adjustments but there is a line drawn and what is there will stay and
226 become part of Logan City Parks.
227

228 Debbie Brough, Hillcrest Resident – Ms. Brough expressed her thanks to the Council.
229 Removing Lots 1, 2, and 3 from the map. Doing this will allow more continuity in the
230 open space. She suggested the Council determine if the Cemetery Fund is being
231 prioritized as much as it should be in the coming years.
232

233 For the remaining open space, she asked if there is a plan or funding set aside for what
234 Parks & Recreation would design for a future park area.
235
236 Councilmember Simmonds said it was her understanding that the open space would not
237 necessarily be a “park” with grass but, rather an open space area.
238
239 Mr. DeSimone responded that is what the Parks & Recreation Department will determine.
240
241 Chairman Olsen said he knows there was some sentiment to leave it natural and to
242 determine whether that would be at a higher or lower cost.
243
244 Vice Chairman Daines said in regards to the funding, residents need to realize that it
245 won’t happen quickly. We already have a long list of Parks & Recreation projects that are
246 prioritized and this area would be added to that list as far as improvements being made.
247 There is no guarantee that it will happen fast.
248
249 Councilmember Jensen said in regards to leaving the area natural some of it has been
250 disturbed.
251
252 Mr. DeSimone said it will also require some restoration work to be done and that will
253 also be determined through the process with Parks & Recreation.
254
255 Mayor Petersen said the area also has to work with storm drainage and as we put in lots
256 there would have to be some contouring in this area.
257
258 Ben Gausberg, Hillcrest Resident. Mr. Gausberg thanked Mayor Petersen, the Council
259 and Staff for being so receptive to the neighborhood concerns and ideas. His one concern
260 is the cul-de-sac off 1500 East. He said there was a traffic study done and he asked as
261 these lots are built, how much traffic will be coming down 1500 East. He asked if it
262 would be cost prohibitive to have the through road and go off Aspen Drive because that
263 would split the traffic for those heading North and take some pressure off 1500 East.
264
265 Mr. DeSimone said one of the reasons they decided not to go off the private street is that
266 it would cost the City money but there is also no right of way extended through and we
267 would have to purchase property to make it work. The decision was to use the existing
268 City right of way instead. There are only 22 lots on this roadway and if speeding is an
269 issue, the police department can do more enforcement. Traffic counts have been done and
270 they are minimal.
271
272 Public Works Director Mark Nielsen said according to the ITE Manual which indicates
273 traffic counts, it states that in a residential neighborhood each home accounts for about 10
274 trips per day.
275
276 Mr. Gausberg said if the traffic is coming off Aspen Drive he feels it would be more
277 appealing to a future homeowner if they were off a busy road.
278
279

280 There were no further comments and Chairman Olsen closed the public hearing.
281
282 Councilmember Jensen said he has been impressed as he has read through the plan and
283 feels it has been revised in an appropriate and responsive way.
284
285 **ACTION.** Motion by Councilmember Jensen seconded by Councilmember Simmonds to
286 **approve Resolution 16-12** as presented. Motion carried unanimously.
287
288 ***(Continued from April 5, 2016)*** **PUBLIC HEARING – Consideration of a proposed**
289 **ordinance to amend the Future Land Use Plan Map (FLUP) for those areas**
290 **identified in the Hillcrest Neighborhood Plan as suitable for map amendment –**
291 **Ordinance 16-08**
292
293 Chairman Olsen said regarding the request from Hillcrest resident Debbie Brough of
294 removing Lots 1, 2, and 3, what is the Council’s desire.
295
296 Mr. DeSimone responded they were there in the second proposal and again it was
297 accessing private driveways and roadways. It would require us to negotiate with the
298 developer to have access and the other option is to come off 1700 East and residents
299 didn’t want the additional traffic. The total number of lots was reduced by 2. His
300 recommendation is to leave Lots 1, 2, and 3 where they are now.
301
302 Vice Chairman Daines said the City has really tried to go through a process and address
303 as many of the concerns from the neighborhood as possible. She feels we need to move
304 ahead and supports the plan as presented leaving Lots 1, 2, and 3.
305
306 **ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to
307 **adopt Ordinance 16-08** as presented. Motion carried unanimously.
308
309 ***(Continued from April 5, 2016)*** **PUBLIC HEARING – Consideration of a proposed**
310 **rezone of areas identified in the Hillcrest Neighborhood Plan as suitable for rezone –**
311 **Ordinance 16-10**
312
313 Vice Chairman Daines said she likes the suggestion from Mr. DeSimone to hold off on
314 the rezone until we have the subdivision ready to go. Residents could then comment
315 specifically once there is a definite plan.
316
317 Mr. DeSimone stated the recommendation is this is the proposed rezone/zoning map
318 changes. He suggested the Council adopt the proposed map, it doesn’t change until a
319 subdivision plan is brought forward and then the Council can look at the changes for the
320 specific property.
321
322 **ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Jensen to
323 **adopt Ordinance 16-10** as presented. Motion carried unanimously.
324

325 **PUBLIC HEARING - Consideration of a proposed resolution adopting the**
326 **Community Development Block Grant (CDBG) Annual Action Plan, Program Year**
327 **2016, for the City of Logan – Resolution 16-14**
328

329 At the April 19, 2016 Council meeting, CDBG Coordinator Aaron Smith addressed the
330 Council and reviewed the Annual Action Plan.

