

**Minutes of the North Logan City
City Council
Held on April 14, 2021
At the North Logan City Library, North Logan, Utah**

**(The time stamps throughout the minutes below, located next to an item, indicate the time an item begins in the recording of the meeting.)*

***00:00:02**

The meeting was called to order by Mayor Damon Cann at 6:40 p.m. (Late start due to technical difficulties.)

Council members present were: Roger Anderson, Buzzy Mullahkhel, Craig Humphreys and Brad Crookston. Due to a prior engagement, Bruce Lee arrived at 7:04 p.m.

Others present were: David Zook, Dwight Whittaker, Stan Checketts, Jack Draxler, Lydia Embry, Jess Bradfield, U.B. Black, Brad Hannig, Spencer Burt, Jordan Oldham, Scott Bennett, Alan Luce and Marie Henchman.

The Pledge of Allegiance was led by Brad Crookston.
An invocation was given by Dwight Whittaker.

Adoption of Agenda

00:02:28

Roger Anderson made a motion to adopt the agenda as presented. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys and Brad Crookston voting in favor.

Approval and Follow-up of Minutes of March 31, 2021 City Council Meeting, Regular and Executive (Closed) Session.

00:03:08

Both sets of minutes were approved as presented.

Review of Action Items

00:03:26

Alan Luce reviewed the list with the council.

Recognition of Exemplary Staff Member

00:09:51

Mayor Cann recognized Brenda Hokanson for her exemplary work in her department, Accounts Payable/Business Licenses; and thanked her for her work, before she leaves North Logan City for a new situation. Brenda was unable to be at the meeting.

Updates from Cache County (David Zook)

00:11:01

Mayor Cann said David Zook, the Cache County Executive is here to speak, and explained that he was elected by the Cache County Republican Party to serve out the remainder of Craig Butters' term, and explained David's background further.

David complimented Mayor Cann and Alan Luce for all the work they do and commented further. David discussed the benefits of Eccles Ice Arena and the work North Logan City did to help connect the utilities there and make the Ice Arena happen. He said the Ice Arena put the valley, as well as Utah, on the map, internationally. He commented further on how much the Eccles Ice Arena has done for the valley, and thanked North Logan City for partnering with them. He said North Logan City paid for the cost to connect the utilities at that time, and the county said they would pay North Logan City back at some point, as part of the agreement with the new Green Canyon High School and the land swap that happened with that. He explained some of the costs

further, and said he was therefore, at the meeting to present a check to North Logan City in the amount of \$182,000, which he gave to Mayor Cann.

Mayor Cann explained that David was placed in his position "mid-term" and is doing a wonderful job serving the communities in Cache Valley, and expressed his gratitude.

New Business

Current Action Items

Consideration on modifying the North Logan City code, Title 12 Land Use, modifying the table in 12C-1066.05 (C) to increase the minimum number of stories for townhomes in the City Center zones to three stories.

00:17:19

Spencer Burt gave a bit of background on this, and explained in what zones that townhomes are allowed in the City Center. He said all the land zoned for that has development on it, or approved for it; but they wanted to look at townhomes and the City's requirements, after several of the last Design Review projects came through. He said many of our precedent images were showing three-story townhomes, and after further discussion with the Planning Commission and staff, they thought it likely best to make the requirements clear and straight forward, rather than just relying on images, and explained further. He said this went to the Planning Commission two weeks ago, with a positive 3-to-2-vote; and said there were two Planning Commission members who did not feel it necessary to require the three stories. He discussed the actual code being changed, in that it changes the minimum stories from two to three, and CCA, one to three; and from two to three maximum in the MR-7 and MR-8 zones.

