

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, April 6, 2021, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan Facebook page: <https://www.facebook.com/cityoflogan> and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ COVID-19 Safety and Social Distancing Protocols were followed.

Council Members present at the beginning of the meeting: Chairman Mark A. Anderson, Vice Chair Jeannie F. Simmonds, Councilmember Amy Z. Anderson, and Councilmember Tom Jensen. Administration present: Mayor Holly H. Daines, Assistant City Attorney Craig Carlston, Finance Director Richard Anderson, Planner Russ Holley, City Recorder Teresa Harris, and Deputy City Recorder Esli Morales. Excused: Councilmember Ernesto López, City Attorney Kymber Housley, and Economic Development Director Kirk Jensen.

Chairman M. Anderson welcomed those present. There were approximately 15 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Ted Chalfant from Little Lambs gave the opening ceremony. Mr. Chalfant expressed his gratitude for the support of the programs and the children they serve in the community through the Covid-19 pandemic. He stated that 1 in 3 mothers struggles with diaper needs which, has a negative impact on families and children. Since the beginning of the Covid pandemic, Little Lambs has helped with 14 diaper distributions including two other distributions in conjunction with other organizations. Last year, 800,000 diapers were distributed more than double the amount of the previous year. In perspective 800,000 diapers which equals 3 ½ full semi-trucks from end to end were distributed.

At the beginning of the pandemic, Little Lambs had 113 children signed up for the monthly diaper assistance program and by December due to the complications of the pandemic, there were 582 children signed up for the monthly program. Currently, there are only 296 children signed up for their programs able to receive diapers, wipes, hygiene, and formula products. Most of the families served are hardworking citizens who just need a little extra help with these necessities, and he feels that no child should have to go without.

Mr. Chalfant shared a letter from a mother, who utilizes their services and wished to express her sentiments to Logan City and the surrounding areas.

“I just picked up my diapers and the extra items for my family. Your organizations' kindness always brings me to tears each month. There is a lot of shame in poverty, and I am so grateful for the way you and Little Lambs serve me and treat us with dignity and love. Thank you so much for making us not feel so alone.”

Mr. Chalfant thanked everyone present including the council and the audience present for keeping the communities' babies happy, healthy, and dry.

Meeting Minutes. Minutes of the Council meeting held on March 16, 2021, were reviewed, and approved with no corrections.

Meeting Agenda. Chairman M. Anderson announced there are two public hearings scheduled for tonight's Council meeting.

ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Simmonds to approve the March 16, 2021 minutes and approve tonight's agenda. Motion carried unanimously.

Meeting Schedule. Chairman M. Anderson announced that regular Council meetings are held on the first and third Tuesdays of the month at 5:30 pm. The next regular Council meeting is Tuesday, April 20, 2021.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chairman M. Anderson explained that the Questions and Comments portion of the agenda is suspended. In the meantime, comments can be emailed to City Recorder Teresa Harris teresa.harris@loganutah.org, who will distribute them to the Mayor and Councilmembers.

MAYOR/STAFF REPORTS:

Board Appointments (Planning Commission and Historic Preservation Committee) – Mayor Daines

Mayor Daines asked the Council for ratification to appoint Jordy D. Guth to the Planning Commission. She also asked for ratification to appoint Jennifer Duncan and Joe Needham to the Historic Preservation Committee.

ACTION. Motion by Councilmember Jensen seconded by Vice Chair Simmonds to approve ratification of Jordy D. Guth as presented. Motion carried unanimously.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Jensen to approve ratification of Jennifer Duncan and Joe Needham as presented. Motion carried unanimously.

Proposed Cache County Interlocal Agreement regarding Election Services – Teresa Harris, City Recorder

City Recorder Teresa Harris addressed the Council. She introduced Justin Anderson and William Christ from the Cache County Clerk's Office.

She presented the following: 2021 is a Municipal Election year and this year in Logan City, two council seats, as well as the mayor seat, are up for election. As you may have heard the State of Utah has mandated mail-in voting for all elections for cities and towns. Logan has been doing mail-in-voting since 2015 so this is not new to us.

With the new mandate of mail-in-voting counties, including ours are reaching out to their surrounding cities and towns and proposing that we contract with them for election services.