331
332 He stated the City is required to develop an Annual Action Plan each year for submission
333 for approval to the U.S. Department of Housing and Urban Development (HUD), which
334 plans delineate funding allocations to CDBG sub recipients and strategic priorities and a
335 community needs assessment. It is estimated that the City has \$448,808 to allocate from
336 HUD for PY2016.

337
338 The City has complied with the applicable requirements approved by HUD and outlined
339 in the City's Five-Year Consolidated Plan, which requires that:

- 340 • A steering committee is formed to meet and review each eligible application for
341 funding and to come to a unanimous consensus for a recommendation; which
342 recommendation includes funding allocations and funding conditions; and which
343 is submitted for approval to the collective City Council; and
- 344 • Specified public hearings are held, notices are published, and both the
345 Consolidated Plan and Annual Action Plan under consideration are made
346 available for public review and comment in accordance with the Citizen
347 Participation Plan.

348
349 **Application Period**

350 The City of Logan held an application period from February 5, 2016, to March 4, 2016.
351 During the application period, two application workshops were offered to provide
352 potential applications with an opportunity to learn about application requirements.

353
354 City Departments and nonprofits serving low/moderate income residents were invited to
355 make application.

356
357 **CDBG Program Year 2016 Funding Recommendation**

358 The CDBG Steering Committee met on March 17, 2016, and made the following funding
359 recommendation:

360

Activity	Funding Amount
400 N 300E/500 E Medians and Crossings	\$180,000
200 W 1600 N Sidewalk	\$73,000
400 E Center Sidewalk	\$48,000
Family and Information Center Building Addition	\$19,000
Whittier Center Window Replacement	\$20,000
Common Ground Facility Roof	\$14,047
Bridgerland Literacy Program Expansion	\$5,000
Program Administration	\$67,321
Woodruff Neighborhood Plan	\$5,000
Access and Mobility Plan	\$5,000
Program Planning	\$12,440
Total Funding	\$448,808

361

362 It is recommended that any PY2016 funds awarded by HUD in excess of the estimate or
363 any funds recaptured from any other CDBG activity from any program year will be
364 automatically reallocated to the 400 N 300 E/500 E Medians and Crossings activity up
365 the total activity budget.

366

367 **Public Review and Comment Period**

368 A public review and comment period regarding the proposed PY2016 Annual Action
369 Plan runs from April 4, 2016 to May 3, 2016, and is scheduled to end at the conclusion of
370 the public hearing scheduled for May 3, 2016.

371

372 **Public Hearing**

373 A public hearing is scheduled for May 3, 2016, for the purpose of receiving public input
374 by Logan residents regarding the proposed plan. The hearing takes place as part of the
375 regularly scheduled City Council meeting, which begins at 5:30 p.m. Special
376 accommodations are offered for those that request and need them.

377

378 Chairman Olsen opened the meeting to a public hearing.

379

380 Kelly Howell, Director of the Whittier Community Center addressed the Council. She
381 thanked the Steering Committee for including the Center's request for funding. The
382 Whittier Center is 108 years old and the windows are original. They recently received
383 \$25,000 from an Eccles grant and \$20,000 from CDBG will allow them to replace some
384 of the windows this year.

385

386 Claudia Brilliant from the Family Information Resource Center addressed the Council.
387 She thanked the Council for their support and asked them to approve the proposed
388 funding.

389

390 There were no further comments and Chairman Olsen closed the public hearing.

391

392 **ACTION.** Motion by Councilmember Jensen seconded by Vice Chairman Daines to
393 **approve Resolution 16-14** as presented. Motion carried unanimously.

394
395 **PUBLIC HEARING - Consideration of a proposed resolution approving the budget**
396 **for the 2016 Freedom Fire Event – Resolution 16-19**

397
398 At the April 19, 2016 Council meeting, Parks & Recreation Director Russ Akina
399 addressed the Council regarding the proposed budget for the 2016 Freedom Fire event.

400
401 Mr. Akina stated the Logan Parks and Recreation Department is preparing to produce the
402 Freedom Fire annual patriotic community event for Friday, July 1, 2016, at Utah State
403 University Maverik Stadium to commemorate our nation’s independence. The event
404 known as Freedom Fire is composed of live professional entertainment, aerial fireworks,
405 sound and lighting, and promotion of the event that involves marketing, advertising, and
406 the development of sponsorships, grants, and ticket sales to help offset event
407 expenditures.