Alan Luce commented and said they learned that a lot of cities are going this direction, and mentioned the positives of townhomes being less transient in nature and a lower crime rate existing with townhomes that are this size. He said a lot of things that people brought up when looking at townhomes that have recently, or are, being built along the Wasatch Front; are that there were photos shown in the code, but the requirement for three stories was not actually written into it. He said a main point is that there are currently no undeveloped parcels that are currently eligible for townhomes; but that in the future there may be, including if there are rezones, and that is when this would be applicable. He commented further.

Roger Anderson said he likes that there is more parking with the garage on the first floor. Spencer said that is not a requirement, but that in practice, that is what he has seen most often. Roger commented further on the parking along the street, and said this cleans up the community and makes it more attractive.

Mayor Cann said he does not see this as a pressing issue, since no one can develop under the old code anyway, but explained how this will be beneficial in the future, and said he is supportive of this change.

Buzzy Mullahkhel asked if this needed a public hearing, which Spencer said was already done with the Planning Commission. Buzzy also said he is supportive of this, and wished we had done this sooner. He also commented that he felt that there is an added value visually and commented further.

Per a request from Mayor Cann, Dwight Whittaker said the Planning Commission reviewed this several times and that it has been vetted, and that this is a good decision. Per a question from Buzzy, Dwight said there were no public comments against this, and briefly explained the commission's discussion on this, and said he thinks this is a good landmark.

Bruce Lee arrived at this time 7:04 p.m.

Per a request from Mayor Cann, Brad Crookston explained the Planning Commission's "no votes" which essentially was about questioning whether the three stories need to be a requirement, and commented further. He said his argument for it is the fact that that there are a lot of apartments and townhomes in North Logan, and that if we're going to allow any more in, then they have to be really nice, and commented further.

00:27:09 Motion

Roger Anderson made a motion to approve the modifications to the North Logan City code, Title 12 Land Use, modifying the table in 12C-1066.05 (C) to increase the minimum number of stories

for townhomes in the City Center zones to three stories. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Consideration of a concept plan for the Checketts Business Park Subdivision of approximately 18 acres located in the Manufacturing/Heavy Commercial Zone (MC) at approximately 2350 North 400 West. The proposed subdivision includes thirteen (13) lots. (Stan Checketts)

00:27:51

Spencer Burt explained the location and situation and said this is updated from the Planning Commission two weeks ago where it got a positive recommendation. He said that the phasing was updated since then, which he further explained, and that the first phase separates some of the buildings from the rest of the properties, with the subsequent phasing taking place after that. He discussed some of the main items, which include the alignment of 400 West, which he further explained. He also discussed the remainder parcel in phase four which he said touches the alignment of 200 West. He said all of this land is in the industrial zone. He also said the right-of-way that is on 2400 North has some buildings on it; and said along with this subdivision, it is proposed that the City to vacate that right-of-way, and the property would go to the landowners on either side.

Alan Luce said this cleans up several things. He said this property was all in Logan City at one time and North Logan inherited this area, including 2400 North, when the boundaries were changed at that time. He said this subdivision intends to correct several items at once.

Mayor Cann explained what would take place with the approval of the concept plan, and what could take place in the future, but not at this meeting.

Brad Crookston said we need to make sure that the infrastructure to replace the rights-of-way is in place before we give the right-of-way up.

Alan said that is being discussed, and that in the Development Plan, we need to look at how those become a private easement at that time, to still provide access to several of those areas.

00:32:43 Motion

Craig Humphreys made a motion to approve the Concept Plan. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Mayor Cann complimented the applicant for making this an easy process.

Developer, Stan Checketts commented on the project, and explained why he is doing a subdivision and why he trying to move forward on this as soon as possible.

Consideration of approval of a notifying letter to the Lieutenant Governor that we may be utilizing Ranked Choice Voting.

00:35:57

Jess Bradfield, the Cache County Clerk, explained the process for Ranked Choice Voting and the software system for it, and how the tabulation process works. He reviewed the documentation that he had given to the City Council on this.

Jack Draxler asked about the Ranked Choice Voting process and how the voting works, which Jess addressed and explained, and also addressed questions from the council.