Since 2015 the County Clerk's Office has assisted with our election in the capacity of providing two or sometimes more of their staff during the election to come here to City Hall and verify signatures with a database that is tied into the State system. This is something that because of security reasons only County Clerk staff are allowed and certified to do. If I were to verify signatures on my own without the database, it would require the Lt. Governor's Office to print me a list of voter signatures to compare to and an alphabetical list/poll book of registered voters, and then once the signature is verified the ballot would be ready for counting. We would be doing the election the way it was done before we did vote-by-mail which is everything would be done by hand. Either that or I would have to take the ballots over to the County for signature verification and then bring them back to City Hall once signatures are verified and then the ballots would be ready to count. I do not feel comfortable transporting ballots back and forth.

The County's proposal is they would mail out the ballots, the ballots would be returned to them, verified, and processed electronically. I am sure Justin or William can explain and answer any questions you might have about this process.

As City Recorder I would still be responsible for several parts of the election which are listed in Exhibit A in the proposed Interlocal Agreement and are in your packet. The County's proposed cost will be calculated 11 days before the Primary and General Election and will be adjusted higher or lower depending on voter turnout. The average cost per voter would be \$1.95 and in 2019 we had 20,500 registered voters so the cost if the registered voters were the same today, would be \$39,975 and that is per election. We typically budget about \$35,000 per election so there is an increased cost if we contract with the County.

I checked with the Lt. Governor's Office and currently, there are 15 out of 29 counties in the State of Utah that run their municipalities' elections. They said that number could go higher as there are still a few counties such as ours that are deciding what to do. I also received an email from the County this morning who informed me that all cities and

towns in Cache County have entered into an interlocal agreement except for three who have yet to decide.

I have thought about this a lot and for me, it comes down to what is best for the voter? After doing a lot of research and talking with the Lt. Governor's Office, my recommendation is that we contract with the County. I have also conferred with Mayor Daines and City Attorney Kymber Housley and we are in agreement this is the best course of action at this time. I want the ballots processed in a timely manner and I want the ballots to be secure. I also think consistency is best.

On Election Day there will not be a Vote Center here at City Hall but there will be a large countywide Vote Center at the Cache County Event Center so voters who need a ballot can visit the center and vote if needed.

Lastly, candidate filing begins Tuesday, June 1, and ends Monday, June 7. The hours are 8 am to 5 pm and filing must be done in person here at City Hall.

Recorder Harris asked if there were any questions she could answer at this time.

Mayor Daines interjected this is a recommendation as it is an administrative decision, but she asked if the Council had any questions, comments, or concerns.

Vice Chair Simmonds voiced concerns in terms of cost. She asked if the \$39,000 amount included the printing and mailing of the ballots along with everything else.

Justin Anderson from the Cache County's Clerk Office answered that the cost included postage, ballots, envelope printing, and return postage cost. There are ways to drive down the cost and that is through voter education. When a ballot is mailed back postage must be paid for while ballot drop-off boxes have no such need. Encouraging voters to drop off ballots in ballot boxes would save .45 cents per ballot. Still, the budget was set high for the Council to budget appropriately.

Mayor Daines interjected that the cost of the ballot is set high based on the estimate of previous voter turnout.

Vice Chair Simmonds stated that if 23,000 ballots are returned, and far more are mailed out. Roughly the amount is \$1.95 per ballot, that is a staggering amount of funds.

Mr. Anderson explained that there are fixed costs associated with mailing a ballot to every voter regardless of whether they are in the county or not. The cost emerges with a higher percentage of voter turnout still the amount is relatively fixed based on Logan City voter turnout.

Vice Chair Simmonds restated her question regarding the costs associated with the mailing of the ballot, and Mr. Anderson confirmed that that the proposed budget would cover is all the previously mentioned costs including labor and software costs.

Mayor Daines clarified that the estimate would be \$15,000 more assuming that there will be both a primary and a general election. With the new system in place, the challenge is signature verification and how that can be run by the City alone. It can be done but would be rather problematic.

Councilmember Jensen asked what had been done in the previous elections and how is this proposal different.