408
409 The proposed 2016 Freedom Fire Budget is the following:

410
411 **2016 Freedom Fire Proposed Budget**
412 **Parks and Recreation Department**
413

414 Revenue:	415 <u>2015 Actual</u>	416 <u>2016 Proposed Budget</u>
417 Ticket Sales	46,030	48,000
418 RAPZ	30,000	40,000
419 Sponsorships	36,000	42,000
420 Donations	50	500
421 RAPZ Pop. Split	<u>46,859</u>	<u>46,360</u>
422 Projected Revenue:	158,939	176,860
423		
424 Expenses:		
425 Production Expenses	18,000	18,000
426 Entertainment	19,200	30,160
427 Advertising	8,168	4,000
428 Event Insurance	11,484	11,500
429 USU Facilities Fee	11,295	11,500
430 Portable Toilets	643	700
431 Staging, Lighting, Sound	25,400	35,000
432 Fireworks	60,000	60,000
433 Ticket Printing	1,366	400
434 Master of Ceremonies	200	200
435 Stage Handling, Camera Live Video	2,000	3,000
436 Sales Tax Expense	0	2,400
437 Miscellaneous Expense	<u>1,183</u>	<u>0</u>
438 Total Expenses:	158,939	176,860

439 He said there are some anticipated changes in regards to expenses this year. One of them
440 being staging, lighting and sound. Last year the expenses were \$25,400 and this year they

440 will be \$35,000. Bids will go out for these services. He will know in May if we will
441 receive the additional \$10,000 RAPZ grant.
442
443 Chairman Olsen opened the meeting to a public hearing.
444
445 There were no comments and Chairman Olsen closed the public hearing.
446
447 Councilmember Jensen asked how assured are we to receive RAPZ funding for Freedom
448 Fire.
449
450 Mayor Petersen responded that the RAPZ Committee met last Thursday to make its final
451 determination so it will go to the County Council on Tuesday, May 10. Last year we
452 received \$30,000 and this year we requested \$40,000. He feels we won't get anything
453 less than \$30,000 for Freedom Fire.
454
455 Vice Chairman Daines said for some reason if Logan does not receive allocation for
456 Freedom Fire we can adjust the budget for this event if needed.
457
458 Parks & Recreation Director Russ Akina responded so far we are doing well in regards to
459 the budget. The variable will be when we start selling tickets and what the sale of those
460 tickets will be. Ticket sales start tomorrow and if things don't move forward from a
461 budget standpoint we would need to make adjustments as needed. The \$11,000 insurance
462 for the event is for liability coverage.
463
464 **ACTION.** Motion by Councilmember Jensen seconded by Councilmember Needham to
465 **approve Resolution 16-19** as presented. Motion carried unanimously.
466
467 **PUBLIC HEARING - Consideration of a proposed resolution approving an increase**
468 **in Rental Fees for the Tournament Room at the Logan River Golf Course –**
469 **Resolution 16-20**
470
471 At the April 19, 2016 Council meeting, Parks & Recreation Director Russ Akina
472 addressed the Council regarding the proposed resolution for Tournament Room Rental
473 Fees.
474
475 Mr. Akina stated the Logan River Golf Course is owned and operated by the City of
476 Logan and maintained by the Parks and Recreation Department. The Logan River Golf
477 Course which is managed by the Parks and Recreation Department offers the public
478 limited use of the Tournament Room for a fee. The Tournament Room fee is for the
479 purpose of offsetting costs associated with use of the room, monitoring, cleaning and
480 routine maintenance, management of reservations, and a catering fee for reservations that
481 choose to not use the Logan River Golf Course concessionaire services.
482
483 Mr. Akina proposed the following fee increases:
484
485
486

	<u>Current</u>	<u>Proposed</u>		
488	1-3 hours	\$250	1-3 hours	\$350
489	3-5 hours	\$500	3-5 hours	\$600
490	Full Day	\$600	Full Day	\$700
491			Per event	\$100 for outside catering

492
493 Chairman Olsen opened the meeting to a public hearing.

494
495 There were no comments and Chairman Olsen closed the public hearing.

496
497 **ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to
498 **approve Resolution 16-20** as presented. Motion carried unanimously.

499
500 **PUBLIC HEARING - Consideration of a proposed resolution for the approval of**
501 **IPP Renewal Offer Documents – Resolution 16-21**

502
503 At the April 19, 2016 Council meeting, Dan Eldredge, General Manager of the
504 Intermountain Power Agency (IPA) that manages the Intermountain Power Project (IPP)
505 addressed the Council regarding the proposed resolution.

506
507 Vice Chairman Daines said at the April 19 Council meeting, Mr. Eldredge presented the
508 resolution but the Council did not have the opportunity to hear from Logan Light &
509 Power Director Mark Montgomery. Vice Chairman Daines indicated she would like to
510 know how Mr. Montgomery and others from the City feel about the proposal. She feels
511 this has been a great investment in the past and she would like to hear further opinions.