Jack said he encouraged the City Council to be deliberate and careful about this because, he said, he does not think it is as simple as it appears. He said he thinks that there is some value in a primary election, and explained further. He said he thinks it's a better way to evaluate our vote; and reiterated that he thinks the council should be deliberate about this and consider all the factors, including their own experience, and commented further.

Per a question from Craig Humphreys, Mayor Cann said we have to make a decision on this tonight, and further explained the timing of the deadlines. He discussed several options for moving forward and what to take into consideration in deciding whether or not to do this, including issues of ensuring the education of the public on this.

Bruce Lee said he has concerns about this. He said he thinks there's some merit here and

appreciated Former Mayor, Jack Draxler's comments; but that he is not comfortable with it for *this* election, as he does not think that the public understands it well enough. He said we should have done things sooner, and commented further, including that the City Council is still trying to get an understanding of it. He said he thinks the citizens might not receive it well at this point, but might once they have received more information and have had an opportunity to give more feedback. He said he would not vote for it tonight.

Brad Crookston said he agreed with a lot of those comments. He said it may be a great option, but said he thinks there is a lot of skepticism and it may be founded. He said it is a lot of money that he would rather not pay out, but said we could "do our normal" this year and see how it goes for all of the other cities that are going to test it out, and see if we really want to go that way. He said he didn't even know what it was until we brought it up in council a month or two ago.

Buzzy Mullahkhel said he has spent a lot of time on this and has become a proponent of Ranked Choice Voting. He said he is skeptical of the timeline, to Bruce and Brad's point. He said although we would incur costs this year, he does feel that this is a good decision, long-term, for voters for the City and sees some merit in it being more consistent. He said he is okay with waiting one more year, but would like to revisit it, as we see how other municipal elections do this year. He said he does feel very strongly, however, that this would be a good move for the City long-term for the voters, and commented further. He said he could go either way tonight, but that he doesn't see any harm in waiting one more year with a really good due diligence and education campaign.

Bruce said he liked Buzzy's comments, and said he wanted to clarify that he is not opposed to this, he's just opposed to the speed of it.

Brad Crookston and Craig Humphreys agreed. Craig said it's a major fundamental voting change. He said he thinks this is where we'll end up in the future, and commented further, but said he thinks we're not quite ready.

Buzzy said he would hate for us just to drop this; and said it would be nice to have a plan moving forward to determine how to get this information out to people, and commented further.

Bruce asked if we could use the election to see how this would work; and Mayor Cann said we cannot do that, and further explained.

The discussion continued.

Mayor Cann discussed this further and said he's been learning about this for many years and is very comfortable with it; but discussed the need to educate the public about it.

01:00:10 Motion

Bruce Lee made a motion to pass on Ranked Choice Voting for this election, but that we engage in an education program to evaluate whether or not Ranked Choice Voting is appropriate for the City, over the next year. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Brad Crookston said it would be nice if we did not have to do in mail-in voting in the future, and said we should petition the state about not forcing every city to do mail-in ballots, and commented further.

Mayor Cann commented on this and said it took many communities by surprise.

Jess addressed this and said even he was mad about the state legislature sneaking that in, and no one really knowing about the switch from in-person voting for many cities, to the vote-by-mail. He said his office is working extremely hard so that the ballot is protected and that the integrity of the vote is protected. He explained what they are doing in the legislature to maintain the integrity of counting the ballots, and explained other measures on ensuring this further. He commented and explained further.

The discussion continued.

Convene as the Redevelopment Agency (RDA) to consider approval of the bid to install a traffic light on 2500N Wolf Pack Way, along with a discussion of the FY2022 Budget Proposal for the RDA.

01:07:44 Motion

Bruce Lee made a motion to adjourn the City Council meeting and convene to the meeting of the North Logan Redevelopment Agency. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor. This occurred at 7:47 p.m.