City Recorder Harris replied that two years ago the County had a database of signatures and on the ballot, there would be a barcode and those signatures would be scanned through this database as they were checked. Because of security reasons, a city recorder no does not have access nor can be certified to use the database program as per the Lt. Governor's Office. The County can print a list of signatures, but she would just be checking one signature at a time. Just checking a single signature is not a good enough verification not including the fact that the ballots would have to be checked off one at a time as they come in. With the computerized system of the County as the ballots arrive, they are automatically processed and checked. If a resident checked the website, vote.utah.gov, they could see whether their ballot is being processed. If she were to do so, the process would be delayed, nor would the public be able to see what the status is on their ballot.

Councilmember Jensen remarked that the presented format from the County was a technical device that made the process more secure and faster. Mrs. Harris concurred with the statement that the County has an electronic system of processing the ballots.

Mayor Daines stated that the City had in detail looked at the proposal. It would be a change for the whole County, which would be performing nearly all the municipal elections. One of the options is to permit the County to run a test with some of the cities and then consider the option of having the County run Logan's election in two years. There are alternative options, but Logan is the largest city and will have the highest number of ballots.

Councilmember Jensen interjected that they did not want the national news to arrive in the valley with concerns over voter irregularities.

Recorder Harris stated that the County has stated they will allow her to check the entire process including where the ballots will be housed which is in a secure, locked room.

Councilmember A. Anderson voiced her concerns over the single voting center which, will be located at the Cache Events Center for all city and town elections that contract with the County. It is not an issue for the City of Logan or nearby communities but rather those further away, it is a valid concern.

Recorder Harris admitted that might be a factor, but the greatest factor would be consistency. The same process will be for the State election, Municipal Elections, and

Presidential elections. The City is fortunate that they have done vote by mail as the entire State now has to do by mail elections.

Councilmember M. Anderson asked if additional staff typically was hired.

Recorder Harris replied that for signature verification County staff came to City Hall and for the remaining ballot processing, in house staff is used as much as possible from various departments throughout the City.

Vice Chair Simmonds asked what exactly the County would be doing if we were to contract with them.

Recorder Harris responded that the County would mail the ballots out, the ballots would be returned to them, they would verify signatures, tabulate the votes, store the ballots, and provide staff support.

Vice Chair Simmonds for asked further administrative clarification on what the City would provide.

Recorder Harris responded that all administrative functions related to candidates are still done by the City Recorder, (herself). Including candidate filing, candidate financial reports, notices, and various other things as it is still a City election.

Chairman M. Anderson asked what is being asked of the Council at this time.

Mayor Daines said if there were any strong feelings from the Council in regard to contracting with the County. She again stated this is an administrative decision, but it would be an interlocal agreement that would be from year to year.

Vice Chair Simmonds asked what the initial payment of return meant.

Mr. Anderson explained that the initial payment of return postage, the United States Postal Service is required by federal statute to return official U.S. election mail to the election official regardless if there is postage affixed or not. The initial payment of return postage is the County paying upon immediate delivery of the ballots any postage due to the United States Postal Service. The County would then seek reimbursement from the City of Logan for any postage needing to be covered by voters who did not affix postage to their ballots.

Vice Chair Simmonds asked for further clarification on that statement.

Mr. Anderson answered that the cost is built into the quote. The interlocal agreement states that the County will only seek reimbursement for specific costs that the County incurs for the election which will be within the scope that was provided.

Assistant City Attorney Craig Carlston addressed the Council and stated that in Section 5 of the agreement, it states that the City agrees to pay the County the lesser of the actual cost including estimated costs. The lesser of those two amounts the City will pay.

Mr. Anderson expanded that if the City happens to have a historical election of 25% voter turnout and not a single voter uses a dropbox then that will raise the cost of return postage that would need to be reimbursed. He also addressed the previous concern of Councilmember Jensen. The County has reached out to the Department of Homeland Security to undergo a 3-day comprehensive audit that reviews both the physical and cybersecurity of the Cache County's Clerk's office. After the audit is received, the County will receive additional funding to implement those measures to ensure that the Cache County Clerk's office is equipped and is prepared for all elections moving forward.

Cache Valley Transit District Update – Todd Beutler, Director

Director Beutler was not present to address the Council to give an update on the Cache Valley Transit District. The presentation will be scheduled for a future Council meeting.

Council of Governments (COG) Potential Bonding – Mayor Daines

Mayor Daines addressed the Council by requesting a deferment for two weeks. There have been additional discussions about potential bonding for a number of road projects with COG.

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Vice-Chair Simmonds

Vice Chair Simmonds reported that the Planning Commission approved a conditional use permit for the Calvary Baptist Church to move into a commercial space.