512
513 Mayor Petersen responded that Mr. Montgomery was unable to attend tonight’s meeting
514 but he is supportive of the resolution and proposed that we increase our allotment to 5%
515 realizing that is not binding on us.

516
517 Mayor Petersen said he had some skepticism about this issue but, he feels this is a good
518 idea and an idea that short of bankruptcy by some utilities in California would not have
519 negative financial implications for the City.

520
521 Chairman Olsen opened the meeting to a public hearing.

522
523 Logan resident Joe Tennant addressed the Council and said at the last meeting when the
524 proposal was made, it seemed to him there would be less power available. The new plant
525 would be downsized and he would like to know how the Council feels about that
526 happening.

527
528 City Attorney Kymber Housley responded this is a unique power contract that we have
529 and we are currently in IPP with this particular project. Currently, it’s a coal fired plant
530 and expires in 2026. The goal is to add longevity to this by converting to natural gas.
531 Currently it’s a 1,600 megawatt plant and we have 2.49% of those megawatts. With the
532 conversion and California increasing their green power supply to 50% in their portfolio,

533 there is thought that it could drop as low as 600 megawatts. Mr. Montgomery does not
534 feel it will drop that low and would be somewhere between 800 and 1,000 megawatts.

535
536 There is very little risk to the City and having this in place is insurance more than
537 anything. We have the rights to it but we turn around and sell it to California. The nice
538 thing is if we ever needed it, we can call it back so it gives us a cushion if we ever had
539 another power supply fail or become unavailable. There is very little downside even if
540 the power providers were to go bankrupt we could still use the power and would not
541 purchase new power. He is not aware of us calling it back other than during the Enron
542 crisis.

543
544 Chairman Olsen said his view is that if we can increase our proportionate share by 5% we
545 should.

546
547 Logan resident Bill Bower addressed the Council and said a lot of people talk to him and
548 don't understand how come we are buying power when we have a power plant in Logan
549 Canyon. He asked how much do we generate on our own.

550
551 Mayor Petersen responded our average load over the year is about 75 megawatts and our
552 hydro facility at maximum production will generate about 7.5 megawatts so the hydro
553 facility in Logan Canyon is less than 10% of our need. The hydro is also inconsistent
554 depending on water flow.

555
556 There were no further comments and Chairman Olsen closed the public hearing.

557
558 **ACTION.** Motion by Vice Chairman Daines seconded by Councilmember Simmonds to
559 **approve Resolution 16-21** as presented. Motion carried unanimously.

560
561 **(Continued) Consideration of a proposed resolution for the approval of IPP Sale of**
562 **Renewal Excess Power – Resolution 16-22**

563
564 Mayor Petersen said Resolution 16-22 will be continued to a date yet to be determined
565 until we know more about the outcome of the resolution that was just approved regarding
566 The Renewal Offer Documents.

567
568 Mr. Housley said the way Resolution 16-22 is written now, the Council could approve at
569 this time. Ideally, the Council should approve it before the end of June.

570
571 **Consideration of a proposed resolution indicating the intent to adjust the boundary**
572 **between the City of Logan and the City of River Heights – Resolution 16-23**

573
574 At the April 19, 2016 Council meeting, City Attorney Kymber Housley addressed the
575 Council regarding the proposed boundary adjustment. He was approached by Wasatch
576 Construction which is a division of Wasatch Properties. This is a Dell Loy Hansen
577 project in the area of the Riverwoods Apartments and they have approached the City
578 asking if we would be willing to do a boundary line adjustment to include the property
579 shown in the exhibit which he provided to the Council. The parcel is located at

580 approximately 200 East 600 South in River Heights and is approximately 5.44 acres.
581 River Heights City has also been notified and they are doing a similar resolution for this
582 boundary adjustment. The purpose is to extend the current Riverwoods complex for
583 additional housing. The issue for River Heights is they don't have the ability to provide
584 utilities without a lot of cost.

585
586 Mr. Housley added the public hearing will be held on July 19, 2016 after a 60 day protest
587 period.

588
589 **ACTION.** Motion by Councilmember Jensen seconded by Vice Chairman Daines to
590 **approve Resolution 16-23** as presented. Motion carried unanimously.

591
592 **WORKSHOP ITEMS:**

593
594 **Budget Adjustments FY 2015-2016 appropriating: \$25,000 to account for**
595 **delinquent assessments budgeted for in prior fiscal year but collected in the current**
596 **fiscal year; \$38,815 from the sale of surplus rolling stock for Parks & Recreation**
597 **projects at the Logan Cemetery and Bridger Park – Resolution 16-24 – Richard**
598 **Anderson, Finance Director**

599
600 Finance Director Richard Anderson addressed the Council regarding the proposed budget
601 adjustments.

602
603 The proposed resolution will be an action item and public hearing at the May 17, 2016,
604 2016 Council meeting.

