

**Minutes of the North Logan City
City Council
Held on May 18, 2022
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.)*

Item #1

***00:00:01**

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Roger Anderson, Craig Humphreys, Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt.

Others present were: Sarah Jones, Derrick Jones, Dennis Newell, Alexis Ault, Emily Griffiths, Mike Petersen, Lauryn Bell, Brent Lawyer, Barbara Middleton, Chris Chlarson, Bonnie Flandro, Scott Bennett, Police Chief Ulysses Black, Jordan Oldham, Spencer Burt, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Buzzy Mullahkhel.

An invocation was given by Craig Humphreys.

Adoption of Agenda

00:01:12

Mayor Peterson said that item #2 on the agenda (regarding the public hearing on the eminent domain issues) will be moved forward to the June 15th City Council meeting. She commented that while she acknowledges that property rights can be an emotional issue, we cannot let those discussions escalate into telling falsehoods and attacking character. She said our City is small enough that we, as elected officials, know that we quite literally will have to answer to our constituents; whether it's in a formal meeting or at the grocery store, at church or the soccer game. She said accordingly, we have an expectation that our fellow citizens recognize that we are human beings who are doing our best to vote according to our consciences, and acknowledging that we are acting as agents of the City, and in the best interests of our citizens. She said in her profession, she has been trained to adhere to facts and leave emotions out of it. She said she believes that North Logan has a culture of adhering to higher principles of ethics and not just what is legally, minimally required. She said they will delay this hearing 30 days; but in the meantime, she wants to be clear, that she expects honesty and civility from those involved.

She said with that, she accepts a motion to modify our agenda.

Buzzy Mullahkhel made a motion to adopt the agenda as amended. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor.

Approval and Follow-up of Minutes of March 23, 2022 City Council Meeting, Regular and Executive (Closed) Session

00:02:47

Emily Schmidt made a motion to approve both sets of above-referenced minutes, as presented. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor.

Review of Action Items

00:03:14

Alan Luce reviewed the list with the council.

Recognition of Exemplary Staff Member

00:10:04

Mayor Lyndsay Peterson recognized Lauryn Bell from the North Logan Library for her exemplary work and efforts in her position at the library.

Proclamation Recognizing Law Enforcement Appreciation Day

00:12:01

Mayor Peterson presented a proclamation recognizing Law Enforcement Day on May 18, 2022 in North Logan City. She also expressed her gratitude to the North Park Police Agency for their efforts, and all that they do.

New Business

Current Action Items

~~Item #2 – 6:35 Public Hearing to receive public input on North Logan City exercising its Eminent Domain Right to acquire Parcel # 04-054-0029, which the City desires to acquire for the purpose of expanding 2500 North Street as is indicated on the City's Transportation Master Plan. A final vote to pass a resolution approving the filing of an eminent domain action may be taken after the Public Hearing.~~

This item was removed from the agenda, during the agenda's adoption, and planned to be discussed at the June 15th City Council meeting.

Item #3 - Consideration of a Development Plan, Development Agreement, and Preliminary Plat for the Smiling H Subdivision, approximately 40 acres located at approximately 700 East 2500 North (parcels 04-061-0011, 04-061-0006, 04-061-0072, 04-061-0003, and 04-061-0015). The proposed subdivision includes 111 lots in the R-1-12 zone and is being proposed to be subdivided using the density determinant method. (OLO Builders).

00:13:45

Spencer Burt explained the proposal and reviewed the key items, particularly items the applicants had to make changes on from the original concept plan; including that they will now have 110 lots, as opposed to the 111 lots that were approved at concept plan, due to some of the roads being adjusted. Spencer and Alan Luce explained additional details further.

There was discussion about the fact that this plan was just given to the City Council today to review; which Alan said was because the applicants had just submitted their plans that day. There was further discussion about tabling this item until the next meeting, in order to give the City Council members more time to review this.

Buzzy Mullahkhel discussed with the applicant having an open house, as previously discussed, due to concerns from citizens about the quality of their product, which developer Matt Bishop addressed, and explained some of his design intentions.

Alan also commented on this in relation to a potential inclusion of fencing.

This was discussed further.

00:25:00 Motion

Buzzy Mullahkhel made a motion to table consideration for approval for this item until the June 1, 2022 City Council meeting, in order to have more time for review. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor.