Board Appointments (Renewable Energy and Sustainability Advisory Board – RESAB) – Chairman M. Anderson

Chairman M. Anderson asked the Council for ratification to appoint Patrick Belmont, Paul Campbell, Herm Olsen, and Paul Rogers to RESAB. He also asked for ratification to appoint Emily Fletcher and Cole Stocker to RESAB as Student Board Members.

ACTION. Motion by Councilmember Jensen seconded by Vice Chair Simmonds to approve ratification of Patrick Belmont, Paul Campbell, Herm Olsen, Paul Rogers, Emily Fletcher, and Cole Stocker as presented. Motion carried unanimously.

No further Council Business items were presented.

ACTION ITEMS:

(Continued from March 2, 2011) – **PUBLIC HEARING** – Consideration of an annexation petition filed by Mark Daines on behalf of Paul Campbell for the purpose of annexing 37.45 acres, more or less, into the City of Logan located North of 2200 South and East of 800 West – **Ordinance 21-04** – **Mike DeSimone**

Craig Carlston Assistant City Attorney explained Nibley protested the annexation. The Boundary Commission met and discussed the annexation but did not have a full quorum so a determination regarding the protest was continued but with no fixed date. He recommended that the Council continue the annexation to May 4, 2021.

ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Simmonds to continue Ordinance 21-04 until May 4, 2021. Motion carried unanimously.

PUBLIC HEARING - Budget Adjustments FY 2020-2021 appropriating: \$75,000 additional funds for increased fees associated with Utility Billing credit cards; \$13,000 funds the Library was awarded from the State of Utah for the digitizing of local records for the Logan Library Collection – Resolution 21-15 – Richard Anderson

At the March 16, 2021, Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed resolution.

Chairman M. Anderson opened the meeting to a public hearing.

There were no comments and Chairman M. Anderson closed the public hearing.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Jensen to approve Resolution 21-15 as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Budget Adjustments FY 2020-2021 appropriating: \$13,463 funds received for police overtime shift reimbursements – Resolution 21-20 – Richard Anderson

Finance Director Richard Anderson addressed the Council regarding the proposed budget reimbursement.

The proposed resolution will be an action item and public hearing at the April 20, 2021 council meeting.

Consideration of a proposed resolution approving a 10-year inter-fund loan from the Electric Fund to the Library Fund for the construction of a new library – Resolution 21-21 – Richard Anderson

Finance Director Richard Anderson addressed the Council regarding the proposed resolution. He explained this loan will be for the amount of \$4,000,000 for a term of 10 years at an annual interest rate of 1.69 percent (treasury rate calculated on 4/1/2021). Simple interest will be calculated annually based on the outstanding balance for that year. The first principal and interest payment will be due May 1, 2022, and will be paid each year thereafter. The loan may be repaid in full or in part at any time without penalty. This loan shall be effective May 1, 2021.

Councilmember Jensen asked if the transfer of funds will affect property tax.

Director Anderson replied that the transfer will not affect property taxes. The library levy that is currently in place is to pay that inter-fund loan. With the inter-fund loan, there will be the full allocated amount of 16 million dollars for the completion of the library. The funds together will be presented before the Council at a later date. The reason for today's proposed resolution is that 6 months ago, the treasury's load yield rate was at 1.2% and now it is at 1.69%. In the unlikely event interest rates go down in the upcoming months, the loan may be refinanced. The library would pay interest from initiating until the refinance took place. In the rare occurrence that the electric fund needs these funds, the loan would be moved to another fund after presenting the request before the Council.

Councilmember A. Anderson asked if the \$4,000,000 inter-fund loan would ensure that no further taxes would be imposed on the community.

Director Anderson replied that was the objective provided construction costs are maintained within the budget. The property taxes that occurred several years ago should sustain the construction of the library and after construction maintenance and operation.

Chairman M. Anderson asked if it was anticipated that the loan would take the full duration to repay.

Director Anderson answered that he anticipated that it would take the entire 10 years to do so with the likelihood of another inter-fund loan to repay the balloon (initial down payment).

The proposed resolution will be an action item and public hearing at the April 20, 2021 council meeting.