605
606 **Zone Change – Consideration of a proposed zone change. Jed Willets, authorized**
607 **agent/owner, requests a zone change from MR-12 to MR-20 on .24 acres located at**
608 **1350 North 200 West;; TIN: 05-041-0056 – Ordinance 16-13 – Russ Holley, Planner**

609
610 Planner Russ Holley addressed the Council regarding the proposed zone change. Mr.
611 Holley provided a brief history of the property. In 1992 the Planning Commission
612 approved the 6-lot Royal Point Subdivision located South of 1400 North between 200
613 and 400 West. Each lot was approximately 1.30 to 1.80 acres in size. Lot #6 is associated
614 with this request. In 1992 the zoning was R4, which allowed multi-family structures at a
615 rate of one unit per every 6,000 SF and an additional 1,000 SF for each subsequent unit
616 (4-plexes would require 9,000 SF). Multiple residential structures were permitted one lot.
617 In 1993 the first 4-plex was built and over the course of the following two years seven 4-
618 plexes were built on Lot #6 (1.8 acres). In 1995 tax identification number (TIN)
619 boundaries were divided around the existing seven 4-plexes at the County. The creation
620 of the seven (7) boundaries left the original parent TIN as vacant .24 acre area in the
621 southwest corner. Application for proper subdivision (to create legal building lots) was
622 never made with Logan City. The City has never recognized these additional TIN
623 boundaries. Lot #6 under the R4 zoning ordinances could have allowed for additional
624 units, but were never constructed (reason unknown). Access easements were established
625 at the County for access interior structures. In 2000 zoning designations and densities
626 changed to Multi Family High and the project became "legally existing nonconforming".

627

628 The proponent is requesting a re-zone of Lot #6 from Mixed Residential Low (MR-12) to
629 Mixed Residential Medium (MR-20). This would achieve a higher density allowing for a
630 subdivision to occur and thus creating recognized building lots. It would then be the
631 intention of the proponent to build a multi-family structure (up to 4 units for .24 acres) in
632 the vacant areas in the southwest corner. The MR-12 zone allows 12 units per acre. The
633 MR-20 zone allows 20 units per acre. Currently, Lot #6 is developed at 15.5 units per
634 acre.

635

636 Mr. Holley stated this proposal has the potential to possibly set precedence for
637 compromising zoning intent and regulation, because with a city so diverse in its history,
638 there are enormous amounts of non-conforming properties, land uses and structures
639 throughout. In this case, however processed improperly by only going to the County, it
640 could have been legally subdivided in 1993-95 when these structures were built and
641 divided. If a down-zone application back to MR-12 was to be immediately submitted by
642 the Community Development Department, it would allow the subdivision to be platted
643 and result in a 0.24 acre property that is zoned MR-12 and capable of two (2) units and a
644 neighborhood that is zoned the same way as it is today. That would be exactly what the
645 proponent thought he had purchased and what City staff originally told him he had.

646

647 The Planning Commission unanimously agreed with this concept, on the condition that
648 somehow only a duplex could be built, not a four-plex, which the MR-20 would allow.

649

650 On April 14, 2016, the Planning Commission voted on a recommendation for approval to
651 the Municipal Council for a rezone of 1.80 acres, lot #6 of the original Royal Point
652 Subdivision, from MR-12 to MR-20.

653

654 Mr. Holley stated that just after Mr. Willets purchased the property he talked with him
655 and pulled up the map on the City's GIS system and it showed the different tax ID
656 numbers. Mr. Holley assumed it was legally done and he mistakenly told Mr. Willets that
657 he had 0.25 acres and its zoned MR-12 it would support a duplex. It wasn't until after Mr.
658 Willets submitted his project and after the predevelopment meeting that Staff realized the
659 plat wasn't processed properly and Mr. Willets is actually a part owner in Lot #6 which is
660 the entire 1.8 acres. After this was discovered, the idea was to up-zone so in 2011 this
661 exact proposal was made and that application was denied. Councilmember Laraine
662 Swenson instructed staff to try and work with the applicant and see if there was some
663 way that we could work with Mr. Willets to develop this property. Over the last several
664 years, no deal has come to fruition and no progress has been made. The applicant has
665 now returned and is proposing a second rezone.

666

667 The entire 1.8 acres Lot #6 would have to be subdivided because that is all we recognize
668 as a City. All seven 4-plexes would be included and all seven/eight owners would need to
669 sign the plat and would then legally recognize the lots and could pull future building
670 permits. In order to do the MR-20, all owners have to agree and Mr. Willets understands
671 this as well. He has to subdivide before he can develop because right now it's over the
672 allowable density in the MR-12 zone.

673

674 Vice Chairman Daines asked if we change the zoning and then one property owner
675 wanted to change to an MR-20 zone could this be done.

676

677 Mr. Holley responded that was the concern along with the fact that if you rezone the 0.24
678 acres after its subdivided to MR-20 that would actually allow another 4-plex not a duplex
679 which the MR-12 zone would allow. Staff was also concerned with the idea of going
680 back and trying to fix these things because as the Council knows, our City has a very
681 diverse history with legally existing, non conformities and to go back and try to fix those
682 could be problematic. The request needs to be judged on its own merit and decided upon
683 by Council.