Minutes for this portion of the meeting are written under separate cover.

Bruce Lee made a motion to adjourn the RDA meeting and return to the regular portion of the City Council meeting. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor. This occurred at 8:02 p.m.

Chair ruled to have a short recess at 8:03 p.m., and the City Council meeting reconvened at 8:08 p.m.

City Council Work Session Items

FY2022 Budget Proposal for the North Park Police Agency.

01:23:29

Chief Black presented the budget for the Police Agency. He gave a presentation detailing the call summary for 2020 for the valley, county-wide, and compared those numbers to the call summary for his department. He discussed the lower number of officers his department has in relation to the number of calls, compared to other cities. He then explained his request to the council for two additional officers, and how that would affect his call ratio, per officer. He discussed the population of the census in 2010 vs 2020, as he explained that this is the population they serve. He said there was a 26% increase in population, with an increase of only one officer. He continued his presentation on their needs for additional staffing, the associated costs, and the benefits of hiring extra officers, including how it would affect the department and their staff. He also explained that Hyde Park approved one officer in addition to that mid-year officer, and said he is now asking for that from North Logan, and explained further. He continued his presentation.

Bruce Lee said a lot of time was spent in the Police Commission discussing this budget and the various needs and costs, and said he is very appreciative to the Chief for the numbers and commented further. He said in relation to staffing, there are two ways of looking at this; one is that we can do a lot with a few officers. He said the other way, however, is whether we are mismanaging our officers because we are asking them to do double the workload of comparable cities. He said we need to consider the risks we take in causing fatigue to our officers, and commented further.

Roger Anderson said as we got into the budget, everyone made comments about holding the rate for the tax increase, because we had an increase in fire and police, and commented further, including discussing the city comparisons from Chief Black's presentation. He said this is going to cause a tax increase.

The discussion continued.

Buzzy Mullahkhel commented and said the community here clearly values public safety. He said when the previous council did the Police review a couple of years ago, it was clear to him that the public puts a priority on public safety; and said he thinks that alone makes the data that Chief Black provided clear on what we need to do. He said he would like to see a "trigger" event long-term that shows when we've hit a certain number and that we need to have another FTE (full-time equivalent). He commented further.

Chief Black commented and said this is not something he wants to be asking for, but said that what he is presenting is what they need, and commented further.

Mayor Cann said when he heard a more detailed presentation on this in Police Commission a couple of weeks ago, he learned about the extra 20 minutes per call that gets added because of the federal reporting requirement that officers have to do. He said that means, essentially, that if we don't add another officer, we are down one FTE in the amount of policing we can do. He said he feels that if we don't find a way to get Chief Black one person, we're actually downgrading the level of public safety in North Logan, and commented further. He also discussed the kind of training Chief Black has provided for the officers. He commented further, and said he thinks it's

really critical that we find a way to at least add one person and evaluate whether the second position is feasible.

The discussion continued, at length. Chief Black addressed questions from the council.

FY2022 Budget Proposal for the Fire Department.

01:56:01

Chief Brad Hannig presented the budget for the Fire Department.

He explained some of the grants they have applied for.

Bruce Lee said he would like to get more information on future planning with the Fire Department, call capacities, and more; so that he knows that the citizens of North Logan are not spending more money, or have an unfair burden, for their fire and EMS services, than other communities, and commented further. He also said he would like for the council to get this kind of information consistently, and not just be "hit" with it at budget-time, once per year, and further explained.

Chief Hannig addressed this and commented further.

FY2022 Budget Proposal for the Facilities Department.

02:08:17

Jordan Oldham presented the budget for this department.

Alan Luce mentioned the extremely low EMOD score the City received, which he said saves the City approximately \$15K per year in our general insurance policies, and is due to the overall efforts in safety, particularly due to the efforts of Jordan Oldham and Kris Yelderman.

FY2022 Budget Proposal for the Economic Development Department.