REZONE – Consideration of a proposed rezone of approximately .80 acres of property located at 800 North 50 West from Commercial (COM) to Mixed Use (MU) – Ordinance 21-07 – Tanya Rice, Planner

Planner Tanya Rice addressed the Council regarding the proposed rezone.

PROJECT

The proponent is requesting to rezone a .80-acre parcel at 800 North 50 West from COM to MU. The corner lot is vacant with several trees throughout the property and the frontage along 50 West is used for pull-in parking. The property has approximately 300' of frontage along 50 West and varies in depth running east and west (80' at the north end and 145' south end). Both 50 West and 800 North are classified as local city streets. Zoning has remained consistent over time, allowing commercial services and multi-family dwellings, changing from C-2 to COM in 2000.

GENERAL PLAN – ZONING

Commercial (COM) – Current Zone

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service, and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and are constructed with quality materials.

Mixed-Use (MU) – Proposed Zone

Mixed-Use Center (MUC) areas are described in the General Plan as having concentrations of commercial and office uses with residential uses integrated. MUC developments are required to have both residential and commercial components. MUCs are intended to be compact and designed for people to live, work, and play within a walkable center.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances.

COM Zone – Current Zone

The COM zone allows a wide range of commercial and light industrial uses. Residential development is encouraged when it is an integral part of the project whole. The COM zone is typically located along with major collector and arterial streets with nearby large capacity utilities. Building heights are limited to 40' and lot coverage rates are kept under 60%. 20% of project sites are required to be improved with open space and usable outdoor space.

MU Zone – Proposed Zone

The MU zoning district permits a maximum density of 30 units/acre (40 with ground floor commercial) and building heights of 58'. Setbacks are 0'-10' in the front yard and lot coverage is capped at 60%. 20% of project sites are required to be improved with open space and usable outdoor space. Studio/one-bedroom residential units require 1.5 parking stalls; two-bedroom or larger units require 2 parking stalls. Commercial parking is based on the square footage of a proposed use. MU standards set minimum commercial building area standards for projects based on acreage. For a .80-acre site, 1,500 SF of the commercial building would be required as part of the project.

NEIGHBORHOOD COMPATIBILITY

The area around the site contains a wide variety of land uses. Single-family homes, multi-family apartments, recreation amenities, schools, restaurants, gas stations, and grocery stores are all located within about a 600-foot radius of the site. 800 N and 50 West are identified as existing or future local streets on the City's Master Transportation Plan, with their primary function, described as access and connection to higher capacity roads. Across from the subject parcel, 50 West is lined with two-story apartments. Other existing buildings and structures within a 600-foot radius are single and two stories in height with most of the residential structures being built between 1962-1999. The surrounding commercial structures were built circa 1950-1980s.

SUMMARY

The COM zoning district, indicated on the FLUP, is similar in nature to the MU zoning district. MU allows taller buildings and a density bonus for residential units but is more limited on the range of permitted commercial uses. As stated in the General Plan, a compact infill near Logan's core will reduce pressure to sprawl outwards into surrounding rural areas. Infill is more efficient on utilities and infrastructure. Infill is less taxing on Logan City's transportation system and should result in fewer miles driven and lower amounts of pollution emitted by residents. There could be design compatibility issues with a MU development built to maximum allowances as the LDC encourages vertical design strategies in urban areas. However, Planning Commission site-specific conditions can help to mitigate any potential incompatibilities.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The Logan City FLUP identifies the area as COM which is similar in nature to MU.
2. The MU zone has a mandatory commercial component that will help to meet the intent of the COM FLUP designation.
3. The MU zone is compatible with neighboring uses and zones.
4. Infill is a more efficient way to handle population growth and reduce pressure on rural/suburban sprawl.
5. Design incompatibles can be mitigated through Design Review processes.
6. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Mixed-Use developments.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Municipal Council for a Rezone of approximately .80 acres of property located at approximately 800 North 50 West (TIN# 05-048-0018) from Commercial (COM) to Mixed Use (MU).

On March 11, 2021, the Planning Commission recommended that the Municipal Council approve the Brickyard rezone from COM to MU. Planning Commissioners vote (6-1).

Vice Chair Simmonds asked since the street is narrow, is the area that is pull-in parking owned by Logan City or is it part of the site.

Planner Rice replied that she did not know at this time but would return at the April 20 Council meeting with a response.