684

685 The Planning Commission changed the staff's recommendation from denial to favorable
686 based on the notion that the land owner would only pursue a duplex and they also talked
687 about a deed restriction. Staff feels the better recommendation would be to submit a
688 down-zone application back to MR-20 and at the time the subdivision plat is being
689 processed which would allow a pending ordinance situation and would limit the
690 development only to a duplex. The other advantage to the down zone application is if
691 Council desired, the Logan Gateway project could also be included.

692

693 Councilmember Simmonds said she doesn't understand why the subdivision would not
694 be completed first.

695

696 Mr. Holley responded we can't process a subdivision when the density doesn't allow it
697 and currently it only allows 25 units. In 1992 it would have been allowed when it was
698 built but they did not process a City subdivision at that point and only subdivided the tax
699 ID numbers at the County. It could have been subdivided in the 1990's but it wasn't.
700 Now to subdivide, it has to increase to 20 units per acre so you can go back and divide off
701 all of the existing 4-plexes. Once the subdivision is platted, then development could
702 occur on Mr. Willets 0.24 property.

703

704 Mr. Housley said the problem with a deed restriction is it would have to go on the entire
705 Lot #6 which means the other seven property owners have to agree and they are not likely
706 to do so. He is not worried that Mr. Willets is going to come in and do a 4-plex; he is just
707 trying to accomplish what was originally presented to him. The process would be that
708 immediately following his application, we would downsize back to MR-12, Lot #6 and
709 the Gateway project.

710

711 Mr. Housley continued and said the other owners have a lot of incentive and they can't
712 sell it off legally. We are trying to be fair to Mr. Willets who came to the City in good
713 faith and was told at that time that he could move forward. Normally, we don't do all of
714 this but the City has some ownership in the mistake that was made when Mr. Willets first
715 came to us.

716

717 Councilmember Simmonds said she is not opposed but is just trying to limit any potential
718 liability in terms of having it zoned too high for too long.

719

720 Mr. Housley said the protection is that we will have a pending zone change back to MR-
721 12 which will prevent any development exceeding the MR-12. The intent is to have the
722 Council approve the rezone and allow Mr. Willet to apply for his subdivision and then
723 subdivide. Staff will then do an application to change the zone back to MR-12.

724
725 The proposed ordinance will be an action item and public hearing at the May 17, 2016
726 Council meeting.

727
728 **Code Amendment – Logan City requests an amendments to the Land Development**
729 **Code Section 17.25 (Drinking Water Source Protection (SP) Overlay Zone) to**
730 **permit the use of Class V injection wells in Drinking Water Source Protection Zones**
731 **3 & 4 only – Ordinance 16-14 – Mike DeSimone, Community Development Director**
732

733 Community Development Director Mike DeSimone addressed the Council regarding the
734 proposed code amendment. The proposed modifications to Section 17.25 (Drinking
735 Water Source Protection (SP) Overlay Zone) of the Land Development Code are required
736 in order to comply with the State & Federal requirements to manage storm water on-site.
737 Underground injection systems, called Class V injection wells, are currently prohibited in
738 all Drinking Water Source Protection Zones. These changes would permit the use of
739 Class V injection wells in Drinking Water Source Protection Zones 3 & 4 only. A Class
740 V injection well is a type of drainage facility that generally depends on gravity to drain
741 fluids below the land surface and generally involves little or no pretreatment. A typical
742 Class V system is a dry well or a septic system.

743
744 On April 14, 2016, the Planning Commission recommended that the Municipal Council
745 approve the proposed amendments.

746
747 Public Works Director Mark Nielsen added there are four zones in our Source Protection
748 Plan. The four zones take in most of the East side of Logan and with the new Storm
749 Water regulations; we have to be able to infiltrate water. Right now if you are in any of
750 the four zones, you cannot infiltrate water but, the Storm Water regulations require it. We
751 are eliminating Zones 3 & 4 from the exclusion and only using Zones 1 & 2.

752
753 Chairman Olsen asked will this have any impact on our discharge volume to the West
754 side of Logan City.

755
756 Mr. Nielsen responded no, it will not have any impact. The amount of water we are
757 infiltrating with storm water is minimal.

758
759 The proposed ordinance will be an action item and public hearing at the May 17, 2016
760 Council meeting.

761
762 **Zone Change – Logan City requests to rezone the Main Street frontage of the City**
763 **block located between 200 North – 300 North from Public (PUB) to Town Center**
764 **(TC). This action includes approximately 4 acres on the following properties or**
765 **portions thereof: TIN: 06-0016-0001, -0002, -0004, -0019, -0020, -0021, -0022, -0023,**
766 **-0024, -0025, -0027 – Ordinance 16-15 – Mike DeSimone**

767
768 Community Development Director Mike DeSimone addressed the Council regarding the
769 proposed rezone. Logan City is proposing to rezone approximately four acres from Public
770 (PUB) to Town Center (TC) along the front or eastern half of the City block. The purpose
771 is to develop this area commercially.