Item #4 - Consideration of a Concept Plan for the Chlarson Place Subdivision approximately 2.17 acres located at approximately 2700 North 400 East (parcel 04-059-0012). The proposed subdivision includes 6 lots in the R-1-12 zone and is being proposed to be subdivided using the density determinant method. (Christopher & Kelsey Chlarson).

00:25:21

Spencer Burt explained the location, zone and proposal for this. He said it is pretty straightforward, and said there is no rezone requested, and is proposed for six lots, using the density determinant method.

Spencer addressed questions from the council.

Applicant Chris Chlarson further explained their intentions for the site.

Spencer, Mr. Chlarson, and Alan Luce continued to address various related questions from the council.

00:34:01 Motion

Emily Schmidt made a motion to approve this Concept Plan, as presented. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor.

Item #5 - Consider the approval of a contractor bid to drill a culinary production well for the City.

00:34:24

Jordan Oldham explained in detail the bid process that was undertaken for considering a contractor, to drill a culinary production well for North Logan. He addressed various questions and comments from the City Council. Per a question from Emily Schmidt, Jordan said staff recommends accepting the proposal, and explained further. The discussion continued.

00:38:55 Motion

Craig Humphreys made a motion to approve the bid from the contractor to drill for the well, as presented. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor.

Item #6 - Consider the approval of a contractor bid to construct the proposed City Offices.

00:39:12

Alan Luce explained the bid process City staff undertook for finding contractors, and further explained various, related details. Alan and Mayor Peterson also explained additional details, including the maximum cost that North Logan is not willing to exceed, as well as the difficulty in the current market. Alan also reviewed the interview process, and said after review, the recommendation is for Lundahl Construction.

Mayor Peterson and Alan addressed various questions and comments from the council. Joni Kartchner said she likes Lundahl, but does not think they can do it for the \$6.1million they're stating, which Mayor Peterson addressed in detail.

Joni said she's not at the point she can make a decision on it.

The City Council continued their discussion.

00:45:54 Motion

Buzzy Mullahkhel made a motion to approve the bid choice of Lundahl Construction for the construction of the City offices, as presented. Emily Schmidt seconded the motion. A vote was called and the motion passed with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys and Emily Schmidt voting in favor of the motion, and Joni Kartchner voting against.

City Council Work Session Items

Item #7 - Updates on Civic Center.

00:46:10

Mayor Peterson gave a detailed update on the progress of the City offices, as well as the Community Center.

Alan Luce discussed the June 10th Library Fundraising activity at their Summer Reading kick-off party. He also discussed potentially having a groundbreaking event for the City offices.

Item #8 - Reports from city officers, boards, and committees.

00:49:18

Chief Black thanked the City Council for the recognition for the officers and commented further.

Chief Black also said that the City departments gave the Police Department lunch that day, and expressed his gratitude to the staff for putting it on. He also gave the current stats for his

department.

Alan Luce reviewed the list of upcoming events and gave various details on them. Pioneer Day events were discussed briefly.

Alan discussed a business visit/tour with EP systems and said two City Council members and the Mayor could attend so it would not be a public meeting. This was discussed further. He said it will likely be on May 31st and June 1st.

Mayor Peterson said she will be away for the June 1st City Council meeting and asked Buzzy Mullahkhel to chair that meeting.

Item #9 - Executive session to discuss real property and pending litigation.

00:55:34 Motion

Craig Humphreys made a motion to close the regular City Council meeting and move into Executive (Closed) Session for the purpose of discussing items related to real property and pending litigation, after a short break. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor. This occurred at approximately 7:27 p.m.

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

Emily Schmidt made a motion to open the meeting and move out of Executive Session and return to the regular City Council meeting. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor. This occurred at approximately 7:48.

00:56:01 Motion (Note, the time-stamp does not reflect time taken for the Executive (Closed) Session meeting held.)

Craig Humphreys made a motion to adjourn the meeting. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys, Joni Kartchner and Emily Schmidt voting in favor.

The meeting adjourned at: 7:48 p.m.

Approved by City Council:

September 21, 2022

Transcribed by Marie Power

Recorded by



 Scott Bennett/City Recorder