Vice Chair Simmonds added to her previous remark that it a valid concern to consider when expanding the street in the future as the street is rather narrow.

The proposed ordinance will be an action item and public hearing at the April 20, 2021 council meeting.

Consideration of a proposed resolution adopting the 2021 Public Art Action Plan – Resolution 21-17 – Aaron Smith, Planner

Planner Aaron Smith addressed the Council regarding the proposed resolution. He said the Logan Public Arts Master was adopted in 2020 to provide guidance for the implementation of a Public Art Program in Logan City and the Public Art Advisory Board was established in 2021 to advise the Municipal Council regarding the implementation of the City's Public Art Program. The bylaws of the Public Art Advisory Board require the submission of an Annual Action Plan that specifies goals, funding recommendations, and proposed projects for the upcoming year to the Municipal Council for consideration.

The 2021 Public Art Action Plan's core values are creating experiences, sensitivity, diversity and accessibility, education, and strong management. The first-year goals and objectives are the creation of the board, formalize the action plan process, pursue grant funding, establish an identity of board/community engagement, first projects, engage local artists, and explore additional funding models for the arts. The current Logan City Funding is \$10,000, the Logan City CDBG Funding another \$10,000 with the possible addition of grants if available.

The first project is Downtown Placemaking for \$10,000. It will be public art that connects with the downtown sense of place and character. The project that will be considered may be multiple media and include 2 dimensional/mural, sculpture, installation, and augmented reality/digital art. It will be local due to geographic boundary and preferred on public property. Including Art Precedents to be established via painted facility buildings, painted panels, and previously mentioned options.

Vice Chair Simmonds asked if the project would be related to the identifying spaces within the master plan.

Planner Smith replied that it would possibly relate to some of the potential locations such as Main Street, Center Street Sidewalks, Center Block Promenade, Theatre District, Alleyways, Garff's Wayside Garden, etc.

The second project is the Art in the Park – Mural Program for \$10,000 from the CDBG funding. These will be commissioned murals in parks that serve low to moderate-income residents in Logan (HUD requirements). These may include multi-media murals that incorporate painting, mosaic, 3D, augmented reality, etc. The priority parks identified in the master plan are the Soccer Park (250 Legrand St.) and Merlin Olsen Park (300 E Center St.).

The proposed resolution will be an action item and public hearing at the April 20, 2021 council meeting.

Consideration of a proposed resolution adopting revised Logan Light and Power Residential, Commercial and Industrial Electrical Rate Schedules – Resolution 21-18 – Mark Montgomery, Light & Power Department

Logan Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution. The changes refer to the Solar Buy-Back Pricing with the Commercial and Industrial solar rates, a cent above wholesale. The additional wording states that the rates will be looked at on an annual basis and make price adjustments, as necessary. The second change is regarding the fact that all the billing meters in the city for commercial and industrial are being changed so that the prices now reflect what the costs are. The improvement is that a solar customer will no longer need to pay \$300 for a bidirectional meter.

Councilmember Jensen remarked that the changes on some of the rate schedules have changed by a margin.

Mr. Montgomery answered that the meters are becoming much more sophisticated to tabulate the information.

The proposed resolution will be an action item and public hearing at the April 20, 2021 council meeting.

Vice Chair Simmonds inquired about the status of the Dam Project.

Mr. Montgomery replied that 98% of construction is nearly done, but there are a couple of items that must be completed first to satisfy environmental, forest, and safety. The next phase is to remove the sediment and refurbish all of the equipment. A Request for Proposal (RFP) will be required to hire contractors. The previous contractor's Standtech was fantastic up until 6 months ago when they have all but vanished. He is merely waiting on the RFP that contains the Firehouse portion, before ending all hiring with them.

The final issue is to present a plan before FEMA to remove the sediment. We are permitted to do so, but an acceptable plan must be presented. Standtech is not a reliable option and Mr. Montgomery is not certain if he will be able to complete it on his own without the aid of a contractor. Currently, he is communicating with FIRR on his options.

Vice Chair Simmonds asked if that sediment referred to behind the dam.

Mr. Montgomery replied that was correct. The question is rather how much can the City afford to do. It is unlikely the City can afford to do all the way down to the original stream bed. There is a possibility of 8 feet, but it is uncertain at this time.

Councilmember Jensen asked about the environmental process.