772
773 On April 14, 2016, the Planning Commission recommended that the Municipal Council
774 approve the rezone.

775
776 Councilmember Simmonds asked is it appropriate to rezone the property, while the
777 Library is still there.

778
779 Mr. DeSimone responded yes, it is appropriate.

780
781 Councilmember Needham asked if we want to remodel the Library we'll still have the
782 proper zoning, is that correct.

783
784 Mr. DeSimone responded yes, if we remodel internally within the existing walls of the
785 Library but, we would need a conditional use permit if we were to expand the Library.
786 His understanding is that the Library will be relocated.

787
788 Mr. Housley added that the Council can always change the zoning back.

789
790 Councilmember Jensen observed that 30 years ago the City made a lot of effort to acquire
791 the land on this block for the purpose of making it a municipal block and we took
792 commercial properties off. Now, we are going to rezone it to put commercial properties
793 on although reconfigured in a different way.

794
795 The proposed ordinance will be an action item and public hearing at the May 17, 2016
796 Council meeting.

797
798 **FY 2016-2017 Budget Presentations:**

799
800 **1. Overview of General Budgetary Issues – Richard Anderson**

801
802 Finance Director Richard Anderson addressed the Council regarding the General
803 Budgetary Issues. He referred to the Capital Improvement Project Scorecard and a
804 comparison over the last five, fiscal years and proposed fiscal year 2017. It highlights
805 areas where we need to put some effort. The first is General Fund Capital which is
806 typically the Street Department. We've known for a long time that we need to put in
807 more money into this area. It's not quite as dire as it appears and the number he has
808 which is the standard, is that we should be putting approximately 12 million towards our
809 roads and we have reduced that to approximately 6.6 million dollars.

810
811 In addition to the \$1,028,356 shown in the FY 2017 proposed budget, there are other
812 sources of funds that may be available for street construction and repair.

813

- 814 a. The one-time capital amount of \$2,000,000 shown in the proposed budget.
815 b. Estimated additional C&D Road Funds of \$300,000 per year resulting from the
816 2015 Utah Legislature's \$0.05 per gallon increase in the gasoline tax.
817 c. Road sales tax funds of approximately \$3,000,000 per year. These funds are
818 awarded on a competitive basis by the CCOG to support projects in the County.
819 Average amount awarded to Logan during the past 5 years is \$917,313 per year.
820 d. An additional transportation sales tax was approved by the 2015 and 2016
821 Legislature. If placed on the ballot by the County Council and approved by voters,
822 this tax could provide an estimated \$1,200,000 per year for Logan City.
823

824 We need to increase the investment in our Water Fund. Over the past several years both
825 in the General Fund and in the Water Fund, we are actually increasing our investment. In
826 the General Fund we are increasing by \$300,000 in the current year which is the proposal
827 from Mayor Petersen.
828

829 Regarding fund balance, we are seeing plateauing of revenues in the Electric Department
830 and the same thing in the Environmental Fund. We need to be recommitted to investing
831 in capital and we need to do this over time. He is less concerned about where we are
832 currently and more concerned about where we are going. As long as the Council knows
833 these are things we need to invest in when we have the opportunity.
834

835 Storm Water is underfunded but that has more to do with federal mandates and less to do
836 with what we are doing as a City. We need to continue looking at this area as well as the
837 Golf Course and we know we have operational shortfalls as well as capital short falls that
838 we will need to address.
839

840 **Fund Balance**

841 Mr. Anderson stated that generally speaking the fund balance is in a good position and in
842 almost all funds we have capital reserves, with the exception of the Water Fund for the
843 reason of 10th West. We are fairly close to our target reserves in almost all of our funds
844 and these will change over time as we acquire more reserves. One item of concern is the
845 Sewer Treatment Fund; we have 70 million dollars secured and another 10 million dollars
846 in other resources. Based on the cost of the project, we will have to either come up with
847 resources out of pocket or borrow additional funds.
848

849 He feels the City is heading in the right direction and the idea is to make progress.
850

851 Councilmember Simmonds referred to the Cemetery Perpetual Care Fund. The targeted
852 reserve is \$3.5 million dollars and we currently have \$438,000. She asked, if we were to
853 sell all 22 lots in the Deer Crest area how much could we add to the Cemetery Perpetual
854 Fund.
855

856 Mr. Anderson responded it would be somewhere between \$600,000 to \$1.5 million
857 dollars. It would depend on how much it will cost to develop the utilities. The lots are
858 worth somewhere between \$40,000 undeveloped and \$80,000-\$120,000 developed. In
859 the current budget we are increasing our investment in the Cemetery Perpetual Car Fund

860 by virtue of the rate increase that was passed by Council over a year ago. We are
861 contributing close to \$100,000.