02:10:59

Alan Luce presented the budget for this department, and also explained the difference in management strategies over last year and the next year, because of COVID.

FY2022 Budget Proposal for the General Government, Executive, Administrative, Non-Departmental, and Capital Budgets.

02:12:28

Alan Luce explained the budget situation for these areas.

Discussion regarding a draft addendum to modify the North Logan and Hyde Park Annexation and Cost Sharing Agreement.

02:17:36

Alan Luce explained the annexation agreement between North Logan and Hyde Park, and gave a bit of the history of what has taken place. He discussed some of the issues with the parcels in the area of 3100 North and 1200 East that are still under discussion. He explained that the annexation agreement makes it so that North Logan cannot provide sewer service for this area and explained the situation further.

Alan addressed questions from the council and they discussed various, related items.

Alan asked the council if they were okay if they come back with an addendum to the agreement for them to consider, which they agreed with.

Discussion of COVID-19 and municipal strategies.

02:24:30

Per a comment from Bruce Lee, Mayor Cann said we don't need to keep this on the agenda as a standing item any longer.

Alan Luce said the item we still need to determine is regarding the mask mandate. He reviewed some recommendations for mask guidelines in terms of whether we want to continue the mask mandate until May 5th, as previously discussed.

This was discussed further, including Mayor Cann discussing this giving the chance for people to get vaccinated, and said he recommended extending the mask coverage until May 5th.

Reports from city officers, boards, and committees

02:27:46

Chief Black said Hyde Park voted that evening to appoint Charles Wheeler to finish out the term of Hyde Park Mayor, Sheridean Flint. Chief Black also gave stats for his department.

Mayor Cann discussed attending Mayor Flint's funeral and thanked Chief Black for the support from the Police Department, and their presence at the funeral.

Scott Bennett explained the voting guidelines.

Alan Luce said there will be a major discussion at the next City Council regarding balancing the budget. He said we are not balancing by \$372K and explained further, including the CARES Act funds offsetting the budget this year; but that next year, we will be short, as we will not have those funds. He also said there is really not anything "trimmable" as there has been in the past

Mayor Cann commented on this and discussed the possibility of ARP (American Rescue Plan) funds coming in, and that they would need to use them on "one-time" projects, as he said it goes away a year later, and explained further.

Bruce Lee said he would like to have a discussion soon about the deer management, and that it needs to be addressed. Chief Black said he wants to discuss this with the two mayors, as this is a city decision and not a police decision.

Mayor Cann said he, Buzzy Mullahkhel, Alan and Spencer Burt met with some representatives from D.R. Horton regarding Canyon Gates, and said they proposed that they would like to conform to the original Concept Plan with some modest changes. Mayor Cann said because of that, they will not then be required to go through the Concept Plan approval process again; and said there will be no rezone, and there will be no changes in the number of lots, the street layout will be the same, and, the only modest change in the development that they've proposed is to put in a clubhouse and small swimming pool, which required them to shrink a couple of lots to make room. He further discussed some of the obligations between the developers and North Logan City, and the developer's willingness to work with the City. He said the City Council will see revisions to the development agreement, likely in a month or so, and the Planning Commission and City Council will both see the Development Plan and Preliminary Plat for each phase of this as they go through, and commented further. He said there won't be another public hearing because there is no rezone request; but they are formulating a strategy of how best to reach out to the public on this, so that they don't feel that the City is taking action "behind closed doors" and commented further.

Communication with the public was discussed further.

Bruce Lee asked about changing the layout of the dais so that it was shaped in an arc, in order to better see the rest of the council during meetings. This was discussed further, including Mayor Cann discussing the potential for changes for City office space.

02:42:41 Motion

Craig Humphreys made a motion to adjourn the meeting. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

The meeting adjourned at: 9:27 p.m.

Approved by City Council:

May 5, 2021

Transcribed by Marie Henschman

Recorded by



Scott Bennett/City Recorder