Mr. Montgomery explained that FEMA gave a permit, but a plan must be presented before FEMA can begin. Take for example not to begin during duck breeding season, when canals are in use, etc.

Consideration of a proposed resolution to approve new fees and revised fees in the Parks and Recreation Department Pickleball Tournaments and Group Reservations; Ballfield Reservation Fees and Tournament Room Rental Fee adjustment at the Logan River Golf Course – Resolution 21-19 – Russ Akina, Parks & Recreation Director

Parks & Recreation Director Russ Akina addressed the Council regarding the proposed resolution. He said there is a standing policy for pickleball and related fees. There are 8 courts available, and half are always available to the public. When there are requests for tournaments or reservations up to four courts can be used per reservation. The fees regarding pickleball pertain to fees associated with reservations for tournaments or even single courts. The reservation schedule allows from 4 hours to all day (6 a.m. to 10 p.m.). Lights will be added to these courts and at present, there is an application for funding with the County.

Ballfields and green space are adjustments in some instances and new in others. For the ballfields mainly baseball and softball tournaments or reservation use. The term for green space is that there are areas within the parks that do not have a backstop but are perfect for volleyball tournaments or other kinds of team play. Another example is the open grass area such as the Merlin Olsen Park. It is to distinguish ballfield reservations vs. green space.

There is a staff fee assignment in regard to tournament services. This is applicable when the tournament organizer is requesting certain services from the department. This can be from additional field preparation to additional time needed to maintain and stock restrooms. The addition to a Full-time staff assignment, if this request occurs during a business day and not on the weekend when a part-time staff member is available. A point of note regarding part-time staff members in the budget. There is an effort to increase the part-time staff member's wages with the lack of volume of summer applications that is typically seen with summer employment. It is a competitive market and may change to up to \$15 dollars an hour, but in the Council packet, at present it shows as \$12 because that is the current rate.

The final proposed fee is an adjustment to the golf course tournament fee. The current offer for tournaments is 1 to 3 hours, 3 to 5 hours, and a full day (from 7 a.m. to 10 p.m.). There has been a large increase in half-day usage. The 1 to 3-hour usage is rather rare, and at present half-day and full-day usage are the most frequently used. If an organizer or renter wants to bring in a caterer rather than use the concession on contract, the renter pays a \$100 catering outside fee. It provides the option for the event organizer to utilize their own caterer.

The proposed resolution will be an action item and public hearing at the April 20, 2021 council meeting.

There were no further workshop items presented at tonight's council meeting.

OTHER CONSIDERATIONS:

Chairman M. Anderson commented on changing how the council meeting is held and if the Council is comfortable returning to prior settings or suggestions otherwise.

Mayor Daines explained that the mask mandate expires on the 10th of April. Within City Hall, there will be signs that say masks are encouraged but not required. The guidance from the Bear River Health Department is to get vaccinated, wait the recommended two weeks, and then don't worry about the masks. If the Council is vaccinated and feel they would like to move forward with guidance from the Bear River Health Department she feels the Council and staff could all meet together in the Council Chamber.

Vice Chair Simmonds replied that she was fine with the fact that they have all been vaccinated, but not with the fact that she does not know who has not been vaccinated such as those attending the Council meeting.

Councilmember A. Anderson remarked that the CDC is still recommending social distancing even if an individual has been vaccinated. The question is whether or not we are comfortable with everyone sitting shoulder to shoulder.

Mayor Daines elucidated that the public has the option to be vaccinated. The resumption is the benefit of the vaccination which they have been waiting for. It is personal responsibility, a choice.

Vice Chair Simmonds agreed, but that at present the valley is only at 15% vaccinated.

Councilmember Jensen asked what the rate of vaccination was at currently.

Mayor Daines replied that the Fire Department was vaccinating 700 per day. The benefits of the vaccine are that it will begin to normalize the community.

Councilmember A. Anderson replied that she is comfortable with the Council, but she is not so certain about the general public as social distance and wearing a mask is still required at schools and other locations.

Chairman M. Anderson replied that he understood the valid concerns as some of his staff is vaccinated while the other half is not. Due to age, they are simply unable to be vaccinated and he wants to ensure that both his staff and the public remain safe.

Councilmember Jensen interjected that his understanding is that there is a preference for social distancing, but not wearing a mask, (optional).