862

863 **2. Discussion: Enterprise Transfers – Richard Anderson**

864

865 Mr. Anderson stated that Logan City will hold a public hearing on May 17, 2016 at 5:30
866 p.m. in the Logan City Council Chambers to discuss proposed transfers from enterprise
867 funds to the Library City General Fund. He further explained that a transfer is the
868 movement of cash or other resources from one fund to another. Logan City has utilized
869 transfers from enterprise funds as a General Fund financing mechanism for many years.
870 If budgeted and planned correctly, transfers from enterprise funds can help to defray the
871 cost of services such as public safety, public works, parks and recreation and general
872 governmental services, and consequently, keep property taxes low. But for transfers,
873 Logan City would either have to raise property taxes significantly or cut services
874 significantly. Where private sector utility companies are in the business to provide a
875 return on investment to its shareholders, Logan City's shareholders, its taxpayers and
876 citizens, receive this return on investment as a transfer to the General Fund.

877

878 The following Fiscal Year 2017 proposed transfers were discussed:

879

880 From Water & Sewer Fund to General Fund	\$730,449
881 From Sewer Treatment Fund to General Fund	\$323,400
882 From Electric Fund to General Fund	\$2,882,640
883 From Environmental Fund to General Fund	\$911,699

884

885 Logan City has also enacted 911 fees that are assessed on utility customers for the
886 County-wide 911 system, radio communications, and related functions. These fees are
887 technically transferred from the Environmental Fund to the Communication Fund (911
888 Fund). It is estimated that during Fiscal year 2017 the City will transfer \$1,410,000 for
889 this purpose.

890

891 Mayor Petersen said if we attempt to generate revenue from property tax, there is a
892 significant portion of land that is not taxable. On the other hand, where we raise it from
893 services, this virtually collects it from all entities throughout the City. In many ways, this
894 is a more equitable way to generate revenue.

895

896 Mr. Anderson said our last estimate was that for every dollar we decrease transfers; we
897 have to increase property taxes by \$2.30 so that is a significant increase.

898

899 **3. Pay for Performance – Greg Cox**

900

901 Human Resource Director Greg Cox addressed the Council regarding Pay for
902 Performance. He said there is a proposed 3% salary increase for all full time employees.
903 He said it will be left to the department heads on what their employees will receive in the
904 way of raises anywhere from 1% up to 3%. There is also another \$200,000 available for
905 market or other adjustments to employee salaries that can be given throughout the year.

906 In the last 6-7 years we have reduced our number of employees by 30 and currently we
907 have approximately 400 full time employees. Our turnover is approximately 6%.

908

909 **4. Fire – Chief Jeff Peterson**

910

911 Fire Chief Jeff Peterson addressed the Council regarding the fire department's proposed
912 budget. He said this is the exact same budget he's had for the last four years. He feels the
913 current proposed budget meets the fire department's needs again this year with the
914 exception of one rolling stock item which is the replacement of a fire engine.

915

916 Mr. Anderson said the new engine will be purchased in the Capital Equipment Fund and
917 the cost of the engine is \$500,000. The new engine purchase will deplete the Capital
918 Fund to around \$400,000 but we will quickly build this fund up again and the general
919 practice is to transfer funds into the Capital Equipment Fund is where departments
920 purchase their rolling stock.

921

922 **5. Parks & Recreation – Russ Akina**

923

924 Parks & Recreation Director Russ Akina addressed the Council regarding his proposed
925 budget which overall is \$5.5 million dollars.

926

927 He stated the Recreation Center is 40 years old this year and the building needs a roof
928 replacement on the West side of the facility. Bids will go out for a new roof membrane in
929 the next few weeks.

930

931 The Cemetery service roads are an area of concern with deterioration. Two roads will be
932 replaced this summer.

933

934 Irrigation conversion at the Cemetery will be completed so crews will no longer have to
935 manually move sprinkler heads through 53 acres.

936

937 The Logan Aquatic Center is 15 years old and the pool needs to be replastered. The water
938 slides also need be regelled.

939

940 The Quad Sports Complex is 45 years old and drainage needs to be addressed. The type
941 of use at the complex is changing. There are more women's softball teams and more coed
942 teams. Men only teams are not as prominent.

943

944 Councilmember Needham asked about swimming lessons and are they taught at the
945 Aquatic Center.

946

947 Mr. Akina responded that swimming lessons are taught at the Aquatic Center for all ages
948 and will begin in June and go until the pool closes in the Fall.

949

950 Councilmember Daines asked about the hiring of part time employees and has that
951 increased with the added duties placed on the Parks & Recreation Department with parks
952 maintenance, trails, etc.

953

954 Mr. Akina responded that part time summer help is broken out between divisions based
955 on where the needs are such as parks, golf course, cemetery and recreation.

956

957 **OTHER CONSIDERATIONS:**

958

959 There were no further considerations from the Council.

960

961 **ADJOURNED.** There being no further business to come before the Council, the meeting
962 of the Logan Municipal Council adjourned at 7:50 p.m.

963

964

965

966

Teresa Harris, City Recorder