Vice Chair Simmonds agreed and would not mind bringing staff back. Chairman M. Anderson and Councilmember A. Anderson were both in agreement with the social distancing among the audience.

Mayor Daines replied that the suggestion can wait until the first week of May. She added that Executive meetings are resuming in person once again at that time as well since all executive staff will all be vaccinated at that time.

ADJOURNED. There being no further business to come before the Council, the Logan Municipal Council adjourned to a meeting of the Logan Redevelopment Agency.

The Logan Redevelopment Agency convened on Tuesday, April 6, 2021, at 7:09 pm, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 8432. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan Facebook page:

<https://www.facebook.com/cityoflogan> and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

COVID-19 Safety and Social Distancing Protocols were followed.

Council Members present at the beginning of the Logan Redevelopment meeting: Chairman Mark A. Anderson, Vice Chair Jeannie F. Simmonds, Councilmember Amy Z. Anderson, and Councilmember Tom Jensen. Administration present: Mayor Holly H. Daines, Assistant City Attorney Craig Carlston, Finance Director Richard Anderson, City Recorder Teresa Harris, and Deputy City Recorder Esli Morales. Excused: Councilmember Ernesto López, City Attorney Kymber Housley, and Economic Development Director Kirk Jensen.

ACTION ITEM:

PUBLIC HEARING - Consideration of a proposed resolution approving Agency assistance to Logan Business Gateway, LLC for its redevelopment project in the South Main River Community Reinvestment Project Area – Resolution 21-16 RDA

Mayor Daines addressed the Council and stated that at the March 16, 2021, Council meeting, Economic Development Director Kirk Jensen addressed the Council regarding

the proposed resolution. He explained that The redevelopment project (“Project”) of Logan Business Gateway, LLC, located at approximately 701 South Main Street in the South Main River Community Reinvestment Project Area CRPA and consisting of a 68,000 square foot, Class “A” office building, various retail buildings fronting Main Street and a multi-family residential project fronting 100 West Street, contributes significantly to the achievement of the City’s economic goals, including: the fiscal growth of the City through property and sales taxes; an additional economic return for the City in terms of the Project serving as a catalyst, encouraging additional development along the South Main corridor; the creation of new jobs; the improvement of the appearance of a key City commercial area. The Redevelopment Agency of the City of Logan previously approved Resolution No. 19-16 RDA; and the Economic Development Committee has reviewed the proposed investment and recommends its approval. The Redevelopment Agency of the City of Logan approved the following incentive package, with the terms described herein superseding those described in Resolution No. 19-16 RDA:

Logan Business Gateway, LLC will receive 100% of the available property tax increment generated by its Project annually during the life of the CRPA, not to exceed \$2,500,000 (“Cap”), conditioned upon its constructing of the project defined as an office building and three retail buildings substantially as represented in its plans that were approved by the City of Logan Planning Commission in Design Review Permit PC#19-001 and #21-002, as well as creating and maintaining a paved, riverside trail that can connect to the City’s trail network and that is accessible to the public in perpetuity. Available tax increment is defined as the total tax increment generated by the Project during the life of the CRPA and received by the Agency minus 10% that is required to be allocated for affordable housing and 5% which is used for administrative costs.

Should Logan Business Gateway, LLC elect not to develop and construct the housing component of the project within five years, the “Cap” will be reduced to \$2,347,983. All construction plans are to be approved by the City of Logan Planning Commission. Additionally, the Redevelopment Agency encourages Logan Business Gateway, LLC to utilize local contractors and vendors whenever possible.

Chairman M. Anderson opened the meeting to a public hearing.

Dr. Gail B. Yost, 261 S 100 E, Logan, UT. She inquired as to how much money is presently in the RDA to specify for the public’s general knowledge.

There were no further comments and Chairman M. Anderson closed the public hearing.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Jensen to approve Resolution 21-16 RDA as presented. Motion carried unanimously.

Chairman M. Anderson remarked that an email inquiry had been received concerning the Quail Hollow Plat. Mike DeSimone Community Development Director responded that this was part of the subdivision amendment scheduled with the Planning Commission.

The plat was completed by Nick Porter, who intends to modify the plat before the Planning Commission on April 22, 221.

ADJOURNED. There being no further business to come before the Logan Redevelopment Agency, the meeting adjourned at 7:18 pm.

Esli Morales, Deputy City Recorder